

Hildale City Planning Commission

320 East Newel Avenue, Hildale, Utah 84784

Thursday, October 15, 2020, 6:30 pm

Present:

Commissioners: Brigham Holm, Charles Hammon, Jenn Kesselring, Nathan Fischer, Derick Holm, (Tracy Barlow and Rex Jessop excused)

Recorder: Athena Cawley

Staff: Harrison Johnson, Christian Kesselring

Public: Stacy Seay, Gary Tooke, Mike Hansen

Court Monitor: Roger Carter

#1. Call to Order.

Meeting called to order at 6:34 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Brigham led the crowd in the pledge of allegiance.

#4. Public Comment

No public comment

#5. Discussion and Possible Action on Approving Meeting Minutes for April 23rd, July 23rd, August 20th & 24th, and September 17th & 23rd 2020.

Nathan Fischer moved to approve the meeting minutes for April 23rd, July 23rd, August 20th & 24th, and September 17th & 23rd 2020.

Derick Holm seconded. Roll call vote:

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

Motion carried.

#6. Presentation of General Plan

Mike Hansen from Rural Community Consultants presented. He gave an introduction of the project and requested selection for the steering committee. The project will be broken down in to four phases: preparing a clear vision statement, reviewing options, getting a consensus, and going through legal process from draft to final. There were a few questions asked of the

Planning Commission to give feedback. Charles Hammon and Derick Holm agreed to sit on the steering committee for the General Plan.

#7. New Commission Business

Charles disclosed a conflict of interest for the 3 site plans on the agenda and that he will abstain from voting. He prepared all the site plans and will be available for questions.

A. Site Plan Review for HD-SHCR-6-24 & 32; 680 North Richard Street, Hildale UT 84784

Harrison presented. The applicant, Charles Hammon, is requesting a final site plan review for a planned development on North Richard Street and he intends to build 17 single family homes on a planned development with shared recreation space and a private drive. The General Plan has the lot designated for low-density residential. The applicant plans to develop the site all at once. The plan appears to follow Hildale City Codes. The staff recommends approval of the site plan as it meets all applicable standards.

Charles Hammon addressed the commissioners as the owner and applicant of the site plan for 680 North Richard Street. The commissioners have seen this site plan several times and this is the third round. The project started a year ago with a rezone and a preliminary site plan. After the rezone was reviewed and approved then a preliminary plat was requested and approved. The next step to the process is a site plan. There is one noted change made to the final site plan from the preliminary, the intended 18 units was reduced to 17 units.

Nathan Fischer had questions about the utilities to the units and it was explained that it has been engineered and planned to accommodate. There was discussion of the process for a final site plan and then the next step being a final plat.

Derick Holm moved to approve the Site Plan Review for HD-SHCR-6-24 & 32; at 680 North Richard Street, Hildale UT.

Nathan Fischer seconded. Roll call vote:

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

Motion carried.

B. Site Plan for HD-HDIP-37

Harrison presented. The applicant, Gary Tooke, is requesting a final site plan review for a planned development on Field Avenue and Maple Street. The applicant plans to construct a wine tasting room on the north side of the property. The General Plan has the lot designated for industrial. The plan includes designated use by the applicant being

Agricultural Sales and Service, but staff analysis is that it would more appropriately be an Agricultural Industry. However, Agricultural Industry is not allowed in a commercial zone, so the solution that was discussed and recommended by staff was conditionally approve the site plan subject to a zone change or text amendment defining wineries in specific zones.

Brigham Holm had questions about the process of approval for a text amendment. Christian clarified that there would need to be a public hearing with the Planning Commission first before going before the City Council for consideration of approval.

Charles Hammon explained, speaking as an agent for the applicant, that the site plan in the packet did not reflect the most recent changes.

After discussion between the Planning Commission and staff, a decision was agreed upon to schedule a special meeting October 27th to allow time for a text amendment to be created and to have the most recent site plan in front of them before moving forward.

C. Site Plan for EJ Knudson

Harrison presented. The applicant, EJ Knudson, is requesting a site plan review for an existing site at 1027 West Utah Ave. There are no changes being made to the existing site, only requesting to pull a building permit for an inside remodel. Staff recommends approval of the site plan based on no changes to the existing site.

Jennifer Kesselring moved to approve the Site Plan Review for 1027 West Utah Ave, Hildale, UT 84784

Derick Holm seconded. Roll call vote:

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

Motion carried.

Harrison revisited the site plan for EJ Knudson after the vote was carried, as he was not aware of some information about the application. To be more clear, staff requested to look the application over for development standards compliance and table it for the special meeting.

Brigham asked if the vote was something that the Planning Commission could retract and what is the process to do so.

Christian explained the decision takes effect the same day and could be rescinded right after with a vote. Ideally a motion is made to reverse the decision made earlier and then have a motion to table it.

Charles Hammon reiterated his conflict of interest on this item and will abstain from voting.

Jennifer Kesselring moved to reverse the decision of the Site Plan Review for 1027 West Utah Ave, Hildale, UT 84784.

Derick Holm seconded. Roll call vote:

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

Motion carried.

#7. Adjournment

Brigham confirmed with agreement from the Commissioners to table items B & C to a special meeting on October 27th at 6:30 pm. With no other business meeting adjourned at 8:04 pm.

Minutes were approved at Planning Commission meeting on January 26, 2021.


Athena Cawley, City Recorder

