

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, August 15, 2019 6:30 pm

## Present:

**Commissioners:** Charles Hammon, Nathan Fischer, Rex Jessop, Derick Holm, Tracy Barlow, Jenn Kesselring

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

**Public:** David Steed, Chris Barrett, Rex Wilkey, Dale Jeffs, Isaac Wyler, Allen Steed

(this list may be incomplete)

**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

Nathan led the crowd in the pledge of allegiance.

## #4. Approval of Minutes of Previous Meeting

Charles requested item agendas 4 and 5 be switched.

No corrections noted.

**Nathan Fischer moved to approve the minutes of the July 15, 2019 meeting.**

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

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

Motion carried.

Charles briefly discussed the issue of privacy fences in relation to general commercial in residential zones.

## #5. Public Comment

Willie Jessop addressed the council regarding road widths. He will be requesting a PUD (PDO) for this topic specifically and would like feedback from the Commission.

**#6. Public Hearing**

Christian disclosed a possible conflict of interest, having represented the applicant previously as an Attorney.

Kyle Layton presented. This is a re-zone application for a parcel on Jessop/Hildale Street) from R1-8 to GC or M-1. The intended use for the property is the growing of hemp. This property is in close proximity to a school, public library, city hall and numerous residents. Staff would recommend that the commission strongly take into account any issues brought up during the public hearing due to the nature of the business that is being proposed at this location.

**Jenn Kesselring moved to open the Public Hearing on the Rezone of HD-SCHR-9-1 (345 East Jessop Avenue)**

**Nathan Fischer seconded. Roll call vote:**

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

Motion carried.

Willie Jessop expressed concerns about the effect of allowing this right across from a school. He feels that the property can have a better use, such as residential.

Chris Barrett, the Principal of Water Canyon Elementary, expressed the Washington County School Districts strong opposition to allowing this type of agriculture so close to the school.

Allen Steed, who lives next to this property, feels that allowing this would be a nuisance, he strongly objected approval of the request.

Isaac Wyler spoke in representation of the application. He explained that the climate in Hildale allows for a perfect start for industrial hemp. The business plan is to start the plant here in a greenhouse and move it to the farm up north until maturity. He indicated the desire of the business to aide in the economic development of the city by providing jobs.

**Tracy Barlow moved to close the Public Hearing.**

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

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

Rex Jessop	X		
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Motion carried.

Jenn expressed concerns about changing the zoning to general commercial because of the potential for other types of commercial businesses that may be able to locate here.

Charles brought up the issue of general commercial within residential neighborhoods. He feels that other land options are available for this type of business.

**Charles Hammon moved to recommend the City Council deny the zoning map amendment requested by Acira Laboratories LLC based on the findings set forth in the staff report.**

**Rex Jessop seconded. Roll call vote:**

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

Motion carried.

## **#8. Work Session**

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

Charles gave Commissioners brief history on the temporary stay of off-site improvements. The Planning Commission has been asked to come up with a strategy on how to address off-site improvements for when the temporary order expires.

Lengthy discussion was had on utilities, roads, subdivided and non-subdivided properties, fire hydrants on undeveloped roads, city master plan, and drainage.

Commissioners decided that it would be good to start with a low, minimum requirement for anybody splitting a property (utilities and at least chip and seal).

Kyle was directed to create an outline for the next meeting.

### **B. General Plan Update**

The general plan is being prioritized; the city has dedicated funds that Kyle hopes to match with a CDBG grant. It has been recommended that the city do the legwork for the general plan and contract with a company for reviewing the work. Capital facilities and road improvement plans will also be needed. Another update will be given at the next meeting.

## **#9. Adjournment**

With no other business, meeting adjourned at 8:16 pm.