



**AGENDA AND NOTICE OF  
PLANNING & ZONING HEARING  
MONDAY, MARCH 2, 2026 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, March 2, 2026 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=1e7S4BsQ7bfa37jPNTjIcAK40gLxEp.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 for a Property Split of Navajo County Assessor's Parcel Number 103-31-005 situated in Section 29, Township 19 North, Range 16 East, Gila and Salt River Meridian, City of Winslow, Navajo County, Arizona, located at 3000 East Highway 66, Winslow, Arizona and zoned in the Commercial District.
- 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 operations and sales; providing for the permission of marijuana dispensaries to have a drive-through; providing for severability; and providing for penalties.
- C.** Public Hearing, Consideration and Possible Action regarding amendment to Winslow Municipal Code of the City of Winslow, Arizona, Title 5, Business Licenses and Regulations, Chapter 5.13 Mobile Food Vendors by amending Section 5.13.050 I (5) – Operational Requirements, relating to the regulation of parking, including posted time limits; providing for the repeal of regulations stating that a mobile food unit shall not occupy a legal parking space for more than six (6) hours in a twenty-four (24) hour period; providing for severability; and providing for penalties.

**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  
Daniel T. Tafoya  
Melcor Salazar

*Discover Winslow-A City in Motion*

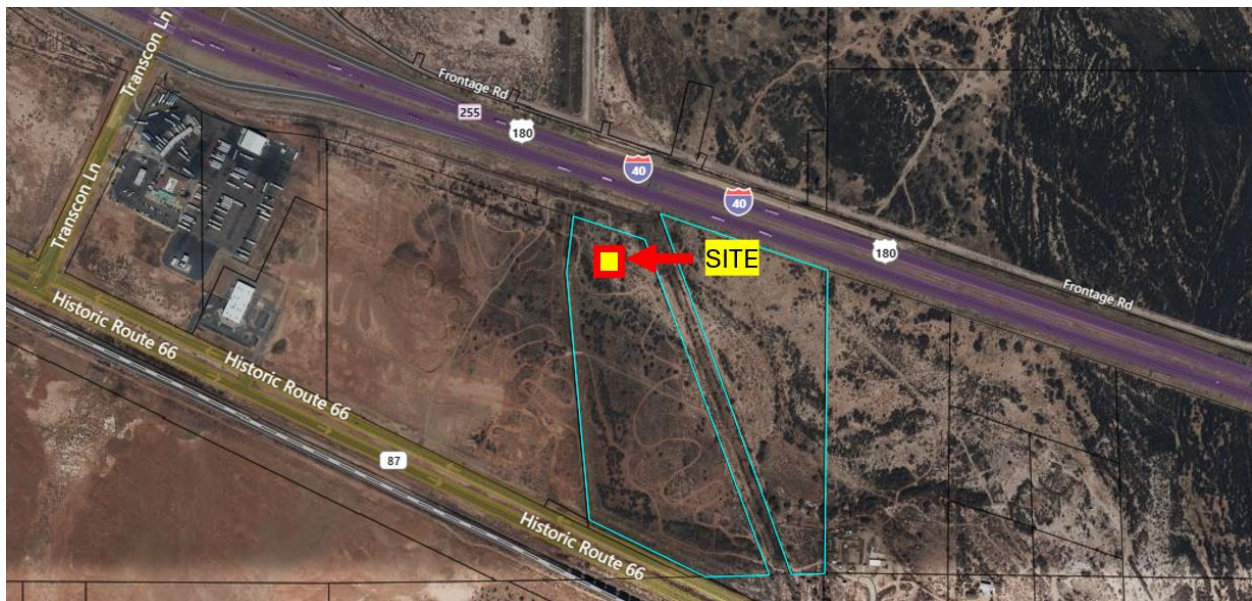
AGENDA DATE: March 2, 2026  
TO: Planning and Zoning Hearing  
FROM: Jason Sanks, Planning and Zoning Hearing Officer  
SUBJECT: Lot Split for Navajo County Assessor's Parcel Number 103-31-005

**OVERVIEW**

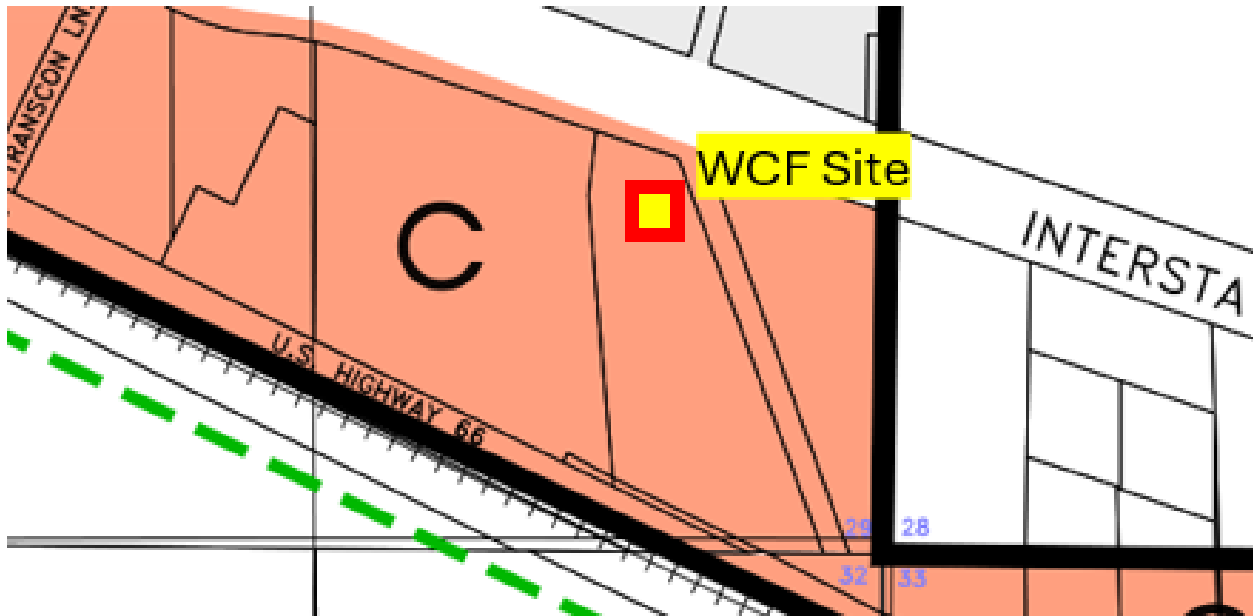
The Subject Property is located at 3000 E. Highway 66, South of Interstate 40 and east of Transcon Lane. The property has a unique configuration whereas it is bifurcated by an ADOT drainage and spillway system that continues to the south and east, beyond Highway 66, to the Little Colorado River.

The image below shows the lot split area in red outline within the context of the surrounding area, see Figure 1 – Aerial Image, below:

*Figure 1 - Aerial Image, showing parent parcel split by ADOT drainage to culvert under E. Highway 66*



Per the Winslow Zoning Map, the Property is zoned Commercial (“C”) with an existing wireless communication facility (WCF) tower which appears to be the only improvements on the larger parent parcel. The newly created parcel will be embedded within the current parent parcel on all four sides.



The following onsite and surrounding land uses and zoning are as follows:

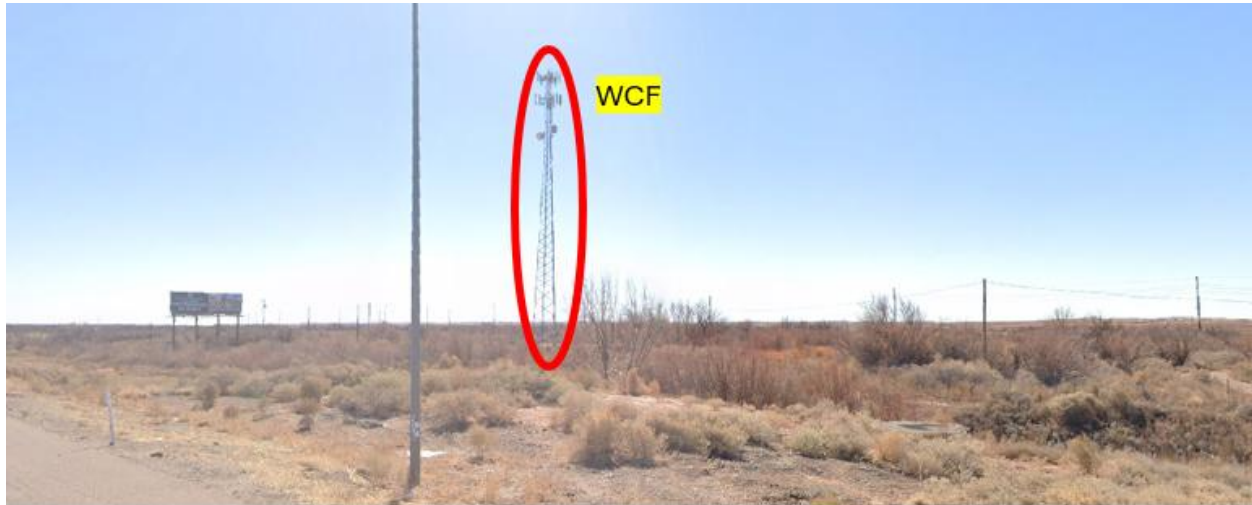
Direction	Zoning	Land Use
Onsite	Commercial	Wireless Communication Facility lattice tower
North	Commercial	Vacant, then Interstate 40
East	Commercial	Vacant
South	Commercial	Vacant, then E. Hwy 66
West	Commercial	Vacant

*Figure 2 – Parcel Street View Photos*

Northbound view from E. Highway 66



Southbound view from Interstate 40



The WCF facility on the proposed parcel is not very visible from the Flying J Truckstop facility at Transcon Lane, so a street view photo looking east from that location is not useful.

On the south side of the unique parent parcel, the drainage culvert under the highway is visible from where the ADOT right-of-way is draining to the spillway into the Little Colorado River. The culvert under E. Highway 66 appears as follows:



## **DISCUSSION**

It appears that the purpose of this application is to split the approximately 100'x100' improved land area associated with a lease for the existing WCF tower that is shown in the Figure 2 photographs. The lot split exhibit also appears to show legal access being provided via easement to the newly created parcel for the leased area.

Pursuant to Winslow Municipal Code, Section 16.28.010, lot splits must conform to the procedures of this section and comply with the regulations as established in this title for subdivision and prepare technical exhibits showing the proposed lots, boundaries, dimensions, legal description(s) and other technical data necessary for a complete review of the request. They are also required to be sealed by a licensed registrant. Based on the application materials provided, staff has received these required items and the lot split appears to meet the requirements of the Commercial zoning district for within it is located

**RECOMMENDED MOTION**

The Zoning Hearing Officer recommends approval to the City Council of the Lot Split request, subject to the legal description and map exhibit provided, as sealed by the registered land surveyor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jason Sanks".

Jason Sanks,  
Zoning Hearing Officer



# GENERAL PURPOSE APPLICATION

ADDRESS OF SITE: 3000 E Highway 66, Winslow, AZ, 86047

Proposed use: Cell Tower (Existing Use)

Applicant: Robert Craig Johnson

Phone: [REDACTED]

Address: c/o Sterling Solomon - Solomon Law Offices, PC

EMAIL: [REDACTED]

City: Snowflake

State: AZ

Zip Code: 85937

Owner of Property: Robert C Johnson and Kathryn A Johnson

Phone: [REDACTED]

Address: 3200 E State Highway 66

City: Winslow

State: AZ

Zip Code: 86047

County Assessor's Parcel Number: 103-31-005

Zoning District: Commercial

### TYPE OF REVIEW REQUESTED:

Site Plan Review

Property Combination

Subdivision

Property Split

General Plan  
Minor Amendment

General Plan  
Major Amendment

Home Occupation Permit

SIGNATURE

Property Owner or Authorized Representative

DATE

12/18/2025

The applicant expressly acknowledges that all development must occur in compliance with the site plan, as approved, and all pertinent City of Winslow Municipal Codes.

### FOR OFFICE USE ONLY:

CITY FILE NO: \_\_\_\_\_

DATE: 12-18-25 RECEIPT NO: [REDACTED]

AMOUNT PAID: 250.00 CASH: \_\_\_\_\_

CHECK NO: \_\_\_\_\_

NINE (9) SETS OF PLANS: \_\_\_\_\_

AGENDA DATE: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_

BY:

Revised: 02/19

**Site Plans Shall Include the Following Information:**

1. Vicinity map showing the location of the site in relation to surrounding streets and properties.
2. North arrow, scale (not smaller than 1" = 40'), date of preparation with revision dates, project title, address, legal description, preparer's name, address, telephone; property owner's address, telephone.
3. Property boundaries and dimensions.
4. Identify adjacent development, zoning; show location of driveways, fire hydrants within 300' of site.
5. Existing and proposed street improvements, including sidewalks; size and location of existing and proposed utilities, easements.
6. Existing and proposed grades and drainage systems and structures.
7. Proposed driveways, parking areas, typical space size, handicapped spaces, fire lanes, new fire hydrants.
8. Provide detail and locations for refuse containers, street lights, on-site lighting, and signs.
9. Location and dimensions of landscaped areas, including planting concepts.
10. Provide a data table on the site plan that includes:
  - i. Brief description of the proposed use of the building and site
  - ii. Existing zoning.
  - iii. Net site area.
  - iv. Net density and/or lot coverage.
  - v. Building area, occupancy, and construction type.
  - vi. Percent of site landscaped and percent required by ordinance.
  - vii. Required and proposed number of standard and handicapped parking spaces.
11. Interior floor plans with square footage, dimensions, doors, etc.

**NOTE: In consultation with Community Development Staff, smaller projects may require less detail.**

**LEGAL DESCRIPTION**  
**Lease Parcel**

All that portion of land situated in Section 29, Township 19 North, Range 16 East, of the Gila and Salt River Meridian, Navajo County, Arizona, more particularly described as follows:

COMMENCING at a found aluminum cap monument marked "Woodson" at the southeast corner of said Section 29;

Thence North 89° 32' 41" West, along the south line of said Section 29, a distance of 271.71 feet;

Thence North 21° 02' 03" West, a distance of 1904.01 feet, from which a found ADOT brass cap monument, marked "POT 3131+91.85", bears North 21° 02' 03" West, a distance of 84.12 feet;

Thence South 68° 57' 44" West, a distance of 171.56 feet to the POINT OF BEGINNING.

Thence South 00° 16' 50" West, a distance of 101.08 feet;

Thence North 89° 50' 16" West, a distance of 100.41 feet;

Thence North 00° 10' 19" East, a distance of 100.69 feet;

Thence North 89° 56' 31" East, a distance of 100.60 feet to the POINT OF BEGINNING.

Containing 10,140.04 sf. or 0.23 acres more or less.

10/29/24  
NES# 1207-01  
1207-01 Lease Parcel.docx



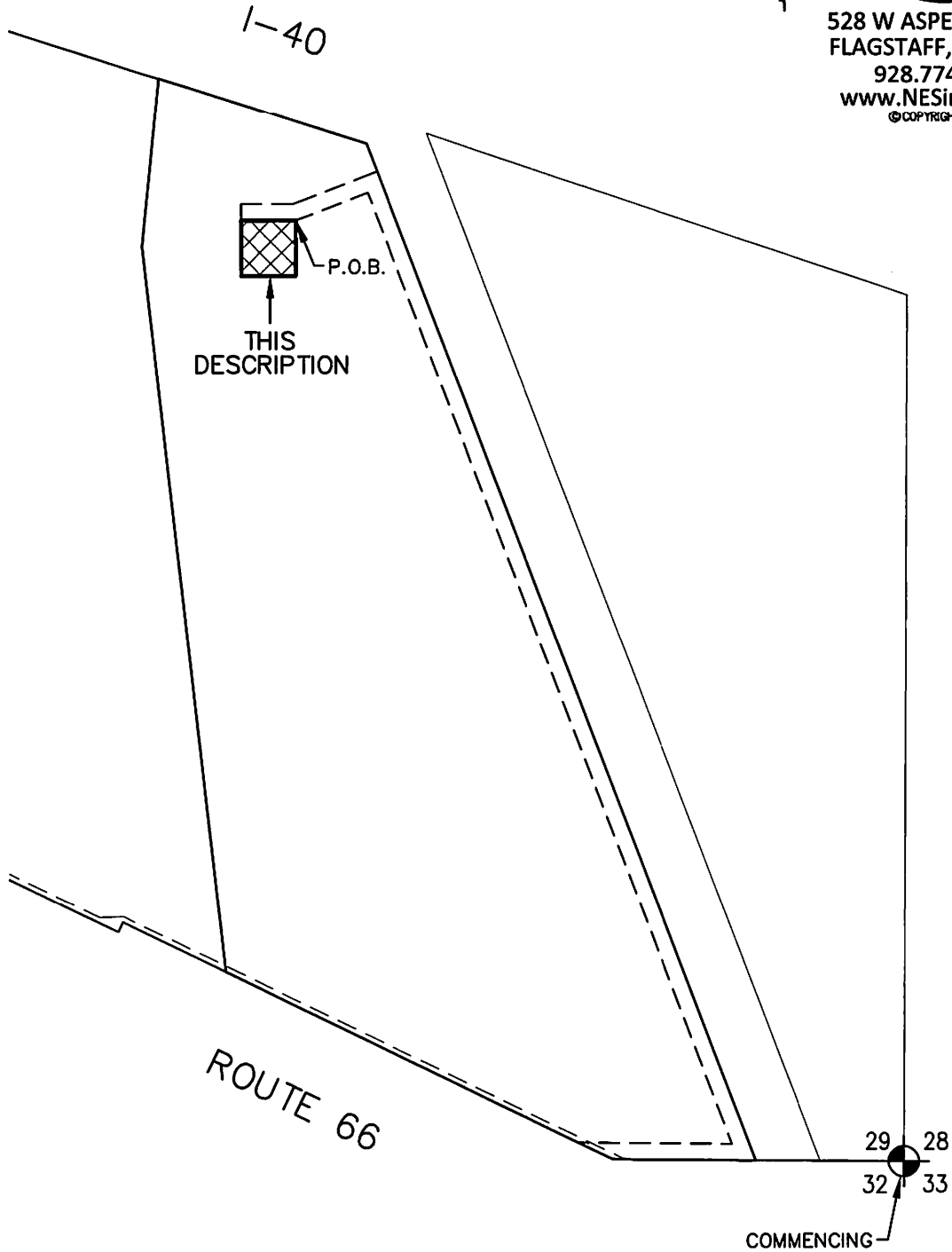
MAP TO ACCOMPANY  
LEGAL DESCRIPTION

LEASE PARCEL  
10,140.04 SF OR 0.23 ACRES

SCALE: 1"=300'



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www.NESincAZ.com  
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**Mayor**  
Roberta W. Cano  
  
(928) 289-2422



**Council Members**  
Peter Cake  
Samantha Crisp  
Jim MacLean  
Darcey McKee  
Daniel T. Tafoya  
Melcor Salazar

*Discover Winslow-A City in Motion*

AGENDA DATE: March 2, 2026  
  
TO: Planning and Zoning Hearing  
  
FROM: Jason Sanks, Planning and Zoning Hearing Officer  
  
SUBJECT: Agenda Items B and C: Proposed Winslow Code Amendments for Food Trucks and Recreational Marijuana Drive-Through Facilities

**OVERVIEW**

The City of Winslow has initiated two proposed Municipal Code, Title 17 (Zoning) Amendments for the consideration of the Planning and Zoning Hearing Officer.

**Item B** on the agenda is the first text amendment, and it contemplates allowing recreational marijuana sales facilities to provide drive-through services for patrons to purchase and pick-up cannabis and other products. The drive-through would function similarly to those found at fast-food restaurants. The State of Arizona statutes originally did not allow marijuana facilities to offer drive-through services but has since updated the law to allow them, therefore the City is updating the code accordingly. This language amendment has been summarized and prepared as follows:

- B) Title 17, Zoning, Chapter 17.40. C (Commercial District) by amending Section 17.40.040 – Permitted Conditional Uses related to Recreational Marijuana, providing for the permission of marijuana dispensaries to have a drive-through.

The newly proposed text of the code will appear as follows, in bold CAPS:

17.40.040 Permitted Conditional Uses.

\* \* \*

- 13. Nonprofit medical marijuana dispensary, contingent on Arizona State licensure and subject to the following standard conditions and limitations:

\* \* \*

- h. Drive-through services are ~~prohibited~~ **PERMITTED**.

**RECOMMENDED MOTION (Item B)**

The Zoning Hearing Officer recommends approval to the City Council of the proposed Municipal Code text amendment for Section 17.40.040, allowing drive-through services for recreational marijuana facilities, as prepared in the draft ordinance.

**Item C** on the agenda is the second text amendment, and it contemplates a provision to allow semi-permanent to permanent food trucks, also known as mobile food vendors, subject to a Conditional Use Permit (CUP). A CUP approval could allow a food truck to remain in the same location in excess of 96-hours (4 days). This language amendment has been summarized and been prepared as follows:

- C) Title 17, Zoning, Chapter 17.40. C (Commercial District) by amending Section 17.40.040 - Permitted Conditional Uses, related to operational standards and zoning provisions for mobile food vendors, requiring mobile food vendors to obtain a Conditional Use Permit to locate on commercially-zoned private property in excess of a 96-hour duration (4 days).

The newly proposed text of the code will appear as follows, in bold CAPS:

17.40.040 Permitted Conditional Uses

\* \* \*

**16. THE OPERATION OF A MOBILE FOOD UNIT AS A SEMI-PERMANENT OR RECURRING USE ON PRIVATE PROPERTY FOR MORE THAN NINETY-SIX (96) CONSECUTIVE HOURS IS PERMITTED CONSISTENT WITH THE PROVISIONS OF SECTION 5.13.050(H)(4). FOR THE PURPOSE OF THIS SUBSECTION, “MOBILE FOOD UNIT” HAS THE SAME MEANING AS SET FORTH IN TITLE 5, CHAPTER 5.13.**

**RECOMMENDED MOTION (Item C)**

The Zoning Hearing Officer recommends approval to the City Council of the proposed Municipal Code text amendment for Section 17.40.040, allowing food trucks to remain in the same location for longer than 96-hours, as prepared in the draft ordinance.

Respectfully submitted,



Jason Sanks,  
Zoning Hearing Officer