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 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, October 7, 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 Overview of a preliminary plat application submitted by Western Land and Ranches, LLC, proposing the subdivision of approximately 1,100 acres into 279 lots. The subject properties are identified as APNs 201-09-003F, 201-09-005A, 201-09-008L, 201-09-003B, 201-16-004, and 201-44-001A.

Item #2 Discussion regarding proposed amendments to Article 13, Administration and Enforcement, of the Apache County Zoning Ordinance.

Item #3 Staff update of the Black Ridge Renewable Energy CUP.

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 August 5, 2026. **APPROVAL**

Item #4 **REVIEW AND APPROVAL** of the minutes of the Planning and Zoning Special Working Session held on August 11, 2026. **APPROVAL**

Item #5 **REVIEW AND APPROVAL** of the minutes of the Planning and Zoning Special Working Session held on August 25, 2026. **APPROVAL**

Item #6 **CONDITIONAL USE PERMIT CUP 2026-49 – DW TOWER, LLC:** Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit application submitted by DW Tower to construct and operate a multi-carrier wireless communication facility consisting of a 135-foot rusticated monopole, related telecommunications equipment, and an approximately 2,500-square-foot equipment enclosure. The proposed facility is intended to accommodate up to three wireless carriers and public-safety communications equipment. The approximately nine-acre property is zoned A-G (Agricultural General) and is located at 14 County Road N8408, identified as Assessor's Parcel Number 106-26-001. **RECOMMENDED APPROVAL with conditions**

Item #7 **CONDITIONAL USE PERMIT APPLICATION – 2026-50 NORTHERN APACHE COUNTY SPECIAL HEALTH CARE DISTRICT (NACSHCD: RECOMMENDED APPROVAL with conditions**
Discussion, consideration, and possible recommendation of approval of a proposal by the Northern Apache County Special Health Care District (NACSHCD), doing business as Sanders Clinic proposing the development of a small-scale multifamily healthcare workforce housing project. The purpose of the project is to provide residential housing intended exclusively for healthcare providers and other essential clinic personnel serving Sanders Clinic and the surrounding rural communities of northern Apache County. The property is located in Sanders, Apache County, Arizona, identified as Assessor's Parcel Number 207-26-049

Item #8 **MAJOR PLAT AMENDMENT – 2026-52—PARENT REVOCABLE TRUST, JOLENE PARENT: RECOMMENDED APPROVAL**
Discussion, consideration, and possible recommendation of approval of a Major Plat Amendment application for Show Low Pines Subdivision Unit

8 to amend the existing subdivision plat to create two lots consisting of approximately 1.04 acres and 2.41 acres. The subject property is located in Concho, Apache County, Arizona, and is identified as Assessor Parcel Number (APN) 201-06-103A.

Item #9 **APACHE COUNTY ZONING ORDINANCE, ARTICLE 13 – ADMINISTRATION AND ENFORCEMENT PROPOSED AMENDMENTS TABLED**

Discussion, consideration, and possible recommendation of approval regarding proposed amendments to the Apache County Zoning Ordinance, Article 13 – Administration and Enforcement. The proposed amendments are intended to revise and update provisions of Article 13 relating to the administration and enforcement of the Apache County Zoning Ordinance, including applicable administrative procedures and code enforcement provisions.

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.