



Hildale City Planning Commission

Thursday, February 15, 2024 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Roll Call of Commission Attendees:

PRESENT

Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Tracy Barlow
Commissioner Lawrence Stubbs
Commissioner Thirkle Nielsen
Commissioner Jeromy Williams

ABSENT

Chair Charles Hammon

Staff: Eric Duthie, Sirrene Barlow, Sammie Cawley, Roger Carter.

Pledge of Allegiance:

Pledge lead by Vice Chair Wall.

Conflict of Interest Disclosures

No conflict at this time.

Approval of Minutes of Previous Meetings:

1. **Consideration, discussion, and possible approval of the minutes of the December 21, 2023, Planning and Zoning meeting.**

Commissioners reviewed the minutes.

Motion made by Vice Chair Wall to approve minutes of the December 21, 2023, Planning and Zoning meeting., Seconded by Commissioner Stubbs.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Stubbs, Commissioner Nielsen, Commissioner Williams

Motion Carries.

Public Comments:

Jared Nicole spoke on the upcoming zone change and voiced his disagreement with this.

Reports:

2. **Introduction and Orientation of new Commissioners.**

The Commissioners welcomed the new Commissioners, Thirkle Nielsen and Jeromy Williams.

Public Hearing:

3. **This hearing is an opportunity for the public to be heard concerning a request to re-zone Parcel HD-SHCR-3-10 & 3-41, commonly addressed as 985 N. Juniper St., Hildale, Utah from Residential Agricultural 1 (RA-1) to Planned Recreational Resort (RR).**

Vice Chair Wall made a motion to open the Public Hearing at 6:15pm, Second by Commissioner Jessop.

City Manager Duthie gave an overview of the agenda item.

City Manager Duthie read into the meeting emails that were received regarding this item.

From: Dan Lane <danlane828@gmail.com>
Sent: Tuesday, February 13, 2024 6:55 PM
To: City Manager <manager@hildalecity.com>
Subject: The planning and zoning board

My name is Dan Lane. I live across the street from the property you want to rezone. I would like to see it remain residential and not recreational resort. Me and my family live here. I don't think I want "resort" traffic around my children and grandchildren. Please keep it residential for the people who live here.

thank you Dan Lane

From: Marylou Lane <maryloulane77@gmail.com>
Sent: Tuesday, February 13, 2024 6:20 PM
To: City Manager <manager@hildalecity.com>
Subject: Re-Zoning request HD-SHCR-3-10 & 3-41

For the meeting on February 15, 2024 @ 6:00pm.

Hello, My name is Marylou Lane

My home borders the proposed zoning change.

I am asking to keep this area a residential agricultural zone, with little impact on the surroundings and municipal services.

I feel like the dream that Mr Barlow has is amazing. But I do not feel like this is the right location. There are other areas that are by far, more well suited for this kind of zoning.

Please preserve the character of our city's semi rural area. Please keep this a family area. This is my heritage. I want to see my children raising their children here.

Our City's logo is "Welcome Home". Please listen to the residents, the people that actually live here. This is my sanctuary.

Please keep the "**Welcome**" to my home, and my hometown.

Say **no** to the zone change.

Thank you for your time and efforts to build our community.

Jared Nicole-lives in this neighborhood. He brought up the concerns he compared to the City code. He would strongly oppose this.

Vice Chair wall made a motion to close the Public Hearing at 6:29pm, second by Commissioner Nielsen. All in Favor.

- 4. This hearing is an opportunity for the public to be heard concerning a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential Multiple Family (RM-1).**

Vice Chair Wall made a motion to open the Public Hearing at 6:30pm, Second by Commissioner Jessop. All in Favor.

John Barlow would encourage this change.

Vice Chair wall made a motion to close the Public Hearing at 6:32pm, second by Commissioner Williams. All in Favor.

Unfinished Commission Business:

New Commission Business:

- 5. Consideration, discussion, and possible recommendation to Hildale City Council concerning a proposed change to Land Use Ordinance 152-26-3 Minimum Acreage, lowering the minimum acreage for Planned Recreational Resort Zone from "at least five (5) acres" to at least two (2) acres.**

John Barlow presented this application to the Commissioners. He gave a brief description of the goal.

Commissioners discussed in detail the goal and growth of the community.

After a lengthy discussion the Commissioners have agreed to Table this Item until a Public Hearing could be done.

Tabled

- 6. Consideration, discussion, and possible recommendation to the Hildale City Council to approve a request to re-zone Parcel HD-SHCR-3-10 & 3-41, commonly addressed as 985 N. Juniper St., Hildale, Utah from Residential Agricultural 1 (RA-1) to Planned Recreational Resort (RR).**

City Manager Duthie presented to the Commissioners the details of this application.

Being the land ordinance is not in compliance this will not be able to be voted on at this time.

Roger Carter addressed the Commissioners and gave recommendation on not voting until the text amendment is processed on way or another.

Vice Chair Wall made a motion to table for 60 days. All in Favor.

7. **Consideration, discussion, and possible recommendation to the Hildale City Council to approve a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential Multiple Family (RM-1).**

City Manager Duthie presented the application request to the Commissioners.

Commissioners talked in great details.

Motion made by Commissioner Jessop to recommend Hildale City Council to approve a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential Multiple Family (RM-1), Seconded by Vice Chair Wall.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Stubbs, Commissioner Nielsen, Commissioner Williams

Motion Carries.

Commissioners Comments:

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment:

Vice Chair adjourned meeting at 8:03pm.

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