

# Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Tuesday September 6, 2022

## **Call to Order**

The meeting was called to order at 5:01 p.m. by Chairman Charles Hammon.

## **Roll Call**

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

It was noted for the record that Commissioner Johnathan Barlow had submitted his resignation from the Planning Commission.

Staff present: Town Manager Vance Barlow.

Prayer was offered by Charles Hammon

There was some discussion on whether to have prayer and/or the Pledge of Allegiance. The consensus was to continue with prayer and also add the Pledge of Allegiance.

It was noted for the record that there had not been a Planning Commission meeting held in August.

## **Minutes of Prior Meeting**

Minutes of the July 5, 2022, meeting were not presented and will be considered at a future meeting.

## **PUBLIC COMMENTS**

None.

## **PUBLIC HEARING**

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

### **Zoning Map Amendment -- Parcel 404-53-174 from RE-1A Residential-Estate to R1-12 Single Family Residential**

An application by Nathan Burnham to rezone parcel 404-53-174 from RE1A Residential-Estate to R-12 Single Family Residential

### **Zoning Map Amendment -- Parcel 404-705-1471, from RE-1A Residential-Estate to R-2 small lot residential for Townhome development**

An application by Lester Jessop to rezone Parcel 404-705-1471, from RE-1A Residential-Estate to R-2 small lot residential for Townhome development on the corner of Richard Street and Academy Avenue

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

The Public Hearing was closed at 5:9 pm.

### **Consider Zoning Map Amendment -- Parcel 404-53-174 from RE-1A Residential-Estate to R1-12 Single Family Residential**

The Planning Commission considered and discussed the request for zoning map amendment by Mr. Nathan Burnham.

**Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning Parcel 404-53-174 from RE-1A Residential-Estate to R1-12 Single Family Residential. Seconded by Charles Bradshaw all voted in favor.**

**Consider Zoning Map Amendment – Parcel 404-53-214B, from RE-1A Residential-Estate to R1-20 Single Family Residential**

The Planning Commission considered and discussed the request for zoning map amendment by Lester Jessop. Commissioner Hammon spoke in favor of the townhome concept but expressed concern about the potential for the number of driveways accessing Richard Street. Recommended that staff work with the developer to design a drive aisle even if we have to allow a smaller set back on the street side.

**Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve, with conditions, rezoning Parcel 404-53-214B, from RE-1A Residential-Estate to R-2 small lot residential for Townhome development. Seconded by Shem Barlow all voted in favor.**

**Discussion on Possible Amendments to the Zoning Code to Permit Flag Lots**

The Planning Commission discussed the possibility of amending the code to permit flag lots. The consensus was to discourage flag lots, but also recognized the need to find a method that would allow some of the larger existing lots to be split and provide for a higher density. The recommendation was to move the process forward but word it in such a way that it expressly prohibits new subdivisions from incorporating flag lots into their design and limit the use to the area that has the historic 1 acre lots when another layout is not possible.

This item was discussion only with no formal action by the Planning Commission.

#### **INFORMATIONAL SUMMARIES**

It was reported that Commissioner LaCorti and Town Manager Vance Barlow had attended the 2022 State Planning Conference and received some very useful training and ideas.

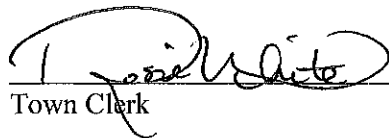
The next scheduled meeting for Monday October 3, 2022

Meeting was adjourned at 6:15 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 6<sup>th</sup> day of September 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of October, 2022.

  
Town Clerk

