

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

25 South Central Street, Colorado City, Arizona  
Monday, June 4, 2018

## **Call to Order**

The meeting was called to order at 5:01 p.m. by Vice-Chairman Stanley Jessop.

## **Roll Call**

Commissioners present: Stanley Jessop, Kim Knudson., and Chairman Nephi Allred by phone

Staff Present: Vance Barlow, Jim Peterson, Louise Stubbs, Vincen Barlow

Town Manager Vance Barlow stated that Commissioner Millward Barlow has resigned which now leaves two vacancies hopefully to be filled by next time.

Court Monitor: Roger Carter by phone

Public Present: Megan Johnson, Jared Nicol, Charles Hammon, Charles Bradshaw, Shem Barlow, Heber White

## **Minutes of Prior Meetings**

Minutes of May 7, 2018 were presented and considered.

**Motion by Nephi Allred to approve the May 7, 2018 minutes. Kim Knudson seconded.**

### **Roll call vote:**

**Nephi Allred**           yes  
**Stanley Jessop**       yes  
**Kim Knudson**        yes

## **PUBLIC COMMENTS**

Marvin Fischer in referring to the Zoning Ordinance document stated that overall it was a well written document, but feels one area that still needs addressed is the Industrial Park. He feels it needs more input, that it is too vague about what is obnoxious or pollution and could lead to any complaint. He said he is sure the City doesn't want to shut businesses down; the cities receive revenues from the businesses in property taxes, etc. He said we need to better define what should be allowed because the Industrial Park is where we **want** the dust, noise, odor, pollution, etc,

Chairman Nephi Allred said it is not the intent to limit business, but it is the intent to provide an enjoyable environment as free from gas or pollution as possible. He recommended Mr. Peterson do some research and see what other cities allow, that we need to look into it further. The Town

Manager said our intent is to encourage business, but that we need to change the wording and make sure the intent is clear.

### **ZONING ORDINANCE UPDATE**

Planning and Zoning Administrator Jim Peterson said there has been some change in the map and the ordinance part. On the map, by the College on Central St. from Cherry down we have added commercial zoning down to the highway. On the ordinance there is one change-he added one sentence specifying that dogs are permitted in the community but only on their own lots, or on a leash. No loose dogs allowed.

Court Monitor Roger Carter asked if this was not already under animal control. Vance replied that it is already part of the Animal Ordinance, but the specifications of how many, or conditions, are what should be in the zoning. It was voiced that we need something with depth and details that we can stand behind. Jim stated that he understood. He said the original ordinance that he studied said it was to “divide the city.” He has avoided that and tried to simplify it.

The Town Manager said Hildale City and also Mayor Allred has made it clear, if this doesn't get more specific, it is dead on arrival. The cities want something that will protect them from a lawsuit, not walk them into one. Chairman Allred recommended that staff sit down with the mayors and probably use something similar to ordinances and zoning in communities in the surrounding area. The cities need a manual that will protect them legally and be a benefit to future generations.

### **INFORMATIONAL SUMMARIES**

Jim spoke regarding land use fees, noting those specifically for zoning.

Jared Nicol stated that the Hildale 2016 document needs updated because it prohibits alcohol and yet we are issuing licenses.

Vance stated that we want to take the guidance given, that the heavy lifting should be done by the staff. The Chairman asked for a better, more detailed document next time.

The next meeting will be on July 2, 2018, and the public are invited to make comments. With no other business, the meeting adjourned at 5:42 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 \_\_\_\_\_.

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

Dated this 10<sup>th</sup> day of May 2018.

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Town Clerk

Pending - Subject to Approval