

Minutes of the Planning and Zoning Hearing held on Monday, April 10, 2023 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

Suzy Wetzel, City Clerk

Larrilynn Oso, Recording Secretary

The hearing was called to order by the Zoning Hearing Officer at 6:01 p.m.

Let the record also reflect that applicant and applicant representative Jarrod Richey (In-Person for Agenda Item A) and Mark Woodson (via Zoom for Agenda Item B) were present at the hearing.

Several community members including John Pollard, Helen Jane Pollard, Holly Wagner, and Anne Schmidt were also present (in-person). Community member Rhonda Greer also appeared (via Zoom.)

**CONSIDERATION AND ACTION**

- A. Public Hearing, Consideration and Possible Action regarding request from the Property Owner for a Conditional Use Permit for additional storage containers in compliance with Winslow Municipal Code Section and 17.40.030 and 14.40.040 (10), located at 2015 West Third Street, Winslow, Arizona, also identified as Navajo County Assessor's Parcel Number 103-11-007B.**

Zoning Hearing Officer Jason Sanks provided information regarding the applicant's request for a Conditional Use Permit. The Zoning Hearing Officer also presented the staff report, which included photographs of the location and areas highlighted for context.

For the benefit of those in attendance, the Zoning Hearing Officer provided background information regarding a recent text amendment which pertains to the Permitted Conditional Uses of Storage Containers. The amendment to Section 17.40.040 notes that no more than four total containers may be approved as a conditional use. Given this information, the Zoning Hearing Officer discussed the request's proposed placement, and impact on surrounding businesses and residential areas. The Zoning Hearing Officer provided Mr. Richey an opportunity to add to the presentation which he declined.

The Zoning Hearing Officer opened the public hearing. There were no comments regarding the request and/or the staff report. The Zoning Hearing Officer closed the public hearing and proceeded to move forward with his recommendation to

approve of the Conditional Use Permit to allow four storage containers at 2015 West Third Street.

**B. Public Hearing, Consideration and Possible Action regarding a Request for a Property Combination/Split of Navajo County Assessor's Parcel Number 103-26-001 and 103-26-020 situated in Section 19, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, located at 1500 North Park Drive and zoned in the Commercial District; and realignment of the northern parcel line of Navajo County Assessor's Parcel Number 103-27-024, situated in Section 19, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, located at 300 West Hillview and zoned in the R1-7 District.**

The Zoning Hearing Officer presented the staff report, which included pictures, highlighted map areas for context, and a Land Surveyor Exhibit document provided by the applicant. The Zoning Hearing Officer discussed the overall purpose and intent of the request, noting that the property combination / split was designed to enhance the current state and future development of the property.

The Zoning Hearing Officer allowed the applicant to respond to the report and/or make a statement regarding the request. Mr. Woodson echoed the report and thanked the Zoning Hearing Officer for the opportunity to address any concerns or questions from the public.

The Zoning Hearing Officer opened the public hearing. In response to several inquiries from community member Holly Wagner, Mr. Woodson stated that the request submitted for this property would assist with the alignment of property lines and allow establishment of legal easement access to Eastern parcel 103-26-001 and prohibit traffic from being routed through a residential area. Further discussion regarding the structural integrity of the Bashas building and concerns for future development occurred. To this, the Zoning Hearing Officer offered clarity, noting that current and/or future development is not on the agenda for discussion.

In response to an inquiry from community member Rhonda Greer, Mr. Woodson clarified that creating the access easement allows for legal access to commercial parcel 103-26-001 stemming directly from North Park Drive, bypassing the need and use of Winslow Avenue and Lee Street. Several community members voiced concern regarding possible extension through the existing block wall for future development. However, the Zoning Hearing Officer again noted that future development was not the subject of tonight's hearing but that it was important for Mr. Woodson to note the concerns presented at this hearing and address them with the property owners.

In response to discussion from Holly Wagner regarding the perceived urgency of the request, City Attorney, Trish Stuhan provided information concerning the City's deliberation for requests and Conditional Use Permits versus possible delay

of action. Mr. Woodson also reiterated that he would pass on the concerns discussed in the hearing to the property owner. To culminate the discussion regarding the access easement, the Zoning Hearing Officer asked the community members in attendance to provide their opinion regarding if the proposed easement would be a reasonable solution to their concerns to not have traffic brought through Lee Street or Winslow Avenue. Those in attendance agreed that they are primarily concerned with keeping access out of their residential area. Also, the group requested open communication with the diocese, with Mr. Woodson acting as the liaison.

Lastly, community member Helen Jane Pollard provided the group with historical information regarding a November 1988 lawsuit filed by Ross and Doris Tyler against Bashas and the City of Winslow, which resulted in the construction of the block wall on Lee Street between Warren and Winslow Avenue. The lawsuit also notes that the landscaping facing Lee Street would be maintained by the City while Bashas would maintain Winslow Avenue. Holly Wagner added that she would like to see better maintenance by the Diocese on the West side of the Winslow Avenue portion of the wall.

Without any further questions or concerns, the Zoning Hearing Officer closed the public hearing.

The Zoning Hearing Officer proceeded with his recommended approval to the City Council of the request for a Property Combination/Split of Navajo County Assessor's Parcel Number 103-26-001 and 103-26-020 situated in Section 19, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, located at 1500 North Park Drive.

## **ADJOURNMENT**

The hearing was adjourned by the Zoning Hearing Officer at 6:52 p.m.