

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, March 1, 2021

Call to Order

The meeting was called to order at 5:10 p.m. by Chairman Charles Hammon.

Roll Call

Commissioners present: Chairman Charles Hammon, Charles Bradshaw, Shem Barlow, and Aaron LaCorti. Johnathan Barlow asked to be excused.

Staff present: Vance Barlow, Andrew Barlow, and Louise Stubbs

Prayer was offered by Aaron LaCorti.

Minutes of Prior Meeting

Minutes of both the January 4, 2021 and February 18 meetings were presented and considered. Minor correction noted.

Motion from Charles Bradshaw to approve the corrected minutes from the January 4 regular session and February 18, 2021 work session. There was a second from Aaron LaCorti.

Roll Call vote:

Charles Hammon	Y
Charles Bradshaw	Y
Aaron LaCorti	Y
Shem Barlow	Y

PUBLIC COMMENTS

None

PUBLIC HEARING

At 5:12 pm the regular meeting was closed and the Public Hearing was opened.

Chairman Charles Hammon noted that there were three items presented for the public hearing.

- A. Zoning Map Amendment – Parcel 404-53-501 from RE-1A Residential-Estate/One Acre to RM Multiple Family Residential
- B. Zoning Map Amendment – Parcels 404-53-247 & 404-53-248 from RE-1A Residential-Estate/One-Acre to R1-8 Single Family Residential 8,000
- C. Zoning Text Amendment(s) – Various minor text amendments to the Town Code Title XV Chapter 152 Zoning Code

There was no public comment on any of these items, and the Public Hearing was closed at 5:14 pm.

CONSIDER ZONONG MAP AMENDMENTS

Town Manager Vance Barlow addressed the Commission on each of these items:

- A. Marion Barlow has applied for a zoning map amendment for parcel 404-53-501 from RE-1A Residential-Estate/One Acre to RM Multiple Family Residential. This Parcel is located on the South West corner of Mohave Avenue and Hammon Street. His proposed use as described in the application is to build a 4-plex unit on the property.

Marion Barlow then addressed the Commission. He reported that he would like to build a 4-plex on that lot, but this will require a zoning change. He said that all the utilities are there already. There was considerable discussion on the requirements of the RM zone, and it was expressed by some of the Commissioners that this did not appear to be the correct zoning designation for the type of development proposed. After discussion with the developer on the scope of the proposed development, and the Chairman proposed that the Commission table this request and allow staff time to study the correct zoning for type of development with the proposed density. The developer Marion Barlow stated that he was ok with tabling the item for a month and amending his request to ensure the proper zoning for the development.

The Commission then tabled the request by Marion Barlow for rezone until next meeting.

- B. Straight Up Builders has applied for a zoning map amendment for parcels 404-53-247 & 404-53-248 from RE-1A Residential-Estate/One-Acre to R1-8 Single Family Residential 8,000.

Josh Beazer with Iron Rock Engineers and Isaiah Barlow addressed the Commission in behalf of Straight Up Builders. Josh explained that this would be developed as a subdivision, and that it is in a good location, with close proximity to schools, etc. Discussion was held, and it was pointed out that there are utilities there to sustain this kind of development, and it is compatible with the General Plan. There was discussion on the proposed development and how it should benefit the Town.

Charles Bradshaw made a motion to recommend that the Town of Colorado City Town Council adopt Ordinance 2021-05 amending the zoning map to the Town of Colorado City. There was a second from Shem Barlow.

Roll Call vote:

Charles Hammon	Y
Charles Bradshaw	Y
Aaron LaCorti	Y
Shem Barlow	Y

CONSIDER AMENDMENT(S) TO TOWN OF COLORADO CITY ZONING CODE TITLE XV CHAPTER 152

Vance explained that as we have been working with the Zoning Code there are several issues that have been raised that merit discussion on whether to propose some amendments to the code. These deal with required side setbacks and rear setbacks and prohibited uses along Highway 389 and Airport Avenue. The proposed amendments were discussed at a Citizen Review work session

of the Planning Commission held February 18, 2021. There was some discussion on this, and there were several suggested changes to the table.

Motion was made by Charles Hammon to recommend that the Town of Colorado City Town Council adopt Ordinance 2021-06 amending Town of Colorado City Zoning Code Title XV Chapter 152, including the changes proposed tonight. There was a second from Aaron LaCorti.

Roll Call vote:

Charles Hammon Y
Charles Bradshaw Y
Aaron LaCorti Y
Shem Barlow Y

LAND DIVISION ORDINANCE REVIEW TOWN CODE 153

Vance said that as the Planning Commission has been reviewing the Town's land division code Title XV Chapter 153, they have made some recommendations for amending the code. Most of the proposed amendments deal with the number of printed copies that have to be submitted and making provisions for digital submissions.

There was a motion made by Charles Hammon with a second from Charles Bradshaw to recommend that the Town of Colorado City Town Council adopt Ordinance 2021-07 amending Town of Colorado City Land Division Ordinance Title XV Chapter 153.

Roll Call vote:

Charles Hammon Y
Charles Bradshaw Y
Aaron LaCorti Y
Shem Barlow Y

INFORMATIONAL SUMMARIES

Vance reported that there is currently a land law update workshop scheduled in June.


The next regular meeting is scheduled for Monday, April 5, 2021.

Meeting was adjourned at 6:30 pm.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Colorado City Planning Commission held on the 1st day of March 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of April 2021.


Town Clerk

