

Greer Coalition Annual Membership Meeting - 2026 A Sustainable Vision for Greer



Welcome



The Greer
Coalition, Inc.

What is The Greer Coalition Inc. ?

- A Coalition of citizens of Greer dedicated to keeping residents informed regarding the broad spectrum of land use issues impacting our community.
- Our guiding light is a vision to preserve the character of Greer.
- The GCI keeps track of activities in Greer in relation to existing ordinances.
- Dedicated to informing and representing its members regarding impacts on land usage, and planning and zoning

Goals for Annual Meeting

- ▶ **Introduce current board members**
- ▶ **Approve current board composition**
- ▶ **Review GCI goals and activities:**
 - ▶ **- Article 6 and Condominium Development**
 - ▶ **- Greer Firewise & Wildfire Mitigation Group**
- ▶ **Gain input from the membership**

2026 GCI Board Members

- ▶ Fred Fiastro, President
- ▶ Kate Darling: Secretary; Proprietor of “Mainstreet Cabins”
- ▶ Richard Mosher: Treasurer
- ▶ Stewart Smith: retired successful businessman with deep ties in Arizona

2025 GCI Board Members

- ▶ **Ken Western: Communications**
- ▶ **Karen Steinbronn: Planning and Zoning**
- ▶ **Patrick Lytle: 26 year resident; Land Use Interest**

Board Election 2026

2 year Term

- ▶ Fred Fiastro
- ▶ Richard Mosher
- ▶ Stewart Smith



Kate
Darling

2025 ANNUAL BUSINESS MEETING

- Call Meeting to Order
- Board Election: Voice vote

What Can you do To Help Our Efforts?

- Given Recent History, It is more important than ever that you **SUPPORT** the Coalition.

► **MAKE A DONATION**

- **Volunteer your time and resources**
- **Participate in Community Activities**
- **Members are the STRENGTH of the organization.**
- **Numbers are the key to success.**
- **Encourage Friends and Neighbors to join the GCI**

What Can you do To Help Our Efforts?

- Support GCI with additional financial support
- ▶ Join our effort TODAY by mail or through our website www.greercoalition.org!

Checks should be made to:

Greer Coalition Inc.

PO Box 265; Greer, Arizona 85927

Significant Activities of Past Year

Lead role in the Greer community monitoring compliance with the Greer zoning ordinance, Article 6.

Article 6 Amendment to require any private ownership/condominium activity to be within the Greer Commercial Resort zoning areas and to be part of an actual resort establishment.

We have been addressing the increasing fire risk in the White Mountains and Greer and the resulting impact on home insurance availability.

Greer Mountain Village proposal to rezone a 3.34ac residential property to accommodate 21 condominiums

▶ Concerns

- ▶ Inappropriate Rezoning Processes
- ▶ Greer Commercial Resort (GCR) zone stated purpose in A6 is for hotel, other commercial guest accommodations.
- ▶ Interpretation of Article 6 allowance of free-standing condominium development within a Greer Commercial Resort (GCR) zone
- ▶ Potential for more widespread condominium development on more than 45 Greer properties with GCR zoning.

Article 6 Amendment

- ▶ **Resort:** A hotel or motel that serves as a destination point for visitors. A resort generally provides recreational facilities for persons on vacation. A resort shall be self-contained and provide personal services customarily furnished at hotels, including the serving of meals.
- ▶ The Greer Commercial Resort Zone is not intended to provide for residential Condominiums, Multifamily Dwellings, or Timeshares as defined in this Ordinance, ARS §33-1202 & ARS § 33-2202.

Greer Commercial Resort Zone Purpose

- ▶ Greer Commercial Resort, high-density condominiums do not satisfy the intent of GCR zoning.
- ▶ The purpose of such zoning is to provide for the development and operation of resorts, lodges, hotels, motels and bed and breakfasts. The purpose is not to provide exclusively for high-density condominium projects.

What does Greer Want?

- ▶ 2022 Survey of Residents regarding RVs and other issues under discussion in revising Article 6
- ▶ Greater than 90% of respondents by email and FB 'I Love Greer' supported the concept that once Zoning rules are settled, County officials should enforce these rules unless there is great hardship demonstrated by the owner applicant.

Article 6 GCR Purpose

ARTICLE 6

Greer Zoning

Amended By Apache County BOS August 15, 2022

adequate access to Principal or Minor arterial roads or highways, in order to meet the needs of the residents and visitors in the community. (See Use Table)

2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage, and other site-constructed elements.
4. Prohibit commercial uses or structures, which are inherently incompatible with the community. See Prohibited Use table

D. Greer Commercial Resort Zone

The primary purpose of the Greer Commercial Resort Zone (GCR) is to:

1. Provide for the development and operation of Resorts, Lodges, Hotels, Motels, and Bed & Breakfasts containing guest accommodations for the short-term visitor, and amenities.
2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage and other site-constructed elements.

Article 6 Use Table

ARTICLE 6

Greer Zoning

Amended By Apache County BOS August 15, 2022

USE TABLE (continued) (see footnote 4)	GA-2	GR-1	GC	GCR
Nightly Single-Family Cabin Rentals	P (3)	P (3)	P (3)	P
Public parks and playgrounds	C	C	P	P
Photographic or Artist Studio	P	P	P	P
Professional Offices (see Article 2 Definitions)	X	X	P	P (2)
Public Utility Installations	P	X	P	C
Public Utility Offices	X	X	P	X
Recreational Vehicle (RVs)	P (6)	P (6)	C (6)	C (6)
Resorts, Lodges, Hotels & Motels	X	X	X	P (2)
Restaurants, Bars and Cocktail Lounges	X	X	P	P
Single Family Residence (site constructed)	P	P	X	P (5)
Sporting Goods Stores (incl. sports eqpt. Rentals)	X	X	P	P (2)
Temporary public outdoor events	A	A	A	A
Condominiums, Timeshares, Fractionals	X	X	X	P (2)
Theatre (Live performance and performing arts)	X	X	C	C
Youth Camps	X	X	X	P

P: Permitted

A: Administrative

X: Prohibited

C: Conditional Use

Article 6 Use Table

Footnote #2

Sporting Goods Stores (incl. sports eqpt. Rentals)	X	X	P	P (2)
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Youth Camps	X	X	X	P

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C: Conditional Use

Conditional uses shall follow the process as described in Article 11.

Administrative uses shall follow the process as described in Article 9. Under direction of Apache County Zoning Ordinance, Article 9. Administration” The Apache County Community Development Director, from here forward being referred to as “the Director,” shall be authorized to undertake reviews, make recommendations, and grant approval as explained in Sections 901 and 903 of Article 9. Additionally, at any time the Director reserves the right to defer the final decision to the Apache County Planning and Zoning commission for approval to the Apache County Board of Supervisors (BOS). All decisions by the BOS shall be final.

Use Table Footnotes:

- 1) Facilities must be located fronting an arterial road or highway. Vehicular access to the facilities must be directly from the arterial road or highway.
- 2) Facilities located in GCR zones must be operated in conjunction with Resort, Lodge, Hotel or Motel Facilities.
- 3) Facilities require-Arizona Transaction Privilege Tax license (TPT)
- 4) The Community Development Director may permit in a zone any use not described in the above tables but deemed to be of the same character and in general keeping with the uses authorized in such zone in accordance with the provisions of Article 9, Section 901.
- 5) Subject to conformance with GR-1 development standards

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C: Conditional Use

Article 6 Resort Definition

3. **Resort** - A hotel or motel that serves as a destination point for visitors. A resort generally provides recreational facilities for persons on vacation. A resort shall be self-contained and provide personal services customarily furnished at hotels, including the serving of meals.

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GCI Actions

Condo Proposal

- ▶ Engaged legal experts to articulate community concerns
- ▶ Gathered a group of interested Greer neighbors to assist in outreach to our fellow neighbors.
 - ▶ Send Letters
 - ▶ Sign Petition
 - ▶ Raise Money to Pay Legal Expenses
 - ▶ Attend August 17th Board of Supervisors meeting

Article 6 Amendment Petition

Over 200 signatures to date

Petitions available at our sign-in
desk

GCI Actions

Condo Proposal

- ▶ Amend Article 6 to eliminate the condominium loophole from GCR.
- ▶ Planning and Zoning Commission Hearing: June 3, 2026
- ▶ Board of Supervisors Meeting; Monday, August 17th 8:30am

What Happenned at P & Z? Condominium Amendment

- ▶ AMENDMENTS TO ARTICLE 6 OF THE GREER ZONING ORDINANCE
- ▶ MOTION: Commissioner Bobby Fite moved to recommend that Article 6 remain unchanged and that the proposed amendments not be adopted. The motion was seconded by Commissioner Carey Dobson.
- ▶ VOTE: 6 ayes to 0 nays. Unanimous.

Article 24; Short Term Rentals Proposal to Repeal

- ▶ This ordinance was designed to place limits on Short Term Rentals (STRs) within communities
- ▶ Some elements of this ordinance were disallowed by State Statute adopted under Gov. Ducey.
- ▶ However a number of elements designed to protect neighborhoods were allowed under state law.
- ▶ Gila and Coconino Counties have adopted common sense ordinances requiring business licenses, county reporting of these activities and a 24hr contact for any neighborhood disturbance.
- ▶ MOTION: Commissioner Brad Jarvis moved to recommended to the Board of Supervisors to repeal Article 24 of the Apache County Zoning Ordinance and to consider future revisions if warranted. The motion was seconded by Commissioner Bobby Fite. VOTE: 8 ayes, 0 nays. Motion carried unanimously.

Greer Fire Prevention and Mitigation Working Group

- ▶ We have been addressing the increasing fire risk in the White Mountains and Greer and the resulting impact on home insurance availability.

Greer Fire Prevention and Mitigation Working Group

- ▶ Fred Fiastro:
property owner/moderator
- ▶ Julie Boos;
property owner/
Chair: Greer
Firewise Board
- ▶ Property owners:
 - ▶ Richard Mosher
 - ▶ Stewart Smith
 - ▶ Ramey Peru
 - ▶ Kimberly Owens
 - ▶ Bob Pollock
 - ▶ Bill Kurtz
- ▶ Erica Cochran;
Northwoods
Neighborhood
HOA
- ▶ Carl Mare; Greer
Lodge Estates
HOA
- ▶ Kevin Burns;
Greer Mtn Estates
HOA

Greer Fire Prevention and Mitigation Working Group

- ▶ **Greer Fire District:**

- ▶ Lee Smith: Fire District Board President
- ▶ Rye Sluiter: Fire Chief
- ▶ Frank Adams: Fire Captain
- ▶ Gene Hechler; Fire District Auxiliary

- ▶ **Apache Sitgreaves National Forest:**

- ▶ Amanda Scott Matt Moe: Springerville District Ranger

- ▶ **Az State Forestry & Fire Management:**

- ▶ Jon Orona; District Forester
- ▶ Josh Hudson; (Grants Program Manager)
- ▶ Capt. Christopher Reed ; (Fire Prevention and Mitigation Officer)

- ▶ **Alpine:**

- ▶ Linda Attarian

Greer Fire Prevention and Mitigation Working Group

- ▶ Navopache Electric Coop:
 - ▶ Chuck Moore; CEO
 - ▶ Brian Brownlow; Operations Manager

FireWise Working Group

▶ Board Members:

- ▶ Julie Boos
- ▶ Ericka Cochran
- ▶ George Douvas
- ▶ Fred Fiastro
- ▶ Bill Kurtz
- ▶ Richard Mosher
- ▶ Lee Smith
- ▶ Kimberly Owens
- ▶ Paula Rupnik

Greer FireWise Certification



FireWise Community Meeting

June 2026



Greer Fire Prevention and Mitigation Working Group Agenda

- ▶ FireWise compliance 2026:
 - ▶ \$125,000 in FireWise eligible expenditures
 - ▶ 1118 hours creating defensible spaces
 - ▶ 62 ½ tons of pine needles and dead fall removed

Keep it Up!

Continue doing work on your property

Report all of your hours worked and expenses

Greer FireWise Portal

- ▶ GreerWildfirePrep.com
 - ▶ Website has the FireWise accounting link and
 - ▶ Firewise information materials

Greer Fire Prevention and Mitigation Working Group Agenda

- ▶ Electrical Grid and Fire Risk: NavapacheElectric (NE)
 - ▶ Brian Brownlow, Operations Manager for NEC
 - ▶ NEC Work in Greer
 - ▶ Power line and easement inspection for fire risk. Began in March 2026
 - ▶ Identified areas that require brush clearing and tree removal as well as areas of uninsulated power lines that need replacement.
 - ▶ Work commenced in late Spring and Early Summer



KEEPING TREES AWAY FROM POWER LINES

Understanding Easements • Safety

Vegetation Maintenance

To ensure the safety of our members and communities, NEC is taking steps to keep trees away from power lines, improve the safety and reliability of our electric system, and reduce the risk of wildfires.



STAY SAFE

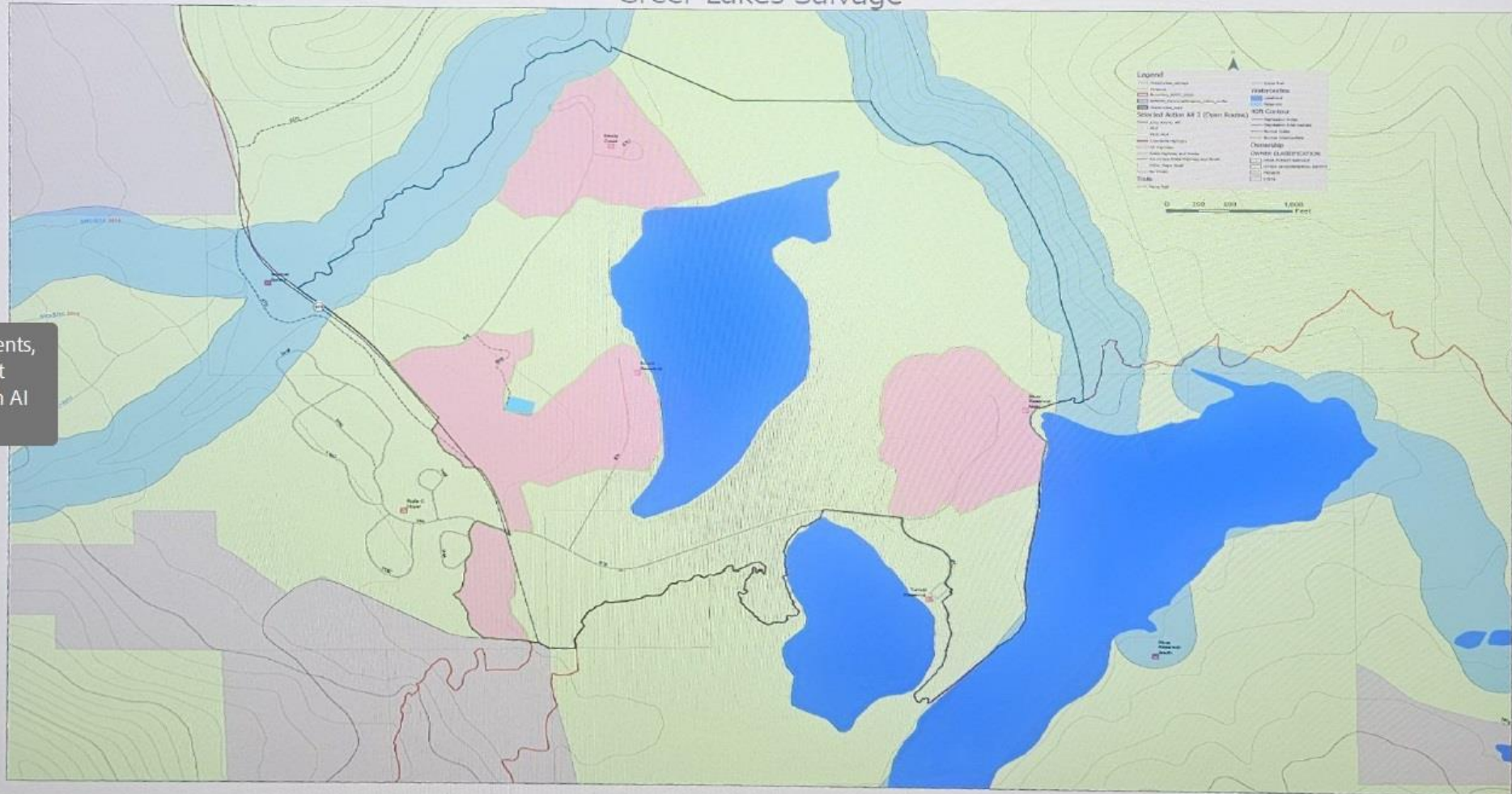
Electrical power has become an essential part of our lives,
but do we consider the location of the wires that provide that power?

When landscaping or building on your property, it is important to keep proper clearance of overhead or underground utilities. Contact with these utilities can cause injury or death.

Greer Fire Prevention and Mitigation Working Group Agenda

▶ Forest Service Efforts:

- ▶ Forest Service Fire Mitigation Plan: Greer salvage timber sale, from all the mortality caused from the Greer fire. Likely timeframe is the wood will be sold this coming fall. Greer salvage timber sale primarily consists of the standing dead timber around Greer Lakes, and Benny Creek Campground.
- ▶ FireWise work on Forest Service land adjacent to private property:
 - ▶ Tree permits available; remove tree completely and cannot sell wood; Prefer dry times of year (Spring); Contact Trace Douglas 928-292-6703
- ▶ Greer Perimeter 'Treatment':
 - ▶ longer term plan to 'treat' the west and southwest flanks of Greer that the Arizona State Forestry and FireWise inspection identified as a particular wild fire threat to the community.
 - ▶ NEPA from 20 yrs ago to treat 60-120ft from property lines. Estimate a NEPA renewal to take up to 5 years.
 - ▶ Needs further study of the 'wild land urban interface' NEPA profile of the area between deeded Greer property and North Woods Rd.
 - ▶ Matt Moe is our FS contact to continue to evaluate a global plan to 'treat' this area.



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Greer Fire Prevention and Mitigation Working Group Agenda

- ▶ Explore grants to fund fire mitigation on Greer private land. Greer Fire District
 - ▶ Healthy Forest Initiative (HFI) State Grant Program:
 - ▶ The Fire District consultant completed application for this grant: Unsuccessful in 2026
 - ▶ Re-Application planned for 2027

Greer Fire Prevention and Mitigation Working Group Agenda

- ▶ Explore and implement actions that help our Fire District improve firefighting capabilities:
 - ▶ Water caches
 - ▶ Hydrants

Greer Fire Prevention and Mitigation Working Group Agenda

- ▶ How about Insurance?
- ▶ Reports since April:
 - ▶ Insurance cancellation involving a commercial owner reversed by consideration of our FireWise status. Insurer was Auto-Owners.
 - ▶ Insurance Rate Decrease

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**Thank you for being involved in
our Community**

**Thank you for being a member of
the
Greer Coalition**

Join us for light refreshments

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Homeowner Insurance

- ▶ Ty Schraufnagel Insurance Agency: 480-888-1428; Broker for American Family Insurance; American Family is underwriting in Greer.
- ▶ Insurers we know have written policies in the past year:
 - ▶ State Farm: underwriting in Greer
 - ▶ Progressive Insurance
 - ▶ Co. Chubb Insurance; online search has suggested that Chubb prefers insuring homes with values greater than \$1 million but we are aware of success in insuring homes in Greer of less value.
- ▶ This is an evolving issue and we hope members of our community will let us know of other insurers that are willing to underwrite in Greer, and any of those we have identified who may change their practice and stop insuring in Greer.