

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, November 8, 2018 6:30 p.m.

Present:

Commissioners: Randy Barlow, Jen Kesselring, Charles Hammon, Jared Nicol

Staff: John Barlow, Mariah LaCorti

Public: James Allred, Nelda Johnson, Alec Holm, Lisa Fischer, Marc Fletcher, Daniel Hammon, David Hammon, Levi Holm, Randall Hammon, Byron Stubbs, Alvin Johnson, Varnel Nielsen, Marion Timpson, JVar Dutson, Rosanne Fischer, Maha Layton, Kyle Layton, MaryAnn Harker, Sweden Holm, Fred Zitting, Shem Fischer, Dell Johnson, James Pipkin, Ianthus Barlow, Gareth Evans, Anthony Barlow, Stacy Seay, Jeff Barlow, Leroy Johnson, Merrill Barlow, Russell Cooke (this list may be incomplete)

#1 Call to Order

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

Brigham Holm moved to have Commissioner Randy Barlow chair the meeting.

Jared Nicol seconded. Roll call vote:

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

Motion carried.

Commissioner Barlow called the meeting to order at 6:32 p.m.

#2. Roll Call

Roll was called. Quorum present. Commissioner Kesselring arrived at 6:35 p.m.

#3. Pledge of Allegiance

The crowd joined in the pledge of allegiance.

#4. Public Hearing

Brigham Holm moved to open the public hearing.

Jared Nicol seconded. Roll call vote:

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

Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Marc Fletcher discussed an agreement between the UEP and the Lauritzen's for development in the Maxwell Park/Janz Canyon land, land that is now owned by the Timpson's. He is strongly opposed to a commercial or recreational resort zoning.

Russell Cooke mentioned that he has successful rentals going at 380 East Jessop and was concerned that the zoning on his parcel will not allow for that. It was explained to Mr. Cooke that according to the proposed zoning, that use would qualify

Shem Fischer who owns 620 North Juniper Street requested the parcel be changed to Recreational Resort to safeguard his interest in the property. He wants the property zoned as such rather than being grandfathered in. They would be allowed to continue with their current use under allowed non-conforming use.

Merrill Barlow addressed the Commission concerning the Lauritzen property around the graveyard. It was explained that it has been designated as Public Facilities and he will need to speak to the City Manager regarding any maintenance questions.

A representative of Baskets & Bowls, an agricultural business, asked how the highway commercial zoning of his lot affect his business. It was explained that it will not affect him.

Dell Johnson asked how the classifications effects property taxes. John Barlow explained that planning and zoning has no effect on taxes.

James Allred at 480 East Newel Avenue asked how a single-family dwelling zoning affects his family staying with him, it does not.

Marion Timpson, with respect to the Lauritzen family, stated that he feels their plans for the property do not violate the agreement. He feels that their intentions are in line with the Lauritzen family overall and that it is not a zoning issue. They would like to move forward with the Recreational Resort zoning for the area.

Marc Fletcher read aloud the deed restriction as it pertains to this property. He requested a meeting between all interested parties take place before any action be taken. Stacy Seay, a neighbor of this parcel, mentioned her thoughts that the property be zoned as Open Space so that the owners be required to go through the same re-zone procedure as any other land owners.

Garreth Evans feels that it would be beneficial to allow nightly rentals in RA-1 zoning. He also suggested allowing long term monthly/yearly rental contracts because of the size of the houses. He feels that tourism will continue to grow and the city should allow for space for tourists to rent and encourage cleaning-up the community. He has an attached, separate living quarters at his property 640 North Willow. He questioned if he can rent that out, Commissioners answered yes.

Ianthus Barlow addressed the council regarding 540 East Williams Avenue. It is being used as multi-family monthly/yearly rentals. They have plans to convert it to an 8-plex he does not currently have a building permit. Commissioner Holm explained the process of a re-zone when they are prepared to proceed with that.

Levi Holm from Zion Luxury Camping asked what they would need to be classified as in order to incorporate permanent structures, i.e. villas, into their business. He requested the parcels be zoned as Recreational and Resort upfront. The process of asking for a change in zoning was explained, what they are doing now is allowed in the zone being proposed.

Daniel Hammon explained his plan for his property on the way up to Maxwell. He requests zoning to Recreational and Resort to accommodate that. He was informed that the commission would like to see a plan prior to granting that zone.

Tony Barlow asked what is permitted on light industrial zoning. He would like to know what works best for his intended use, he feels it may be General Commercial. He was directed to have a discussion with the Planning and Zoning Administration.

**Brigham Holm moved to close the public hearing.
Jenn 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.

#5. Work Session

Councilmembers had lengthy conversation on Maxwell Canyon/Janz Canyon property.

Randy Barlow moved to leave both parcels as recreational resort on the recommendation to the city.

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.

Commissioners discussed 620 North Juniper Street, Shem Fischer property. They would be allowed to continue with their current use under allowed non-conforming use.

Randy Barlow moved to leave the property as RA-1 on the recommendation to the city. Jared Nicol seconded. Roll call vote:

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

Motion carried.

Recreational vehicles rentals in RA-1 was discussed. Lengthy discussion on how to handle ATV's took place. This will remain not permitted in the Commissions recommendation to the City Council.

Bed and Breakfast Inn and Hosting Facilities # of units in RA-1 will increase to 10 in the Commissions recommendation to the City Council.

A Reception Center in RA-1 was discussed. This will continue to not be allowed in the Commissions recommendation to the City Council.

Neighborhood Commercial property on the corner of Utah Avenue will be changed to RA-1 to match existing use in the recommendation to the City Council.

B. Discussion and Possible Action on Zone Change on Lots

- i. Shem Stubbs and UEP, property owner, request change to General Commercial. Commission will change to General Commercial in their recommendation to the City Council.
- ii. Shem Stubbs property on the bend requests change from Open Space to General Commercial. Commission will leave it as Open Space on the recommendation to the City Council.
- iii. Shem Stubbs, 80 undeveloped acres on Southeast corner of Hildale City requests RA-1. Commission will leave as A-10 in recommendation to City Council.
- iv. Roger Rod requested RA-1 to match separate lot with same parcel #. Commission will change to RA-1 in recommendation to City Council.
- v. Shane Stubbs Glamping parcel borderline to Recreational Resort area, requesting Recreational Resort. Commission will leave as A-5 in recommendation to City Council.
- vi. Byron Stubbs, Hildale Industrial Lots 24&25, requesting M-2. Commission will change to M-2 on recommendation to the City Council.

C. Ratify Zone Changes on Lots:

UEP requested 5 properties be zoned multi-family. Planning Commission directed administration to complete a re-zone application on these properties, along with a criteria for large home conversions. John pointed out that the criteria is still in the works, but the re-zone procedure took place.

After discussion Commissioners will not ratify these zone changes on their recommendation to the council. The City Council will pass a resolution with the criteria, then the Planning Commission will approve or deny re-zones based on those parameters.

The appeal process was explained.

#6. Consideration and Possible Recommendation to City Council of Land Use Regulations

Randy Barlow moved to Recommend the Land Use Regulations Draft with the Changes to the City Council.

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.

#7. Adjournment

Jared Nicol moved to adjourn.

Randy Barlow seconded. Roll call vote:

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

Motion carried.

With no other business, meeting adjourned.

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



Vincen Barlow, Hildale City