

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, November 21, 2019 6:30 pm

Present:

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

Staff: Kyle Layton, John Barlow (Telephone), Vincen Barlow, Christian Kesselring

Public: Tracy Dutson, Carol Hollowell, Sarah Barlow, Darlene Stubbs, Shane

Tooke, Klint Hughes, Harrison Johnson, Roger Carter, Donia Jessop, David Dangerfield
(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

Rex led the crowd in the pledge of allegiance.

4. Approval of Minutes of Previous Meeting

With the corrections noted.

Nathan Fischer moved to approve the minutes of the October 21, 2019 meeting.

Rex Jessop seconded. Roll call vote:

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

Motion carried.

5. Public Comment

None

#6. Public Hearing

Jenn Kesselring moved to open the Public Hearing on the Land Use Ordinance Change for Section 152-26-3 Recreational Resort Minimum Acreage and Rezone of HD-SCHR-2-30

(680 North Elm St.), Rezone of HD-SCHR-3-36, Rezone of HD-SCHR-3-39 (845 N. Elm St. & 840 N. Maple St.), and Land Use Ordinance Change for Off Site Improvements. Tracy Barlow seconded. Roll call vote:

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

**Tracy Barlow moved to close the Public Hearing.
Jenn Kesselring seconded. Roll call vote:**

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

Motion carried.

7. Discussion and possible action of the following Land Use Changes

7b was moved to after Agenda Item 9

A. Section 152-26-3 Recreational Resort Minimum Acreage

Kyle presented: The proposed change is to remove the minimum acreage from the Development Standards. He then went through the approval standards for making amendments to the General Plan and Zoning Maps. After discussion on frontages and residential resort zones the commission moved to table this item to allow staff the time to research and make recommendations that can be a standard for Hildale.

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

A. HD-SCHR-2-30 (680 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 Field Ave. from RA-1 (Residential Agricultural 1 acre) to RA.5 (Residential Agricultural ½ Acre) zoning, for the stated purpose to create

two building lots.

The property was given RA-1 Zoning during the original creation of the zoning map.

The lot consists of approximately 0.91 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

For a Zoning Map amendment to be changed the following factors should be considered pursuant to LU Ordinance 152-7-7. E:

Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan

The general plan calls for this area to be low density residential.

Splitting this lot into two ½ acre lots would still achieve a relatively low density area.

Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property

The property will be surrounded by other residential lots and would be harmonious with the surrounding property

The extent to which the proposed amendment may adversely affect adjacent property

No potential adverse effects are seen with this application

The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection

Although services should be adequate to service this

property this application has not gone up for JUC review at this stage. JUC review will be required before lot split occurs.

The application satisfies the four factors that the LU Ordinance requires. No major negative effects are seen with this application. Staff would recommend that the application moves forward with approval.

Nathan expressed concern that the applicant be made aware that they would have to extend the mainline to allow for the downhill gravity flow. Tracy stated his concern on which street is the down hill if the neighbors split their property. Charles addressed some of the concerns on the lot split and having it approved by the Joint Utility Committee prior to the lot split. Jenn addressed the concern that a future buyer may not be aware of the utility concerns. Kyle addressed the concern that the process includes some deed restrictions. Christian addressed some additional disclosure processes.

Charles Hammon moved to recommend the City Council to approve the zoning map amendment requested for lot(s) HD- SCHR-2-30 with the following conditions that the lot split occurs. Nathan Fischer seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		

Derick Holm	X		
Jenn Kesselring	X		
Rex Jessop	X		
Tracy Barlow	X		

Motion carried.

B. HD-SHCR-3-36 & 39 (845 N. Elm St. & 840 N. Maple St.)
 Tabled for the December Meeting

9. DISCUSSION AND POSSIBLE DECISION ON APPLICATION FOR REASONABLE ACCODATION FOR FRIENDS OF SWITCHPOINT

Christian addressed the legal requirements for reasonable accommodations on both the State and Federal laws, City codes and what the commission can look at for consideration. There was discussion from the commission on the correct zoning for the facility and noticing requirements to neighbors. The applicant was invited to address the commission.

Carol Hollowell addressed the commission on the project and the need for treatment facilities in Washington County. She gave a brief history of Switchpoint and the success that they have had on other projects in the county. There was discussion on what the maximum occupants that the facility can hold. Klint Huges addressed the commission on what the maximum state law allows which is 47 for this size of facility. David Dangerfield addressed the commission on regulations that they are under for state licensing requirements. He also addressed the importance of the facility being linked in with other service providers in the area. After additional discussion on density and location of treatment facilities.

Charles Hammon moved to approve the reasonable accommodation application for Friends of Switchpoint with the following condition (Max Occupancy 45 Residents). Jenn Kesselring seconded. Roll call vote:

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

Motion carried.

10. Update on CIB funding for Master Plan

Kyle updated the commission on the General Plan funding costs and approval of the Community Impact Board Grant for \$25,000.00 that will be matched by the City for \$25,000.00.

7B. Land Use Ordinance for Off Site Improvements

Kyle presented a flow chart that John has been working on that will help in creating a resolution for offsite improvements. He also discussed the need for additional input from the public on the offsite improvements. The commission directed staff to create a timeline and ask the City Council for an additional 6-month extension.

11. DISCUSSION AND POSSIBLE CHANGE ON REGULAR COUNCIL MEETING TIME

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

12. Adjournment

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