

# Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, November 1, 2021

## **Call to Order**

The meeting was called to order at 5:17 p.m. when there was a quorum present by Chairman Charles Hammon.

## **Roll Call**

Commissioners present: Chairman Charles Hammon, Shem Barlow, and Aaron LaCorti entered the meeting at 5:17 pm. Charles Bradshaw and Johnathan Barlow had 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 October 4, 2021 meeting were presented and considered with no corrections noted.

**There was a motion from Charles Hammon with a second from Shem Barlow to approve the corrected minutes of the October 4, 2021 meeting.**

## **Roll Call vote:**

**Charles Hammon     Y**

**Shem Barlow         Y**

**Aaron LaCorti       Y**

## **PUBLIC COMMENTS**

None.

## **PUBLIC HEARING**

**At 5:21 pm the regular meeting was closed, and the Public Hearing was opened.**

There were two items to consider.

### **A. Zoning Map Amendment – Parcel 404-53-175 from RE-1A Residential-Estate/One Acre to R1-8 Single-Family Residential**

Straight Up Builders has requested a zoning map amendment for the above parcel. The request has been posted and published.

### **B. Parcels 404-53-542; 404-53-545; 404-53-429; 404-53-270; 404-53-316 and 404-53-529 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential**

The UEP Trust has requested zoning map amendments for the above parcels. The request has been posted and published

**There was no additional comment, and the Public Hearing was closed at 5:23 pm.**

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

Vance Barlow, Town Manager noted that this item was tabled at the October 4, 2021 Planning Commission meeting due to concerns dealing with density, etc. raised by a resident in the neighborhood. He reported that staff has studied the General Plan and the area is planned for low density which is defined in the General Plan as 1-3 residences per acre. The request by Mr. Williams fits within that definition, and the staff sees no reason the request should not be approved.

Caleb Williams addressed the Committee and requested that approval be granted for a split of three lots. He stated that the utilities will have to be run under the street anyway so why not do all three?

**Motion was made by Charles Hammon and seconded by Shem Barlow to recommend that the Town of Colorado City Town Council approve, with conditions, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-175 from RE-1A Residential-Estate/One Acre to R1-12 Single-Family Residential.**

**Roll Call vote:**

**Charles Hammon     Y**  
**Shem Barlow         Y**  
**Aaron LaCorti       Y**

**CONSIDER ZONING MAP AMENDMENT – PARCEL 404-53-323 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1- 8 SINGLE-FAMILY RESIDENTIAL**

This request for zoning map amendment is from Straight Up Builders and does comply with the General Plan land usage maps. There was some discussion, and the concern of having lot split after lot split occurring.

**There was a motion from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-323 from RE-1A Residential-Estate/One Acre to R1-8 Single-Family Residential. It was seconded by Shem Barlow.**

**Roll Call vote:**

**Charles Hammon     Y**  
**Shem Barlow         Y**  
**Aaron LaCorti       Y**

**CONSIDER ZONING MAP AMENDMENTS PARCELS 404-53-542; 404-53-545; 404-53-429; 404-53-270; 404-53-316 AND 404-53-529 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-20 SINGLE-FAMILY RESIDENTIAL**

This is a request from the UEP Trust for zoning map amendments for six parcels. These are all a request to split a one-acre lot into two. All of the requested parcels would still comply with the General Plan land use maps.

**Charles Hammon made a motion with a second from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, the proposed amendments to the zoning map of the Town of Colorado City Parcels 404-53-542; 404-53-545; 404-53-429; 404-53-270; 404-53-316 and 404-53-529 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential.**

**Roll Call vote:**

<b>Charles Hammon</b>	<b>Y</b>
<b>Shem Barlow</b>	<b>Y</b>
<b>Aaron LaCorti</b>	<b>Y</b>

**INFORMATIONAL SUMMARIES**

Vance reported that he has had individuals coming in to discuss some true high-density options such as apartment buildings.

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 1<sup>st</sup> day of November 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6<sup>th</sup> day of December 2021.

  
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Town Clerk

