

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, July 23, 2020, 6:30 pm

Present:

Commissioners: Brigham Holm, Jenn Kesselring, Nathan Fischer, Tracey Barlow, Derick Holm (Rex Jessop & Charles Hammon Excused)

Staff: John Barlow, Christian Kesselring

Public: None (this list may be incomplete)

#1. Call to Order

Meeting called to order at 6:37 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Brigham Holm led the crowd in the pledge of allegiance.

#4. Discussion and Possible Action on Approving Meeting Minutes

Meeting was cancelled last month. There are no minutes to approve.

#5. Staff Reports

A. Staff Update on Planning and Zoning Applications

John gave a brief update on the incomplete applications, the applications that are on the agenda that will be discussed, and the applications still being reviewed.

B. Request for Proposal for General Plan Update 2020

John gave an update on the General Plan request for proposal. He stated that there was a Proposal Evaluation Form posted on the website in soliciting for a contractor. He showed the rubric for what the proposal team will look at for evaluating a firm.

#6. Public Comment

John read the comments from Facebook from Rosalee Timpson, "What are the hookup fees for utilities and what are the noise ordinances for Hildale?" John stated that the comments are administrative questions that are not really meant for this meeting.

#7. Public Hearing

Tracey Barlow moved to go into a public hearing.

Jenn Kesselring seconded. Roll call vote:

	YES	NO	ABSTAIN
Nathan Fischer	X		
Jenn Kesselring	X		

Brigham Holm	X		
Derick Holm	X		
Tracy Barlow	X		

Motion carried.

A. Ordinance 2020-005 Establishing Regulation Regarding Off-Site Improvements

John talked about the recommendation change to the ordinance to rid the improvement requirements for a building permit.

B. Rezone Application for 725 N Willow Street (HD-SHCR-1-5) Seeking RA-.5

John gave a summary of what the applicant is requesting and what standards to hold to in meeting requirements consistent to the general plan and compliance with City code. Also, he touched on the staff recommendations and some sample motions.

C. Rezone Application for 885 N Juniper Street (HD-SHCR-3-26) Seeking RA-.5

John summarized the applicants request and compliance on this application as well. John disclosed that he has a conflict of interest with this application, Lee Barlow his brother is the agent for this application. John stated that Christian Kesselring, City Attorney, has reviewed the application and is available for questions or comments.

No Public Comments for the Public Hearing.

Nathan Fischer moved to close public hearing.

Derick Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Nathan Fischer	X		
Jenn Kesselring	X		
Brigham Holm	X		
Derick Holm	X		
Tracy Barlow	X		

Motion carried.

#8. Commissioner Comments

A. Rezone Application for 885 N Juniper Street (HD-SHCR-3-26) Seeking RA-.5

Nathan Fischer had a question if this application is for a lot split. John stated that he presumed so and Brigham Holm said that a rezone is typically done for that purpose. Jenn Kesselring stated that it looks like it fits in with our plan for low density. Nathan Fischer said that utilities are not as advanced in the area so the logistics of doing that can be expense to bring sewer and water mains to where they will serve the lots. Brigham Holm stated that the cost will spread across the board the more density in the area.

Jennifer Kesselring moved we recommend that the City Council approve the zoning map amendment requested for lot located at 885 North Juniper based on the findings set forth in the staff report.

Nathan Fischer seconded. Roll call vote:

	YES	NO	ABSTAIN
Nathan Fischer	X		
Jenn Kesselring	X		
Brigham Holm	X		
Derick Holm	X		
Tracy Barlow	X		

Motion carried.

B. Rezone Application for 725 N Willow Street (HD-SHCR-1-5) Seeking RA-.5

Chairman Brigham Holm opened discussion on the rezone for 725 North Willow. He asked Tracy Barlow if it would be a conflict of interest being the applicant is Tracy Barlow Jr. Tracy Barlow stated that he would abstain his vote on this application. Jennifer Kesselring stated that it fits in with the low density and general plan.

Jenn Kesselring moved we recommend that the City Council approve the zoning map amendment requested for lot located at 725 North Willow based on the findings set forth in the staff report.

Derick Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Nathan Fischer	X		
Jenn Kesselring	X		
Brigham Holm	X		
Derick Holm	X		
Tracy Barlow			X

Motion carried.

C. Ordinance 2020-005 Establishing Regulation Regarding Off-Site Improvements

John explained the recommendation to bring to the council is to remove or not remove the statement as summarized, that the City will not require an applicant to put down a deposit at the amount that it would take to improve their house/property front in order to approve a permit.

Derrick Holm moved we recommend that the City Council adopt Ordinance 2020-005

Tracy Barlow seconded. Roll call vote:

	YES	NO	ABSTAIN
Nathan Fischer	X		
Jenn Kesselring	X		
Brigham Holm	X		
Derick Holm	X		
Tracy Barlow	X		

Motion carried.

D. Plat Revision: Utah Avenue/Carling Street

John explained the plat revision and showed the location on a map. Nathan Fischer stated that the revision looks like it does not change the curb on this flood street but realigns the property to the current curb.

Nathan Fischer moved we approve the Utah Avenue and Carling Street rededication of the plat revision

Derrick Holm seconded. Roll call vote:

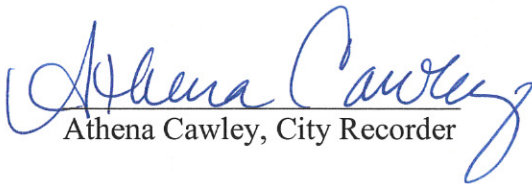
	YES	NO	ABSTAIN
Nathan Fischer	X		
Jenn Kesselring	X		
Brigham Holm	X		
Derick Holm	X		
Tracy Barlow	X		

Motion carried.

#9 Adjournment

With no other business, meeting was adjourned at 7:50 pm.

Minutes were approved at Planning Commission meeting on October 15, 2020.


Athena Cawley, City Recorder

