

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

Dated this 5th day of June 2023.

  
Town Clerk

