



Hildale City Planning Commission

Thursday, February 17, 2022 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

Meeting called to order by Vice-Chairman Fischer at 6:00pm.

Roll Call of Commission Attendees: City Recorder

Roll call taken by Deputy Recorder Barlow.

PRESENT

Commissioner Charles Hammon
Commissioner Derick Holm
Commissioner Nathan Fischer
Commissioner Tracy Barlow Via Zoom
Commissioner Rex Jessop joined via Zoom @ 6:48

Staff

Harrison Johnson, Roger Carter

Pledge of Allegiance: By Invitation of Presiding Officer

Pledge of Allegiance lead by Commissioner Hammon.

Conflict of Interest Disclosures: Commissioners

Commissioner Hammon may have a conflict of interest with Item 4.

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion, and approval of meeting minutes for 10/20/2021

Commissioners reviewed meeting minutes.

Motion made by Commissioner Hammon to approve meeting minutes for 10/20/2021, Seconded by Commissioner Holm. Voting Yea: Commissioner Hammon, Commissioner Holm, Commissioner Fischer, Commissioner Barlow. Absent Commissioner Jessop.

Motion Carries

Public Comments: (3 minutes each - Discretion of Presiding Officer)

No public comments.

Reports:

No Reports

Public Hearing: Notice is hereby given to the members of the Planning Commission and the public, that the Planning Commission will hold a public hearing on Thursday, February 17, 2022 at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784 to receive public comments regarding

- Zone Change for HD-SHCR-1-1 from RA-1 to RM-1

- Zone Change for HD-SCHR-4-12 from RA-1 to R1-10
- Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements
- Zone Change for HD-1-5 from RA-1 to R1-8

Commissioner Fischer open Public Hearing at 6:07pm.

No public comments.

Closed Public Hearing 6:09.

Unfinished Commission Business:

No business.

New Commission Business:

2. Consideration, discussion, and possible recommendation for Land Development Text Amendment current language Sec 152-39-4, to proposed language amending to Sec 152-39-4.

Harrison Johnson presented to Commissioners the text amendment. Including a way to make homes more affordable by allowing up to 4 lot split. Commissioners discussed concerns of the change, including the concern of going from 1-3 to 3-4 for the lot split. Discussion if curb and gutter should be required with a lot split.

Commissioners have great reservation. Roger Carter gave Commissioners some direction in how to go about the concerns to have the wording changed in the text amendment.

Motion made by Commissioner Holm to deny the text amendment wording, Seconded by Commissioner Hammon.

Voting Yea: Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Fischer, Commissioner Barlow

After further discussion Commissioner Barlow recommended to reopen this discussion in order to table this for next meeting.

Chairman Fischer reopened the discussion and allowed voting.

Motion made by Commissioner Barlow to table this item until next meeting. Seconded by Commissioner Hammon. Vote Yea: Commissioner Jessop, Commissioner Hammon, Commissioner Barlow. Vote Nay: Commissioner Holm.

3. Consideration, discussion, and possible recommendation for re-zoning Parcel HD-1-5, commonly addressed as 725 N Willow. Current zoning RA-1 to change to zoning R1-8.

Harrison Johnson presented to Commissioners details of the above rezoning and concern of illegal lot split from previous owners. The current applicants would like to have the lot split legally. Commissioners discussed in detail the need to make lot splits legal.

Motion made by Commissioner Hammon to recommendation for re-zoning Parcel HD-1-5, commonly addressed as 725 N Willow. Current zoning RA-1 to change to zoning R1-8., Seconded by Commissioner Barlow.

Voting Yea: Commissioner Hammon, Commissioner Holm, Commissioner Fischer, Commissioner Barlow. Absent Commissioner Jessop.

Motion Carries

4. Consideration, discussion, and possible recommendation for Zone Change for commonly addressed as 925 N Pinion. Current zone RA-1 changed to RI-10.

Harrison Johnson presented to Commissioners the application for this zoning change. Commissioners discussed concerns and questions for the rezone.

Motion made by Commissioner Hammon to recommendation for Zone Change for commonly addressed as 925 N Pinion. Current zone RA-1 changed to RI-10, Seconded by Commissioner Holm.

Voting Yea: Commissioner Hammon, Commissioner Holm, Commissioner Fischer, Commissioner Barlow. Absent Commissioner Jessop.

Motion Carries

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.
None

Executive Session: As needed

None

Adjournment: Presiding Officer

Vice Chair Fischer adjourned meeting at 7:56 pm

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 _____.

Athena Cawley, City Recorder