

Minutes of the Planning and Zoning Hearing held 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.

STAFF

David Coolidge, City Manager (via Zoom)

Suzy Wetzel, City Clerk

Jason Sanks, Zoning Hearing Officer (via Zoom)

Michelle Stinson, City Attorney (via Zoom)

Larrilynn Oso, Recording Secretary

The Zoning Hearing Officer called the hearing to order at 6:00 p.m., and asked those in attendance to silence their cell phones.

Let the record reflect that the applicant Mr. Larry Fleming was in attendance via Zoom.

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.**

The Zoning Hearing Officer provided a brief presentation of the staff report which included photographs of the location, and surrounding businesses. The Zoning Hearing Officer also noted for the public record, that prior to the completion of the staff report, an exhibit map of the area had not been submitted by the applicant. Therefore, the Recommended Motion on the Staff Report required that the applicant shall provide a lot split map exhibit from the land surveyor prior to the approval of City Council. However, since the map exhibit was provided at this hearing, the applicant has successfully satisfied the requirement.

The Zoning Hearing Officer allowed for the applicant to provide a statement regarding this item request. In response to inquiry from the Zoning Hearing Officer Mr. Larry Fleming stated that the potential buyer does not yet want to disclose the intended use of the property at this time. The Zoning Hearing Officer then opened the hearing to the public.

With no further comments from the applicant and/or members of the public, the Zoning Hearing Officer closed the public hearing and continued with the motion to recommend approval to the City Council of the Lot Split request, subject to the technical exhibit provided by the applicant as sealed by the registered land surveyor.

- 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.

The Zoning Hearing Officer provided an overview of the staff report which included history of the code establishment and noted amendment changes in respect to the City's approach to marijuana regulation. The City Attorney and City Manager also provided a brief response regarding the reassessment of the dual license and code amendment.

The Zoning Hearing Officer opened the hearing to the public. With no further comments from members of the public, the Zoning Hearing Officer closed the public hearing and continued with the motion to recommend approval to the City Council 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.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 6:09 p.m.