

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

April 15, 2019 6:30 p.m.

Present:

Commissioners: Charles Hammon, Nathan Fischer, Derick Holm, Tracy Barlow, Brigham Holm, Jennifer Kesselring, Rex Jessop

Staff: Kyle Layton, Christian Kesselring, John Barlow, Vincen Barlow, Mariah La Corti

Public: Maha Layton, Savannah Adams

#1 Call to Order

Meeting called to order at 6:30 p.m.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Nathan Fischer led the crowd in the pledge of allegiance.

#4. Public Comment

None

#5. Approval of Minutes of Previous Meetings

No corrections noted.

Brigham Holm moved to approve the minutes of the March 28, 2019 meeting. Jennifer Kesselring seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Jenn Kesselring	X		
Brigham Holm	X		
Derick Holm	X		
Tracy Barlow	X		
Rex Jessop	X		

Motion carried.

#6. Informational Summaries

Kyle Layton introduced himself as Planning and Zoning Administrator.

#7. Policies and Procedures Training

Kyle introduced the Commissioners to LUDMA and outlined roles and responsibilities of the commission.

#8. Review and Revote the Rezone Application for Lots HD-SHCR-13-1 through 64 and HD-SCHR-14-17 through 48.

The applicant expressed concern about how the meeting where this was originally presented was handled. Commissioner Barlow recommended a zoning configuration that was different from what the Applicant had requested without first making sure that the Applicant would be willing to accept the different zone. Commissioners agreed that if they would have had the training received today prior to the last meeting, this conflict could have been avoided.

Kyle Layton pointed out that the staff recommendation stays the same, they are just asking for some clarification on the commissions vote.

Staff recommends approval of the zoning map amendment only as to lots 1-16, 49-51, and 53-64 of Short Creek Subdivision 13, and deny the amendment as to the remaining lots, based on the findings set forth in the staff report.

Charles pointed out that procedurally the applicant will still have to approve a plat before the developer can proceed with his plans.

Commissioners were reminded of the 4 criteria that must be taken into consideration when making this decision: 1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City’s General Plan; 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property; 3. The extent to which the proposed amendment may adversely affect adjacent property; and 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

**Jennifer Kesselring moved to approve the zoning map amendment only as to lots 1-16, 49-51, and 53-64 of Short Creek Subdivision 13, and deny the amendment as to the remaining lots, based on the findings set forth in the staff report.
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Jenn Kesselring	X		
Brigham Holm	X		
Derick Holm	X		
Tracy Barlow	X		
Rex Jessop	X		

Motion carried.

#9. Adjournment

Commissioners requested a few training videos be emailed to them to be watched at their convenience. With no other business, meeting adjourned at 7:08 p.m.