



Hildale City Planning Commission

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

Minutes

Welcome, Introduction and Preliminary Matters:

Vice Chair Wall called meeting to order at 6:07 p.m.

Roll Call of Commission Attendees:

Harrison Johnson

PRESENT

Vice Chair Elissa Wall
Commissioner Nathan Fischer
Commissioner Tracy Barlow
Commissioner Derick Holm

ABSENT

Chair Charles Hammon
Commissioner Rex Jessop
Commissioner Lawrence Stubbs

Pledge of Allegiance:

Chair Wall lead the pledge of allegiance.

Conflict of Interest Disclosures:

None.

Approval of Minutes of Previous Meetings:

1. Consideration and discussion of Minutes for Planning and Zoning Meeting February 16, 2023.

Commissioners reviewed minutes and found a name change for Arvin Blacks name to be changed to Lamont Black.

Motion made by Vice Chair Wall to Minutes for Planning and Zoning Meeting February 16, 2023,
Seconded by Commissioner Barlow.

Voting Yea: Vice Chair Wall, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries

Public Comments:

Reports:

Public Hearing:

- 2. Public hearing to receive public comment on amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay**

Public Hearing opened at 6:10pm

No comments

Public Hearing closed at 6:10pm

- 3. Public hearing to receive public comment on to amend Hildale City General Plan Future Land Use Map**

Public Hearing opened at 6:11pm

Online comment, thanking the Commissioners for all they do.

Public Hearing Close 6:11pm

- 4. Public hearing to receive public comment on Re-zone parcel HD-SHCR-1-14, commonly addressed as 580 W Field Ave from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5) and Residential Multi-family-1 (RM-1)**

Public Hearing opened at 6:13pm

No Comment

Public Hearing close at 6:13pm

- 5. Public hearing to receive public comment on Re-zone parcel HD-HDIP-14, commonly addressed as 1240 W Field Ave., from the current zone designation of Highway Commercial (HC) zone to Light Industrial (M-1)**

Public Hearing open at 6:14pm.

No Comment

Public Hearing close 6:14pm.

Unfinished Commission Business:

New Commission Business:

- 6. Consideration, discussion, and possible approval Re-zone parcel HD-SHCR-1-14, commonly addressed as 580 W Field Ave from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5) and Residential Multi-family-1 (RM-1)**

Harrison Johnson presented the zone change request. Commissioners discussed the application and feel it is in line with the general plan.

Motion made by Commissioner Barlow to approve Re-zone parcel HD-SHCR-1-14, commonly addressed as 580 W Field Ave from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5) and Residential Multi-family-1 (RM-1), Seconded by Vice Chair Wall.

Voting Yea: Vice Chair Wall, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries

7. Consideration, discussion, and possible approval of Re-zone parcel HD-HDIP-14, commonly addressed as 1240 W Field Ave., from the current zone designation of Highway Commercial (HC) zone to Light Industrial (M-1)

Harrison Johnson presented re-zone change request. Commissioners reviewed the application.

Motion made by Commissioner Fischer to approval of Re-zone parcel HD-HDIP-14, commonly addressed as 1240 W Field Ave., from the current zone designation of Highway Commercial (HC) zone to Light Industrial (M-1), Seconded by Vice Chair Wall.

Voting Yea: Vice Chair Wall, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries

8. Consideration, discussion, and possible approval of 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

Harrison Johnson presented to Commissioners the next presentation to the land development presentation. Commissioners reviewed the presentation. Request for a work session has been requested.

Motion made by Vice Chair Wall to table 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 until we can get advice from the attorney. Seconded by Commissioner Fischer.

Voting Yea: Vice Chair Wall, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries

9. Consideration, discussion, and possible approval Application to amend Hildale City General Plan Future Land Use Map

Harrison Johnson presented to Commissioners the amended general plan. Commissioners discussed and revied in great detail the Future Land Use Map.

No motion was made.

10. Transportation Master Plan Review

Harrison Johnson presented in great detail the Transportaion Master Plan Review. Commissioners discussed many options.

No Motion Made.

Commissioners Comments:

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed.

Adjournment: Presiding Officer

Vice Chair Wall adjourned meeting at 7:34pm

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.

Minutes were approved at the Planning Commission Meeting on _____.

Sirrene Barlow, City Recorder