



## Hildale City Planning Commission

Thursday, August 19, 2021 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

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### Minutes

#### Call to Order:

Chairman Holm

#### Roll Call:

City Recorder Cawley gave roll call.

#### PRESENT

Chair Brigham Holm  
Commissioner Rex Jessop  
Commissioner Charles Hammon  
Commissioner Derick Holm  
Commissioner Jennifer Kesselring  
Commissioner Tracy Barlow

#### ABSENT

Commissioner Nathan Fischer

#### Pledge of Allegiance:

Chairman Holm led the pledge of allegiance.

#### Public Comment:

No Public Comments

#### Commissioner Comment:

No Comments

#### Approval of Minutes:

1. July 22, 2021 Meeting Minutes

Commissioners discussed meeting minutes.

**Motion made by Commissioner Hammon, to approve Meeting Minutes for July 22, 2021. Seconded by Commissioner Jessop.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Kesselring, Commissioner Barlow

## **ACTION ITEMS**

- 2. Public hearing, discussion, and possible recommendation on adoption of a zoning map amendment to re-zone Lot HD-SHCR-8-9-B, 345 East Utah Avenue, from Residential Agricultural .5 (RA-.5) to Multi-Family Residential 1 (RM-1).**

City Attorney Christian Kesselring explained the new agenda format and that a role call vote is not needed by state statute to open a public hearing. Hearings can be opened and closed by the chair. He presented the rezone application for 345 East Utah Avenue.

Chairman Brigham Holm opened the public hearing.

Jeremy & Adriana Frehner gave a public comment about their intention to build a duplex and they would not be doing a lot split. They expressed an interest in putting in curb and gutter when the project happens.

Commissioner Hammon explained that a site plan is required for multifamily homes.

**Motion made by Commissioner Kesselring, recommend that the City Council approve zoning map amendment requested for Lot HD-SHCR-8-9-B, commonly addressed as 345 East Utah Avenue, based on the findings set forth in the staff report. Seconded by Commissioner Hammon.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Kesselring, Commissioner Barlow

Public Hearing was closed, and Chairman Brigham Holm continued to the next item.

- 3. Discussion and possible approval of conditional use permit for oversized accessory building at 765 N Willow Street, Hildale, Utah.**

City Attorney Christian Kesselring gave a brief explanation of the city code in reference to conditional use permits. He presented the applicants proposed conditional use is for a temporary canvas tent for the storage purposes that is 2,550 square feet.

No Public Comment

Commissioners discussed the color and height of the structure fitting in with the residential surrounding areas. Chairman Brigham Holm entertained a motion.

**Motion made by Commissioner Barlow, to approve conditional use permit allowing a 2,550 square foot tent for storage purposes as presented for lot HD-SHCR-1-3 based on the findings set forth in the staff report and for the following additional reasons. Seconded by Commissioner Holm.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Kesselring, Commissioner Barlow

- 4. Public hearing, discussion, and possible recommendation on adoption of Hildale City General Plan.**

Ryan Robinson with Rural Community Consultants presented the draft of the General Plan. There were more comments added from previous City Manager, John Barlow, which referenced community context, vision and housing goals, and limited use of conditional permits.

City Attorney Christian Kesselring gave an example of how mitigation can have impacts to the community and the surrounding areas.

There was discussion from the commission that referenced a few changes. Ryan recommended that they send it forward to the City Council with the proposed changes.

**Chairman Brigham Holm opened the public hearing for the General Plan.**

No Public comments

**Motion made by Commissioner Hammon, to recommend the City Council adopt the Hildale City General Plan with revisions of tonight. Seconded by Commissioner Kesselring.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Kesselring, Commissioner Barlow

Public Hearing was closed, and Chairman Brigham Holm continued to the next item.

**5. Consideration, discussion, and possible approval of a site plan for Parcel HD-HDIP-21, commonly addressed as 1385 W Field Avenue, Hildale, Utah for the establishment of a storage facility.**

Commissioner Rex Jessop disclosed conflict of interest for this item.

City Attorney Christian Kesselring presented and gave a recap of the application site plan for 1385 W Field Avenue that was presented from last meeting. There was concern from the commission that there needed to be an adjustment for the site plan to account for the Garkane right away to the south side of the lot. A revised plan was presented to include the structure being moved up 15 feet to clear the easement from the power poles, and with these changes the plan meets the standards of the code.

Rex Jessop addressed the public and explained the purpose of the building is for storage and an incubator business for startup companies.

**Motion made by Commissioner Hammon, to approve site plan for Parcel HD-HDIP-21, commonly addressed as 1385 W Field Avenue, Hildale, Utah for the establishment of a storage facility. Seconded by Commissioner Barlow.**

Voting Yea: Chair Holm, Commissioner Hammon, Commissioner Holm, Commissioner Kesselring, Commissioner Barlow

Voting Abstaining: Commissioner Jessop

**6. Public hearing, discussion, and possible recommendation on adoption of a text amendment to Section 152-7-4 of the Hildale Land Use Ordinance to update the notice requirements for general plan and ordinance adoptions and amendments.**

City Attorney Christian Kesselring previewed with the Planning Commission the amendments in consideration for the Land Use Ordinance referencing Sec 152-7-4. He explained striking out the requirement to publish in the newspaper and adding the requirement to add on the Utah Public website. Also, to include the word Public Hearing instead of Public Meeting.

**Chairman opened the public hearing.**

No public comment

**Motion made by Commissioner Hammon, to recommend the City Council adoption of a text amendment to Section 152-7-4 of the Hildale Land Use Ordinance to update the notice requirements for general plan and ordinance adoptions and amendments. Seconded by Commissioner Jessop.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Kesselring, Commissioner Barlow

Public Hearing was closed, and Chairman Brigham Holm continued to the next item.

**7. Public hearing, discussion, and possible recommendation on adoption of a text amendment to Section 156-08 of the Hildale Development Standards Ordinance to re-adopt the APWA design standards.**

City Attorney Christian Kesselring explained the need to clarify our development standards given by the American Public Works Association. These standard specifications for infrastructure projects apply to all construction under our development standards.

Chairman Holm opened the public hearing  
No public comment

**Motion made by Commissioner Hammon, to recommend the City Council adoption of a text amendment to Section 156-08 of the Hildale Development Standards Ordinance to re-adopt the APWA design standards. Seconded by Commissioner Kesselring.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Kesselring, Commissioner Barlow

Public Hearing was closed, and Chairman Brigham Holm continued to the next item.

**8. Public hearing, discussion, and possible recommendation on adoption of a text amendment to Chapter 52 of the Hildale Land Use Ordinance and related sections regarding standards applicable to Camping Hosting Facilities.**

City Attorney Christian Kesselring presented the need for change regarding the Hildale Land Use Ordinance related to sections regarding standards applicable to Camping Hosting Facilities. This change includes sight plan approval, and new development standards to become legally compliant. The goal is not to put anyone out of business, but to give them a clear channel in which to guide them to become legal and legitimate.

Eric explained that potential owners and operators have recently expressed interest to know the standards for Camping Hosting Facilities. There was an extensive discussion with the planning commission concerning health and safety compliance.

Chairman Holm opened the public hearing  
No public comment

Derick Holm excused himself from the meeting at 8:57pm

**Motion made by Commissioner Hammon, to recommend the City Council adoption of a text amendment to Chapter 52 of the Hildale Land Use Ordinance and related sections regarding standards applicable to Camping Hosting Facilities with changes made today. Seconded by Commissioner Jessop.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Kesselring, Commissioner Barlow

Public Hearing was closed, and Chairman Brigham Holm continued to the next item.

**9. Public hearing, discussion, and possible recommendation on adoption of a text amendment to Sections 152-3-4 and 152-39-3 of the Hildale Land Use Ordinance to update definitions of words and phrases consistent with recent legislation.**

City Attorney Christian Kesselring presented the suggested text amendment changes to Section 152-3-4 and 152-39-3 of Hildale City Land Use Ordinance. Updates to include, adjacent property owners are required to notify their neighbors of rezoning. These changes in the code include defining fencing and height requirements, also terms defining camping and living facility. Some discriminative wording towards women has been removed from the code.

Chairman Holm opened the public hearing  
No public comment

**Motion made by Commissioner Hammon, to recommend the City Council adoption of a text amendment to Sections 152-3-4 and 152-39-3 of the Hildale Land Use Ordinance to update definitions of words and phrases consistent with recent legislation. Seconded by Commissioner Barlow.**

Voting Yea: Chair Holm, Commissioner Jessop, Commissioner Hammon, Commissioner Kesselring, Commissioner Barlow

Public Hearing was closed, and Chairman Brigham Holm continued to the next item.

**10. Discussion and possible action on selection of Board Chair and other officers. (Meeting Chair)**

Chairman Holm is going on 2 years as meeting chair, and this is to be annual appointment.

City Attorney Christian Kesselring explained that it is term of one year and the new Chairperson is to appoint an alternant Chairperson with the advice of the Planning Commission.

Item was tabled for next meeting, to allow all members to be present.

**NEW COMMISSION BUSINESS**

**11. Discussion and possible direction to staff on minimum number of lots for small subdivisions and subdivision enforcement practices.**

Item was tabled

**Adjournment: Chairman Holm**

Adjourned at 9:28 pm

Minutes were approved at Planning Commission Meeting on\_\_\_\_\_.

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Athena, City Recorder