

Minutes of the Planning and Zoning Hearing held on Monday, April 07, 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
Jason Sanks, Zoning Hearing Officer (via Zoom)
Michelle Stinson, City Attorney (via Zoom)
Marshall Larson, City Inspector
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 following applicants related to corresponding agenda items were in attendance either in person or via Zoom as indicated.

Item 2A

Mr. Kelly McCauley

Item 2B

Mr. Pascal Aughtry (Via Zoom)
Mr. Anthony Beavers (Via Zoom)
Mr. Frank Ille (Via Zoom)

Item 2C

Mr. Brian Law

CONSIDERATION AND ACTION

- A. Public Hearing, Consideration and Possible Action regarding a Request for a Property Split of Navajo County Assessor's Parcel Number 103-26-001B situated in Section 19, Township 19 North Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, located in the 1600 block of North Park Drive 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 that the agenda item stemmed from a previous hearing, and aims to provide the property owner with the desired lot split which will create parcels for future business development and street extension.

The Zoning Hearing Officer allowed for the applicant to provide a statement. Mr. Kelly McCauley thanked the Zoning and Hearing Officer and City staff for their assistance and also noted that this lot-split will allow for positive business growth in this particular location.

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 of the application subject to the technical exhibit provided by the applicant as sealed by the registered land surveyor.

B. Public Hearing, Consideration and Possible Action on a request from the Property Owner for a Conditional Use Permit for recreational vehicle parks, in compliance with Winslow Municipal Code, Section 17.76.010 and 17.76.020, located at 720 Transcon Lane, Winslow, Arizona, also identified as Navajo County Assessor's Parcel Number 103-31-007C, 007D.

The Zoning Hearing Officer provided an overview of the staff report which included images of the proposed Love's Travel Center RV Park and surrounding businesses. The Planning and Zoning Officer discussed the zoning and land use surrounding the immediate area. The Planning and Zoning officer also noted services and amenities that the proposed RV Park will provide to customers. Lastly, the RV Park site plan provided by the applicant was presented by the Zoning and Hearing Officer along with a summary of findings.

The Zoning Hearing Officer opened the hearing to the public and to the applicant to provide a statement. Mr. Frank Ille, the Director of RV Development for Love's Travel Stops stated that the proposed RV Park is ultimately designed for a short, overnight stay and not for long term use. Mr. Ille noted that he wanted to address this to provide for alleviating any community concern and to add to the narrative that the Planning and Zoning Officer provided in his presentation.

With no further comments from members of the public or the applicant, the Zoning Hearing Officer closed the public hearing and continued with the motion to recommend approval of the Conditional Use Permit application 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 confirm with the development standard requirements set forth in Section 17.76.020 of the Winslow Zoning Ordinance.

C. Public Hearing, Consideration and Possible Action regarding amendment to Winslow Municipal Code of the City of Winslow, Arizona, Title 17, Zoning, Chapter 17.96, Preservation of Historic Sites and Structures, by amending Section 17.96.020(A) – Creation of Historic Preservation Commission, related to decreasing the composition of the Historic Preservation Commission from 7 to 5 appointed members.

The Zoning Hearing Officer presented the staff report for this item which included an overview of the creation and goals of the Historic Preservation Commission. At present, City staff has indicated that there have been numerous efforts to find qualified candidates willing to volunteer for the Commission. The lack of interest of has made managing a seven-member quorum difficult. Staff notes that in order to maintain the conduction of business and actions of the Commission, these difficulties would be marginally decreased by reducing the members from seven to five. The City Attorney summarized the report, noting that this amendment is being conducted to adhere to the Winslow Planning and Zoning Ordinance.

The Zoning Hearing Officer opened the public hearing. With no public comment, the Planning and Zoning Officer closed the public hearing and made the recommended motion for the approval of the amendment to City Council 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 6:27 p.m.