



TOWN OF COLORADO CITY

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PLANNING COMMISSION

INFORMATION PACKET

Tuesday
January 3, 2023

5:00 p.m.

TOWN OF COLORADO CITY

MEETING NOTICE

Notice is hereby given to the members of the Town of Colorado City Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on Tuesday January 3, 2023, at 5:00 p.m. MDT at the Colorado City Police Training Room located at 50 North Colvin Street, Colorado City, Arizona.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Minutes of Prior Meeting(s)
5. Public Comment
6. **PUBLIC HEARING(S)**
 - a. Zoning Map Amendment – Portion of Parcel 414-21-110 from RE1A Residential Estate to R1-20 Single Family Residential and a portion to R-1-8 Single Family Residential.
 - b. Zoning Map Amendment – Parcel 404-53-556 from RE-1a Residential Estate to R1-12 Single Family Residential
 - c. Zoning Map Amendment – Parcel 404-53-491 From RE1A Residential Estate to R2 Multi Family Residential
 - d. d. Zoning Code Text Amendment to permit Flag Lots
7. Consider Zoning Map Amendment – Portion of Parcel 414-21-110 from RE1A Residential Estate to R1-20 Single Family Residential and a portion to R-1-8 Single Family Residential.
8. Consider Zoning Map Amendment -- Parcel 404-53-556 from RE-1A Residential Estate to R1-12 Single Family Residential
9. Consider Zoning Map Amendment – Parcel 404-53-491 From RE1A Residential Estate to R2 Multi Family Residential
10. Consider Zoning Code Text Amendment to permit Flag Lots
11. Consider Preliminary Plat Short Creek Subdivision Block 21 Amended
12. Information Summaries – discussion only.
13. Adjournment

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. All items are set for possible action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from the City attorney(s) on any item contained in this agenda. One or more Commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should contact the Town Clerk at 928-875-2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.

Town of Colorado City
PLANNING COMMISSION MEETING
STAFF SUMMARY REPORT
Tuesday January 3, 2023

5:00 p.m.

4. Minutes of Prior Meetings

Presented are the minutes of the prior meeting(s) that need to be reviewed and approved by the Commission(s)

Note: for the record that no meeting in December 2022

RECOMMENDATION

Motion to approve the minutes of October 3 and November 11, 2022, meetings

5. Public Comment

The chairperson of the meeting should outline the rules of comment and the time limit imposed according to the following guidelines:

Anyone from the public is invited to make a comment at this time. Please step up to the podium and state your name for the record. There is a standard time limit of three minutes per person. Although we welcome and invite your comments, no discussion or response from the Commission is required and individuals should not expect any.

According to State Statutes the only action that may be taken as a result of public comment will be limited to directing staff to study the matter or scheduling the matter for further consideration and decision at a later date.

The Chairperson will need to affirmatively close the regular meeting and open the public hearing.

6. PUBLIC HEARING(S)

- a. Zoning Map Amendment -- Portion of Parcel 414-21-110 from RE1A Residential Estate to R1-20 Single Family Residential and a portion to R-1-8 Single Family Residential.**

This is an application from Brody Olsen for rezoning to accommodate an R-20 lot on the corner of Johnson Avenue and Pioneer Street with a lot line adjustment to put the ball court, etc. in the same parcel with the existing building and the remainder to R1-8 to correlate with future development with the parcel to the South of the rezone.

- b. Zoning Map Amendment – Parcel 404-53-556 from RE-1A Residential Estate to R1-12 Single Family Residential**

This is an application by Julianna Barlow to rezone parcel 404-53-556 from RE-1A Residential Estate to R1-12 Single family residential.

c. Zoning Map Amendment – Parcel 404-53-491 From RE1A Residential Estate to R2 Multi Family Residential

This is an application by Allister Barlow to amend the zoning map to permit the development of two duplex units on an approximately one-acre lot.

d. Zoning Code Text Amendment to permit Flag Lots

This is a request for a text amendment that would permit flag lots in certain areas of the Town. This proposal was reviewed at a citizen review meeting held December 29, 2022.

After the public hearing is completed, the Chair will need to affirmatively close the public hearing and reconvene the regular meeting.

Informational only

After the public hearing the Planning Commission may have additional discussion as needed and then make a recommendation to the Town Council

The following from the Town Code §152.090 Zoning Map Amendments gives some guidelines for consideration on rezone applications.

(D) *Issues for consideration.* In determining whether to approve, approve with conditions, or deny proposed official zoning map amendments, issues for consideration shall include but not be limited to:

- (1) Consistency (or lack thereof) with the general plan, and other adopted plans;
- (2) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (3) Suitability of the subject property for uses permitted by the proposed zoning district;
- (4) Suitability of the subject property for uses permitted by the existing district; and
- (5) Availability of sewer and water facilities.

(E) *Revocation or modification.* If the Town Council approves an amendment to the official zoning map with a condition that is required to be completed within a specific time period and the condition is not satisfied within that time period, the following actions may be taken: (several options spelled out in the code)

7. Consider Zoning Map Amendment -- Portion of Parcel 414-21-110 from RE1A Residential Estate to R1-20 Single Family Residential and a portion to R-1-8 Single Family Residential.

The Planning Commission will need to consider the request for zoning map amendment by Mr. Brody Olsen and make a recommendation to the Town Council.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Portion of Parcel 414-21-110 from RE1A

Residential Estate to R1-20 Single Family Residential and a portion to R-1-8 Single Family Residential.

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Portion of Parcel 414-21-110 from RE1A Residential Estate to R1-20 Single Family Residential and a portion to R-1-8 Single Family Residential.

8. Consider Zoning Map Amendment -- Parcel 404-53-556 from RE-1a Residential Estate to R1-12 Single Family Residential

The Planning Commission will need to consider the request for zoning map amendment by Julianna Barlow and make a recommendation to the Town Council.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-556 from RE-1A Residential Estate to R1-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-556 from RE-1A Residential Estate to R1-12 Single Family Residential.

9. Consider Zoning Map Amendment – Parcel 404-53-491 From RE1A Residential Estate to R2 Multi Family Residential

The Planning Commission will need to consider the request for zoning map amendment by Allister Barlow and make a recommendation to the Town Council.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-491 from RE-1A Residential Estate to R2 Multi Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-491 from RE-1A Residential Estate to R2 Multi Family Residential

10. Consider Zoning Text Amendments

The Planning Commission will need to consider the proposed text amendments to Town Code Title XV Land Usage Chapter 152 Zoning Code to permit flag lots in certain areas of the Town.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve text amendments to the Town of Colorado City Zoning Code Title XV Land Usage Chapter 152 Zoning Code to permit flag lots in certain areas of the Town.

11. Consider Preliminary Plat Block 21 Amended

Virginia Canepari has submitted a preliminary plat for a five-lot subdivision located near the Central Street creek crossing. The zoning to accommodate the proposed subdivision was approved by the Town Council in May 2022 and the applicant is now submitting the preliminary plat for review and possible recommendation of approval to the Town Council.

At the time of the zoning, it was confirmed that the proposed development is outside of the 100-year flood plain. After the preliminary plat is approved the developer will proceed with construction drawings that will be reviewed by staff. After the construction is completed, the developer will submit a final plat with as built for final approval and recording.

Staff recommends that if the Planning Commission does not feel that the plat is ready for Town Council consideration that they articulate the deficiencies and have the developer address those issues and come before the Planning Commission again at a future meeting.

RECOMMENDATION

Motion to recommend that the Town Council approve the preliminary plat for Short Creek Subdivision Block 21 Amended.

9. Informational Summaries

Note: the next regular meeting is scheduled for Monday February 6, 2023.

10. Adjournment

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday October 3, 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, Aaron LaCorti and Shem Barlow.

Staff present: Town Manager Vance Barlow.

Prayer was offered by Charles Hammon

Pledge of Allegiance by the Commission and Attendees

Minutes of Prior Meeting

Minutes of the July 5, 2022, and September 6, 2022, meetings were presented and considered

Motion by Charles Hammon to approve the minutes, seconded by Charles Bradshaw and all voted in favor.

PUBLIC COMMENTS

None.

PUBLIC HEARING

The Public Hearing was opened at 5:10 pm. One item was presented.

Zoning Map Amendment – Portion of Parcel 404-20-033 from Agriculture to R2 Single Family Residential

An application from Shem Stubbs for El Capitan—Phase 1 a proposed residential development located south of Mohave Avenue and going west past the south reservoir.

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

The Public Hearing was closed at 5:11 pm.

Consider Zoning Map Amendment – Portion of Parcel 404-20-033 from Agriculture to R2 Single Family Residential

The Planning Commission considered and discussed the request for zoning map amendment by Mr. Shem Stubbs to rezone approximately seven acres of the parcel.

There was considerable discussion on the need for additional housing units and how this proposal was the first phase of a much larger concept for development in the area; However, it was noted that if the R2 Zoning was approved there was nothing to prevent the developer for switching to townhomes or so some other design that was permitted in the Town Code.

It was noted that the rezone needed to be conditional upon an approved parcel split or preliminary plat within a set time as the Town does not like to have single parcels with multiple zones.

Motion by Charles Bradshaw to recommend that the Town of Colorado City Town Council approve, subject to approval a subdivision plat within 12 months, rezoning Parcel 404-20-033 from Agriculture to R2 Single Family Residential. Seconded by Shem Barlow all voted in favor.

Discussion on Proposed Town Code Title XI Business Chapter 112 Short-Term Rentals and Vacation Rentals.

This item was presented for discussion only on a proposed ordinance for the Town dealing with short-term rentals (STR). The proposed ordinance would allow the Town to require the licensing of STR properties and prohibit certain types of activities in STR. The proposed ordinance is modeled after the model ordinance developed by the League of Cities and Towns in response to recent legislation.

The discussion was generally in favor of the regulations and it was noted that the municipalities had been quite restricted by the State Legislature in their ability to regulate STR properties and that this would allow at least a minimal regulation.

INFORMATIONAL SUMMARIES

The next scheduled meeting for Monday November 7, 2022

Meeting was adjourned at 6:01 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 3rd day of October 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2022.

Town Clerk

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday November 7, 2022

Call to Order

The meeting was called to order at 5:05 p.m. by Chairman Charles Hammon.

Roll Call

Commissioners present: Chairman Charles Hammon, Charles Bradshaw, Aaron LaCorti and Shem Barlow.

Staff present: Town Manager Vance Barlow, Lucille Barlow and Andrew Barlow.

Court Monitor: Roger Carter

Prayer was offered by Charles Bradshaw

Pledge of Allegiance by the Commission and Attendees

Minutes of Prior Meeting

The minutes of the October 3rd meeting were presented and considered it was noted that a discussion on Short Term Rental properties was missing from the minutes and so the item was tabled until a future meeting so that the item could be included.

PUBLIC COMMENTS

None.

Consider Preliminary Plat for Township Commercial Subdivision

The Township Commercial Subdivision by the UEP Trust was presented for consideration.

It was reported that the original plat as recorded in the UEP Subdivision created several parcels without access to public right of ways and had utility lines crossing parcel lines, etc. It was noted that the UEP Trust had approached the Town several months ago to address the issue of utilities and splitting one of the parcels and the decision was made to have them go through the subdivision process. In the interest of getting the utility services to the various buildings installed properly and in a timely manner the Town had given the developer permission to install the utilities based on the sketch plans and with utility inspections and approval.

John Barlow from the UEP Trust addressed the Commission and presented the proposed plat and explained the various options that were considered to try to get the property to comply with the Town standards.

There was discussion on some of the setbacks and some other variances from the normal standards and the consensus was that the plat should be recommended for approval but to ensure that any variances are clearly defined and addressed by the Town Council as part of the approval process. It was also noted that all the necessary departments had reviewed the proposal and signed off on the proposal.

Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve the preliminary plat for the Township Commercial Subdivision, subject to a list of variations from standards as proposed on preliminary plat with Seconded by Charles Bradshaw all voted in favor.

INFORMATIONAL SUMMARIES

The next scheduled meeting for Monday December 5, 2022

Charles Hammon noted the importance of CityInspect and recommended that the land use modules be implemented as soon as possible

The meeting was adjourned at 5:30 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 7th day of November 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2022.

Town Clerk



Town of Colorado City

25 S. Central St., Colorado City, AZ, 86021
Phone#(928) 875-2646, Fax#(928) 875-2778

Land Use Application

Today's Date 8/18/2022

Application is made for:

- ☐ Abandonment/Reversion to Acreage ☐ Conditional Use Permit ☒ Lot Line Adjustment ☐ Rezoning ☐ Sketch Plan
☐ Special Use Permit ☐ Subdivision Preliminary Plat ☐ Subdivision Final Plat ☐ Variance ☒ Zoning Map Change
☐ General Plan Amendment ☐ Land Use Verification/Other ☐ Development Review

Project Name Land Split 404-21-110

Property Address / Location 100 West Pioneer Street

Township Range Section Quarter Section

Assessor's Parcel Number 404-21-110 Gross Acres Net Acres

Number of Lots 2 Square Footage of Buildings on Property 0

Existing Use bare land Proposed Use

Applicant

Name Brody Olson

Company Grace Reigns

Address P.O. Box 1427

City cc State AZ Zip 86021

Phone Number 435-212-0629

Email brody.olson@gmail.com

Project Engineer

Name

Company

Address

City State Zip

Phone Number

Email

Describe proposed project, and purpose of project, in detail below. (use additional sheets if necessary):

Adjust lot line adjoining 404-21-110 & 404-53-404A to roughly roughly 238' to the West. Subdivide the new dimensions of lot 404-21-110 into two properties at 217' and 71' widths. These two properties would be re-zoned to R1-20 for the larger plot to the North and R1-8 for the smaller plot to the south.

Attach all supplemental documentation, such as Letter of Intent, Record of Survey, Subdivision Plats, Parcel Maps, Assessor Info. etc.

I hereby certify that the information provided is correct and that I am authorized to file an application on said property.
I understand that all supplemental documentation and fees must be submitted before this application will be processed.


Signature of Applicant:

Signature of Owner:

Office Use Only

Date Received: Filing Fee: Project Number:






Legend

- ADOT Mileposts
- COUNTY Mileposts
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management
 - Bureau of Land Management
 - Bureau of Reclamation
 - County
 - Indian Lands
 - Local or State Parks
 - Military
 - National Parks Service
 - Other
 - Private
 - State
 - State Wildlife Area
 - US Forest Service

1:2,500



Notes:

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

0 209.1 418.2 Feet

(approximate scale)

Map Created: 11/30/2022

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN OF COLORADO CITY ZONING MAP

WHEREAS, The TOWN COUNCIL, is charged with making changes to the zoning map, and

WHEREAS, Any proposed change to the zoning map must meet certain requirements, and

WHEREAS, The TOWN COUNCIL has considered this change to the Town's zoning map,

THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, that

The Zoning Map for the Town of Colorado City be amended as follows:

That a portion of Parcel 414-21-110 from RE1A Residential Estate to R1-20 Single Family Residential and a portion to R-1-8 Single Family Residential. on condition that the lot split, with utilities and street side improvements (curb, gutter and sidewalk) to all lots created, be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 17th day of January 2023.

ATTEST:

TOWN OF COLORADO CITY

Town Clerk

Mayor

APPROVED AS TO FORM:

Mangum, Wall, Stoops & Warden, P.L.L.C.
Town Attorney