



APACHE COUNTY COMMUNITY DEVELOPMENT

P. O. Box 238
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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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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.