

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, October 7, 2019

Call to Order

The meeting was called to order at 5:09 p.m. by Chairman Stanley Jessop.

Roll Call

Commissioners present: Chairman Stanley Jessop, Charles Hammon, and Charles Bradshaw. Johnathan Barlow was excused, and Aaron LaCorti entered the meeting at 5:15 p.m.

Staff Present: Vance Barlow, Heber White, Kyle Layton, Andrew Barlow, and Louise Stubbs. This list may be incomplete.

Prayer was offered by Charles Bradshaw

Chairman Stanley Jessop tendered his resignation as chairman effective after next month's meeting, due to health issues.

Minutes of Prior Meeting

Minutes of the September 9, 2019 meeting were presented and considered with a correction noted in adding a few staff members as present.

Motion from Charles Bradshaw to approve the September 9, 2019 minutes as corrected with a second from Charles Hammon.

Roll Call vote:

Stanley Jessop	Y
Charles Hammon	Y
Charles Bradshaw	Y
Aaron LaCorti	Y

PUBLIC COMMENTS

None.

ZONING ORDINANCE UPDATE AND DISCUSSION

Town Manager Vance Barlow reported that Page has agreed to send a word copy of their city ordinance, but he has not got it yet. He plans to stop at Page and pick one up on his next trip to Phoenix. He said that if we adopt parts of the Camp Verde and Hildale code, we will need to clarify the definitions and make sure they are what we want to use. He also said that we need to watch our vocabulary usage, and make sure "shall, must, and will" mean exactly what they say, and also the permissive language such as "may" and "should", mean exactly what they say.

He noted that the Page ordinance was adopted in 2019 and is very comprehensive in covering medical marijuana and adult business, etc. He said there was a few terms in the Camp Verde

ordinance we may want to add to ours, terms such as “abandonment, adult care center, agriculture, and agritourism.” We would need to make sure the definitions in the code match. It was pointed out that in Hildale, they went ahead and adopted their ordinance and started using it even though it wasn’t perfected, and we may need to set a deadline and start using ours and then work on perfecting it. Vance said he hoped to have a rough draft by November and have it ready to implement by the first of the year. It was noted that the people are ready for development, and we need a map of land use and a zones standard we can use and enforce. He asked the commissioners to familiarize themselves with it and note any corrections. He said the new document will need to be compared with the Development Standards to make sure they don’t conflict, and we will need to amend existing ordinances as we adopt the new ones.

INFORMATIONAL SUMMARIES

Vance reported that the APA conference they attended last month was very beneficial. He said he has received an application for an RV park on Mohave Avenue. He is still developing a checklist for lot splits. Vance and Andy are looking at a software program for tracking permits and land use applications. It was pointed out by the Commission that lot splits are not the priority and can be put on the back burner for now.

ZONING MAP UPDATE WORK SESSION

There was no Work Session held.

With no other business, the meeting adjourned at 5:43 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 7th day of October 2019. I further certify that the meeting was duly called and held and that a quorum was present.
Dated this 10th day of October 2019.

Town Clerk