

# Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday October 2, 2023

## **Call to Order**

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

## **Roll Call**

Commissioners present: Charles Bradshaw, Aaron LaCorti, Shem Barlow and Lehi Steed (at 5:12 p.m.). Commissioner Charles Hammon excused,

Staff present: Town Manager Vance Barlow, Building Official Andrew Barlow. Lucille Barlow and Heber White

Prayer was offered by Charles Bradshaw

Pledge of Allegiance by the Commission and Attendees

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

Minutes of August 7, 2023, Planning Commission were presented for Planning Commission consideration.

It was noted for the record that there was no Planning Commission meeting held in September 2023.

**Motion to approve the August 7 Minutes was made by Aaron LaCorti. Second by Shem Barlow, and all were in favor.**

## **Public Comment:**

No public comments were presented.

**Public Hearing:** opened at 5:07 p.m.

The following zoning map amendments were presented for Public Hearing

- a. Zoning Map Amendment – Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential
- b. Zoning Map Amendment – Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential
- c. Zoning Map Amendment -- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential
- d. Zoning Map Amendment -- Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential
- e. Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential

- f. Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential
- g. Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential

There was no comment from the public and Acting Planning & Zoning Director Vance Barlow reported that no comments had been received.

Public Hearing closed at 5:09 pm

**Consider Zoning Map Amendment – Parcel 404-53-511 from RE-1A Residential Estate to R-12 Single Family Residential**

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

**Motion by Charles Bradshaw to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-3511 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Aaron LaCorti and all voted in favor.**

**Consider Zoning Map Amendment -- Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by Levi Jessop and it was noted that the developer's intent of this rezone is to split a one-acre lot into two lots for a single-family residential development.

**Motion by Aaron LaCorti to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-011 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Shem Barlow and all voted in favor.**

**Consider Zoning Map Amendment-- Parcel 404-53-480 from R-12 Single Family Residential to R-2 Multi Family Residential**

The Planning Commission considered the request for zoning map amendment by Ronald Jessop it was noted that the developer's intent of this rezone is to develop townhomes on approximately half acre parcel. There was some discussion on the concept of townhomes in that location.

**Motion by Lehi Steed to recommend that the Town of Colorado City Town Council approve rezoning the north half of Parcel 404-53-480 from R-12 Single Family Residential to R2 Multi Family Residential. Seconded by Charles Bradshaw all voted in favor.**

**Consider Zoning Map Amendment -- Portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by the UEP Trust and it was reported that the developer's intent of this rezone is to develop a small seven lot subdivision. There was considerable discussion on the location along Hildale Street and



abutting the east flood control ditch. It was noted that the intent was to develop approximately half acre lots for single family residential.

**Motion by Charles Bradshaw to recommend that the Town of Colorado City Town Council approve rezoning portion of Parcel 404-20-038 from Parks/Open Space to R-20 Single Family Residential. Seconded by Lehi Steed three voted yes, Shem Barlow voted no.**

**Consider Zoning Map Amendment – Parcel 404-53-008 from RE-1A Residential Estate to R-20 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by the UEP Trust and it was noted that the developer's intent of this rezone is to split a 1-acre parcel to develop an additional single family residential.

**Motion by Aaron LaCorti to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-008 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Shem Barlow and all voted in favor.**

**Consider Zoning Map Amendment -- Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential**

The Planning Commission considered the request for zoning map amendment by the UEP Trust and it was noted that the developer's intent of this rezone is to split a one-acre lot into three smaller single family residential lots.

**Motion by Aaron LaCorti to recommend that the Town of Colorado City Town Council approve rezoning Parcel 404-53-538 from RE-1A Residential Estate to R-12 Single Family Residential. Seconded by Lehi Steed all voted in favor.**

**Consider Zoning Map Amendment -- Parcel 404-53-205 from R-12 Single Family Residential to R-2 Multi Family Residential**

The Planning Commission considered the request for zoning map amendment by Woodruff Barlow and it was noted that the developer's intent of this rezone is to convert an existing home into a four-plex on approximately half acre parcel.

**Motion by Shem Barlow to recommend that the Town of Colorado City Town Council approve rezoning the east half of Parcel 404-53-205 from R-12 Single Family Residential to R2 Multi Family Residential. Seconded by Charles Bradshaw all voted in favor.**

### **Informational Summaries**

Next regular Planning Commission meeting is scheduled for November 6, 2013

It was reported that Commissioners Aaron LaCorti and Lehi Steed as well as Vance Barlow acting P&Z Director and Mayor Ream attended the APA Planning Conference in Litchfield Park, AZ and received some good training and information.

### **Adjournment**

Meeting adjourned at 5:36 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 October 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7<sup>th</sup> day of October 2023.

  
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Town Clerk

