

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, September 16, 2019 6:30 pm

## Present:

**Commissioners:** Charles Hammon, Rex Jessop, Derick Holm, Tracy Barlow, Jenn Kesselring, Brigham Holm

**Staff:** Kyle Layton, Christian Kesselring, Vincen Barlow

**Public:** Wendell Nielsen, Maha Layton, Lawrence Barlow, Paul Barlow, Chloe Davis (this list may be incomplete)

## #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 led the crowd in the pledge of allegiance.

## #4. Approval of Minutes of Previous Meeting

Charles requested item agendas 4 and 5 be switched.

No corrections noted.

**Rex Jessop moved to approve the minutes of the August 15, 2019 meeting.**

**Tracy Barlow seconded. Roll call vote:**

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

Motion carried.

## #5. Public Comment

Charles went over the public comment and public hearing procedures.

## #6. Public Hearing

**Brigham Holm moved to open the Public Hearing on the Rezone of HD-SCHR-1-10 (785 N. Homestead St.), Rezone of HD-SCHR-3-35, Rezone of HD-SCHR-3-40 (865 N. Elm St. &**

**860 N. Maple St.), Rezone of HD-SCHR-3-5 (925 N. Elm St.) Jenn Kesselring seconded.  
Roll call vote:**

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

Wendell Nielson expressed some concerns on the chicken coop type motels across the street and wants the city to have a higher-class residential home zone.

**Derick Holm moved to close the Public Hearing.  
Jenn Kesselring seconded. Roll call vote:**

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

Motion carried.

**#7. Consider Rezone Applications on the Following Lots:**

**i: HD-SCHR-1-10 (785 N. Homestead St.)**

Kyle presented the staff summary on the rezone application. The applicant is requesting a rezone from RA-1 to RA.5. It is a good location for a lot split as utilities will be easy to access with possible exception of sewer. Charles expressed his concern with the overall access on and off Utah avenue. Charles reviewed the rezone requirements with the commission and public. After discussion on the rezone requirements and utility concerns.

**Brigham Holm moved to recommend the City Council to approve the zoning map amendment requested by Jayson and Daisy Cooke based on the findings set forth in the staff report. Derek Holm seconded. Roll call vote:**

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

Motion carried.

**ii: HD-SCHR-3-35 & HD-SCHR-3-40 (865 N. Elm St. & 860 N. Maple St.)**

Kyle presented the staff summary on the rezone application. The applicant is requesting a rezone from RA-1 to RA.5 for the purpose to merge the back-half acre onto existing south lots. The intention of this application will be to create a green space. Chloe Davis gave a brief history of the properties and the vision of the property owners. After discussion on the on the application and the water run off and land lock property concerns, animal concerns and the expansion of the motel properties.

**Tracy Barlow moved to recommend the City Council to approve the zoning map amendment requested by Chloe Davis based on the findings set forth in the staff report. Derek Holm seconded. Roll call vote:**

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

Motion carried.

**iii: HD-SCHR-3-5 (925 N. Elm St.)**

Kyle presented the staff summary on the rezone application. The applicant is requesting a rezone from RA-1 to RA.5. The lot is a corner lot and is a good location for a lot split. Utilities would need to be provided to both lots and a deed restriction placed on the lot stating that no utilities have been stubbed into the lot. Applicant Paul Barlow asked if he would have to put the main lines in. Charles explained that this is just a recommendation to the city council to rezone the properties, if the city approves the rezone the next step is to meet with Kyle on the utilities.

**Rex Jessop moved to recommend the City Council to approve the zoning map amendment requested by Paul Barlow based on the findings set forth in the staff report. Brigham Holm seconded. Roll call vote:**

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

Motion carried.

## **#8. Update on Master Plan**

Kyle updated the commission on the General Plan funding costs and potential funding sources including grants and matching funds from the city.

## **#9. Adjournment**

With no other business, meeting adjourned at 8:12 pm.

DRAFT