

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, May 2, 2022

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, Charles Bradshaw, and Shem Barlow. Commissioners Aaron LaCorti and Johnathan Barlow excused.

Staff present: Andy Barlow, Heber White, Lucille Barlow, and Louise Stubbs. Town Manager Vance Barlow attended telephonically.

Prayer was offered by Charles Bradshaw

Minutes of Prior Meeting

Minutes of the April 4, 2022, meeting were presented and considered with no corrections noted.

There was a motion from Charles Bradshaw with a second from Shem Barlow to approve the minutes of the April 4, 2022, meeting.

Roll Call vote:

Charles Bradshaw Y

Charles Hammon Y

Shem Barlow Y

PUBLIC COMMENTS

None.

PUBLIC HEARING

The Public Hearing was opened at 5:05 pm. Two items were presented.

A. Zoning Map Amendment -- portion of Parcel 404-31-082 from AG - Agricultural to R-12 Residential and a portion of Parcel 404-53-149 from RE-1A Residential to R-12 Residential

An application by Chad LaBaron to rezone a portion of Parcel 404-31-082 from AG - Agricultural to R-12 Residential and a portion of Parcel 404-53-149 from RE-1A Residential to R-12 Residential for the purpose of developing a small 5 lot subdivision.

B. Zoning Text Amendment – amending the Town of Colorado City Zoning Code to permit buildings higher than 35 ft in RM Zones via the Conditional Use Permit process.

A proposed text amendment would allow a developer to petition for a building height greater than 35 feet in the RM Multi Family Residential Zone through the conditional use permit as outlined in

the Town of Colorado City Zoning Code.

There was no public comment, and it was noted by staff that there had been no feedback received on either proposal.

The Public Hearing was closed at 5:07 pm.

CONSIDER ZONING MAP AMENDMENT PORTION OF PARCEL 404-31-082 FROM AG - AGRICULTURAL TO R-12 RESIDENTIAL AND A PORTION OF PARCEL 404-53-149 FROM RE-1A RESIDENTIAL TO R-12 RESIDENTIAL

The proposal was discussed, and it was clarified that the Town Flood Plain Manger had reviewed the proposal concept and reported that the entire proposed development is outside the 100 and 500-year flood zones and so there was no concerns with the development from that standpoint.

There was discussion on the easement for the street and it was noted that it would be a public street and the developer would have to comply with all the subdivision requirement of the Town.

Motion was made by Charles Hammon with a second from Shem Barlow to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning a portion of Parcel 404-31-082 from AG - Agricultural to R-12 Residential and a portion of Parcel 404-53-149 from RE-1A Residential to R-12 Residential.

Roll Call vote:

Charles Bradshaw Y
Charles Hammon Y
Shem Barlow Y

CONSIDER ZONING TEXT AMENDMENT – AMENDING THE TOWN OF COLORADO CITY ZONING CODE TO PERMIT BUILDINGS HIGHER THAN 35 FT IN RM ZONES VIA THE CONDITIONAL USE PERMIT PROCESS

The proposed text amendment to the Town of Colorado City zoning that would allow a developer to petition for a building height greater than 35 feet in the RM Multi Family Residential Zone through the conditional use permit as outlined in the Town of Colorado City Zoning Code was discussed by the Planning Commission.

It was reported that a Citizen Review work session was held on April 25, 2022, where the proposed text amendments were presented and discussed.

There was a motion from Shem Barlow with a second from Charles Bradshaw to recommend that the Town of Colorado City Town Council approve the proposed text amendments to the Town of Colorado City Zoning Code to permit buildings higher than 35ft in RM Zones.

Roll Call vote:

Charles Bradshaw Y
Charles Hammon Y
Shem Barlow Y

INFORMATIONAL SUMMARIES

Vance stated that there would be a Land Use Update Training on June 3, 2022, that he was planning to attend.

The next scheduled meeting will be held on June 6, 2022

Meeting was adjourned at 5:13 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 2nd day of May 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of June 2022.


Town Clerk

