

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

25 South Central Street, Colorado City, Arizona
Monday, April 3, 2017

Call to Order

The meeting was called to order at 6:00 p.m.

Roll Call

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

Staff Present: David Darger, Raymond Barlow, Victor Johnson and Vance Barlow

Public Present: Megan Johnson, Moroni Barlow and Josiah Zitting.

Minutes of Prior Meetings

Minutes of March 6, 2017 were presented and considered.

Motion by Stanley Jessop to approve the minutes. Kim Knudson seconded.

Roll call vote:

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

Public Comments

Chairman Allred made a call for public comment.

None

Land Use Ordinance Review

Victor Johnson reviewed Colorado City Land Ordinance 153.102 Streets; General.

- Property access
- Arterial/collector frontage
- Half streets
- Utility crossings
- Dead end streets
- Intersections
- Design speed

There was considerable discussion on access streets, who bears the cost and if the municipalities had the zoning and other ordinances in place to enforce. Some examples of development costs and experience in Apple Valley were presented by Commissioner Millward Barlow as an example of what he was required to do in order to develop some land he purchased in Apple Valley. Commissioner Nephi Allred also related some of his experiences with development in the Cedar City, Utah, area.

It was noted that the zoning ordinances were still being developed and were not yet ready for adoption. Chairman Nephi Allred expressed that he felt that the staff needed to keep the process moving and felt that it was moving to slow. There was discussion on time lines and processes and the consensus was that two months would be a reasonable and doable time.

Chairman Allred called for a motion to set a time to have a rough draft ready for the Planning Commission to review and make recommendations on.

Charles Cooke made a motion to have the staff prepare and present, by the June meeting, (June 5, 2017) a rough draft of the proposed zoning ordinances and development standards. Seconded by Nephi Allred.

Roll Call Vote

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

INFORMATIONAL SUMMARIES

Victor Johnson reported that there had been several inquiries into campground development and compliance for camp sites on the Water Canyon Road.

He also reported on a proposed site improvement plan for Production Assembly Corp. located on Jessop Ave. near Mulberry Street in Hildale. There was some discussion on the intersection of Mulberry and Highway 59 and the need to ensure that the intersections were aligned with the highway. Victor noted that the staff were scheduled to meet and review the proposal on Wednesday, April 5 at the Colorado City Building Dept. office.

It was noted that the next meeting was scheduled for May 1, 2017

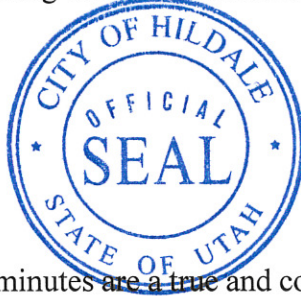
With no other business, the meeting adjourned at 7:18 p.m.

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 May 1 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 3rd day of April 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of April 2017.

Van Barlow
Town Clerk

