

Minutes of the Planning and Zoning Hearing held on Monday, December 01, 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. Emmanuel Sanchez was in attendance.

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 two 53' storage containers located in a Commercial Zoning District in compliance with Winslow Municipal Code Section 17.40.040(10). The property is located at 412 Transcon Lane, Winslow, Arizona, also identified as Navajo County Assessor's Parcel No. 103-31-001B.**

The Zoning Hearing Officer provided a brief presentation of the staff report which included a zoning map with photographs of the location, proposed placement of the storage containers, and surrounding properties. The Zoning Hearing Officer also noted that the property is significantly visible from the on-ramp to I-40 from Transcon Lane. The Zoning Hearing Officer further clarified that the proposed placement of the storage containers would also match and blend in with the surrounding buildings. The applicant is still subject to ensuring that the container is painted off-white to match the compliment the primary structure (Southern Tire Mart). Lastly, the Zoning Hearing Officer noted that the containers pose no detrimental impact to surrounding businesses in the area.

The Zoning Hearing Officer opened the public hearing and allowed for the applicant to provide a statement. With no further questions for or comments from the applicant or the public, the Zoning Hearing Officer closed the public hearing, and continued with the motion to recommend approval of the Conditional Use Permit to allow two 53' long storage container at 412 Transcon Lane, subject to the following conditions:

1. The Conditional Use Permit is approved based upon the placement of the storage containers meeting requirements of section 17.40.030.
2. The storage container shall be painted an off-white color to match the Southern Tire Mart building on the property and be maintained in good condition.

3. The Conditional Use Permit 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.

Prior to adjournment, the City Manager requested that the Planning and Zoning Officer provide clarification to the applicant on the City Code, specifically section 17.40.040(10). The Planning and Zoning Officer verbally relayed the clarification to the Applicant in regard to the proper setback from property lines as outlined in the Zoning Ordinance as well as maintaining the storage containers in good condition and painting them an off-white color to match the primary building on the property.

ADJOURNMENT

The hearing was adjourned by the Zoning Hearing Officer at 6:10 p.m.