



APACHE COUNTY COMMUNITY DEVELOPMENT

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

Dan Muth
Chairman

Brad Peterson
Vice-Chairman

**NOTICE AND AGENDA OF
COMBINED WORKING LUNCH 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.

Thursday, October 2, 2025

Board of Supervisors' Hearing Room
75 W. Cleveland Street
St. Johns, Arizona

Working Lunch Session 12:00 p.m. MST

Public Meeting 1:00 p.m. MST

Notice of Working Lunch Session

- Item #1** Discussion regarding the Greer Article 6 Ordinance – Review proposed updates to Section 601B (Definitions) and Section 605 (Uses) to incorporate clear language addressing condominiums.
- Item #2** Discussion regarding the proposed Conditional Use Permit (CUP) 2025-43 for Laura Mattox.
- Item #3** Discussion regarding the proposed Conditional Use Permit (CUP) 2025-45 for Linda Schaefer.
- Item #4** Discussion regarding the proposed Conditional Use Permit (CUP) for the Juniper Springs Solar and Storage project.
- Item #5** Discussion on setting time and dates of 2026 P&Z work sessions and public meetings.
- Item #6** Discussion Regarding Renewable Energy Development proposed amendments.
- Item #7** 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 Special Work Session held on August 26, 2025. **Not Approved**
- Item #4** **Review and Approval** of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on September 4, 2025. **Approval**
- Item #5** **CONDITIONAL USE PERMIT, 2025-43, LAURA MATTOX:**
Discussion, consideration and possible recommendation of approval to obtain a Conditional Use Permit to place a second manufactured home on her property. Property is located at 41 County Road 8405 in the Hidden Paradise Subdivision Lot 7, Vernon, AZ. APN 106-25-006C. Section: 4 Township: 10N Range: 24E. **Recommended Approval with Conditions**
- Item #6** **CONDITIONAL USE PERMIT, 2025-45, LINDA SCHAEFER:**
Review, discussion, consideration and possible recommendation of approval to obtain a Conditional Use Permit to replace an existing home with a manufactured home on her property, this will be the second home on the property. Property is located at 17 N3247, Vernon, AZ. APN 106-50-004G. Section: 22 Township: 10N Range: 24E. **Recommended Approval with Conditions**
- Item #7** **CONDITIONAL USE PERMIT APPLICATION – 2025-24**
APPLICANT: JUNIPER SPRING SOLAR, LLC: Review, discussion and possible recommendation for approval of the proposed Conditional Use Permit (CUP) for the Juniper Springs Solar and Storage project. This item was tabled at the September 4, 2025 meeting. **Recommended Approval with Conditions**
- Item #8** **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 #9 **Report from Staff to the Commission**, including pending, recent, and future agenda items.

Item #10 **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 the day of the meeting to ensure that the meeting has not been cancelled or postponed.