



HILDALE CITY Established 1963

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TOWN OF COLORADO CITY

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PLANNING COMMISSION

JOINT MEETING

INFORMATION PACKET

November 6, 2017

5:00 p.m.

HILDALE CITY & TOWN OF COLORADO CITY

MEETING NOTICE

Notice is hereby given to the members of the Town of Colorado City Planning Commission, the Hildale City Planning Commission and to the general public that the Planning Commissions will hold a joint meeting open to the public on Monday, November 6, 2017 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. Discussion & Review of Proposed Development Standards
6. Consider Possible Action on Draft Development Standards
7. Land Use Ordinance Review -- Land Splits
 - a. §153.115 Purpose
 - b. §153.116 Authority
 - c. §153.117 General Standards
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.

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

25 South Central Street, Colorado City, Arizona
Monday October 2, 2017

Call to Order

The meeting was called to order at 6:04 p.m.

Roll Call

Commissioners present: Nephi Allred, Stanley Jessop, Kim Knudson and Charles Cooke
Commissioner Millward Barlow Jr. excused

Staff Present: David Darger and Vance Barlow
Court Monitor: Roger Carter

Public Present: Megan Johnson, Scott Jessop, Anthony Barlow

Minutes of Prior Meetings

Minutes of September 5, 2017 were presented and considered.

Motion by Nephi Allred to approve the September 5, 2017 minutes. Kim Knudson seconded.

Roll call vote:

Nephi Allred	yes
Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes

PUBLIC COMMENTS

Chairman Allred made a call for public comments and requested that any comments pertaining to the Development Standards be reserved for that agenda item. There were no public comments

DISCUSSION & REVIEW OF PROPOSED DEVELOPMENT STANDARDS

Chairman Allred noted that the proposed Development Standards have been in process for several months that a public hearing to receive public input to the Development Standards was held August 11, 2017. The proposed standards have also been discussed with public input at several Commission meetings and Chairman Allred suggested that only the items that have changed since the last review be presented.

Town Manager David Darger presented the submittal process and the appeals process. There was some discussion on the appeal process and the differences in the State laws and value of having a Board of Adjustments separate from the Town Council.

Court Fair Housing Monitor, Roger Carter explained the rationale for a separate Board of Adjustments and explained the legislative vs. the judicial functions.

The Utilities portion of the proposed standards which had been incorporated based on discussion from the prior meeting was presented and discussed. There was discussion on the merits of underground vs. overhead for power and the consensus was to have underground as much as possible.

Chairman Allred made a call for further discussion or input from the public. There was no further discussion or comments.

CONSIDER POSSIBLE ACTION ON DRAFT DEVELOPMENT STANDARDS

Chairman Allred stated that he felt that the Development Standards were ready to be presented to the Town Councils for consideration. Commissioner Stanley Jessop also voiced his appreciation for the work and that he also felt they were ready.

Nephi Allred made a motion to recommend the proposed Development Standards for the Town of Colorado City and the City of Hildale to the respective Councils for consideration and possible adoption, after final staff, legal and Court Monitor review.

Roll call vote:

Nephi Allred	yes
Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes

LAND USE ORDINANCE REVIEW – LAND SPLITS

§153.115 PURPOSE

§153.116 AUTHORITY

§153.117 GENERAL STANDARDS

Chairman Allred tabled this item due the time.

INFORMATIONAL SUMMARIES

It was reported that Mr. Kent Page, P&Z Administrator had taken a job offer at a different municipality in northern Utah and no longer worked for the Town, the staff will fill in until a replacement is hired. Chairman Allred voiced the gratitude of the Commission for the work that Mr. Page has performed and wished him well in his new endeavors.

Town Manager David Darger reported that the Paul Black development agreement had been recorded and that building permits could proceed, etc.

He also reported that the Tony Biz property development in Hildale was still in the review process and that some plans had been received but not in time to have the item prepared for this meeting and that it would probably be on the next months agenda if the applicant responded in a timely manner.

He also reported that the UEP Subdivision plats were recorded and we could expect an increase in land development, speculation, and building, as they begin selling property.

It was noted that the next meeting was scheduled for November 6, 2017 at 5:00 p.m.

With no other business, the meeting adjourned at 7:25 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 _____.

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 2nd day of October 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of October 2017.

Town Clerk

LAND SPLITS**§ 153.115 PURPOSE.**

Land splits. Provide for the division of land of 2.5 acres or less into 2 or 3 parcels through a process that is more expeditious than the subdivision process; maintains accurate records of maps created to divide existing parcels or lots; ensures adequate legal access to lots or parcels; and ensures that land splits do not constitute a subdivision. Certain basic improvements and design standards may be necessary and desirable in order to ensure proper development of an area experiencing an increase in density. These provisions are necessary to prevent circumventing the intent and spirit of these land division regulations and to ensure responsible development.

(Ord. 2007-2, passed 5-29-2007; Am. Ord. 2014-02, passed 12-15-2014)

§ 153.116 AUTHORITY.

(A) *Authority.* By authority of the Colorado City Town Council adopted pursuant to powers and jurisdictions vested through A.R.S. §§ 9-240, 9-463 and 9-463.01 pertaining to subdivision of lands within incorporated areas, and other applicable laws, statutes, orders and regulations of the State of Arizona and the Town of Colorado City, the Colorado City Town Council does hereby grant the Planning and Zoning Director, hereafter referred to as "Director," the power and authority to administratively review and approve or disapprove of land splits within the town, as per the regulations contained herein.

(B) *Definition.* For the purpose of this chapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

LAND SPLITS means the division of improved or unimproved land of 2.5 acres or less into 2 or 3 parcels for the purpose of sale or lease.

(C) *Subdivision.* The division of any property greater than 2.5 acres into 4 or more parcels, or into 2 or more parcels if a new street is involved, or into more than 2 parcels if the boundaries of the property have been fixed by a recorded plat, shall proceed through the subdivision process, as described above.

(Ord. 2007-2, passed 5-29-2007; Am. Ord. 2014-02, passed 12-15-2014)

§ 153.117 GENERAL STANDARDS.

(A) All lots created through land splits shall comply with all requirements for the specific zoning district in which the land is located. This includes compliance with the standards in § 153.103 above.

(B) No lot or parcel shall be divided so that any division of the lot or parcel results in the creation of a non-conforming structure or use.

(C) No lot or parcel shall be divided so that any division of the lot results in a lack of legal access to any lots or parcels created by or resulting from the division. Access to all individual lots and parcels shall be assured for current and future property owners and for emergency services.

(D) No lot or parcel shall be divided so that any division of the lot results in the creation of a lot or parcel that does not abut a dedicated public street improved to town improvement and design standards and connecting directly to the public street system.

(Ord. 2007-2, passed 5-29-2007; Am. Ord. 2014-02, passed 12-15-2014)