

Minutes of the Planning and Zoning Hearing held 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.

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 applicant for Item A, Mr. Sheldon Haskell was in attendance via Zoom.

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.**

The Zoning Hearing Officer provided a brief presentation of the staff report which included photographs of the location, land use map, proposed development, zoning and surrounding properties. The Zoning Hearing Officer also noted from the applicant's narrative that the property is intended for multiple use. The Zoning Hearing Officer further clarified that this hearing is for the Conditional Use Permit of an RV Park. Lastly, it was stated that the applicant is still subject to completing all development review process requirements.

The Zoning Hearing Officer opened the public hearing and allowed for the applicant to provide a statement. Mr. Sheldon Haskell thanked the Zoning and Hearing Officer and City staff for the opportunity for the hearing. Mr. Haskell also noted that he was not sure at this time about adding additional the amenities to the RV Park. Also, the applicant noted that he had submitted plans that outlined fire lanes and drainage to the City Inspector.

With no further questions for or comments from the applicant, the Zoning Hearing Officer offered attending members of the public to speak in regard to the subject item. Ms. Michelle Pennington spoke, noting that her comments were not directed personally to the applicant. Ms. Pennington stated that she had several concerns regarding the development of the industrial area noted in the usage map. Her concerns included the devaluation of her property from a separate, unrelated RV Park, tent camping, and trash from the RV Park and Waste Management center. Responding to questions from the

Zoning Hearing Officer, Ms. Pennington stated that she has not filed a formal complaint with the City regarding her concerns and clarified that her property is a hangar used for storage. Ms. Pennington was referred by the Zoning Hearing Officer to address her concerns with City Staff, noting that this hearing was for the request for a Conditional Use Permit by Mr. Haskell.

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 Conditional Use Permit for an RV Park, accessory storage, and recreational amenities in compliance with Winslow Municipal Code and based upon 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.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 6:26 p.m.