



# Hildale City Planning Commission

Thursday, February 16, 2023 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **15 of February 2023** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Commission members may be participating electronically by video or telephone conference. The meeting will be broadcast to the public on Facebook Live under Hildale's City page. Members of the public may also watch the City of Hildale through the scheduled Zoom meeting.

<https://www.facebook.com/hildalecity/live/>

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

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Comments during the public comment or public hearing portions of the meeting may be emailed to [manager@hildalecity.com](mailto:manager@hildalecity.com) or privately messaged to Hildale City's Facebook page. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

**Roll Call of Commission Attendees:** City Recorder Cawley

**Welcome, Introduction and Preliminary Matters:** Presiding Officer

**Pledge of Allegiance:** By Invitation of Presiding Officer

**Conflict of Interest Disclosures:** Commissioners

**Approval of Minutes of Previous Meetings:** Commissioners

1. Consideration, discussion, and approval of meeting minutes for January 19, 2023.

**Public Comments:** (3 minutes each - Discretion of Presiding Officer)

**Reports:**

**Public Hearing:**

2. The Commission will receive public comment concerning the following items:

- o Proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay

- o Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone
- o Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)
- o Re-zone parcel HD-SHCR-8-15, commonly addressed as 760 N Hildale St., from the current zone designation of Neighborhood Commercial (NC) zone to Recreational Resort (RR)
- o Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)
- o Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)
- o Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)

3. - The Commission will receive public comment concerning the following items:

**Unfinished Commission Business:**

**New Commission Business:**

- 4. Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)
- 5. Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)
- 6. Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)
- 7. Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)
- 8. Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone
- 9. Proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay

**Commissioners Comments:** (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

**Executive Session:** As needed

**Adjournment:** Presiding Officer

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.