

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday August 6, 2018

## Present:

**Commissioners: Randy Barlow, Jennifer Kesselring, Nephi Allred, Brigham Holm, Charles Hammon**

**Staff: Vincen Barlow, Andrew Barlow, Harrison Johnson, Christian Kesselring, John Barlow, Mariah La Corti**

**Public: Lee Barlow, Kyle Layton (this list may be incomplete)**

**Court Monitor: Roger Carter**

## #1 Call to Order

Nephi Allred called the meeting to order at 7:04 p.m.

## #2. Roll Call

Vincen called roll. Quorum present.

## #3. Pledge of Allegiance

Vincen led the crowd in the pledge of allegiance.

## #4. Approval of Minutes of Prior Meeting

No corrections were noted.

**Charles Hammon moved to approve the minutes of the 7/2/2018 meeting.**

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

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

## #5. Public Comment

Harrison Johnson introduced himself. He was just hired as the Utility Business Manager. He wanted to make himself known and let the council know that he is available for any questions or concerns.

## #6. Informational Summaries

John Barlow presented. He reiterated that there is a current void in the administration of this department. He proposed three solutions to this issue. #1. Hire a full-time administrator #2. Pay a contractor or #3. Commissioner Hammon volunteered his firm to work with the city, with the

goal of having base land use ordinances in place within a month or two. Option #3 would save the city money and give them time to find an administrator, and John strongly recommended it. Charles explained that one of his concerns is not being able to do his job on the commission properly and it is difficult to vote on things that do not have rules in place. His intent is to boost the first step of the process and get a document that can be worked with and refined. Charles expressed his hope that the town members be involved in the planning.

A date and time for the work sessions, which council members are invited to attend, to create this document was discussed. Meetings will be held on Friday the 10<sup>th</sup>, 17<sup>th</sup> and 31<sup>st</sup> starting at 1:00 p.m. location to be determined. These will be public meetings and will be posted appropriately. The commission had requested a specific list of things required of them, and this was provided. The current land use application that we have is not good because it does not relate to the Hildale City Ordinances, it needs to be refined. He discussed an application submitted by Lorin Zitting and walked the council through it in detail. There was discussion on grading permits specifically. John outlined a few specifics that Mr. Zitting must comply with. He also pointed out a few concerns that were resolved. Commissioner Allred asked John to express his appreciation for Mr. Zitting's desire to be in compliance and work with the City and to thank him for his patience. There is another land use application that Staff has not had time to research, it will be presented at the next meeting. There was brief discussion on the development ordinance, Chapter 156 of the Hildale City Code, and on development agreements. Development agreements are the crutch that the cities have been leaning on in the absence of ordinances. The purpose of development standards are to make sure that infrastructure is in getting put in place i.e. pavement, sidewalks, street lights. The city does not have the funds to do this type of development.

**#7. Consideration and Possible Action on Land Use Applications**

After discussion, it was determined that administration can handle item #'s 7 and 8, the commission does not need to consider them as action items. Charles suggested being very careful about the decisions made on these matters.

**#8. Consideration and Possible Action on Grading Permits**

See notes above.

**#9. Consideration and Possible Action on Scheduling Zoning Draft Meeting**

This was touched on earlier in the meeting. All Commissioners expressed their desire to be present at these meetings; therefore they will have to be open meetings. Roger Carter pointed out that he is required to be allowed 30 days to review the codes, which can happen by being directly involved in the process.

**Randy Barlow moved to schedule a work session on the 10<sup>th</sup>, 17<sup>th</sup> and 31<sup>st</sup> of August starting at 1:00 p.m., to discuss development standards, subdivision ordinances, land use ordinances and possible revisions to the general plan.**

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

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		

Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

**#10. Adjournment**

Commissioner Allred reminded the commissioners that the next meeting will be held Tuesday September 4, 2018 because of Labor Day.

Meeting adjourned at 8:00 p.m.

Minutes were approved at the meeting on February 18, 2019.



Vincen Barlow, Hildale City