

**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:**

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

**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:**

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

**LAND USE ORDINANCE REVIEW – LAND SPLITS**

**§153.115 PURPOSE**

**§153.116 AUTHORITY**

**§153.117 GENERAL STANDARDS**

Chairman Allred tabled this item due to 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.

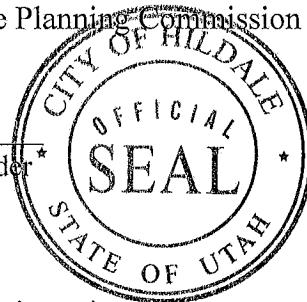
With no other business, the meeting adjourned at 7:25 p.m.

**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 Nov 6, 2017.

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 regular meeting of the Colorado City Planning Commission held on the 2<sup>nd</sup> day of October 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5<sup>th</sup> day of October 2017.

[Signature]  
Town Clerk

