

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, May 20, 2019

## Present:

**Commissioners:** Charles Hammon, Tracy Barlow, Jennifer Kesselring, Rex Jessop

**Staff:** Kyle Layton, Christian Kesselring, Mariah La Corti

**Public:** Allen Zitting, Maha Layton, Patrick Jessop (this list may be incomplete)

**Court Monitor:** Roger Carter

## #1, #2, #3 Call to Order, Roll Call, Pledge of Allegiance

Meeting called to order at 6:30 p.m. Roll was taken, quorum present. The crowd joined in the pledge of allegiance.

## #4 Public Comment

None

## #5 Approval of Minutes of Previous Meetings

No corrections noted.

**Jennifer Kesselring moved to approve the minutes of the April 15, 2019 meeting.**

**Tracy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Tracy Barlow	X		
Charles Hammon	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

## #6 Public Hearing

**Tracy Barlow moved to open the public hearing for re-zone applications HD-SHCR-41-39 to RA.5, HD-SHCR-4-28 and 29 to RM-3 and possible revision to LU ordinance section 152-23-3 changing minimum acreage for planned development overlay.**

**Jenn Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Tracy Barlow	X		
Charles Hammon	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

Allen Zitting, a representative of the applicant, addressed the Board. This property is presently being used as a bed and breakfast. He has this property under contract to purchase, subject to approval of this application, and intends to turn it into apartments for long-term tenants in accordance with City regulations.

Patrick Jessop, who lives directly north of this property, expressed concerns about the proposed use of the property i.e. noise, parties.

No other public comment.

**Rex Jessop moved to close the public hearing and reconvene the regular meeting. Jenn Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Tracy Barlow	X		
Charles Hammon	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

**#7 Discussion and Possible Action on Re-Zone Application for Lots:**

**A. HD-SHCR-1-39 to RA.5**

Kyle Layton presented. Applicant has a 1-acre lot on the corner of Oak and Field and is requesting it be changed to RA.5 so that the lot can be split in two. The lot has been cleared and there should not be a problem providing utilities. Commissioners had short discussion on this matter.

**Tracy Barlow moved to approve the zoning map amendment requested by Russell Jessop based on the findings set forth in the staff report. Charles Hammon seconded. Roll call vote:**

	YES	NO	ABSTAIN
Tracy Barlow	X		
Charles Hammon	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

**B. HD-SHCR-4-28 and 29 to RM-3**

Kyle Layton presented. He reviewed with the commissioners the criteria put in place for assigning multi-family zoning. Providing utilities to these properties should not be an issue.

Charles addressed Patrick Jessop’s concern; explaining that noise and parties can be a problem no matter what. These are controlled by noise ordinances and police, not zoning.

Commissioners asked Mr. Zitting questions on parking, common area, number of units.

Charles pointed out that the land use ordinance has specific conditions that must be met for this zoning, Kyle confirmed that those conditions must be met before the applicant will be given a building permit.

Charles expressed that he is in favor of density in this location, but had a concern with over granting density, feeling that it may not be conducive to the surrounding area. Allen stated that he can live with RM-2 if that is what the commission decides. Other commissioners agreed.

**Charles Hammon moved to approve the zoning map amendment for lots HD-SHCR-4-28 and 29 to RM-2 instead of RM-3 based on the findings listed in the staff report and the applicants willingness to accept this designation.  
Jenn Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Tracy Barlow	X		
Charles Hammon	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

**#8 Discussion and Possible Action on Preliminary Plat Application for Lot HD-SHCR-9-13**

Charles declared a conflict of interest and recused himself. Tracy Barlow served as chairman during the discussion. Kyle reminded the commissioners about the standards that must be met for a preliminary plat application approval. In addition, utilities would have the ability to provide services to these lots.

Charles presented the to the commission, walking them through the project and how it complies with the land use ordinances. He is prepared to begin construction right away if approval is granted.

**Jenn Kesselring moved to approve the preliminary plat application submitted by Charles Hammon based on the findings set forth in the staff report.  
Rex Jessop seconded. Roll call vote:**

	YES	NO	ABSTAIN
Tracy Barlow	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

**#9 Discussion and Possible Action on Conditional Use Permit for Lot HD-SHCR-1-37**

Applicant withdrawn, no action needed.

**#10 Discussion and Possible Revision on LU Ordinance Sec 152-23-3 Minimum Acreage for Planned Development Overlay**

Charles declared a conflict of interest and recused himself. Tracy Barlow served as chairman during the discussion. Kyle explained the purpose of a planned development overlay. The question is if the current 5-acre minimum should be reduced or eliminated.

Charles presented to the commissioners an idea that he has for his RM-2 property on Richard and Field, which he feels would benefit from having a planned development overlay, but does not meet the minimum acreage. He believes PDO’s work with a high level of planning.

Commissioners discussed the acreage available in town and the need for well thought through plans. All were in agreement that it should be reduced to 1.5 acre minimum, approved on a case by case basis.

**Jenn Kesselring moved to amend section 152-33-3 of the land use ordinance from a minimum of 5 acres to a minimum of 1.5, pending approval.  
Tracy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Tracy Barlow	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

**#11. Discussion on Initiating an Administrative Re-Zone for all Existing Corner Lots to RA.5**

Kyle has had numerous individuals approach him about re-zoning their corner lots, currently zoned RA-1, to RA.5. He is asking if the commission would like him, administratively, to change all corner lots to RA.5 without requiring the owners to go through the re-zone process.

Charles pointed out a number of concerns with doing this across the Board. He suggested that Kyle create a general recommendation and perimeter to encourage this within certain areas. Tracy pointed out how utilities may benefit from this.

**#12 Adjournment**

With no other business, meeting adjourned at 8:28 pm.