

TOWN OF COLORADO CITY

MEETING NOTICE

Notice is hereby given to the members of the Town of Colorado City Planning Commission and to the public that the Planning Commission will hold a meeting open to the public on Monday July 10, 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. **PUBLIC HEARING(S)**
 - a. Zoning Map Amendment – Parcel 404-53-480 from RE-1A Residential Estate to R-12 Single Family Residential
 - b. Zoning Map Amendment – Parcel 404-53-240 from R1-20 Single Family Residential to Community Commercial
7. Consider Zoning Map Amendment – Parcel 404-53-480 from RE-1A Residential Estate to R-12 Single Family Residential
8. Consider Zoning Map Amendment -- Parcel 404-53-240 from R1-20 Single Family Residential to C-2 Community Commercial
9. Information Summaries – discussion only.
10. 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 July 10, 2023

5:00 p.m.

4. Minutes of Prior Meetings

Minutes of the June 5, 2023, meeting are presented for Planning Commission consideration.

RECOMMENDATION

Motion to approve the minutes of June 5, 2023 Planning Commission meeting.

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 404-53-480 from RE-1A Residential Estate to R-12 Single Family Residential – R. Jessop

This is a rezone application from Ronald Jessop to facilitate a lot split.

b. Zoning Map Amendment – Parcel 404-53-240 from R1-20 Single Family Residential to C-2 Community Commercial – S. Seay

This is a rezone application from Stacy Seay to rezone to C-2 Community Commercial.

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 404-53-480 from RE-1A Residential Estate to R-12 Single Family Residential – R. Jessop

The Planning Commission will need to consider the request for zoning map amendment by Ronald Jessop and make a recommendation to the Town Council. The developer's intent of this rezone is to split the lot to develop an additional single family residential.

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

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-480 from RE-1A Residential Estate to R-12 Single Family Residential

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-480 from RE-1A Residential Estate to R-12 Single Family Residential

8. Consider Zoning Map Amendment -- Parcel 404-53-240 from R1-20 Single Family Residential to C-2 Community Commercial – S. Seay

The Planning Commission will need to consider the request for zoning map amendment by Stacy Seay and make a recommendation to the Town Council. Developers' intent is develop a small commercial establishment on the property.

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

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-240 from R1-20 Single Family Residential to C-2 Community Commercial

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve rezoning Parcel 404-53-240 from R1-20 Single Family Residential to C-2 Community Commercial

9. Informational Summaries

Note: the next regular meeting is scheduled for Monday August 7, 2023.

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

10. Adjournment

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday June 5, 2023

Call to Order

The meeting was called to order at 5:02 p.m. by Chairman Charles Hammon.

Roll Call

Commissioners present: Chairman Charles Hammon, Charles Bradshaw, Lehi Steed, Aaron LaCorti and Shem Barlow.

Staff present: Town Manager Vance Barlow, Lucille Barlow and Andrew Barlow.

Prayer was offered by Charles Bradshaw

Pledge of Allegiance by the Commission and Attendees

Minutes of Prior Meeting

Minutes of the January 3, March 6, and May 8, 2023 were presented for Planning Commission consideration, and it was noted for the record that there was not a Planning Commission meeting in February 2023 or April 2023.

Motion by Aaron LaCorti to approve the minutes of January 3, March 6 and May 8, 2023, Planning Commission meetings. Seconded by Shem Barlow and all voted in favor.

PUBLIC COMMENTS

None.

Consider Preliminary Plat Olson Subdivision

The Planning Commission reviewed the preliminary plat for a small nine lot subdivision that was submitted by Mr. Brody Olson. It was noted that the Town Council had approved the zoning to an R2 Residential at the March 13 Council meeting to accommodate the proposed subdivision.

There was some discussion on the need for more affordable housing in the Town and that these types of developments will help fill that gap.

Motion by Charles Hammon to recommend that the Town Council approve the preliminary plat for Olson Subdivision subject to staff review. Seconded by Lehi Steed and all voted in favor.

.INFORMATIONAL SUMMARIES

It was noted that the next scheduled Planning Commission meeting was Monday July 3 2023. The Commissioners requested that the meeting be moved to Monday, July 10 as there were some community events scheduled for the 3rd.

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 that registration for the Arizona Planning Conference scheduled for September 6-8 at the Wigwam in Litchfield Park Arizona was open and requested that if any of the Commissioners would like to attend to let him know so that we could get registrations completed and rooms reserved.

The meeting was adjourned at 5:43 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 5th day of June 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

25 S. Central St., Colorado City, AZ, 86021

Phone#(928) 875-2646, Fax#(928) 875-2778

Land Use Application

Today's Date 06-1-2023

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 320 West Mohave AVE

Property Address / Location 320 West Mohave ave

Township

Range

Section

Quarter Section

Assessor's Parcel Number 40453480

Gross Acres

Net Acres

Number of Lots 2

Square Footage of Buildings on Property N/A

Existing Use

Proposed Use

Applicant

Name Ronald Jessop

Company N/A

Address 320 West Mohave ave

City Colorado City State AZ Zip 86021

Phone Number 4356689679

Email smallron25@gmail.com

Project Engineer

Name

Company

Address

City Colorado City State Zip

Phone Number 4356689679

Email smallron25@gmail.com

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

To whom it may concern,
we would like to separate lot, Located at 320 west mohave ave into two lots.
please advise.

Rezoning R12

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:

Ronald Jessop

Signature of Owner:

Ronald Jessop

Office Use Only

Date Received: 6-7-23

Filing Fee: \$1,015.00

Project Number: 023929

paid



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

1:5,015



0 417.9 835.9 Feet

(approximate scale)

Map Created: 7/5/2023

Notes:

ORDINANCE NO. 2023-16

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 404-53-480 from RE-1A Residential Estate to R1-12 Single Family Residential. on condition that the lot split, with utilities and street side improvements (curb, gutter and sidewalk) to all lots created, be completed within 12 months of the approval of this Ordinance.

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 17th day of July 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: Central Street Small Retail

Property Address / Location: 404-53-240 .55 acre parcel

Township: 42N Range: 6W Section: 31 Quarter Section: lot 3504

Assessor's Parcel Number: 404-53-240

Gross Acres: .55

Net Acres:

Number of Lots: 1 Square Footage of Buildings on Property: 0

Existing Use: Residential R1-20

Proposed Use: Community Commercaill

Applicant

Name: Stacy Seay

Company:

Address: 404-53-240 .55 acre parcel

City: Colorado City State: Az Zip: 84784

Phone Number: 435-619-4108

Email: seaystacy@yahoo.com

Project Engineer

Name:

Company:

Address:

City: Colorado City State: Az Zip:

Phone Number: 435-619-4108

Email: seaystacy@yahoo.com

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

We would like to build a community retail storefront on central ave.

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: 6-5-23

Filing Fee:

Project Number:

Receipt #
23923



Legend

- 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
 - US Fish & Wildlife Service

1:2,931



0 244.2 488.4 Feet

(approximate scale)

Map Created: 7/5/2023

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Notes:

Informational only

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Or

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ORDINANCE NO. 2023-17

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That parcel 404-53-240 from R1-20 Single Family Residential to C-2 Community Commercial

PASSED AND ADOPTED by the Town Council of Colorado City, Arizona, this 17th day of July 2023.

ATTEST:

TOWN OF COLORADO CITY

Town Clerk

Mayor

APPROVED AS TO FORM:

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