



**APACHE COUNTY COMMUNITY DEVELOPMENT**

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

Brad Peterson  
Chairman

Bob Pollock  
Vice-Chairman

**AMENDED**

**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, June 3, 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 of the Conditional Use Permit 2026-16 submitted by Cindy Johnson and Tammy Shea to construct a second home on their 1-acre parcel.
- Item #2** Discussion of the Conditional Use Permit 2026-17 submitted by the Overland Group for the development of a Dollar General Store located in Concho Valley, Arizona.
- Item #3** Discussion regarding potential considerations and justification for recommending a temporary moratorium on Conditional Use Permit applications for renewable energy development projects.
- Item #4** Discussion of the field trip to AES Wind Turbine Project in Navajo County and New Mexico on May 14, 2026
- 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 Work Session and Public Hearing held on May 6, 2026.  
**APPROVAL**
- Item #4**      **CONDITIONAL USE PERMIT – 2026-16: Cindy Johnson and Tammy Shea:** Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit request submitted by Cindy Johnson and Tammy Shea to construct a second home on their 1-acre parcel located in Concho, Arizona. The subject property is identified as Parcel No. 107-06-822. **RECOMMENDED APPROVAL**
- Item #5**      **CONDITIONAL USE PERMIT – 2026-17: The Overland Group:** Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit request submitted by The Overland Group for the development of a Dollar General Store located in Concho Valley, Arizona. The subject property is identified as Parcel No. 201-27-384.  
**RECOMMENDED APPROVAL**
- Item #6**      **ALPINE COMMUNITY PLAN SUBCOMMITTEE APPOINTMENTS AND DESIGNATIONS:** Discussion, consideration, and possible approval of the appointment and designation of members to serve on the proposed subcommittee for the review and amendment of the Alpine Community Plan. **RECOMMENDED APPROVAL**
- Item #7**      **APACHE COUNTY ZONING ORDINANCE ARTICLE 24 SHORT-TERM RENTALS:** Discussion, consideration, and possible approval of repealing Article 24—Short-Term Rentals, of the Apache County Zoning Ordinance and reserving Article 24 for future use. **RECOMMENDED APPROVAL**
- Item #8**      **AMENDMENTS TO ARTICLE 6 OF THE GREER ZONING ORDINANCE:** Discussion, consideration, and possible approval of amendments to Article 6 of the Greer Zoning Ordinance, including revisions to definitions, permitted uses, and related development standards.  
**RECOMMENDED DENIAL**
- Item #9**      **POSSIBLE RECOMMENDATION OF A MORATORIUM ON RENEWABLE ENERGY CUP APPLICATIONS.** Discussion and possible recommendation to the Board of Supervisors to consider adoption



of a temporary moratorium on renewable energy CUP applications.  
**RECOMMENDED THAT THE BOARD OF SUPERVISOR DECLARE  
A MORATORIUM**

**Item #10**      **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 #11**      **REPORT FROM STAFF TO THE COMMISSION**, including pending, recent, and future agenda items.

**Item #12**      **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 on the day of the meeting to ensure that the meeting has not been cancelled or postponed.