

Hildale City Planning Commission Special Meeting

320 East Newel Avenue, Hildale, Utah 84784

Wednesday, September 23, 2020, 6:30 pm

Present:

Commissioners: Charles Hammon, Jenn Kesselring, Nathan Fischer, Rex Jessop, Derick Holm (Tracy Barlow and Brigham Holm excused)

Recorder: Athena Cawley

Staff: John Barlow, Christian Kesselring

Public: JR Timpson, Jeff Barlow

Court Monitor: Roger Carter

#1. Call to Order

Meeting called to order by Nathan Fischer at 6:34 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Nathan led the crowd in the pledge of allegiance.

#4. Public Comment

No public comment

#5. Discussion and Possible Action on Approving Meeting Minutes

Minutes were not ready. Item was tabled.

#6. New Commission Business

A. Rezone Application for HD-SHCR-6-1 from Neighborhood Commercial (NC) To Residential Agricultural Half Acre (RA-.05) for North Part of Lot.

Discussion was had at the previous meeting on this item. John added new information that a hotel is not permitted in Residential Agricultural zones. John stated that the applicants request is to build his primary home on the north side of the lot and small cabins on the south half of the lot.

Public Comment

JR Timpson presented his request to zone on both sides of his lot for Neighborhood Commercial with a resident house/bed & breakfast on one side and rental cabins on the other.

The Commissioners questioned if it is possible to zone commercial for both north and south of the lot. John specified that the applicant is asking for the lot to be split. Christian explained that a bed & breakfast/hotel is permitted as Neighborhood Commercial and a residential home would not be permitted. Charles presented a possible conflict of interest because he owns property south of the property. John pointed out that adjacent property

owners were noticed of this rezone application. Commissioners were not in favor of approving this at the last meeting because of the applicant requesting the north side of the lot be Residential Agriculture and the south end be Neighborhood Commercial sandwiched in between the residing Residential lots. Charles suggested possibly getting a text amendment to change Residential Agricultural to allow for higher density cabins and change the entire lot to Residential Agriculture. Commissioners discussed it further and the applicant went forward to request to change the half acre to Residential Agricultural.

Charles Hammon moved to Rezone Application for HD-SHCR-6-1 from Neighborhood Commercial (NC) to Residential Agricultural Half Acre (RA-.05). Rex Jessop seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		
Nathan Fischer	X		
Rex Jessop	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

B. Site Plan Review for HS-SHRC-11-15; 1156 North Canyon Street, Hildale, UT 84784

John presented the application site plan review and showed the drawings. There is a residential lot southwest of this property and the applicant decided to add a privacy wall to that corner.

Nathan commented on putting in a drainage and an easement.

**Jenn Kesselring moved to approve Site Plan for HS-SHRC-11-15; 1156 North Canyon Street, Hildale, UT which would include an agreement the applicant provide an easement granted by the property owner to the south
Rex Jessop seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon			X
Nathan Fischer	X		
Rex Jessop	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

C. Site Plan Review for HD-HDIP-37

Item tabled. Applicant requested to hold off until later

D. Site Plan Review for HD-HDIP-21

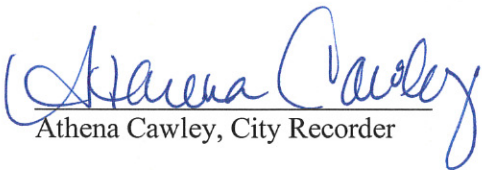
Item tabled. Applicant requested to hold off until later.

Rex Jessop submitted a preliminary concept drawing for the Commissioners to give some feedback. John showed the overall drawing and the area where the lot it is located. The Commissioners discussed the zoning for that area, where the utilities are, and parking requirements.

#7. Adjournment

With no other business meeting adjourned at 8:00 pm.

Minutes were approved at Planning Commission meeting on October 15, 2020.


Athena Cawley, City Recorder

