

# **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 August 7, 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 Code Text Amendment to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.
7. Consider Zoning Code Text Amendment to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.
8. Discussion of Watchman's Pointe Planned Area Development Proposal
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 August 7, 2023**

**5:00 p.m.**

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**4. Minutes of Prior Meetings**

Minutes of the July 10, 2023, meeting and the August 2, 2023, work session are presented for Planning Commission consideration.

**RECOMMENDATION**

Motion to approve the minutes of July 10, 2023 Planning Commission meeting and the August 2, 2023, Planning Commission work session meeting..

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**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.*

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*The Chairperson will need to affirmatively close the regular meeting and open the public hearing.*

**6. PUBLIC HEARING(S)**

- a. Zoning Text Amendment -- Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.**

To receive input from the public on a proposed text amendment to the Town's Zoning Code to permit multi-level accessory dwelling units in certain zones.

*After the public hearing is completed, the Chair will need to affirmatively close the public hearing and reconvene the regular meeting.*

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## **7. Consider Zoning Text Amendment -- Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots**

The Planning Commission will need to consider the proposed zoning text amendment. The item was discussed at a Citizen Review and Planning Commission work session held on Wednesday August 2, 2023. There was quite a bit of discussion on the pros and cons with concerns about set back and privacy of the neighbors, etc.

### **RECOMMENDATION**

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots

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## **8. Discussion of Watchman's Pointe Planned Area Development Request**

Watchman's Pointe has applied for a Planned Area Development (PAD) of approximately 250 acres in the area south of Mohave Avenue and east of Central Street.

The Town has secured the services of Mr. Brad Robbins with Sunrise Engineering to assist with the technical aspects of the PAD.

Mr. Robbins is planning to attend the August 7 Planning Commission meeting to review and discuss the proposal by Watchman's Pointe.

We anticipate that it will take several months to finalize the PAD and corresponding development agreement(s).

In the packet is the application for the PAD and some relevant information from the Town Code.

This item is for discussion and refinement of the proposal and is not ready for formal action by the Planning Commission at this time.

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## **9. Informational Summaries**

Note: the next regular meeting is scheduled for Monday September 11, 2023.

APA Planning Conference is scheduled for September 6-8 at the Wigwam in Litchfield Park Arizona. Commissioners Aaron LaCorti & Lehi Steed and Vance Barlow are registered to attend.

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## **10. Adjournment**

# Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday July 10, 2023

## **Call to Order**

The meeting was called to order at 5:01 p.m. by Chairman Charles Hammon.

## **Roll Call**

Commissioners present: Charles Hammon, Charles Bradshaw and Lehi Steed.  
Shem Barlow was excused.

Staff present: Town Manager Vance Barlow, Deputy Clerk Shirley Zitting, and Building Official Andrew Barlow.

Court Monitor: Roger Carter

Prayer was offered by Charles Bradshaw

Pledge of Allegiance by the Commission and Attendees

## **Minutes of Prior meeting, June 5, 2023**

Minutes of June 5, 2023, were presented for Planning Commission consideration.

**Motion to approve the June 5<sup>th</sup> Minutes was made by Charles Hammon. Second by Lehi Steed, and all were in favor.**

## **Public Comment:**

Town Manager Vance Barlow introduced new Deputy Town Clerk Shirley Zitting.

There were no other comments.

Public Comment closed.

**Public Hearing:** opened at 5:05 p.m.

Chairman Charles Hammon presented the two rezones as follows:

- 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.

There was not comment from the public and Acting Planning & Zoning Director Vance Barlow reported that no comments had been received.

Public Hearing closed at 5:07 pm

Commissioner Aaron LaCorti arrived at the meeting at 5:07 p.m.

**Zoning Map Amendment -- Parcel 404-53-480 from RE-1A Residential Estate to R-12 Single Family Residential – R. Jessop**

The rezone request from Ronald Jessop was presented for Planning Commission consideration. There was some discussion, and the Commissioners feel it is a good location for this lot split.

**A Motion was made by Commissioner Aaron La Corti to recommend the Town Council approve the zoning map amendment. Second by Charles Bradshaw and all was in favor.**

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

The rezone request from Stacy Seay was presented for Planning Commission consideration. There was some discussion and Stacy Seay explained her plan to build a small retail store front with up to six retail units on the lot. The consensus was that Central and University was a good location and that it was a good use for the property.

**Motion was made by Aaron LaCorti to recommend the Town Council approve the zoning map amendment. Second by Lehi Steed unanimously approved.**

**Informational Summaries**

Next meeting August 7, 2023

APA registration as soon as possible if planning to attend.

One rezone application for Watchman's Pointe PAD had been received.

The meeting was adjourned at 5:16 p.m.

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the work session meeting of the Colorado City Planning Commission held on the 10<sup>th</sup> day of July 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10 day of July 2023.

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Deputy Town Clerk

# Town of Colorado City Planning Commission Work Session Minutes

25 South Central Street, Colorado City, Arizona  
Wednesday August 2, 2023

## **Call to Order**

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

## **Roll Call**

Commissioners present: Charles Bradshaw, Lehi Steed and Aaron LaCorti

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

Public present: Paul Timpson and Dalton Barlow

Court Monitor: Roger Carter

Prayer was offered by Aaron LaCorti

Pledge of Allegiance by the Commission and Attendees

## **Discussion on Proposed Text Amendment to the Town of Colorado City Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.**

The proposed text amendment was presented, and the Planning Commission and citizens discussed the various ramifications.

Some of the concerns voiced were privacy for neighbors, blocking the view and aesthetics of the buildings.

There were questions on how it would work as a second story of a large car garage type building, and it was clarified that the maximum size of the residential area would be capped at 1200 sq. ft.

After the discussion it was explained that a public hearing was scheduled for Monday August 7, 2023, at the Planning Commission meeting and then the Planning Commission would make a recommendation to the Town Council.

The meeting was adjourned at 5:29 p.m.

## **CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the work session meeting of the Colorado City Planning Commission held on the 2<sup>nd</sup> day of August 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2023.

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Town Clerk

# **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 Citizen Review Work Session open to the public on Wednesday August 2, 2023, at 5:00 p.m. at the Colorado City Town Hall located at 25 South Central Street, Colorado City, Arizona.

### **AGENDA:**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Work Session on Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.
5. 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**  
**Citizen Review Session**  
**STAFF SUMMARY REPORT**  
**Wednesday August 2, 2023**

**5:00 p.m.**

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**4. Work Session on Proposed Text Amendments to the Town of Colorado Zoning Code to allow multi-level Accessory Dwelling Units in RE-1A or larger lots.**

The Town has had several requests to allow modify the Zoning Code to permit multi-level Accessory Dwelling Units in the Town.

Some language has been drafted for the Citizen Review and Planning Commission work session.

After the work session a Public Hearing will be held at the regular Planning Commission meeting scheduled for Monday August 7, 2023.

The Town's zoning code requires a citizen review session at a Planning Commission work session at least 5 days prior to the public hearing to consider the proposed text amendments.

Presented here for discussion and citizen review are some proposed text amendments to the Town's zoning code.

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**5. Adjournment**



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 \_\_\_\_, 2023, this document entitled "Ordinance No. 2023-18" adopting amendments to "Town Code Title XV, Chapter 152 Zoning Code had a first reading by title: and

WHEREAS, on \_\_\_\_, 2023, 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 152.046(F)(1) Accessory dwelling unit be amended as follows:

(F) *Additional standards for specific accessory buildings, structures and uses.*

(1) *Accessory dwelling unit.*

(a) No more than one accessory dwelling unit may be located on any lot.

(b) ~~For~~ residential uses, an accessory dwelling unit shall be permitted only on a lot having 12,000 square feet or more in area. The accessory dwelling unit shall have an architectural design and exterior building materials that are compatible with the principal building.

(c) Accessory dwelling units shall be single level and not exceed 50% of the size of the primary dwelling with a maximum size of 900 square feet on 12,000 square foot lots.

~~(d) \_\_\_\_\_ and~~ Accessory dwelling units may be multi-level on RE1A or larger residential zones on a lot with a minimum size of 32,000 sq ft. and may not exceed 50% of the primary dwelling with a maximum size of 1,200 square feet. feet on lots larger than 12,000 square feet. Accessory dwelling units that are multi-level must meet the same height and set back requirements from the property line as the primary dwelling. Lots with a multi-level accessory dwelling may not be further subdivided in a manner that would create a non-conforming accessory dwelling unit.

~~(de)~~ Mobile homes, and recreational vehicles shall not be used as accessory dwelling units.

~~(ef)~~ The accessory dwelling unit and the principal residence shall share utilities. Separate utility meters shall not be allowed.

~~(fg)~~ At least one off-street parking space shall be provided for each accessory dwelling unit.

Commented [VB1]: Do we want to reference the zone R-12 instead of the lot size?

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**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 \_\_<sup>th</sup> 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



# 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 6-17-23

## 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 Watchman's Pointe @ South Zion: a Town of Colorado City Master Planned Community

Property Address / Location South Central

Township 41N

Range 16W

Section 5

Quarter Section all

Assessor's Parcel Number 404-20-033, 404-47-016

Gross Acres 208

Net Acres 201 -phase

Number of Lots PAD

Square Footage of Buildings on Property 0

Existing Use Ag

Proposed Use Planned Area Development

## Applicant

Name Shem Stubbs

Company Zions Quality Real Estate, Inc.

Address 60 W Warrant Ave.

City TOCC State AZ Zip 86021

Phone Number 435.574.7909

Email shemstubbbs1@gmail.com

## Project Engineer

Name Kent Wilkerson

Company Cascade Civil Engineering, LLC

Address 5833 Cascade Dr

City Min. Green State UT Zip

Phone Number 801.845.6481 84050

Email cascdecivil@outlook.com

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

This request is to rezone the subject property from Agriculture to PAD. Attached is the City Code review and Master Planned illustrations.

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:

*Shem Stubbs*

Signature of Owner:

*Shem Stubbs*

pd 4,120.00

6-27-2023

# 023966



## CITY CONTEXT (TOCC ZONE MAP BASE)

# INDEX

- 

- |                             |
|-----------------------------|
| TRAFFIC                     |
| — LIMITED ACCESS            |
| — ARTERIAL                  |
| — MAJOR COMMERCIAL CORRIDOR |
| — MINOR COLLECTOR           |
| — OTHER THROUGH STREET      |

# PLANNED COMMUNITY

BACK DROP OUT LINE OF MTNS

- RED ROCK S. UT
- TAN SANDS

PLAY OFF OF TOCC LOGO BUT SUN/STAR

**Watchman's Pointe**  
 @ South Zions  
 a Colorado City, Arizona Master Planned Community

FULL SITE TITLE: DRAWS ON ZION ALSO

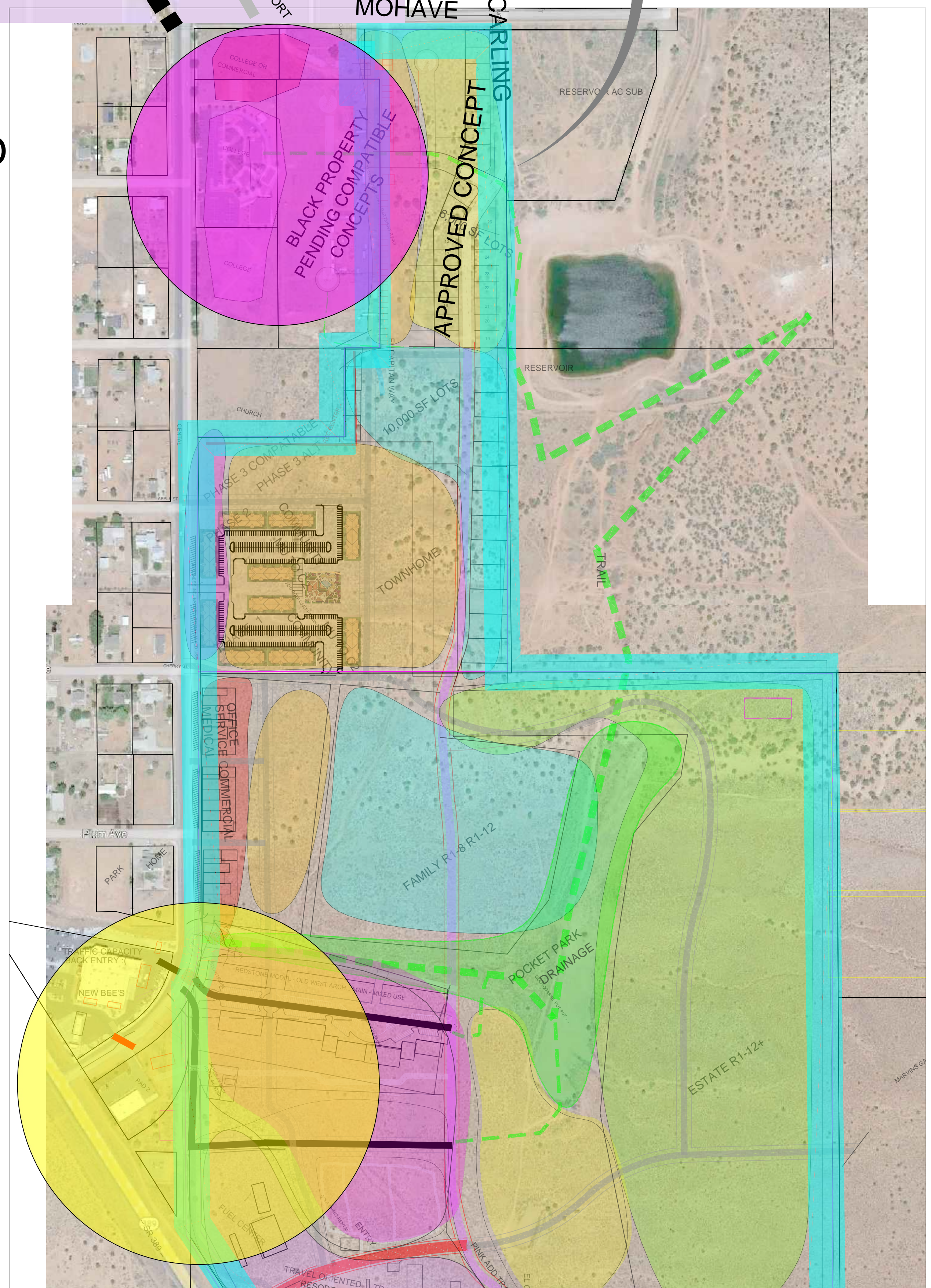
MODERNIZED SYMBOL COMMUNITY: SITE GOAL

EXISTING BASE

Three variations of the WP logo are shown, each with a sun icon to its right. The top-left version is a standard proportion. The top-right version is a 'shorter' version with a wider, flatter peak. The bottom-right version is an 'extremely short' version with a very wide, flat peak. An arrow points from the text 'PREFERENCE?' to the bottom-right version.

PREFERENCE ?

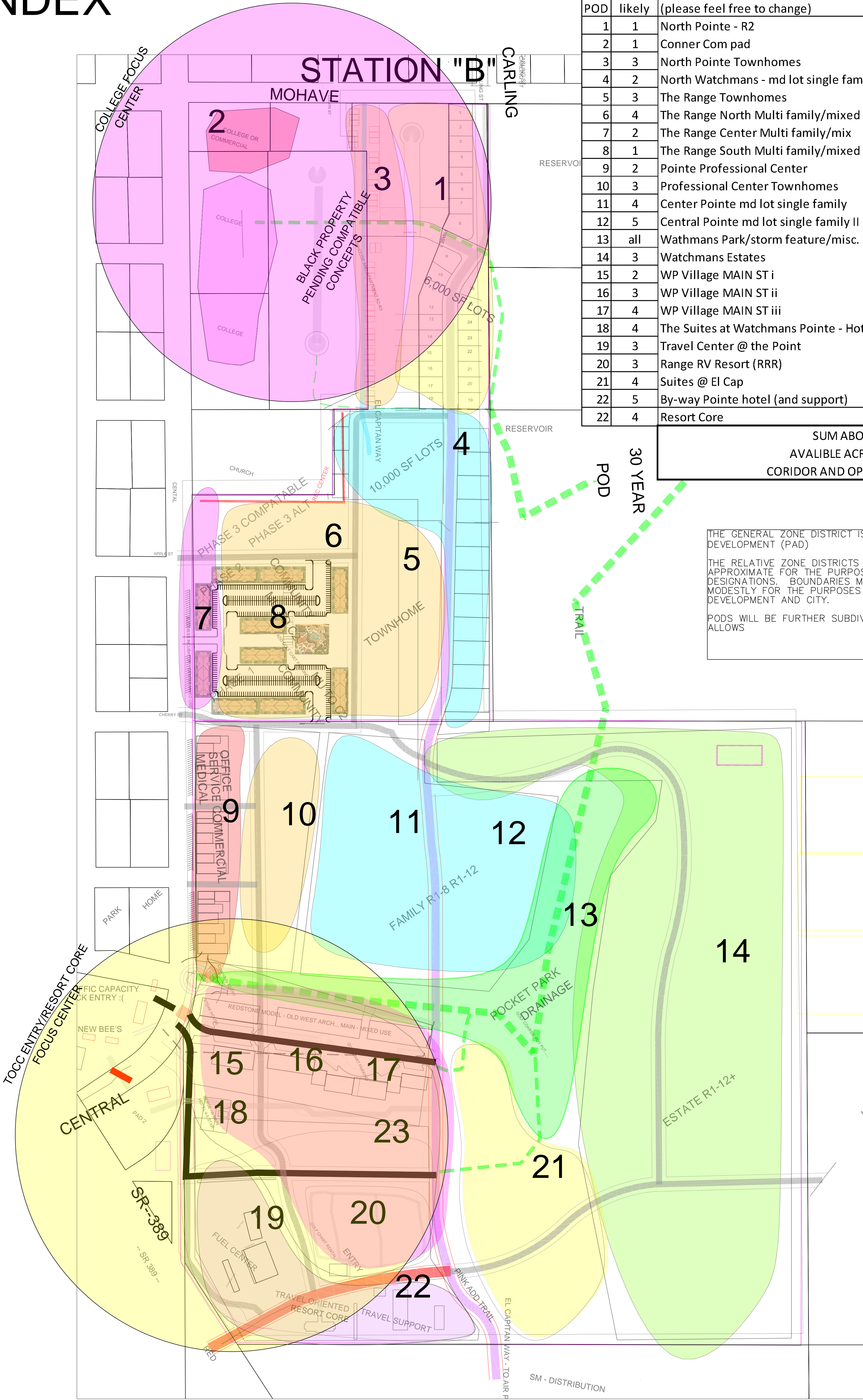
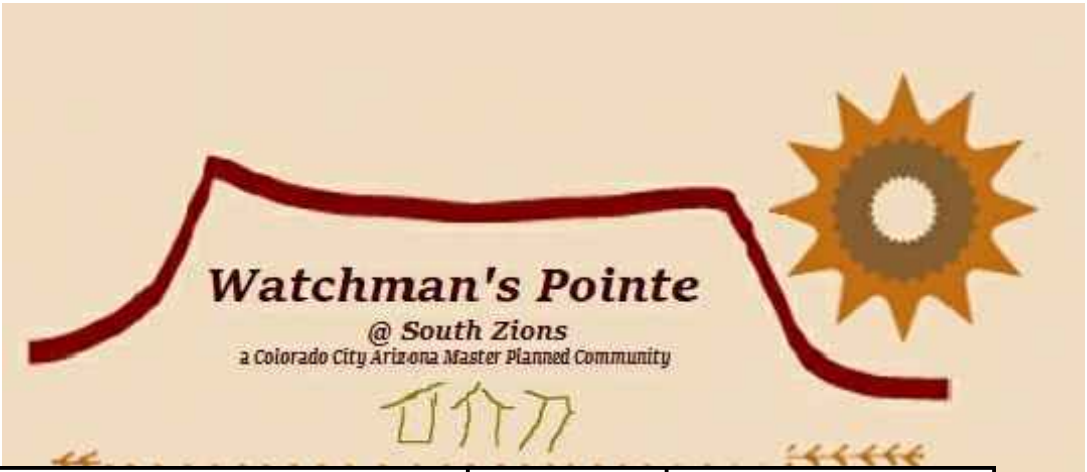
-WP EXTREMELY SHORT VERSION





# PAD ZONE INDEX

## INDEX



#	Phase	Project Name	rough	Zone
POD	likely	(please feel free to change)	acres	equivalent
1	1	North Pointe - R2	10.0	R2 - CURRENT
2	1	Conner Com pad	1.5	C-1,C-2
3	3	North Pointe Townhomes	7.0	R2-RM
4	2	North Watchmans - md lot single family	11.0	R1-8
5	3	The Range Townhomes	7.0	RM
6	4	The Range North Multi family/mixed	3.0	RM-C1
7	2	The Range Center Multi family/mix	3.2	MU
8	1	The Range South Multi family/mixed	8.8	RM
9	2	Pointe Professional Center	4.4	MU-C2
10	3	Professional Center Townhomes	5.2	RM
11	4	Center Pointe md lot single family	11.4	R1-8
12	5	Central Pointe md lot single family II	8.8	R1-8
13	all	Wathmans Park/storm feature/misc.	15.8	POS
14	3	Watchmans Estates	50.2	R1-12.R1-20
15	2	WP Village MAIN ST i	3.3	MU
16	3	WP Village MAIN ST ii	3.3	MU
17	4	WP Village MAIN ST iii	3.3	MU
18	4	The Suites at Watchmans Pointe - Hotel	2.0	C-1,C-2
19	3	Travel Center @ the Point	4.9	C-1, C
20	3	Range RV Resort (RRR)	4.4	MU-C3
21	4	Suites @ El Cap	13.3	RM
22	5	By-way Pointe hotel (and support)	3.5	MU
22	4	Resort Core	3.1	MU-C3

SUM ABOVE	188.35
AVAILABLE ACRES	207.1
CORRIDOR AND OPEN	18.75

THE GENERAL ZONE DISTRICT IS PLANNED AREA DEVELOPMENT (PAD)

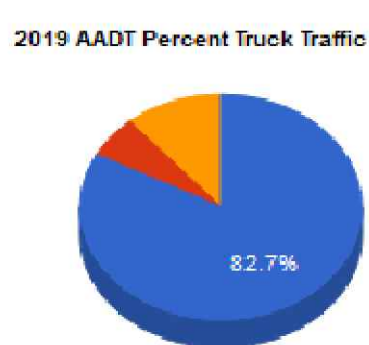
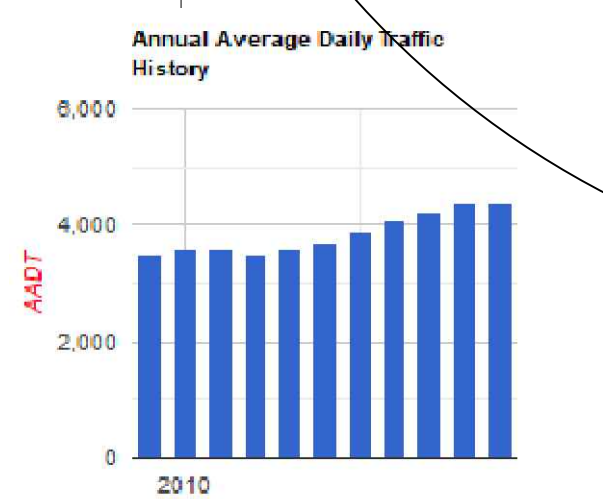
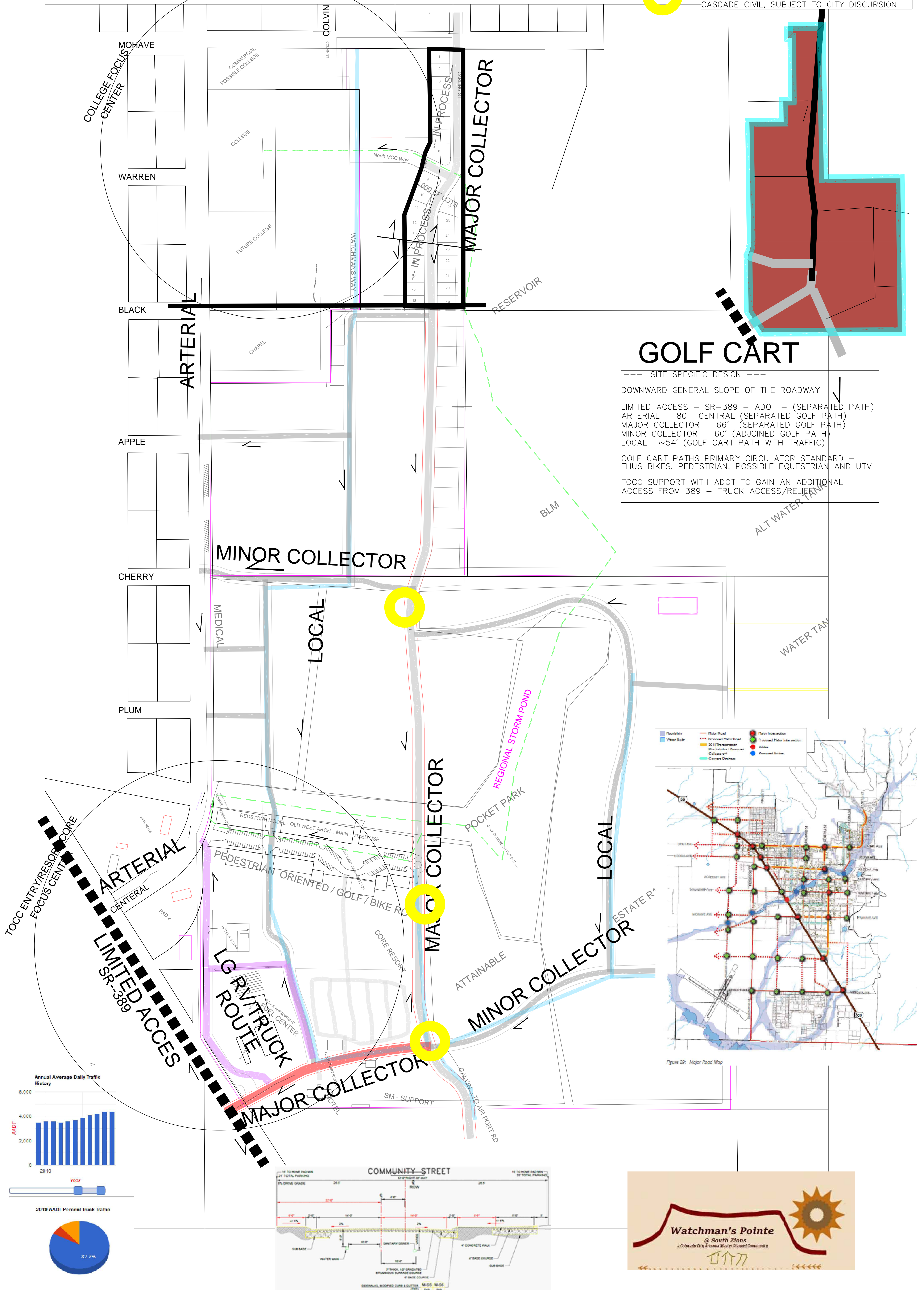
THE RELATIVE ZONE DISTRICTS ARE APPROXIMATE FOR THE PURPOSES OF LAND USE DESIGNATIONS. BOUNDARIES MAY BE ADJUST MODESTLY FOR THE PURPOSES OF THE DEVELOPMENT AND CITY.

PODS WILL BE FURTHER SUBDIVIDED AS MARKET ALLOWS



- TRAFFIC
  - LIMITED ACCESS
  - ARTERIAL
  - MAJOR COMMERCIAL CORRIDOR
  - MINOR COLLECTOR
  - OTHER THROUGH STREET
  - KEY TRAIL (SEE GOLF ALSO)
- TRAFFIC CALMING ELEMENT LIKELY

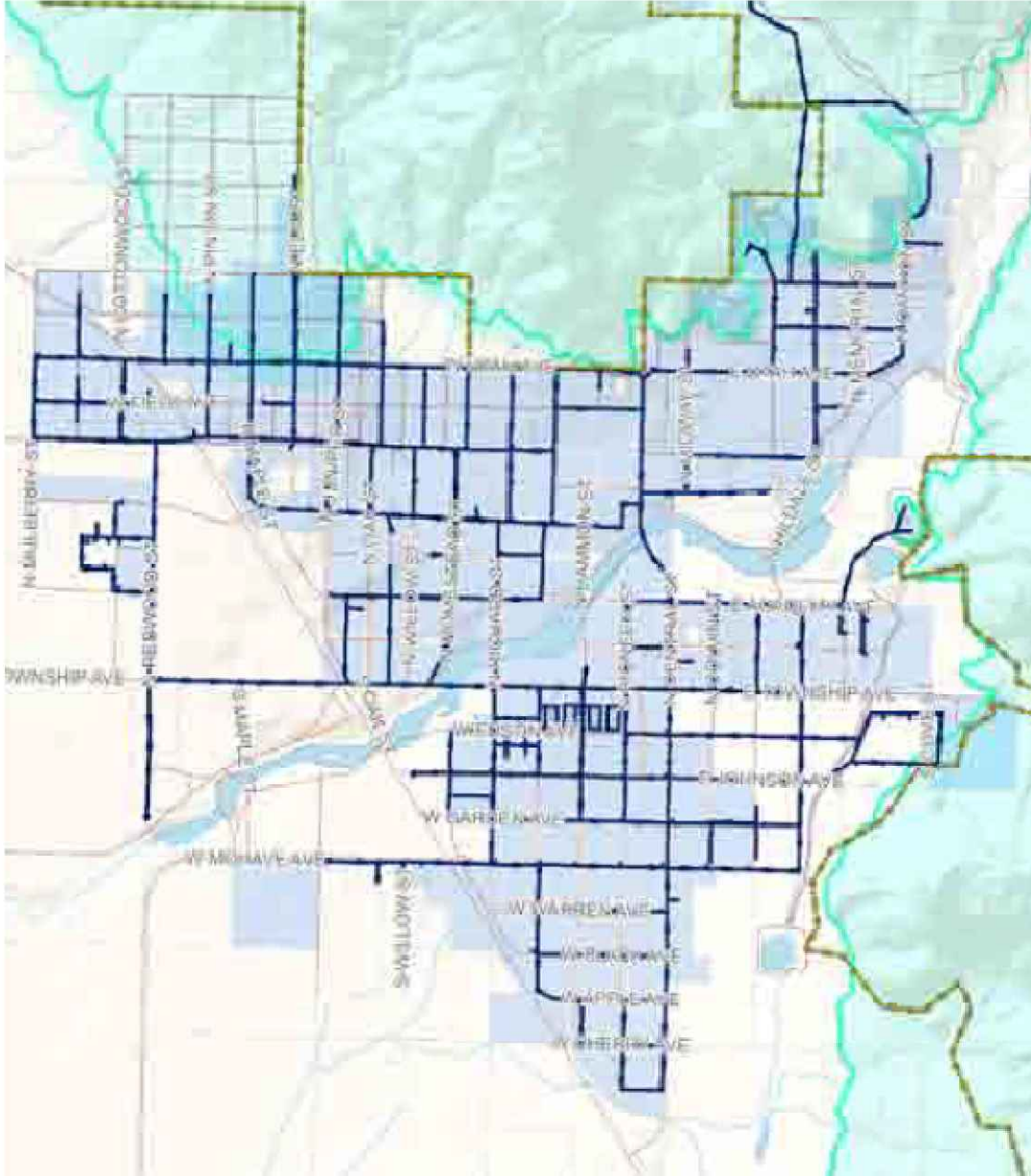
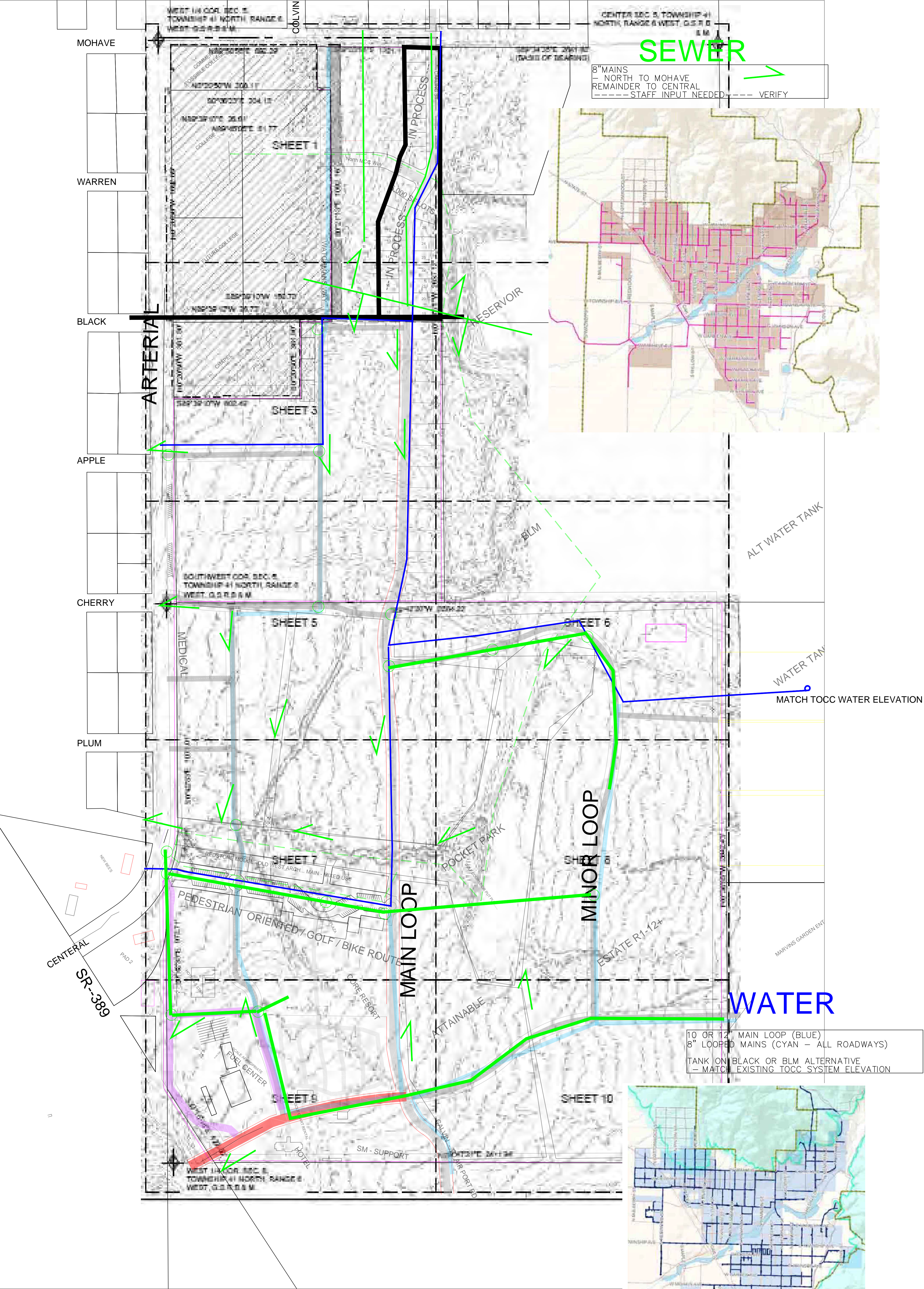
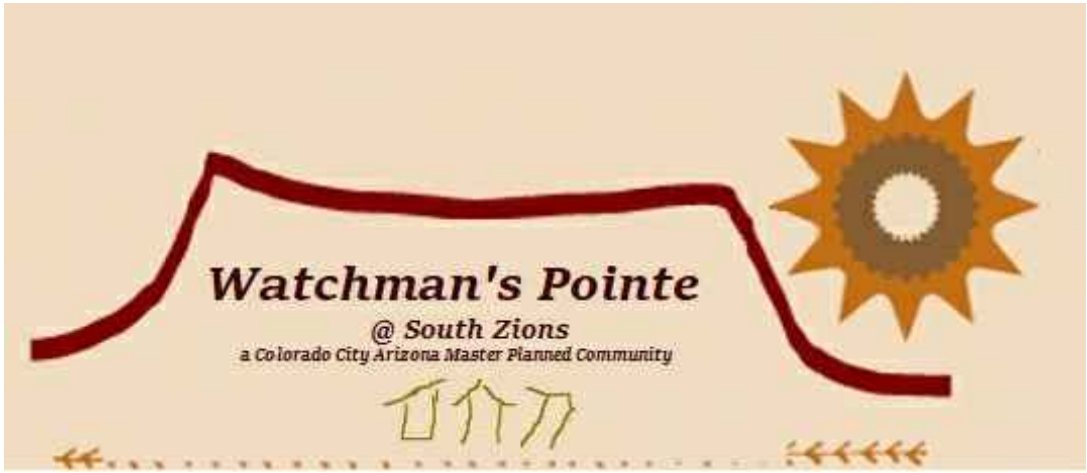
TOWNS FUNCTIONAL CLASS ARE OBSERVATION OF CASCADE CIVIL, SUBJECT TO CITY DISCUSSION





# UTILITIES MASTER PLAN

WP 1"=200'

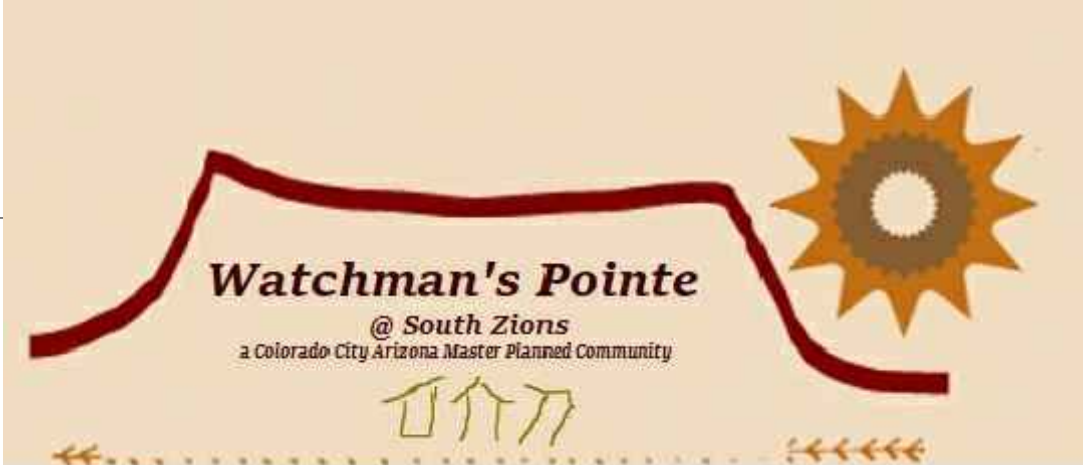
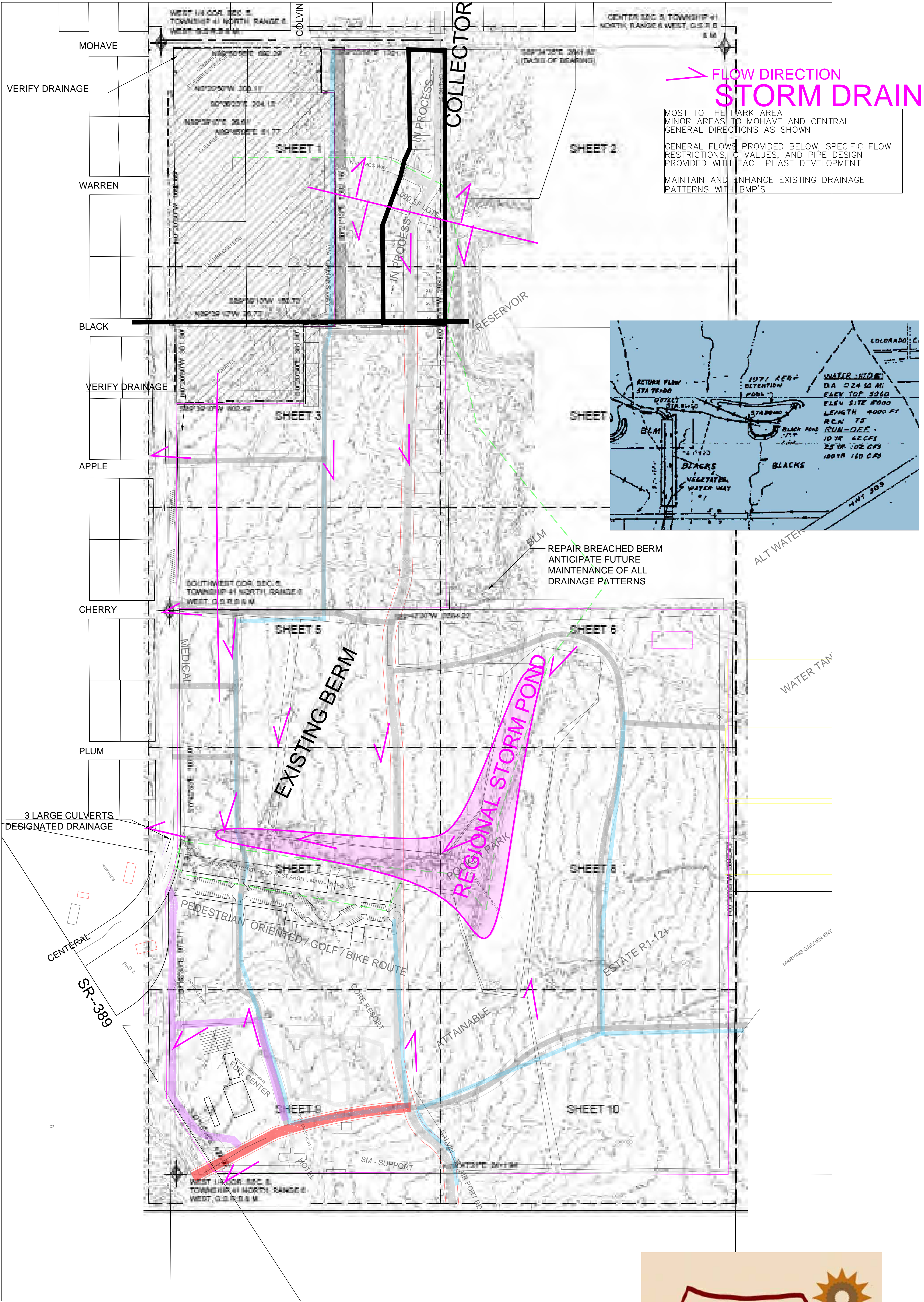




# STROM DRAINAGE MAST PLAN

## WP

1"=200'





# TRAILS (W/GOLFCART) AND OPEN SPACE PHOTO

