



**AGENDA AND NOTICE OF
PLANNING & ZONING HEARING
MONDAY, JANUARY 5, 2026 AT 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

**Winslow Visitor's Center
523 West Second Street
Winslow, Arizona 86047**

Notice is hereby given to the general public that the City of Winslow will hold a Planning and Zoning hearing on Monday, January 05, 2026 at 6:00 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona 86047. **MEMBERS OF THE PUBLIC MAY JOIN THE MEETING IN PERSON OR VIA ZOOM USING THE FOLLOWING LOG-IN INFORMATION:**

<https://us06web.zoom.us/j/85314906176?pwd=1e7S4BsQ7bfa37jPNTjlcAK40gLxEp.1>
Meeting ID: 853 1490 6176 / Passcode: 279986
Dial by your location: +1 699-900-6833 (US)

1. Call to Order – (Please Remember to Silence All Cell Phones)

2. Consideration and Action

- A.** Public Hearing, Consideration and Possible Action regarding a Notice of Cessation of Use for the Conditional Use Permit previously issued to the Harmony Wellness Center, formerly located at 723 North Apache Avenue, Winslow, Arizona, more specifically described as Navajo County Assessor's Parcel Number 103-17-409A, due to expiration of the lease, pursuant to Winslow Municipal Code Chapter 17.68 - Conditional Use Permits, Section 17.68.010(E) - Purpose and Intent.
- B.** Public Hearing, Consideration and Possible Action regarding a request from the current property owner for a Conditional Use Permit to operate a day care center at 723 North Apache Avenue, Winslow, Arizona, more specifically described as Navajo County Assessor's Parcel Number 103-17-409A, pursuant to Winslow Municipal Code Chapter 17.36 - MFR Multiple-Family Residence District, Section 17.36.060 - Permitted Conditional Uses, Subsection I - Day Care Centers.

3. Adjournment

The Planning and Zoning Officer reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials is available at City Hall, 102 East Third Street, Winslow, Arizona between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday.

Pursuant to the Americans with Disabilities Act (ADA) the City of Winslow endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S 1-602. A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Winslow Planning and Zoning Hearing Officer are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Mayor
Roberta W. Cano

(928) 289-2422



Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melcor Salazar
Daniel T. Tafoya

Discover Winslow-A City in Motion

AGENDA DATE: January 5, 2026
FROM: Jason Sanks, Planning and Zoning Hearing Officer
SUBJECT: Conditional Use Permit to Allow a Day Care Center at 723 N. Apache Ave.

OVERVIEW

Leap of Faith Learning Center-CGJ LLC (ALOF), the applicant, has filed a Conditional Use Permit (CUP) for a day care center located at 723. N. Apache Ave (APN 103-17-409A). ALOF refers to their facility as a “learning center” that provides toddler and preschool classrooms, before and after school programs for school age children, and weekend learning and activity programs. They intend to provide a safe and affordable center that promotes functional skills and individual creativity. Other programming may include lectures, seminars, retreats, family classes, and sensory play activity times. They are proposing the following facility hours of operation: Monday through Thursday from 6am to 7pm, Friday from 6am to 9pm, and on Saturday from 9am to 5pm. Sundays may include some operations on an as needed basis.

The total number of employees is anticipated to be between 10-15 staff members once fully operational.

DISCUSSION

The property is zoned Multiple-Family Residence District (MFR), a zoning district that is primarily intended for residential uses but allows a select number of supportive and compatible non-residential uses. Per Chapter 17.52.090 of the City’s Zoning Ordinance, day care centers are a conditionally permitted use and are further defined in Chapter 17.08.020 as follows:

"Day Care Center" means the facility in which childcare is regularly provided for five (5) or more children under the age of sixteen (16), not related to the provider or his/her employees for all or any part of a twenty-four (24) hour day.

Chapter 17.68 of the zoning ordinance regulates Conditional Use Permits and outlines the purpose, intent, and general regulations that the city considers when evaluating a request which may be denied or approved with reasonable conditions as deemed necessary to mitigate any prospective influences the use would have on adjoining properties.

The city must make a finding of fact that that the establishment, maintenance, or operation of the use of the building and/or the property will not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

The area surrounding the property is shown as follows on the aerial:



The prior use of the property was a medical office, and a CUP was approved for the site in 2023 to allow an outpatient rehabilitation facility. The outpatient facility moved out and the day care is proposed in its place. Surrounding land uses include residential, the high school, and a Head Start facility.



While the application materials note that the facility will not generate much traffic, day care centers typically do generate peak traffic trips for drop-offs in the AM and pick-ups in the PM, so any onsite or offsite congestion will need to be carefully monitored and managed. The site has approximately 11 onsite parking spaces for staff and visitors, and street parking is available along both Apache Avenue and Elm Street.

Day care centers can sometimes generate outside noise from children playing on the property. Based on the site plan provided by the applicant, a small paved outdoor area is provided, but it is not large enough to support play equipment and therefore not much noise is expected to be made in this area. A 6' brick wall separates this area from the adjacent property.

SUMMARY

The proposed day care center in this location seeks to use the existing non-residential facility for a day care center in close proximity to similar youth care and educational facilities. The findings of fact for this request indicate that day care centers are a necessary and desired land use in the city and considerations for its impacts have been evaluated and appear to be sufficiently mitigated. The day care center activities and its limited hours of operation will help ensure the site remains compatible with surrounding properties.

RECOMMENDED MOTION

The Planning and Zoning Hearing Officer has made the necessary findings of fact for the CUP and recommends approval to allow a day care center at 723 N. Apache Ave., subject to the following conditions:

1. The CUP is approved based on the application narrative, site plan, and other exhibits provided by the applicant.
2. The CUP is subject to annual review by city staff to ensure compliance with these stated conditions and will report their determination back to the Planning and Zoning Hearing Officer per Chapter 17.68.020.E of the zoning ordinance.

Respectfully submitted,



Jason Sanks,
Zoning Hearing Officer



CONDITIONAL USE PERMIT APPLICATION

(CHILD CARE)

ADDRESS OF SITE: 723 N. Apache St.

Proposed Use: Learning Center, early childhood, adults, elementary

Name of Applicant: Christina Gonzales-Jaramillo Phone: [REDACTED]

Street Address: 1013 W. Fleming St.

City: Winslow State: Az. Zip Code: 86047

Owner of Property: Rocio Soto Phone: [REDACTED]

Street Address: 3224 N. Trindle Blvd.

City: Flagstaff State: Az Zip Code: 86004

Zoning District: _____ Assessor's Parcel Number: _____

DESCRIPTION OF CHILD CARE SERVICES AND FACILITY:

Hours of Operation: 7am-7pm Days: SU MO TU WE TR FR SA No. of non-family employees: 2-10

Number of non-resident children:

7 a.m. to 3 p.m. 40 3 p.m. to 11 p.m. 20 11 p.m. to 7 a.m. 0

Will there be an out-of-door play area for the day-care children? No: _____ Yes:

(If yes, on a separate attachment please include a brief description and a map showing the area)

What percentage of the resident will be used for the child care? 100%

Describe any additional structures or equipment that will be used for the care of non-resident children:

none

Are exterior signs to be employed? Yes _____ No If yes, has sign permit been obtained? Yes _____ No

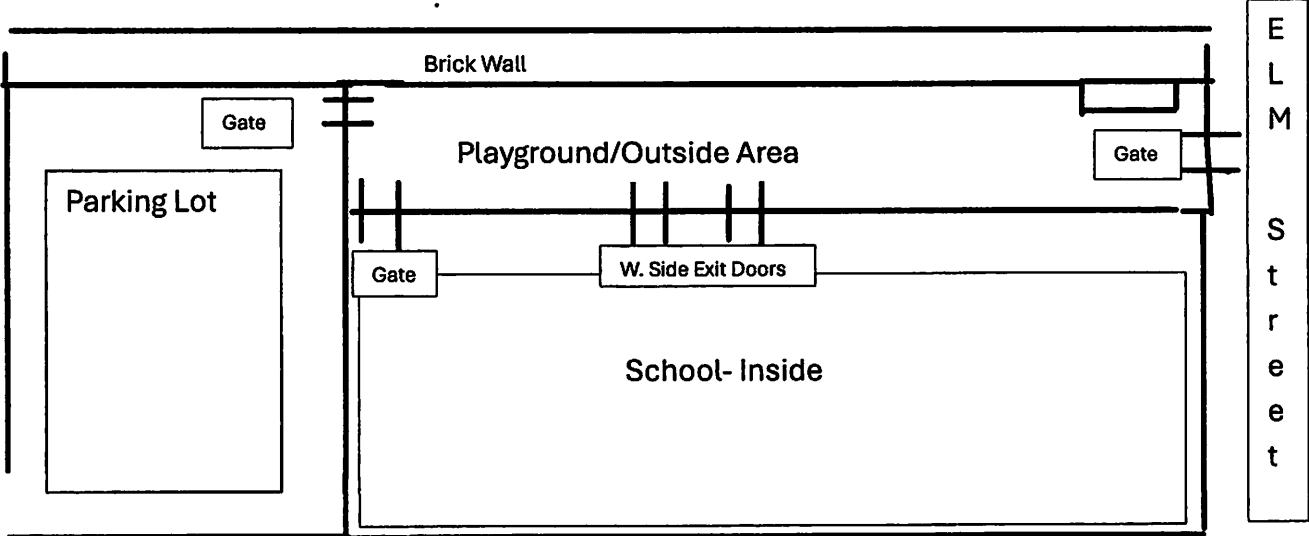
Signature: Christina Gonzales-Jaramillo

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, all conditions attached, and all pertinent Winslow Municipal Codes.

FOR OFFICIAL USE ONLY:			
City File No: _____	Date: <u>12-4-25</u>	Receipt No: [REDACTED]	
Amount Paid: _____	Cash: <u>250.00</u>	Check No. <u>DEC 04 2025</u>	
Staff Signature: <u>Ashley Solyers</u>	Agenda Date: _____	BY: <u>Ashley Solyers</u>	

The Leap of Faith Learning Center outdoor play area will be located on the West side of the building. There will not be any large playground equipment at this time. Outdoor equipment will consist of balls, bikes, jump ropes, sand tables, water tables, etc.

Outdoor play area-





December 2, 2025

Dear City of Winslow Planning Commission,

A Leap of Faith Learning Center-CGJ LLC, (ALOF) will offer the Community of Winslow a learning center that will provide several invaluable programs to the youth, families, and citizens of Winslow. ALOF Learning Center will provide toddler and preschool classrooms, a before and after school program for school-age children, weekend learning and activity programs. ALOF Learning Center intends to provide a safe and affordable center where functional skills are learned and individualized creativity is promoted. This may include lectures, seminars, retreats, family classes, and sensory play activity times.

The hours of operation will be Monday through Thursday from 6am-7pm. Friday from 6am-9pm, and on Saturday from 9am-5pm or as needed. Sunday, the learning center will be available occasionally upon request or as needed. The traffic generated will be similar to the current volume and type of traffic that is generated at this time. There is a designated private parking area for the ALOF Learning Center. The number of employees will depend on the State of Az. licensing criteria for the preschool and daycare sector of the learning center. The center will follow the State of Az. licensing staff: children ratios upon opening, there will be two staff. The learning center will eventually have 10-15 staff as the program expands and grows.

I appreciate your time in reviewing this conditional use permit application and information.

Best Regards,



Christina Gonzales-Jaramillo, Program Director