

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, July 15, 2019

## Present:

**Commissioners: Nathan Fischer, Derick Holm, Rex Jessop**

**Staff: Kyle Layton, Vincen Barlow, Mariah La Corti**

**Public: Toni Chatwin, Ray Chatwin**

**Court Monitor: Roger Carter (arrived 7:30)**

## #1 Call to Order

Meeting called to order at 6:30 pm by Vice-Chair Nathan Fischer.

## #2. Roll Call

Roll was taken, quorum present.

## #3. Pledge of Allegiance

The crowd joined in the pledge of allegiance.

## #4. Public Comment

Toni Chatwin read aloud a letter that she wrote regarding the disruption of the residential area in which she lives (640 N. Juniper Street) with the construction of a commercial lodge/restaurant (620 N. Juniper Street). She is concerned that the fence between the two does not provide sufficient privacy. She would like the city to require the business to construct a privacy fence no less than 6 feet tall and refuse a public restaurant, alcohol sales and additional dwellings. She feels that a town can have both tourism and residents, but that the two should not be combined into one area.

Maha Layton addressed the commission to thank them for establishing processes, and the Chatwins for going through the process properly for their concern.

## #5. Approval of Minutes of Previous Meetings

No corrections noted.

**Brigham Holm moved to approve the minutes of the June 17, 2019 meeting.**

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

	YES	NO	ABSTAIN
Nathan Fischer	X		
Rex Jessop	X		
Derick Holm	X		
Brigham Holm	X		

Motion carried.

**#6. Public Hearing**

**Nathan Fischer moved to open the public hearing.  
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nathan Fischer	X		
Rex Jessop	X		
Derick Holm	X		
Brigham Holm	X		

Motion carried.

**A. Re-Zone Applications of the Following Lots:**

**a. HD-SCHR-3-10 (985 N. Juniper)**

Kyle Layton presented. Applicant is requesting a lot-split. Staff feels that this is a good location for a lot split and will create an excellent piece of property. However, no current utilities run east to west along Jessop Avenue which may cause added cost to developing the new property.

Brigham Holm explained the reason for the request.

No public comment.

**b. HD-SCHR-6-24&32 (660 & 680 N. Richard Street)**

Kyle Layton presented. Applicant is requesting a zone change from RM-2 to RM-2 with Planned Development Overlay. Staff feels that a planned development overlay is a good option for this property. It would not affect the current density of the area but would allow the developer the ability to create an attractive part of the community which would not only be beneficial for those in that development, but those surrounding that development as well.

Rex Jessop asked about curb and gutter and drainage. Kyle explained that according to the ordinance passed by the city council because the area is already developed, he would not be required to do curb and gutter.

Commissioners confirmed that proper noticing was mailed to all property owners within 250 feet of this property.

No public comment.

**B. Land Use Rates & Fees**

Kyle Layton presented. He walked the commission through the proposed changes. He is proposing these changes based on the actual costs associated with processing the applications.

No public comment.

**C. Possible Changes to Land Use Ordinance 152-39-3 Definition of “Joint Utility Committee”**

Kyle Layton presented. He is requesting a change of the definition of the change of a joint utility committee to more clearly define the members to include the city engineer and representatives from all major utility providers.

No public comment.

**Nathan Fischer moved to close the public hearing.  
Derick Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nathan Fischer	X		
Rex Jessop	X		
Derick Holm	X		
Brigham Holm	X		

Motion carried.

**#7. Consider Rezone Applications on the Following Lots**

**A. HD-SCHR-3-10 (985 N. Juniper)**

Brigham Holm recused himself due to a conflict of interest.

**Rex Jessop moved to approve the zoning map amendment requested by Brigham Holm based on the findings set forth in the staff report.  
Derick Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nathan Fischer	X		
Rex Jessop	X		
Derick Holm	X		
Brigham Holm			X

Motion carried.

**B. HD-SCHR-6-24&32**

A planned development overlay will allow flexibility with setbacks while keeping the same density. There was brief discussion about sidewalks, curb and gutter.

**Nathan Fischer moved to approve the zoning map amendment requested by Charles Hammon based on the findings set forth in the staff report.  
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nathan Fischer	X		
Rex Jessop	X		
Derick Holm	X		
Brigham Holm	X		

Motion carried.

**#8. Work Session**

**A. Ordinance Pertaining to Off-Site Improvements**

Kyle Layton has mapped out the roads, the road type, surface and current condition. The discussion that needs to be had is how to pay for road improvements in the areas of town that are already developed. This item will be addressed again when more commissioners are present.

**B. Discussion on General Plan Updates**

The City Council budgeted in some money for a general plan. Kyle has talked with a company that does general plans for small rural communities and received numerous suggestions. This item will be addressed again when more commissioners are present.

**C. Rates and Fees Review**

**#9. Discussion and Possible Change to Rates and Fees**

There was brief discussion on how our fees compare to other cities.

**Nathan Fischer moved to recommend to City Council that we accept the proposed changes to the Rates and Fees schedule.**

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

	YES	NO	ABSTAIN
Nathan Fischer	X		
Rex Jessop	X		
Derick Holm	X		
Brigham Holm	X		

Motion carried.

**#10. Discussion and Possible Changes to Land Use Ordinance 152-39-3 Definition of “Joint Utility Committee”**

Each of the major utility providers have been contacted and will have a representative on the committee.

**Brigham Holm moved to recommend to City Council that we approve the proposed changes to land use ordinance 152-39-3 changing the definition of “Joint Utility Committee”.**

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

	YES	NO	ABSTAIN
Nathan Fischer	X		
Rex Jessop	X		
Derick Holm	X		
Brigham Holm	X		

Motion carried.

**#11. Adjournment**

With no other business, meeting adjourned. Next meeting will be August 12, 2019 at 6:30 pm.