



APACHE COUNTY COMMUNITY DEVELOPMENT

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

Dan Muth
Chairman

Oscar Miranda
Vice-Chairman

**NOTICE AND AGENDA OF THE
COMBINED WORKING LUNCH 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.

Thursday, July 11, 2024

Board of Supervisors' Hearing Room
75 W. Cleveland Street
St. Johns, Arizona

Working Lunch Session 12:00 p.m. MST

Public Meeting 1:00 p.m. MST

Notice of Working Lunch Session

- Item #1** Discussion regarding the rezoning of those existing agricultural zoned properties currently designated by the Apache County Assessor's office as being used for commercial use to a commercial zone.
- Item #2** Discussion of establishing a Recreational Vehicle policy.
- Item #3** Continued discussion regarding ConnectGEN Wind and Solar projects.

Notice of Public Meeting

- Item #1** **Call to Order.**
- Item #2** **Roll Call/Determination of a Quorum.**
- Item #3** **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 #4** **Review and Approval** of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on June 6, 2024. **Not Approved**

PUBLIC HEARING(S)

- Item #5** **Discussion, consideration, and possible approval** of changing the date of the regular scheduled August 1, 2024 meeting to August 8, 2024. **Approval**

- Item #6** **CUP 2024-33 TowerCom/ Verizon Amendment:** Discussion, consideration, and possible recommendation for approval allowing TowerCom in co-operation with Verizon to amend their previously approved CUP 2023-04 due to geological issues thereby allowing the location of the 100' MonoPine Wireless Communication facility and associated ground equipment to be moved from the southern portion of the parcel to the northern portion of the same parcel. Property is located at 42654 S. US 180 in Alpine, AZ 85920. A.P.N. 101-10-003. Section: 2, Township:5N, Range: 30E. **Approval**

- Item #7** **ZONE CHANGE 2024-05 James D. and Margret L. Emerson:** Discussion, consideration, and possible approval to withdraw a Change of Zoning Regulations initiated by the Apache County Planning and zoning Commission to change zoning from GR1 (Greer Residential, 1-acre minimum) to GC (Greer Commercial). The property is located at 38938 SR 373, Greer, AZ. A.P.N. 102-02-010. Section 1; Township 7N; Range 27E. **Approval**

- Item #8** **Report from Staff to the Commission**, including pending, recent, and future agenda items.

- Item #9** **Adjourn.**

*Persons with a disability may request 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 the day of the meeting to ensure that the meeting has not been cancelled or postponed.