

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, October 21, 2019 6:30 pm

Present:

Commissioners: Charles Hammon, Nathan Fischer, Rex Jessop, Derick Holm, Brigham Holm

Staff: Kyle Layton, John Barlow (Telephone)

Public: Chloe Davis, JVar Dutson, Stacy Seay, Frank Lindhardt, Lee Dutson, Travis Jessop, Willie Jessop, Mark Garza (this list may be incomplete)

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

No corrections noted.

**Brigham Holm moved to approve the minutes of the September 21, 2019 meeting.
Rex Jessop seconded. Roll call vote:**

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

Motion carried.

5. Public Comment

JVar Dutson expressed his appreciation for the Town Hall Meeting held earlier in the day.

#6. Public Hearing

Charles Hammon moved to open the Public Hearing on the Rezone of HD-SCHR-3-25 (880 North Elm St.), Rezone of HD-SCHR-3-36, Rezone of HD-SCHR-3-39 (845 N. Elm St. & 840 N. Maple St.), Rezone of HD-SCHR-13-52, 53, 54, 55, 60, 61, 62, 63 (South Zion Estates Phase 1). Brigham Holm seconded. Roll call vote:

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

Lee Dutson expressed that he was just wanting to split his property.

Commissioner Hammon stated that 6b has been tabled for this meeting and moved onto 6c.

No additional public comment.

**Nathan Fischer moved to close the Public Hearing.
Derick Holm seconded. Roll call vote:**

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

Motion carried.

**7. Discussion and possible action for conditional use application on lot HD-SCHR-11-13
(1065 N. Hildale St.)**

Kyle presented: The applicant is requesting a conditional use on a property that is currently zoned neighborhood commercial. Due to the size of the building the applicant would like to provide residential apartments in half of the building. The other half of the building would become a health clinic.

The properties were given NC Zoning during the original creation of the zoning map. The east lot consists of approximately 3.35 Acre and includes a structure that is approximately 41,176 sq ft.

The property is bordered on the South and East with other properties zoned neighborhood commercial. The north and West side of the property is bordered by large residential properties. The current general map shows this property as low density residential.

The Commission had discussion on what a conditional use permit is and what the requirements are for them.

The applicant explained to the commission that they are planning on 34 apartments for 55 and older and are trying to make them affordable. There was discussion on if the building was stand alone or one building. Applicant explained that it is one building that will be separated by fire

walls etc. They did not want to destroy the pioneer type building in the middle as it is a part of the heritage of the community.

Nathan Fischer moved to approve the conditional use permit application requested by Gemstone Properties Inc. Pending legal review Brigham Holm seconded. Roll call vote:

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

Motion carried.

8. Discussion and Possible Action for Rezone Application on the following lots:

i. HD-SCHR-3-25 (880 N. Elm St.)

Kyle presented: The Applicant is requesting an amendment to the zoning map to change 1 lot(s) located on the South East corner of Elm St. and Newel Ave. from RA-1 (Residential Agricultural 1 acre) to RA.5 and RM-1 (Residential Agricultural, Multiple Family 1) zoning, for the stated purpose to create two building lots consisting of 1 multifamily home and one residential home.

The property was given RA-1 Zoning during the original creation of the zoning map. The lot consists of approximately 1.03 Acres of vacant land.

The property is surrounded by RA-1 properties on all sides. The general map shows this area as low density residential

The intention of this application is two lots. One lot would be RM-1 allowing a maximum of 3 units and the other lot would be zoned RA.5 allowing a single family residential home.

Staff has done some research on the ability to split zoning in the middle of a lot and has found that we are capable of doing that, however it may not be the best practice.

All utilities are running north to south along Elm St. No utilities provided off Newel Ave.

There was some discussion on how to give a lot two zones. It was recommended by staff that the application be granted with the condition that a lot split occurs. Commissioner Hammon expressed his support for having higher density near Utah Ave.

Brigham Holm moved to recommend the City Council to approve the zoning map amendment requested for lot(s) HD- SCHR-3-25 with the following conditions that the lot split occurs. Derek Holm seconded. Roll call vote:

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

Motion carried.

9. DISCUSSION AND POSSIBLE ACTION ON PHASE 1 OF SOUTH ZION ESTATES PROJECTS

A. REZONE APPLICATION FOR LOTS HD-SHR-13-52, 53, 54, 55, 60, 61, 62, 63

Applicant proposed 3 changes to current development standards

34' ROW (Current 66')

70' lot width (Current is 80')

20' Setback (current is 25')

Commissioner Hammon agreed with the setback and lot width but expressed concern over the Right of Way

Main concern is Kokopelli may not be large enough to handle all the traffic

Commissioner Fischer expressed his concern for the road section stating that on street parking will limit emergency vehicle access

Commissioner Hammon pointed out fire code allows 26' of asphalt with parking on only one side

Mr. Travis Jessop commented that the road section were taken from a community in Draper Ut

Mr. Garza asked that if we do require a traffic study we require it at final plat

Mr. Garza explained that the reason for not doing a PDO on the entire project is that they want to make sure development can be successful

Charles Hammon moved to recommend the City Council to approve the zoning map amendment requested for lot(s) HD-SHR-13-52, 53, 54, 55, 60, 61, 62, 63 with the following conditions minimum lot width 70' minimum front setbacks 20' street cross sections be reviewed and approved by the city engineer before approved construction documents on final plat. Brigham Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		

Nathan Fischer	X		
Derick Holm	X		
Brigham Holm	X		
Rex Jessop	X		

Motion carried.

B. PRELIMINARY PLAT APPLICATION FOR PHASE 1

Because the preliminary plat and PDO application were assigned on the same agenda item almost all of the discussion revolved around the PDO application

Charles Hammon moved to recommend that the City Council to approve the preliminary plat application for phase 1 of South Zion Estates with the following conditions minimum lot width 70' minimum front setbacks 20' street cross sections be reviewed and approved by the city engineer before approved construction documents on final plat. Brigham Holm seconded. Roll call vote:

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

Motion carried.

C. DEVELOPMENT AGREEMENT FOR PHASE 1

Tabled

10. Update on CIB funding for Master Plan

Kyle updated the commission on the General Plan funding costs and potential funding sources including grants and matching funds from the city.

11. Work Session

Kyle updated the commission on the town hall meeting at 5:00, there was a lot of discussion on the costs of site improvements. Commissioner Hammon presented an idea of creating districts that would cover already platted lots that have utilities and chip seal. There was additional discussion on costs and funding requirements with the costs being required at the time of lot split. Remodel permits must have utilities, lot splits must have their own utilities and development to the historic level, if splitting lot into more than 2 it must meet the development standard. There was discussion on where to set boundaries for the historic district.

Commission discussed meeting dates and recommended that we move it to the third Wednesday of the month.

12. Adjournment

With no other business, meeting adjourned at 8:45 pm.