

Minutes of the Planning and Zoning Hearing held on Monday, August 12, 2024, at 6:00 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

STAFF

David Coolidge, City Manager

Marshall Larsen, City Inspector

Suzy Wetzel, City Clerk

Larrilynn Oso, Recording Secretary

Jason Sanks, Zoning Hearing Officer

Michelle Stinson, City Attorney (via Zoom)

Michael Janes, City Engineer (Via Zoom)

The Zoning Hearing Officer called the hearing to order at 6:06 p.m. and asked those in attendance to silence their cell phones.

Let the record reflect that Steve Lesondak (applicant for Item A) was in attendance via Zoom.

CONSIDERATION AND ACTION

- A. Public Hearing, Consideration and Possible Action on a request from a Property Owner to rezone approximately 15 acres of real property generally located on the east side of Colorado Avenue at the Gilmore and Mahoney Street alignments, from R1-7 Single Family Residential (7,000) zoning district to PAD Planned Area Development District in accordance with Chapter 17.50 of the Winslow City Code, and to approve a Preliminary PAD Plan of Development for the property. If the Preliminary PAD Plan of Development is approved, a Final PAD Plan of Development must be submitted within 2 years, in which case the Final PAD Plan of Development may be approved by Council by ordinance and the Zoning Map will be amended to reflect the new PAD Planned Area Development District. The effect of the rezoning for this property will be to establish permitted uses and development standards for a residential project of 80 duplexes (160 total dwelling units).**

Zoning Hearing Officer Jason Sanks provided a PowerPoint presentation which outlined the Planned Area Development (PAD) submitted by the applicant. The presentation included descriptions of the preliminary and final, two-step review process, visual references for the site development area and General Plan Conformity. The Zoning and Hearing officer also noted information in regard to Sewer Capacity / Line Locations, and Development Standards. The following objectives (A-F) were included in the presentation:

- A. To allow and promote, or to require, variation in building design, lot arrangements and land uses for a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities;
- B. To provide for a coordinated, visually and functionally linked, and compatibly arranged variety of land uses through innovative site planning;
- C. To include circulation that incorporates complete streets within the final PAD plan, interconnection of uses by non-motorized vehicles or transit, and

safe interconnection of the PAD with surrounding land uses and transportation systems;

- D. To establish and maintain useable open space that is accessible by all residents and user in the PAD;
- E. To minimize adverse environmental impacts on surrounding areas; and
- F. To fulfill the goals, objectives, and policies of the City of Winslow General Plan and amendments hereto.

After the presentation, the Zoning Hearing Officer offered the applicant the opportunity to provide his statement before opening the hearing for public discussion. Mr. Lesondak noted that the development aims to alleviate the demands for more housing in Winslow. He also wished to avoid the creation of rental apartments in the area and indicated that the duplex units would be maintained, managed and provide minimal impact to the surrounding neighborhoods. The Zoning Hearing Officer clarified that whether the units would entail rental and/or ownership will not impact the recommendation.

The Zoning Hearing Officer opened the public hearing.

The following community members spoke in opposition of the PAD:

Deborah Vargas	Heather Pruett	Carol Hairrell
Sandra Knight	Rich Leonard	Chris Hawthorne
James Boose	Kim Hildebrand	Kayla Reader
Valerie Stearns	Sierra Kolomitz	Anna Sherman
Sonia Ybarra	Stratton Salyers	
Sally Jones	Allen Leonard	

The Zoning Hearing Officer, City Engineer and Applicant responded to questions and comments from the 16 community members. Some concerns and responses that expressed were related but not limited to the following:

- **Standing Water, and Flood Area Concerns**

In response to inquiries and statements from several residents regarding this issue, both the applicant and the City Engineer noted that pre-existing flooding in the development location were extensively researched, and considered. These issues will be addressed within the necessary elevation and construction requirements of the project.

- **Sewer Flow, Drainage**

Several residents stated concerns for sewer drainage, odor, capacity and the impact of that this project may present for these issues. The Planning and Zoning officer referred to a visual slide in his presentation which indicated levels of sewer flow near the PAD. The City Engineer noted a 20%-40% peak flow calculation level occurring in the neighborhood area. The City Engineer also stated that the odor residents are experiencing are related to

this calculated peak flow which is currently not strong enough to push waste through the system. The City Engineer explained that the sewer system is flat which also slows the rate of travel for sewage, creating build-up. It was the determination of the City Engineer that the impact of the project may in fact increase the peak flow level and alleviate sewer issues and the odor complaints that occur in this area.

The applicant also responded to resident's request to develop elsewhere, indicating that this location was chosen due to the reasoning that this particular area of Winslow could properly handle an increase peak sewer flow and may also benefit from it.

For clarification purposes, the Planning and Zoning Officer also provided clarification as to the difference of sewer and storm drains as well as their functionality.

- **Possible Increased Traffic Flow, Foot Traffic and Noise Increase**

Residents expressed concern regarding the possibility of increased street and foot traffic in the development area. Mr. Lesondak noted that Phase 3 of the project will work to provide adequate parking and traffic flow from the development area. The City Engineer also noted that the existing streets will adequately accommodate the proposed living spaces. Other residents noted that they were concerned over the safety issues with increased traffic flow, as well as delay in directions of travel.

- **Outreach for Community Discussion and Input with Mayor and Council consideration of Community Concerns**

The Planning and Zoning officer spoke to concerns expressed by community members, noting that the Planning and Zoning Hearings are recorded and posted on the City website and a summarization of meeting discussion is posted as hearing minutes. Concerns may also be relayed to Councilmembers during the next City Council meeting on September 10th.

The Planning and Zoning Officer also noted those in attendance that the consideration given to approving or denying the PAD zoning request for Council consideration is based on the PAD's ability to comply with the goals and policy requirements found in the recently adopted General Plan.

- **Possible Effects of Increased Population and Impact on Community Resources (Police, Fire, Ambulance and School District)**

Residents noted that this development may negatively impact City services such as police and fire response, as well as private services relating to the school district and ambulance services. The City Manager also spoke to these concerns noting that City services are capable of handling the increase population.

The Planning and Zoning Officer provided guidance that the Winslow Unified School District be contacted to discuss their current capacity rates and potential for possible increased attendance.

- **FEMA Rezoning of the PAD Area**

The City Engineer and the applicant responded to inquiry of whether FEMA has rezoned the area due to flooding concerns. Discussion was had in regard to the allowable improvements that could be provided to the area within each pavement and landscaping phase of the project.

- **Colorado Avenue Utilization and Classification**

The City Engineer noted that the classification of whether Colorado Avenue is considered a street or an alley will need to be further researched. The City Engineer also noted structural needs (potholes) that are to be addressed.

- **Possible Impact of allowing Low-Income Housing options**

Responding to resident objections and concerns that there may be low-income tenants allowed to live in the development area, the applicant stated that he does accept Section 8 applicants. The Planning and Zoning Officer also clarified that the level of income for potential owners or renters in the development is not considered or applied as a factor of consideration within his recommendation to council.

- **Possible Impact of Property Value in Surrounding Neighborhoods, Property Management and Maintenance of Landscaping and Units**

In response to resident inquiry for a park or recreation area, the Planning and Zoning Officer clarified with the applicant that a designated area in Phase 3 of the PAD include a recreation area for residents to enjoy. Other residents noted that they felt that this development would reduce the property values of their homes by becoming run-down or a blight. The applicant responded, and stated that he will uphold high standards of property maintenance and care of yards. When asked to provide address locations of properties he currently owns, the applicant stated that it was a matter of public record.

- **Environmental Impact Studies**

The Planning and Zoning officer noted that environmental impact studies are not required during Phase I. Mr. Lesondak further added that the former land owner did provide studies that were completed prior to his acquisition of the land.

- **Requests for possible reduction of total units**

Several residents requested for the reduction of total dwelling units from 160 either a smaller number or single family homes. The applicant responded, noting that reducing unit production would greatly increase the rental cost of each unit, making it difficult to lease to potential tenants at an

affordable rate. Residents also discussed that they did not feel that this development was conducive to addressing the current need for housing as it would greatly affect their neighborhood dynamic and decrease the quality of life that they currently enjoy. The Planning and Zoning Officer, City Engineer, City Manager and applicant all spoke to the importance of addressing the need for affordable middle-housing and the opportunity that this development would provide to help lessen the need.

Mr. Lesondak provided closing remarks, noting that the reduction of units and/or opting to build single family homes would result in increased cost for rental and purchase opportunities. Mr. Lesondak indicated that estimated rental unit cost (utilities not included) for the PAD are approximately \$1350.00 per month.

The Zoning Hearing Officer closed the public hearing.

The Zoning Hearing Officer thanked those in attendance for the public discussion and again clarified that his consideration to approve the Preliminary PAD zoning request to the City Council on September 10th encompasses the PAD's ability to comply with the goals and policy requirements set forth in the most recently adopted General Plan. The Zoning Hearing Officer also cited the critical need for middle housing.

The Zoning Hearing Officer moved forward with his recommendation to approve the Preliminary PAD zoning request to the City Council, subject to the following conditions and amendments based on discussion:

1. The Planned Area Development shall maintain general conformance with the exhibits provided by the applicant, as presented to the Zoning Hearing Officer at the August 12, 2024 public hearing.
2. The Area noted as "Storage" shall be removed from the development plan and presented by the applicant as a recreational facility and amenity package for City Council consideration and evaluation.
3. The forthcoming Development Review shall ensure that all landscape setbacks along Colorado Avenue have been provided along with sufficient tree buffering to the recommendation of minimum 24-inch box trees, 20-feet on center for the entire length of Colorado Avenue to create an adequate green screen.
4. The applicant shall submit a Final PAD application in conjunction with each phase of Development Review of the project in order to vest their property zoning.
5. The applicant shall construct all community amenities prior to receiving a Certificate of Occupancy for the final constructed unit of the project.
6. The applicant shall improve Colorado Avenue with paving, curb, gutter, sidewalk and streetlights on their respective half-street frontage. Other rights-of-way in the project shall be dedicated and improved, as approved by the City Engineer.

As a side-note, the City Engineer was also tasked by the Zoning Hearing Officer to research and identify ways to alleviate localized flooding on Mahoney Street. Lastly, the Zoning and Hearing officer noted that this was not a final decision regarding the PAD but a recommendation for Council Consideration on September 9, 2024.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 7:40 p.m.