

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Tuesday September 18, 2018 6:00 p.m.

Present:

Commissioners: Brigham Holm, Randy Barlow, Charles Hammon, Jennifer Kesselring

Staff: John Barlow, Christian Kesselring, Ralph Johnson, Donia Jessop, Maha Layton, Stacy Seay, JVar Dutson, Jared Nicol, Lawrence Barlow

Public: Willie Jessop, Lori Chatwin, Ray Chatwin, Shirlee Draper, Jason Dixon, Kyle Layton, Richard Barlow, Savannah Adams, Joan Barlow, Christine Marie, Marvin Fischer, Clinton Barlow, (this list may be incomplete)

#1. Call to Order

Commissioners were asked to vote on a Chairman for the meeting.

**Randy Barlow moved that Charles Hammon act as chairman for the meeting
Brigham Holm seconded. Roll call vote:**

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

Motion carried.

Roll was taken. Quorum present.

#2. Pledge of Allegiance

Randy Barlow led the crowd in the pledge of allegiance.

#3. Public Hearing

Charles Hammon gave a brief introduction to the purpose of the meeting. He explained that the Planning Commission answers to the City Council and was asked to create a set of land use ordinances in a very short period of time. In order to accomplish this task commissioners used a template already developed by a neighboring city, and adjusted it accordingly for the City. This document may not be perfect, but is a step towards trying to solve the land use problems in this town. He explained the difference between a land use map and general plan map, so that the public understands that this is work in progress.

Charles went on to explain to the public that this will not be their final opportunity to give input, there will be another public hearing. Further, during the process in creating a general plan, the public will be asked their input in the form of questionnaires, flyers, surveys, etc.

The difference between land use ordinances, building codes, and development standards was explained. He gave a brief review of the different zoning districts and the “re-zone” application process.

Commissioner Kesselring elucidated the importance of public input. Commissioner Barlow explained that as a commission they attempted to formalize the ideas that Hildale citizens have to help ensure the enjoyment of properties. Commissioner Holm spoke to the public about their desire to create a beautiful town with a sense of home and urged individuals to come forward and help with the planning. Commissioner Hammon reiterated that a number of the properties were put into a certain zoning district because of the balance between current use and anticipated use, so that the public can approach the commission about how they would like to use their property.

**Randy Barlow moved to open the public hearing.
Brigham Holm seconded. Roll call vote:**

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

Motion carried. Public hearing opened at 7:05 p.m.

JVar Dutson asked about “grandfather” rights. There was discussion on a process called “allowed non-conforming uses” which will be used to address this issue.

Shirlee Draper addressed the Commission as a representative of Cherish Families and the UEP Trust. She pointed out that we have an extremely impoverished and uneducated population that we are trying to stabilize. These individuals may not have the ability to maintain the large properties presently available. She asked the Commission to provide the opportunity for multi-family rentals to help these individuals. She suggested that these be spread throughout the city rather than clustered into one area. Commissioner Hammon responded to her concerns.

Lawrence Barlow asked the commission to speak about how land use and “allowed non-conforming uses” may affect property values and financing. Commissioner Hammon stressed that this is exactly why individuals need to talk to the commission about how they want to use their property before this is finalized and the public put forth effort to become aware of the issues.

Willie Jessop asked the Commission how to go about getting his input on issues enforced. A few specific areas were addressed. He pointed out an area that the BLM would give to the City through an application process. He would like his property next to it to be zoned as high-density. Commissioner Hammon reminded Willie that RA-1 was used as a place holder until a plan for the future is presented. Lengthy discussion went back and forth on this matter. Commissioner Barlow expressed that the Commission is encouraging development, and they would like to see a concept for such.

Jared Dixon explained his opinion that it would be much easier to have the zoning in place rather than go through the work to re-zone. John Barlow was asked to address his concerns. He explained again the use of a “re-zone application”.

Kyle Layton had questions about allowed non-conditional uses and re-zone applications. He asked when they would be available to the public. John anticipates they will be available within a few days, along with an interactive map, posted to the Hildale City website.

Lawrence addressed the commission once again for an explanation on why they do not just zone open property how the property owner requests such. Commissioner Hammon responded by explaining that the city cannot create expectations that the public works cannot meet. They cannot zone density based off information they do not have yet.

When asked how a development like Willie Jessop envisions would affect property values. Commissioner Hammon explained that it would not have any affect.

Maha Layton asked to discuss the reality of the large homes. She supports accommodating the multi-family conversions. She requested that the commission commit to having a third public hearing to assure the public’s concerns have been addressed. Commissioner Barlow agreed that two more hearings is a good idea. Commissioner Holm responded to the multi-family concern. He reiterated that they like the idea, but want to make sure that there is a proper plan for such. The zoning on the property for the clinic was addressed specifically. It was reiterated that once there is a plan proposed they will take it into consideration.

Jared Nicol voiced that the public is his number one interest, therefore as many meetings as needed should be accommodated. The Planning Commission is in agreement.

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

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

Motion carried. Public hearing closed at 8:24 p.m.

With no other business before the work session, meeting adjourned at 8:25 p.m.

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



Vincen Barlow, Hildale City