



Hildale City Planning Commission

Thursday, June 16, 2022 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 regular meeting on **Thursday June 16, 2021** 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

+16699006833,,95770171318#,,,,*993804# US (San Jose)

+12532158782,,95770171318#,,,,*993804# US (Tacoma)

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+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

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Comments during the public comment or public hearing portions of the meeting may be emailed to 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: Deputy Recorder Barlow

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.](#) Planning Commission Meeting Minutes 03-16-2022
- [2.](#) Planning Commission Meeting Minutes 05-19-2022

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

Reports:

Public Hearing: None

Unfinished Commission Business: None

New Commission Business:

3. Consideration and discussion of Land Use Code Update.

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.



Hildale City Planning Commission

Wednesday, March 16, 2022 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: Deputy Recorder Barlow

Meeting called to order by Deputy Recorder Barlow, opening meeting at 6:00 pm

City Manager Duthie asked for nominations from Commissioners for a Chair Commissioners.

Commissioner Barlow nominated Commissioner Hammon as Chair, Commissioner Jessop second. All in favor.

Commissioner Hammon nominated as Temp Chair.

PRESENT

Commissioner Rex Jessop
Commissioner Charles Hammon (temp Chair)
Commissioner Derick Holm
Commissioner Tracy Barlow

ABSENT

Commissioner Nathan Fischer

Staff

Eric Duthie, Harrison Johnson, Sirrene Barlow

Welcome, Introduction and Preliminary Matters: Presiding Officer

Temp Chair Hammon welcomed the commissioners and staff to the meeting.

Pledge of Allegiance: By Invitation of Presiding Officer

Commissioner Barlow lead the pledge of allegiance.

Conflict of Interest Disclosures: Commissioners

No Conflicts at this time.

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion, and approval of meeting minutes for February 17th, 2022.

Commissioners discussed meeting minutes from last meeting.

Motion made by Commissioner Barlow made a motion to approve the meeting minutes for February 17, 2022, Seconded by Commissioner Holm.

Voting Yea: Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Barlow

Motion Carries.

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

None

Reports: None**Public Hearing:**

2. The Commission will receive public comment concerning a request to re-zone parcels HD-SHCR-1-24, HD-SHCR-1-25, HD-SHCR-1-26, HD-SHCR-1-31 from the current Residential Agriculture (RA-1) Zone to Residential Multi-Family 3 (RM-3)

Temp Chair Hammon Open Public Hearing at 6:06 pm.

No public comment.

Temp Chair Hammon closed Public Hearing at 6:06 pm.

Unfinished Commission Business: None**New Commission Business:**

3. Consideration, discussion, and possible recommendation for re-zoning Parcels HD-SHCR-1-24, HD-SHCR-1-25 HD-SHCR-1-26, HD-SHCR-1-31, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Multi-Family Residential RM-3.

City Manager Duthie presented to Commissioners the application in question. Staff has previously discussed this application with the applicant.

Harrison Johnson presented in detail the application and goals.

Thomas Timpson presented the interest to have the zone changed and the goals.

Commissioners discussed the pros and cons of the project and the concern of density.

Recommend motion of denial by Commissioner Holm No Second. Motion failed

Moved to recommend approve for re-zoning Parcels HD-SHCR-1-24, HD-SHCR-1-25 HD-SHCR-1-26, HD-SHCR-1-31, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Multi-Family Residential RM-2. Second by Commissioner Jessop.

Motion made by Commissioner Barlow, Seconded by Commissioner Jessop.

Voting Yea: Commissioner Jessop, Commissioner Hammon, Commissioner Barlow

Voting Nay: Commissioner Holm

Motion Carries

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Commissioners discussed if there was any other applications of interest for the Planning and Zoning Board. City Manager Duthie informed the Commissioners there was interest that were being reviewed.

Executive Session: As needed

None

Adjournment: Presiding Officer

Temp Chair Hammon adjourned meeting at 06:33.

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Minutes were approved at the Planning Commission Meeting on _____.

Athena Cawley, City Recorder

Pending For Approval



Hildale City Planning Commission

Thursday, May 19, 2022 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: City Manager Duthie

PRESENT

Chair Charles Hammon
Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Lawrence Stubbs

ABSENT

Commissioner Nathan Fischer
Commissioner Tracy Barlow
Commissioner Derick Holm

Staff

Eric Duthie
Harrison Johnson

Welcome, Introduction and Preliminary Matters: Zoning Administrator

1. Introduction of newly appointed Commission members Elisa Wall and Lawrence Stubbs

City Manager Duthie introduced two new members to the board. Elissa Wall and Lawrence Stubbs. Both introduced themselves and spoke in gratitude to be apart of this Commission.

2. Nominations and selection of Commission Chair and Vice-Chair (ZA Duthie)

City Manager called for nominations for a Chair. Commissioner Hammon was nominated by Commissioner Stubbs. All in favor.

Chair Hammon asked for volunteers for Vice Chair. Commissioner Wall nominated Commissioner Stubbs.

Chair Hammon nominated Commissioner Wall, All in favor.

Motion carries with Commissioner Wall as Vice Chair.

Pledge of Allegiance: By Invitation of Presiding Officer

Chair Hammon lead the pledge.

Conflict of Interest Disclosures: Commissioners

None at this time.

Approval of Minutes of Previous Meetings: Commissioners

3. Consideration, discussion, and approval of March 16, 2022 Zoning Commission meeting minutes (5 minutes Presiding Officer)

Tabled

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

None at this time.

Reports: Overview of Commission responsibilities, education, and training opportunities. (15 minutes Duthie/Johnson)

- 4. Overview of Commission responsibilities, education, and training opportunities. (15 minutes Duthie/Johnson)

Harrison Johnson presented to the Commissioners the duty and responsibilities of Planning and Zoning Commission.

Public Hearing: NONE

Unfinished Commission Business: NONE

New Commission Business:

- 5. Discussion concerning Short Creek Subdivision #7 2nd Amended & Extended Lot Line Adjustment (10 minutes DCMSP Johnson)

Commissioners discussed the process for subdivisions and what is required.

- 6. Zoning Code Revision introduction to process (15 minutes Rural Community Consultants)

City Manager introduced Rural Community Consultant and the part they are doing to help with projects and Rezoning.

Michele with Rural Community Consultant joined by zoom. Presenting updates on the Zoning Revision process.

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

None

Adjournment: Presiding Officer

Chair Hammon adjourned meeting at 7:33pm.

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Minutes were approved at the Planning Commission Meeting on _____.

Athena Cawley, City Recorder

Land Use Code Update Guidance

May 20th, 2022 June 2nd, 2022

Core Objectives

- **Change select areas of the Land Use Code to better comply with Utah's Plain Language Law**

- Key Parameters & Subtasks:

- **There is no need to expand nor contract the size or scope of the Land Use Code**
- Clear up contradictions and ambiguous language
- Offer expanded list of definitions where applicable

- **Development of expanded land use map**

- Key Parameters & Subtasks

- Incorporate the work products from staff into codified specific land use maps
- Provide necessary draft ordinance or policies that will need to be adopted

- **Draft and adopt an ordinance(s) to address housing shortages with new developers**

- Key Parameters & Subtasks

- Provide draft ordinances that allow the City to better negotiate with developers on sustainable and affordable housing development i.e. density swaps for affordable housing sales
- Ordinance language that allows for application review that's faster and less expensive for affordable housing projects, especially targeting smaller developers or homeowners developing homes on their lots.
- Regulated parameters that give the council the ability to negotiate for public space or facilities, affordable housing, or other public benefit in exchange for higher density.

- **Draft and adopt an ordinance(s) to support historic housing and land development**

- Key Parameters & Subtasks

Mayor: Donia Jessop

Councilmembers: Lawrence Barlow, JVar Dutson, Brigham Holm, Terrill Musser, Stacy Seay

City Manager: Eric Duthie

- Provide draft ordinances that allow owners of originally constructed properties to improve those properties through a streamlined and affordable process.
 - Provide draft ordinances that allow for historic parcels to develop incrementally through ordinances that focus only on health and safety and deprioritize aesthetics
- Draft and adopt an ordinance(s) that support economic development through mixed use zones**
- Key Parameters & Subtasks
 - Provide draft ordinances that allow the city to incentivize well-constructed mixed use districts that support healthy growth i.e. tax abatement in exchange for public facilities
 - Ordinance that grants developers expedited application approval if they meet objectives in Mixed Use districts:
 - Main Street Development: development that includes retail, grocery, and multifamily housing
 - Ordinance that grants developers higher density housing or even tax abatement if they meet objectives in Mixed Use districts:
 - Public facilities: parks, libraries, schools, cultural centers
 - Affordable housing sales or leases

Code Update Notes

Sec 152-14-4 Development Standards In Residential Agricultural Zones;

Sec 152-12-4 Development Standards;

Sec 152-16-4 Development Standards In Commercial Zones;

Setback standards - street side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Otherwise: No requirement			
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Here in Setback Standards- Side Street yard in the above ordinance chapters it states that Accessory Buildings are not permitted. This ordinance needs to be clarified that accessory buildings on the sides street yard is not permitted as the table is confusing.

Sec 152-13-4 Development Standards In Residential Zones

In Minimum Lot Width and/or project frontage there needs to be clarification with RM-1, RM-2 and RM-3 means when it says: 6 units/lots, 10 units/lots, 15 units/lots

Mayor: Donia Jessop

Councilmembers: Lawrence Barlow, JVar Dutson, Brigham Holm, Terrill Musser, Stacy Seay

City Manager: Eric Duthie

Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

Include language that allows to divide one parcel into four parcels without full subdivision process, but requires any utilities that need to serve the future lot to be installed prior to the issuance of a building permit

Boundary Adjustments

We need to add in language which specifies procedures for parcel line and boundary adjustments as it appears to be missing.

Field Memorial Town Square

- Special Economic Mixed-Use District
- Main Street Development



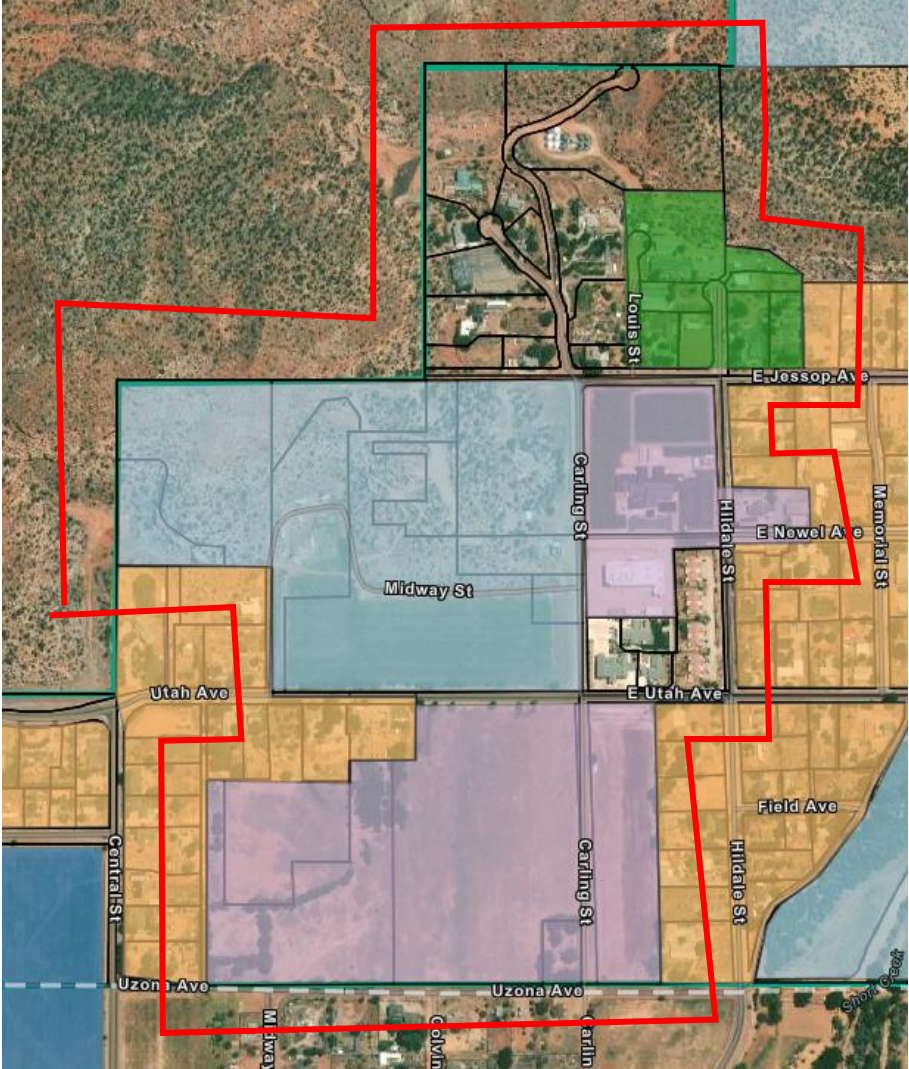
Central Historic Residential District



- Historic housing district
- Incremental development focus

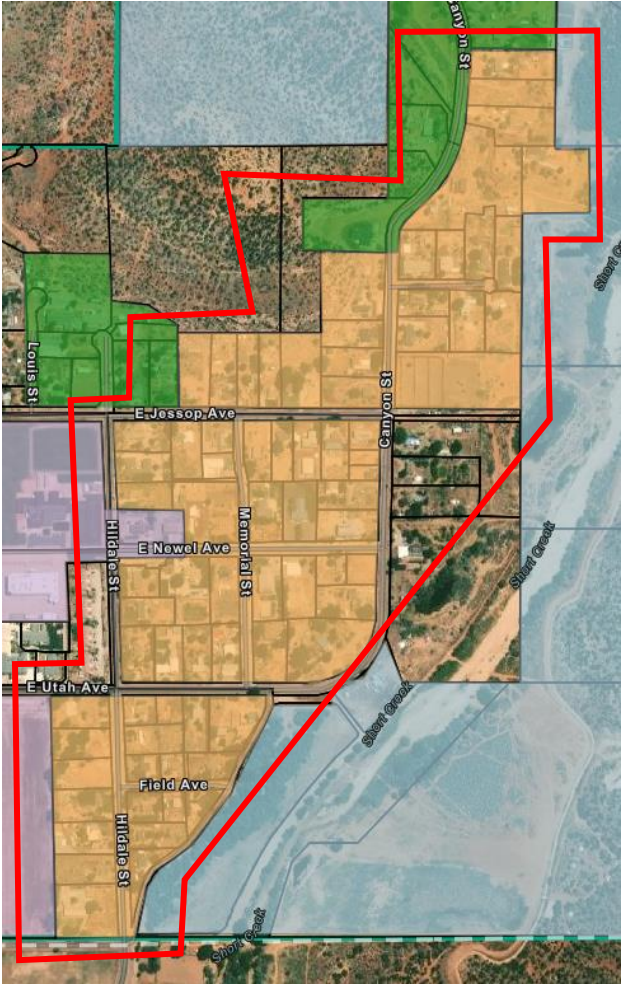
Central Civic District

- Mixed Public Facilities & Commercial Zones
- Hildale Town Center



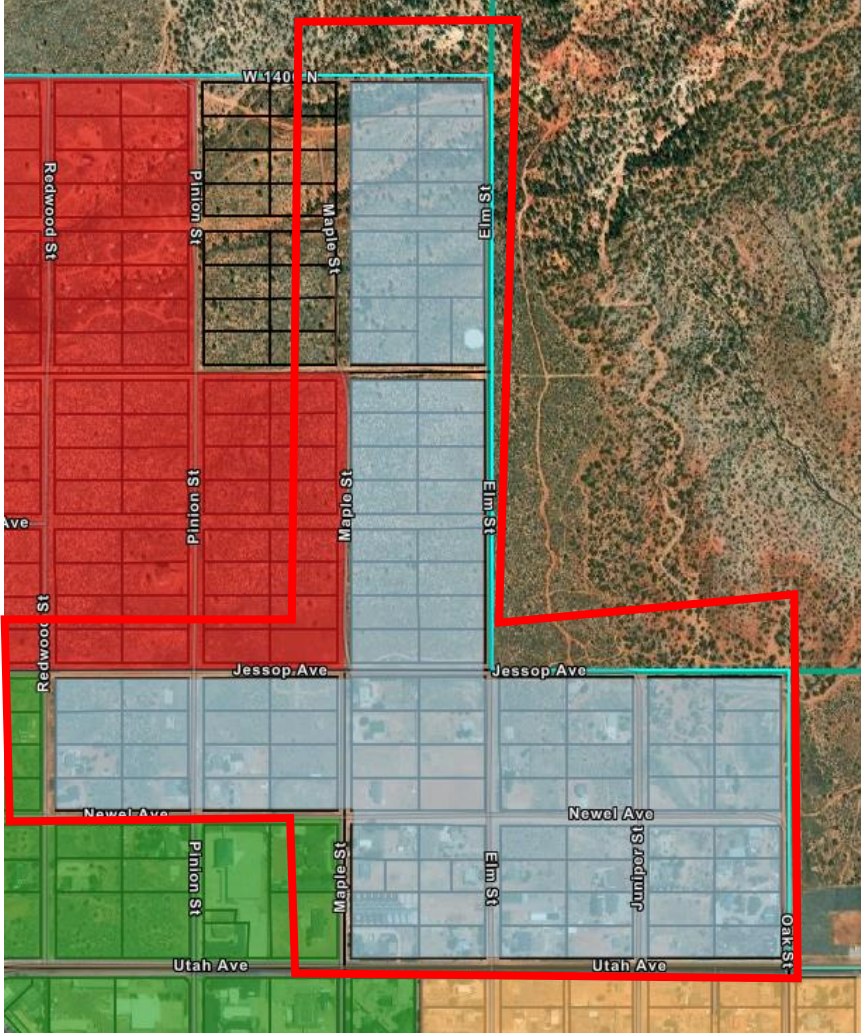
Eastern Historic Residential District

- Historic housing district
- Incremental development focus



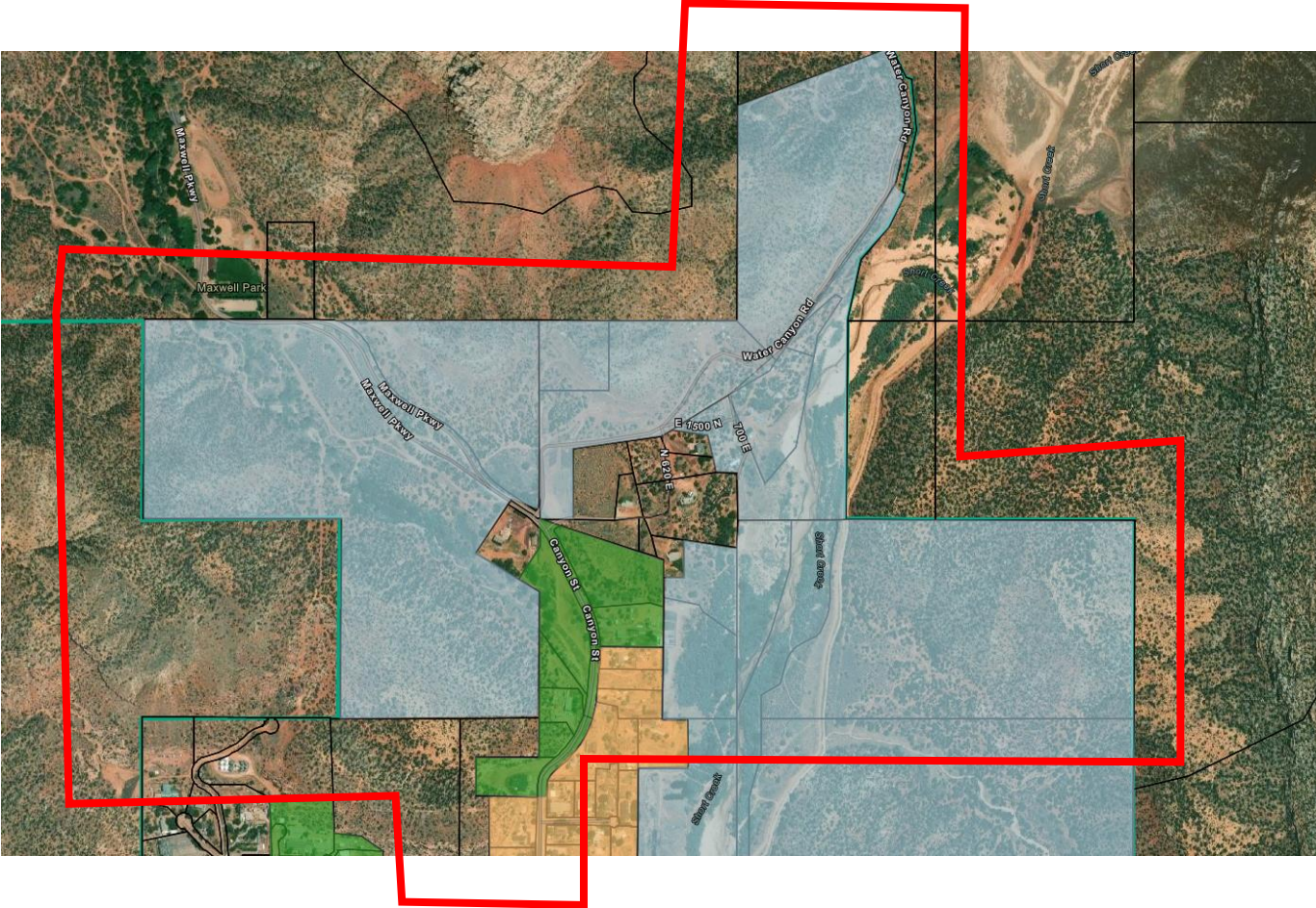
Canaan Mountain Recreation-Resort District

- Recreation-Resort Zone
- Incentivize resort activities and development



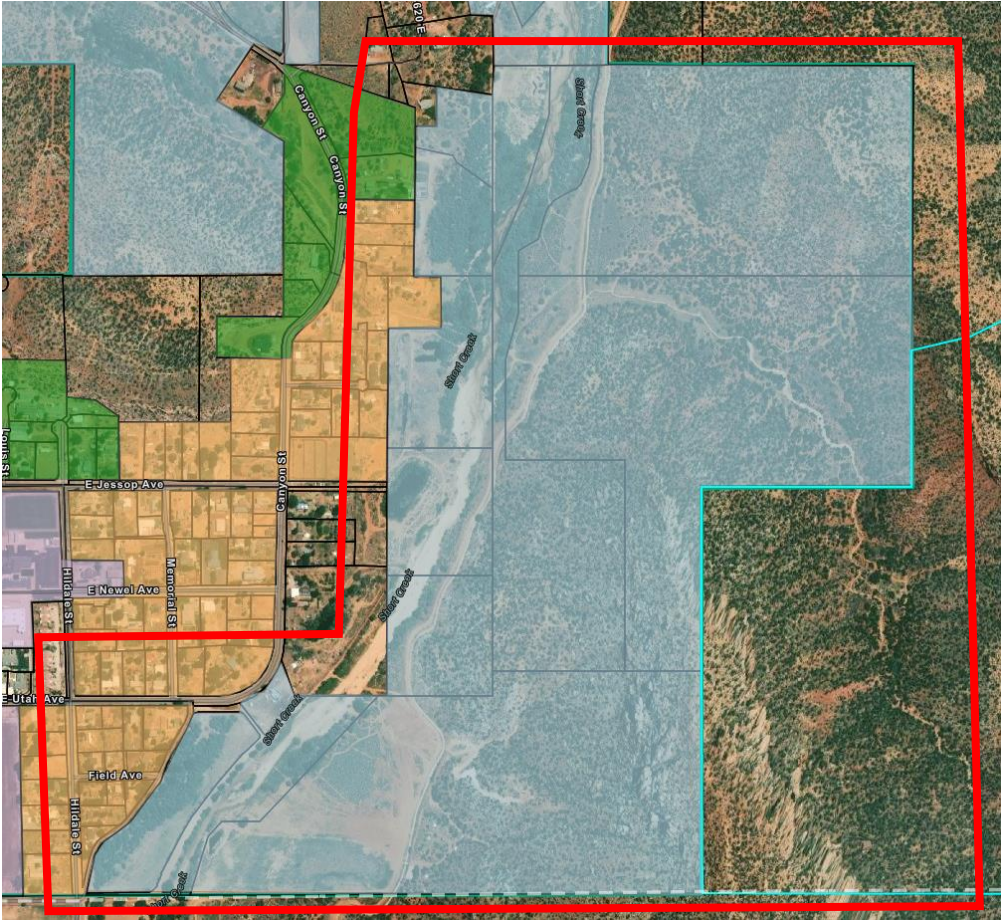
Maxwell Recreation District

- Recreation Resort Zone
- Incentivize retail and resort development that compliments Maxwell Park Use



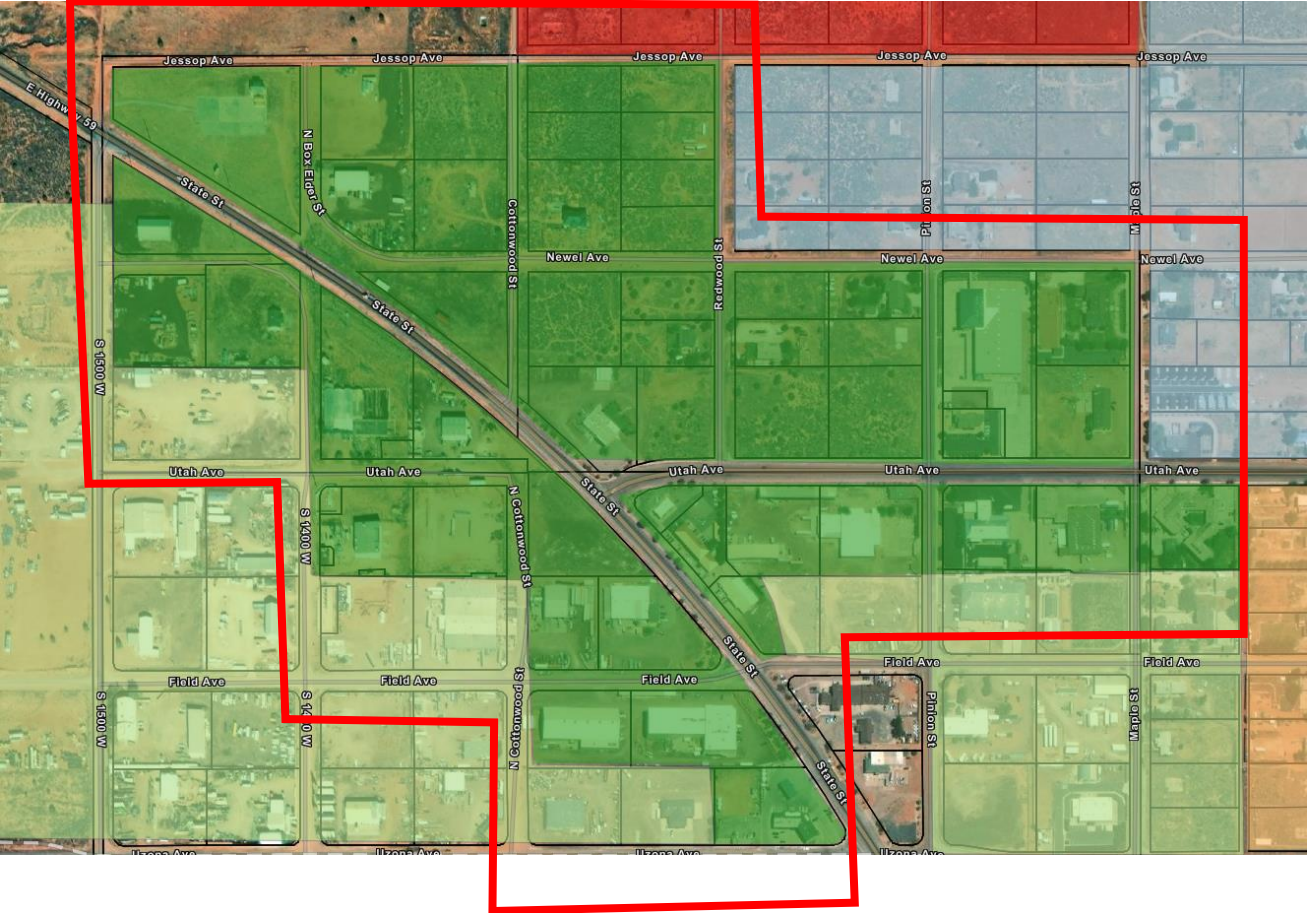
Motor Sport Recreation District

- Recreation Resort Zone
- Incentivize OTV/ATV recreation us



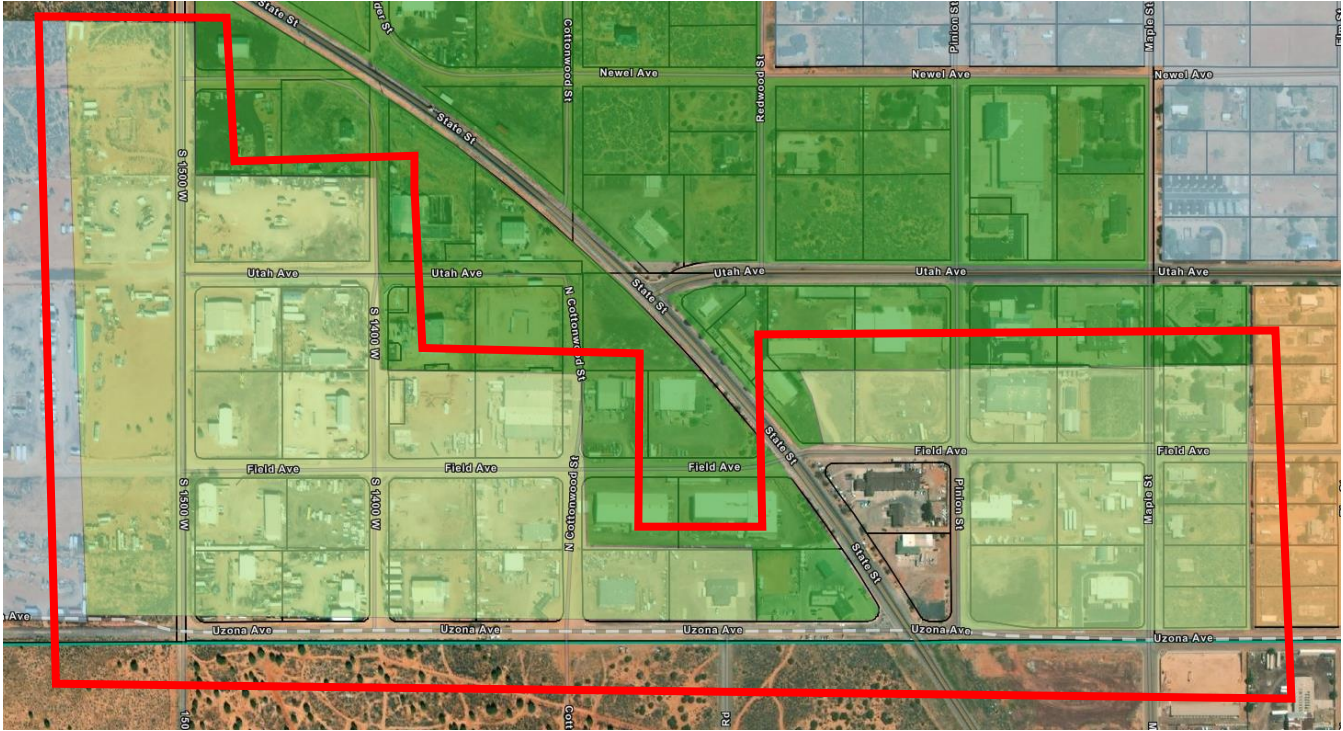
Town Entrance Tourist Commercial District

- Commercial District
- Incentivize office space and tourist related retail stores



Highway Industrial District

- Industrial Districts



Data				
Zoning Code	Average of Tax Value per Acre	Average of Est. Tax Per Acre	Average of Tax Value	
A-10	\$ 2,076.43	\$ 20.47	\$ 55,922.22	
A-20	\$ 130.57	\$ 1.29	\$ 11,532.67	
A-5	\$ 9,416.68	\$ 92.84	\$ 64,410.35	
GC	\$ 156,590.07	\$ 1,543.82	\$ 242,990.93	
HC	\$ 195,890.03	\$ 1,931.28	\$ 340,827.78	
M-1	\$ 138,147.03	\$ 1,361.99	\$ 330,321.43	
M-2	\$ 91,947.80	\$ 906.51	\$ 168,618.18	
NC	\$ 290,004.87	\$ 2,859.16	\$ 339,715.50	
OS	\$ 5,568.18	\$ 54.90	\$ 86,850.00	
PF	\$ 39,339.16	\$ 387.85	\$ 39,976.25	
R1-10	\$ 40,514.75	\$ 399.44	\$ 42,071.96	
R1-8	\$ 199,399.66	\$ 1,965.88	\$ 175,690.00	
RA-.5	\$ 160,269.00	\$ 1,580.09	\$ 100,751.50	
RA-1	\$ 123,059.48	\$ 1,213.24	\$ 123,493.88	
RM-1	\$ 202,356.85	\$ 1,995.04	\$ 141,570.71	
RM-2	\$ 40,069.28	\$ 395.04	\$ 41,881.14	
RR	\$ 1,748.76	\$ 17.24	\$ 101,850.00	
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Grand Total	\$ 106,761.28	\$ 1,052.56	\$ 121,402.31	