

APACHE COUNTY COMMUNITY DEVELOPMENT

P. O. Box 238
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**PLANNING AND ZONING COMMISSION
MINUTES FOR January 14, 2026**

Commissioners

District I

Carey Dobson
Bobby Fite
Brad Jarvis

District II

Kay Hauser

District III

Brad Peterson, Chair
Bob Pollock, Vice-Chair
Travis Johnson

Alternate

Michael Bragiel

Staff Members in attendance

Matthew Fish, Director

Shanna Pearce, Plan Reviewer
Serafina Farb, Permit Tech

WORKING LUNCH SESSION

CALL TO ORDER

Acting Chair Michael Bragiel called the Work Session to order at 4:01 p.m. (MST).

**PROPOSED AMENDMENTS TO RENEWABLE ENERGY DEVELOPMENT
ORDINANCES**

Staff provided an overview of proposed amendments to Article 4 of the zoning ordinance related to renewable energy development. Discussion included proposed revisions addressing decommissioning and termination requirements, financial assurance and application fees, visual resources and setback standards, agency coordination, sound measurement standards, periodic review cycles, public outreach requirements, enforcement provisions, and clarification of county authority.

Commission members discussed the removal of language related to county jurisdiction over renewable energy projects on state or federal lands. Commission members present expressed agreement with removing the referenced language, with the understanding that any ordinance revisions would be considered at a future meeting.

No motions or votes were taken.

Public Comment

Cepand Alizaden, Arizona Technology Council (Phoenix, AZ)

Mr. Alizaden spoke regarding the importance of having a renewable energy ordinance in place, encouraged clarification of ambiguous language, and requested reasonable decommissioning, setback, and visual impact standards. He noted potential economic benefits of renewable energy projects and requested continued collaboration between the County and developers.

Autumn Johnson, Arizona Solar Energy Industries Association

Ms. Johnson stated that her organization does not support or oppose renewable energy ordinances but seeks workable regulations that do not unnecessarily restrict development. She raised concerns regarding setback standards, noise requirements, distinctions between wind and solar standards, applicability thresholds for utility-scale versus distributed generation, painting requirements for solar panels, sequencing of agency approvals, and decommissioning requirements. She referenced written comments previously submitted to the County.

Linda Weiland, Eagar, AZ

Ms. Weiland spoke regarding ordinance clarity and the potential for unintended consequences. She encouraged early public access to draft ordinance language and suggested mechanisms for earlier conceptual review of projects to provide guidance before significant investment occurs.

No action was taken.

PROPOSED AMENDMENTS TO ARTICLE 6 – GREER COMMERCIAL RESORT (GCR) DISTRICT

Staff presented proposed amendments intended to clarify permitted uses within the Greer Commercial Resort zoning district, particularly related to resort and condominium development. Discussion addressed enforcement considerations, definition of “resort,” and potential limitations on condominium development.

No motions or votes were taken.

Public Comment

Marcus Clarke-Goss, Greer, AZ

Mr. Clarke-Goss spoke regarding growth concerns in Greer and the potential impacts of stand-alone condominium development on existing lodging businesses. He expressed support for an ownership limitation model associated with resort development.

Darius Mahmoudi, Attorney, Flagstaff, AZ

Mr. Mahmoudi spoke on behalf of the Greer Coalition regarding the intent of the proposed Article 6 amendments. He discussed consistency with the Greer Community Plan, concerns regarding condominium development within the GCR zone, and support for an ownership limitation model to reduce ambiguity and unintended consequences.

No action was taken.

DISCUSSION ON ANY FUTURE AGENDA ITEMS.

No discussion.

Acting Chair Michael Bragiel closed the Working Lunch Session at 5:02 p.m.

PUBLIC MEETING

Acting Chair Michael Bragiel called the Public Meeting to order at 5:11 p.m.

ROLL CALL

Commission Members Present: Michael Bragiel, Brad Jarvis, Bob Pollock, Kay Hauser

Commission Members Absent: Brad Peterson, Bobby Fite, Carey Dobson, Travis Johnson

A quorum was not present.

Due to the absence of a quorum, the Planning and Zoning Commission meeting did not convene. No agenda items were considered, and no legal action was taken.

ADJOURNMENT

The Public Meeting was adjourned at 5:13 p.m. due to lack of a quorum.

NEXT MEETING

The next regular meeting of the Planning and Zoning Commission is scheduled for Wednesday, February 4, 2026. Items listed on the January 14, 2026 agenda are expected to be continued to that meeting.