



Hildale City Planning Commission

Thursday, March 21, 2024 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Meeting Called to Session by Chair Hammon at 6:01 PM

Roll Call of Commission Attendees: Treasurer Eidenier

PRESENT

Chair Charles Hammon
Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Lawrence Stubbs
Commissioner Thirkle Nielsen
Commissioner Jeromy Williams

ABSENT

Commissioner Tracy Barlow

Pledge of Allegiance:

Pledge of Allegiance Lead by Chair Hammon

Conflict of Interest Disclosures:

No Conflicts

Approval of Minutes of Previous Meetings:

1. **Consideration, discussion, and possible approval of the Commission meeting minutes of February 15, 2024**

Commissioners reviewed the minutes.

Motion made by Vice Chair Wall to approve Commission meeting minutes of February 15, 2024,
Seconded by Commissioner Williams.

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

Motion Carries.

Public Comments:

Jared Nicole apricates the meeting minutes on the website.

Public Hearing:

2. **This 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 1-8 (R1-8).**

Chair Hammon made a motion to Open the Public Hearing at 6:07pm, Seconded by Vice Chair Wall, All in Favor

City Manager Duthie Spoke on the Topic for clarification.

- 3. Public comments will be received concerning a request to amend Hildale City Code 152-26-3, to lower the minimum acreage required in a Planned Recreational Resort Zone from five (5) acres to two (2) acres.**

Sariah Hammon opposes the text amendment.

Jared Nicole opposes the text amendment.

Motion made by Vice Chair Wall to close the public hearing, Second by Commissioner Jessop.

All in Favor.

Unfinished Commission Business:

- 4. 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 1-8 (R1-8)**

Chair Hammon Presented the agenda topic.

City Manager Duthie Said "Last month this came before the board and there was some double maps that showed different things and City Manager Duthie had made an error that they wanted to go to the 1-8 zone not the 1-10"

The previous vote will not go to council.

The Board Discussed the Rezone with the City Manager.

Chair Hammon spoke on support of the possibility of smaller single family homes/lots in the area this is located.

Motion Made by Jessop to Approve the 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 1-8 (R1-8), Seconded by Vice Chair Wall, All in Favor
Motion Carries.

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.**

Chair Hammon Presented the Agenda Item to the Council.

City Manager Duthie - staff stand point is sitting this one out.

Last month this item was previously Tabled because it called for a Public Hearing and a Public Meeting. But the Hearing is with the P&Z and the Meeting is with the City Council.

Chair Hammon brought up items that were not entirely accurate in the Public Hearing.

The Board discussed more on the topic.

Chair Hammon compared the Cliff View Cottages project to what is be requested with this change in land use ordinance.

John Barlow Spoke on the Agenda Item.

Motion made by Chair Hammon to Approve the 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. 2 acer Minimum, With a 8 Unit per Acer Maximum, Seconded by Vice Chair Wall.
Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Williams
Voting Nay: Commissioner Jessop, Commissioner Nielsen
Voting Abstaining: Commissioner Stubbs
Motion Carries.

Commissioners Comments:

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

Vice Chair Wall has a question about if the board can come together and propose changes to text amendments.

Executive Session: As needed

Adjournment:

Chair Hammon Called Meeting Adjournment 7:57 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 _____.

Sirrene J. Barlow, City Recorder