

SUMMARIZED MINUTES OF THE TOWN OF COLORADO CITY PLANNING COMMISSION AND HILDALE CITY PLANNING COMMISSION JOINT MEETING, HELD MONDAY JUNE 8, 2015 AT 25 SOUTH CENTRAL STREET, COLORADO CITY, ARIZONA.

Meeting was called to order at 6:07 p. m. by Commission Chair Nephi Allred

Roll call showed present: Nephi Allred, Walter Steed (by phone), Paul Stanley Jessop and Kim Knudson. Excused Ernest Jessop.

OVERVIEW OF PLANNING COMMISSION

Carvel Nielson reviewed the roles and responsibilities of the Planning Commission. He also reported that a public meeting on the General Plan was scheduled for June 11, 2015 at 6:00 with Sunrise Engineering and Paul Glassglow.

OVERVIEW OF GENERAL PLAN UPDATE AND PURPOSE OF PLANNING

Carvel reported that the General Plan Advisory Committee had met prior to this meeting, he noted that the last General Plan Update was completed in 2002 and that the Towns are in the process of updating it now.

Colorado City Town Manager David Darger reported that Hildale and Colorado City are working together to update the general plan for both communities, he noted that the public meeting will be held at the Colorado City Fire District Station #1 on June 11, 2015 at 6:p.m. He reported that the planning process was still in the information collecting stage and gave a brief update on the process to date.

Carvel reviewed the purpose of planning and read a summary of six functions of planning and what planning can and cannot do.

ORDINANCE REVIEW

The Airport Overlay Zone (Colorado City Code Ch. 152) was presented and explained. There was discussion on the purpose of the Zone and how it can impact development around the airport and in the flight paths, etc. and the responsibility of the Town to control the development around the airport, there was also discussion on the value of educating the public ahead of developments, etc.

INFORMATIONAL SUMMARIES

Hildale City Zoning Ordinance

The Hildale Zoning Ordinance was presented and reviewed, it was noted that the ordinance was not yet adopted by Hildale City but was in the process of being developed for adoption.

Hildale City Industrial Park Re-Plat

Carvel reviewed the plat and highlighted the changes that were being made to reflect actual development, corner radiuses, etc. Hildale City Recorder Raymond Barlow noted the plat had received a preliminary approval from the City Council and was scheduled to be presented on

June 16th for final adoption before recording, he also noted that the lease holders had been involved in the process.

Leaf Properties Development

The proposed development with Leaf Properties was presented and David Darger explained the purpose of a development agreement, and explained the details of the agreement. He noted that future development agreements will be developed by the Planning Commission.

Chairman Nephi Allred noted that the planning commission is an extension of the Town Council to assist them.

He then encouraged public participation and called for public comments if any. None at this time

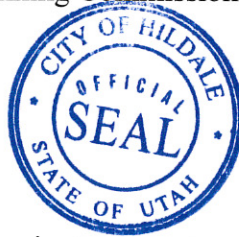
Meeting adjourned at 6:50 p.m.

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 8/3/2016.

Raymond Barlow
Raymond Barlow City Recorder



CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Town of Colorado City Planning Commission and Hildale City Planning Commission joint meeting held on the 8th day of June 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of June 2015.

Uwe Bol
Town Clerk

