



Hildale City Planning Commission

Thursday, January 19, 2023 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **January 19, 2023** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Commission members may be participating electronically by video or telephone conference. The meeting will be broadcast to the public on Facebook Live under Hildale's City page. Members of the public may also watch the City of Hildale through the scheduled Zoom meeting.

<https://www.facebook.com/hildalecity/live/>

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

+16699006833,,95770171318#,,,,*993804# US (San Jose)

+12532158782,,95770171318#,,,,*993804# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to manager@hildalecity.com or privately messaged to Hildale City's Facebook page. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

Roll Call of Commission Attendees: Deputy City Recorder

PRESENT

Chair Charles Hammon

Commissioner Rex Jessop

Commissioner Nathan Fischer

Commissioner Derick Holm

ABSENT

Vice Chair Elissa Wall

Commissioner Tracy Barlow

Commissioner Lawrence Stubbs

Staff

Harrison Johnson, Sirrene Barlow

Welcome, Introduction and Preliminary Matters:

Chair Hammon called meeting together at 6:00pm.

Pledge of Allegiance:

Pledge lead by Commissioner Jessop.

Conflict of Interest Disclosures:

No Conflict of Interest at this time.

Approval of Minutes of Previous Meetings: Commissioners

1. Possible approval of minutes for meeting October 20, 2022, November 17, 2022 and September 15, 2022.

Commissioners reviewed past minutes.

Motion made by Chair Hammon to approve minutes for October 20, 2022, November 17, 2022, and September 15, 2022, Seconded by Commissioner Jessop.

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

Motion Carries

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

No Public Comments.

Public Hearing:

2. **Public hearing to receive public comment on zoning map amendment to rezone Parcel HD-SHCR-6-3, commonly addressed as 785 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Agriculture-0.5 (RA-0.5)**

Open public hearing at 6:17pm.

Rachel Kincade would like clarification on the items being discussed. Chair Hammon helped explain procedures and processes when it comes to zone changes.

Close public comment at 6:20pm.

All in Favor

3. **Public hearing to receive public comment on zoning map amendment to rezone Parcel HD-SHCR-6-7, commonly addressed as 780 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Multifamily-2 (RM-2)**

Open public hearing at 6:21pm

Rachel Kincade would like to know who decides how big a lot must be when doing a lot split? Chair Hammon explained how the process works.

Close at 6:22pm

All in Favor

4. **Public hearing to receive public comment on a Preliminary Plat Review for Subdivision for 685 N Willow Street, 725 N Willow Street.**

Open at Public Hearing at 6:22.

No Public Comments.

Close Public Hearing Close at 6:22.
All in Favor.

Unfinished Commission Business:

New Commission Business:

5. Consideration, discussion, and possible approval of a Zone Change Application for HD-SHCR-6-3, commonly addressed as 785 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Agriculture-0.5 (RA-0.5)

Harrison Johnson presented to the Commissioners the application in question. It is in Hildale City General Plan. Commissioners reviewed the map. Commissioner Fischer would like the record to show there is a sewer line that goes through this property. Any new buildings may not be built on the sewer pipes within the utility easement. Applicant is aware of this situation. There is a utility restriction on this deed.

Motion made by Chair Hammon to approve Zone Change Application for HD-SHCR-6-3, commonly addressed as 785 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Agriculture-0.5 (RA-0.5), Seconded by Commissioner Holm.

Voting Yea: Chair Hammon, Commissioner Jessop, Commissioner Fischer, Commissioner Holm
Motion carries.

6. Consideration, discussion, and possible approval of a Zone Change Application for HD-SHCR-6-7, commonly addressed as 780 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Multifamily-2 (RM-2)

Harrison Johnson presented to Commissioners the application and rezoning request. Staff recommends due to the need of housing in this town.

Applicant John Barlow presented the concern of big houses. The need for the smaller houses creates affordable housing and at a manageable size.

Motion made by Commissioner Jessop to approve of a Zone Change Application for HD-SHCR-6-7, commonly addressed as 780 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Multifamily-2 (RM-2), Seconded by Commissioner Fischer.

Voting Yea: Chair Hammon, Commissioner Jessop, Commissioner Fischer

Voting Abstaining: Commissioner Holm

Motion Carries

7. Consideration, discussion and possible approval of a Preliminary Plat Review for Subdivision for 685 N Willow Street, 725 N Willow Street

Harrison Johnson presented the subdivision application. Applicant Thomas Timpson joined the meeting through zoom. It was brought to the attention of the Commissioners that the applicant would like to postpone the curb and gutter until the City is ready to do the surrounding areas.

Motion made by Chair Hammon to recommend approve for this preliminary plat to only include partial HD-SHCR-1-40, the property south of Field Ave with no exceptions for Ordinance, Seconded by Commissioner Fischer.

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

Motion Carries

Commissioners Comments:

Commissioner's comments of issues not previously discussed in the meeting.

Executive Session: As needed.

Adjournment: Presiding Officer

Chair Hammon adjourned meeting at 7:41pm.

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

Pending For Approval