November 4, 2026

APACHE COUNTY COMMUNITY DEVELOPMENT

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

Brad Peterson
Chairman

Bob Pollock
Vice-Chairman

NOTICE AND AGENDA OF COMBINED WORKING SESSION AND PUBLIC MEETING 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, November 4, 2026
Board of Supervisors' Hearing Room
75 W. Cleveland Street
St. Johns, Arizona
Working Session 12:00 p.m. MST
Public Meeting 1:00 p.m. MST

NOTICE OF WORKING SESSION

Pursuant to A.R.S. §§ 38-431 through 38-431.09 and Arizona Open Meeting Law, the Planning & Zoning Commission Working Session is a public meeting conducted for the purpose of receiving information, asking questions, discussing properly noticed agenda items, and providing general direction to staff.

Pursuant to A.R.S. § 38-431.01, public participation during the Working Session may be permitted at the discretion of the Chair, subject to applicable law and Commission procedures.

No formal action, motions, votes, approvals, denials, or recommendations will be made during the Working Session. Discussion or direction provided during the Working Session is preliminary and does not constitute a commitment or final position of the Commission or Apache County.

Item #1 **ARTICLE 13 – ADMINISTRATION AND ENFORCEMENT:** Discussion regarding proposed amendments.

Item #2 **COMPREHENSIVE PLAN AMENDMENT:** Discussion regarding proposed amendments to the Apache County Comprehensive Plan to incorporate Preferred Energy Generation Areas text and an accompanying map. This item is for discussion only; no formal action will be taken.

Item #3 **MET TOWERS:** Discussion regarding proposed new meteorological evaluation tower (MET tower) provisions and their placement within the

Apache County Zoning Ordinance, either as a separate article with a cross-reference in proposed Article 8 (Renewable Energy) or as a section within proposed Article 8. This item is for discussion only. No formal action will be taken.

NOTICE OF PUBLIC MEETING

Item #1 **CALL TO ORDER.**

Item #2 **ROLL CALL/DETERMINATION OF A QUORUM.**

Item #3 **SWEARING-IN OF PLANNING & ZONING COMMISSIONERS**
Administration of the Oath of Office to Michael Bragiel, Mike Fox, and Frank Garrett as members of the Apache County Planning & Zoning Commission each for a four (4)-year term

Item #4 **REVIEW AND APPROVAL** of the minutes of the Planning and Zoning Commission Work Session and Public hearing held on October 7, 2026.

Item #5 **SUBDIVISION VICINITY PLAT – 2026-61 -- WESTERN LAND & RANCHES, LLC**
Discussion, consideration, and possible recommendation of approval of a vicinity plat for The Preserve at Concho Lake presented by Steve Barber. A proposed subdivision consisting of approximately 1,128.42 acres and 279 total lots, including 278 residential lots and one approximately 53.87-acre nonresidential lake lot. The property is located east of State Route 61, north, south, and east of Concho Lake, in the Concho Lake and former Concho Golf Course area of Apache County, Arizona. The subject property includes Assessor's Parcel Numbers 201-09-003F, 201-09-005A, 201-09-008L, 201-09-003B, 201-16-004, and 201-44-001A.

Item #6 **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 #7 **REPORT FROM STAFF TO THE COMMISSION**, including pending, recent, and future agenda items.

Item #8 **ADJOURNMENT**

November 4, 2026

NOTICE OF SPECIAL WORKING SESSION
RENEWABLE ENERGY ORDINANCE

Item #1 **RENEWABLE ENERGY ORDINANCE AMENDMENTS:** Discussion among the Planning and Zoning Commission, invited resource persons, and County staff regarding proposed amendments to the Apache County Renewable Energy Ordinance Sections 803 requested revisions, 804 – 805 and a proposed reorganization of Article 8. Resource persons are present solely to provide information or technical expertise and are not members of the Planning and Zoning Commission or authorized to act on its behalf. This item is for discussion and direction only. No formal action will be taken.

Item #4 **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.