

Hildale City Council Meeting

320 East Newel Avenue, Hildale, Utah 84784

Wednesday, October 28, 2020, 6:30 pm

Present:

Mayor: Donia Jessop

Council Members: Lawrence Barlow, JVar Dutson, Stacy Seay, Maha Layton, Jared Nicol(teleconference)

Interim City Manager: Harrison Johnson

City Recorder: Athena Cawley

Staff: Christian Kesselring

Court Monitor: Roger Carter

Public: Toni Chatwin, Shane Tooke, Gary Tooke, Mike Hansen, Charles Hammon, Lisa Fischer

#1. Welcome, Introduction and Preliminary Matters

Meeting called to order at 6:39 pm. Roll was taken, quorum present.

#2. Pledge of Allegiance

Mayor Jessop led the crowd in the Pledge of Allegiance.

#3. Conflict of Interest Disclosures

No new disclosure forms received this month. No conflicts of interests.

#4. Public Comment

Toni Chatwin gave a public comment about her concern with Zion Cliffs Lodge next door to her residence having certain events that were disrupting her family as well as other surrounding residents. She asked for the Council to consider not allowing an alcohol license to commercial zones that are bordering residential zones. Also, she requested to not allow a special event permit for a comedy show that Zion Cliffs Lodge recently advertised.

#5. Consideration and Possible Action on Text Amendment to the Hildale City Land Use Ordinance Relating to Defining Wineries, Breweries and Distilleries, and Permitting the Same in Specific Zoning Districts (HCC §§ 152-3-4, 152-12-3, 152-15-3, 152-16-3, & 152-26-5)

Harrison presented. Currently there is not a specific definition defining wineries in Hildale City Code. Staff designed a text amendment defining breweries & wineries and permitted use in specific zones. The text amendment would adopt definitions pursuant to that of the state of Utah for manufacturing alcoholic beverages. There would be a size requirement of 30,000 sq. ft. and under designated to the follow zones - General Commercial, Highway, Commercial, Planned Commercial, Business Manufacturing Park, Light Industrial, Recreation and Resort, and Agricultural. Anything 30,000 feet over would be zoned to Heavy Industrial.

Shane Tooke introduced himself as the applicant for the winery and asked the Council if they had any questions. He explained the intent of his business is to manufacture wine locally with a winery on site and have retail sales. The building will be approximately 25,000 sq. ft. with a tasting room to sample the wine and sell wine bottles. He specified that his plans are not to have a restaurant or bar, but for tastings and manufacturing sales only.

Charles Hammon introduced himself as the consultant for Gary & Shane Tooke, the applicant of the winery. He is not here to represent the Planning Commission due to the conflict of interest. The conditions of the applicant site plan for the winery meets all requirements of the City Code. In clarity, what is being asked of the City Council is if they are willing to add the definition as listed in the packet to the City Code and what zoning areas they are comfortable with, for allowing this permitted use in.

The council had questions about selling liquor retail or wholesale. Christian explained under Utah law the process of issuing a liquor license, legal aspects of the law, and how it works with City Code. To clarify, he explained how the text amendment pertains to planning land use only.

The council discussed the zones in question in depth and decided to retract Recreational and Resort from the list. The zones that will be permitted for manufacturing alcoholic beverages are General Commercial, Highway Commercial, Planned Commercial, Business Manufacturing Park, Light Industrial, Heavy Industrial, and Agricultural.

Lawrence Barlow moved to approve Ordinance 2020-013 an Ordinance of the Mayor and Council of the City of Hildale Utah Adopting Amendments to the Hildale City Land Use Ordinance and Specifically Excluding Recreation and Resort Maha Layton seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
JVar Dutson	X		
Maha Layton	X		
Stacy Seay	X		

Motion carried.

#6. Work Session

Harrison talked about the summary in the packet for the work session and the possibility to table it for later. He recommended to move to the General Plan presentation next and then executive session after. The Council agreed.

A. Municipal Operations

Item Tabled

- i. Policies**
- ii. Intergovernmental Agreements**

B. General Plan

i. Presentation and Steering Committee Selection

Mike Hansen with Rural Community Consulting presented an overview of what the creation of the general plan involves. The focus will be on the vision and aligning it with Hildale City’s goals projecting for the future. He briefly showed the website created by the company. Once the website is up then a survey will be available for the public to participate. They will have a public open house to discuss ideas and gather feedback for the plan. The Council discussed who would volunteer to be on the Steering Committee for the General Plan. Councilmember Layton and Councilmember Seay were nominated.

C. UEP Relationship

Item tabled

D. South Zion Estates Development

Item Tabled

E. Water Source Development

Item Tabled

#7. Consideration and Possible Action on Executive Session to Discuss Impending or Reasonably Impending Litigation

JVar Dutson moved to go into a closed Executive Session meeting for the purpose of discussing pending or reasonably imminent litigation.

Lawrence Barlow seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
JVar Dutson	X		
Maha Layton	X		
Stacy Seay	X		

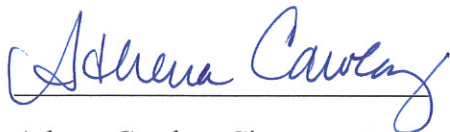
Motion carried.

#15. Adjournment

The Council went into Executive Session and Council Meeting adjourned at 8:20 pm

I verify that a copy of the notice and agenda was delivered to the Mayor and City Council members and posted at the City Hall, 320 E. Newel Avenue, Hildale, Utah and sent to the Utah State Public Meeting Notice coordinator.

Minutes were approved at the City Council Meeting on December 10, 2020.



Athena Cawley, City Recorder

