

Minutes of the Planning and Zoning Hearing held on Monday, August 14, 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 (via Zoom)

Brian Law, Zoning Hearing Officer

Trish Stuhan, City Attorney (via Zoom)

Marshall Larsen, City Inspector

Suzy Wetzel, City Clerk

Larrilynn Oso, Recording Secretary

The Zoning Hearing Officer called the hearing to order at 6:00 p.m. and asked those in attendance to silence their cell phones.

Let the record reflect that Melissa Salazar (applicant for Item A) was in attendance.

CONSIDERATION AND ACTION

- A. Public Hearing, Consideration and Possible Action regarding request from the Property Owner for a Conditional Use Permit for a Child Care Group Home in compliance with Winslow Municipal Code Chapter 17.52, located at 2124 Desert View Drive, Winslow, Arizona, also identified as Navajo County Assessor's Parcel Number 103-51-003A located within the R1-7 Zoning District**

Zoning Hearing Officer Jason Sanks provided information regarding the applicant's request for a Conditional Use Permit (CUP) for a Child Care Group Home. The Zoning Hearing Officer presented information from the staff report, which included photographs of the location, the CUP application, documentation from the Arizona Department of Health Services and a site plan of the property provided by the applicant. The Zoning Hearing Officer also discussed language from Chapter 17.52.030(C) of the Municipal Code related to home child care facilities.

The Zoning Hearing Officer provided the applicant an opportunity to provide additional information regarding her application. The applicant did not wish to speak. The Zoning Hearing Officer opened the public hearing. There being no public comments, the Zoning Hearing Officer closed the public hearing and provided information from the Summary portion of his staff report stating that the home child care facility meets all standards set forth in the code related to home occupations.

The Zoning Hearing Officer moved forward with his recommendation to approve the CUP to allow a home child care facility at 2124 Desert View Drive, subject to the narrative and exhibits provided by the applicant on file with the city, and the following conditions:

1. The CUP is approved based on the owner/operator maintaining all applicable and active licensing requirements with State and other applicable agencies.
2. No more than one non-resident employee allowed at the residence at any given time.
3. No more than 300 SF or 20% of the GFA of the residence and accessory structures shall be specifically dedicated to the day care facility.
4. No signage shall be installed on the property advertising the home-based business.
5. No play equipment shall be installed in the rear yard of the property as to ensure no external evidence of the day care facility, or resulting noise, will be a nuisance for adjacent property owners.
6. The CUP is subject to annual review by city staff to ensure compliance with these stated conditions and will report their determination back to the Planning and Zoning Hearing Officer per Chapter 17.68.020(E) of the zoning ordinance.

In response to a question from the applicant, the Zoning Hearing Officer clarified that the CUP has been approved and it is not necessary that it be forwarded to the City Council for further action. The Zoning Hearing Officer also provided information regarding future circumstances that would require an amendment to the CUP.

B. Public Hearing, Consideration and Possible Action regarding request from the Property Owner for a Conditional Use Permit for a storage container in compliance with Winslow Municipal Code Section 17.16.060 (P), located at 2600 Scenic View Drive, Winslow, Arizona, also identified as Navajo County Assessor's Parcel Number 103.52.011A

The Zoning Hearing Officer presented information from the staff report, which included photographs of the location, the CUP application and a site plan provided by the applicant. The Zoning Hearing Officer also discussed language from Chapter 17.16.060(P) of the Municipal Code related to Permitted Conditional Uses in the Agricultural Residential (AR) zoning district, specifically for storage containers in excess of twenty feet in length.

After stating that this property is consistent with the nature of the homes surrounding it within the neighborhood wherein it will not have any negative impact on the adjacent residences, the Zoning Hearing Officer provided the applicant an opportunity to provide additional information regarding the application. The Zoning Hearing Officer was informed that the applicant was not present and provided an opportunity for members of the public to speak. There being none, the Zoning Hearing Officer closed the public hearing and moved forward with his recommendation to approve the CUP to allow a storage container

in excess of 20' in length at 2600 Scenic View Drive, subject to the exhibits provided by the applicant, and the following conditions:

1. The CUP is approved based on placement of the storage container meeting requirements of Section 17.16.050(I), which includes meeting required setbacks and obtaining any applicable permits.
2. The storage container shall be painted similarly to the primary residence on the property.
3. The CUP is subject to annual review by city staff to ensure compliance with these stated conditions and will report their determination back to the Planning and Zoning Hearing Officer per Chapter 17.68.020(E) of the zoning ordinance.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 6:21 p.m.