

Minutes of the Planning and Zoning Hearing held on Monday, December, 12, 2022 at 6:00 p.m. in the City Hall Conference Room, 21 Williamson Avenue, Winslow, Arizona.

STAFF

David Coolidge, City Manager
Brian Law, Zoning Hearing Officer
Marshall Larsen, City Inspector
Larrilynn Oso, Recording Secretary

Jason Sanks, Zoning Hearing Officer
Trish Stuhan, City Attorney
Suzy Wetzel, City Clerk

The hearing was called to order by the Zoning Hearing Officer at 6:00 p.m. Let the record also reflect that the applicants, Dillon and Anna DeWitt were present (in-person) at the hearing.

CONSIDERATION AND ACTION

- A. Public Hearing, Consideration and Possible Action on an Appeal filed by Dillon and Anna DeWitt for property located at 821 Transcon Lane, Winslow AZ. 86047 and further described as APN 103-31-009 of the City Inspector’s Interpretation of the City’s Municipal Code Requirements Title 17 Zoning, Chapter 17.40 (C) Commercial District. Related to a Roping Arena as Permitted Use or as a Conditional Permitted Use in the Commercial Zoning District.**

Zoning Hearing Officer Jason Sanks provided information in regard to the applicant property and request for appeal. The Zoning Hearing Officer also provided information from the staff report which included photographs of the location, and a letter from the applicant.

The Zoning Hearing Officer discussed the report in detail, including the City Inspector’s interpretation of Section 17.40 of the City Code in relation to the applicant’s request to install a 200-amp box in order to establish electricity to the roping arena. The Hearing Officer noted that Section 17.40 does not allow for the rodeo grounds within the commercial zoning district and upon his findings, there are no provisions that allow for exceptions to the Inspector’s interpretation.

The Zoning Hearing Officer proceeded to move forward with his recommendation to deny the appeal. Both the City Attorney and the Zoning Hearing Officer provided guidance should the applicants wish to pursue the issue further. The City Attorney noted that the applicants are encouraged to seek a pre-application meeting with both City Administration and the Zoning Hearing Officer to discuss options and particulars such as intended use and a possible amendment to the code.

ADJOURNMENT

Due to technical issues, the hearing was adjourned by the City Manager at 6:15 p.m.