



**HILDALE CITY**

Established 1963

P.O. BOX 840490 320 E. NEWEL AVE. HILDALE, UTAH 84784 PHONE: 435-874-2323 FAX: 435-874-2603

## **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 MONDAY THE 15TH DAY OF APRIL 2019 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. PUBLIC COMMENT
5. APPROVAL OF MINUTES OF PREVIOUS MEETING
6. INFORMATIONAL SUMMARIES
7. POLICIES AND PROCEDURES TRAINING
  - A. OPEN MEETING LAWS
  - B. ORGANIZATION
  - C. ROLES AND RESPONSIBILITIES
  - D. LAND USE, DEVELOPMENT, AND MANAGEMENT ACT (LUDMA)
8. REVIEW AND REVOTE THE REZONE APPLICATION FOR LOTS HD-SHCR-13-1 through 64 AND HD-SHCR-14-17 through 48
9. 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.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, March 28, 2019 6:00 p.m.

## Present:

**Commissioners:** Charles Hammon, Rex Jessop, Nathan Fischer, Brigham Holm, Tracy Barlow, Derick Holm, Jenn Kesselring (by phone)

**Staff:** Christian Kesselring, Vincen Barlow, Mariah La Corti

**Public:** Danny Worwood, Leanne Worwood, Landon Holm, Maha Layton, Kyle Layton, Jennifer Knudson, Richard Holm, Travis Jessop, Willie Jessop (this list may be incomplete)

**Court Monitor:** Roger Carter

## #1 Call to Order

Charles Hammon called the meeting to order. He thanked the public for their attendance.

## #2. Roll Call

Roll was taken quorum present.

## #. 3 Appointment of Chairman and Vice-Chairman

Charles briefly explained the duties of the chairman and vice-chairman.

**Brigham Holm moved to appoint Charles Hammon as Chairman of the Hildale City Planning and Zoning Commission.**

**Nathan Fischer seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

**Tracy Barlow moved to appoint Nathan Fischer as Vice-Chairman of the Hildale City Planning and Zoning Commission.**

**Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring	X		

Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

**#4. Welcome of New Members**

New Commission members introduced themselves.

**#5. Pledge of Allegiance**

Brigham Holm led the crowd in the pledge of allegiance.

**#6. Public Comment**

Danny Worwood, a physician in Hurricane hoping to relocate to Hildale, introduced himself.

**#7. Public Hearing**

**Brigham Holm moved to open the public hearing on re-zone request for lots HD-SHCR-13-1 through 64 and HD-SHCR14-17 through 48  
Tracy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

Public present were invited to address the commission. Landon Holm, a representative of a camping organization northwest of the zone change, wanted to make sure that this zone change will not affect the use of his property. He was informed it only affects the zones noted.

**Tracy Barlow moved to close the public hearing and reconvene the regular meeting.  
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carried.

**#8. Consideration and Possible Action on Re-Zone Request for Lots HD-SCHR-13-1 through 64 and HD-SCHR-14-17 through 48**

The applicant is requesting an amendment to the zoning map to change these 103 lots from RA-1 to R1-10 zoning, for the purpose of creating a larger inventory of more affordable lots (306 proposed). A staff recommendation was created and provided to the commissioners and was read aloud. Charles reminded the commissioners that any decision they make is simply a recommendation, the final decision will come from the City Council.

Two parcels (HD-SHCR-14-36 &37) contain a water storage facility owned by the UEP, those are to be excluded from this request. Lot HD-SHCR-13-51 is owned by another party, it contains an unfinished home and it is not included in this re-zone request.

Staff recommended the approval of the zoning map amendment, with the modification that R1-10 zoning be granted only for the 31 lots on the west side of the project. The remaining lots do not necessarily require R1-10 density across the entire project area.

The applicant, Travis Jessop, presented to the Commission. The goal is to get significantly lower priced lots to bring individuals to the area. They created a master plan of how they would like the entire area to look. Although different sized lots are anticipated, if the entire project is put into R1-10 zoning it would make the project flow easier. Travis expressed his appreciation for the process, but he would like to not have to come back before the Commission again, he has requested what he feels he needs to move forward with the project.

Discussion was had on infrastructure to service R1-10 density. Charles explained that that discussion would be had further in the next phase, when a plat amendment is presented.

Charles pointed out that the application differs from the map of the master plan. Approving a R1-10 density throughout the entire area would make it possible for the developer to create approximately four hundred and fifty ¼ acre lots throughout, rather than the gradient sized lots proposed. Different zoning options were discussed in an effort to resolve this concern.

Rex Jessop disclosed familial ties to the applicant, but no personal gain to be had from the project. Charles disclosed distant familial ties to the applicant’s spouse.

**Tracy Barlow moved to approve R1-10 for all lots in subdivision 13 and R1-15 for all lots in subdivision 14.**

**Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring		X	
Rex Jessop			

Tracy Barlow	X		
Derick Holm	X		

Motion died.

Christian pointed out that at no point did the applicant ask for a R1-15 zoning. He recommended that a decision be made based purely on the request from the application, unless the applicant agrees to amend the application on the record. When asked if he would be happy with a lower density zoning, Travis explained that he requested what he requested for very specific reasons. These lots could be sold as is and they could walk away.

**Charles Hammon moved to approve the zoning map amendment requested by South Zion Estates, LLC only as to Lots 1-16, 49-51 and 53-64 of Short Creek Subdivision 13, and deny the amendment as to the remaining lots, based on the findings set forth in the staff report.**

**Nathan Fischer seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow		X	
Derick Holm	X		

Motion carries.

Charles reminded the applicant that the final decision will be made by the City Council, and should he not be happy about their decision, there is an appeal authority.

**#9. Approval of Minutes of Previous Meetings**

No corrections noted.

**Brigham Holm moved to approve the minutes of the February 18, 2019 meeting.**

**Jenn Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		
Derick Holm	X		

Motion carries.

#### **#10. Informational Summaries**

Roger Carter introduced himself and discussed the details of the requirements of the injunction as it relates to fair housing. Commissioners were informed of required DOJ trainings that must be completed annually.

Christian informed the commissioners that there has been several people inquiring about re-zone processes, with a few applications having been submitted. The posting for Planning and Zoning Administrator closed, interviews will be scheduled, and someone will be proposed for appointment to that position.

Brigham asked for an update on the low-income housing deadline from the Department of Work Force Services. Christian stated that Five County, UEP and the city are working together on this, and it is likely that adjustments to the general plan will be proposed.

#### **#11. Discussion on Meeting Time**

Commissioners all agreed to meeting on the third Monday of each month at 6:30 pm.

#### **#12. Adjournment**

With no other business, meeting adjourned at 8:19 pm.

Pending Minutes - Subject to Approval