

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

25 South Central Street, Colorado City, Arizona
Friday August 11, 2017

Call to Order

The meeting was called to order at 6:05 p.m.

Chairman Nephi Allred reviewed the difference and explained the protocols between a public meeting and a public hearing.

Roll Call

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

Staff Present: David Darger, Kent Page, Vance Barlow, Raymond Barlow and Andrew Barlow

Public Present: Philip Barlow, Charles Hammon, Megan Johnson, Patrick Pipkin, Don Holm, Anthus Barlow and Seth Cooke.

Minutes of Prior Meetings

Minutes of July 3, 2017 were presented and considered with a minor correction.

Motion by Charles Cooke to approve the minutes with the correction. Stanley Jessop 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 comment and reviewed the rules of public comment. He requested that any comments relating to the Development Standards be saved for the Public Hearing. None.

PUBLIC HEARING DRAFT DEVELOPMENT STANDARDS

Chairman Nephi Allred noted that it was time for the Public Hearing and called for a motion.

Stanley Jessop made a motion to recess the Planning Commission meeting and open the Public Hearing. Seconded by Charles Cooke.

Roll call vote:

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

6:13 p.m. Planning Commission meeting recessed and Public Hearing opened.

Nephi Allred explained the purpose of the hearing and noted that the Development Standards will be customized to each municipality with as much commonality as possible.

Kent Page, Planning & Zoning Director then gave a presentation (about 40 minutes) on developing a working relationship with all parties and explained his concept of where we have been and where we are going.

It was noted that the Public Hearing had been posted and published by both municipalities and the Chairman then opened the meeting to comments from the public.

Charles Hammon of Excel Design stated that he was glad to see the towns developing the standards as it prevents confusion and then presented several specific concerns with suggestions for the Standards.

There was considerable discussion on street widths, street cross sections, width of easements, storm drainage, minimum lot sizes, pocket parks vs. open space, fire safety, etc.

The Chairman requested if the staff and/or commissioners had additional comments. There was additional discussion on private roads, signage, lighting, noise, etc.

The Chairman made an additional call for public comments and there was none and so he called for a motion to close.

Charles Cooke made a motion to close the Public Hearing and reconvene the Planning Commission meeting. Seconded by Stanley Jessop.

Roll call vote:

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

8:02 p.m. Public Hearing closed and the Planning Commission meeting reconvened.

CONSIDER POSSIBLE ACTION ON DRAFT DEVELOPMENT STANDARDS

It was recommended that the comments received with the concerns voiced be worked into the proposed Development Standards and a revised draft be prepared for the next Planning Commission meeting prior to recommending them for consideration by the Town Councils

It was noted that the Planning Commission needs to be comfortable with them prior to recommending. It was also noted that they will be amended as time go on and zoning and other ordinances are put in place.

**Motion by Nephi Allred to have a revised draft for next Planning Commission meeting.
Seconded by Charles Cooke.**

Roll call vote:

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

INFORMATIONAL SUMMARIES

Kent Page reported on the progress of a couple of development agreements one in Hildale and one in Colorado City. In response to a question from the Chairman it was noted that some building was still going on without permits and that a cease and desist order had been served on the land owner. It was noted the importance of compliance.

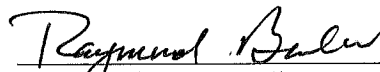
It was noted that the next meeting will be held Tuesday, September 5, 2017 at 6:00 p.m.

With no other business, the meeting adjourned at 8:15 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 Sept. 5, 2017.


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 11th day of August 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of August 2017.


Town Clerk

