



**AGENDA AND NOTICE OF
PLANNING & ZONING HEARING
MONDAY, OCTOBER 6, 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, October 06, 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 placement of a 53' storage container located in a Commercial Zoning District in compliance with Winslow Municipal Code Section 17.40.040 (10), located at 4321 W. Highway 66, Winslow, Arizona, also identified as Navajo County Assessor's Parcel No. 103-07-002A.

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
Melcor Salazar
Daniel T. Tafoya

AGENDA DATE: October 6, 2025

FROM: Jason Sanks, Planning and Zoning Hearing Officer (ZHO)

SUBJECT: Conditional Use Permit to Allow one 53' long storage container on a Commercially zoned property at 4321 W. Highway 66

OVERVIEW

The Subject Property is located at 4321 W. Highway 66, Winslow, AZ 86047 with Navajo County parcel number 103-07-002A, see Figure 1 – Aerial Image, below:

Figure 1 - Aerial Image



Per the Winslow Zoning Map, the Property is zoned Commercial (“C”) within the Route 66 overlay and includes the following surrounding land uses and zoning districts:

Direction	Zoning	Land Use
North	Agricultural Residential	Interstate 40
East	Commercial	Two residences, then Winslow Vet. Clinic
South	Commercial	Railway line
West	Commercial	Vacant

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www.winslowaz.gov

Figure 2 – Zoning Map

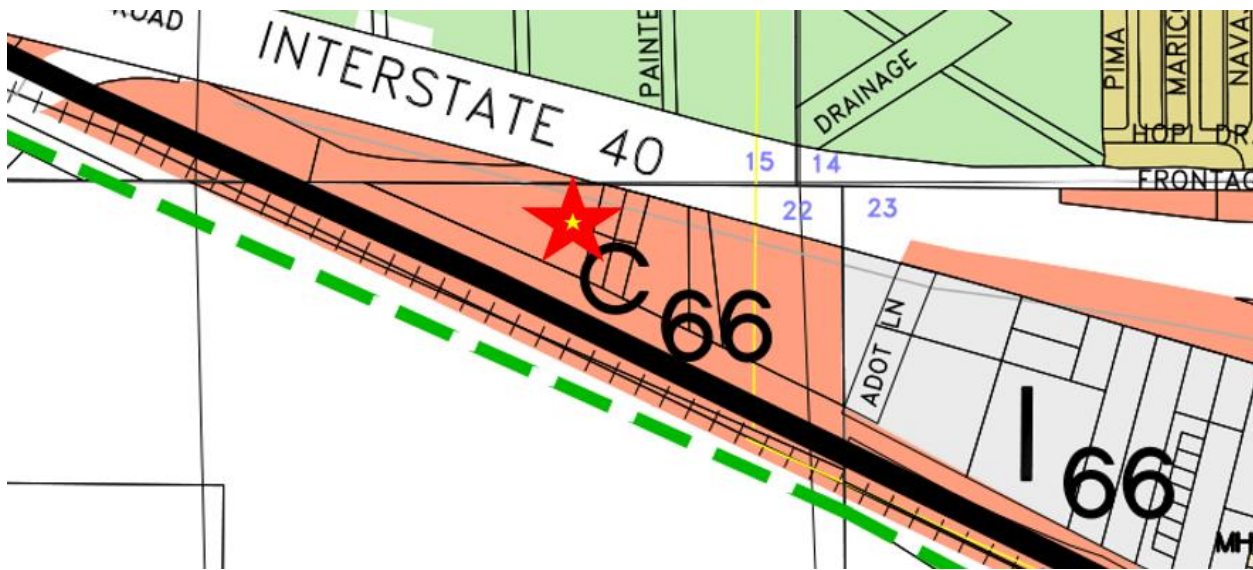


Figure 3 – Street View of Container Location



DISCUSSION

The Winslow Municipal Code, Title 17 Zoning, Chapter 17.40.40 Commercial District lists conditional uses and reads as follows:

10. Storage containers in excess of twenty (20) feet in length and additional storage containers may be approved upon compliance with the requirements of Section 17.40.030, required setbacks and conditions to limit negative impact on neighboring lots including, but not limited to, fencing or locational restrictions to minimize street visibility. No more than four total containers may be approved as a conditional use.

This property is not located next to any sensitive land uses in this stretch of Highway 66, and the proposed location of the container is set back a significant distance from all property lines. The most sensitive nature of the property is perhaps its visibility from Interstate 40 where passersby can see the property while driving through the city. The code contemplates addressing the appearance of these larger storage containers by requiring them to be in good condition and painted to match other buildings on the property so that they blend in. Staff's recommendation on this request includes a condition to ensure the 53' container is painted blue to match the existing garage building where it is located.

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SUMMARY

The proposed 53' long storage location in this location will not have a detrimental impact on the surrounding properties due to its location away from all property lines and not being located near any sensitive land uses. The property features excellent roadway access and adequate onsite circulation and accommodation for the placement and long-term maintenance of the storage container.

RECOMMENDED MOTION

The Planning and Zoning Hearing Officer recommends approval of the CUP to allow one 53' long storage container at 4321 W. Highway 66., subject to the following conditions:

1. The CUP is approved based on placement of the storage container meeting requirements of Section 17.40.030.
2. The storage container shall be painted a blue color to match the primary structure(s) on the property and be maintained in good condition.
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.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Jason Sanks", written in a cursive style.

Jason Sanks,
Zoning Hearing Officer



CONDITIONAL USE PERMIT APPLICATION

(Not For Child Care)

ADDRESS OF SITE: 4321 W Highway 66 Winslow Arizona 86047

Proposed Use: Placement of 53' by 8' trailer

Applicant: Paul Bergeron

Phone: [REDACTED]

Address: 4321 W Highway 66

City: Winslow State: Arizona

Zip Code: 86047

Owner of Property: Paul Bergeron

Phone: [REDACTED]

Address: 4321 W Highway 66

City: Winslow State: Arizona

Zip Code: 86047

County Assessor's Parcel Number: 103-07-002A

Zoning District: C-66

SIGNATURE Paul Bergeron
Property Owner or Authorized Representative

DATE 8-11-25

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: 9-8-25

RECEIPT NO: [REDACTED]

AMOUNT PAID: 250.00 CASH: _____

CHECK NO: [REDACTED]

Ashley J. Saliers
Staff Signature

AGENDA DATE: _____

9-8-25 HWY 66



Mr. Paul Bergeron
4321 Old Hwy. 66
Winslow, AZ 86047-2001

75'
↓

CORNER

LOADING
DOCK

← 50'

427

TRAILER 55'
8' 53'

410'

OLD 66

