



HILDALE CITY Established 1963

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TOWN OF COLORADO CITY

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PLANNING COMMISSION JOINT MEETING

INFORMATION PACKET

**Monday
May 7, 2018**

5:00 p.m.

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

25 South Central Street, Colorado City, Arizona
Monday April 2, 2018

Call to Order

The meeting was called to order at 5:04 p.m. by Chairman Nephi Allred.

Roll Call

Commissioners present: Nephi Allred, Stanley Jessop, Kim Knudson and Millward Barlow Jr. (by phone).

Staff Present: Vance Barlow and Jim Peterson

Court Monitor: Roger Carter (by phone)

Public Present: Jared Nicol, Ruth Cooke, Megan Johnson and Frank Jessop Sr.

Minutes of Prior Meetings

Minutes of March 5, 2018 were presented and considered.

Motion by Millward Barlow to approve the March 5, 2018 minutes. Kim Knudson seconded.

Roll call vote:

Nephi Allred	yes
Kim Knudson	yes
Millward Barlow	yes

PUBLIC COMMENTS

Jared Nicol noted that he was a Hildale City Town Council Member and felt that the Zoning Ordinance needed to be put on hold as they were considering redoing the Hildale City General Plan.

Commissioner Stanley Jessop joined the meeting at 5:08 p.m.

ZONING ORDINANCE UPDATE

Vance Barlow Acting-Town Manager noted that he felt that we needed to keep the Zoning Ordinance process moving forward.

Nephi Allred noted that the Zoning was in its infant stages and that it still had a long road ahead to final adoption.

Planning & Zoning Director Jim Peterson presented the zoning ordinance revisions and discussed the possibility of a public hearing he noted that he had incorporated some wording from Hurricanes conditional use.

There was discussion on commercial setbacks and home-based business and outside storage and how it would be enforced.

There was discussion on adult oriented businesses and the need to be quite specific in placement, terminology, etc. it was noted that vagueness or ambiguity would work against the Towns.

The proposed map was reviewed and it was noted that the wilderness area is close to the town boundaries on the east side.

Rodger Carter noted some real concerns with the conditional use portions and noted that it will be the most disputed portion of the land use ordinance, he noted that it will never trump state statute and needed to include a good definition of what is permitted, prohibited and conditional. He also noted that per State statute if they meet the conditional use requirements that it shall be approved.

It was noted that the sexuality oriented may need to be a standalone section of the ordinance.

There was some discussion on animals and where to allow and how many, etc.

SET ZONING ORDINANCE PUBLIC HEARING FOR MAY 7, 2018 AT 5:05 P.M.

The possibility of a public hearing was discussed and the consensus was to move ahead with a public hearing on the proposed zoning ordinance.

Nephi Allred made a motion to set a Public Hearing for the proposed Zoning Ordinances to be held May 7, 2018 at 5:05 p.m. Seconded by Stanley Jessop.

Roll call vote:

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

INFORMATIONAL SUMMARIES

Gratitude for the many years and service of former Town Manager David Darger were expressed.

No other informational summaries were presented.

With no other business, the meeting adjourned at 6:20 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 _____.

Hildale 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 5th day of March 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9th day of March 2018.

Town Clerk