



TOWN OF COLORADO CITY

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PLANNING COMMISSION

INFORMATION PACKET

Monday

December 6, 2021

5:00 p.m. MDT

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 December 6, 2021 at 5:00 p.m. at the Colorado City Town Hall located at 25 South Central Street, Colorado City, Arizona.

AGENDA:

1. Call to Order
2. Roll Call
3. Minutes of Prior Meeting(s)
4. Public Comment
5. PUBLIC HEARING
 - a. Conditional Use Permit Sandstone Campground.
6. Consider Conditional Use Permit and Proposed Plat for Sandstone Campground.
7. Consider Preliminary Plat for Reservoir Acres Subdivision
8. Informational Summaries
9. 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 December 6, 2021

5:00 p.m.

3. Minutes of Prior Meetings

Presented are the minutes of the prior meeting(s) that need to be reviewed and approved by the Commission(s)

RECOMMENDATION

Motion to approve the minutes of the November 1, 2021 meeting.

4. 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.

5. PUBLIC HEARING(S)

Presenter: Vance Barlow, Town Manager

a. Conditional Use Permit Sandstone Campground

An application has been made for a campground “glamping site” in the area of Redwood Road and Township Avenue.

The code conditionally permits campgrounds in agricultural zones and the steps require a public hearing prior to the permit being acted upon.

The applicant has met the preliminary conditions and so the item is scheduled for a public hearing before the Planning Commission.

The request has been posted and published

After the public hearing is completed, the Chair will need to affirmatively close the public hearing and reconvene the regular meeting.

6. Consider Conditional Use Permit and Proposed Plat layout for Sandstone Campground.

Presenter: Vance Barlow, Town Manager

After the public hearing the Planning Commission may have additional discussion as needed and then make a recommendation to the Town Council.

RECOMMENDATION

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve the Conditional Use Permit and Plat layout for Sandstone Campground.

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve the Conditional Use Permit and Plat layout for Sandstone Campground.

7. Consider Preliminary Plat for Reservoir Acres Subdivision

Presenter: Vance Barlow, Town Manager

Reservoir Acres Subdivision has been submitted and has been reviewed by the Towns Engineers with some feedback that has been transmitted to the applicants.

I have included in the packet the basic layout and the variance request for street widths. A link will be sent to the expansive file as it is too large to email.

The Planning Commission will need to review the preliminary plat and determine if they are ready to make a recommendation to the Town Council

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

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council approve the preliminary plat for Reservoir Acres Subdivision (with the street width variance requested or without the street width variance requested.)

Or

The Planning Commission may make a motion to recommend that the Town of Colorado City Town Council NOT approve the preliminary plat for Reservoir Acres Subdivision

8. Informational Summaries

Note: next regular meeting is scheduled for Monday January 3, 2022.

9. Adjournment

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, November 1, 2021

Call to Order

The meeting was called to order at 5:17 p.m. when there was a quorum present by Chairman Charles Hammon.

Roll Call

Commissioners present: Chairman Charles Hammon, Shem Barlow, and Aaron LaCorti entered the meeting at 5:17 pm. Charles Bradshaw and Johnathan Barlow had asked to be excused.

Staff present: Town Manager Vance Barlow, Andy Barlow, and Louise Stubbs.

Court Monitor Roger Carter was also present.

Prayer was offered by Charles Hammon

Minutes of Prior Meeting

Minutes of the October 4, 2021 meeting were presented and considered with no corrections noted.

There was a motion from Charles Hammon with a second from Shem Barlow to approve the corrected minutes of the October 4, 2021 meeting.

Roll Call vote:

Charles Hammon	Y
Shem Barlow	Y
Aaron LaCorti	Y

PUBLIC COMMENTS

None.

PUBLIC HEARING

At 5:21 pm the regular meeting was closed, and the Public Hearing was opened.

There were two items to consider.

A. Zoning Map Amendment – Parcel 404-53-175 from RE-1A Residential-Estate/One Acre to R1-8 Single-Family Residential

Straight Up Builders has requested a zoning map amendment for the above parcel. The request has been posted and published.

B. Parcels 404-53-542; 404-53-545; 404-53-429; 404-53-270; 404-53-316 and 404-53-529 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential

The UEP Trust has requested zoning map amendments for the above parcels. The request has been posted and published

There was no additional comment, and the Public Hearing was closed at 5:23 pm.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-175 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-12 SINGLE-FAMILY RESIDENTIAL

Vance Barlow, Town Manager noted that this item was tabled at the October 4, 2021 Planning Commission meeting due to concerns dealing with density, etc. raised by a resident in the neighborhood. He reported that staff has studied the General Plan and the area is planned for low density which is defined in the General Plan as 1-3 residences per acre. The request by Mr. Williams fits within that definition, and the staff sees no reason the request should not be approved.

Caleb Williams addressed the Committee and requested that approval be granted for a split of three lots. He stated that the utilities will have to be run under the street anyway so why not do all three?

Motion was made by Charles Hammon and seconded by Shem Barlow to recommend that the Town of Colorado City Town Council approve, with conditions, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-175 from RE-1A Residential-Estate/One Acre to R1-12 Single-Family Residential.

Roll Call vote:

Charles Hammon	Y
Shem Barlow	Y
Aaron LaCorti	Y

CONSIDER ZONING MAP AMENDMENT – PARCEL 404-53-323 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1- 8 SINGLE-FAMILY RESIDENTIAL

This request for zoning map amendment is from Straight Up Builders and does comply with the General Plan land usage maps. There was some discussion, and the concern of having lot split after lot split occurring.

There was a motion from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-323 from RE-1A Residential-Estate/One Acre to R1-8 Single-Family Residential.

Roll Call vote:

Charles Hammon	Y
Shem Barlow	Y
Aaron LaCorti	Y

CONSIDER ZONING MAP AMENDMENTS PARCELS 404-53-542; 404-53-545; 404-53-429; 404-53-270; 404-53-316 AND 404-53-529 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-20 SINGLE-FAMILY RESIDENTIAL

This is a request from the UEP Trust for zoning map amendments for six parcels. These are all a request to split a one-acre lot into two. All of the requested parcels would still comply with the General Plan land use maps.

Charles Hammon made a motion with a second from Aaron LaCorti to recommend that the Town of Colorado City Town Council approve, with conditions, the proposed amendments to the zoning map of the Town of Colorado City Parcels 404-53-542; 404-53-545; 404-53-429; 404-53-270; 404-53-316 and 404-53-529 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential.

Roll Call vote:

Charles Hammon	Y
Shem Barlow	Y
Aaron LaCorti	Y

INFORMATIONAL SUMMARIES

Vance reported that he has had individuals coming in to discuss some true high-density options such as apartment buildings.

Meeting was adjourned at 5:50 pm.

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 1st day of November 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ___ day of ___ 2021.

Town Clerk

Sandstone Campground Proposal

Owners: Bryan Stubbs and Aaron Stout

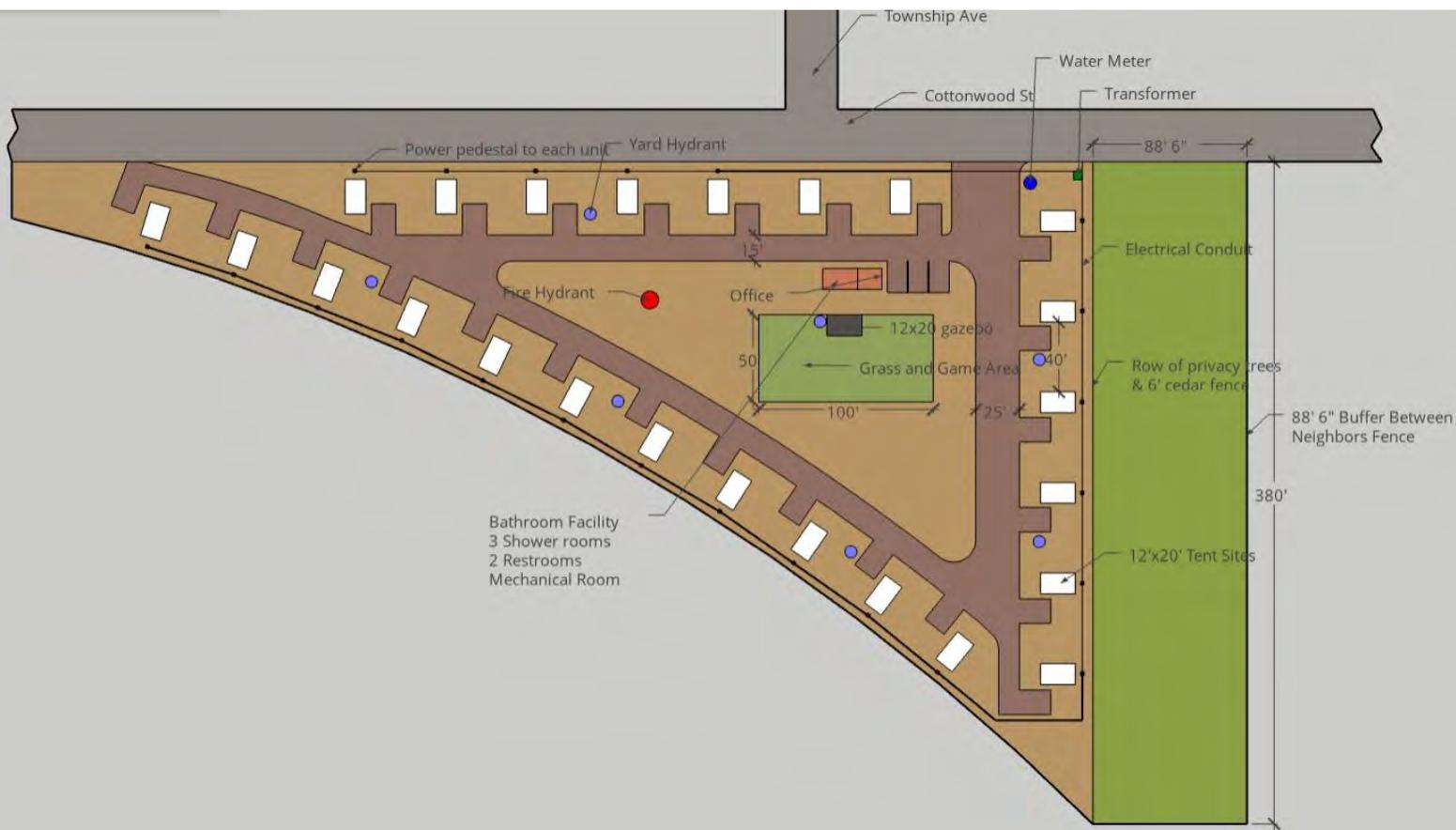
Location: South of the intersection of Cottonwood St & Township Ave

Property Type: Short Term Vacation Rentals (Glamping Resort)

Current Zoning: Agricultural

We are proposing to build a campground south of the intersection of Cottonwood St. and Township Ave. A parcel number is currently being created with the county. The property will consist of a variety of up to 25 short-term nightly rental units. Covered wagons and glamping tents built on subfloor foundations will be the primary focus of the property. A framed office space and shared restroom facility with adequate toilets and showers shall be built in the middle of the property in the proposed common space. These buildings shall be fully tied into all necessary utilities (Power, water, & sewer) and shall be designed and built according to the current building code. All rental units shall have power and access to water within 60 ft. Other amenities provided on the property will include a sauna, jacuzzi area, park, grass area of at least 5,000 sq ft, and game area.

All buildings and tents on the property shall be built on non-permanent subfloor foundations according to current building code. All tents and wagons shall be constructed using high quality canvas, steel and lumber materials. No building or tent shall exceed 12 ft. in height and shall be designed to fit in with the natural environment and landscape. All roads in the property shall be built using spec road base and gravel as to minimize the impact of dust. Access to the property will be via Arizona Ave and Township Ave. Drainage shall be provided throughout the property. All other areas except for the common space shall maintain a natural landscape. Each rental unit shall have adequate parking for at least one vehicle with additional parking by the office. A fire hydrant shall be installed in the property and shall be within a 300 ft radius of all rentals. Trash shall be collected in a large bin (6 yard) and shall be serviced regularly by local waste department. Lighting shall be limited to dark sky approved outdoor fixtures as to maintain a clear night sky. All other features on the property shall be in accordance with all local ordinances and codes.



Interactive Map Viewer



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

Scale: 1:17,544

Notes:

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

0 1,462.0 2,924.0 Feet

(approximate scale)

Map Created: 12/3/2021

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152.091 Conditional Use Permit

(D) *Required findings.* The Council may approve a conditional use permit as submitted or modified only upon making the following findings:

(1) The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;

(2) The proposed use conforms with the purposes, intent, and policies of the general plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the Town Council;

(3) The proposed use conforms with the conditions, requirements, or standards prescribed by the zoning code and any other applicable local, state, or federal requirements;

(4) The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site;

(5) Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;

(6) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

(7) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;

(8) The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood; and

(9) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

152.095 Site Plan Review

(C) *Required site plan information.* All site plans shall be drawn to scale and shall contain the following information, unless otherwise specifically waived by the Zoning Administrator:

(1) A vicinity map which shall include the location of any public streets in the vicinity of the site.

(2) The boundaries and dimensions shown graphically, along with a written legal description of the property.

(3) The present and proposed topography, drainage systems and structures, and retention basins of the site by contour lines at an interval of not more than two feet.

- (4) The location of existing and proposed structures, with height, gross floor area, use and exterior material appropriately noted.
- (5) The location of open space, yards, and setbacks and their dimensions.
- (6) The location and dimensions of existing and proposed points of vehicular and pedestrian access.
- (7) The location of off-street parking, driveway and loading areas, with number of spaces, dimensions, circulation patterns, and type of paving appropriately noted.
- (8) The type of surfacing and base course proposed for all parking areas, loading areas, and walkways.
- (9) The location, height, and material for screening walls and fences.
- (10) The size and location of all existing and proposed public and private utilities and their easements.
- (11) Existing and proposed public streets or rights-of-way, easements, or other reservations of land on the site.
- (12) The location and method of screening of outdoor trash storage areas.
- (13) The proposed type and location of all signage.
- (14) The location and height of proposed lighting facilities.
- (15) Elevation views of all proposed buildings or structures, with building materials and proposed colors noted.
- (16) When a site is to be developed in stages, the plan should indicate the ultimate development of the site and proposed developmental phases.
- (17) Any additional information which the Zoning Administrator may find necessary to establish compliance with this and other ordinances.