



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
June 5, 2023**

5:00 p.m. MDT

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 June 5, 2023, at 5:00 p.m. MDT at the **Colorado City Town Hall 25 South Central 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. Consider Preliminary Plat Olson Subdivision
7. Information Summaries – discussion only.
8. 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 June 5, 2023

5:00 p.m.

4. Minutes of Prior Meetings

Minutes of the January 3, March 6, and May 8, 2023 are presented for Planning Commission consideration.

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

RECOMMENDATION

Motion to approve the minutes of January 3, March 6 and May 8, 2023, Planning Commission 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.

6. Consider Preliminary Plat Olson Subdivision

Mr. Brody Olson has submitted a preliminary plat for a subdivision on the corner of Garden Avenue and Pioneer Street for Planning Commission review and possible recommendation to the Town Council.

The Town Council approved the zoning to an R2 Residential at the March 13 Council meeting. The subdivision will consist of 8 lots that are just over 6,000 sq ft. each and one lot that is approximately 10,000 sq ft. The proposed subdivision does not create any new streets but all lots will access either Garden Avenue or Pioneer Street, as these are both neighborhood streets the number of access points is not a problem.

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 Olson Subdivision.

7. Informational Summaries

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

2023 Land Use Law Update Workshop June 9, 2023, in Tempe. (I am planning to attend)

APA Planning Conference is scheduled for September 6-8 at the Wigwam in Litchfield Park Arizona.

8. Adjournment

Town of Colorado City Planning Commission Minutes

50 North Colvin Street, Colorado City, Arizona

Tuesday January 3, 2023

Call to Order

The meeting was called to order at 5:10 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 3 and November 11, 2022, meetings were presented and considered.

Motion to approve the minutes of October 3 and November 11, 2022, by Charles Hammon seconded by Aaron LaCorti and all voted in favor.

It was noted for the record that the meeting scheduled for December 5, 2022, had to be cancelled due to a lack of quorum.

PUBLIC COMMENTS

None.

At 5.15 regular meeting recessed and public hearing called to order

PUBLIC HEARING FOR THE FOLLOWING ITEMS

- 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.**

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 reminder 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**

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.

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 5:20

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 considered and discussed the request for zoning map amendment by Mr. Brody Olsen.

Motion by Aaron LaCorti 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. Second by Shem Barlow and all voted in favor.

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

The Planning Commission considered and discussed the request for zoning map amendment by Julianna Barlow.

Motion by Shem Barlow 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. Seconded by Charles Bradshaw and all voted in favor.

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

The Planning Commission considered the request for zoning map amendment by Allister Barlow. There was some additional discussion on the value of higher density housing.

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

10. Consider Zoning Text Amendments

It was noted that a citizen review meeting had been held on December 29, 2022, and that additional research needed to be completed before taking action.

Item was tabled.

11. Consider Preliminary Plat Block 21 Amended

Commissioner Charles Hammon noted that he was the engineer on the project and recused himself from discussion and Vice-Chair Charles Bradshaw took over chair of the meeting for this item.

A preliminary plat for a five-lot subdivision known as Short Creek Subdivision Block 21 Amended located near the Central Street creek crossing was presented and considered by the Planning Commission.

It was noted that the zoning to accommodate the proposed subdivision was approved by the Town Council in May 2022 and that it was confirmed that the proposed development is outside of the 100-year flood plain.

There was some discussion, and it was noted that the proposed new road from Academy Avenue into the development was proposed to be a 50ft ROW which was considered to be adequate for the nature of the development.

RECOMMENDATION

Motion by Charles Bradshaw to recommend that the Town Council approve the preliminary plat for Short Creek Subdivision Block 21 Amended. Seconded by Aaron LaCorti and all voted in favor.

INFORMATIONAL SUMMARIES

It was noted that the next scheduled Planning Commission meeting was Monday February 6, 2023.

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 3rd day of January 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2023.

Town Clerk

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 ____ day of _____ 2023.

Town Clerk

Town of Colorado City Planning Commission Minutes

50 North Colvin Street, Colorado City, Arizona

Monday May 8, 2023

Call to Order

The meeting was called to order at 5:04 p.m. by Chairman Charles Hammon.

Roll Call

Commissioners present: Chairman Charles Hammon, Charles Bradshaw, Lehi Steed and Shem Barlow. Commissioner Aaron LaCorti was 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 and March 6 were mistakenly left out of the packet and so approval would have to take place at a future meeting. It was also noted for the record that there was no Planning Commission meeting held in April 2023.

PUBLIC COMMENTS

None.

At 5.08 regular meeting recessed and public hearing called to order

PUBLIC HEARING FOR THE FOLLOWING ITEMS

- a. **Zoning Map Amendment -- Parcel 404-53-322 from RE-1A Residential Estate to R-12 Single Family Residential - A Zitting**

This is a rezone application from Allan Zitting to develop a flag lot for additional housing.

- b. **Zoning Map Amendment -- Parcel 404-53-618 from RE-1A Residential Estate to R-12 Single Family Residential - L. Jessop**

This is a rezone application from Lamont Jessop to develop a flag lot for additional housing.

- c. **Zoning Map Amendment -- Parcel 404-53-527 from RE-1A Residential Estate to R-12 Single Family Residential -- N. Barlow**

This is a rezone application from Nathaniel Barlow to develop a flag lot for additional housing

- d. **Zoning Map Amendment -- Parcels 404-53-520 from RE-1A Residential Estate to R-12 Single Family Residential – S. Stubbs**

This is an application from Shem Stubbs to develop a flag lot for additional housing

- e. **Zoning Map Amendment – Parcel 404-53-205 from RE-1A Residential Estate to R-12 Single Family Residential – W. Barlow**

This is a rezone application from Woodruff Barlow to process a corner lot split

- f. **Zoning Map Amendment -- Parcels 404-53-310 & 404-53-303 from RE-1A Residential Estate to R-2 Small-lot Residential – E. Knudson**

This is a rezone application from Emilee Knudson for two 1-acre parcels to be developed into an R-2 small-lot development.

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 5:12

Consider Zoning Map Amendment -- Parcel 404-53-322 from RE-1A Residential Estate to R-12 Single Family Residential

The Planning Commission considered the request for zoning map amendment by Allan Zitting. Allan Zitting was present and expressed his gratitude for the Town allowing flag lots in certain areas and noted that the intent of the rezone was to develop a flag lot for a single family residential.

Commissioner Hammon reiterated his concerns with flag lots and acknowledged that they may be the best solution for higher densities in certain areas.

It was noted that staff has reviewed this rezone application and has no concerns with approval.

Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-322 from RE-1A Residential Estate to R-12 Single Family Residential. Second by Charles Bradshaw and all voted in favor.

Consider Zoning Map Amendment -- Parcel 404-53-618 from RE-1A Residential Estate to R-12 Single Family Residential

The Planning Commission considered the request for zoning map amendment by Lamont Jessop it was noted that the developer's intent of this rezone is to develop a flag lot for a single family residential.

It was also noted that staff has reviewed this rezone application and has no concerns with approval.

Motion by Charles Bradshaw to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-618 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Lehi Steed and all voted in favor.

Consider Map Amendment -- Parcel 404-53-527 from RE-1A Residential Estate to R-12 Single Family Residential

The Planning Commission considered the request for zoning map amendment by Nathaniel Barlow. Nathaniel spoke and explained his intention of developing a flag lot for a single family residential.

Motion by Shem Barlow to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-527 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Lehi Steed and all voted in favor.

Consider Zoning Map Amendment -- Parcels 404-53-520 from RE-1A Residential Estate to R-12 Single Family Residential

The Planning Commission considered the request for zoning map amendment by Shem Stubbs. Nathaniel Barlow spoke on behalf of the developer and clarified the developer's intent of this rezone to develop a flag lot for a single family residential.

Staff has reviewed this rezone application and has no concerns with approval.

Motion by Lehi Steed to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-520 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Charles Bradshaw and all voted in favor.

Consider Zoning Map Amendment -- Parcel 404-53-205 from RE-1A Residential Estate to R-12 Single Family Residential

The Planning Commission considered the request for zoning map amendment by Woodruff Barlow. Woodruff Barlow was present and explained his intent to develop an additional single family residential.

Staff has reviewed this rezone application and has no concerns with approval.

Motion by Charles Hammon to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-205 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Lehi Steed and all voted in favor.

Consider Zoning Map Amendment -- Parcels 404-53-310 & 404-53-303 from RE-1A Residential Estate to R-2 Small-lot Residential – E. Knudson

The Planning Commission will need to consider the request for zoning map amendment by Emilee Knudson and make a recommendation to the Town Council. The developer's intent of this rezone is to develop a small lot subdivision of 7 to 8 R-2 lots or a series of townhomes on the property.

Staff has reviewed this rezone application and has no concerns with approval and favors the layout that would create a new road (private or public) that provides one additional access point on Hildale Street and Township.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcels 404-53-310 & 404-53-303 from RE-1A Residential Estate to R-2 Small-lot Residential.

INFORMATIONAL SUMMARIES

It was noted that the next scheduled Planning Commission meeting was Monday June 5, 2023.

Acting Planning & Zoning Director Vance Barlow also noted that there was a land law use update scheduled for June 9, 2023, that he was planning to attend. He also noted the Arizona Planning Conference scheduled for September 6-8 at the Wigwam in Litchfield Park Arizona and requested that if any of the Commissioners would like to attend to let him know.

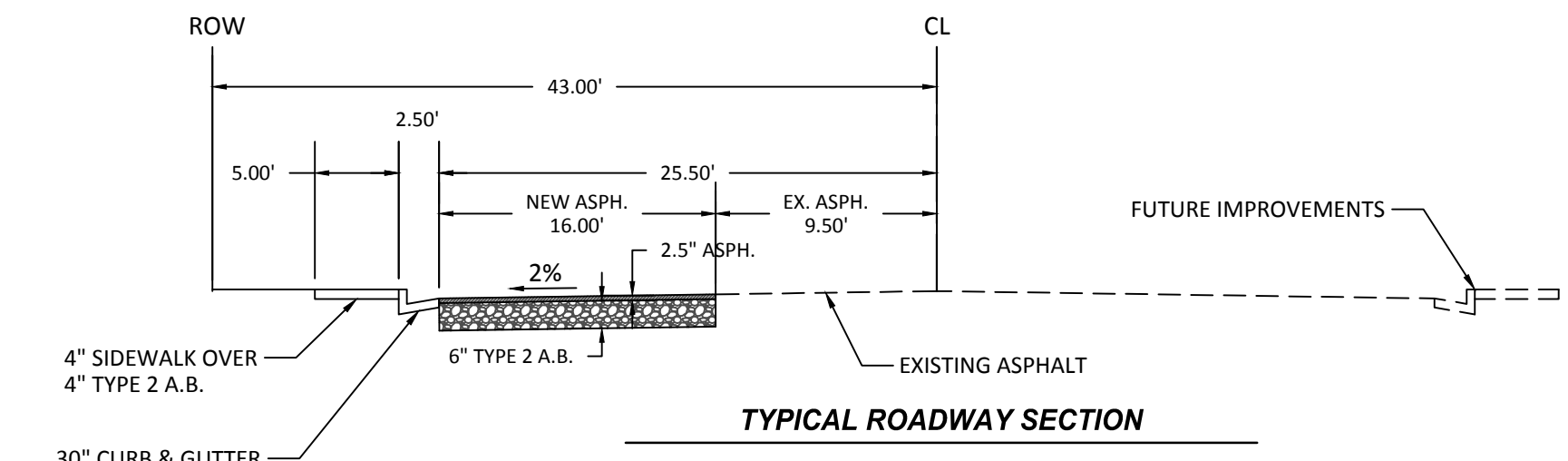
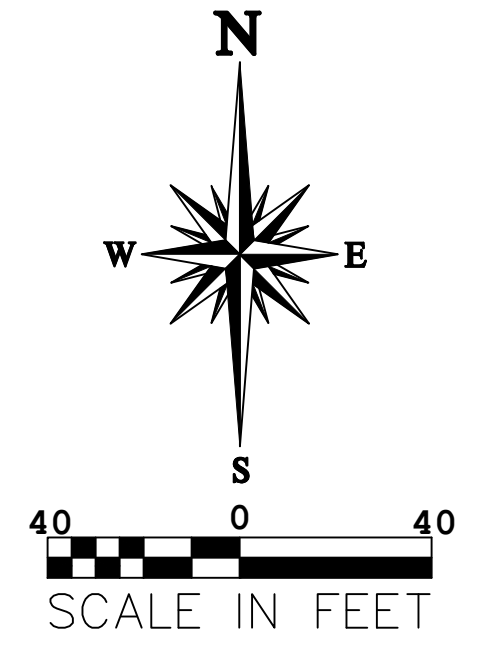
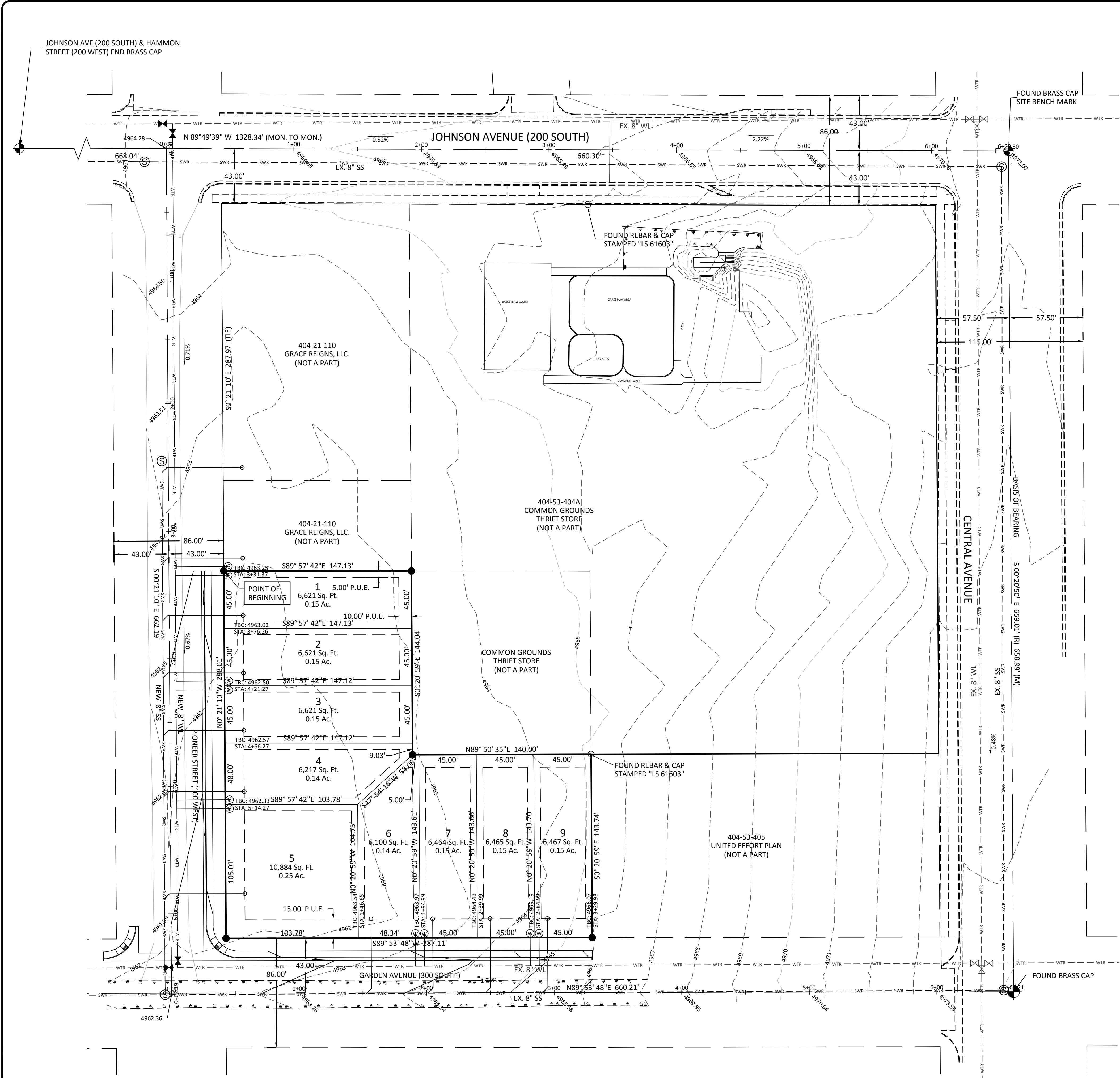
The meeting was adjourned at 5:42 p.m.

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 8th day of May 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 2023.

Town Clerk

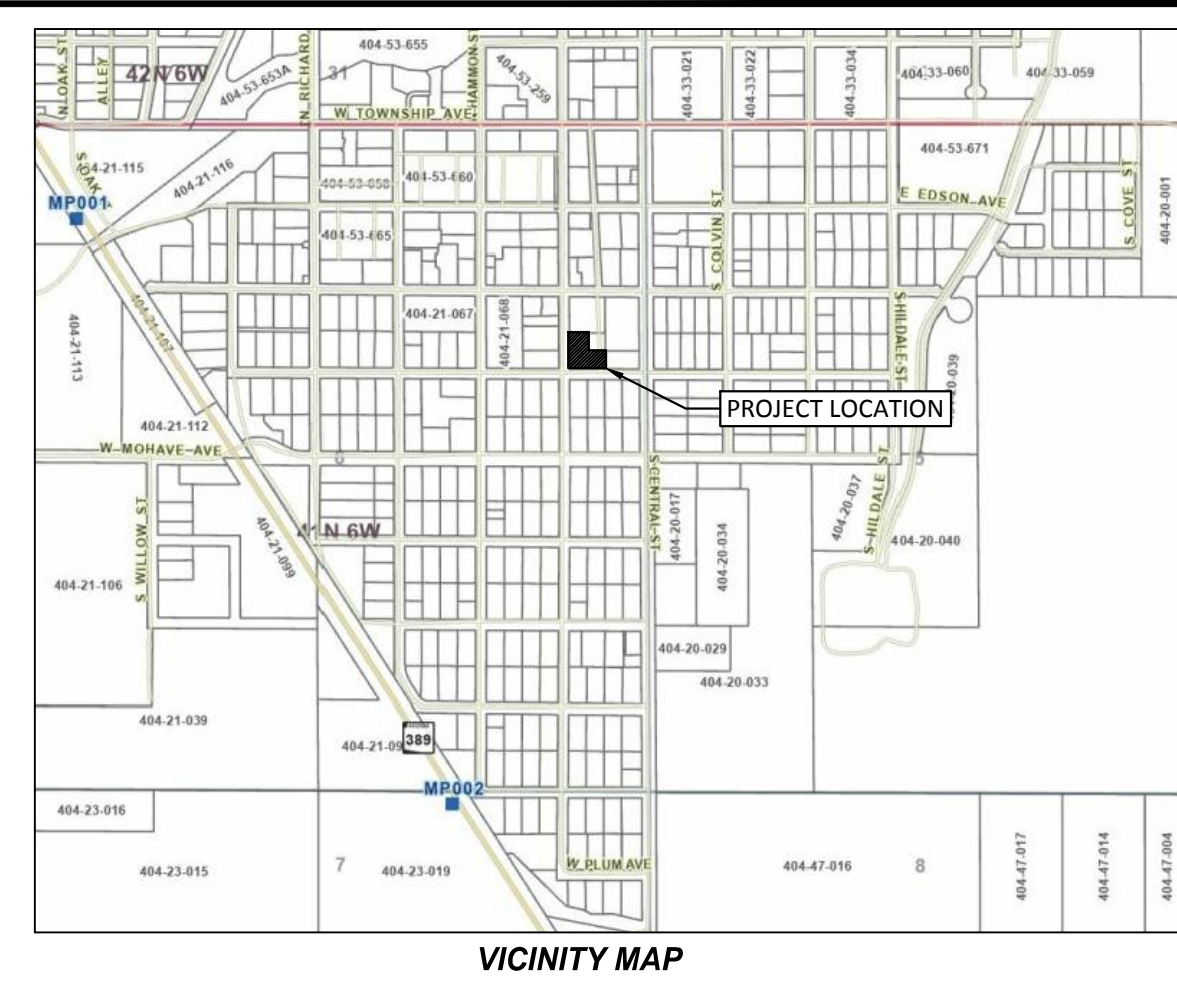


LEGAL DESCRIPTION

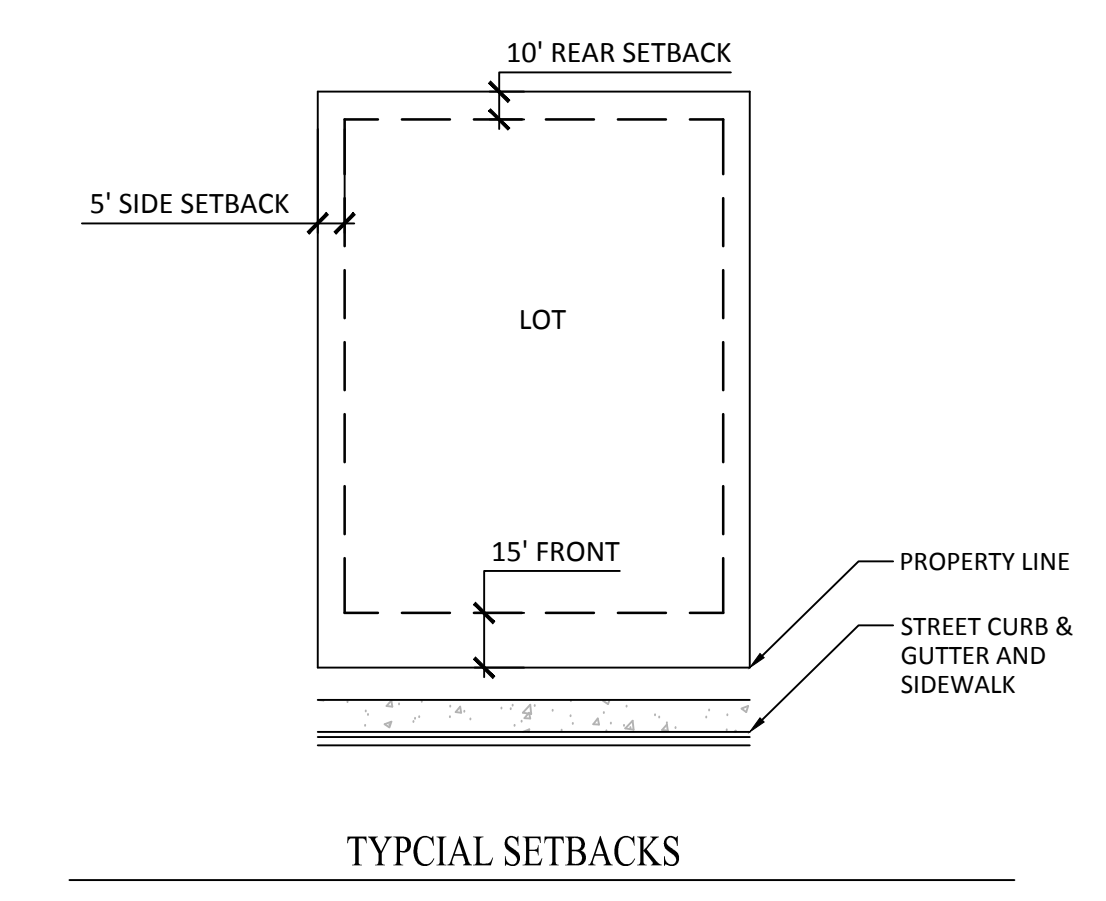
BEGINNING AT A POINT SOUTH 0°21'10\"/>

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EDGE OF ASPHALT
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED 4\"/>

- NOTES**
- ALL IMPROVEMENTS TO BE CONSTRUCTED TO COLORADO CITY STANDARDS.
 - EXISTING WATER LINES SHOWN ARE OWNED AND MAINTAINED BY COLORADO CITY. ALL NEW WATER LINE SHALL BE PUBLIC.
 - EXISTING SEWER LINES SHOWN ARE OWNED AND MAINTAINED BY COLORADO CITY. NEW SEWER LINES SHALL BE PUBLIC.



SITE DATA	
APN:	402-21-111
SITE AREA:	1.43 AC.
ZONE:	R-2
MIN. LOT AREA REQ.:	6,000 SQ. FT.
MIN. LOT WIDTH REQ.:	35'
LOTS:	9
DENSITY:	6.29 DU/AC (7.00 DU/AC MAXIMUM ALLOWALBE)



DEVELOPER INFORMATION

BRODY OLSON
PO BOX 1427
COLORADO CITY, AZ
435-212-0629

ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS, INC.
STEVE KAMLOWSKY, PE
736 S. 900 E., SUITE B105
ST. GEORGE, UT 84790
435-628-4700
STEVE@BROWNCIVIL.COM

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 SOUTH 900 EAST, SUITE B105
ST. GEORGE, UTAH 84790
(435) 628-4700

PRELIMINARY PLAT FOR OLSON SUBDIVISION
LOCATED IN THE NE 1/4 OF SEC 6, T41N, R6W, G3SRM
COLORADO CITY, MOHAVE COUNTY, ARIZONA

CERTIFICATE OF SURVEY
73237
STEVEN KAMLOWSKY, PE
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
JAN 15, 2014

CHECKED BY : SK
DRAWN BY : SK
DATE : 5/8/23
JOB NO. : 22-95

SCALE :
1"=40'

SHEET NO. :
1 OF 1

