



Hildale City Planning Commission

Thursday, June 15, 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 June, 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 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 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. Discussion and Possible approval of City Council meeting minutes of 5-17-2023.

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

Reports:

Public Hearing:

2. Public Hearing on an Application for Zone Change Designation for parcel HD-HDIP-36, commonly addressed as 740 N Pinion St., from the current zone designation of General Commercial (GC) to Light Industrial (M-1)

Unfinished Commission Business:

New Commission Business:

- [3.](#) Consideration and Possible Recommendation on Application for Zone Change Designation for parcel HD-HDIP-36, commonly addressed as 740 N Pinion St., from the current zone designation of General Commercial (GC) to Light Industrial (M-1)

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 Council Meeting

Wednesday, May 17, 2023 at 7:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Mayor Jessop Brought this meeting to order at 6:59 PM

Roll Call of Council Attendees:

PRESENT

Mayor Donia Jessop
Council Member Lawrence Barlow
Council Member JVar Dutson
Council Member Brigham Holm
Council Member Terrill Musser
Council Member Stacy Seay

Pledge of Allegiance:

Council Member Dutson Lead the Pledge of Allegiance

Conflict of Interest Disclosures: Mayor and Council Members

Council Member Holm has a conflict with Agenda Item #13

Special Recognitions:

1. City Council Community Recognition and Appreciation Award

Mayor Jessop presented this award to Loretta & James Moodie for Beautifying their Corner of our community.

Loretta Thanked the council, and shared some history on her property that she bought.

2. Staff introductions:

Water Canyon High School interns

Part-time Hildale City employees

Innovation Center Coordinator

Utility Director

City Manager Duthie asked the New interns, Part timers, HIEAC coordinator, Utility Director Introduced themselves to the Council.

Public Presentations:

3. Presentation from the Utah Governors Office of Economic Opportunity.

Rescheduled

Approval of Minutes of Previous Meetings:

4. Discussion and Possible approval of City Council meeting minutes of April 5, 2023.

Motion made by Council Member Musser, Seconded by Council Member Holm.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

Public Comments:

Smithy Holm spoke to the council.

Dalton Barlow - wants to ask Hildale to consider opposing the Grand Canyon being put under responsibility of the Federal Government

Sunny Bryson - Southern Utah Food Bank, informing the city about a program they have for Senior Citizens

Council Comments: For items not on the agenda

Council Member Musser gave Condolences to the Darger Family.

Council Member spoke on all the Changes in the Utility Dept.

Oversight Items:

5. Financial Report and Invoice Register approval

City Manager Duthie Presented the Financial Report and the Invoice Register to the Council.

Council Member Dutson and City Manager Duthie discussed parts of the budget.

Motion made by Council Member Musser, Seconded by Council Member Dutson.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

6. City Managers report

City Manager Duthie presented his report to the council.

Public Hearing:

7. Public Hearing on an application for Re-zone parcel HD-SHCR-9-26, commonly addressed as 450 E Utah from the current zone designation of Residential Single-Family (R1-10) zone to Residential Multi-family-3 (RM-3)

Council Member Holm Motioned to open the Public Hearing.

Seconded by Council Member Musser.

All in Favor

Citizen Travis Jessop spoke during this public hearing.

Public Hearing Closed

Council Member Musser Motioned to close the Public Hearing.

Seconded by Council Member Dutson

All in Favor

8. Public Notice-Petition to Vacate Right-of-Way 980 N Juniper St.

Council Member Musser Motions to open this Public Hearing.

Seconded by Council Member Barlow

All in Favor

Hildale City residents Spoke on this public hearing to get more information on this matter, and whether or not they support this Petition to Vacate Right of Way.

City Manager Duthie read the following email into the record

From: **Jessa** <jessastorygirl@gmail.com>
 Date: Sun, May 7, 2023, 9:37 PM
 Subject: Regarding Petition for Right of Way Juniper St/Jessop Ave
 To: manager@hildalecity.com <manager@hildalecity.com>

Dear City Council,

It has come to my attention that there has been a petition for the closure of the right-of-way on the corner of Juniper St and Jessop Ave.

I ask the city to not grant the petition. As a lifetime resident of the community and a resident of Juniper St for 7 years, this closure would greatly affect me and my neighborhood. This right-of-way accesses a trail into BLM land that has been a neighborhood favorite for walking, biking, and horseback riding. It is my favorite trail to run my dogs and access the wilderness area. With so much land becoming privatized and fenced off, this is one of the few trails left that is accessible to the public.

Closing this road would also disrupt the grid system that the town is built on, potentially causing the increase of turnaround traffic and the interference of deliveries.

I do not support the closure of the right-of-way on Juniper St and Jessop Ave.

Sincerely,

Jessica Chatwin

Council Member Musser Motions to close this Public Hearing.

Seconded by Council Member Dutson

All in Favor

Appointments to Boards or Commissions:

Unfinished Council Business:

9. **Consideration, discussion, and possible approval a weather impacted rescheduling of the Hildale-Colorado City Community Cleanup, the week of May 29 - June 3, 2023.**

City Manager Duthie presented the New dates for the Hildale-Colorado City Community Cleanup

10. **Innovation Center grant status report.**

Harrison Johnson and Brian Bair presented this report to the Council.

Council Members discussed matters pertaining to this Center With Mr. Johnson and Mr. Bair.

11. **Consideration, discussion, and possible approval of the Hildale Transportation Master Plan.**

Deputy City Manager Johnson presented this Transportation Master Plan to the Council.

The Council discussed and approved.

Motion made by Council Member Musser, Seconded by Council Member Holm.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

New Council Business:

12. **Consideration, discussion, and possible approval of a request to re-zone parcel HD-SHCR-9-26, commonly addressed as 450 E Utah from the current zone Residential Single-Family (R1-10) to Residential Multi-family-3 (RM-3)**

Council Member Barlow stated he would be Abstaining from the Vote due to a conflict of interest.

Council members discussed this topic with Weston Barlow.

Mr. Johnson presented this application to the council.

Council Members and the Applicant Discussed this Agenda Item

Council Member Seay Motioned to Approve the re-zone parcel HD-SHCR-9-26, commonly addressed as 450 E Utah from the current zone Residential Single-Family (R1-10) to Residential Multi-family-3 (RM-3) seconded by Council Member Dutson

13. **Consideration, discussion, and possible adoption of an Ordinance to Vacate Right-of-Way 980 N Juniper St.**

Deputy City Manager Presented this Agenda item to the Council.

The City Council Discussed this topic thoroughly with Mr. Johnson.

Jeff Barlow touched on all previous topics discussed.

Council Discussed this topic

Council Member Barlow Motions to Table the adoption of an Ordinance to Vacate Right-of-Way 980 N Juniper St. (10 minutes DCM Johnson) pending legal Review.

Motion made by Council Member Barlow, Seconded by Council Member Dutson.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

14. Consideration, discussion, and possible approval of a Resolution 2023-05-01 to Support the Modification to Utah Code 59-12-081/802, concerning the Rural County Health Care Facility Tax.

Fire Chief Barlow Present this Agenda Item to the City.

Council Members discussed this Agenda Item with Chief Barlow.

Motion made by Council Member Barlow to Approve the Resolution 2023-05-01 to Support the Modification to Utah Code 59-12-081/802, concerning the Rural County Health Care Facility Tax, Seconded by Council Member Dutson.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

15. Consideration, discussion, and possible approval to purchase Court required security improvements to Hildale City offices, not to exceed \$47,000.

City Manager Duthie presented this Agenda Item to the council.

Motion made by Council Member Dutson to purchase Court required security improvements to Hildale City offices, not to exceed \$47,000. Seconded by Council Member Musser.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

16. Discussion of the FY 24 Draft Budget.

Tabled Until next Meeting.

Calendar of Upcoming Events: 5 minutes - Mayor Jessop

17. May 2023 City Council Calendar

Mayor Jessop and Council Touched on the Calendar.

Executive Session: As needed.

Adjournment: Mayor Jessop

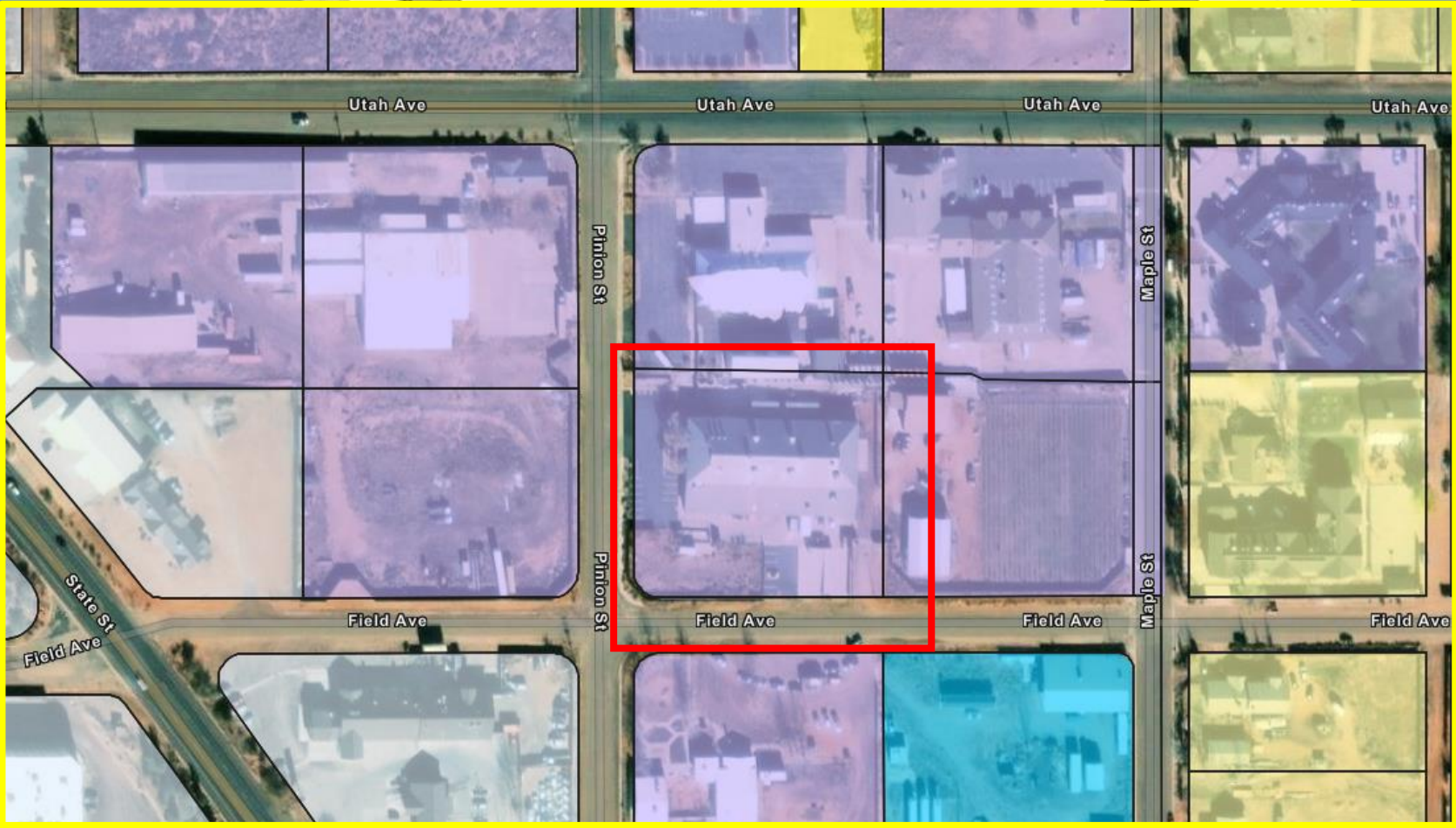
Mayor Jessop Called this meeting to a close at 9:34 PM

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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 _____.

Sirrene Barlow, City Recorder



Zone Change

740 N Pinion

- Currently Highway Commercial
- Requesting Light Industrial



From: Harrison Johnson

To: Hildale City Planning & Zoning Commission; Hildale City Mayor

Date: June 7th, 2023

Subject: Zone Change request

Applicant Name: Wade Sip

Agent: Stacy Sea

Application Type: Zone Change Request

Project Address: 740 N Pinion

Requested Zoning: Light Industrial M-1

Date: June 7th 2023

Prepared by: Harrison Johnson

Summary of Application

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel HD-HDIP-36, commonly addressed as 740 N Pinion, Utah from the current General Commercial (HC) to Light Industrial (M-1).

Background

The applicant submitted the application on June 1st, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by General Commercial; On the East by General Commercial; On the South by Field Avenue and General Commercial; and on the West by manufacturing properties; Surrounding properties are zoned HC, GC & M1.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-16-3 Uses allowed; and Sec 152-16-4 Development Standards In Business and Industrial Zones, as follows:

Sec 152-16-3 Uses Allowed In Business And Industrial Zones

1. Permitted And Conditional Uses:
- Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 152-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-16-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-16-1

PERMITTED AND CONDITIONAL USES ALLOWED IN BUSINESS AND INDUSTRIAL ZONES					
		Zones			
		BMP	PO	M-1	M-2
Agricultural uses:					
	Accessory building	P	P	P	P
	Agricultural business	N	N	N	N
	Agricultural industry	N	N	P	N
	Agriculture	N	N	N	N
	Agriculture residential	N	N	N	N
	Animal specialties	N	N	P	N
	Animals and fowl for recreation and family food production	N	N	N	N

	Stable, private	N	N	N	N
Residential uses:					
	Accessory building	P	P	P	P
	Assisted living facility	N	N	N	N
	Boarding house	N	N	N	N
	Dwelling, earth sheltered	N	N	N	N
	Dwelling, multiple-family	N	N	N	N
	Dwelling, single-family	N	N	N	N
	Dwelling, single-family with accessory apartment	N	N	N	N
	Dwelling, two-family	N	N	N	N
	Guesthouse	N	N	N	N
	Manufactured and mobile home park	N	N	N	N
	Manufactured and mobile home subdivision	N	N	N	N
	Manufactured home	N	N	N	N
	Protective housing facility	N	N	N	N
	Rehabilitation/treatment facility	P	P	P	P
	Residential facility for elderly persons ¹	P	P	N	N
	Residential facility for persons with a disability ¹	P	N	N	N
	Residential facility for troubled youth	N	N	P	N
	Transitional housing facility	N	N	P	N
Public and civic uses:					
	Airport	N	N	N	N
	Auditorium or stadium	N	N	N	N
	Bus terminal	P	N	N	N
	Cemetery	N	N	N	N
	Church or place of worship	P	P	N	N
	Club or service organization	P	P	N	N
	College or university	P	P	N	N
	Convalescent care facility	P	N	N	N
	Correctional facility	N	N	N	N
	Cultural service	P	P	N	N
	Golf course	N	N	N	N
	Government service	P	P	N	N
	Hospital	P	P	N	N
	Operations center	P	N	P	P

	Park	P	P	P	P
	Post office	P	P	P	P
	Protective service	P	P	P	P
	Reception center	P	P	N	N
	School, elementary, middle, or high	N	N	N	N
	School, vocational	P	P	P	P
	Stable, public	N	N	N	N
	Utility, major ³	N	N	P	P
	Utility, minor ³	P	P	P	P
Commercial uses:					
	Agricultural sales and service	P	N	P	P
	Animal hospital	P	P	N	N
	Bail bond service	P	P	P	P
	Bank or financial institution	P	P	N	N
	Bed and breakfast, home	N	N	N	N
	Bed and breakfast inn	N	N	N	N
	Business equipment rental, services, and supplies	P	N	P	N
	Club, private	P	N	N	N
	Construction sales and service	P	N	P	P
	Convenience store	P	N	P	P
	Family child daycare facility ²	N	N	N	N
	Licensed family child care ²	N	N	N	N
	Residential certificate child care ²	N	N	N	N
	Child care center	P	N	P	N
	Funeral home	P	N	N	N
	Garden center	P	N	N	N
	Gas and fuel, storage and sales	N	N	P	P
	Gasoline service station	P	N	P	P
	Hostel	P	N	N	N
	Hotel	P	N	N	N
	Kennel, commercial	P	P	P	P
	Kennel, residential	N	N	N	N
	Laundry or dry cleaning, limited	P	N	N	N
	Liquor store	P	P	P	P
	Media service	P	P	P	P

	Medical or dental laboratory	P	P	P	P
	Medical service	P	P	N	N
	Motel	P	N	N	N
	Office, general	P	P	N	N
	Parking garage, public	P	P	P	P
	Parking lot, public	P	P	P	P
	Pawnshop	P	N	N	N
	Personal care service	P	P	N	N
	Personal instruction service	P	P	N	N
	Printing and copying, limited	P	P	P	N
	Printing, general	P	N	P	P
	Produce stand	N	N	N	N
	Recreation and entertainment, indoor	P	N	N	N
	Recreation and entertainment, outdoor	P	N	N	N
	Recreational vehicle park	N	N	N	N
	Repair service	P	N	P	N
	Research service	P	P	P	P
	Restaurant, fast food	P	N	N	N
	Restaurant, general	P	P	N	N
	Retail, general	P	N	N	N
	Secondhand store	P	N	N	N
	Shopping center	P	N	N	N
	Tattoo establishment	P	N	N	N
	Tavern	P	P	P	P
	Temporary trailer	P	P	P	P
	Transportation service	P	N	P	P
	Vehicle and equipment rental or sale	P	N	N	N
	Vehicle and equipment repair, general	P	N	P	P
	Vehicle repair, limited	P	N	P	P

	Vehicle wash	P	N	P	P
	Veterinary service	P	N	N	N
	Warehouse, self-service storage	P	N	P	P
	Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:					
	Alcoholic beverage manufacturing 30,000 square feet and under	P	N	P	N
	Alcoholic beverage manufacturing over 30,000 square feet	N	N	N	P
	Automobile wrecking yard	N	N	C	C
	Freight terminal	N	N	P	P
	Heavy industry	N	N	N	P
	Junk or salvage yard	N	N	N	N
	Laundry services	P	N	P	P
	Manufacturing, general	P	N	P	P
	Manufacturing, limited	P	N	P	P
	Mineral extraction	N	N	N	P
	Wholesale and warehousing, general	P	N	P	P
	Wholesale and warehousing, limited	P	N	P	P

2. Notes:

1. See chapter 46 of this chapter.

2. See chapter 42 of this chapter.

3. See chapter 45 of this chapter.
3. Accessory

Uses:

Permitted and conditional uses set forth in table 152-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in business and industrial zones shall include, but not be limited to, the following: Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Dwelling units for security and maintenance personnel. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Recreational areas and facilities for the use of employees. Recycling collection stations. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.
- HISTORY
Amended by Ord. [2020-013](#) on 10/28/2020
Sec 152-16-4 Development Standards In Commercial Zones
- Development standards within business and industrial zones shall be as set forth in table 152-16-2 of this section.
- TABLE 152-16-2
- | DEVELOPMENT STANDARDS IN BUSINESS AND INDUSTRIAL ZONES | | | | |
|--|-------|----|-----|-----|
| Development | Zones | | | |
| Standard | BMP | PO | M-1 | M-2 |
- 13

Lot standards:				
Minimum lot area	2 acres	2 acres	No requirement	No requirement
Minimum lot width	No requirement	No requirement	No requirement	No requirement
Building standards:				
Maximum height, main building ¹	35 feet	35 feet	60 feet	60 feet
Maximum height, accessory building	20 feet	20 feet	No requirement	No requirement
Setback standards - front yard:				
All buildings ²	20 feet	20 feet	Building on lot abutting nonindustrial zone: Same setback as abutting zone	
			Otherwise: No requirement	
Setback standards - rear yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
Setback standards - interior side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
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

Notes:

- 1.Except as otherwise permitted by subsection 152-16-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

Sec 152-16-5 Regulations Of General Applicability

The use and development of real property in business and industrial zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

1. Design and compatibility standards: See chapter 33 of this chapter.

2. Landscaping and screening: See chapter 32 of this chapter.

3. Motor vehicle access: See chapter 35 of this chapter.

4. Natural resource inventory: See chapter 31 of this chapter.

5. Off street parking: See chapter 34 of this chapter.

6. Signs: See chapter 36 of this chapter.

7. Supplementary development standards: See chapter 37 of this chapter.

Sec 152-16-6 Regulations For Specific Uses

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

Sec 152-16-7 Special Regulations

1. Increased

Notwithstanding the height limitations shown in section 152-16-4, table 152-16-2 of this chapter a greater building height may be allowed in a business or industrial zone pursuant to a conditional use permit. Provided, however, that within one hundred feet (100') of the boundary of an adjoining agricultural, residential, or commercial zone, no building shall exceed the greater of:

1. The height limit established by such zone; or

2. The height limit permitted by a conditional use permit for a building on an abutting lot within such zone.
2. Processing

Within An Enclosed

Building:

All processing and/or assembly of goods shall be conducted completely within a completely enclosed building, unless otherwise specified in section 152-16-3, table 152-16-1 of this chapter.
3. Outdoor

Storage:

Outdoor storage of materials, or finished or semifinished goods shall be located at least one hundred feet (100') from any residential zone boundary.

Recommendation

Staff recommends approval of the zone change request as it remains consistent with Hildale City’ General Plan.

Integral to Hildale’s future is the productivity of its industrial and manufacturing zones which on average pay higher wages and experience less market disruption that can cause widespread job losses. Therefore, the staff believes that supporting the area’s manufacturing and production businesses is vital to maintaining and increasing the quality of job opportunities for our residents.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-HDIP-36 commonly addressed as 740 N Pinion from the current General Commercial (GC) to Light Industrial (M-1).



Property Map

🕒 435-874-2323
📠 435-874-2603
🌐 www.hildalecity.com

Item 3.