



**AGENDA AND NOTICE OF  
PLANNING & ZONING HEARING  
MONDAY, DECEMBER 1, 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, December 01, 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=1e7S4BsQ7bfa37jPNTjlclAK40gLxEp.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 two 53' storage container 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.

**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: December 1, 2025

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

SUBJECT: Conditional Use Permit (CUP) to allow two 53' long storage containers on a Commercially zoned property at 412 Transcon Lane

## **OVERVIEW**

The Subject Property is located at 412 Transcon Lane, Winslow, AZ 86047 with Navajo County parcel number 103-31-001B, see Figure 1 – Aerial Image, below:

*Figure 1 - Aerial Image*



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

Direction	Zoning	Land Use
North	Commercial/Industrial	Interstate 40, then Loves Travel Center
East	Commercial	Undeveloped
South	Commercial	Flying J Travel Center
West	Commercial	Flying J Travel Center

City Hall ~ 102 E. Third Street ~ Winslow, Arizona 86047 ~ (928) 289-2422  
[www.winslowaz.gov](http://www.winslowaz.gov)

Figure 2 – Zoning Map

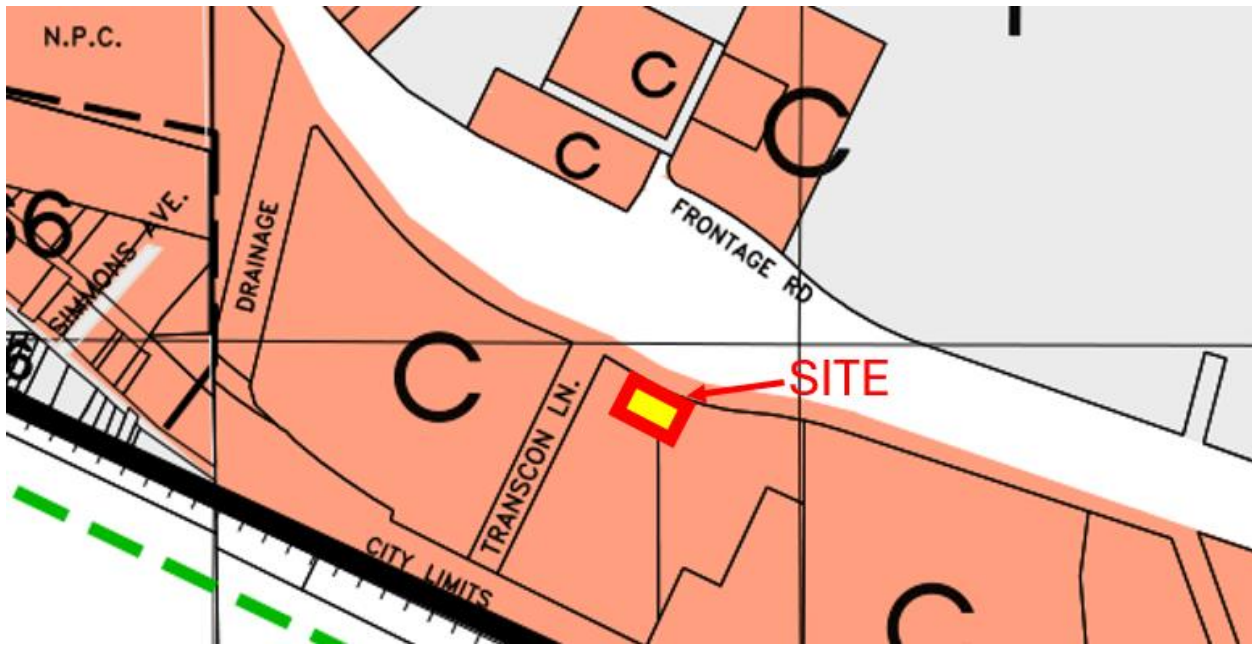


Figure 3 – I-40 Onramp View of Containers Location



## **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.

The Southern Tire Mart property is located within the larger Flying J truck stop facility, situated in the rear of the facility tucked up against the I-40 eastbound onramp. It is not located next to any sensitive land uses and the vicinity is dominated by truck stops and other freeway support uses. Although the proposed location of the containers is directly visible from the freeway onramp, the presence of semi-trucks at the truck stop will help the containers to blend in with the vehicles onsite.

The tire shop building is an off-white color so the two containers should be painted to match it as the code requires. They should also be maintained in good condition and not show significant damage or wear over time.

### **SUMMARY**

The proposed 53' long storage containers in this location will not have a detrimental impact on the surrounding properties due to their location in the rear of the property 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 containers.

### **RECOMMENDED MOTION**

The Planning and Zoning Hearing Officer recommends approval of the CUP to allow two 53' long storage containers at 412 Transcon Lane., subject to the following conditions:

1. The CUP is approved based on placement of the storage containers meeting requirements of Section 17.40.030.
2. The storage containers 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 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,



Jason Sanks,  
Zoning Hearing Officer





## CONDITIONAL USE PERMIT APPLICATION

(Not For Child Care)

ADDRESS OF SITE: 412 TRANS CON LN

Proposed Use: TIRE STORAGE

Applicant: SOUTHERN TIRE MART AT PLOW Phone: [REDACTED]

Address: 412 TRANS CON LN

City: WINSLOW State: AZ

Zip Code: 86047

Owner of Property: PLOW FLUING T

Phone:                     

Address: 411 TRANS CON LN

City: WINSLOW State: AZ

Zip Code: 86047

County Assessor's Parcel Number:                     

Zoning District:                     

SIGNATURE   
Property Owner or Authorized Representative

DATE 10/05/25

*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: 10-15-25

RECEIPT NO: [REDACTED]

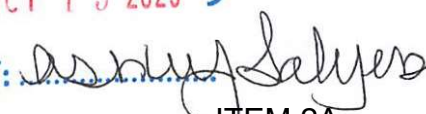
AMOUNT PAID: 250.00 CASH:                     

CHECK NO:                     

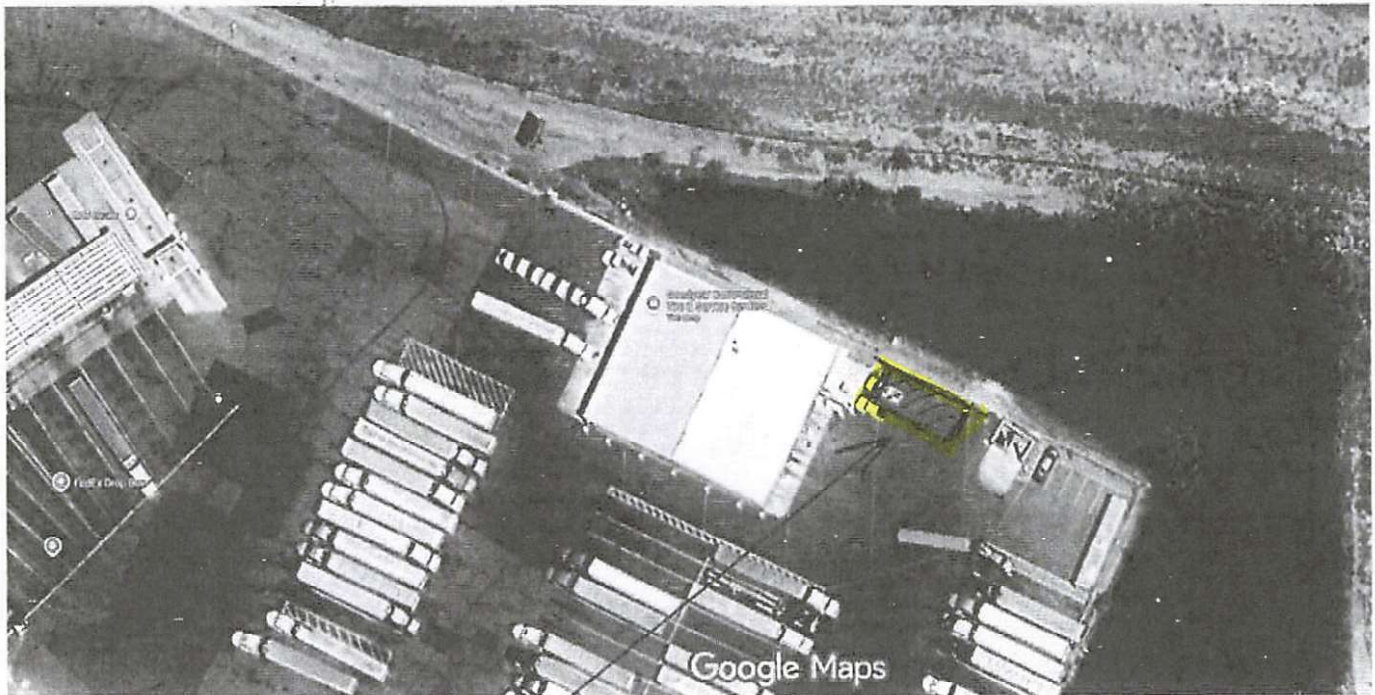
  
Staff Signature

AGENDA DATE:                     

**P A I D**  
OCT 15 2025

BY:   
ITEM 2A

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 20 ft

PLACEMENT OF (2), 53'  
STORAGE CONTAINERS  
FOR TIRE STORAGE.

50 ft from North Property Line  
30 ft from East Property Line



