

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, June 17, 2019, 6:30 pm

Present:

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

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

Public: Maha Layton

Court Monitor: Roger Carter

#1 Call to Order

Meeting called to order at 6:30 pm.

#2 Roll Call

Roll was taken, quorum present.

#3 Pledge of Allegiance

Charles Hammon led the crowd in the Pledge of Allegiance.

#4 Approval of Minutes of Previous Meetings

Charles noted a few amendments.

Tracy Barlow moved to approve the minutes of the May 20, 2019 meeting, as amended.

Brigham Holm seconded. Roll call vote:

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

Motion carried.

#5 Public Comment

None

#6 Work Session

A. Discussion on Ordinance Pertaining to Off-Site Improvements

The City Council approved an ordinance that does not require individuals receiving building permits to make off-site improvements for the next six months. The Planning Commission has

been tasked to come up with a plan/recommendation on how to make those improvements. The questions are if we want it, where we want it, and what is the solution.

Kyle explained that possible solutions could include Special Assessment Areas (previously called Special Improvement Districts), impact fees, grants, or bonds. Another option is to leave it as it is. It may take a combination of all the above.

Commissioners discussed that there are a few areas in town that could utilize curb, gutter and sidewalks, such as major corridors and school zones, and others that it may not be needed. It was suggested that they sit down with a map at the next meeting and begin mapping it out street by street, block by block.

Kyle pointed out that Planning and Zoning is planning for the future. The City will ultimately need master plans for capital facilities, trails, storm drainage, transportation, infrastructure, etc.

Roger explained the structure of CIB grants; Washington County primarily uses the loan program through CIB. CDBG grant is specifically targeted for low-income areas, which benefits Hildale and Colorado City. He encouraged the commissioners to resolve this issue within this six-month period, to avoid any appearance of discrimination upon expiration of the temporary ordinance.

Administration was tasked with researching CDBG grants further. Charles explained that he would like to see the requirement of off-site improvements for building permits removed altogether for remodels.

B. Planning Session for Updating General Plan

Hildale City has a general plan. Kyle feels it is outdated and not progressive. He wants to know from the commission if they would like to keep it, update parts of it, or scrap it and completely start over. Commissioners were asked to review the current general plan in preparation for upcoming meetings. Charles recommended that the city try to obtain grant money to address the general plan, to the point that a consultant can be hired to aide in the development of the plan, then have that discussion. Roger Carter suggested that Kyle utilize the Five County Association of Government, Administration was tasked with such.

C. Rates and Fees Review with Possible Changes

Kyle needs to know if the commission would like him to initiate the process of updating the fees. More research will need to be done to determine how the current fees relate with actual costs. No changes can be made without a public hearing, but commissioners agreed this should be addressed.

D. Discussion on Lot Split Procedure

The joint utility committee will review applications prior to coming before the planning commission. Kyle has created a checklist of requirements that must be met for a lot split to be approved administratively. He is seeking the commissions input.

Charles expressed concerns about splitting lots without utility connections. He recommended a pre-application meeting with JUC to protect applicants. Christian suggested, instead, that a “will serve letter” be required, and Commissioners agreed.

#7 Regular Meeting

A. Discussion and Possible Final Action on Ordinance Pertaining to Off-Site Improvements

Not needed.

B. Discussion and Possible Final Action for Updating General Plan

Not needed.

C. Discussion and Possible Final Action on Rates and Fees

Not needed.

D. Discussion and Possible Final Action on Lot Split Procedure

Not needed.

#8 Clarification of Next Meeting

Next meeting is July 15, 2019 at 6:30 pm.

#9 Adjournment

With no other action, meeting adjourned at 8:35 pm.