

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, June 7, 2021

Call to Order

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

Roll Call

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

Staff present: Town Manager Vance Barlow, Heber White, and Louise Stubbs

Prayer was offered by Johnathan Barlow.

Minutes of Prior Meeting

Minutes of the May 3, 2021 meeting were presented and considered with a few minor corrections noted.

Motion from Johnathan Barlow with a second from Shem Barlow to approve the corrected minutes of the May 3, 2021 meeting.

Roll Call vote:

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

PUBLIC COMMENTS

None

PUBLIC HEARING

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

Town Manager Vance Barlow reported that there are three items included in the Public Hearing.

A. Zoning Map Amendment – Parcel 404-53-490A from RE-1A Residential-Estate/One Acre to C-3 Regional Commercial.

Ruth Jessop has applied for zoning map amendment for Parcel 404-53-490A from RE-1A Residential-Estate/One Acre to C-3 Regional Commercial. This parcel is currently zoned part residential and part commercial, and she is requesting that the entire parcel be zoned commercial.

B. Zoning Map Amendment— Parcel 404-53-502 from RE-1A Residential-Estate/One Acre to R1-12 Single Family Residential

The UEP Trust has applied for zoning map amendment for Parcel 404-53-502 from RE-1A Residential-Estate/One Acre to R1-12 Single Family Residential. This parcel is located on the Northwest corner of Warren Avenue and Hammon Street. The UEP Trust is planning to extend utility services north on Hammon Street to serve the new lots.

C. Zoning Map Amendment -- Parcel 404-53-513 from RE-1A Residential-Estate/One Acre to R1-8 Single Family Residential

The UEP Trust has applied for zoning map amendment for Parcel 404-53-513 from RE-1A Residential-Estate/One Acre to R1-8 Single Family Residential. This parcel is located on the northeast corner of Warren Avenue and Hammon Street. The UEP Trust is planning to extend utility services north on Hammon Street to serve the new lots.

Janette Williams addressed the Commission at this time. She stated that she owns the lot next to this one and would like to split it also. She was told that she likely would not get approval to split this lot because it is not a corner lot and cannot be split without creating a “flag lot” which the Town Council has indicated they would not approve. She was invited to come and visit with the staff on options when she is ready to do something.

With no further comment from the public, the hearing was closed at 5:15 pm, and the regular meeting was resumed.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-490A FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO C-3 REGIONAL COMMERCIAL

There was some discussion on this item. It was noted that this is really a zoning correction because the lot was split in two by the zoning, and the Town would prefer to have that area zoned for commercial.

Motion was made by Aaron LaCorti with a second from Johnathan 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 404-53-490A from RE-1A Residential-Estate/One Acre to C-3 Regional Commercial.

Roll Call vote:

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

ZONING MAP AMENDMENT— PARCEL 404-53-502 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-12 SINGLE FAMILY RESIDENTIAL

There was some discussion, and staff recommended approval upon condition that the lot split with utilities, etc. be completed and recorded within a 12-month time frame, or the zoning will revert back to RE-1A Residential.

Motion was made by Charles Bradshaw 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 of Parcel 404-53-502 from RE-1A Residential-Estate/One Acre to R1-12 Single-Family Residential upon condition that the lot split with utilities, etc. be completed and recorded within a 12-month time frame, or the zoning will revert back to RE-1A Residential.

Roll Call vote:

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

ZONING MAP AMENDMENT -- PARCEL 404-53-513 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-8 SINGLE FAMILY RESIDENTIAL

Staff recommended approval upon the same conditions, that the lot split with utilities, etc. be completed and recorded within a 12-month time frame, or the zoning will revert back to RE-1A Residential.

There was a motion from Shem Barlow with a second from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with stated conditions, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-513 from RE-1A Residential-Estate/One Acre to R1-8 Single-Family Residential.

Roll Call vote:

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

LAND DIVISION ORDINANCE REVIEW TOWN CODE TITLE XV CHAPTER 156 DEVELOPMENT STANDARDS

Town Manager Vance Barlow presented for Planning Commission consideration and familiarization is the Town of Colorado City Chapter 156 Development Standards. He explained that with the adoption of the Zoning Code with many development standards imbedded in it, some of these may be obsolete or conflicting and some amendments may need to be made as conflicts or inconsistencies are identified.

It was pointed out that this should focus on Colorado City and should not include Hildale. It was recommended that it be amended to specify Colorado City. It was also pointed out that where there is a conflict between the codes the more restrictive code will apply.

Vance noted that we do not have the final Flood Plain maps, which will need to be included in the Development Standards. He hopes to have them by the next meeting. Vance said that the final map will need to be adopted by the Town Council.

INFORMATIONAL SUMMARIES

Vance reported that the Land Use module is now open on CitiInspect, and we will need to finalize the install and then applicants would be able to submit land use applications online.

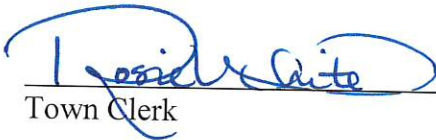
The 2021 Western States Planning Conference is scheduled for August 22-25 in Scottsdale, Arizona. Because the 4th of July is on a Sunday, the holiday will be observed on Monday, July 5, 2021. It was noted that the next Planning Commission meeting will be held on Tuesday, July 6, 2021.

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 7th day of June 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of July 2021.


Town Clerk

