

APACHE COUNTY COMMUNITY DEVELOPMENT

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**PLANNING AND ZONING COMMISSION
MINUTES FOR June 6, 2024**

Commissioners

District I

Carey Dobson
Bobby Fite
Brad Jarvis

District II

Oscar Miranda, Vice-Chair
Kay Hauser
Dan Muth, Chair

District III

Brad Peterson
Bob Pollock
Travis Johnson

Alternate

Michael Bragiel

Working Lunch Session

Item #1 Mr. Fish explained his request to move the August 1, 2024 meeting to August 8, 2024. Commissioners agreed and recommended placing this on the July agenda for discussion and approval.

Item #2 Mr. Fish explained the history and legal discussion and discussions with Mr. and Mrs. Emerson concerning the zone change of their property in Greer, AZ, A.P.N. 102-02-010. Mr. Fish recommended that the commission withdraw their request to rezone the property. The commissioners agreed and recommended this item to be placed on the July agenda for discussion and approval.

Item #3 Mr. Fish explained the reason Mr. Elam's CUP for his proposed Laundromat was tabled at last month's meeting. He stated that after discussion with legal and the documentation provided by Mr. Elam the issues had been resolved. He also noted that staff would recommend approval with conditions that he would address during his public meeting.

Item #4 Mr. Fish explained that he had a pre-app meeting with ConnectGEN regarding their CUP, he advised that because of the two LLC's involved they would be submitting a CUP for the solar project and one for the wind project. He explained their proposed location and that they expected to do each project in two (2) phases.

Commissioners discussed the closure of the plants and recouping the income, bonds required for each project, and assessment of taxes. Mr. Fish stated he was working with

the Assessor's office regarding taxes and that the plants contributed 70% of the county's tax base.

Mr. Carey questioned if conditions could be added for improvements for the property owners.

Mr. Peterson added that the proposed project area was in Navopache's development area and that they had not been in contact with NEC to discuss their projects.

Commissioners recommended staff to research and provide income and tax information at the next work session agenda in July.

Public Meeting

Call to Order.

Acting Chair Bob Pollock called the public meeting to order at 1:05 p.m. MST in the Board of Supervisors' Hearing Room, County Annex Building, 75 West Cleveland Street, St. Johns, Arizona.

Roll Call/Determination of a Quorum.

Mr. Pollock determined a quorum was present by roll call. Present were Commissioners Brad Peterson, Bobby Fite, Bob Pollock, Carey Dobson, Brad Jarvis, Michael Bragiel.

Call to the Public

There was no one wanting to address the Commission during the call to the public.

Review and approval of the minutes of the Planning and Zoning Commission working lunch session and public meeting held on May 2, 2024.

Mr. Pollock presented the agenda item.

No comments.

Mr. Pollock opened for a motion and discussion.

Mr. Peterson motioned to approve the May 2, 2024 minutes as presented, seconded by Mr. Bragiel. Vote was 6 ayes to 0 nays with 1 abstention; commissioner Brad Jarvis was not present at the May 2, 2024 meeting.

PUBLIC HEARING(S)

CUP 2024-07 Roy Thomas Elam: Review, consideration, and possible recommendation of approval for a Conditional Use Permit to operate a public laundromat and shower facility consisting of 17 washers, 15 dryers, and four (4) public showers. The property is located at 83 county road 5050 in Concho, AZ. A.P.N. 201-30-006A, Section 18; Township 12N; Range 26E. *This item was tabled from the Planning and Zoning meeting held May 2, 2024.*

Mr. Pollock presented the agenda item.

Mr. Fish provided the staff report and recommended approval with the following conditions,

1. If at any time, the property septic system shows visual signs of being overwhelmed from an inspection by the County Environment Health Department. The Laundromat will immediately be suspended until the septic issues can be resolved sufficiently according to County Environmental Health recommendations.
2. Provide an ADA parking space with a concrete landing pad and sidewalk to the rear entrance of the laundromat where the wheelchair assess ramp is located.
3. Level the parking spaces adequate enough there is drainage away from the spaces onto the street and cover the spaces with a dust free aggregate or pavement overlay in the parking spaces.

Mr. Pollock opened the public meeting. No public comments.

Mr. Elam and his representative Jennifer Wood, Concho, AZ addressed the commission. Mrs. Wood explained there was an existing handicapped ramp at the rear access and questioned if this could be utilized to satisfy the condition. Mr. Fish agreed. Mr. Elam stated he agreed with the other conditions.

Commissioners discussed the amount of water used with each washer. Ms. Wood stated all washers were eco-friendly, they had four (4) front loads, and all others were top load. Mr. Elam noted that the Health Department had told him there was adequate room for expansion of the septic if needed and that he also had the ability to burrow under the highway to connect to the Concho sewer system if needed as well. Ms. Wood noted that the hours of operation would be 7 a.m. to 7 p.m.

Mr. Peterson commented that this was needed in the area.

Ms. Wood added that Mr. Elam donated to the schools and fire department and that there was overwhelming support. She also noted that the church donated hygiene backpacks and they have been giving those out to community residents as well.

Mr. Fish noted that there were no issues with the lighting nor the signage.

Mr. Pollock closed the public meeting and opened for commissioner comment and motion.

Mr. Jarvis motioned to approve with staffs recommended conditions, seconded by Mr. Dobson.

1. If at any time, the property septic system shows visual signs of being overwhelmed from an inspection by the County Environment Health Department. The Laundromat will immediately be suspended until the septic issues can be resolved sufficiently according to County Environmental Health recommendations.
2. Provide an ADA parking space with a concrete landing pad and sidewalk to the rear entrance of the laundromat where the wheelchair assess ramp is located.
3. Level the parking spaces adequate enough there is drainage away from the spaces onto the street and cover the spaces with a dust free aggregate or pavement overlay in the parking spaces.

Vote was unanimous, 6 ayes to 0 nays.

CUP 2024-24 Jeffrey Lunt: Discussion, consideration, and possible recommendation of approval to obtain a Conditional Use Permit allowing Jeffrey Lunt to add six (6) tiny homes on his +/-27.5-acre property for non-commercial seasonal family use. The property is located at 36 N2134 near Alpine, AZ bordered by National Forest and the Brentwood church campground. A.P.N. 101-09-001D Section 34 Township 5N Range 28E.

Mr. Pollock presented the agenda item.

Mr. Fish provided the staff report and recommended approval with the following condition,

1. Access to the applicant's property will be resolved with the National Forrest Service Department prior to the issuance of building permits and the start of construction of any cabins.

Mr. Lunt explained that access to his property and the Brentwood Church property had been the same for over 60 years but that there was no legal access. He has been working with Jeff Rivera with the National Forest Service to gain legal access.

Mr. Fite questioned if there would be a septic for each site. Mr. Lunt agreed and stated that he had been working with the Health Department.

No further discussion nor comments. Mr. Pollock closed the public meeting and opened for commissioner comment and motion.

Mr. Bragiel motioned to approve with staff's recommendation that access to the applicant's property will be resolved with the National Forrest Service Department prior to the issuance of building permits and start of construction of any cabins. Seconded by Mr. Dobson.

Vote was unanimous, 6 ayes to 0 nays.

Report from Staff to the Commission.

No report.

Adjournment.

Mr. Pollock determined there was no objection.

Adjournment 1:30 p.m. MST.