



APACHE COUNTY PLANNING AND ZONING COMMISSION AGENDA

NOTICE OF THE COMBINED WORKING LUNCH SESSION AND PUBLIC HEARING OF THE APACHE COUNTY PLANNING AND ZONING COMMISSION

The Planning & Zoning Commission will hold a working lunch session and public hearing on **Thursday, September 7, 2023**, in the Board of Supervisors Room, located in the County Annex Building at 75 W. Cleveland Street in St. Johns. The working lunch session will begin at 12:00 pm, and the public hearing will begin at **1:00 p.m. MST**.

Working Lunch Session

A quorum of the Commission may gather for lunch prior to the beginning of the meeting. No legal action will be taken.

Item #1 Discussion of possible Article 4 zoning designations and definitions.

Item #2 Discussion of October agenda items.

Regular Meeting at 1:00 pm

The Commission may vote to hold an Executive Session for the purpose of obtaining legal advice from the County Attorney's office on any matter listed on the agenda, pursuant to Arizona Revised Statute §38-431(A)(3).

Pledge of Allegiance Invocation

Item #1 Call to Order.

Item #2 Roll Call/Determination of a Quorum.

Item #3 Call to the Public (Forms must be turned in at this time). Individuals may address the Commission on any relevant issue within the jurisdiction of the Commission 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 a matter be placed on a future agenda.

Item #4 Review and Approval of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on August 3, 2023. **Approval**

Item #5 CUP 2023-28 SBA Towers: Consideration and possible recommendation

of approval to obtain a Conditional Use Permit to establish a 120-foot multi-carrier rusticated steel Monopole Wireless Communications Facility with ground equipment, enclosed within a 75-foot by 75-foot chain link compound. The property is located at 68 County Road 5126 in Concho, AZ. A.P.N. 201-49-062. Section 33; Township 12N; Range 26E. **Recommended Approval**

Item #6 **CUP 2023-30 VB BTS II, LLC:** Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 199-foot multi-carrier Wireless Communications Facility with ground equipment and solar photovoltaic system enclosed within a 100-foot by 200-foot compound. The proposed location is on an approximately 15-acre portion of the 160-acre parcel, located north of the highway at mile marker 392.4 E. US Highway 60 Springerville, AZ. A.P.N. 105-33-001. Section 30; Township 9N; Range 30E. **Recommended Approval**

Item #7 **CUP 2023-35 State 48 Development Consulting:** Consideration and possible recommendation of approval to obtain a Conditional Use Permit to establish a 195-foot Monopole Wireless Communications Facility with ground equipment enclosed within a 200-foot by 200-foot compound. The property is located 7 miles east of Springerville, AZ on highway 60. A.P.N. 105-29-001. Section 14; Township 9N; Range 30E. **Recommended Approval**

Item #8 **ZONE CHANGE 2023-29 David Lofquist:** Consideration and possible recommendation of approval for a Change of Zoning Regulations from GA-2 (Greer Agricultural, 2-acre minimum) to GR-1 (Greer residential, 1-acre minimum) for future land division, sale, and development. The subject property is located at 139 Main St., Greer, AZ. A.P.N. 102-07-004H. Section 11; Township 7N; Range 27E. **Recommended Approval**

Item #9 **Report from Staff to the Commission,** including pending, recent, and future agenda items.

Item #10 **Adjournment.**

*Information on the above mentioned application(s) is available on the county Web site at www.apachecountyaz.gov at least 24 hours prior to the scheduled meeting and available for review in the Apache County Community Development Department located at 75 W. Cleveland, St. Johns, AZ during normal business hours. Interested persons wishing to comment on any of these items may do so in writing, by e-mail, or appear and be heard at the date set forth. Comments can be sent to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85936, or e-mail planning@apachecountyaz.gov

**Pursuant to the Americans with Disabilities Act, the Apache County Planning & Zoning endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need an accommodation for a meeting, please contact Shanna during normal business hours at (928) 337-7526, TDD (928)-337-4402 at least 48 hours prior to the meeting (not including holidays) so that an accommodation may be arranged. One or more members of the Commission may participate telephonically or through video communication.

***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.

POSTED: _____ TIME: _____