

Minutes of the work session of the Winslow City Council held on September 12, 2023 at 5:00 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

**MEMBERS PRESENT:**

Mayor Cano, Councilmember Cake, Councilmember Crisp, Councilmember MacLean, Councilmember McKee, Councilmember Nelson (via Zoom), Councilmember Tafoya

**MEMBERS ABSENT:**

None

**STAFF:**

David Coolidge City Manager, Michelle Stinson City Attorney, Suzy Wetzel City Clerk, Marshall Larsen City Inspector, Kevin Fowler Project Manager, Mark Woodson Contract City Engineer (via Zoom), Jason Sanks Zoning Hearing Officer, Brian Law Zoning Hearing Officer

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Mayor Cano. Roll call was taken and all members were present.

**PRESENTATION AND DISCUSSION REGARDING HABITAT FOR HUMANITY**

Eric Wolverton, Executive Director for Habitat for Humanity of Northern Arizona, began by stating that their program to assist communities with decent, stable and healthy housing is committed to all of Northern Arizona. After Mr. Wolverton discussed details of their new starter home program that allows for the purchase of a starter home to save equity in a timely fashion, he commented on the process that was followed in Flagstaff to work through the components that were and were not working to meet this goal.

In response to a question from Councilmember Tafoya, Mr. Wolverton stated that their starter home programs are currently functioning to support families making less than 80% area median income. Mr. Wolverton also provided specific information regarding household member definitions and income criteria.

Mr. Wolverton explained that homes are purposely designed to be small (500 square feet) due to the fact that starter homes are not intended to be forever homes. Mr. Wolverton further explained that home ownership opportunities are a minimum of three years with a ten-year end clause wherein homeowners are saving \$10,000 in equity every year that they own a home. Homes built

and sold under this program are deed restricted so that only Habitat can buy back the home when the homeowners decide to sell. Habitat's goal is to move people out of the housing continuum with wealth so they can take it and be self-sufficient.

Mayor Cano inquired about the type of city investment needed to start the program to which Mr. Wolverton stated that it is dependent upon the priority level that the city sets with regard to their housing solutions. After stating that Habitat serves as both developer and financier, Mr. Wolverton discussed how development of a land trust relates to the program. Mr. Wolverton also provided information regarding State funds that have been allocated for housing needs.

Mr. Wolverton discussed details of their current project to build 40 starter homes in Flagstaff and provided drawings and a site plan for the project to the Council. Mr. Wolverton then responded to additional questions and comments from Mayor & Council regarding various aspects of their program including how this program could help employers who currently have difficulty recruiting employees due to the lack of housing.

### **PRESENTATION AND DISCUSSION REGARDING GENERAL PLAN UPDATE FROM ZONING HEARING OFFICER**

The Zoning Hearing Officer stated that the intent of this item is to present the initial draft of the General Plan Update to the Council. The Zoning Hearing Officer provided a PowerPoint Presentation that outlined the rewrite process, including a refreshed City Mission Statement to serve as a guiding principle for planning in the next ten years and beyond, a schedule update, the public outreach plan and prospective meeting dates relating to the 60-day agency review.

The Zoning Hearing Officer explained that the General Plan is comprised of the four sections (Introduction, Amendments & Process, Elements and Action Summary) and discussed the intent and contents of each section. Following topics were included in the Elements section:

Community Character	Land Use
Circulation	Parks, Recreation & Open Space
Growth & Development	Environmental Resources
Water Resources	Cost of Development

After stating that minor revisions will be made to the initial draft before the 60-day review begins, the Zoning Hearing Officer discussed the Action Strategy Matrix that focuses on objectives, goals and implementation strategies and explained his process to track suggested changes to the plan.

At the conclusion of his presentation, the Zoning Hearing Officer responded to questions and comments from the Council. The City Manager also displayed the city website on the screen and provided information regarding how citizens can review the draft General Plan document and submit comments through the citizen input portal.

### **ADJOURNMENT**

Motion: Moved by Councilmember Cake, seconded by Councilmember Tafoya, to adjourn at 6:15 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson and Tafoya voting yes.

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Mayor

Attest:

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City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the work session of the Winslow City Council held on September 12, 2023 at 5:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this 26<sup>th</sup> day of *September*, 2023.

**Suzy Wetzel**  
City Clerk