

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, April 5, 2021

Call to Order

The meeting was called to order at 5:04 p.m. by Vice Chairman Charles Bradshaw.

Roll Call

Commissioners present: Vice Chairman Charles Bradshaw, Shem Barlow, and Aaron LaCorti. Charles Hammon was excused, and Johnathan Barlow entered the meeting at 5:05 pm. In the absence of Chairman Charles Hammon, Vice Chairman Charles Bradshaw conducted the meeting.

Staff present: Town Clerk Rosie White, who filled in for the Town Manager, Vance Barlow, Heber White, Andrew Barlow, and Louise Stubbs

Prayer was offered by Shem Barlow.

Minutes of Prior Meeting

Minutes of the March 1, 2021 meeting were presented and considered with no corrections noted.

Motion from Aaron LaCorti with a second from Shem Barlow to approve the minutes from the March 1, 2021 meeting.

Roll Call vote:

Charles Bradshaw	Y
Aaron LaCorti	Y
Shem Barlow	Y

PUBLIC COMMENTS

None

PUBLIC HEARING

At 5:07 pm the regular meeting was closed and the Public Hearing was opened.

Vice Chairman Charles Bradshaw stated that we have two items to discuss in our public hearing:

1. Zoning Map Amendment – Parcel 404-53-501 from RE-1A Residential-Estate/One Acre to R-2 Small Lot Residential
2. Zoning Map Amendment – Parcel 404-27-112 from AG Agricultural to C-2 Community Commercial District.

Marion Barlow then addressed the Planning Commission, explaining that his request had been tabled last time, and he has amended his application to a request for the zoning to be changed to R-2 Small Lot Residential as that will better accommodate his proposed development. He explained his proposed use to build three 4-plex units on the property which the R-2 zoning would allow.

A call was made for any public comments on the proposed zoning map amendment and there was none.

The Chair then took up the next proposed zoning map amendment and invited Mr. Ross Gregerson to present his request.

Ross Gregerson addressed the Planning Commission and presented his concept for an RV Park and campground on the property.

There was some discussion on the merits of the location for an RV park with discussion on the creek access and other considerations this property it was noted that the property was not conducive to agriculture use.

A call was made for any public comments on the proposed zoning map amendment and there was none.

With no further comments, the Public Hearing was closed at 5:16 pm.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-501 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R-2 SMALL LOT RESIDENTIAL

It was explained that the application for rezone to RM-3 for this parcel was tabled at the March 1, 2021 Planning Commission meeting as the Planning Commission did not feel that was an appropriate location for RM-3. It was noted that the developer amended his application from RM-3 to R-2 Small Lot Residential. The requested zoning would allow the development of the proposed 4-plexes and yet not allow the high density that could potentially be developed in a RM-3 zone.

The location is conducive to this type of development as it is along a major corridor and is approximately a block east of an existing high-density zone. The staff is recommending the zoning map amendment be approved with the condition that the parcel be developed into multi-family dwellings and cannot be subdivided into small lots. The understanding with the developer is that the accesses into the proposed development will be on Hammon Street.

There was a motion made by Aaron LaCorti with a second from Shem Barlow to recommend that the Town of Colorado City Town Council approve the proposed amendment to the zoning map of the Town of Colorado City parcel 404-53-501 from RE-1A Residential/Estate/One Acre to R-2 Small Lot Residential.

Roll Call vote:

Charles Bradshaw Y

Aaron LaCorti Y

Shem Barlow Y

Johnathan Barlow Y

CONSIDER ZONING MAP AMENDMENT PARCEL 404-27-112 FROM AG AGRICULTURAL TO C-2 COMMUNITY COMMERCIAL DISTRICT

Town staff recommended approval of this zoning map amendment without any conditions as the property north of Mohave Avenue from SR 389 to Redwood Street will be better used as commercial than agricultural in the long-range planning of the Town. The staff has no objection to an RV Park / Campground with related amenities located in the proposed location.

Motion was made by Shem Barlow with a second from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve the proposed amendment to the zoning map of the Town of Colorado City for parcel 404-27-112 from AG Agricultural to C-2 Community Commercial District

Roll Call vote:

Charles Bradshaw Y
Aaron LaCorti Y
Shem Barlow Y
Johnathan Barlow Y

**LAND DIVISION ORDINANCE REVIEW TOWN CODE TITLE XV CHAPTER 151
FLOOD DAMAGE PREVENTION**

Town Manager Vance Barlow explained that it is important that the Planning Commission be familiar with the Town codes that affect development in the Town. The Town of Colorado City Town Code Chapter 151 Flood Damage Prevention was presented for Planning Commission familiarization and discussion.

Vance also reported that the updated Flood Plain Maps for the Colorado City are nearly completed.

INFORMATIONAL SUMMARIES

Vance said the 2021 Western States Planning Conference is scheduled for August 22-25 in Scottsdale Arizona, if any of the Commissioners are interested in attending, either online or in person.

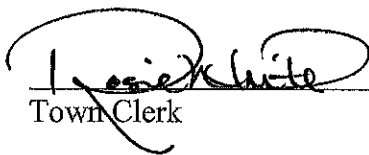
He also noted that there is quite a bit of interest in various development projects and a lot of time is spent meeting with individuals and discussing the options and how the zoning, etc. works.

Meeting was adjourned at 5:26 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 5th day of April 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of May 2021.


Town Clerk

