

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

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

Call to Order

The meeting was called to order at 5:00 p.m. by Vice-Chairman Stanley Jessop, who chaired the meeting as Chairman Nephi Allred was attending by phone.

Roll Call

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

It was noted that Commissioner Charles Cooke had resigned.

Staff Present: David Darger, Jim Peterson, Vance Barlow, Vincen Barlow, Joseph Allred and Andrew Barlow

Court Monitor: Roger Carter

Public Present: Jeffery Jessop Sr., Megan Johnson

Minutes of Prior Meetings

Minutes of February 5, 2018 were presented and considered.

Motion by Millward Barlow to approve the February 5, 2018 minutes with the corrections.

Kim Knudson seconded.

Roll call vote:

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

PUBLIC COMMENTS

A call for public comments was made.

None

ZONING ORDINANCE UPDATE

Planning & Zoning Director Jim Peterson presented the zoning ordinance revisions and discussed the possibility of a public hearing.

Nephi Allred voiced concern of what things are allowed and how do we prohibit or restrict some types of businesses. There was extensive discussion on conforming and non-conforming and the need to have more definitive prohibitions if certain types of businesses are prohibited in a given zone. There was also discussion on outside storage for businesses.

The question of mobile home parks was raised and it was clarified that they are allowed in commercial zones. There was some discussion on existing mobile home parks.

The need to specify prohibited uses in the various zones was discussed and it was noted that the municipalities would not be able to prohibit most types of undesirable businesses (such as sexually oriented businesses) but could restrict location by zoning.

There was discussion on the need to be more specific on allowed or prohibited uses in the various zones. It was noted that a model ordinance was available for Utah and possibly Arizona.

There was further discussion on the process of variances and it was noted that if the ordinance was too vague it would create a lot more work for the Commissions and confusion for the citizens and developers.

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

Planning Commission Chairperson Nephi Allred and Commissioner Millward Barlow both stated that they felt it was too soon for a public hearing and recommended that the Planning Commission review it again in April with the discussed changes incorporated and consider setting a public hearing for May.

The consensus was to push the public hearing back pending further Planning Commission review.

Stanley Jessop made a motion to table the public hearing. Seconded by Kim Knudson.

Roll call vote:

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

INFORMATIONAL SUMMARIES

Jim Peterson reported on some lot line adjustments in Hildale.

Jim Peterson also presented a trails map from the General Plan with existing and proposed trails and noted that he wanted to begin the discussion on the trails and pursue the development of some of them as funding could be acquired.

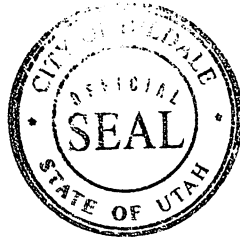
With no other business, the meeting adjourned at 6:32 p.m.

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 April 2, 2018.

Venice Barlow
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.

Van Ral
Town Clerk

