

# Hildale City & Town of Colorado City Planning Commission Joint Meeting Minutes

25 South Central Street, Colorado City, AZ 86021

Monday, January 4, 2016

## **#1 Call to Order**

Commission Chair Nephi Allred called the meeting to order at 6:05 PM.

## **#2 Roll Call**

Commissioners present: Chairman Nephi Allred, Kim Knudson, Charles Cooke, Ernest Jessop (telephonic), Stanley Jessop (telephonic).

Staff & Council Present: Mayor Philip Barlow, Mayor Joseph Allred, Raymond Barlow, David Darger, Andrew Barlow, Richard Barlow, Curtis Cooke, Hyrum Roundy, Jacob Jessop, Tony Barlow, Donald Richter, Ralph Johnson and Vance Barlow and Jeffery Jessop (telephonic).

Presenter: Brent Bateman Utah Ombudsman Office

## **#3 Minutes of Prior Meeting**

Minutes of several prior minutes were presented and considered. A few minor corrections were noted.

**Motion by Nephi Allred to approve the minutes as recorded for meetings held August 3, 2015; October 28, 2015; and December 7, 2015 after noted corrections. Charles Cooke seconded.**

## **Roll call vote:**

<b>Nephi Allred</b>	<b>yes</b>
<b>Kim Knudson</b>	<b>yes</b>
<b>Stanley Jessop</b>	<b>yes</b>
<b>Charles Cooke</b>	<b>yes</b>

## **#4 Public Comments**

A call was made for public comments. There were none.

## **#5 Basic Training in Land Use Law**

Mr. Brent Bateman, property rights ombudsman for Utah, spoke on Land Use and Development. He invited questions from the commissioners. Subdivision was discussed. A problem was presented where a court ordered a subdivision or properties against existing subdivision ordinances within the city. Mr. Bateman suggested revising the subdivision ordinance with consideration for the court order. Richard Barlow asked for some training on the responsibilities of staff and commission members. Mr. Bateman went through the responsibilities of the legislative body, administrative decisions, and the planning commission role. A question was

asked about the general plan. Mr. Bateman stated that the general plan does not determine where a business can be located. Zoning has to be in place. There was some discussions regarding variances. Mr. Bateman suggested zoning with consideration of what you do want rather than putting so much stress on what you don't want. There was some discussion about public clamor, eminent domain, & exactions.

**#6 Informational Summaries**

Hildale City: Raymond Barlow went over the IGAs for holding joint planning commission meetings and the Planning Commission powers and duties.

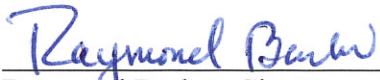

Building Department: Andrew Barlow gave an update on the Dollar General project.

Chairman Nephi Allred invited any additional comments from the public. None were forthcoming.

With no other business, the meeting adjourned at 7:42 p.m.

**CERTIFICATION**

I verify that a copy of the notice and agenda was delivered to the Hildale City Planning Commission members and posted at the City Hall, 320 E. Newel Avenue, Hildale, Utah and sent to the Utah State Public Meeting Notice coordinator.  
Minutes were approved at the Planning Commission Meeting on 2-01-2016.

  
Raymond Barlow City Recorder 

**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 4<sup>th</sup> Day of January 2016. I further certify that the meeting was duly called and held and that a quorum was present.  
Dated this 7<sup>th</sup> day of January 2016.

  
Town Clerk 