

APACHE COUNTY COMMUNITY DEVELOPMENT

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**PLANNING AND ZONING COMMISSION
MINUTES FOR June 3, 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, Project Manager
Serafina Farb, Permit Tech

Legal Council

Christopher Resare, Chief Deputy Attorney

WORK SESSION

CALL TO ORDER

Chair Brad Peterson called the Work Session to order at 4:04 p.m. MST. Matthew Fish led the Pledge of Allegiance, and Commissioner Brad Jarvis offered the invocation.

DISCUSSION OF CONDITIONAL USE PERMIT 2026-16 REQUEST BY CINDY JOHNSON AND TAMMY SHEA FOR A SECOND RESIDENCE

Matthew Fish presented Conditional Use Permit (CUP) 2026-16, a request to allow a second residence on a one-acre parcel zoned Agricultural General. Staff reported the request was consistent with the rural residential character of the area, compatible with surrounding land uses, and that the required citizen participation process had been completed with no formal opposition received.

Commission members asked no questions and provided no discussion.

DISCUSSION OF CONDITIONAL USE PERMIT 2026-17-OVERLAND GROUP – DOLLAR GENERAL STORE, CONCHO VALLEY

Matthew Fish presented CUP 2026-17, a request by Overland Group, LLC, to construct and operate a Dollar General Plus Market store in Concho Valley. The proposal includes a 10,640-square-foot retail building, parking, roadway access, utilities, drainage improvements, landscaping, and related site improvements. Staff reported the project was consistent with the Apache County Comprehensive Plan, would improve access to groceries and household goods, and would provide limited employment opportunities. A traffic impact analysis identified the need for a northbound turn lane at State Route 61 and Cedar Lane. Apache County Engineering also requested a development agreement addressing roadway improvements on County Road 5065. Staff reported that citizen participation requirements had been completed and comments received were generally supportive.

Applicant representative Melena Hannah provided additional information, including revised site plans showing roadway paving improvements and the proposed turn lane. She also reported that a percolation test had been completed and passed for the proposed septic system.

Commission discussion included clarification of the project location relative to Cedar Lane and the existing Family Dollar store. No additional questions were raised by the Commission.

DISCUSSION REGARDING POTENTIAL CONSIDERATIONS AND JUSTIFICATION FOR RECOMMENDING A TEMPORARY MORATORIUM ON CONDITIONAL USE PERMIT APPLICATIONS FOR RENEWABLE ENERGY DEVELOPMENT PROJECTS

Matthew Fish presented information regarding a potential temporary moratorium on certain utility-scale renewable energy development applications while the County completes revisions to its renewable energy ordinance. Staff reviewed legal considerations, including requirements that any moratorium be temporary, supported by written findings, geographically limited, connected to a defined work plan, and based on documented public health and safety concerns. Potential concerns discussed included emergency response capabilities, transportation infrastructure, groundwater resources, construction haul routes, and geotechnical conditions.

Deputy County Attorney Chris Resare discussed legal standards for moratoriums and advised that any recommendation should be supported by specific findings and a defined geographic area. He further advised against applying a moratorium to projects that had already received County approval due to potential vested rights concerns.

Commission discussion included:

- Whether a moratorium should apply to wind projects, solar projects, or all utility-scale renewable energy projects.
- Potential geographic boundaries, including portions of the lava field area discussed by former Commissioner Muth and the possibility of including all of District III in the moratorium.
- Consideration of preferred and secondary renewable energy development areas currently under review.
- Concerns related to emergency response, fire suppression, road impacts, groundwater resources, aquifer protection, and geotechnical conditions.
- Statutory time limitations for moratoriums and the need for a defined schedule to complete ordinance revisions.

No action was taken during the work session.

DISCUSSION OF THE MAY 14, 2026, FIELD TRIP TO WIND ENERGY FACILITIES

Chair Peterson noted that the Commission had not completed the planned visit to the New Mexico wind facility. Matthew Fish advised that a future visit could be arranged and encouraged Commissioners to submit technical questions regarding wind energy facilities for forwarding to project to AES representatives. Discussion included observations from the AES facility visit and references to other wind energy projects in Navajo and Coconino Counties.

No action was taken.

FUTURE AGENDA ITEMS

Commissioner Kay Hauser indicated she intended to request a field trip to the New Mexico wind facility during the public meeting. Commissioners were invited to suggest additional future agenda items.

ADJOURNMENT

Chair Brad Peterson adjourned the Work Session at 4:42 p.m. MST.

PUBLIC MEETING

Chair Brad Peterson called the Public Meeting to order at 5:10 p.m. (MST).

ROLL CALL

Chairman Peterson determined a quorum with seven (7) members present.

Commission Members Present: Bobby Fite, Brad Jarvis, Brad Peterson, Kay Hauser, Travis Johnson, Bob Pollock, Michael Bragiel, and Carey Dobson.

REVIEW AND APPROVAL OF THE May 6, 2026 MINUTES

Motion: Commissioner Kay Hauser moved to approve the May 6, 2026 Work Session and Public Hearing Minutes. Second by Bob Pollock.

No Discussion.

Vote: 8 ayes, 0 nays.

Motion carried.

Chairman Brad Peterson closed the Public Comment session.

CONDITIONAL USE PERMIT 2026-16 – Cindy Johnson and Tammy Shea

Matthew Fish presented Conditional Use Permit (CUP) 2026-16, a request by Cindy Johnson and Tammy Shea to allow a second residence on a one-acre parcel. Staff reported the request was consistent with the Apache County Comprehensive Plan, compatible with surrounding rural residential and agricultural uses, and was not expected to create significant impact to traffic, noise, lighting, or public services. Staff further reported that the required citizen participation process had been completed, including a neighborhood meeting held on April 1, 2026, and that no formal opposition had been received. Staff recommended approval subject to five conditions: All applicable Apache County building permit requirements shall be met prior to placement or construction of the second residence. All wastewater disposal systems shall comply with Apache County Environmental Health requirements and applicable state regulations. Any utilities, driveways, and access improvements shall comply with applicable county standards. The use shall remain residential in nature and consistent with the submitted application. Any future expansion or change in use may require additional review and approval.

The applicants stated they had no additional information to present. In response to a question from Commissioner Carey Dobson, the applicants indicated they understood and would comply with the recommended conditions. The applicants also stated the proposed residence would be a wood-frame structure.

Chair Brad Peterson opened the public hearing. No comments were received, and the public hearing was closed.

Commissioner Carey Dobson moved to recommend approval of CUP 2026-16 for Parcel No. 107-06-822, subject to staff's recommended conditions:

1. All applicable Apache County building permit requirements shall be met prior to placement or construction of the second residence.
2. All wastewater disposal systems shall comply with Apache County Environmental Health requirements and applicable state regulations.
3. Any utilities, driveways, and access improvements shall comply with applicable county standards.
4. The use shall remain residential in nature and consistent with the submitted application.
5. Any future expansion or change in use may require additional review and approval.

The motion was seconded by Commissioner Kay Hauser.

Vote: 8 ayes, 0 nays.

Motion carried unanimously.

CONDITIONAL USE PERMIT 2026-17 – Overland Group –Dollar General Store, Concho Valley

Matthew Fish presented Conditional Use Permit (CUP) 2026-17, a request by Overland Group to construct and operate a 10,640-square-foot Dollar General Plus Market on approximately 1.4 acres in Concho Valley. The proposed development includes parking, access from Cedar Lane, drainage improvements, utilities, landscaping, and related site improvements. Staff reported the project was generally consistent with the Apache County Comprehensive Plan and would support local access to goods and services, economic development, and employment opportunities within the community.

Staff reviewed the traffic impact analysis, which concluded that nearby intersections would continue to operate at acceptable levels of service, while identifying the need for a northbound turn lane at State Route 61 and Cedar Lane. Staff also noted that Apache County Engineering requested a development agreement to address paving improvements on County Road 5065 between Highway 61 and County Road 5064. Staff reported that the required citizen participation process had been completed, including a community meeting held on March 12, 2026, and that comments received were generally supportive with no significant formal opposition.

Staff recommend with the following conditions: Development shall substantially conform to the submitted site plan and application materials. All required Apache County building permits and applicable agency approvals shall be obtained prior to construction. The applicant shall comply with all applicable Apache County Environmental Health requirements, ADEQ requirements, and fire district requirements. All lighting shall be

downward directed and designed to minimize spillovers onto adjacent properties. Any signage shall comply with Apache County sign regulations and shall require separate permitting where applicable. The applicant shall obtain all required ADOT permits and approvals associated with Highway 61 access and roadway improvements. Prior to issuance of any building permits, Apache County and the developer shall enter into a separate Development Agreement addressing paving improvements for County Road 5065 and Highway 61 and County Road 5064, as required by Apache County Engineering. Any required roadway or drainage improvements identified through engineering review shall be completed in accordance with county standards. Landscaping and site maintenance shall be maintained in a safe and orderly condition at all times. Any substantial expansion or modification of the approved use shall require additional review and approval.

Applicant representative Malena Hannah stated the applicant had no additional information to present and confirmed the project would utilize an on-site septic system. Ms. Hannah also stated the applicant was prepared to comply with the recommended conditions of approval, including roadways, drainage, and traffic-related improvements.

Commission discussion included a question regarding the permitting history of the existing Family Dollar store in the area. Staff responded that it was their understanding the property had previously undergone a zoning process.

Chair Brad Peterson opened the public hearing. No comments were received, and the public hearing was closed.

Commissioner Michael Bragiel moved to recommend approval of CUP 2026-17, subject to the following conditions:

1. Development shall substantially conform to the submitted site plan and application materials.
2. All required Apache County building permits and applicable agency approvals shall be obtained prior to construction.
3. The applicant shall comply with all applicable Apache County Environmental Health requirements, ADEQ requirements, and fire district requirements.
4. All lighting shall be downward directed and designed to minimize spillover onto adjacent properties.
5. Any signage shall comply with Apache County sign regulations and shall require separate permitting where applicable.
6. The applicant shall obtain all required ADOT permits and approvals associated with Highway 61 access and roadway improvements.
7. Prior to issuance of any building permits, Apache County and the developer shall enter into a separate Development Agreement addressing paving improvements for County Road 5065 between Highway 61 and County Road 5064, as required by Apache County Engineering.

8. Any required roadway or drainage improvements identified through engineering review shall be completed in accordance with county standards.
9. Landscaping and site maintenance shall be maintained in a safe and orderly condition at all times.
10. Any substantial expansion or modification of the approved use may require additional review and approval.

The motion was seconded by Commissioner Bobby Fite.

Vote: 8 ayes, 0 nays.

Motion carried unanimously.

ALPINE COMMUNITY PLAN SUBCOMMITTEE APPOINTMENTS AND DESIGNATIONS

Matthew Fish presented the proposed membership for the Alpine Community Plan Subcommittee. Staff reported that the proposed membership had been discussed during prior meetings and work sessions and was intended to provide representation from a broad cross-section of the Alpine community, including full-time residents, part-time residents, and business owners. Staff explained that the subcommittee would meet to review and develop recommendations regarding updates to the Alpine Community Plan and would report its findings and recommendations back to the Planning and Zoning Commission. Staff further advised that the subcommittee appointments would be forwarded to the Board of Supervisors for consideration and authorization as a Planning and Zoning Commission subcommittee.

Commission discussion included the composition of the proposed subcommittee and its role in the community planning process.

Commissioner Michael Bragiel moved to recommend approval of the following Alpine Community Plan Subcommittee members:

- Travis North
- Mike Fox
- Betsey McKenzie
- Cathy Cross
- Jim Melody
- Dow Waite
- Steve Lines
- Shanna Metzer
- Daniel McCarthy II
- Kim Sargent
- Lisa Malcolm

Alternates:

- Kevin Sargent
- Danny Simpson

Matthew Fish and Commissioner Bobby Fite designated as staff and Commission liaisons.

MOTION: Commissioner Michael Bragiel motioned to recommend approval of the Alpine Subcommittee Members: Travis North, Mike fox, Betsey McKenzie, Cathy Cross, Jim Melody Dow Waite, Steve Lines, Shanna Metzger, Daniel McCarthy II, Kim Sargent, and Lisa Malcolm with alternatives of Kevin Sargent and Danny Simpson. Matt Fish, Director of the Community Development and Bobby Fite Planning and Zoning Commissioner. Seconded by Commissioner

VOTE: 8 ayes, 0 nays.

Motion carried unanimously.

REPEAL OF ARTICLE 24 – SHORT-TERM RENTALS

Matthew Fish presented a staff recommendation to repeal Article 24 of the Apache County Zoning Ordinance, which regulates short-term rentals. Staff explained that Article 24 was adopted in 2010 prior to subsequent changes in Arizona law that significantly limited local regulation of short-term rentals. Staff advised that several provisions of Article 24, including permit caps, occupancy restrictions, operational requirements, and enforcement provisions, may be inconsistent with current state law and could expose the County to legal challenges if enforced.

Staff further reported that the County retains authority under state law to enforce building, fire, health, sanitation, traffic, nuisance, and public safety regulations. Staff recommended repeal of Article 24 and indicated that the County could consider future revisions if circumstances warrant.

Commission discussion included the impact of state law on the County's ability to regulate short-term rentals and the potential need to develop a new regulatory framework consistent with current Arizona statutes.

Chair Brad Peterson opened the public hearing.

Fred Fiastro, Greer, spoke in opposition to repealing Article 24 and stated that portions of the ordinance addressing health and safety concerns could be retained through revisions. He encouraged the Commission to recommend revising the ordinance rather than repealing it and referenced prior community efforts to develop amendments.

Jean Werner, Greer, spoke in opposition to repeal and recommended revising the ordinance to comply with state law while addressing community concerns related to short-term rentals in Greer.

No additional public comments were received, and the public hearing was closed.

Following additional discussion regarding previous efforts to revise the ordinance and the impact of state law changes,

MOTION: Commissioner Brad Jarvis moved to recommended to the Board of Supervisors to repeal Article 24 of the Apache County Zoning Ordinance and to consider future revisions if warranted. The motion was seconded by Commissioner Bobby Fite.

VOTE: 8 ayes, 0 nays. Motion carried unanimously.

AMENDMENTS TO ARTICLE 6 OF THE GREER ZONING ORDINANCE

Commissioners Michael Bragiel and Bob Pollock recused themselves from discussion and action on this item.

Matthew Fish presented proposed amendments to Article 6 of the Greer Zoning Ordinance. Staff reported that the proposed amendments had been discussed during previous work sessions and were intended to clarify the relationship between resort uses and other permitted uses within the Greer Commercial Resort zoning district. Staff explained that the amendments incorporated the definition of “resort” and clarified that development within the Greer Commercial Resort district must be associated with resort activity. Staff further noted that existing developments would remain unchanged, while future development, major additions, or substantial modifications would be subject to the amended requirements.

Commission discussion included the history of Article 6, prior efforts to develop the ordinance, and whether additional amendments were necessary.

Chair Brad Peterson opened the public hearing.

Marcus Clark, Greer, spoke in support of the proposed amendments, stating that the changes would clarify existing language and address an ambiguity in the ordinance.

Jean Werner, Greer, spoke in support of the proposed amendments and stated that the revisions would help preserve the character of the Greer community while accommodating future growth.

Fred Fiastro, Greer, speaking on behalf of the Greer Coalition Group, spoke in support of the proposed amendments and stated that the changes would clarify that condominium

developments within the Greer Commercial Resort district must be associated with resort activity.

Richard Mosher, Greer, spoke in support of the proposed amendments and stated that the revisions would clarify the intent of Article 6 regarding resort development.

Gay Thrower, Greer, spoke in support of the proposed amendments and expressed concerns regarding the interpretation of resort and condominium uses within the Greer Commercial Resort district.

Staff reported that notification letters regarding the proposed amendments had been mailed to affected Greer Commercial Resort property owners and that no responses had been received.

The public hearing was closed.

MOTION: Commissioner Bobby Fite moved to recommend that Article 6 remain unchanged and that the proposed amendments not be adopted. The motion was seconded by Commissioner Carey Dobson.

VOTE: 6 ayes to 0 nays. Unanimous.

POSSIBLE RECOMMENDATION OF A MORATORIUM ON RENEWABLE ENERGY CONDITIONAL USE PERMIT APPLICATIONS

Matthew Fish presented the item regarding a possible recommendation to the Board of Supervisors for a temporary moratorium on renewable energy conditional use permit applications. Staff explained that the recommendation would apply prospectively and would not include renewable energy conditional use permits previously approved by the County, including the Juniper Spring project. Staff further explained that the Commission's action would be a recommendation to the Board of Supervisors, which would determine the final scope, language, and geographic area of any moratorium.

Deputy County Attorney Chris Resare clarified that the moratorium could be considered by resolution and that the Commission could recommend whether or not the Board should consider a moratorium. Discussion included the statutory time period, notice requirements, possible geographic boundaries, and whether the Commission should recommend a specific area.

Chair Brad Peterson opened the public hearing.

Andy Huyck, Show Low/Vernon area, spoke in support of a moratorium and stated that additional review is needed regarding State Trust land, long-term land impacts, and independent studies.

Kristy Spillman, Springerville, spoke in support of a moratorium for all of District III and stated that additional petition signatures had been submitted to the Board of Supervisors and Clerk of the Board.

Kortney Carter, St. Johns, spoke in support of a moratorium and expressed concerns regarding long-term environmental, health, visual, and generational impacts.

Charles Hugh Bryan, Concho, spoke in support of a moratorium and expressed concerns regarding environmental impacts, fire risk, and decommissioning of renewable energy facilities.

Steve Ontineros, Concho, spoke in support of a moratorium and expressed concerns regarding impacts to the rural character and scenic qualities of Apache County.

Michael Samuel, Vernon, spoke in support of a moratorium and expressed concerns regarding decommissioning costs, wildlife, lighting, sound, and long-term County responsibility.

Connie Coronado, Concho, spoke in support of a moratorium and expressed concerns regarding long-term economic impacts on local communities and small businesses.

Jon Gillespie, representing EDF Power Solutions, spoke in opposition to applying any moratorium to previously approved projects and stated that the CUP process allows project-specific review and mitigation.

Barbara Norton, Eagar, spoke in support of a moratorium for all of District III and stated that additional time is needed to complete the renewable energy ordinance.

Deputy County Attorney Chris Resare reminded speakers that the agenda item concerned a general moratorium and not any specific company or pending project.

Ty Parker, St. Johns, spoke in opposition to a moratorium and stated that renewable energy development could provide economic benefits, employment, and investment in Apache County.

Jackson Brown, St. Johns, spoke in opposition to a moratorium and stated that the existing CUP process provides tools to address project-specific concerns and conditions.

Leslie Welker, St. Johns, spoke in support of a moratorium and expressed concerns regarding possible health effects associated with wind turbines.

Trey Platt, St. Johns, spoke in opposition to a moratorium and stated that wind energy development could support ranching operations and that studies could be addressed through the CUP process.

Anita Dean, Vernon, spoke in support of a moratorium and stated that independent studies are needed regarding public safety, natural resources, emergency response, and health concerns.

Mark Ostermann, Vernon, spoke in support of a moratorium and requested broader geographic coverage to prevent new applications while ordinance updates are completed.

Melena Hannah, St. Johns, speaking as community liaison for the Black Ridge project and as a local resident, spoke in opposition to a moratorium and stated that renewable energy projects could provide revenue, support businesses, and preserve large land holdings.

Brannon Morales, St. Johns, spoke in support of a moratorium and submitted concerns from residents and business owners regarding community character and local impacts.

Lisa Painter, St. Johns, spoke in opposition to a moratorium and stated that renewable energy development could provide economic opportunity, jobs, revenue, and long-term investment.

Lang Montierth, St. Johns, spoke in opposition to a moratorium and stated that Apache County needs additional employment opportunities and local economic development.

Debbie Dahlquist, Vernon, spoke in support of a moratorium and stated that additional time is needed to strengthen the renewable energy ordinance.

Ben Brown, St. Johns, spoke in opposition to a moratorium and submitted a letter regarding local history and use of natural resources.

Donald Maxwell, Vernon, spoke in support of a moratorium and expressed concerns regarding water supply, drought conditions, and aquifer impacts.

Susan Maxwell, Vernon, spoke in support of a District III moratorium and expressed concerns regarding renewable energy regulations and project siting.

Peggy Miner, Concho, spoke in support of a moratorium and stated that additional time is needed to address water, fire safety, visual impacts, decommissioning, and geographic scope.

Monica Boehning, Springerville, spoke in support of a moratorium and submitted materials addressing legal grounds, emergency communications, water resources, and requested studies.

Mickey Portillo, St. Johns, spoke in support of a moratorium and expressed concerns regarding cultural resources, tribal notification, land preservation, and community impacts.

Lorraine Vaught, Vernon, spoke in support of a moratorium and expressed concerns regarding health, quality of life, and impacts on future generations.

Douglas Fletcher, Concho, spoke in support of a moratorium and expressed concerns regarding water, tribal awareness, and the need for additional time and public information.

Tanja Lewis, Camp Verde, a member and former Chairwoman of the Yavapai Apache Nation, provided information regarding tribal consultation processes and stated that tribes are generally notified and may choose whether to participate depending on the project and location.

Jennifer Bradford, representing a renewable energy applicant, spoke regarding studies submitted with a pending CUP application, including wildlife, decommissioning, noise, and microwave path studies, and stated that the CUP process allows project-specific review.

Mike Lara, Vernon, spoke in support of a moratorium and expressed concerns regarding water use, emergency communications, and environmental review.

Mark Reeb, Mesa/Apache County ranch owner, spoke in opposition to a moratorium and stated that statutory requirements must be met and that the CUP process provides a tool for project review.

Spencer Platt, St. Johns, spoke in opposition to a moratorium and stated that renewable energy development could provide economic benefits and that the CUP process should continue.

Chair Peterson closed the public hearing.

Commissioners discussed the proposed moratorium.

Commissioner Carey Dobson expressed support for a moratorium, stating that additional time was needed to gather information and evaluate issues related to communications systems, aviation, water resources, and other matters associated with renewable energy development.

Commissioner Michael Bragiel expressed support for a moratorium and discussed the need to identify appropriate geographic areas and recommendations for consideration by the Board of Supervisors.

Deputy County Attorney Chris Resare advised that the Commission could recommend geographic boundaries and other details for the Board of Supervisors to consider, but that the final decision would rest with the Board.

Commissioner Bob Pollock stated that while he supports business growth and economic development, a 120-day moratorium was reasonable given the potential long-term impacts of renewable energy projects.

Commissioner Brad Jarvis expressed concerns regarding whether sufficient legal justification existed for a moratorium and stated that many of the issues raised could be addressed through the conditional use permit process and the pending ordinance amendments.

Commissioner Travis Johnson expressed concerns that a moratorium would delay the process and stated that project-specific concerns could be addressed through the conditional use permit process and ongoing ordinance revisions.

Commissioner Bobby Fite expressed support for a 120-day moratorium and stated that additional studies and information regarding water resources and other potential impacts should be considered. He also stated his preference that any recommended moratorium apply throughout District III.

Commissioner Kay Hauser stated that she had researched the issue extensively and believed additional time was needed to develop regulations that would best serve Apache County and its residents. She expressed support for a temporary pause to allow further review and ordinance development.

Chair Brad Peterson expressed support for recommending a moratorium to allow additional time to complete the renewable energy ordinance update and to provide further consideration of issues raised during the review process.

MOTION: Chair Brad Peterson moved to recommend that the Board of Supervisors consider a 120-day moratorium on renewable energy conditional use permit applications within District III of Apache County, excluding the New Lands, Navajo lands, Petrified Forest, and previously approved renewable energy conditional use permits. Commissioner Carey Dobson seconded the motion.

VOTE: 6 ayes, 2 nays. Commissioners Brad Jarvis and Travis Johnson.

Motion carried.

CALL TO THE PUBLIC

Chair Brad Peterson opened the Call to the Public.

Joni Smead, Vernon, expressed opposition to renewable energy projects and raised concerns regarding setbacks, noise standards, turbine height, agricultural land use, wildlife impacts, and future data center development.

Daniel Hochstein, Vernon, expressed support for the renewable energy moratorium and requested future discussion regarding economic impacts, projected revenues, data center development, and long-term planning.

Linda Norman, Vernon, expressed opposition to wind energy projects and support for developing stronger renewable energy regulations.

Joseph, Vernon, thanked the Commission for its service and encouraged continued consideration of public concerns and community interests.

Mark Odenbach, Vernon, expressed opposition to renewable energy projects and discussed alternative energy technologies, economic considerations, and preservation of open space.

Darcy Deskin, Concho, expressed support for the moratorium and requested additional review of the renewable energy ordinance development process.

Donald Maxwell, Concho, discussed national energy policy, renewable energy project reviews, alternative energy technologies, and water resource concerns.

Monica Boehning, Springerville, requested clarification regarding public hearing procedures and agenda item notice requirements.

Anita Dean, Vernon, expressed concerns regarding potential impacts of renewable energy projects on neighboring properties, public health, water resources, and community development.

Melanie Brockman, Tucson, expressed opposition to wind and solar development and discussed preservation of agricultural lands, natural resources, and rural quality of life.

Louisa Quintana, Greer, requested consideration of larger meeting facilities and suggested utilizing community members with professional expertise during ordinance development.

Freda Ponce, Vernon, expressed support for environmental review and additional study of water, soil, and environmental impacts associated with renewable energy development.

Lonnie Randall, Concho, expressed opposition to renewable energy projects and discussed impacts to rural character and open space.

No further comments were received.

Chair Peterson closed the Call to the Public.

REPORT FROM STAFF

Staff reminded that the July meeting and future meeting schedule changed to a 12:00 p.m. work session and 1:00 p.m. public meeting.

Staff reported that Community Development had not received any applications, petitions, or inquiries related to AI or data center projects.

Commissioner Brad Jarvis requested a future agenda item regarding the relationship between zoning classifications, residential uses, and property tax assessments.

Staff and Commissioners briefly discussed agricultural zoning, residential uses, and potential future review of the issue.

Commissioners directed staff to add the matter to a future work session for discussion.

ADJOURNMENT

Chair Brad Peterson adjourned the public meeting at 8:25 p.m. MST.

NEXT MEETING

The next regular meeting of the Planning and Zoning Commission is scheduled for Wednesday July 1, 2026.

Approved this 1st day of July 2026.

/s/ Brad Peterson
Chairman of the Commission

/s/ Matthew Fish
Planning & Zoning Secretary

Disclaimer: These minutes are intended as a summary of actions taken and discussions held and are not intended to be a verbatim transcript.