



January 14, 2026

APACHE COUNTY COMMUNITY DEVELOPMENT

P. O. Box 238
St. Johns, Arizona 85936
Phone: (928) 337-7526

Brad Peterson
Chairman

Bob Pollock
Vice-Chairman

**NOTICE AND AGENDA OF
COMBINED WORKING SESSION AND PUBLIC MEETINGS OF
THE APACHE COUNTY PLANNING AND ZONING COMMISSION**
*Pursuant to A.R.S. §38-431-02(H), the public will have physical access to the
meeting room thirty (30) minutes prior to the start of the meeting.*

Wednesday, January 14, 2026
Board of Supervisors' Hearing Room
75 W. Cleveland Street
St. Johns, Arizona
Working Session 4:00 p.m. MST
Public Meeting 5:00 p.m. MST

Notice of Working Session

- Item #1** Discussion Regarding Renewable Energy Development proposed amendments.
- Item #2** Discussion on Amending Greer Article 6
- Item #3** Discussion on any future Agenda Items.

Notice of Public Meeting

- Item #1** **Call to Order.**
- Item #2** **Roll Call/Determination of a Quorum.**
- Item #3** **Review and Approval** of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on December 4, 2025



January 14, 2026

- Item #4** **Review and Approval** of the minutes of the Planning and Zoning Special Work Session held on August 26, 2025.
- Item #5** **ZONE CHANGE VERNON FIRE DISTRICT--2025-66 and 2025-67:**
Discussion, consideration and possible recommendation of approval for a Change of Zoning Regulations allowing Vernon Fire District to rezone two parcels from Agricultural General (AG) to General Commercial (C2) for commercial use and development. The subject property is located at County Road 3 N8633 and 7 N8633 Vernon, AZ. APN 107-38-004E and 107-38-004D. Section 35; Township 11N; Range 24E.
- Item #6** **Conditional Use Permit Application 2025-59 Applicant Escudilla Mountain Domestic Water Improvement District:**
Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit to construct and operate a standpipe water dispensing site to provide bulk water access to District members and authorized users. The proposed site is located within Escudilla Mountain Estates Unit 2 Lot 53. Assessor's Parcel Number (APN) 102-64-053.
- Item #7** **Conditional Use Permit Application 2025-63 Applicant William Stafford:**
Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit for the construction and operation of a small-scale private lodging development consisting of luxury stargazing cabins on property located in Concho, Arizona. The subject property is identified as Parcel No. 201-53-126 and is zoned Agricultural General.
- Item #8** **Greer Article 6 Ordinance Amendments:**
Discussion, consideration, and possible recommendation of approval of the Greer Article 6 Ordinance amendments to Section 601B (Definitions), Section 602D (Purpose), and Section 605 (Uses) to incorporate clear language addressing condominiums.
- Item #9** **Call to the Public** (Forms must be turned in at this time). Individuals may address the Commission on any relevant issue for an amount of time determined by the Chairman. At the close of the Call to the Public, Commission members may not respond to any comments but may respond to criticism, ask staff to review a matter, or ask that matter be placed on a future agenda.
- Item #10** **Report from Staff to the Commission**, including pending, recent, and future agenda items.
- Item #11** **Adjournment.**



January 14, 2026

*Persons with a disability may request a reasonable accommodation by contacting Shanna at (928) 337-7526, TDD (928)337-4402. Requests should be made as early as possible to arrange the accommodation. One or more members of the Commission may participate telephonically or through video communication.

*These items are available on the county Web site at www.co.apache.az.us at least 24 hours prior to the scheduled meeting. Those wishing to comment on any of these items may do so in writing, by e-mail, or in person. Mail comments to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85936, or e-mail planning@co.apache.az.us.

***If you plan to attend the public meeting, please call (928) 337-7526 on the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Posted this 12th day of January 2026