

*These minutes are subject to approval and/or correction at their next special meeting.*

Minutes of the special meeting and public hearing of the Winslow Board of Adjustment held on Tuesday, July 16, 2024 at 6:30 P.M. in the City Hall Conference Room, 21 Williamson Avenue, Winslow, Arizona.

**MEMBERS PRESENT**

Chairperson Pennington  
Board Member Evans  
Board Member Harrison  
Board Member Pruett  
Board Member Thompson

**MEMBERS ABSENT**

**STAFF**

David Coolidge, City Manager  
Michelle Stinson, City Attorney (Telephonically)  
Marshall Larsen, City Inspector  
Larrilynn Oso, Recording Secretary

Chairperson Pennington called the meeting to order at 6:31 p.m. The Pledge of Allegiance was recited and the invocation was given by Board Member Evans. Roll was called all members were present.

**CALL TO THE PUBLIC**

None.

**DISCUSSION AND/OR ACTION TO APPROVE MINUTES OF THE JANUARY 17<sup>TH</sup>, 2024 SPECIAL MEETING & PUBLIC HEARING**

Motion: Moved by Board Member Evans, seconded by Board Member Pruett, to approve the meeting minutes of January 17, 2024 as presented. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

**COMMISSION CONSIDERATION AND ACTION**

- A. Public Hearing and Discussion and/or Action regarding a request for a variance from the minimum lot width as required by Chapter 17.16 AR Agricultural Residential District (Two-Acre Lot Area), Section 17.16.030 Property identified as Parcel 103-56-038 Township 19 North, Range 15 East located at 1901 Mountain Drive in Winslow, Arizona.**

Chairperson Pennington referred to the agenda packet item listed for Consideration and Action. Applicant Daniel Mazon addressed the board, noting his request for variance and provided background information of the specified lots which included acreage, past use, and other aspects related to the property. In response to Mr. Mazon's statement regarding total acreage, Board Member Evans noted that the total listed was estimated and provided by the Navajo County Assessor's Office.

Chairperson Pennington provided clarification to Board Member Thompson regarding the variance request specifications as it relates specifically to lot width. Board Member Thompson also confirmed with the applicant that no other properties or structures would be affected should the variance be granted.

Motion: Moved by Board Member Pruett, seconded by Board Member Evans, to approve the variance requested by the applicant. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

Prior to voting on the motion, the City Attorney recommended that a defined reasoning of the motion be made by the Board based upon staff recommendation in the report provided

in the agenda packet. Brief discussion occurred regarding the reasoning factors for approval.

The Motion was amended as follows: Moved by Board Member Pruett, seconded by Board Member Evans, to grant the request for variance from the minimum lot width based upon the findings and presentation of the staff report and the following criteria: 1. The separate parcels would meet the required minimum lot area of 2 acres. 2. The unusual shape of the existing lot compared to the other lots in the area does not allow the owner the same ability to comply with the code requirements for splitting the lot as allowed by other lot owners in the area. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

**ADJOURNMENT**

Motion: Moved by Board Member Pruett, seconded by Board Member Thompson, to adjourn at 6:42 p.m. Motion passed unanimously with Chairperson Pennington and Board Members Evans, Harrison, Pruett and Thompson voting yes.

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Chairperson Pennington

ATTEST:

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Larrilynn Oso  
Recording Secretary