



Hildale City Planning Commission

Thursday, May 25, 2023 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Chair Hammon called meeting to order at 6:03pm

Roll Call of Commission Attendees:

PRESENT

Chair Charles Hammon
Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Nathan Fischer
Commissioner Tracy Barlow
Commissioner Derick Holm

ABSENT

Commissioner Lawrence Stubbs

Pledge of Allegiance:

Chair Hammon lead the pledge of allegiance.

Conflict of Interest Disclosures:

No conflict at this time.

Approval of Minutes of Previous Meetings:

1. Possible approval of Meeting minutes for April 27, 2023.

Commissioners reviewed minutes for April 27, 2023.

Motion made by Commissioner Fischer to approve minutes for April 27, 2023, Seconded by Commissioner Holm.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries.

Public Comments:

Jared Nicole would like clarification for the public hearings.

Willie Jessop would like to encourage everyone to love their neighbors as themselves.

Ray Chatwin experienced a commercial zone being placed next to them and would not like that to happen again.

Thomas Steed would like the neighbors view to be considered during a zone change.

Reports:

Public Hearing:

2. **Public Hearing- Petition to Change the Zoning Designation of Property Commonly Addressed as 740 W Uzona Ave from the existing designation of Residential Single-Family-8 (R1-8) to Residential Multi-Family-1 (RM-1)**

Chair Hammon opened Public Hearing at 6:15 pm.

No public comments.

Chair Hammon closed Public Hearing at 6:17 pm.

3. **Public Hearing- Petition to Change the Zoning Designation of Property Commonly Addressed as 980 N Juniper St. from the existing designation of Residential Agricultural-1 (RA-1) to General Commercial (GC)**

Chair Hammon opened public hearing at 6:17pm

Read into the record public comments received by email.

From: Toni Chatwin <rntchat@gmail.com>

Sent: Thursday, May 25, 2023 5:45:09 PM

To: Eric Duthie <EricD@hildalecity.com>

Subject: Commercial Zone on Jessop Ave. and Juniper Street

Attn: Hildale Planing and Zoning, Hildale City Council, Eric Duthie City Manager,

I want to thank you for your efforts in striving to make this community a better place for our families.

It has come to my attention that there has been a request to change a residential lot into a commercial lot on the corner of Jessop Ave. and Juniper street. It's interesting that they want to shut down a road because of traffic but adding more lodging would increase traffic.

After having lived and experienced the impact a commercial tourist destination has on a neighborhood my vote is absolutely no.

We lived in our previous house peacefully for a little over two years with residents for neighbors. When the change was allowed, turning the house next to us into a commercial lodge, it changed the neighborhood.

To find peace we moved our family of 6 to a 2 bedroom 1,200 square foot home. It has been preferable to live in these cramped quarters for nearly two years than next to tourist lodging.

The traffic and lack of privacy won't really affect us like it will other residents this time, but what will effect us is the noise. We are two lots away. I have already previously experienced the effects of tourists every night of tourist season sitting around a campfire hooting, cackling and hollering into the night. It's like light pollution but it's noise pollution. We like to sit in our back yard and look at the stars at night without the light pollution. We also like to sit and listen to the quiet of the evening. With tourist

destinations near its like noise pollution. No more quiet evenings in the back yard. It's not like your neighbor having the occasional bbq in their back yard. It is noise most every night until it gets cold.

Because of my own personal experience, I came to ask you to not allow commercial in our residential areas.

Toni Chatwin

Resident of Hildale, Utah

To whom it may concern,

Lee & Mindy Barlow has an Airbnb business across the street from us in a residential area that I believe does not have a legitimate business license to be up and running.

Lee Barlow has harassed us on several occasions as follows:

December 2022 called the police because our dogs bark in our own yard. Told the police that he insisted on writing us a ticket. Our dog is taught to bark at everyone. He is a good loyal dog that protects our property and assets. It is his job to let us know when someone is coming or going.

Lee Barlow insisted that we change our flood lights because they interfere with his and Mindy's "guests" and the way they see the stars.

Lee Barlow asked us to hoe our weeds and take our fence down "so it would look nicer".

Lee Barlow asked us not to paint our house a crazy color.

Lee & Mindy Barlow's guests have called our dogs over to their property to give them treats, then was upset because our dogs were on their property.

Lee's and Mindy's guests have come up on my property with no trespassing signs asking us where they are going.

We have continued to live our lives and do as we please on our own property and because we do not comply to Lee and Mindy's wants, they have proceeded to call the police because our dog barks... which was our final straw and decided to reach out and see what could be done.

Thank you for your time,

Dan and Marylou Lane

Sariah Hammon

Willie Jessop stated he feels this would not benefit the surrounding areas.

Jessica Chatwin has concern that they will no longer have the quite neighborhood they currently have.

Thomas Steed is concerned we are taking away the things from the community that we are deliberate trying to not live in. He would like it to stay quiet and private.

Debbie Steed enjoys her piece of quiet property so has lived in for several years. She would like to discourage commercial zoning in their quiet area.

Jared Nicole read that it should be denied being in line with the current general plan.

Chair Hammon closed hearing at 6:33pm

Unfinished Commission Business:

New Commission Business:

- 4. Public Hearing on an application for Re-zone Parcel HD-SHCR-3-10, HD-SHCR-3-41, HD-SHCR-3-44, HD-SHCR-3-45, commonly addressed as 980 N Juniper St. from the current zone designation of Residential Agriculture-1 (RA-1) to General Commercial (GC)**

Harrison Johnson presented the application to Commissioners. The applicant is requesting this zone to be changed to General Commercial.

John Barlow representing his brother Lee who is the landowner. He feels it is not a good time to explain their reasoning for this change. He would like it to be conceded regardless of who owns the land. The property currently has A-frames on the property that are trying to come into compliance but are not in compliance at this time.

Chair Hammon reminded the Commissioners there are other zone options for short term rentals. He would like to remind the Commissioners that even if the owners do not have plans at this time for a larger Commercial, that does not mean if they sold it the next owners wouldn't take full advantage of this opportunity.

Commissioner Jessop does not see this working with the flow of the city.

Commissioner Fischer understands it is a beautiful spot but to bring Commercial there would not be comfortable if things changed down the road after 10 years.

John Barlow asked for clarification on developing an area with multiple overnight rentals. He would like to change it to general resort zoning.

Chair Hammon suggested denial of this application and explained in detail giving his reason in great detail.

7:12pm Chair Hammon tabled this application while John Barlow calls his brother Lee.

7:22 Chair Hammon revisit this application.

John Barlow will resubmit the application and submit another.

5. Consideration and Possible Recommendation on an Application to Re-zone Parcel HD-SHCR-2-26-A, commonly addressed as 740 W Uzona Ave from the current zone designation of Residential Single-Family-8 (R1-8) to Residential Multi-Family-1 (RM-1)

Harrison Johnson presented to Commissioners the application of zone change.

John Barlow presented to the council is desire to rezone to allow for affordable housing.

Commissioners question if this property is split and is there an approved lot split. Commissioner Jessop

Motion made by Chair Hammon to approve Re-zone Parcel HD-SHCR-2-26-A, commonly addressed as 740 W Uzona Ave from the current zone designation of Residential Single-Family-8 (R1-8) to Residential Multi-Family-1 (RM-1) subject to staff ensuring lot split, Seconded by Vice Chair Wall. Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries.

6. Review of Future Land Use Map Revision- Industrial, Commercial Districts on Highway

Harrison Johnson presented to Commissioners the Future Land Map Revision.

Commissioners talked in great details length the presentation.

Commissioners Comments:

Commissioners comments of issues not previously discussed in the meeting.

Executive Session:

Adjournment: Presiding Officer

Chair Hammon adjourned meeting at 8:01pm.

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