

Town of Colorado City Planning Commission Minutes

25 South Central Street, Colorado City, Arizona

Monday, January 3, 2022

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, Aaron LaCorti, and Charles Bradshaw. Johnathan Barlow asked to be excused.

Staff present: Town Manager Vance Barlow and Louise Stubbs.

Court Monitor Roger Carter was also present

Prayer was offered by Charles Bradshaw

Minutes of Prior Meeting

Minutes of the December 6, 2021 meeting were presented and considered with no corrections noted.

There was a motion from Aaron LaCorti with a second from Shem Barlow to approve the minutes of the December 6, 2021 meeting. All voted approval.

PUBLIC COMMENTS

None.

PUBLIC HEARING

At 5:03 pm the regular meeting was closed, and the Public Hearing was opened.

A. CONDITIONAL USE PERMIT -- SANDSTONE CAMPGROUND

B. ZONING MAP AMENDMENT – PARCEL 404-53-514 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R-2 SMALL LOT RESIDENTIAL

C. ZONING MAP AMENDMENT -- PARCEL 404-53-001FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-20 SINGLE-FAMILY RESIDENTIAL

There was no comment from the public.

It was noted there had been no comments received via email or other on any of these items.

Public Hearing was closed at 5:04 pm.

CONSIDER CONDITIONAL USE PERMIT AND PROPOSED PLAT LAYOUT FOR SANDSTONE CAMPGROUND

Aaron Stout addressed the Commission and said that he had sent out letters to the residents who would be affected by this development, and he had not heard back from any of them. It was pointed out that the conditional use must be approved before the engineering and site plan can be

approved. The Commission requested that staff check the code for the requirements needed for site plan approval.

Charles Bradshaw made a motion to recommend that the Town of Colorado City Town Council approve the conditional use permit and plat layout for Sandstone Campground with the condition that the site plan be brought in for approval within twelve months. There was a second from Aaron LaCorti, and all voted in favor.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-514 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R2 SMALL LOT RESIDENTIAL

This is a request for zoning map amendment from Paul Barlow for a parcel on the corner of Mohave Avenue and Hammon Street.

Paul Barlow addressed the Commission and said he is planning to do three four-plex units that would essential mirror the development across the street. There was some discussion, and the Commission recommended that the site plan include the future buildings. They also requested that the utility needs for all the buildings be considered at this time in order to avoid cutting into the street later on.

Shem Barlow made a motion to recommend that the Town of Colorado City Town Council approve, with the conditions specified, the proposed amendment to the zoning map of the Town of Colorado City Parcel 404-53-514 from RE-1A Residential-Estate/One Acre to R2 Small Lot Residential. There was a second from Charles Bradshaw, and all voted approval.

CONSIDER ZONING MAP AMENDMENT – PARCEL 404-53-001 FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R1-20 SINGLE-FAMILY RESIDENTIAL

This is a request for zoning map amendment from Levi Jessop for parcel 404-53-001; from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential for the purpose of splitting into two half acre lots. There was some discussion, and it was pointed out that the utilities will need to be extended.

Motion was made by Charles Hammon 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 404-53-001 from RE-1A Residential-Estate/One Acre to R1-20 Single-Family Residential. There was a second from Aaron LaCorti and all voted in favor.

CONSIDER PRELIMINARY PLAT FOR RESERVOIR ACRES SUBDIVISION

It was noted that this item was discussed at the December 6, 2021 Planning Commission meeting and then tabled so that the developer could submit drawings showing the narrower street right of ways and also some options on stormwater flows.

There was discussion on the sidewalk widths and stormwater. Thomas Timpson engineer representing the developer was present and explained the updated drawings and some preliminary estimates on the changes in stormwater management that had been discussed.

Town Manager Vance Barlow reported that he had received legal advice on taking the cost of the stormwater detention pond and using it to put improvements in further downstream in the same stormwater flow area. He reported that the Town's legal council did not see any problem with this arrangement provided that the rational was well documented.

The Commission recommended that we maintain a 5-foot sidewalk in place of the proposed 4-foot sidewalk.

Charles Bradshaw made 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 and on condition of 5' sidewalks, and to approve applying the funding to be used for storm drain towards drainage downstream. There was a second from Aaron LaCorti, and all voted in favor.

INFORMATIONAL SUMMARIES


It was noted that the next scheduled meeting would be February 7, 2022

Meeting was adjourned at 5:43 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 3rd day of January 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of February 2022.


Town Clerk

