

Hildale City Planning Commission

320 East Newel Avenue, Hildale, Utah 84784

Monday, May 03, 2021, 6:00 pm

Present:

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

Recorder: Athena Cawley

Staff: Eric Duthie, Christian Kesselring

Public: Thomas Timpson

Court Monitor: Roger Carter

#1. Call to Order.

Meeting called to order at 6:05 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Brigham led the crowd in the pledge of allegiance.

#4. Public Comment

No public comment

#5. Consideration, Discussion and Possible Action on Approving Meeting Minutes for June 18, 2020 and January 26, 2021.

Rex Jessop moved to Approve Meeting Minutes for June 18, 2020 and January 26, 2021.

Derick seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

#6. Public Hearing

The Commission will receive public comment concerning a request to re-zone Parcel HD-SHCR-4-35, commonly addressed as 865 N. Redwood St. Hildale, Utah from the current Residential Agriculture (RA-1) Zone to Highway Commercial (HC) Zone for the west half of the parcel; and from the current Residential Agriculture (RA-1) Zone to Residential Agriculture 0.5 (RA-0.5) Zone for the east half.

**Rex Jessop moved to go into the Public Hearing.
Derick Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

There was a brief discussion on ordinances concerning this item. No public comment.

**Rex Jessop moved to go out of the Public Hearing.
Derick Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

#7. New Commission Business

- A. Discussion, consideration, and possible action concerning a request to re-zone Parcel HD-SHCR-4-35, commonly addressed as 865 N. Redwood St., Hildale, Utah from the current Residential Agriculture (RA-1) Zone to Highway Commercial (HC) Zone for the west half of the parcel; and from the current Residential Agriculture (RA-1) Zone to Residential Agriculture 0.5 (RA-0.5) Zone for the east half.**

City Manager Duthie presented rezoning information for parcels on Redwood, Cottonwood, Newel and Utah Streets.

Thomas Timpson explained the layout of the parcel on Redwood St. and the change requested for rezone. The Commissioners discussed and asked questions as to the zoning in the area with City Manager Duthie giving details. The staff recommends that the Commissioners recommend for the City Council to approve the re-zone request.

Jenn Kesselring moved to recommend to the City Council to re-zone Parcel HD-SHCR-4-35, 865 N. Redwood St., Hildale, Utah from the current Residential Agriculture (RA-1) Zone to Highway Commercial (HC) Zone for the west half of the parcel; and from the current Residential Agriculture (RA-1) Zone to Residential Agriculture 0.5 (RA-0.5) Zone for the east half.

Rex Jessop seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

B. Discussion, consideration, and possible action concerning a Final Site Plan Review for commercial building and parking lot on Parcel HD-SHCR-4-37, commonly addressed as 1280 West Utah Avenue, Hildale, Utah.

Thomas Timpson represented the plans of adding on to the current building at 1280 West Utah Ave. The primary purpose of use is an office building which will be a 3-story building. Plus One owns the property to the North and will add on to the building at a later date. City Manager Duthie presented a staff report and gave a review of the Final Site Plan.

There was discussion on the parking access from Redwood Street to accommodate with the improvements. Commissioner Jessop inquired about flood control on Redwood St. to which City Manager Duthie said there has been discussion between Public Works, UDOT and the Flood Plain Manager.

Derick Holm moved to approve Final Site Plan Review for commercial building and parking lot on Parcel HD-SHCR-4-37, 1280 West Utah Avenue, Hildale, Utah with the following conditions that the City and property owner have the flexibility to change the ingress and egress allowed into the project and to have it in writing. Rex Jessop seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

#8. Adjournment

With no other business meeting adjourned at 6:50 pm.

Minutes were approved at Planning Commission meeting on July 22, 2021.

Athena Cawley
Athena Cawley, City Recorder

