

Minutes of the Planning and Zoning Hearing held on Monday, June 12, 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

Michelle Stinson, 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 6:00 p.m.

Let the record also reflect that applicant Gregory Arnold (via Zoom for Agenda Item A), Bridget and William Bagley (in-person for Agenda Item B) were present at the hearing.

CONSIDERATION AND ACTION

- A. Public Hearing, Consideration and Possible Action regarding request from the Property Owner for a Conditional Use Permit for arbor / fencing in compliance with Winslow Municipal Code 17.48.020(G), located at 600 West Third Street, Winslow, Arizona also identified as Navajo County Assessor's Parcel Number 103-16-401.**

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, examples of arbors, and the subject property highlighted for context.

Upon concluding the staff report, the Zoning Hearing Officer provided Mr. Arnold an opportunity to add further information to the presentation. Mr. Arnold clarified his request, indicating a need for an additional arbor located on the side yard and used as a secondary entry point. Discussion occurred regarding coding provisions for overhead structures, and Mr. Arnold's need for two points of entry to the property. The Zoning Hearing Officer responded to the request, noting that per the provisions of the Municipal Code, an additional arbor at the side entrance is not allowable. The Zoning Hearing Officer suggested that Mr. Arnold could complete the side entrance with a gate matching the fence material. Mr. Arnold agreed to the recommendation.

The Zoning Hearing Officer opened the public hearing for discussion of this item. 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 for arbor / fencing located at 600 West Third street.

B. Public Hearing, Consideration and Possible Action on a request from the Property Owner for a Conditional Use Permit for keeping chickens, in compliance with Winslow Municipal Code, Section 17.60.190, located at 107 E. Gilmore, Winslow, Arizona, also identified as Navajo County Assessor's Parcel Number 103-27-094.

The Zoning Hearing Officer presented the staff report, which included pictures, a highlighted map area for context, and a site plan document provided by the applicant.

The Zoning Hearing Officer allowed the applicant to respond to the report and/or make a statement regarding the request. Mrs. Bagley noted that neighboring properties to both the West and East of her residence were contacted, and the property owners had no objections regarding her request to keep chickens.

The Zoning Hearing Officer opened the public hearing. There being no questions or concerns, the Zoning Hearing Officer closed the public hearing.

Responding to an inquiry from the Zoning Hearing Officer, the applicant indicated she plans to keep six (6) female chickens on her property. The Zoning Hearing Officer proceeded with his recommended approval of a Conditional Use Permit to allow the keeping of chickens at 107 E. Gilmore Street.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 6:18 p.m.