

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, December 6, 2021

Call to Order

The meeting was called to order at 5:00 p.m. by Chairman Charles Hammon.

Roll Call

Commissioners present: Chairman Charles Hammon, Shem Barlow, and Aaron LaCorti. Charles Bradshaw and Johnathan Barlow had asked to be excused.

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

Prayer was offered by Charles Hammon

Minutes of Prior Meeting

Minutes of the November 1, 2021 meeting were presented and considered with minor corrections noted.

There was a motion from Charles Hammon with a second from Shem Barlow to approve the corrected minutes of the November 1, 2021 meeting.

Roll Call vote:

Charles Hammon	Y
Shem Barlow	Y
Aaron LaCorti	Y

PUBLIC COMMENTS

None.

PUBLIC HEARING

At 5:05 pm the regular meeting was closed, and the Public Hearing was opened.

A. CONDITIONAL USE PERMIT SANDSTONE CAMPGROUND

Town Manager Vance Barlow presented and said that an application has been presented 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 this item is presented here for a public hearing, and for a recommendation to the Town Council.

Aaron Stout, who is the applicant along with Brian Stubbs, addressed the Commission. He stated that they had set up several covered wagons as glamping spots this last summer and had done well.

They would like to develop it more and add possibly 20 more sites.

No other public comment was offered.

The Public Hearing was closed at 5:07 pm.

CONSIDER CONDITIONAL USE PERMIT AND PROPOSED PLAT LAYOUT FOR SANDSTONE CAMPGROUND

Town Manager Vance Barlow presented the request and stated that the applicant will need to install utilities and will need building permits for showers and an office. There was discussion on the process and the layout. The Commission recommended that it be tabled, and have the applicant send a letter to the residents in the area and make sure they have an opportunity to express their opinions on the proposal.

CONSIDER PRELIMINARY PLAT FOR RESERVOIR ACRES SUBDIVISION

Town Manager Vance Barlow reported that the Reservoir Acres Subdivision preliminary plat has been submitted and has been reviewed by the Town's engineers with some feedback which has been transmitted to the applicants. He noted that the next step in the process was for the Planning Commission to review the preliminary plat and determine if they are ready to make a recommendation to the Town Council.

Thomas Timpson, engineer for Reservoir Acres Subdivision, addressed the Planning Commission and said that the developer is asking for variances on the right of way for Carling St. and Mohave Ave. There was considerable discussion on various ways that might work. There was also a discussion on drainage issues and whether it was a viable option to eliminate the onsite stormwater detention and have the developer put the stormwater development further downstream where it would be more beneficial. After some additional discussion and clarification which drainage area the proposed development fed into, it was recommended that the item be tabled, and we get some legal advice on the drainage issue. It was requested that the developer provide a drawing that showed the requested right of ways and the cost analysis of the storm water and the discussion resumed next month.

INFORMATIONAL SUMMARIES

Vance reported that there is one virtual training coming up, if any of the Commissioners are interested.

Meeting was adjourned at 6:22 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 6th day of December 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of January 2022.



Town Clerk

