

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Tuesday 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 Pavilonis. 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 Pavilions, 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 Pavilions, 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 Pavilions, 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 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 2th day of January 2024.



Town Clerk

