

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday February 5, 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, Carl Pavilonis, Lehi Steed and Charles Bradshaw.

Prayer was offered by Charles Hammon

Pledge of Allegiance by the Commission and Attendees

Minutes of Prior meeting

Minutes of January 2, 2024, Planning Commission were presented for Planning Commission consideration.

Motion to approve the January 2, 2024, 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

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.

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

Public Hearing Closed at 5:08pm

Zoning Map Amendment -- Parcel 404-53-378 from RE-1A Residential Estate to R1-12 Single Family Residential.

The Planning Commission considered the request for zoning map amendment by Carter Barlow, and it was clarified that the developer's intent of this rezone was to develop additional lots for single family residential.

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 Carl Pavilions, and all voted in favor.

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

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.

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 Charles Bradshaw. The second was by Lehi Steed, and all voted in favor.

Consider Preliminary Plat – StarLight Cliffs Subdivision

It was noted that the Preliminary Plat items had not printed correctly in the packet and so the Planning Commission would not be able to make a decision on the matter.

There was considerable discussion with the commission members and the engineer on some of the proposed elements of the plat.

No action was taken as the packet was incomplete and the item will be considered at a future meeting.

Zoning Text Amendment

A zoning code text amendment to adjust the minimum width of the R1-8 Single Family residential zone from 70 to 55 feet was presented for Planning Commission consideration. It was reported that a citizen review meeting on the proposed amendment had been held on January 31, 2024, and the item was ready for Planning Commission consideration.

The motion to recommend that the Town Council approve the proposed zoning code text amendment was made by Charles Hammon. There was a second by Aaron LaCorti, and all voted in favor.

Informational Summaries

Next regular Planning Commission meeting is scheduled for Monday, March 4, 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 5th day of February

2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of February 2024.

Shirley Zitting
Town Clerk



