



📞 435-874-2323

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🌐 www.hildalecity.com

NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE HILDALE CITY PLANNING COMMISSION AND TO THE PUBLIC, THAT THE PLANNING COMMISSION WILL HOLD A MEETING ON THURSDAY THE 20TH DAY OF FEBRUARY, 2020 AT HILDALE CITY HALL, 320 EAST, NEWEL AVENUE, WHICH MEETING SHALL BEGIN AT 6:30 P.M. MDT.

THE AGENDA SHALL BE AS FOLLOWS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES OF PREVIOUS MEETING
5. PUBLIC COMMENT
6. ACTION ITEMS
 - A. DISCUSSION AND POSSIBLE ACTION ON APPOINTMENT OF PLANNING COMMISSION CHAIRPERSON AND ALTERNATE CHAIRPERSON
7. WORK SESSION
 - A. DISCUSSION ON ORDINANCE PERTAINING TO OFF-SITE IMPROVEMENTS
8. ADJOURNMENT

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The City Council may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Council Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.

152-6-4

C. Organization And Procedure:

The planning commission shall be organized and exercise its powers and duties as follows:

1. Members of the planning commission shall select one of its members as chairperson to oversee the proceedings and activities of the planning commission, and shall adopt rules for the transaction of business and the conduct of its proceedings.
 - a. The chairperson shall serve for a term of one year.
 - b. The chairperson, with the advice and consent of the planning commission, shall appoint one of the planning commission members as alternate chairperson to act in the absence of the chairperson. The chairperson and alternate chairperson may be reelected for successive terms.
2. The planning commission may adopt reasonable policies and procedures, consistent with the provisions of this chapter, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the planning commission.
3. The planning commission shall meet on a regular date each month, as determined by the planning commission, and at such other times as the planning commission may determine. All meetings shall be properly noticed and held in accordance with the open meetings law set forth in title 52, chapter 4, of the Utah Code, as amended.
4. No official business shall be conducted by the planning commission unless a quorum of its members is present. Three (3) members of the planning commission shall constitute a quorum. The minimum number of yes votes required for the planning commission to take any action shall be the majority of members present, unless otherwise prescribed by law.
5. Decisions of the planning commission shall become effective at the meeting or hearing in which the decision is made, unless a different time is designated in the commission's rules or at the time the decision is made.
6. The planning commission shall keep written minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and keep records of its examinations and other official actions. The planning commission may, but is not required to, have its proceedings contemporaneously transcribed by a court reporter or a tape recorder.

a. The planning commission shall transmit reports of its official acts and recommendations to the city council. Any member of the commission may also make a concurring or dissenting report or recommendation to the city council.

b. The minutes of all meetings of the planning commission shall be prepared and filed in the office of the planning commission. All records in the office of the planning commission are public records and shall be available for public review and access in accordance with title 1, chapter 5, "Government Records Access and Management", of this code.

HILDALE CITY PLANNING COMMISSION STAFF SUMMARY

Meeting Summarized: Public input session held on February 6th, 2020

Meeting Summary:

On February 6th, 2020 staff held a public input session in order to gain input on the ordinance pertaining to off-site improvements. There were a total of 8 residents present at this meeting to give input. As the meeting began the residents felt very strongly that the ordinance, stating that anyone applying for a building permit is required to complete off-site improvements, be removed completely from the Hildale City Land Use Ordinance. It was felt that now was not the time to address this ordinance due to the lack of master planning throughout the city. It was the public suggestion that the planning commission considers recommending to the City Council that the ordinance be removed and dealt with at a later time, most likely when master planning is happening.

For the sake of having input on the next steps in the flowchart, it was decided to push forward with the meeting, despite the earlier recommendation to simply remove the ordinance. A map was presented to the public showing an area that would be set apart as a separate district with development standards to maintain an old town feel. This map was based on the criteria that were given to staff, by the planning commission in the January meeting. The criteria for the map was any subdivision within the short creek subdivision that has been developed to a point of 58% or greater. The percentage was based on the total number of lots in the subdivision and how many of those lots currently have a structure on them. There was some discussion on some of the areas that were not included mainly the area around the Water Canyon School as well as subdivision four that is located on the highway. It was pointed out that the area in the center of town (around the Water Canyon School) was not included in the Short Creek Subdivision. Subdivision four was not included because it is only 41% subdivided as well as being right along the highway and being the face of the town.

The next question that was asked was if the property owner should be required to pay all or some of the improvements. There was some discussion on where the money would come from if the plan was to have the property owner pay some of the costs. Staff informed the public that would most likely be paid with tax money and possibly some grants. After some discussion, it was decided that the property owner should pay for some of the improvements.

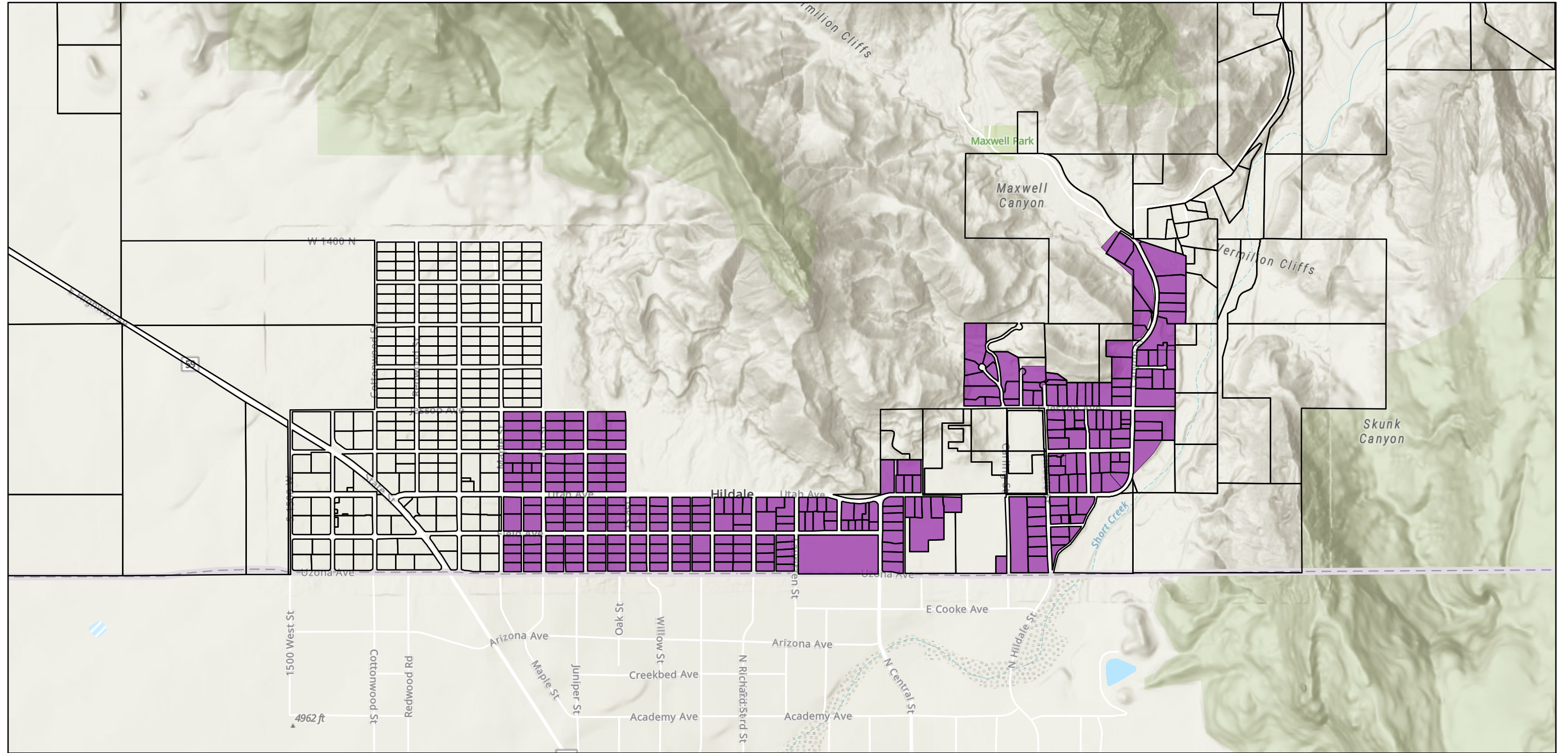
The next question was how do we determine the cost to each property. Two routes were proposed. The first route was based on the frontage of the property in question and the second route was a flat rate based on the total project cost. There was some

discussion on the two routes. Most of the discussion was based around understand how each route would work. After this discussion, it was decided that the public would like to see the rate be based on a flat rate based on the total projected cost.

The final question was what percentage would a property owner be responsible for. The discussion as mostly based around commercial properties. It was felt that even though a commercial property was a money-making business they should still be held to the same percentage as a residential owner. The thinking behind this was that it would encourage small businesses to open up and all the residents would still be using that road. The percentage that was decided upon was 50%.

Subdivision	Total # of lots	Developed lots	Percentage Developed
1	46	35	76%
2	45	35	78%
3	40	23	58%
4	37	15	41%
5	9	5	56%
6	32	30	94%
7	18	17	94%
8	20	16	80%
9	36	34	94%
10	21	21	100%
11	18	17	94%
12	10	6	60%
13	64	1	2%
14	64	0	0%

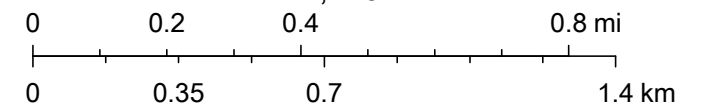
Hildale City Zoning Editor



2/6/2020, 11:13:52 AM

- Parcels
- Historic Parcels
- Lot Split at Max - Unknown

1:22,719



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap