

Hildale City Town Hall Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, November 1, 2018

Present:

Mayor: Donia Jessop

Council Members: Stacy Seay, JVar Dutson, Maha Layton, Lawrence Barlow

City Manager: John Barlow

Staff: Mariah La Corti

Public: Seth Cooke, Patrick Pipkin, Conrad Pipkin, Toni Chatwin, Ray Chatwin, Glyn Jones, Melissa Black (this list may be incomplete)

#1 Call to Order

Meeting called to order at 6:30 p.m.

#2. Roll call

Roll taken, quorum present. Jared Nicol came in at 6:34 p.m.

#3. Pledge of Allegiance

Maha led the crowd in the pledge of allegiance.

#4. Public Hearing Press Release

Mayor Jessop informed the public of the ways Hildale City is working toward communicating with the public. She read aloud a courtesy notice mailed to every Hildale City property owner.

Mayor Jessop outlined the process of how land use ordinances are created. Administration and Planning Commission write an ordinance, then the commission makes a recommendation to the town council, which the council takes into consideration. Property owners that want a change to the zoning map can bring their request verbally before the planning commission at the public hearing on the 8th. That can be followed by a verbal request to be forwarded to the City council. They may also verbally come before the Council with their request on the 20th.

#5. Public Comment

Patrick Pipkin addressed the lack of multi-family zoning. He asked why the large homes, many of which are being used as multi-family, are being zoned as single family.

Seth Cooke asked why the city gets to make the rules for his property, when he is the one that bought it. He wants the town council to look hard at what they are creating and how it will affect the citizens economically. People need to be able to use their property how they choose, to make a living, so that they can survive.

Kyle Layton made a few comments. He feels that the public is scared because nobody knows the process for a re-zone. He suggested that the procedure and fee schedule be written out for the public to see. He further recommended that a site map not be required for the larger home conversions because of how difficult it already is to complete the conversion.

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The amnesty permit in the proposed ordinance was briefly discussed. At no point can a zoning administrator or the planning and zoning commission make a decision without the option of appealing.

Ray Chatwin brought up a concern that individuals putting money into these large houses that are zoned single-family and have a conditional use permit for multi-family may have trouble finding a buyer because of the conditional use, should they ever choose to sell the home. He wants to make sure there is an ability to sell without too many reservations.

JVar feels that individuals should not be zoned out, they should be allowed to use their property however they want to make a thriving community.

Commissioner Barlow explained the difference between conditional use and allowed non-conforming use. He also mentioned that multi-family and Airbnb, the way the zoning map is presently proposed, will not be allowed in the same zone.

Willie Jessop expressed his desire to get the moratorium lifted as soon as possible. He recommended that the council not take hard lines on these difficult issues. Lawrence pointed out that the moratorium is up for expiration this month.

Maha explained that the planning and zoning commission was asked to zone for the past and plan for the future. We can't be non-discriminatory without structure. She asked what the community wants. Willie said that what is hurting us, is stopping something that isn't even going; going forward, the city should be cautious about moratoriums. Willie Jessop asked what could be done to get planning and zoning to push walking trails, parks and city recreation; to get the city working in partnership with developers.

Lawrence responded by saying that the language of the statutes need to be considered carefully. The planning and zoning were asked to make standards, make those standard operable, and figure out how to apply those standards to what is. This starts the process for a new General Plan for the city.

Jared explained that restrictions are there for protection. There are processes in place to get to where you want to be.

The number one complaint for those trying to run a business is not having a sign that identifies Hildale. He suggested making a sign that identifies local businesses.

John Barlow, speaking as a citizen, outlined four things that made it impossible to run a business in Hildale prior to the council taking office: #1. Impact fees #2. Development Standards #3. Lack of enforcement of building codes in the past #4. Disorganization. He thanked the council for their efforts on these matters.

Mayor Jessop explained this is not the city against the citizens, it is “we”, a team effort. The town council will be making decisions very carefully.

**moved to
seconded. Roll call vote:**

| | YES | NO | ABSTAIN |
|-----------------|-----|----|---------|
| Lawrence Barlow | | | |
| Stacy Seay | | | |
| JVar Dutson | | | |
| Maha Layton | | | |
| Jared Nicol | | | |

Motion carried.

:Meeting adjourned at 7:59 p.m.

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 5, 2018.

Vincen Barlow

Vincen Barlow, City Recorder

