

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

25 South Central Street, Colorado City, Arizona  
Monday February 5, 2018

## **Call to Order**

The meeting was called to order at 5:06 p.m.

## **Roll Call**

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

Staff Present: David Darger, Jim Peterson, Vance Barlow, Raymond Barlow and Andrew Barlow  
Court Monitor: Roger Carter

Public Present: Jeffery Jessop Sr., Megan Johnson and Joseph Allred

## **Minutes of Prior Meetings**

Minutes of January 8, 2018 were presented and considered. A clarification on the open and public meetings act training was made to the minutes.

**Motion by Stanley Jessop to approve the January 8, 2018 minutes with the corrections.**

**Nephi Allred seconded.**

**Roll call vote:**

**Nephi Allred            yes**

**Stanley Jessop        yes**

**Kim Knudson            yes**

**Millward Barlow      yes**

## **PUBLIC COMMENTS**

Chairman Allred made a call for public comments.

None

## **ZONING ORDINANCE UPDATE**

Planning & Zoning Director Jim Peterson presented the draft of the proposed zoning ordinance and noted that he was trying to keep the ordinance as simple as possible and still be a meaningful ordinance.

It was clarified that at the end of the project there would be two documents one for each municipality, that was specific to that municipality, but they would be similar in nature in order to provide consistency in development and minimize confusion.

There was discussion on obstruction of view with clarifications on how to make it more precise in order to minimize ambiguity.

Court Monitor Roger Carter stated that the ordinances need to be clear and concise and noted that he will be reviewing the proposed ordinances prior to presentation to the Councils.

There was discussion on conforming of preexisting and change of ownership, etc. There was also discussion on zoning districts, lot sizes, building heights, etc.

**SET ZONING ORDINANCE PUBLIC HEARING FOR MARCH 5, 2018 AT 5:05 P.M.**  
Planning Commission Chairperson Nephi Allred stated that he felt it was too soon for a public hearing and recommended that the Planning Commission review it again in March with the discussed changes incorporated and consider setting a public hearing for April. The consensus was to push the public hearing back pending further Planning Commission review.

Item tabled no action taken

### **LAND USE ORDINANCE REVIEW – LOT LINE ADJUSTMENT**

- §153.130 Purpose
- §153.131 General Standards
- §153.132 Application Requirements
- §153.133 Application Process
- §153.999 Penalty

Planning & Zoning Director Jim Peterson presented and reviewed the code relating to lot line adjustments. It was noted that this completed the review of the Town of Colorado City Land Division Ordinance.

### **INFORMATIONAL SUMMARIES**

Jim Peterson reported that several citizens had come in and reviewed the zoning ordinance and maps he also reported that there were no conflicts with the Airport Zoning Overlay Map.

It was noted that the next meeting was scheduled for March 5, 2018 at 5:00 p.m.

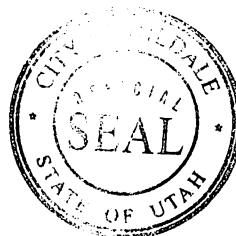
With no other business, the meeting adjourned at 7:03 p.m.

### **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 March 5, 2018.

  
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 5<sup>th</sup> day of February 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 9<sup>th</sup> day of February 2018.



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Town Clerk

