

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, May 3, 2021

Call to Order

The meeting was called to order at 5:01 p.m. by Vice Chairman Charles Hammon.

Roll Call

Commissioners present: Chairman Charles Hammon, Vice Chairman Charles Bradshaw, Shem Barlow, Aaron LaCorti, and Johnathan Barlow.

Staff present: Town Manager Vance Barlow, Heber White, Andrew Barlow, and Louise Stubbs
Court Monitor: Roger Carter

Prayer was offered by Johnathan Barlow.

Minutes of Prior Meeting

Minutes of the April 5, 2021 meeting were presented and considered with no corrections noted.

Motion from Charles Bradshaw with a second from Johnathan Barlow to approve the minutes from the April 5, 2021 meeting.

Roll Call vote:

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

PUBLIC COMMENTS

None

PUBLIC HEARING

At 5:04 pm the regular meeting was closed, and the Public Hearing was opened.

Town Manager Vance Barlow reported that Gary Ivory has applied for a zoning map amendment for Parcel 404-53-580 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential. This property is located on the corner of Central Street and Cherry Avenue. The request has been posted and published. Gary desires to split the lot into two half acre lots - one for himself and one for his brother. A preliminary utility access assessment is included.

There were no comments from the public.

Public Hearing was closed at 5:05 pm.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-580 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-20 SINGLE-FAMILY RESIDENTIAL

There was discussion on the requested zoning map amendment, and the requirements of the code were reviewed.

There was further discussion on the proposal, and it was pointed out that it would be a significant project to get utilities to the second lot; however, the applicant did get a summary of what would be required from the Utility Department and had committed to getting utilities installed.

There was also a question of how many driveways to allow on Central Street as it is preferable to not have too many driveways on the busier streets in the community. It was noted that in that area there are several yards with driveways that open onto Central Street and staff recommended approval on condition that the lot split with utilities, etc. be completed within one year, or the zoning reverts back to RE-1A Residential.

There was a motion made by Charles Bradshaw to approve, with conditions specified, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-580 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential. The motion was seconded by Aaron LaCorti.

Roll Call vote:

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

LAND DIVISION ORDINANCE REVIEW TOWN CODE TITLE XV CHAPTER 155 COLORADO CITY MUNICIPAL AIRPORT OVERLAY ZONING

Town Manager Vance Barlow noted that it is important that the Planning Commission be familiar with the Town codes that affect development in the Town.

Town of Colorado City Code, Chapter 155 Colorado City Municipal Airport Overlay Zoning code was presented for the Commissioners' consideration. It was noted that this code is not part of the new zoning code but has been in place for a long time, with the last update being in 2017.

The question was asked if the County is in communication with the Town on the changes, and Vance said he will follow up with Ladell and make sure the County has this update.

Vance also reported that the land patent from the BLM, for the expansion of the airport land, was expected to be received in May and that it will open up some options for expanding the airport and possibly some industrial development in the vicinity of the airport.

INFORMATIONAL SUMMARIES

Vance reported that there is currently a land law update workshop scheduled in June that is now virtual, and if any of the commissioners would like to be registered for it to let staff know. This workshop was rescheduled and canceled twice in 2020.

The 2021 Western States Planning Conference is scheduled for August 22-25 in Scottsdale, Arizona.

Vance commented 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 5:25 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 3rd day of May 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ___th day of June 2021.


Town Clerk

