

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, June 18, 2020, 6:30 pm

Present:

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

Staff: John Barlow, Christian Kesselring

Public: Ray Chatwin, Roger Wyler, Elisa Wall, Chris Newbold, Lane Shepard, Chatwin, Kyle Layton, Fred Neilson, Stacy Seay, Allen Steed

Court Monitor: Roger Carter

#1. Call to Order

Meeting called to order at 6:30 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

There was a brief discussion on previous Meeting Minutes and on what ones to approve. The minutes for the April 23, 2020 meeting were tabled to the next meeting.

Tracey Barlow moved to approve the Minutes from January 16, 2020.

Charles Hammon seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

Rex Jessop moved to approve the Minutes from February 20, 2020.

Charles Hammon seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |

| | | | |
|-----------------|---|--|--|
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

**Charles Hammon moved to approve the Minutes of the March 30, 2020 Meeting.
Jenn Kesselring seconded. Roll call vote:**

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

#5. Public Comment

Ray Chatwin made a public comment on contributing to road improvements and on building fences. Roger Wyler added a comment on building fences that can be higher than 4 feet. Elisa Wall made a comment on recognizing the business aspects of Red Circle Lodge and the supporting of other new businesses coming into town. Chris Newbold, Owner of Red Circle Lodge, introduced himself and his business partner, Lane Shepard. Toni Chatwin added a comment on considerations for different zoning laws, specifically on higher fences. A written comment from Darlene Stubbs was sent in to be stated for the record that she does not support another youth or adult treatment recovery center in Hildale City.

#6. Public Hearing

Christen Kesselring acted as the Administrator for the items on the agenda. He presented and gave information on texts, codes and amendments and on the zoning of Red Circle Lodge.

Jenn Kesselring moved to open the Public Hearing on Hildale City Code Text Amendment: Conditional Use Permit Requirements for Troubled Youth Facility (HCC 152-7-9)

Rex Jessop seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

A. Hildale City Code Text Amendment: Conditional Use Permit Requirements for Troubled Youth Facility (HCC 152-7-9)

Chris Newbold made a public comment on how this Facility came about and what he and his business partner, Lane Shepard, is trying to accomplish with this Organization. Lane Shepard added a comment and introduced one of the youths from the Organization, who also got up and spoke to those present. Kyle Layton made a comment about the repercussions that can happen when implementing and making changes to ordinances and policies. Christen made clarifications to zoning requirements.

Charles Hammon moved to open the Public Hearing on Hildale City Code Text Amendment: Residential Agricultural Zone Setback Requirements for Street Side Yard.

Rex Jessop seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

Hildale City Code Text Amendment: Residential Agricultural Zone Setback Requirements for Street Side Yard

Christian presented on amending texts to City Codes and requirements related to building or setting up small structures on property lines. Fred Neilson made a comment on installing a carport and on where it will be set on the property line.

B. Rezone Application (R1-10 to RA-1) for Property Located at 930 North Memorial

Christian presented on the Rezone Application for the property located at 930 North Memorial Street, or Red Circle Lodge.

Rex Jessop moved to open the Public Hearing for the Rezone Application (R1-10 to RA-1) for Property Located at 930 North Memorial.

Charles Hammon seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

Public Comment on item B.

Chris Newbold added comments and answered questions from the Commissioners concerning Red Circle Lodges. Stacy Seay made a comment and gave information on the Zoning Map concerning Red Circle Lodge and asked for consideration for approving this application. Lane Shepard made a comment on the amount of people at Red Circle Lodge, and on what they have learned and how they have grown from past experiences. Allen Steed added a comment on parking issues around this location.

Commissioner Holm Closed Public Hearing

#7. Staff Summaries:

A. Site Plan Review, HD-HDIP-37

John presented on the Site Plan for Gary Tooke which is going through a legal review process.

B. Vacation of Public Right of Way (Near Field Avenue and Hildale Street)

John talked about a road near Field Avenue and Hildale Street that causes safety issues because of how narrow it is. He touched on the status of the Code Enforcement Officer program.

#8. New Commission Business

A. Rezone Applications

i. Rezone Application (R1-10 to RA-1) for Property Located at 930 North Memorial

The Commissioners discussed rezoning for having animals at this location. Clarifications were made about requirements to zoning and building a structure in the area discussed.

Jenn Kesselring moved to recommend the City Council to deny the zoning map amendment requested for lot HD-SHCR-9-17 for the following reason that keeping high density is important to our future planning goals.

Charles Hammon seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

B. Text Amendment Applications

i. Hildale City Code Text Amendment: Conditional Use Permit Requirements for Trouble Youth Facility (HHC-152-7-9)

There was discussion about safety on the number of people Red Cliff Lodge is Licensed for, along with a lengthy discussion on what the future holds for Red

Circle Lodge and how housing will accommodate the youth that will come in to use the facility.

Motion was made to postpone considering the Text Amendment Application to the next regular Planning Commission Meeting and direct staff to report back at the next meeting. Motion carried.

ii. Hildale City Code Text Amendment: Residential Agricultural Zone Setback Requirements for Street Side Yard

The Board and staff reviewed and discussed the information provided for a Text Amendment in relation to the requirements for a street side yard. The public had a chance to add their input on the matter.

Charles Hammon moved to postpone this Application to the next Planning Commission Meeting.

Jenn Kesselring seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Rex Jessop | X | | |
| Jenn Kesselring | X | | |
| Brigham Holm | X | | |
| Tracey Barlow | X | | |

Motion carried.

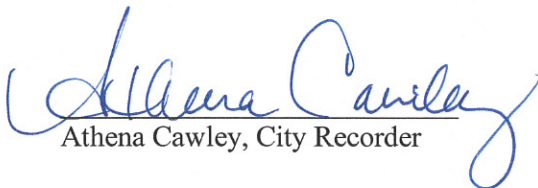
#9. Discussion on General Plan Request for Proposal

John presented with the technical aspects of gathering information for the General Plan regarding a variety of places throughout the City. The Board Members discussed and added their input on coming up with a direction for this item.

#10. Adjournment

With no other business, meeting adjourned at 9:15 pm.

Minutes were approved at Planning Commission meeting on May 3, 2021.


Athena Cawley, City Recorder

