

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Tuesday September 4, 2018

Present:

Commissioners: Nephi Allred, Charles Hammon, Brigham Holm, Randy Barlow

Staff: John Barlow, Harrison Johnson, Andrew Barlow, Vincen Barlow, Mariah La

Corti

Public: Maha Layton, Kyle Layton, Savannah, Travis Jessop, Vance Barlow, Willie Jessop, Joseph Allred

#1 Call to Order

Nephi Allred called the meeting to order at 7:00 p.m.

#2 Roll Call

Vincen called roll. Quorum present.

#3. Pledge of Allegiance

Nephi Allred led the crowd in the pledge of allegiance.

#4. Approval of Minutes of August 6, 2018 Meeting

Commissioner Barlow asked for clarification on an item related to the land use application. A modification on this was noted.

**Charles Hammon moved to approve the minutes of the August 6, 2018 Meeting
Randy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		

Motion carried.

#5. Public Comment

Willie Jessop addressed the commission. A project of his has been placed on hold because of the moratorium put into place by the council. He expressed some concerns about the UEP regulating who is on the Boards and what they should do. He feels that they should not have power over the Boards. He asked the Board to act independently and work for the citizens.

Kyle Layton asked if there was a tentative date for proposal of the ordinances and regulations for the public hearing. This was addressed under the informational summaries.

Maha Layton expressed her gratitude to the Board for their aggressive work, and volunteer time. She has spread the word to the public to come and give their input.

#6. Informational Summaries

John Barlow presented. The effort on the commissions part has been outstanding. He thanked Nephi for everything that he has given to the cities during his time on the commissions. John informed the commission of the moratorium that was put into place restricting development for 90 days. His recommendation is to have an amnesty process for development started prior to the moratorium, which will allow the public to adhere to the land use ordinances. John described his guiding philosophical framework as the administrator which is to develop ordinances that are structurally sound then relax the ordinances enough that they are not burdensome on the public. After some discussion, John clarified that this does not mean being lax on enforcement of the regulations, just relaxing the restrictions of the code itself. What the commission recommends and the city council approves, the administration will enforce.

He briefly discussed allowed non-confirming uses. He recommends that they be used to get from where the city is now to where the city wants to be.

He would like the commission to spend a lot of time on conditional use permits. By putting rules in place a conditional use should not be needed.

The public should expect to see some kind of draft by September 14 for the public hearing on the 18th.

Commissioner Hammon asked how to transition through the period of having no code to having codes. John recommended that the commission be liberal about permitting things prior to the ordinances being in place. Charles referenced Mohave County's amnesty permit.

Charles asked for explanation on the difference between allowed non-conforming and special use permit. John explained that allowed non-conforming uses are for prior to the ordinances and special use permits are for future uses.

There was discussion on how the maps will be presented to the public. Charles strongly suggests having a map available for the public to refer to. Hildale City is moving to a GIS system for other departments and it will be a nominal difference to add Planning and Zoning, so that tool will be available shortly.

Commissioner Allred informed the administration that the Colorado City Commissioners would like to join the discussions to voice their thoughts and recommendations and begin working on their draft.

#7. Discussion and Possible Action on Meeting Date/Time

Nephi thanked the commissioners for working around his schedule up to this point. Discussion was had on how the planning and zoning work with the city councils.

**Randy Barlow moved to change the regular commission meetings to the third Monday of each month at 6:00 p.m., beginning October, 2018.
Brigham Holm seconded. Roll call vote:**


	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		

Motion carried.

#8. Adjournment

Nephi expressed his pleasure to have served on the commissions and work for the community.
Meeting adjourned at 8:00 p.m.

Minutes were approved at the meeting on February 18, 2019.



Vincen Barlow, Hildale City