

# Hildale City Planning Commission

320 East Newel Avenue, Hildale, Utah 84784

Thursday, July 22, 2021, 6:00 pm

## Present:

**Commissioners:** Charles Hammon, Jenn Kesselring (excused), Nathan Fischer, Tracy Barlow, Brigham Holm (excused), Derick Holm, Rex Jessop

**Recorder:** Athena Cawley

**Staff:** Eric Duthie, Christian Kesselring, Athena Cawley, Miranda Jeffs

**Public:** Shane Tooke, (this list may be incomplete)

**Court Monitor:** Roger Carter

Nathan Fischer conducted the meeting.

### #1. Call to Order.

Meeting called to order at 6:04 pm.

### #2. Roll Call

Roll was taken, quorum present.

### #3. Pledge of Allegiance

The crowd joined in the pledge of allegiance.

### #4. Public Comment: None

### #5. Approval of Minutes

May 3, 2021 Meeting Minutes

Tracy Barlow moved to approve Meeting Minutes for May 3, 2021.

Rex Jessop seconded. Roll call vote:

	YES	NO	ABSTAIN
Derick Holm	X		
Rex Jessop	X		
Charles Hammon	X		
Tracy Barlow	X		
Nathan Fischer	X		

Motion carried.

### #6. Introduction of Zoning Administrator:

#### A. Introduction of designated Zoning Administrator Kesselring

City Manager Duthie introduced Christian Kesselring as Zoning Administrator. He reminded the Commission Board of what the guidelines are for Process and Procedures of the Zoning Codes.

Zoning Administrator Kesselring introduced himself and talked about the zoning code updates and improvements.

## **#7. Public Hearings**

**Tracy Barlow moved to go into the Public Hearing for Rezone of Parcel HD-SHCR-4-9, commonly addressed as 985 N. Pinion Street, Hildale, Utah and Parcel HD-SHCR-3-14, commonly addressed as 920 N. Elm Street, Hildale, Utah.**

**Motion carried by general consensus.**

- A. The Commission will receive public comment concerning a requested Rezone of Parcel HD-SHCR-4-9, commonly addressed as 985 N. Pinion Street, Hildale, Utah.**  
Zoning Administrator Kesselring presented a report for a zone change at 985 N. Pinion Street and talked about how zoning codes correlate with the new General Plan. The applicant is looking to split the lot into two lots.
- B. The Commission will receive public comment concerning a requested Rezone of Parcel HD-SHCR-3-14, commonly addressed as 920 N. Elm Street, Hildale, Utah.**  
Zoning Administrator Kesselring presented a report for a zone change at 920 N. Elm Street. The intent for this lot is to split it into approximately two half acres and zoned to the right zoning codes in relation to the new General Plan.
- C. The Commission will receive public comment concerning final Site Plan approval for Parcel HD-HDIP-21, commonly addressed as 1385 W. Field Avenue, Hildale, Utah for the establishment of a storage facility.**  
Zoning Administrator Kesselring presented a Final Site Plan application for an industrial property. The applicant is looking to get approval for developing a storage unit complex that will be done in phases.

**Tracy Barlow moved to go out of the Public Hearing for Rezone of Parcel HD-SHCR-4-9, commonly addressed as 985 N. Pinion Street, Hildale, Utah and Parcel HD-SHCR-3-14, commonly addressed as 920 N. Elm Street, Hildale, Utah.**

**Motion carried by general consensus.**

## **#8. New Commission Business**

### **A. Consideration and discussion of the draft Hildale City General Plan**

Mike Hansen addressed the Commission with an overview of the General Plan. He presented an advisory document with the community's vision for the City's future. He recommended to Hildale City to move forward with improving City Codes to coincide with the City's new General Plan. He talked about ways to reach out to the public for feedback. He presented and discussed land use maps of the City limits, the progression and growth that the City has seen in the last 20 years, and differences in residential, industrial, and commercial zones. A draft for the General Plan will be presented and approved in a future meeting.

**B. Consideration, discussion, and possible approval of a Rezone of Parcel HD-SHCR-4-9, commonly addressed as 985 N. Pinion Street, Hildale, Utah.**

Zoning Administrator Kesselring presented a request from the applicant concerning the lot addressed as 985 N. Pinion Street, Hildale, Utah, to be rezone.

**Rex Jessop moved to recommend that the City Council approve the Zoning Map amendment requested for lot HD-SHCR-4-9, (commonly addressed as 985 N. Pinion Street, Hildale, Utah) based on the findings set forth in the staff report.**

**Tracy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Derick Holm	X		
Rex Jessop	X		
Tracy Barlow	X		
Charles Hammon	X		
Nathan Fischer	X		

Motion carried.

**C. Consideration, discussion, and possible approval of a Rezone of Parcel HD-SHCR-3-14, commonly addressed as 920 N. Elm Street, Hildale, Utah**

Zoning Administrator Kesselring presented a brief review of the applicants request for a zone change at the address 920 N. Pinion Street, Hildale, Utah.

**Rex Jessop moved to recommend that the City Council approve the Zoning Map amendment requested for lot HD-SHCR-3-14, (commonly addressed as 920 N. Pinion Street, Hildale, Utah) based on the findings set forth in the staff report.**

**Charles Hammon seconded. Roll call vote:**

	YES	NO	ABSTAIN
Derick Holm	X		
Rex Jessop	X		
Charles Hammon	X		
Nathan Fischer	X		
Tracy Barlow	X		

Motion carried.

**D. Consideration, discussion, and possible final Site Plan approval for Parcel HD-HDIP-21, commonly addressed as 1385 W. Field Avenue, Hildale, Utah for the establishment of a storage facility.**

Commissioner Jessop declared a conflict of interest with this agenda item.

Zoning Administrator Kesselring presented on the final Site Plan for the address 1385 West Field Avenue. The lot is currently undeveloped, and the applicant is proposing to develop the site into a storage unit project. City Manager Duthie talked about the correct process of rezoning and approving site plans. There was a discussion on tabling the

approval of this item until a revised layout/design of the storage units are considered in more depth.

**E. Consideration, discussion, and possible selection of Board Chair and other officers.**

This item was tabled and will be discussed in the next meeting.

**#9. Adjournment**

With no other business meeting adjourned at 8:07 pm.

Minutes were approved at Planning Commission meeting on \_\_\_\_\_.

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Athena Cawley, City Recorder

Pending Minutes - Subject to Approval