

Town of Colorado City Planning Commission Minutes

50 North Colvin Street, Colorado City, Arizona

Monday March 6, 2023

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 Lehi Steed. Commissions Aaron LaCorti and Shem Barlow were excused.

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

It was noted that the minutes of January 3 were not ready for consideration and that there had not been a meeting held in February 2023.

PUBLIC COMMENTS

None.

At 5.06 regular meeting recessed and public hearing called to order

PUBLIC HEARING FOR THE FOLLOWING ITEMS

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.

Each of the items, in turn, in the public hearing was explained by the Acting Planning & Zoning Director and a call for public comment for each was made. There were no public comments, and it was also noted that no comments had been received prior to the meeting.

Public Hearing closed and the regular Planning Commission reconvened at 5:07

Consider Zoning Map Amendment -- Parcel 404-21-111 from Multi-Family Residential 3 to R-2 Small Lot Residential

The Planning Commission considered and discussed the request for zoning map amendment by Mr. Brody Olsen. There was some discussion on the location and the need for more residential housing in the Town.

Motion by Charles Hammon 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. Second by Charles Bradshaw and all voted in favor.

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 considered and discussed the request for zoning map amendment by Creekside Park, LLC.

There was considerable discussion on the density in that area and the availability of utilities and the street improvements that would need to be completed in order to accommodate the density in that area.

Motion by Charles Bradshaw 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. Seconded by Lehi Steed. Commissioners Charles Bradshaw and Lehi Steed voted yes. Commission Charles Hammon voted No.

Consider Zoning Text Amendments

The Planning Commission discussed the proposed text amendments to allow flag lots in certain areas of the Town and it was noted that a citizen review meeting had been held on December 29, 2022.

There was considerable discussion on the proposal, and it was noted that flag lots were not a preferred layout but due to the existing nature of the Town layout in the original Short Creek Subdivision then we needed to provide that option for some of those areas. The different pages of the Short Creek Subdivision were reviewed for need as the proposed ordinance limited flag lots to certain pages of the Short Creek Subdivision. There was also considerable discussion on the height and whether to recommend limiting the height of the residential units in a flag lot to a single level.

Charles Bradshaw made 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, with the request that the Town Council have a discussion on limiting residential units to single level depending on setbacks. Seconded by Charles Hammon and all voted in favor.

INFORMATIONAL SUMMARIES

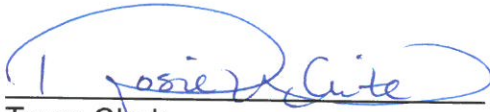
It was noted that the next scheduled Planning Commission meeting was Monday April 3, 2023.

The meeting was adjourned at 6:16 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 March 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of May 2023.


Town Clerk

