



Hildale City Planning Commission

Thursday, February 16, 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 6:06pm.

Roll Call of Commission Attendees:

PRESENT

Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Tracy Barlow
Commissioner Derick Holm

ABSENT

Chair Charles Hammon
Commissioner Nathan Fischer
Commissioner Lawrence Stubbs

Staff

Harrison Johnson, Sirrene Barlow

Pledge of Allegiance:

Vice Chair Wall lead the Pledge of Allegiance.

Conflict of Interest Disclosures:

No Conflict of Interest.

Approval of Minutes of Previous Meetings:

1. Consideration, discussion, and approval of meeting minutes for January 19, 2023. Commissioners reviewed minutes.

Motion made by Commissioner Jessop to approve minutes for January 19, 2023, Seconded by Commissioner Holm.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

Public Comments:

Allen Zitting apricates the Commissioners for everything they do.

Reports:

Public Hearing:

2. The Commission will receive public comment concerning the following items:

- o 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
- o Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone
- o Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)

- o Re-zone parcel HD-SHCR-8-15, commonly addressed as 760 N Hildale St., from the current zone designation of Neighborhood Commercial (NC) zone to Recreational Resort (RR)
- o Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)
- o Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)
- o Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)

Vice Chair Wall Opened Public 6:12 pm.

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

Vice Chair Wall Closed 6:13pm.

Vice Chair Wall Opened 6:14pm.

Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone

Vice Chair Wall Closed 6:14pm.

Vice Chair Wall Open 6:14pm.

Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)

Chris Burg commented on clarification when it comes to zoning.

Vice Chair Wall Closed 6:15

open 6:15

Re-zone parcel HD-SHCR-8-15, commonly addressed as 760 N Hildale St., from the current zone designation of Neighborhood Commercial (NC) zone to Recreational Resort (RR)

Close 6:16pm

Open 6:16pm

Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)

Rachel Cawley would like to acknowledge herself and Close 6:17

Open 6:17

Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)

Chris Burg would like to know what is the plan for this property.

Harrison Johson explained the

Close 6:20 pm

Open 6:21pm

Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)

Terrill Johnson has concerns with utilities with this rezoning. He feels this should not be approved due to the water pressure in this area of town. He voiced concern that this lot is out of code.

Close 6:27pm

3. - The Commission will receive public comment concerning the following items:

Unfinished Commission Business:

New Commission Business:

4. Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)

Harrison Johnson presented to the Commissioners the application and the concerns for utilities. This is not a concern during a rezoning.

Chairman Hammon email a comment, wondering if they are serviced with septic system to help with the utility concern.

Applicant Arvin Black presented to Commissioners his goal to split the lot to allow his daughters to each have a piece of land.

Vice Wall allowed Terrill Johnson to approach and clarify if his questions have been answered. Terrill feels this should not be approved until there is further investigation in concerns of utilities.

Motion made by Commissioner Holm to allow Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential-1 (R-1) zone to Residential-.5 (R-.5), Seconded by Commissioner Jessop.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

5. Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)

Harrison Johnson presented the application to Commissioners.

Chairman Hammon concerned about curb and gutter and utilities. Uzona Ave is a main street and would recommend not congesting it with entrances.

Ross Chatwin is the agent for the applicant. He wanted to clarify the actual address. Clarifying it will be a single family. Lots split into 3 lots.

Ross Chatwin clarified there was sewer going both directions.

Motion made by Commissioner Jessop to approve Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8), Seconded by Commissioner Barlow.
Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

6. Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)

Harrison Johnson presented to Commissioners the application and the staff does recommend this application.

Chair Hammon emailed in the concerned about the traffic on Utah Ave.

Applicant Richard Darger answered questions and spoke of the plans and steps to get there.

Commissioners discussed concerns and future public safety.

Merrill Darger clarified the access to the property. Merrill is also a part of this process.

Motion made by Vice Chair Wall to recommends Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1), Seconded by Commissioner Holm.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

7. Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)

Harrison Johnson presented to Commissioners the application.

Commissioner Barlow has concerns for the access of driveways coming off a busy street. He showed a possible sketch of a private driveway to access the apartments.

Chair Hammon emailed he is opposed to this application. Concern with the many driveways, suggest resubmitting.

Allen Zitting approached Commissioners to discuss future plans.

Lawarence Barlow approached Commissioners to explain the history of the property and his support of this being a good thing for the community to have affordable housing.

Rachel Cawley will go back to the drawing board and hopefully bring a high-density housing for people to afford. She asked if they removed 3 of the lots would it be more suitable? They will be require to bring water lines down the road.

Applicant would like to redact the application.

8. Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone

Harrison Johnson presented the application to the Commissioners. He explained the requirements for a recreation Resort Zoning.

Chair Hammon emailed commented he opposes this application.

Applicant Thomas Timpson addressed the Commissioners the reasoning behind this request.

Commissioners had a lengthy conversation to with the applicant.

Motion made by Commissioner Jessop to recommend to denial this application amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone, with request for more input by governing body, Seconded by Commissioner Holm.
Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries

9. 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

Harrison Johnson presented to Commissioners. Staff is looking for recommendation on how to view this.

Commissions would like to table this at this time and would like to request a work session.

Commissioners Comments:

No comments.

Executive Session: As needed.

Adjournment:

Vice Chair Wall adjourned meeting at 8:36pm.

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 J. Barlow, City Recorder