

Minutes of the Planning and Zoning Hearing held on Monday, November, 14, 2022 at 6:00 p.m. in the City Hall Conference Room, 21 Williamson Avenue, Winslow, Arizona.

STAFF

David Coolidge, City Manager
Jason Sanks, Zoning Hearing Officer
Brian Law, Zoning Hearing Officer
Trish Stuhan, City Attorney
Marshall Larsen, City Inspector
Larrilynn Oso, Recording Secretary

The hearing was called to order by the Zoning Hearing Officer at 6:00 p.m.

Let the record also reflect that the applicant, Lonny Gose was present (in-person) at the hearing. The following community members were also present (in-person):

- Dan Oplinger
- Rose Oplinger
- Allen Rodgers
- Elaine Rodgers
- Michelle Pennington

CONSIDERATION AND ACTION

- A. Public Hearing, Consideration and Possible Action on a request from the Property Owner for a Conditional Use Permit for recreational vehicle parks, in compliance with Winslow Municipal Code, Section 17.76.010 and 17.76.020, located at 500 Airport Road, Winslow, Arizona, also identified as Navajo County Assessor's Parcel Number 103-62-045, 046, 047, 048, 049, 050, 051.**

Zoning Hearing Officer Jason Sanks provided information regarding the applicant property and presented a staff report which included photographs of the location, the surveyor's legal description of the parcels, and the Conditional Use Permit Application.

The Zoning Hearing Officer discussed Section 17.76.010 of the City Code in relation to the Conditional Use Permit Application. The Zoning Hearing Officer noted that the proposed RV parking is temporary – either for visitors for special events or temporary workforce housing and any prospective structures would require separate building permitting prior to construction and would be vetted for meeting all code requirements. The Zoning hearing officer recommended to approve the Conditional Use Permit subject to the conditions noted in the report provided.

The City Attorney and Zoning Hearing Officer discussed the recommendation to also update code language regarding RV Spacing and the condition for approval of a two-year period for this Conditional Use Permit.

The Zoning Hearing Officer opened the public hearing and the applicant responded to inquiries from community members regarding traffic flow, adjacent properties, and future plans for site development.

The City Attorney addressed public discussion regarding the hearing process in regard to the role of the Zoning Hearing Officer. The City Attorney also addressed concerns expressed by the community members in attendance for permitting processes, zoning compatibility of the Conditional Use Permit Application, and voluntary compliance. The Zoning Hearing Officer reiterated that the site is utilized as temporary workforce housing, and future event parking. Therefore, as non-typical RV parking development, the approval of the Conditional Use Permit will be granted for a 24-month period, upon which the applicant is required to secure permits for any existing and proposed additions.

With no further comments, the Zoning Hearing Officer closed the public hearing.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 6:35 p.m.