

Minutes of the Planning and Zoning Hearing held on Monday, May 13, 2024 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)
Marshall Larsen, City Inspector	Michelle Stinson, City Attorney (via Zoom)
Suzy Wetzel, City Clerk	
Ashley Salyers, Recording Secretary	

Due to technical issues, the hearing was called to order by the Zoning Hearing Officer at 6:08 p.m.

Let the record reflect that the applicant for Item A, John Gunderman, attended the meeting via Zoom. The applicant for Item B, Steve Pyles, attended in-person.

**CONSIDERATION AND ACTION**

- A. Public Hearing, Consideration and Possible Action on a request from the Property Owner for a Conditional Use Permit for an RV Resort, in compliance with Winslow Municipal Code Chapters 17.68 and Chapter 17.76, located at 917 Transcon Lane, Winslow, Arizona, also identified a Navajo County Assessor’s Parcel Number 103-31-010B. The subject property is located within the Commercial zoning district.**

The Zoning Hearing Officer provided information regarding the applicant’s request for a Conditional Use Permit (CUP) for an RV Resort. The Zoning Hearing Officer also presented information from the staff report which included photographs of the location, surrounding businesses, the CUP application and a site plan of the property provided by the applicant. The Zoning Hearing Officer also discussed language from Chapter 17.76.010 and 17.76.020 of the Municipal Code related to RV Parks.

There was discussion with the applicant’s architect, who was attending via Zoom, regarding development standards for the project which will be reviewed in more detail during the development review process.

The Zoning Hearing Officer provided the following findings before granting the CUP:

- That the proposed use will not be materially detrimental to the health, safety, or general welfare of the neighborhood or the City.
- That the site is adequate in size and shape to accommodate the proposed use including necessary parking, setbacks and landscaping.

- That the use will not generate traffic beyond what would normally be expected from uses in this district.

After noting that the staff report that was included in the packet may be an incorrect version, the Zoning Hearing Officer displayed the correct copy on the screen and moved forward with his recommendation to approve the CUP to allow an RV Resort at 917 Transcon Lane, subject to the narrative and exhibits provided by the applicant on file with the city, and the following conditions:

1. The conditional Use Permit is approved, subject to the exhibits provided by the applicant.
2. All RV park spaces shall conform with the development requirements set forth in Section 17.76.020 of the Winslow Zoning Ordinance.
3. The forthcoming Development Review application shall ensure that all landscape setbacks along Transcon Lane have been provided.
4. The applicant shall submit all necessary permit applications and receive all applicable approvals prior to beginning construction of the RV park.
5. The applicant shall construct all community amenities prior to receiving a Certificate of Occupancy for the final phase of the RV park.

**B. Public Hearing, Consideration and Possible Action on a request from a Property Owner to rezone approximately 35.5 acres of real property generally located on the east side of North Park Drive, 1000' north of North Drive, from Commercial and Agricultural Residential zoning districts to PAD Planned Area Development District in accordance with Chapter 17.50 of the Winslow City Code, and to approve a Preliminary PAD Plan of Development for the property. If the Preliminary PAD Plan of Development is approved, a Final PAD Plan of Development must be submitted within 2 years, in which case the Final PAD Plan of Development may be approved by Council by ordinance and the Zoning Map will be amended to reflect the new PAD Planned Area Development District. The effect of the rezoning for this property will be to establish permitted uses and development standards for a mixed-use project comprised of commercial retail, duplex residences, and a recreational vehicle park.**

The Zoning Hearing Officer referred to the applicant's request to rezone approximately 35.5 acres of real property generally located on the east side of North Park Drive from commercial and agricultural residential to a Planned Area Development (PAD) District and stated that the effect of the rezoning for the property will be to establish permitted uses and

development standards for a mixed-use project that is comprised of commercial retail, duplex residences and a recreational vehicle park. The Zoning Hearing Officer explained that if the preliminary PAD is approved, a final PAD plan must be submitted within two years. The Zoning Hearing Officer also explained that the final PAD plan must be approved by the City Council through adoption of an ordinance and the Zoning Map will be amended to reflect the new PAD District.

After acknowledging that the applicant, Steve Pyles, as well as the applicant's architect, Courtney Barton, were present, the Zoning Hearing Officer presented information from the staff report, which included an overview of the location, a Zoning Map depicting the area, General Plan conformity information, preliminary PAD development standards and PAD objectives. The Zoning Hearing Officer also discussed how language from Chapters 17.32.030, 17.40.030 and 17.76.020 of the code relates to this PAD.

Throughout discussion regarding the overall preliminary PAD development plan, both Mr. Pyles and Ms. Barton responded to questions from the Zoning Hearing Officer. In response to a comment from Ms. Barton, the Zoning Hearing Officer clarified that additional discussion would be necessary with city staff regarding whether or not rights-of-ways would remain public or private. The Zoning Hearing Officer also provided clarification that since phase 5 currently shows duplexes, an amendment to the application would be needed if single family homes were going to be included in phase 5. Ms. Barton indicated that they would like to proceed with the current application tonight and amend phase 5 in the future if necessary.

The Zoning Hearing Officer noted and discussed the following objectives that must be met:

- To allow and promote, or to require, variation in building design, lot arrangements and land uses for a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.
- To provide for a coordinated, visually, and functionally linked, and compatibly arranged variety of land uses through innovative site planning.
- To include circulation that incorporates complete streets within the final PAD plan, interconnection of uses by non-motorized vehicles or transit, and safe

interconnection of the PAD with surrounding land uses and transportation systems.

- To establish and maintain usable open space that is accessible by all residents and users in the PAD.
- To minimize adverse environmental impacts on surrounding areas.
- To fulfill the goals, objectives, and policies of the City of Winslow General Plan and amendments thereto.

The Zoning Hearing Officer moved forward with his recommendation to approve the preliminary PAD zoning request to the City Council, subject to the following conditions.

1. The Planned Area Development shall maintain general conformance with the exhibits provided by the applicant, as presented to the Zoning Hearing Officer at the May 13, 2024, public hearing.
2. The commercial development located on North Park Drive shall conform with the Commercial (C) development standard and permitted use requirements as set forth in Section 17.40.030 of the Winslow Zoning Ordinance.
3. A minimum 10' landscape setback shall be provided on the rear of the commercial building, allowing more maneuvering space for the abutting RV park drive aisle.
4. RV park development shall conform with the development standard requirements set forth in Section 17.76.020 of the Winslow Zoning Ordinance.
5. Duplex residential development shall conform with the Two-Family Residence (R-2) district development standard requirements set forth in Section 17.32.030 of the Winslow Zoning Ordinance.
6. The forthcoming Development Review application shall ensure that all landscape setbacks along North Park Drive have been provided.
7. The applicant shall submit a Final PAD application in conjunction with each phase of Development Review of the project in order to vest their property zoning.
8. The applicant shall provide evidence to the Fire Marshall during Development Review that all circulation and drive aisles meet turning radii and access requirements for emergency service vehicles throughout the project.
9. The applicant shall construct all community amenities in their respective phases, per the phasing plan

provided by the applicant, prior to receiving a Certificate of Occupancy for said phase.

10. The applicant shall improve North Park Drive with full width paving and curb, gutter, and sidewalk on their respective half-street frontage. Other rights-of-way in the project shall be dedicated and improved for their respective half street right-of-way frontages, as approved by the City Engineer, which may include full width paving as deemed necessary.

Following the Zoning Hearing Officer's reading of the above conditions, Ms. Barton noted that number 10 differed from the language contained in the staff report. The Zoning Hearing Officer confirmed that the condition that was recited is correct. After a brief discussion regarding curbs, gutters and sidewalks on North Park Drive, condition 10 was amended to read as follows:

10. The applicant shall improve North Park Drive with curb, gutter, and sidewalk on their respective half-street frontage. Other rights-of-way in the project shall be dedicated and improved for their respective half street right-of-way frontages, as approved by the City Engineer, which may include full width paving as deemed necessary.

Prior to adjourning, the Zoning Hearing Officer stated that this item is being recommended to the City Council for approval. Staff clarified that the item will be included on the June 25<sup>th</sup> City Council agenda.

## **ADJOURNMENT**

The hearing was adjourned by the Zoning Hearing Officer at 6:55 p.m.