

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 February 5, 2024, 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 404-53-378 from RE-1A Residential Estate to R-12 Single Family Residential
 - b. Zoning Map Amendment – Parcel 404-53-371 from RE-1A Residential Estate to R1-8 Single Family Residential
 - c. Zoning Code Text Amendment
7. Consider Zoning Map Amendment – Parcel 404-53-378 from RE-1A Residential Estate to R-12 Single Family Residential
8. Consider Zoning Map Amendment -- Parcel 404-53-371 from RE-1A Residential Estate to R1-8 Single Family Residential
9. Consider Preliminary Plat – StarLight Cliffs Subdivision
10. Consider Text Amendment to the Town of Colorado City Zoning Code
11. Information Summaries – discussion only.
12. 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 February 5, 2024

5:00 p.m.

4. Minutes of Prior Meetings

Minutes of the January 2, 2024, meeting are presented for Planning Commission consideration.

RECOMMENDATION

Motion to approve the minutes of January 2, 2024, 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.

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

6. PUBLIC HEARING(S)

a. Zoning Map Amendment --Parcel 404-53-378 from RE-1A Residential Estate to R-12 Single Family Residential – C. Barlow

This is a rezone application from Carter Barlow to be able to do a lot split for additional housing.

b. Zoning Map Amendment – Parcel 404-53-371 from RE-1A Residential Estate to R1-8 -Single Family Residential – M. Jessop

This is a rezone application from Mariam Jessop to be able to do a lot split to develop additional housing.

c. Zoning Text Amendment.

A text amendment to reduce the minimum lot width in the R1-8 single family residential zone from 70 to 55 ft.

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 404-53-378 from RE-1A Residential Estate to R1-12 Single Family Residential – C. Barlow

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

Staff has reviewed this rezone application and have 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 404-53-378 from RE-1A Residential Estate to R1-12 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 404-53-378 from RE-1A Residential Estate to R1-12 Single Family Residential

8. Consider Zoning Map Amendment – Parcel 404-53-371 from RE-1A Residential Estate to R1-8 Single Family Residential – M. Jessop

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

Staff has reviewed this rezone application and have 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 404-53-371 from RE-1A Residential Estate to R1-8 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 404-53-1 from RE-1A Residential Estate to R1-8 Single Family Residential

9. Consider Preliminary Plat – StarLight Cliffs Subdivision

The preliminary plat for StarLight Cliffs Subdivision, a mixed development of 11 Townhomes and 4 single family residential subdivision located on the Southwest corner of Township Avenue and Hildale Street, has been submitted for Planning Commission review and possible recommendation to the Town Council.

The Town Council approved the zoning to an R2 Residential at the May 15 Council meeting.

The plat was originally presented at the November 6, 2023, Planning Commission meeting and after some discussion the applicant withdrew their application to make some revisions to the plat. Presented here is the revised plat for Planning Commission consideration.

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 Starlight Cliffs Subdivision

10. Consider Text Amendment to the Town of Colorado City Zoning Code

The zoning code development standards currently call out a minimum width of 70 feet per lot in the R1-8 single family residential zone. In discussion with developers a recommendation to reduce the minimum width to 55 feet was proposed. This has been studied out and a citizen review meeting to review the proposed amendment was held on January 31st.

The Commission will need to review this proposal and make a recommendation to the Town Council.

RECOMMENDATION

Motion to recommend that the Town Council approve reducing the minimum lot width from 70 to 55 feet in the R1-8 single family residential zone.

11. Informational Summaries

Note: the next regular meeting is scheduled for Monday March 4, 2024.

12. Adjournment

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday January 2, 2024

Call to Order

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

Roll Call

Commissioners present: Charles Hammon, Aaron LaCorti, and Carl Pavalonis. Lehi Steed and Charles Bradshaw were absent.

Prayer was offered by Charles Hammon

Pledge of Allegiance by the Commission and Attendees

Minutes of Prior meeting

Minutes of November 6, 2023, Planning Commission were presented for Planning Commission consideration.

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

Motion to approve the November 6, 2023, Minutes with one correction was made by Charles Hammon. Second by Carl Pavalonis, and all voted in favor.

Public Comment:

No public comments were presented.

Public Hearing opened at 5:06

Zoning Map Amendment -- Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential. A rezone application from William Timpson to develop a flag lot for additional housing.

Zoning Map Amendment -- Parcel 404-53-341 from R1-20 Residential Estate to R-2 Multi-Family Residential. A rezone application from Jared Bistline to develop additional housing.

Zoning Map Amendment -- Parcel 404-53-530 from RE-1A Residential Estate to R-2 Multi-Family Residential. A rezone application from Zyco, LLC to develop additional lots for single family residential.

There was no comments from the public and it was verified that no comments had been received for any of the proposed rezones.

Public Hearing Closed at 5:08pm

Zoning Map Amendment -- Parcel 404-53-601 from RE-1A Residential Estate to R-12 Single Family Residential.

Vance Barlow, acting Planning & Zoning Director introduced this request by William Timpson. It was noted that the parcel is on Cherry Ave., and it falls within the area that could be approved for a flag lot.

William Timpson stated that the reason for the request is he has a brother wanting to get land down here and after looking around, he feels this is the best option.

The review process for flag lot development was discussed.

The motion was made by Aaron La Corti to recommend that the Town Council approve changing the zoning for Parcel 404-53-601 from RE-1A Residential Estate to R-12. Second by Charles Hammon, and all voted in favor.

Zoning Map Amendment – Parcel 404-53-341 from R1-20 Residential Estate to R-2 Multi-Family Residential.

The request was considered by the Planning Commission, and it was clarified that the location is on Pioneer St. and Johnson Ave., and it was noted that the developer's intent of this rezone is to develop a duplex on a portion of the existing approximately half acre lot.

Thomas Timpson spoke on behalf of Jared Bistline and explained what they were requesting to build a duplex or something like that.

Commissioner Charles Hammon expressed his concerns about keeping the integrity of the single family and the rights that come along with a single family.

It was clarified that an R-2 could be allowed in that area and the developer and staff had looked at the different zoning options. There was discussion on the pros and cons of splitting the lot or rezoning the whole lot. There was some additional discussion on the options for developing in an R-2 zone.

The motion to recommend the Town Council approve rezoning Parcel 404-53-341 from R1-20 Single Family Residential to R-2 Multi-Family Residential was made by Aaron LaCorti. The second was by Carl Pavalonis, and all voted in favor.

Zoning Map Amendment – Parcel 404-53-530 from RE-1A Residential Estate to R-2 Multi Family Residential.

The location of this parcel was clarified as the corner of Pioneer St. and Warren Ave. Thomas Timpson was there to speak on behalf of Zayco, LLC. as well.

Thomas noted the developer wants to build smaller, single-family units that are more affordable. Commissioner Charles Hammon spoke of the issues that come with granting more density than the applicant wants.

There was discussion on the fact that the lot has an existing building and the developer was hoping to develop four residential lots. It was noted that with the setbacks it was possible to get

four total lots. There was discussion on the risk of zoning to R-2 if the developer decided to sell the lot and a different developer decided to build some type of multi-family development in the middle of the single-family area. There was discussion on the R1-8 zoning and it was noted that the lot width requirement of 70 feet made it not feasible for what the developer was trying to accomplish. After some additional discussion it was clarified that if the lot width on R1-8 was reduced to 55 ft then it would work and meet the needs of the developer. With the assurance that the staff would process a zoning text amendment to reduce the width of R1-8 to 55 feet Thomas amended the request to R1-8 single family residential.

There was discussion on the time lines for a text amendment and it was noted that it should be completed and in effect before the developer was ready to submit the preliminary plat for the development.

The motion to recommend that the Town Council approve rezoning Parcel 404-53-530 from RE-1A Residential Estate to R1-8 single family residential was made by Aaron LaCorti. There was a second by Carl Pavalonis, and all voted in favor.

Informational Summaries

Next regular Planning Commission meeting is scheduled for Monday, February 5, 2024.

Adjournment

The meeting was adjourned at 5:57 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 2nd day of January 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____th day of _____ 2024.

Town Manager



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 1/3/2024

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 Carter Barlow lot split
Property Address / Location 265 S Richard St. - Block 68 Lot 6802
Township 41N Range 6W Section 6 Quarter Section
Assessor's Parcel Number 40453378 Gross Acres Net Acres
Number of Lots 1 Square Footage of Buildings on Property
Existing Use Residential Proposed Use Residential

Applicant

Name Emilee Knudson
Company Infinex Builders
Address 265 E. Township Ave
City Colorado City State AZ Zip 86021
Phone Number 435-691-4450
Email infinexone@gmail.com

Project Engineer

Name Civial Science
Company David
Address
City State Zip
Phone Number
Email

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

Split 1 acre lot into 3 new lots - to add additional lots

per email from
Emilee Knudson
requesting a
rezone to R1-12

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:

Emilee Knudson

Signature of
Owner:

Carter Barlow

Office Use Only

Date Received:

Filing Fee:

Project Number:



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: 9,682



Notes:

0	806.8	1,613.7	Feet
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(approximate scale)

Map Created: 2/1/2024

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