

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, October 4, 2018

## Present:

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

**Staff: Stacy Seay, Maha Layton,**

**Public: Andrew Chatwin, Dale Jeffs, Julie Jeffs, Andrea Jeffs, Julie Jessop, Ron Jessop, Kyle Layton, Seth Cooke, Lisa Jeffs**

**Court Monitor: Roger Carter**

## #1 Call to Order

Commissioner Hammon called the meeting to order at 6:02 p.m.

Commissioner Kesselring came in at 6:08 p.m.

## #2. Roll Call

Roll was taken, quorum present.

## #3. Pledge of Allegiance

The crowd participated in the pledge of allegiance.

## #4. Public Hearing

John Barlow, City Manager and Planning and Zoning Administrator, was invited to give context to the public about what to expect from the proposed ordinance and how to proceed if the use of their property does not perfectly align with the ordinance.

Commissioner Hammon further explained to the public the need for land use ordinances. Clarification on "allowed non-conforming uses" took place. He reiterated that it is in the Town's best interest to get land use ordinances in place.

The proposed ordinance is ready for Planning Commission review. If approved, it will be made available for public view. New forms/applications will be created to go along with the ordinance.

**Randy Barlow moved to open the public hearing.**

**Brigham Holm seconded. Roll call vote:**

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

Motion carried.

Maha Layton addressed the Board with more questions on “allowed non-conforming uses”. John responded to her questions. Charles explained that it is the tool being used to allow individuals to use their property the way they always have. Another option is a “re-zone application”. The difference between the two is “allowed non-conforming uses” is temporary while a “re-zone” is permanent.

Michael Pipkin, long time resident, asked for a definition of a “Neighborhood Commercial” zone and how small shops on properties are taken into account. Charles gave a definition and explained that it depends on what the shop is being used for. Charles further explained “re-zone applications” and “allowed non-conforming uses”.

Stacy Seay asked why a few specific map zones around her home were zoned the way they were. She asked how/when neighbors will be allowed to give input if they do not like the zoning. That input can be given at any of the public work meetings prior to approval.

Lisa Jeffs asked how to recommend or suggest a change to the draft. Charles invited her to do so now or invited her to the public work meetings.

Seth Cooke asked when this would be in effect and who to talk to with any questions or concerns. He was directed to speak with John, the Planning and Zoning Administrator.

Jeff Barlow asked the Commission to discuss multi-family homes. Lengthy discussion on this matter took place. The Commission would like to look at multi-family homes on a case by case basis based on a certain criteria that has not yet been developed. Commissioner Hammon and Commissioner Barlow both addressed his concerns with lengthy explanation on their thinking behind multi-family zoning requests.

Christian explained that spot zoning is commonly litigated, he recommended re-zone requests be required so that the neighbors have a chance to be involved in the process. The obligation of the Planning Commission is to good, sound, planning and the overall good of the community.

Jeff asked if the public will be given an opportunity to re-zone prior to the map being adopted or only after. John explained that the council is still seeking input on the direction Hildale City should be going.

Julie Jessop asked specifically about having Airbnb and horses, rather than having to pick one or the other. She was directed to read through the document when published and see if what she is doing complies with the zone she was given.

**Brigham Holm moved to close the Public Hearing.  
Jennifer Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		

Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Commissioner Nicol asked what role the general plan has played in the development of these ordinances. Charles explained that it has been a driving force, but the primary directive is to get ordinances in place so that applications/requests can be processed.

**#5. Work Session**

City Council members Maha Layton and Stacy Seay joined the Commissioners. JVar Dutson arrived at 8:23 p.m.

Lengthy discussion on glamping, Airbnb and recreation ensued. The vision for the future of the town will greatly affect how these are handled. Health and safety is addressed in Building Amnesty Permit.

Where roosters and fighting cocks should be allowed was discussed in length, along with agriculture in residential areas.

Seth Cooke was asked to stay to discuss his property specifically. After presenting his idea to the Commission, he was asked to return before the commission with a plan, as has been told to many others.

There was direction to designate a few specific properties owned by the BLM being as Open Space.

Permitted uses for Mixed Use zone need to be specified still. A change to the zoning of the parcel containing the "America's Most Wanted" motel was agreed upon.


The Commission and City Council was split on the matter of Open Space vs Public Facility for the anticipated Children's Museum. Some promoted wishful thinking while others promoted the need for plans.

Randy suggested creating another zone for the Jessop subdivision making it ½ acre lots and not allowing animals, solving the animal and lot size problem. Charles reminded everyone that this would be granting density without a plan. No change was made.

Commissioner Nicol brought up the discussion of Neighborhood Commercial lots and the businesses that the Commissioners have in those areas. He expressed concern with possible conflicts of interest. John explained how these are "allowed non-conforming uses" and do not necessarily benefit the Commissioners.

Meeting adjourned at 10:08 p.m.

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

  
 Vincen Barlow, Hildale City