

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, February 18, 2019 6:00 p.m.

Present:

Commissioners: Brigham Holm, Jenn Kesselring, Charles Hammon
Staff: John Barlow, Christian Kesselring, Mariah La Corti
Public: Jared Nicol, MaryAnn Harker

#1 Call to Order

Meeting called to order at 6:06 p.m.

#2 Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Commissioner Kesselring led the group in the pledge of allegiance.

**Brigham Holm moved to appoint Charles Hammon as Chairman for this meeting.
Jennifer Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#4. Public Hearing

**Brigham Holm moved to open the public hearing.
Jennifer Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Commissioner Hammon recused himself, as he is the owner of one of the properties. Present public were invited to give any input on this matter. Jared Nicol asked for verification that notice was given to adjacent property owners. John Barlow confirmed that letters were mailed to property owners of the neighboring properties. No further input was given.

**Brigham Holm moved to close the public hearing.
Jennifer Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#5 Public Comment

None

#6. Approval of Minutes of Previous Meetings

No corrections noted.

**Jenn Kesselring moved to approve the minutes of the previous meetings.
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#7. Executive Session

Not needed.

#8. Informational Summaries

John Barlow presented. He is being deployed for 10 months, causing a shuffle of his duties. Christian Kesselring will be the acting City Manager. The position of Planning and Zoning Administrator will be advertised, and applicants discussed with the commissioners.

A letter from the Department of Workforce Services was received. Commissioners may be asked to develop a short-term solution for a general plan in order to meet the requirements of reporting to them about low-income housing by the deadline of July 1, 2019. Commissioner Hammon suggested that the commission address this by doing a supplement to the current general plan just to meet the requirement. He suggested that the State be contacted, and an extension requested. John offered to send an email.

#9. Consideration and Possible Action on Re-zone request for Lots 24 & 32 of Short Creek Subdivision

Commissioner Hammon explained his conflict of interest as the owner of one of these properties. He recused himself from a vote and presented to the Commission. He would like to fill in the missing hole in the housing market of Hildale by providing the opportunity of owning smaller homes on smaller lots. He presented a concept of what they hope to achieve if the re-zone

request is approved. This would be a planned unit HOA development, the only way they would be able to achieve what they are hoping for is with this density of zoning.

Jared Nicol was invited to address the Commission. He brought up the concern about Mr. Hammon not yet owning both lots. Commissioner Hammon explained that he has the property under contract with the UEP Trust. The UEP Trust did submit the re-zone application and authorized Mr. Hammon to represent them in this matter, all of which was provided to the Commission.

John Barlow explained that this would be considered an amendment to the map and reminded Commissioners of the four criteria that must be taken into consideration when making this decision. He also pointed out that there are shortages of affordable housing in Hildale City and that there are adequate public utilities and infrastructure to support high density in this area. The question is whether or not the commission feels this location is proper for this kind of density.

Commissioner Holm asked about the possibility of litigation on their decisions. Christian explained that because the general plan will be updated to more properly reflect the vision for Hildale, while it does have to be considered, how much weight is the commissioners decide to give it is up to the.

Jenn Kesselring moved to approve the re-zone request for lots 24 & 32 and change the zone from RA-1 to RM-2.

Brigham Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon			X
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#10. Recommendation to Change Planning and Zoning Commission ordinance from 5 to 7 Members

Public interviews were held for interested individuals, councilmembers and commissioners were invited. There were 5 applicants, 4 of which were present at the interviews. They each had a lot to offer and presented different demographics of Hildale. Mayor Jessop feels that each of these individuals could positively contribute to the community, she is asking the Commission to make a recommendation to consider changing the Ordinance from 5 to 7 members.

John explained the process of amending the ordinance. Charles explained that he feels variety is health. If too large it may become ineffective, if too small questions or opinions may be overlooked. All three commissioner Brigham stated his opinion that more representation while creating the general plan could be helpful

**Brigham Holm moved to make a recommendation to the city council to change the Planning and Zoning Commission Ordinance from 5 to 7 members.
Charles Hammon seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Commissioner Hammon requested discussion on meeting time be added to next month's agenda

#11. Adjournment

With no other business, meeting adjourned at 7:08 pm.

Minutes were approved at Planning Commission meeting on March 28, 2019.

Minutes were approved at the City Council Meeting on _____.

Vincen Barlow, City Recorder