

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

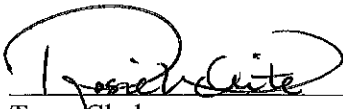
The next scheduled meeting for Monday November 7, 2022

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 7th day of November 2022.



Town Clerk

