



**APACHE COUNTY COMMUNITY DEVELOPMENT**

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

Dan Muth  
Chairman

Brad Peterson  
Vice-Chairman

**NOTICE AND AGENDA OF  
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, June 12, 2025**

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** Oath and swearing in of Brad Jarvis.
- Item #2** Continued Discussion and update on Potential Commercial Properties in Alpine and proposed letters.
- Item #3** Discussion regarding the proposed Conditional Use Permit (CUP) for the Juniper Springs Solar and Storage project. This item is tentatively scheduled for the public meeting on July 10, 2025
- Item #4** Continued Discussion and update of the Renewable Energy Ordinance propose amendments Draft one.
- Item #5** 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 April 3, 2025. **Approval**
- Item #4**      **Review and Approval** of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on May 1, 2025. **Approval**
- Item #5**      **Review, discussion, and possible approval of proposed letters notifying potential commercial property owners in Alpine regarding proposed rezoning activities.** **Approval**
- Item #6**      **Conditional Use Permit Application – 2025-15 Applicant: Richard and Dana Smith** Discussion, consideration, and possible recommendation of approval to obtain a Conditional Use Permit to allow the construction of a second dwelling on their property located at 2 County Road N3099 near Vernon, Arizona (A.P.N. 106-52-004W, situated in Section 15, Township 10N, Range 24E). **Approval**
- If approved, the CUP will permit the construction of a 50-foot by 70-foot Barn-dominium to serve as their primary residence, while the existing 30-foot by 30-foot home will be converted into a mother-in-law suite.
- Item #7**      **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 #8**      **Report from Staff to the Commission**, including pending, recent, and future agenda items.
- Item #9**      **Adjournment.**

\*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](http://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](mailto: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.