

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, October 4, 2021

Call to Order

The meeting was called to order at 5:00 p.m. by 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, Andy Barlow, Heber White, and Louise Stubbs

Prayer was offered by Johnathan Barlow

Minutes of Prior Meeting

Minutes of the July 6, 2021 meeting were presented and considered with minor corrections noted. It was noted for the record that a Planning Commission meeting had not been held in August or September.

There was a motion from Charles Bradshaw with a second from Shem Barlow to approve the corrected minutes of the July 6, 2021 meeting.

Roll Call vote:

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

PUBLIC COMMENTS

Dalton Barlow addressed the Commission and stated that he was trying to build a two-story accessory dwelling in an effort to improve on his property. He stated that he had found that it was against the code to have a two-story accessory dwelling and recommended that we amend the code to allow for it. Chairman Charles Hammon explained that a two-story accessory dwelling may cause some privacy issues for the surrounding homes.

PUBLIC HEARING

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

ZONING MAP AMENDMENT – PARCEL 404-53-175 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-12 SINGLE-FAMILY RESIDENTIAL.

Town Manager Vance Barlow presented and said that Caleb Williams has requested a zoning map amendment for parcel 404-53-175 RE-1A Residential-Estate/One Acre to R1-12 Single-

Family Residential. The request has been posted and published. Vance then read for the record an email sent by Alma Cox, a neighbor to the north of the proposed zoning amendment opposing the requested amendment.

There was no additional comment, and the Public Hearing was closed at 5:10 pm.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-175 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-12 SINGLE-FAMILY RESIDENTIAL

There was some discussion, and it was pointed out that this area doesn't lend itself well to small lots as it is surrounded by large, well-developed lots. They opted to ask the applicant if he would consider splitting to two lots instead of three. There is a need to look at the General Plan, and consider what areas are suitable for high density development. The item was tabled until next month.

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

Town Manager Vance Barlow reported that at the July meeting Town Code Title XV Chapter 156 Development Standards was presented and there was some discussion on possible edits.

It was explained that with the adoption of the Zoning Code, which has many processes and development standards imbedded in it, many sections or parts of sections in the development standards have become either obsolete or conflicting with the zoning code. Staff has identified many areas that need to be modified or eliminated from the development standards. There was discussion on the proposed edits and the consensus was to refer to the Zoning Code as the primary document dealing with land use and development concerns.

There was some discussion about the possible use of roundabouts, and staff was requested to see if there is anything in the code for roundabouts.

There was a motion from Charles Hammon with a second from Charles Bradshaw to recommend that the Town Council approve the proposed amendments to Town Code Title XV Chapter 156 Development Standards

Roll Call vote:

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

INFORMATIONAL SUMMARIES


Vance reported that the 2021 Western States Planning Conference was held August 22-25 in Scottsdale, Arizona. It was a combination of Western States and the Arizona Chapter of APA and contained a lot of good information.

Meeting was adjourned at 5:50 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 4th day of October 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of November 2021.


Town Clerk

