

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, February 3, 2020

Call to Order

The meeting was called to order at 5:10 p.m. by Vice-Chairman Charles Hammon.

Roll Call

Commissioners present: Vice-Chairman Charles Hammon, Charles Bradshaw, Aaron LaCorti and Johnathan Barlow.

Staff Present: Vance Barlow, Heber White, Andy Barlow, Mayor Joseph Allred, and Louise Stubbs. There were approximately 50 people present for the Public Hearing.

Prayer was offered by Aaron LaCorti.

Minutes of Prior Meeting

Minutes of the January 6, 2020 meeting were presented and considered with no corrections noted.

Motion from Charles Bradshaw to approve the January 6, 2020 minutes as written with a second from Charles Bradshaw.

Roll Call vote:

Johnathan Barlow	Y
Charles Hammon	Y
Charles Bradshaw	Y
Aaron LaCorti	Y

PUBLIC COMMENTS

Vice-Chairman Charles Hammon made a call for public comments and requested that any who were planning to speak during the public hearing on the proposed zoning ordinance and map to save those comments for the public hearing.

Mayor Joseph Allred addressed the Commission and the audience, and said that with the resignation of Stanley Jessop, there was a vacancy in the Planning Commission. He has prepared a form that could be used by the public who wished to apply to serve on the various Town Boards and Commissions when there are vacancies. He welcomed anyone who was interested to apply.

No further public comments.

Vice Chairman Charles Hammon then closed the regular meeting and opened the Public Hearing at 5:07 p.m.

PUBLIC HEARING

Town Manager Vance Barlow addressed the group and explained that we have been working on this zoning ordinance and map for a couple of years. The Town started with the expectation that we could do a joint ordinance with Hildale City, but we soon found that it would be impossible because of the differences between Arizona and Utah law. He reported that staff has looked at the ordinances from several rural Arizona communities and decided to use the Page ordinance as a starting point.

Town Manager Barlow explained that staff and the Commission have gone through it in depth and softened it up in some areas regarding what should and should not be required. He said that we are in need of some guidelines to manage the growth of the city while protecting the interest of the individual. He reported that a notice of the public hearing had been sent to every landowner in the city, and he appreciated the turnout.

Vice Chairman Charles Hammon spoke and explained that it is the role of the Planning Commission to make recommendations to the Town Council on the various issues that come before the Commission, but the final decisions rest with the Town Council. This Public Hearing is the first of many steps before the final ordinance is presented to the Council.

Commissioner Charles Bradshaw explained that we have tried to keep the land use as it currently is while establishing some continuity in industrial, commercial, and residential areas, etc. He said we need input from people on the proposed zoning map in case some property has been zoned wrong. This is an effort not to exert undue control, but to protect all landowners.

Hildale Town Manager John Barlow addressed the Commission and said that the Town is mostly made of 1-acre lots which is hard for low-income families to maintain. Many will want to do lot splits, and the utilities will need to be brought to the front, or installed, for each lot. He requested considering moving the requirement to have utilities brought to each lot to the point when construction begins, not when the lot is split.

Vice-Chairman Charles Hammon stated that the Town does have a lot split application with the requirements listed out, but that we will be getting into more of that at a later date.

Elissa Wall addressed the Commission and stated that she wanted to thank the Commissioners for their hard work so far. She explained that she has a large piece of property on the east side of town which is currently proposed to be zoned in a way that she could not develop it as she had planned. She requested the Commission to change the zoning from open space to C-2 or community/commercial. There was much discussion about this as some commissioners felt that it was not following correct planning principles to have high density on the borders of the Town. Elissa explained that there are already commercial buildings on the property, and if it is zoned as it is, she would have to re-zone it anyway.

Commissioner Charles Bradshaw said it is a huge piece of property to be all C-2 and suggested splitting it up. Vice-Chairman Charles Hammon told her the Commission will need to take a closer look at it. They recommended Elissa get with Vance and get some ideas before next meeting.

Allen Zitting addressed the Commission and expressed his concern that his property was zoned as both campground and RVP (recreational vehicle park). There was discussion on different sizes and styles of manufactured housing, but all have their own serial number. Town Manager Vance Barlow explained that it is MHS or MHP, depending on whether you rent or own the underlying land. It was explained that campground use allows much more. Allen also asked about the Standards Grid, if there was an error on the minimum size. It was stated that it appeared to be a typo, and staff will look into it.

Brody Olsen approached the Commission and said that his property on Johnson Ave where the Thrift Store is located has been proposed to be zoned as residential. He also said he was considering purchasing the lot next to it to the south. The Commission expressed that they meant to make that corner neighborhood/commercial, and they would take another look at it. The Commission expressed that it is difficult to want to change the map based on “future developments,” and unless someone presents an actual plan it will most likely be zoned to the current use. They recommended Mr. Olsen bring in a plan and discuss it with Vance.

Mr. Seth Cooke spoke next and said he had two pieces of property that were not zoned right. The Mountain View Community Center property was zoned as residential, and his piece of the “zoo” property currently has an air BNB on it and is zoned wrong also. The Commission said if it is a large property he may consider doing a lot split. If he applies for it after the zoning is done it will be a land split and have to go thru the application process. Vance recommended he bring in a more detailed map and we will take it in to consideration. It was pointed out that some property that some people say they own may be still technically owned by the UEP on the county records. It was also clarified that the property owner of record would need to give approval to zone changes.

Don Holm addressed the Commission and said he was anxious to be in compliance, and he has a shop in his back yard and is wondering what the zoning requirements are. Vance said there is a section on home-based business, he and explained that there is an existing non-conforming use clause so you can use it how it is, but you cannot add on to the building, etc, without approval from the Commission. Commissioner Bradshaw said the Commission doesn’t want to change people’s livelihood, but they would like to get strict with businesses on the street, and we can’t just do whatever we want anymore. We want to encourage structured growth.

Brielle Blanchard spoke to the Commission and asked if she could use part of her home to let for office space. The Commission advised her to read through the zoning requirements for her property and get with the staff for clarification of uses.

Isaac Wyler then spoke and said he was purchasing some property that he would consider commercial but is zoned as residential. When he explained where the property was located, near Township Avenue and Highway 389, the Commission generally agreed that might be better to be designated as commercial.

Mayor Joseph Allred addressed the Council and asked if the Commission is asking for a written application on these proposed changes that have been discussed so far today, or just a verbal request. Town Manager Vance Barlow replied that the Commission has had this discussion in

prior meetings and have requested that the property owner bring the proposals and requests in writing, so it can be presented to the Planning Commission and show what is being asked for and why. It was also noted that there is a one-page land use application on our website that will take the applicant through the process, and the public will need to start using that form. It was also noted that when the ordinance is adopted, there will be a fee for rezoning, so we want to get the map as accurate as possible prior to adoption.

There was a call for additional input and there was none.

Vice Chairman Hammon then said he appreciated the input and thanked everyone for their attendance.

The Public Hearing was closed at 6:26 p.m. and the regular meeting was resumed.

ZONING ORDINANCE UPDATE

There was discussion on the various items brought before the Commission and how to address the concerns raised by the public. It was clarified that the landowner should be the one making the request, so if the UEP Trust is still the landowner they should sign as the owner, and the individual should sign as the requestor when filling out the application.

ZONING MAP WORK SESSION

At the request of the Commission, staff will be doing a review of the map.

INFORMATIONAL SUMMARIES

Town Manager Vance Barlow reported there were no new projects in the mill. He thanked everyone for the input that had been given and invited those with concerns to meet with him before the next meeting.

The next meeting is scheduled for March 2, 2020. With no other business, the meeting adjourned at 6:44 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 3rd day of February 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of February 2020.

Town Clerk