



TOWN OF COLORADO CITY

25 S. Central Street • Box 70 • Colorado City, AZ 86021

Phone: 928-875-9160 Fax: 928-875-2778

PLANNING COMMISSION

INFORMATION PACKET

**Monday
March 6, 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 Monday March 6, 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 – Parcel 404-21-111 from Multi-Family Residential 3 to R-2 Small Lot Residential
 - b. Zoning Map Amendment – Parcels 404-53-158, 404-53-154 & 404-53-155 from RE-1A Residential Estate to R-2 Small Lot Residential
 - c. d. Zoning Code Text Amendment to permit Flag Lots
7. Consider Zoning Map Amendment – Parcel 404-21-111 from Multi-Family Residential 3 to R-2 Small Lot Residential
8. Consider Zoning Map Amendment -- Parcels 404-53-158, 404-53-154 & 404-53-155 from RE-1A Residential Estate to R-2 Small Lot Residential
9. Consider Zoning Code Text Amendment to permit Flag Lots
10. Information Summaries – discussion only.
11. 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

Monday March 6, 2023

5:00 p.m.

4. Minutes of Prior Meetings

Minutes of the January 3, 2023, meeting are not ready for review.

Note: for the record that there was not a Planning Commission meeting in February 2023

RECOMMENDATION

No action needed on this item.

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 -- Parcel 404-21-111 from Multi-Family Residential 3 to R-2 Small Lot Residential

This is an application from Brody Olson for rezoning of a two-acre parcel to develop a small lot subdivision along Garden Avenue and Pioneer Street.

b. Zoning Map Amendment – Parcels 404-53-158, 404-53-154 & 404-53-155 from RE-1A Residential Estate to R-2 Small Lot Residential

This is an application by Creekside Park, LLC to rezone three parcels that would then be developed into a small lot subdivision with Townhome style development of duplexes, fourplexes and possibly sixplex units.

c. 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 -- Parcel 404-21-111 from Multi-Family Residential 3 to R-2 Small Lot Residential

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

The concept of Mr. Olson is to develop approximately 10 lots that would access from Garden Avenue and Pioneer Street.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-21-111 from Multi-Family Residential 3 to R-2 Small Lot Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-21-111 from Multi-

8. Consider Zoning Map Amendment -- Parcels 404-53-158, 404-53-154 & 404-53-155 from RE-1A Residential Estate to R-2 Small Lot Residential

The Planning Commission will need to consider the request for zoning map amendment by Creekside Park, LLC and make a recommendation to the Town Council.

The concept of the developers of this subdivision is to take a total of 4.46 acres and develop it into a small lot subdivision with approximately 44 townhome style units. The acres could accommodate up to 55 units at the maximum of 12 units per acre, assuming all other development standards could be met.

Staff has reviewed this area and do not have concerns from a land use standpoint as the area to the east is zoned open space and the area to the south has limited development potential.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcels 404-53-158, 404-53-154 & 404-53-155 from RE-1A Residential Estate to R-2 Small Lot Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcels 404-53-158, 404-53-154 & 404-53-155 from RE-1A Residential Estate to R-2 Small Lot 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.

The proposed flag lot amendment was discussed at a citizen review meeting held December 29, 2022, and has been reviewed by the Towns legal council with no concerns raised.

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.

9. Informational Summaries

Note: the next regular meeting is scheduled for Monday April 3, 2023.

10. Adjournment



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

2/16/2023

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 ☐ Other

Project Name **Olson Subdivision**

Property Address / Location **SW corner of Garden Ave and Pioneer Street**

Township

Range

Section

Quarter Section

Assessor's Parcel Number **404-21-III**

Gross Acres **1.8 acres**

Net Acres

Number of Lots

Square Footage of Buildings on Property

Existing Use

bare land

Proposed Use

subdivision

Applicant

Name **Brody Olson**

Company

Address **660 N. Willow St.**

City **Hildale**

State **UT**

Zip **84784**

Phone Number **435-212-0629**

Email **brody.olson@gmail.com**

Project Engineer

Name **Steve Kamlowsky**

Company

Brown Engineering

Address **163 W 1600 S #5**

City **St. George**

State **UT**

Zip **84770**

Phone Number **435-628-4700**

Email **steve@browncivil.com**

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

Adjust lot lines to incorporate the NE corner of the current property into the Grace Reigns C-2 property. Also, rezone the remainder parcel from RM to R2. The remainder property will become a subdivision.

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:

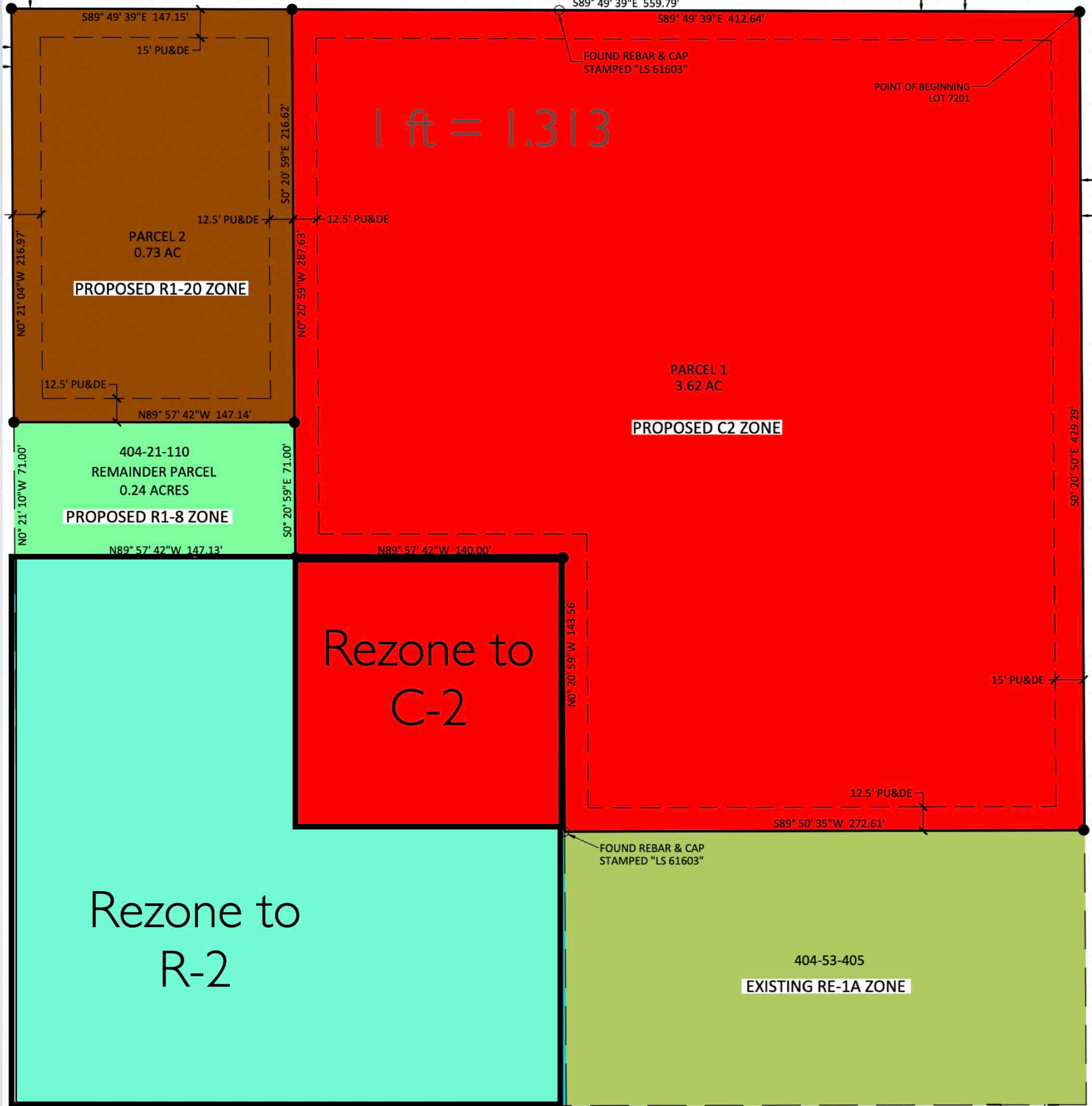
Signature of Owner:

Office Use Only

Date Received :

Filing Fee :

Project Number :



**Legend**

- Street Intersection
- 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

1:5,058



0 421.5 843.0 Feet

(approximate scale)

Map Created: 3/3/2023

© 2021 Mohave County Information Technology

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>

Notes:

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 parcel 404-21-111 from RM Multi-Family Residential to R-2 Small Lot Family Residential.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this ____th day of March 2023.

ATTEST:

TOWN OF COLORADO CITY

Town Clerk

Mayor

APPROVED AS TO FORM:

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



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

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 ☐ Other

Project Name: CREEKSIDE PARK, LLC.

Property Address / Location: ~~310 west Township Ave.~~ 260 North Barlow St.

Township Range Section Quarter Section

Assessor's Parcel Number: 404-53-158, 404-53-154, 404-53-155 Gross Acres Net Acres

Number of Lots: 11 Square Footage of Buildings on Property

Existing Use Proposed Use

Applicant

Name: Anthony Hammon

Company: MOUNTAIN STATES CATTLE, LLC

Address: 310 west Township Ave.

City: LEHI Colorado City State: UT Zip: 86021

Phone Number: 801-367-4257 875-2611

Email: jaymechem@civilsience.com

Project Engineer

Name: JAY MECHAM

Company: CIVIL SCIENCE

Address: 3160 WEST CLUBHOUSE DR

City: LEHI State: UT Zip: 84043

Phone Number: 801-367-4257

Email: jaymechem@civilsience.com

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

Proposing a apartment complex park composed of a mix of dueplex, 4plex, and 6plex apartment buildings (see attached drawings) for the purpose of providing affordable housing for the Colorado City az area.

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:

Anthony Hammon

Signature of Owner:

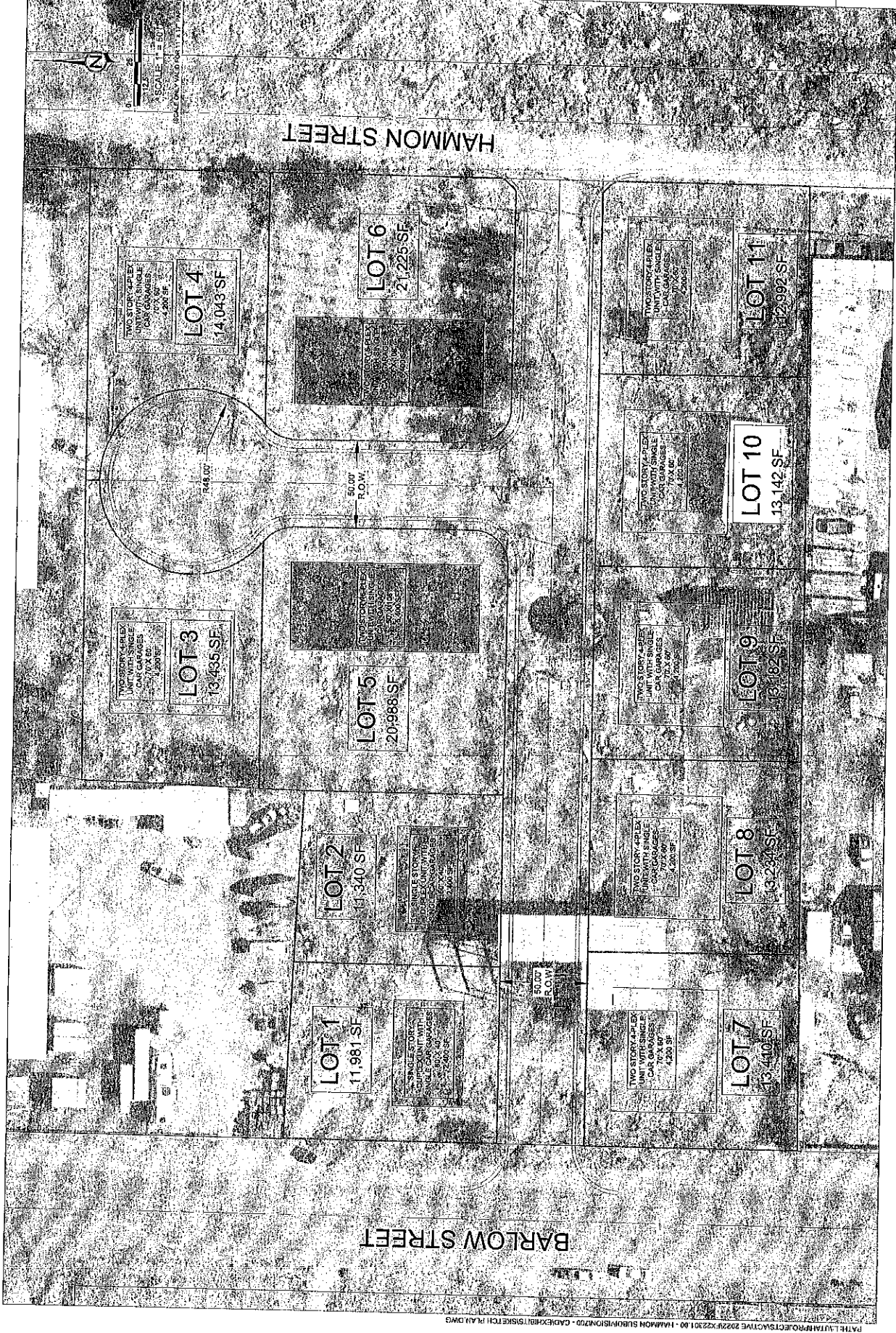
Anthony Hammon

Office Use Only

Date Received:

Filing Fee:

Project Number:





Legend

- Street Intersection
- 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: 4,713



0 392.8 785.5 Feet

(approximate scale)

Map Created: 2/17/2023

© 2021 Mohave County Information Technology

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>

Notes:

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 parcels 404-53-158, 404-53-154 and 404-53-155 from RE-1 Single Family Residential to R-2 Small Lot Family Residential.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this ____th day of March 2023.

ATTEST:

TOWN OF COLORADO CITY

Town Clerk

Mayor

APPROVED AS TO FORM:

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

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, ADOPTING AMENDMENTS TO THE TOWN CODE TITLE XV CHAPTER 152 ZONING CODE

WHEREAS, on May 16, 2022, this document entitled “Ordinance No. 2022-13” adopting amendments to “Town Code Title XV, Chapter 152 Zoning Code had a first reading by title; and

WHEREAS, on June 13, 2022, this document was read by title a second time; and

WHEREAS, the Mayor and Council deem it necessary to amend the Zoning provisions of the Town Code to clarify and establish development standards;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF COLORADO CITY, ARIZONA, as follows:

Section 1: That Town Code Title XV, Chapter 152, Zoning Code, Section 152.027(F) be added as follows:

152.027(G) Flag Lots

A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this chapter or other titles adopted by the city. The primary purpose of this section is not to make development of property easier and more profitable. Rather, it is to serve as a "last resort" for property which may not otherwise be reasonably developed.

(a) Factors: When property is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:

- a. More than two (2) flag lots with contiguous staffs should be avoided; and
- b. Whether development of the property in question under normal city land use and subdivision regulations is reasonable and practical; and
- c. Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties; and
- d. A flag lot will only be considered for approval in the area of the original Short Creek Subdivision (SCSD) sheets 5-27 recorded September 26, 2017, and not in any other parcels or developments; and
- e. Flag lots will not be approved in any new subdivisions even in the area of SCSD sheets 5-27; and
- f. Flag lots may not be further subdivided following initial approval

(b) Development Standards:

When flag lots are permitted, they shall be subject to the following conditions:

- a. A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.
- b. The staff portion of the lot shall front on and be contiguous to a public street. The

minimum width of the staff portion at any point shall be twenty-six feet (26'). However, a greater staff width for lots within the sensitive lands overlay zone may be required. The maximum length of a staff shall be one hundred fifty (150ft). The maximum grade of a staff shall not exceed twelve percent (12%).

- c. The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located.
- d. No building or structure shall be located within the staff portion of a flag lot.
- e. The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.
- f. A main building shall be located no more than two hundred fifty feet (250') from a fire hydrant, measured along a public or private right of way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the city for access to and maintenance of the hydrant.
- g. Upon review the city may require installation of curb, gutter and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.
- h. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right of way.
- i. Before a flag lot is approved the Town's Utility Department must approve the design and location of all facilities needed to accommodate a single-family dwelling. Construction of the approved facilities must be complete before a building permit will be issued for the lot.

Section 2: If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to the Town of Colorado City Zoning Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 3: The provisions of this ordinance and the public record adopted herein shall be effective from and after thirty (30) days from adoption.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona this 1__th day of _____ 2023.

ATTEST:

TOWN OF COLORADO CITY

Town Clerk

Mayor

APPROVED AS TO FORM:

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

