



**AGENDA AND NOTICE OF
PLANNING & ZONING HEARING
MONDAY, MARCH 03, 2025 AT 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

**Winslow Visitor's Center
523 West Second Street
Winslow, Arizona 86047**

Notice is hereby given to the general public that the City of Winslow will hold a Planning and Zoning hearing on Monday, March 03, 2025 at 6:00 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona 86047. **MEMBERS OF THE PUBLIC MAY JOIN THE MEETING IN PERSON OR VIA ZOOM USING THE FOLLOWING LOG-IN INFORMATION:**

<https://us06web.zoom.us/j/85314906176?pwd=1e7S4BsQ7bfa37jPNTjIcAK40gLxEp.1>

Meeting ID: 853 1490 6176 / Passcode: 279986

Dial by your location: +1 719-359-4580 (US)

1. Call to Order – (Please Remember to Silence All Cell Phones)

2. Consideration and Action

- A.** Public Hearing, Consideration and Possible Action regarding a Request for a Property Split of Navajo County Assessor's Parcel Number 103-54-001C situated in Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, located at 729 West Mike's Pike, Winslow, Arizona and zoned in the Commercial District.
- B.** Public Hearing, Consideration and Possible Action regarding amendment to Winslow Municipal Code of the City of Winslow, Arizona, Title 17, Zoning, Chapter 17.40. C Commercial District by amending Section 17.40.050 – Recreational Marijuana, relating to the regulation of licensed marijuana establishments and marijuana testing facilities; providing for repeal of conflicting ordinances; providing for severability; and providing for penalties.

3. Adjournment

The Planning and Zoning Officer reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials is available at City Hall, 102 East Third Street, Winslow, Arizona between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday.

Pursuant to the Americans with Disabilities Act (ADA) the City of Winslow endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S. 1-602. A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Winslow Planning and Zoning Hearing Officer are audio and/or video recorded, and as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

Mayor
Roberta W. Cano

(928) 289-2422



Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Daniel T. Tafoya
Melcor Salazar

AGENDA DATE: March 3, 2025
TO: Planning and Zoning Hearing
FROM: Jason Sanks, Planning and Zoning Hearing Officer
SUBJECT: Lot Split for Navajo County Assessor's Parcel Number 103-54-001C

OVERVIEW

The Subject Property is located at 729 West Mike's Pike, South of the Wal-Mart shopping center and is zoned in the Commercial district. The vacant parcel is directly west of the Fresenius Medical Center.

The image below shows the lot split area in red outline within the context of the surrounding area, see Figure 1 – Aerial Image, below:

Figure 1 - Aerial Image



Per the Winslow Zoning Map, the Property is zoned Commercial (“C”) and includes the following surrounding land uses and zoning:

Direction	Zoning	Land Use
North	Commercial	Wal-Mart center
East	Commercial	Fresenius Medical Center
South	Commercial	Interstate 40
West	Commercial	Drainage channel, vacant

Figure 2 – Parcel Street View Photos

Eastbound view from W. Mike’s Pike – Carl’s Jr. and other businesses



Southbound view from W. Mike’s Pike – Vacant Site and Fresenius to the East



Westbound view from W. Mike’s Pike – Vacant and Ford Dealer



Northbound view from W. Mike’s Pike – Wal-Mart and Strip Retail center



DISCUSSION

Pursuant to Winslow Municipal Code, Section 16.28.010, lot splits must conform to the procedures of this section and comply with the regulations as established in this title for subdivision and prepare technical exhibits showing the proposed lots, boundaries, dimensions, legal description(s) and other technical data necessary for a complete review of the request. They are also required to be sealed by a licensed registrant which they were. Based on the application provided, it appears that staff has received the required legal description(s) but is missing the associated map exhibit. The request for the lot split appears to meet the requirements of the Commercial zoning district for within it is located, but this will be confirmed upon receipt of the map exhibit.

RECOMMENDED MOTION

The Zoning Hearing Officer recommends approval to the City Council of the Lot Split request, subject to the legal descriptions provided by the applicant as sealed by the registered land surveyor, and the following condition:

- 1) The applicant shall provide a lot split map exhibit from the land surveyor showing the standard graphical representation of the lot split, per the legal descriptions provided.

Respectfully submitted,



Jason Sanks,
Zoning Hearing Officer



GENERAL PURPOSE APPLICATION

ADDRESS OF SITE: 729 West Mikes Pike, Winslow, AZ 86047

Proposed use: _____

Applicant: Larry Fleming

Phone: [REDACTED]

Address: 1032 E. CORAL GABLES DR.

City: PHOENIX State: AZ

Zip Code: 85022

Owner of Property: Winslow Development Co.

Phone: [REDACTED]

Address: 1302 E. Coral Gables Dr.

City: Phoenix State: AZ

Zip Code: 85022

County Assessor's Parcel Number: 103-54-001C

Zoning District: Agricultural

TYPE OF REVIEW REQUESTED:

☐ Site Plan Review

☐ Property Combination

☐ Subdivision

☒ Property Split

☐ General Plan
Minor Amendment

☐ General Plan
Major Amendment

☐ Home Occupation Permit

SIGNATURE

L. Lawrence Fleming
Property Owner or Authorized Representative

DATE

1/14/2025

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, and all pertinent City of Winslow Municipal Codes.

FOR OFFICE USE ONLY:

CITY FILE NO: _____

DATE: 1-17-25 RECEIPT NO: [REDACTED]

AMOUNT PAID: 250.00 CASH: _____

CHECK NO: [REDACTED]

NINE (9) SETS OF PLANS: _____

AGENDA DATE: _____

APPROVAL DATE: _____

BY:

Dorothy Salgado
Revised: 02/19

Return Address:



Processed for Tax Year _____

+++++

Navajo County Land Division Split Request Form

This form must be recorded at the Navajo County Recorder Office. If part of a County Minor Land Division Application, the form will be recorded with application. This request will NOT be processed if you fail to provide legal descriptions to account for entire parent parcels, fail to obtain all approvals or if properties are not the exact identical ownership per Assessor tax records. (All properties involved must be of identical ownership, per the tax records. This form does not convey title.)

As the OWNER of RECORD, you are hereby authorized to Split the parcel below:

Parcel Number	Residential	Vacant	Agricultural	Commercial	Rental
103-54-001C	☐	☒	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐

check appropriate usage

Approval and Signatures

Department	Signature	Date
City Planning & Zoning or County Community Development		
Treasurer's Office		

Owners of Parent Parcel (per Assessor records)

Winslow Development Co.	1032 E. Coral Gables Dr. Phoenix, AZ 85022
Print Name	Additional Details

LEGAL DESCRIPTION(s) for NEWLY created parcels. May Provide Attachments.

New Parcel "1"

Legal Description	See Attached 'Parcel A'
Proposed Access and utility easements	

New Parcel "2"

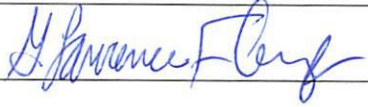
Legal Description	See Attached 'Parcel B'
Proposed Access and utility easements	

New Parcel "3"

Legal Description	
Proposed Access and utility easements	

Attach additional sheets if space is needed for Legal Descriptions by using the same sequence in the above format.

If improvement exists, provide drawings of improvement location on newly created parcels.

Owner Signatures	Date	Owner Signatures	Date
	1/14/2025		

Owner Address 1032 E. CORAL GABLES DR. PHOENIX, AZ. 85022

Owner Email [REDACTED] Phone [REDACTED]

Assessor Rep Signature _____ Date _____

Payment Received _____

Parcel A
Exhibit A
Land Description
APN 103-54-001C
Job # 224199 7/25/2024

All that portion of Section 13 Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at the east quarter corner of said Section 13, a railroad rail on end.

Thence South 0°32'45" East, (S 0°53'19" East record, Doc. 802, Pgs. 387-392), basis of bearings 1,983.50 feet along the easterly line of said Section;

Thence leaving said line, South 89°42'43" West, 1150.77 feet to the northeast corner of that certain parcel recorded in Inst. 2022-11026 and the **TRUE POINT OF BEGINNING**;

Thence South 0°27'36" East, 291.54 feet to a point on the northerly right-of-way line of Interstate 40;

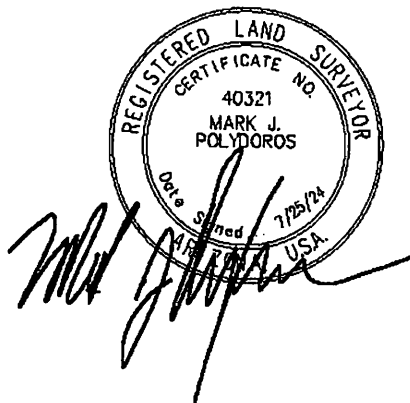
Thence South 87°50'37" West, 223.76 feet along said line;

Thence leaving said line, North 0°36'49" West, 298.55 feet to the southerly right-of-way line of Mike's Pike;

Thence North 89°38'19" East, 224.46 feet along said line to the **TRUE POINT OF BEGINNING**.

Containing ±66,126 sq. ft. or 1.52 Acres

This legal description was prepared by Mark Polydoros RLS 40321,
on behalf of and at the request of Ardurra, Prescott, AZ



Parcel B
Exhibit B
Land Description
APN 103-54-001C
Job # 224199 7/25/2024

All that portion of Section 13 Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

EXCEPT those portions thereof as follows:

Parcel 1

That portion of the South half of the South half (S ½, S ½) of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Beginning at the southwest corner of said Section 13;

Thence North 0°20'14" West along the West line of said Section 13, a distance of 28.28 feet;

Thence North 80°42'31" East, 1285.23 feet;

Thence along the arc of a curve to the right having a radius of 11,613.16 feet, a distance of 1753.19 feet;

Thence North 89°21'30" East, 1387.45 feet;

Thence North 81°04'36" East, 263.17 feet;

Thence North 77°40'00" East, 377.21 feet;

Thence North 89°21'30" East, 296.30 feet;

Thence North 2°40'12" East, 181.39 feet;

Thence North 89°30'30" East, 15.01 feet to the East line of said Section 13;

Thence South 0°51'20" East along said East Section line, a distance of 349.39 feet the southeast corner thereof;

Thence South 89°21'30" West along the South line of said Section 13, distance of 5359.04 feet to the **TRUE POINT OF BEGINNING**.

Subject to existing rights of way.

Parcel 2

That portion of the South half of the southeast quarter(S ½, SE ¼) of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at the point of intersection of the East line of said Section 13 and the existing northerly right of way line of Interstate Highway 40 (Flagstaff – Holbrook Highway), from which point the East quarter corner of said Section 13 bears North 0°51'20" East 1994.11 feet;

Thence South 89°30'30" West, along said existing northerly right of way line, a distance of 15.01 feet to the **TRUE POINT OF BEGINNING**;

Thence along said existing northerly right of way line the following five (5) courses:

- 1) South 2°40'12" West, 181.39 feet;
- 2) South 89°21'30" West, 296.30 feet;
- 3) South 77°40'00" West, 377.21 feet;
- 4) South 81°04'36" West, 263.17 feet;
- 5) South 89°21'30" West, 661.14 feet;

Thence North 87°32'21" East, 661.47 feet;

Thence North 81°42'15" East, 262.77 feet;

Thence North 78°37'40" East, 375.95 feet;

Thence North 89°21'30" East, 247.69 feet to the existing westerly right of way line of a 75.00-foot-wide road easement;

Thence North 0°51'20" West along said existing westerly right of way line, a distance of 131.52 feet;

Thence North 56°53'01" East, 70.63 feet to the **TRUE POINT OF BEGINNING**.

Parcel 3

That portion of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 13;

Thence South 0°53'19" East (record South 0°51'20" West) along the East boundary of said Section 13, a distance of 1983.50 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 0°53'19" East (record South 0°51'20" West) along the East boundary of said Section 13, a distance of 10.42 feet (record 10.62 feet) to a point on the North right of way of Interstate Highway 40 as described in Docket 534, Page 68;

Thence South 89°28'31" West (record South 89°30'30" West), along said North right of way of Interstate Highway 40 a distance of 14.38 feet (record 15.01 feet) to a point;

Thence South 56°33'11" West (record South 56°33'01" West), along said North right of way of Interstate Highway 40 a distance of 70.48 feet (record 70.63 feet);

Thence South 0°51'45" East (record South 0°51'20" East), along said right of way, a distance 131.52 feet to a point;

Thence South 89°21'03" West (record South 89°21'30" West), along said right of way, a distance 200.08 feet to a point;

Thence North 0°51'45" West, leaving said right of way line 179.84 feet to a point;

Thence North 89°17'56" East a distance of 273.85 feet to the **TRUE POINT OF BEGINNING.**

Parcel 4

A portion of the southeast quarter of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, more particularly described as follows:

COMMENCING for reference at the East quarter corner of said Section 13;

Thence along the East line of said Section 13 South 0°53'19" East 1100.00 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said East line South 89°16'22" West, 1330.76 feet to a point on the easterly right of way line of an Arizona Department of Transportation Flood Control drainage channel, described in Instrument recorded in Docket 534, Page 72, records of Navajo County, Arizona. Said point lying on an 1844.86 foot radius, non-tangent curve, concave to the East;

Thence southwesterly along said curve and said easterly right of way line, through a central angle of 11°16'28", an arc distance of 363.02 feet;

Thence leaving said easterly right of way line, North 89°16'22" East, 1373.78 feet to a point on the East line of said Section 13;

Thence along said East line, North 0°53'19 West, 360.00 to the **TRUE POINT OF BEGINNING.**

Parcel 4 (Continued)

An easement for ingress, egress and public utilities lying easterly of the easterly right of way line of an Arizona Department of Transportation Flood Control Drainage Channel as described in Instrument recorded in Docket 534, Page 72 records of Navajo County, Arizona, and lying 30 feet South of, adjacent to and parallel with the following described line:

COMMENCING for reference at the East quarter corner of said Section 13;

Thence along the East line of said Section 13 South 0°53'19" East, 1460.00 feet to the **TRUE POINT OF BEGINNING** of this line;

South 89°16'22" West, 1373.78 feet to a point on the easterly right of way line and the terminus of this line.

Parcel 5

A portion of the East ½ of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, more particularly described as follows;

COMMENCING at the East quarter corner of said Section 13;

Thence along the East line of said Section 13, South 0°53'19" East, 1100.00 feet;

Thence leaving said East line, South 89°16'22" West, 1330.76 feet to a point on the East right of way line of an Arizona Department of Transportation Flood Control Drainage Channel described in Docket 534 at page 71, Navajo County Records. Said point lying on an 1844.86-foot radius, non-tangent curve concave to the East;

Thence northeasterly along said curve, and said East right of way line, through a central angle of 8°27'16", an arc distance of 272.22 feet to the end of said curve;

Thence North 20°01'15" East, 1432.12 feet;

Thence leaving said East right of way line North 89°16'22" East, 741.57 feet to a point on the East line of said Section 13;

Thence along said East section line South 0°53'19" East, 500.00 feet to the **TRUE POINT OF BEGINNING**.

Parcel 6

A portion of the East ½ of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, more particularly described as follows;

COMMENCING at the East Quarter corner of said Section 13;

Thence along the East line of said Section 13 North 500 feet;

Thence leaving said East line, South 89°16'22" West, 741.57 feet to a point on the East right of way line of an Arizona Department of Transportation Flood Control Drainage Channel as described in Instrument recorded in Docket 534, Page 72 records of Navajo County;

Thence northeasterly along said East right of way line, a distance of 2018.98 feet;

Thence South 52°27'29" East, 489.24 feet to the East line of said Section 13;

Thence South along the East line of said Section 13, 1665.26 feet to the **TRUE POINT OF BEGINNING**.

Parcel 7

A parcel of land in the northwest quarter of the northeast quarter of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 13;

Thence along the North line of said northwest quarter of the northeast quarter, North 89°10'42" East, 750.00 feet;

Thence South 0°40'26" East, 406.42 feet;

Thence South 89°10'42" West, 750.53 feet to a point on the North-South mid-section line of said Section 13;

Thence along said mid-section line, North 0°35'39" West, 406.42 feet to the **TRUE POINT OF BEGINNING**.

TOGETHER WITH a temporary license for right of access across said Section 13 to and from said Parcel No. 7. Said access, however, is not granted for the purpose of travel across Section 13 to other lands and the easement granted herein specifically prohibits same. Said temporary license to be replaced with permanent access for ingress and egress at such time as Grantor's lands are developed and permanent public Streets are defined.

Parcel 8

The West half of the southwest quarter of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona; EXCEPT therefrom that portion that lies within the following described parcel:

That portion of the South half of the South half of Section 13, Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

COMMENCING at the southwest corner of said Section 13;

Thence North 0°20'14" West, along the West line of said Section 13, a distance of 28.28 feet;

Thence North 80°42'31" East, 1285.23 feet;

Thence along the arc of a curve to the right having a radius of 11,613.16 feet, a distance of 1753.19 feet;

Thence North 89°21'30" East, 1387.45 feet;

Thence North 81°04'36" East, 263.17 feet;

Thence North 77°40'00" East 377.21 feet;

Thence North 89°21'30" East, 296.30 feet;

Thence North 2°40'12" East, 181.39 feet;

Thence North 89°30'30" East 15.01 feet to the East line of said Section 13;

Thence South 0°51'20" East along said East Section line, a distance of 649.39 feet to the southwest corner thereof;

Thence South 89°21'30" West, along the South line of said Section 13, a distance of 5359.04 feet to the **TRUE POINT OF BEGINNING**.

Parcel 9 (Parcel A)

All that portion of Section 13 Township 19 North, Range 15 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at the east quarter corner of said Section 13, a railroad rail on end.

Thence South 0°32'45" East, (S 0°53'19" East record, Doc. 802, Pgs. 387-392), basis of bearings 1,983.50 feet along the easterly line of said Section;

Thence leaving said line, South 89°42'43" West, 1150.77 feet to the northeast corner of that certain parcel recorded in Inst. 2022-11026 and the TRUE POINT OF BEGINNING;

Thence South 0°27'36" East, 291.54 feet to a point on the northerly right-of-way line of Interstate 40;

Thence South 87°50'37" West, 223.76 feet along said line;

Thence leaving said line, North 0°36'49" West, 298.55 feet to the southerly right-of-way line of Mike's Pike;

Thence North 89°38'19" East, 224.46 feet along said line to the TRUE POINT OF BEGINNING.

Excepting and reserving unto grantor for its use and benefit and that of its successors and assigns, all oil, gas, coal, sand and gravel, and other minerals whatsoever underlying or appurtenant to said land. Grantor also reserves and retains, and Grantee grants to Grantor free of charge, the right of ingress on, across and through, and egress from the surface of said land together with the right to construct such equipment and facilities of any kind for the purposes of exploring for, testing, removing, transporting or otherwise enjoying the rights reserved herein.

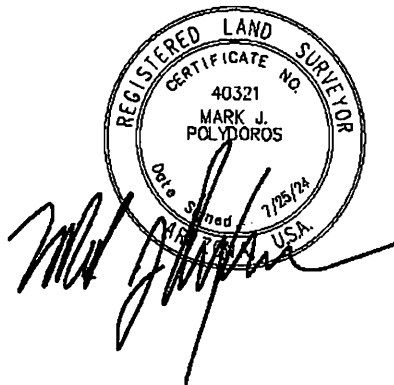
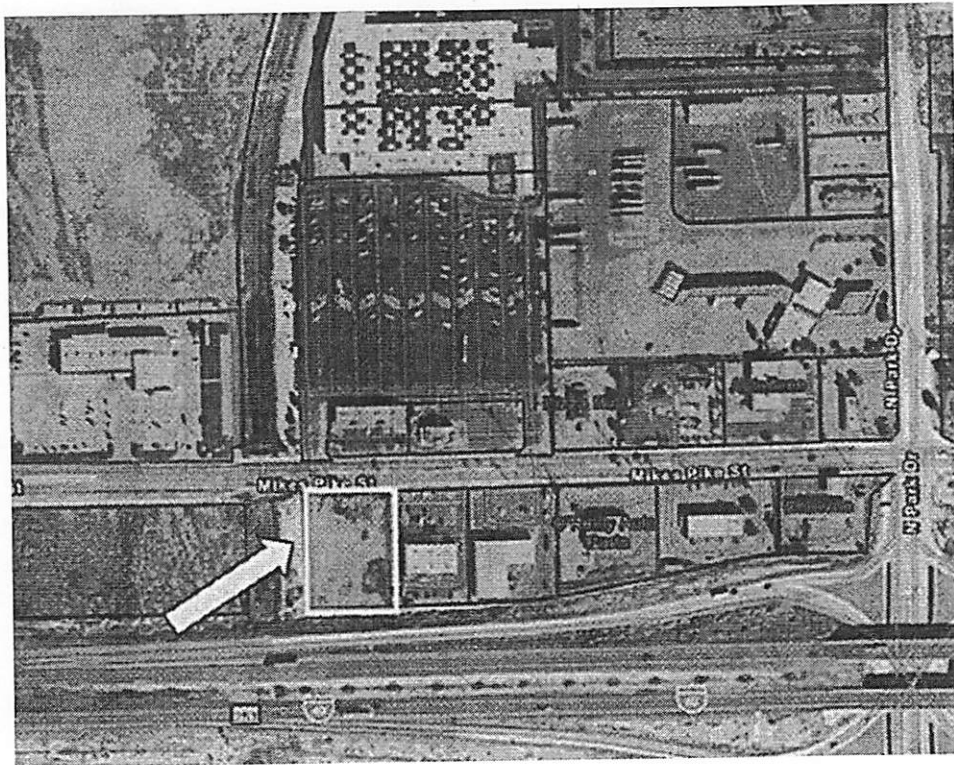


Exhibit A

Property



402.24 acres Parcel # 103-54-001C



**Property between
Mikes Pike and I-40
across from Walmart**

Mayor
Roberta W. Cano

(928) 289-2422



Discover Winslow-A City in Motion

Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Daniel T. Tafoya
Melcor Salazar

AGENDA DATE: March 3, 2025

TO: Planning and Zoning Hearing Officer

FROM: City Manager, David Coolidge

SUBJECT: Amendments to City Ordinance Regulating Marijuana Facilities

OVERVIEW

Marijuana contains tetrahydrocannabinol ("THC"), which remains a Schedule I controlled substance under federal law pursuant to 21 U.S.C. § 811 et al., making possession and use a federal offense under 21 U.S.C. § 841 et al. Despite this federal classification, Arizona has established a legal framework for both medical and recreational marijuana at the state level.

The Arizona Medical Marijuana Act (A.R.S. § 36-2801 et al.) and Title 9, Chapter 17 of the Arizona Administrative Code currently permit nonprofit medical marijuana dispensaries to operate within the City of Winslow. Additionally, Proposition 207, the "Smart and Safe Arizona Act," which was approved by voters in the November 3, 2020 general election, legalized recreational marijuana use for adults aged 21 and older and allowed for the establishment of licensed recreational marijuana facilities.

In response to these changes, the City Council enacted zoning regulations in 2020 to limit the number of marijuana establishments and marijuana testing facilities to protect public health, safety, and welfare. However, as the regulatory framework has continued to evolve and the Arizona Department of Health Services has made updates to its licensing rules, the City has reassessed its approach to marijuana regulation.

DISCUSSION

While maintaining public health and safety, in order to foster local economic development, support business diversity, and align with current state regulations, City staff is recommending amending the City ordinance to allow the licensing and operation of recreational-only marijuana establishments in addition to existing dual-license establishments (medical and recreational) facilities.

In summary, the proposed changes will modify the City's zoning ordinance to permit both dual-license dispensaries and stand-alone recreational marijuana establishments within City limits, rather.

RECOMMENDED MOTION

Staff recommendation of approval to the Planning and Zoning Hearing Officer of the zoning code amendment as drafted, as it aligns with state law and the general plan, promotes economic growth, and maintains appropriate safeguards to protect public health and safety.