

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Tuesday, July 6, 2021

Call to Order

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

Roll Call

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

Staff present: Town Manager Vance Barlow, Andy Barlow, and Louise Stubbs
Court Monitor Roger Carter was also present.

Prayer was offered by Charles Hammon.

Minutes of Prior Meeting

Minutes of the June 7, 2021 meeting were presented and considered with no corrections noted.

Motion from Charles Bradshaw with a second from Shem Barlow to approve the minutes of the June 7, 2021 meeting.

Roll Call vote:

Charles Hammon	Y
Charles Bradshaw	Y
Shem Barlow	Y

PUBLIC COMMENTS

None

PUBLIC HEARING

At 5:05 pm the regular meeting was closed, and the Public Hearing was opened.

Zoning Map Amendment – Parcel 404-53-270 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential.

Town Manager Vance Barlow reported Nolan Jessop has applied for a zoning map amendment for parcel 404-53-270 located on the corner of Oak Street and University Avenue. The request has been posted and published.

There was no comment, and the public hearing was closed at 5:05 pm.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-270 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-20 SINGLE-FAMILY RESIDENTIAL.

There was some discussion on this item regarding private alleyways, and the possibility of opening them up to facilitate utilities for other lot splits. It was suggested that we contact the Utility Department and get their input on it.

Staff recommended approval on condition that the lot split with utilities, etc. be completed within one year.

Motion was made by Charles Hammon with a second from Shem Barlow to recommend that the Town of Colorado City Town Council approve, with the recommended conditions, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-270 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential.

Roll Call vote:

Charles Hammon	Y
Charles Bradshaw	Y
Shem Barlow	Y

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

Acting P&Z Director Vance Barlow presented Town of Colorado City Chapter 156 Development Standards to the Planning Commission and noted that the development standards were originally adopted as a common document with Hildale City. He is recommending that the code be amended to be Town of Colorado City specific. He presented a red line version with some proposed edits.

Vance stated that with the adoption of the Zoning Code, which has many development standards imbedded in it, some of the development standards in Chapter 156 may be redundant, obsolete or conflicting and some amendments will need to be made as they are identified.

Discussion was had on the subject of lighting after dark, and it was expressed that the Commission would like to be dark sky compliant. There may be a need to expand on it in the Code in order to maintain our dark skies. It was pointed out that the more we require the more we will have to enforce in code compliance. The Commission requested that staff do some research into what the surrounding communities are requiring and bring some recommendations for consideration in the future.

INFORMATIONAL SUMMARIES

Vance mentioned that the 2021 Western States Planning Conference is scheduled for August 22-25 in Scottsdale, Arizona.

He stated that there are a couple subdivisions in sketch plan stage that will be coming in for review. There was some discussion held, and the consensus was that streetside improvements should be required


on the frontage of property. It was noted that the pavement to the center of the street plus 5 feet is a standard requirement for finish on an unfinished roadway. Vance stated that the Town has made a definite stance in adopting the zoning code, and we need to have new development be at the currently adopted standards and noted that this will help take care of liability issues and be consistent.

Meeting was adjourned at 6:00 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 6th day of July 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of October 2021.


Town Clerk

