



**AGENDA AND NOTICE OF  
PLANNING & ZONING HEARING  
MONDAY, MAY 05, 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, May 05, 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: +1 699-900-6833 (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 from the Property Owner for a Conditional Use Permit for a RV park, accessory storage, and recreational amenities in compliance with Winslow Municipal Code, Sections 17.68.020 and 17.76.010, located at 816 Airport Road, Winslow Arizona, also identified as Navajo County Assessor's Parcel Numbers 103-62-034 and 103-62-036.

**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



*Discover Winslow-A City in Motion*

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

AGENDA DATE: May 5, 2025  
TO: Planning and Zoning Hearing Officer  
FROM: David Coolidge, City Manager  
SUBJECT: Conditional Use Permit (CUP) to Allow an RV Park at 816 Airport Road

### **OVERVIEW**

The Subject Property is located at 816 Airport Road, Winslow, AZ 85202 with Navajo County parcel numbers 103-62-034 and 103-62-036, see Figure 1 – Aerial Image, below:

*Figure 1 - Aerial Image*



Per the Winslow Zoning Map, the property is zoned Industrial (“I”) and includes the following surrounding land uses and zoning include:

| Direction | Zoning                 | Land Use                    |
|-----------|------------------------|-----------------------------|
| North     | Industrial             | Undeveloped                 |
| East      | Industrial             | Undeveloped                 |
| South     | Industrial             | Winslow Christian School    |
| West      | PAD Industrial (Atlas) | Winslow Hauling, RT Rentals |

The Zoning Map depicts the area as follows, with the site outlined in GREEN:



## DISCUSSION

The proposed Sheldonland RV Park, storage, and recreational activity site is currently vacant and located just north of the Winslow Christian School. Also, located nearby is the Winslow Rodeo Grounds which has its own RV park approved for use on their site. Based on the narrative and conceptual site plan provided by the applicant, there are a variety of wellness opportunities proposed for visitors. These include the following:

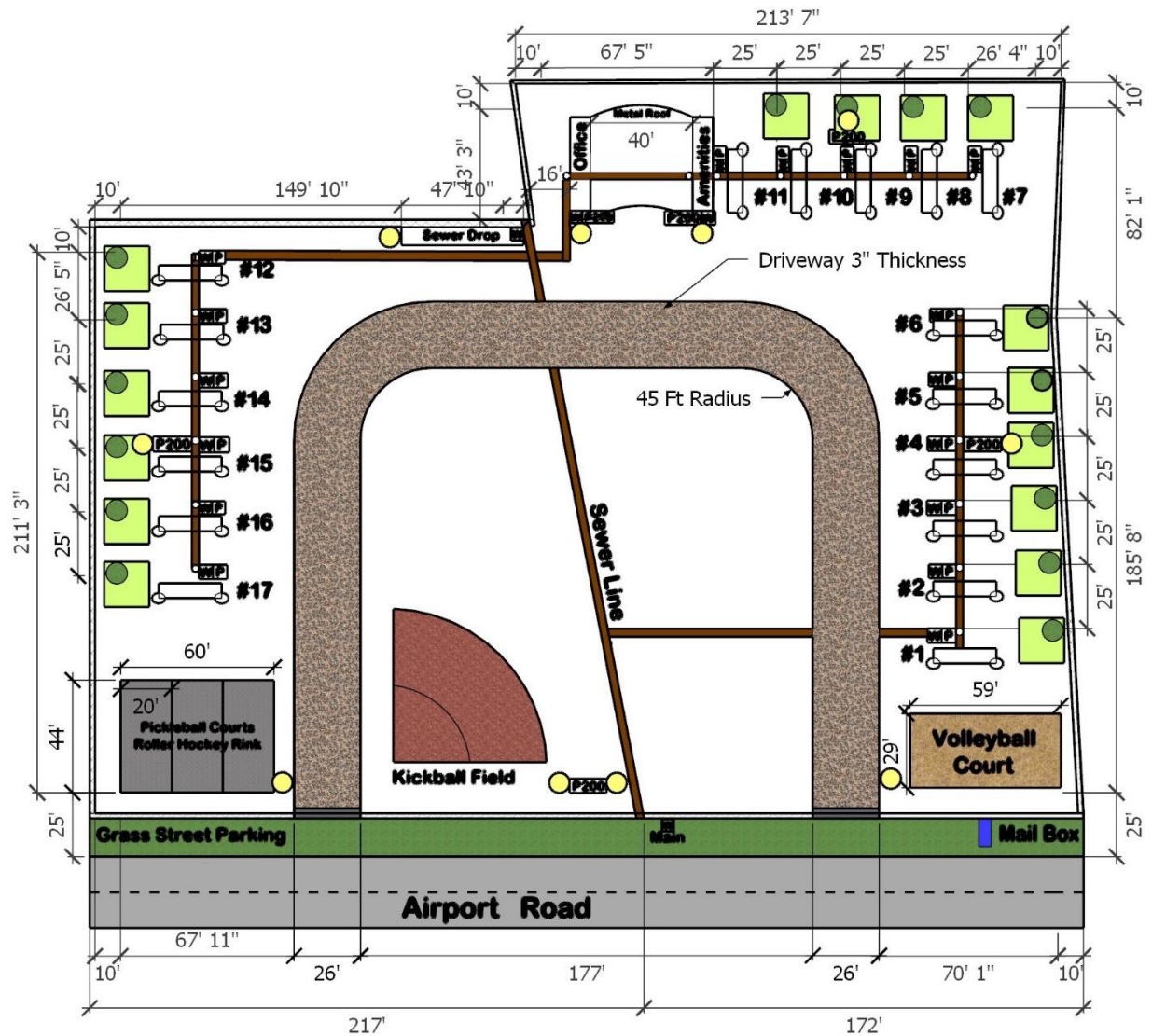
- 1) 17 RV Spaces
- 2) Volleyball Court
- 3) 3 Pickle Ball Courts
- 4) 3 on 3 Roller Hockey Rink
- 5) Kickball field

Wellness activities noted may include breathwork, meditation, yoga, and other mindfulness exercises. The Sheldons hope to host small events at the facility and are open other opportunities for their visitors to enjoy the facility.

The project, if successful in obtaining a Conditional Use Permit to allow the RV park component, will still need to go through the Development Review process to ensure proper site layout, setbacks, RV standards, building code, and the basic provision of utilities has been sufficiently provided for. They have prepared an overall site plan with a basic legend that notes sewer, RV pedestal utility information, basic landscape and lighting concepts, as well as grading and drainage. Those have been summarized in the image placed to the right of this text.



The overall site plan layout is as follows:



Pursuant to Winslow Municipal Code, Section 17.76.010, Recreation vehicle parks can be approved by the city through a Conditional Use Permit (CUP). CUP provisions noted in this code section include a number of development standards as listed in section 17.76.020. Some of these standards are outdated and no longer enforceable, such as A and B, requiring partner agency approvals (health code and national fire codes).

The applicant has provided a conceptual site plan with some dimensions of the RV spots, so the City has been able to verify that some of these zoning code requirements for the RV park portion of the facility have been met.

### **SUMMARY OF FINDINGS**

The Zoning Ordinance states that the Zoning Hearing Officer shall make the following findings before granting a 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.

City Hall ~ 102 E. Third Street ~ Winslow, Arizona 86047 ~ (928) 289-2422

[www.winslowaz.gov](http://www.winslowaz.gov)

The site plan illustrates how the site has created an effective and logical RV park layout with ease of access to Airport Road. The RV spaces are intended to flank the sides and rear of the property and place the recreational area in the middle which is the most accessible and appropriate location. The property size is adequate in size and detail to accommodate the proposed RV parking area.

The underlying zoning for the RV park is Industrial. The proposed RV park is not anticipated to generate any significant traffic for the area near to the airport.

### **RECOMMENDED MOTION**

City staff recommends approval of the application to the Planning and Zoning Hearing Officer, subject to 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 standard requirements set forth in Section 17.76.020 of the Winslow Zoning Ordinance.



# CONDITIONAL USE PERMIT APPLICATION

(Not For Child Care)

ADDRESS OF SITE: 816 Airport RD, Winslow ARIZONA 86047

Proposed Use: Community Growth + Storage + Camping + Events

Applicant: Sheldon Haskell / LOVE GURU HOLDINGS LLC Phone: [REDACTED]

Address: 816 Airport RD, W

City: Winslow State: AZ

Zip Code: 86047

Owner of Property: Sheldon Haskell / LOVE GURU HOLDINGS LLC Phone: [REDACTED]

Address: 816 Airport RD

City: Winslow State: AZ

Zip Code: 86047

County Assessor's Parcel Number: 103-62-034 they will be  
103-62-036 Combined  
to meet zone  
Requirements

Zoning District: Industrial

SIGNATURE [Signature]  
Property Owner or Authorized Representative

DATE 03/10/2025

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

## FOR OFFICE USE ONLY

FEE: \$ 250.00

CITY FILE NO: \_\_\_\_\_ DATE: 3-11-25

RECEIPT NO: [REDACTED]

AMOUNT PAID: 250.00 CASH: \_\_\_\_\_

CHECK NO: \_\_\_\_\_

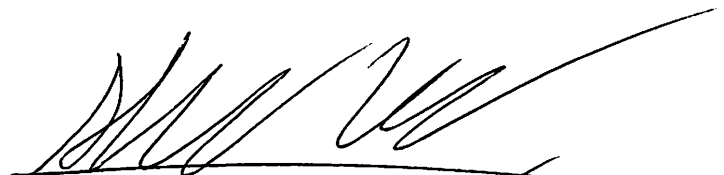
[Signature]  
Staff Signature

AGENDA DATE: \_\_\_\_\_

**PAID**  
MAR 11 2025

BY: [Signature]

www.SheldonLand.com on 816 Airport RD, Winslow AZ 86047  
is being Created for I Wanna help People Starting with Storage  
which is active and available, Camping Active and available. For Now the  
Goal is to establish a Place People Seek to Come to Drive up  
Tourist and bring More income to Winslow's Surrounding Business of  
all kinds. The Property will have 17 RV SPOTS, <sup>and</sup> Volley Ball Court,  
3 Pickle Ball Courts, 3 on 3 Roller Hockey Rink, Dirt Field Kickball and other  
sports. By Issuing Sheldon G Haskell / Love Guru Holding LLC we will have  
mindfulness, breath work, Meditation, POSES to Support Peoples Growth  
on and off the Matt. One step after another anything is  
Possible. Plan to have Events Based on What the Community  
is looking for like Maybe a doggy Day !! lol  
We are open to suggestions if you have anything I might not  
have thought about Love to ~~know~~ thoughts. Thank You for Your time.  
See you at a SheldonLand Event or get together Maybe a birthday  
where you would Fly KITE ☺

  
Sheldon G Haskell