

Hildale City Planning Commission Special Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, September 17, 2020, 6:30 pm

Present:

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

City Recorder: Athena Cawley

Staff: Christian Kesselring, John Barlow

Public: No public attendance

Court Monitor: Roger Carter

#1. Call to Order

Nathan Fischer stood in as Chairman due to Brigham Holm's absence.
Meeting called to order at 6:35 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Charles led the crowd in the pledge of allegiance.

#4. Public Comment: None

#5. Discussion and Possible Action on Approving Meeting Minutes

Tabled for the next meeting.

#6. Staff Reports

A. Summary of incomplete meeting

John gave a summary of the applications in process. He stated that there are two lot split applications that are incomplete and one of the things holding them up is Joint Utility Committee approval. He is hoping to get a process that will help these applications move more quickly.

B. Summary of Pending or Approved Administrative Applications

John stated that there are two site reviews which are on the agenda for this meeting, but they have not been administratively reviewed.

C. General Plan Update 2020

John gave an update of the general plan. Hildale City did a Request for Proposal for a contractor and two firms submitted one. The City Council approved Rural Planning Group to do the contracting Engineering service for the general plan update. The review process involved a grading criteria rubric completed by an assigned evaluation committee. The members chosen for the committee were Chairman Holm, Councilmember Layton, and Councilmember Nicol. John mentioned that there will be a

kickoff meeting scheduled for administration to plan on how the contracting work will be completed. Then Rural Planning Group will present the plan to the Planning Commission and City Council.

D. Ordinance 2020-009 Establishing Land Use Regulation Regarding Site Review for Lots with Allowed Non-Conforming Status

John touched on the logistics of the revision to the ordinance and stated that it was approved by the City Council, so it is now in effect.

E. Update on Street Vacation Near Canyon Street

John wanted to make the Planning Commission aware that City Council approved to vacate the street which is the alleyway that comes off Hildale Street and connects to Utah Ave. on the south side.

#7. Public Hearing

Charles Hammon moved to go into a public hearing for Rezone Application HD-SHCR-6-1 from Neighborhood Commercial to Residential Agricultural Half Acre (RA-.05) for North Part of Lot.

Jenn Kesselring seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Tracy Barlow	X		
Jenn Kesselring	X		

Motion carried.

No public present for public comment.

Charles Hammon moved to close the public hearing for Rezone Application HD-SHCR-6-1 from Neighborhood Commercial to Residential Agricultural Half Acre (RA-.05) for North Part of Lot

Tracy Barlow seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Tracy Barlow	X		
Jenn Kesselring	X		

Motion carried.

#8. New Commission Business

A. Rezone Application for HD-SHCR-6-1 from Neighborhood Commercial (NC) to Residential Agricultural Half Acre (RA-.05) for North Part of Lot.

John presented the rezone application located at 385 West Utah Avenue. He showed the map of the area and spoke of the current zone being neighborhood commercial. The applicant has proposed for the north half of the lot to be used for residential agricultural and the other half for neighborhood commercial use. The applicant plans to do a single-family resident home on the north side of the lot and in between do hotel like cabins (overnight rentals by his dad's house which is already used for Airbnb and resident family home). This is a legislative decision not administrative and if taken forward will be recommended for approval of the City Council. John spoke on what considerations and legalities that need to match up with the general plan and the recommendations to move forward.

After extensive review and discussion between the Commissioners then this item was tabled to next week with the consensus of giving the applicant the opportunity to be present to discuss their case better. The Commission were all in agreement that they would not approve this application forward at this time, because of their concern of having the lot be residential on the north side of the lot and commercial sandwiched in between neighboring lots. The recommendation by the Commission moving forward was to have John discuss with the applicant the concerns brought up and give the applicant a chance to attend the next meeting.

John asked the Commission if items B, C, & D could be tabled for a meeting next Wednesday, September 23, at 6:30 pm. The Commission agreed.

B. Site Plan Review for HD-SHCR-1115; 1156 North Canyon Street, Hildale Utah 84784

Tabled for Sept. 23.

C. Site Plan Review for HD-HDIP-37

Tabled for Sept. 23.

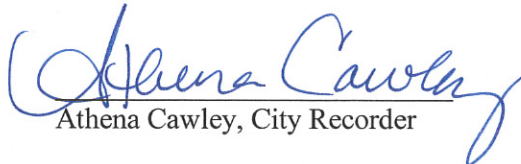
D. Site Plan Review for HD-HDIP-21

Tabled for Sept.23.

#9. Adjournment

With no other business, meeting adjourned at 7:22 pm.

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


Athena Cawley, City Recorder

