

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, June 6, 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, Johnathan Barlow and Aaron LaCorti. Commissioner Shem Barlow by phone.

Staff present: Town Manager Vance Barlow.

Prayer was offered by Johnathan Barlow

Minutes of Prior Meeting

Minutes of the May 2, 2022, meeting were presented and considered with no corrections noted.

There was a motion from Charles Bradshaw with a second from Johnathan Barlow to approve the minutes of the May 2, 2022, meeting all voted in the affirmative.

PUBLIC COMMENTS

None.

PUBLIC HEARING

The Public Hearing was opened at 5:07 pm. Three items were presented.

Zoning Map Amendment -- Parcel 404-53-213 from RE-1A Residential-Estate to R-2 Small Lot Residential

An application by Nolan Jessop to rezone parcel 404-53-213 from RE-1A Residential – Estate to R-2 Small Lot Residential for the purpose of developing townhouses on the parcel.

Zoning Map Amendment – Parcel 404-53-430 from RE-1A Residential-Estate to R1-12 Single Family Residential

An application by Shirley Barlow to rezone parcel 404-53-213 from RE-1A Residential - Estate to R1-12 Single Family Residential for the purpose of dividing the parcel into two lots.

Zoning Map Amendment -- Parcels 404-53-(195), (194), (193), (276), (277), (278), (279B) from RE-1A Residential-Estate to C-2 Commercial

An application by Marvin Wyler to rezone seven parcels located between Oak Street and SR389 from RE-1A Residential-Estate to C-2 Commercial for the purpose of developing nightly rentals, a diner and ATV rental business.

Dawn Bistline Black came to speak in behalf of Marvin Wyler's application. The Chairman invited her to speak to the item when it was discussed after the public hearing.

No other public spoke in support or opposed to any of the items.

The Public Hearing was closed at 5:10 pm.

Consider Zoning Map Amendment Parcel 404-53-213 from RE-1A Residential-Estate to R2 Small Lot Residential

The Planning Commission discussed the request for zoning map amendment by Mr. Nolan Jessop and after some discussion on the density in the area and it was noted that maximum number of units Mr. Jessop would be able to build on the acreage would be 8 units.

Motion was made by Charles Bradshaw with a second from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning parcel 404-53-213 from RE-1A Residential-Estate to R2 Small Lot Residential
All voted in favor.

Consider Zoning Map Amendment – Parcel 404-53-430 from RE-1A Residential-Estate to R1-12 Single Family Residential

The Planning Commission discussed the request by Mrs. Barlow.

There was a motion from Charles Hammon with a second from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning parcel 404-53-430 from RE-1A Residential-Estate to R1-12 Single Family Residential
All voted in favor

Consider Zoning Map Amendment -- Parcels 404-53-(195), (194), (193), (276), (277), (278), (279B) from RE-1A Residential-Estate to C-2 Commercial

This request by Mr. Wyler was discussed at length with support of the concept of rezoning from residential to some type of commercial due to the proximity to State Route 389. Concern was expressed with rezoning to C-2 Commercial as it allowed some types of commercial that may not be compatible in the close proximity to the established residential in the area.

Mrs. Dawn B. Black representing Mr. Wyler explained to the Commission the plan and what Mr. Wyler was planning to do with the parcels. There was considerable discussion on the type of project and how it would fit.

The question was asked if Mr. Wyler would be willing to amend his application to a Mixed Use as it would allow his project as proposed and would limit some of the larger type of commercial projects that otherwise could be permitted if zoned C-2.

While Mrs. Black was contacting Mr. Wyler with the question the Commission temporarily tabled this item.

Consider Preliminary Plat for Sentinel Subdivision

The Planning Commission considered the preliminary plat submitted for Sentinel Subdivision, a small commercial subdivision. There was some discussion on the layout, and it was noted the property had been recently rezoned to accommodate this development.

Mr. Justin Hammon, representing Sentinel Subdivision, explained the plan for developing a small 4 lot commercial subdivision and developing the front lot facing Mohave Avenue into a

mini-mall type commercial development that would have leasable space for various types of businesses, and the back three lots would be sold or leased for commercial development, it was noted that one lot is already committed for a mini-storage facility.

The Commission reviewed the plat and recommended that the right of way on the east side be increased from 25 ft to 33 ft to accommodate a future 66 ft ROW to which the developer agreed.

Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve the preliminary plat for Sentinel Subdivision. Seconded by Charles Bradshaw and all voted in favor.

The Planning Commission then returned to discussion on Mr. Wyler's request and Dawn Black reported that applicant Mr. Wyler was ok with amending the application to a mixed use. There was some further discussion on the proposal.

Charles Hammon made a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcels 404-53-(195), (194), (193), (276), (277), (278), (279B) from RE-1A Residential-Estate to MU Mixed Use Zone. Seconded by Aaron LaCorti and all voted in favor.

INFORMATIONAL SUMMARIES

Vance Barlow reported that he had attended the Land Law Use update on June 3rd and that it was very beneficial and useful information.

It was reported that the 2022 State Planning Conference is scheduled for August 24th-26th in Paradise Valley and the Planning Commissioners who would like to attend were requested to let staff know so that registrations could be completed in a timely manner.


The next scheduled meeting will be held on Tuesday July 5, 2022

Meeting was adjourned at 6:06 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 June 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of July 2022.


Town Clerk

