



Hildale City Planning Commission

Thursday, September 21, 2023 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Second Chair Wall called meeting to order at 6:04pm

Roll Call of Commission Attendees:

PRESENT

Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Nathan Fischer
Commissioner Lawrence Stubbs
Commissioner Derick Holm

ABSENT

Chair Charles Hammon
Commissioner Tracy Barlow

Pledge of Allegiance:

Commissioner Wall lead the pledge of allegiance.

Conflict of Interest Disclosures:

No conflicts

Public Comments:

No Public Comments

Public Hearing:

1. The Commission will receive public comments during a Public Hearing concerning a request to rezone Parcel HD-SHCR-9-31, commonly addressed as 380 East Utah Ave., Hildale, Utah from Residential 1-10 (RA-1-10) to Residential Multiple Family (RM-1);
and a request to rezone Parcel HD-SHCR-6-3, commonly addressed as 785 N. Lauritzen, Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential Agriculture 0.5 (RA-0.5);
and a request to rezone Parcel HD-SHCR-2-35, commonly addressed as 880 W. Uzona Ave., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential 1-8 (R-1-8); and
a request to rezone Parcel HD-HDIP-36, commonly addressed as 740 N Pinion, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8);
and a request to rezone Parcel HD-0-3-32-310 & HD-184, to be addressed commonly as the area of 1700 W. State St., Hildale, Utah from Agriculture 20 (A-20) to Residential 1-8 (R-1-8).

No decisions will be made during the Public Hearing.

Upon conclusion of the Public Hearing, the Commission will return to their regular meeting and this item will be heard in the order in which it is addressed on the meeting agenda.

Chair Wall Opened Public Hearing at 6:08pm.

No Public Comments

Chair Wall Closed Public Hearing at 6:08pm.

Unfinished Commission Business:

2. Zoning Administrator comments concerning staff changes.

Eric mentioned that Harrison resigned and recognized his hard work and discussed staff changes.

New Commission Business:

3. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-SHCR-9-31, commonly addressed as 380 East Utah Ave., Hildale, Utah from Residential 1-10 (RA-1-10) to Residential Multiple Family (RM-1).

Eric discussed application and applicant.

Jeff Barlow spoke and explained why they want to re-zone to multi-family. Commissioner Jessop asked about parking and Mr. Barlow explained what they plan to do to manage parking.

Commissioner Stubbs asked about project completion date. Mr. Barlow expects final permit within 2 weeks.

Motion made by Commissioner Jessop to approve rezone Parcel HD-SHCR-9-31, commonly addressed as 380 East Utah Ave., Hildale, Utah from Residential 1-10 (RA-1-10) to Residential Multiple Family (RM-1)., Seconded by Commissioner Stubbs.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm

Motion Carries

4. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-SHCR-2-35, commonly addressed as 880 W. Uzona, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8).

Eric discussed application and applicant.

The applicant Thomas Timpson answered questions from the Commissioners.

Vice Chair Wall asked about utility department concerns. Mr. Timpson confirmed he had not spoken with the Utility Department yet.

The Commissioners discussed the different concerns of a lot split.

Motion made by Commissioner Stubbs to approve rezone Parcel HD-SHCR-2-35, commonly addressed as 880 W. Uzona, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8). Seconded by Vice Chair Wall.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm

Motion Carries.

5. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-SHCR-6-3, commonly addressed as 785 N. Lauritzen, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential Agriculture -0.5 (RA-0.5).

Vice Chair Wall stated this matter has been taken care of.

6. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-0-3-32-310 & HD-184, located approximately in the area of 1700 W State St., Hildale, Utah from Agriculture 20 (A-20) to Residential 1-8 (R-1-8).

Eric presented an application. This is the annexation to the west of the city.

Allen Feller presented to the Commissioners and answered questions. He wishes it would be passed as long as they find a source of water.

Commissioner Stubbs asked about water and had a discussion.

Eric read an email from Chair Hammon into the record voicing his favoritism towards this rezone.

Motion made by Vice Chair Wall to recommend rezone Parcel HD-0-3-32-310 & HD-184, located approximately in the area of 1700 W State St., Hildale, Utah from Agriculture 20 (A-20) to Residential 1-8 (R-1-8) on condition that applicant brings water they have discussed. Seconded by Commissioner Holm.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm

Motion Carried

7. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-HDIP-36, commonly addressed as 740 N Pinion, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8).

Consideration for Item 7 will be postponed for a later time. Item Tabled

Commissioners Comments:

Commissioners' comments of issues not previously discussed in the meeting.

No comments

Executive Session: As needed

Adjournment: Presiding Officer

Meeting Adjourned at 6:40pm

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.

Minutes were approved at the Planning Commission Meeting on _____.

Sirrene Barlow, City Recorder