



# Hildale City Planning Commission

Thursday, April 27, 2023 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Welcome, Introduction and Preliminary Matters:

Vice Chair Wall called meeting to order at 6:18pm

### Roll Call of Commission Attendees:

#### PRESENT

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

#### ABSENT

Chair Charles Hammon  
Commissioner Rex Jessop  
Commissioner Tracy Barlow

### Pledge of Allegiance:

The pledge was led by Vice Chair Wall.

### Conflict of Interest Disclosures:

No conflict currently.

### Public Comments:

No public comments.

### Reports:

### Public Hearing:

#### 1. Public Hearing on Proposal to amend Hildale City General Plan Future Land Use Map

Vice Chair opened public Hearing at 6:20pm

No public comments.

Closed public hearing at 6:20pm

**2. Public Hearing on a proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay**

Public Hearing open at 6:21pm

No comment

Public Hearing closed at 6:21pm

**3. Public Hearing on an application for Re-zone parcel HD-SHCR-9-26, commonly addressed as 450 E Utah from the current zone designation of Residential Single-Family (R1-10) zone to Residential Multi-family-3 (RM-3)**

Public Hearing open at 6:23pm

No comments

Public Hearing closed at 6:23pm

**Unfinished Commission Business:**

**4. Proposal to Amend Hildale City General Plan Future Land Use Map**

Harrison Johnson presented to the Commissioners the Hildale Future Land Use Map. Commissioner discussed in great length ideas and recommendations. Commissioner are encouraged for the growth of Hildale and the community.

**5. Proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay**

Commissioners' recommendation to present this proposal to Council.

**New Commission Business:**

**6. Presentation and Discussion on Transferable Development Rights**

Harrison Johnson presented to Council options to regulate and control the short-term rentals.

Commissions discussed in length what the presentation for the ideas presented.

**7. Re-zone parcel HD-SHCR-9-26, commonly addressed as 450 E Utah from the current zone designation of Residential Single-Family (R1-10) zone to Residential Multi-family-3 (RM-3)**

Harrison Johnson presented to Commissioners a zone changes to the highest zoning density. Applicant Rachael Cawley is present.

Commissioner Fischer made applicant aware of water and sewer lines in the area.

Commissioners discussed in detail the pros and cons of the applicants plan for this lot. Applicant is looking to bring New Urbanism ideas to the area. The applicant sees this as the need for her generation's future.

Motion made by Vice Chair Wall to recommend approval to council Re-zone parcel HD-SHCR-9-26, commonly addressed as 450 E Utah from the current zone designation of Residential Single-Family (R1-10) zone to Residential Multi-family-3 (RM-3) Seconded by Commissioner Fischer.

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

Voting Nay: Commissioner Holm

Motion Carries

**Commissioners Comments:**

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

**Executive Session:**

**Adjournment:** Presiding Officer

Vice Chair Wall adjourned meeting at 6:51pm

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

Pending For Approval