

Minutes of the Planning and Zoning Hearing held 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.

STAFF

David Coolidge, City Manager
Jason Sanks, Zoning Hearing Officer (via Zoom)
Trish Stuhan, City Attorney (via Zoom)
Marshall Larson, City Inspector
Larrilynn Oso, Recording Secretary

The Zoning Hearing Officer called the hearing to order at 6:00 p.m., and asked those in attendance to silence their cell phones.

Let the record reflect that applicant for Item 2B, Ms. Christina Gonzales-Jaramillo was in attendance.

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€ - Purpose and Intent.**

The Zoning Hearing Officer provided background context on this item, noting that a Conditional Use Permit was issued on March 15th, 2023 for the Harmony Wellness Center outpatient clinic. The lease has since expired and the Conditional Use Permit is no longer being utilized.

The Zoning Hearing Officer opened the public hearing for this item. With no questions or comments from the public, the Zoning Hearing Officer closed the public hearing made a motion to rescind the former Conditional Use Permit. The City Attorney also acknowledged cessation to revoke the Conditional Use Permit immediately.

- 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.**

The Zoning Hearing Officer provided a brief presentation of the staff report which included a brief presentation of activities, hours of operation the number of staff and the definition of daycare center. The Zoning Hearing Officer also noted that the proposed use of the building will not cause a negative impact on the surrounding

residential area. The Zoning Hearing Officer also discussed peak drop-off and pick-up times as well as management for parking both onsite and street. Lastly, the Zoning Hearing Officer noted that the proposed outdoor area would produce a minimal amount of adjacent noise to surrounding homes.

In response to an inquiry by the Zoning Hearing Officer, the applicant replied and noted that traffic management will be obtained by focusing on parent needs. This includes not setting a mandatory drop-off and pick-up time which would bring more cars on the street. Also, Parents will be allowed to utilize the off-street parking which is available next to the building. Additionally, the applicant discussed that she intends to maintain a good, working relationship with the nearby Head Start and residents in the area. Her staff will also consist of 10 individuals taking shifts throughout the day.

There was a brief discussion regarding classes for parents and community members at the facility and how the applicant will minimize traffic and neighborhood impact concerns. The Zoning Hearing Officer informed the applicant that a yearly compliance review will be conducted as per the condition of the Conditional Use Permit.

The Zoning Hearing Officer opened the public hearing and allowed for the applicant to provide a statement. With no further questions or comments from the applicant or the public, the Zoning Hearing Officer closed the public hearing, and continued with the motion to recommend approval of the Conditional Use Permit to allow a day care center at 723 N. Apache Avenue, subject to the following conditions:

1. The Conditional Use Permit is approved based upon the application narrative, site plan, and other exhibits provided by the applicant.
2. The Conditional Use Permit 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.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 6:23 p.m.