Hildale City Planning Commission

Thursday, September 15, 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 will hold a public hearing as part of the regular meeting on **Thursday, September 15, 2022 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=aUVSU0hRSFFHcGQvcUlPT3ZYK0p5UT09

Meeting ID: 957 7017 1318
Passcode: 993804
One tap mobile
+16699006833,,95770171318#,,,,*993804# US (San Jose)
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Dial by your location
+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)
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+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

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.

Welcome, Introduction and Preliminary Matters: Presiding Officer

Roll Call of Commission Attendees: Deputy City Recorder Barlow

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration and discussion of Minutes for Planning and Zoning Meeting August 18, 2022.

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

Public Hearing:

2. The Commission will receive public comment concerning consideration and possible recommendation on a 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.

Unfinished Commission Business:

New Commission Business:

3. Consideration, discussion, and possible recommendation on 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.

Hildale City Planning Commission

Thursday, August 18, 2022 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Meeting called to order by Chair Hammon at 6:02pm

Roll Call of Commission Attendees:

PRESENT
Chair Charles Hammon
Commissioner Rex Jessop
Commissioner Nathan Fischer
Commissioner Lawrence Stubbs via Zoom
Commissioner Derick Holm

ABSENT
Vice Chair Elissa Wall
Commissioner Tracy Barlow

Staff
Harrison Johnson, Sirrene Barlow, Roger Carter

Pledge of Allegiance:

Pledge lead by Chair Hammon.

Conflict of Interest Disclosures:

Chair Hammon has a conflict of interest with an upcoming item.

Approval of Minutes of Previous Meetings:

1. **Planning Commission Meeting Minutes March 16, 2022, and May 19, 2022**

   Commissioners reviewed and discussed minutes from March 2022, and May 2022.

   Motion made by Chair Hammon to approve meeting minutes for March 16, 2022 and May 19, 2022, Seconded by Commissioner Jessop.
   Voting Yea: Chair Hammon, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm

   Motion Carries.

Public Comments:

No Public Comments.

Reports: None

Pending For Approval

Public Hearing:

2. **The Commission will receive public comment concerning consideration and possible recommendation of re-zone for parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave, from the current zone designation of Residential Multi-Family-1 zone to Neighborhood Commercial (NC).**

   No public Comments.

3. **The Commission will receive public comment concerning consideration and possible recommendation of re-zone for parcel HD-SHCR-9-13-B, commonly addressed as 965 N Canyon Street, from the current zone designation of Residential Multi-family-1 (RM-1) to Residential Single Family- 8 (R1-8).**

   No Public Comments.

Unfinished Commission Business: None

New Commission Business:

4. **Consideration and possible recommendation of re-zone for parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave, from the current zone designation of Residential Multi-Family-1 zone to Neighborhood Commercial (NC).**

   Harrison Johnson presented to the Commissioners the reasoning behind why the owners would like to change the zoning. The owners are wanting to open a bed and breakfast or Airbnb.

   The land owners spoke to Commissioners their goal to make these properties short term rentals.

   Commissioners decided to table this item at this time.

5. **Consideration and possible recommendation of re-zone for parcel HD-SHCR-9-13-B, commonly addressed as 965 N Canyon Street, from the current zone designation of Residential Multi-family-1 (RM-1) to Residential Single Family- 8 (R1-8).**

   Commissioner Hammon has recused himself from the board, due to conflict of interest.

   Charles Hammon presented to Commissioners his desire to re-zone his property here in Hildale.

   Motion made by Commissioner Holm to recommend re-zone for parcel HD-SHCR-9-13-B, commonly addressed as 965 N Canyon Street, from the current zone designation of Residential Multi-family-1 (RM-1) to Residential Single Family- 8 (R1-8), Seconded by Commissioner Stubbs.
   Voting Yea: Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm
   Voting Abstaining: Chair Hammon

   Motion Carries.

6. **Consideration and discussion of Lot Line Adjustment Application for 1280 W Utah Ave & 865 N Redwood Street**.

   Commissioners discussed this lot line adjustment request.

   Commissioners are in agreement to hand this item over to the Zoning Administrator's hands.

7. **Consideration and discussion of Land Use Project.**

   Harrison Johnson presented to the Commissioners slides to better understand the Land Use Project.

Pending For Approval

Commissioners Comments:

Commissioner's comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment: Presiding Officer

Commissioner Hammon adjourned meeting at 8:04pm

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 _____.

_____

Athena Cawley, City Recorder

Pending For Approval

Hildale City NOTICE OF PUBLIC HEARING

Thursday, September 15, 2022 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

NOTICE OF PUBLIC HEARING

Notice is hereby given to the members of the Hildale City Planning Commission and the public, that the Planning Commission will hold a public meeting on **Thursday, September 15th, 2022 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.

1. NOTICE IS HEREBY GIVEN that the Planning Commission of Hildale City, Utah, will hold a Public Hearing on Thursday, September 15, 2022, at 6:00 p.m. at Hildale City Hall located at320 East Newal Avenue, Hildale, Utah 84784, to review and receive public comment on a 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.

   For inquiries, please contact Eric Duthie, Zoning Administrator or the Planning and Zoning Department at (435) 874-2323.

CHAPTER 22 HISTORIC AREA MIXED-USE OVERLAY ZONE

152-22-1 Purpose And Intent

The purpose of the Historic Area Mixed-Use (HA-MU) overlay zoning district is to maintain and preserve the special character of pioneer homes located within the City while encouraging the continued use, maintenance, and special character of these homes.

This chapter contains provisions allowing for the mixed use of land for residential and limited commercial, and other identified uses to encourage flexibility and creativity in the design, development, or redevelopment of these properties that would not be possible under the conventional zoning districts previously outlined in this code.

The specific purposes of this zone are to:

A. Promote the reuse of existing historic structures for the purpose of stabilizing and improving property values;
B. Protect and enhance the City's attractions for tourists and visitors; and
C. Encourage residential uses in conjunction with limited commercial and other compatible activities in order to enhance the vitality of businesses and maintain the special character of specific areas within the City.

152-22-2 Applicability

The provisions of this chapter shall apply to all lands, buildings, structures, natural features, or uses located within those areas that are defined by the HA-MU overlay zoning district and designated on the official zoning map for the City.

If there is a conflict between the provisions of this chapter and any other provisions of this title, the specific provisions of this chapter shall take precedence and control.

A. Mapping of the HA-MU overlay zoning district. The applicability of the HA-MU overlay zoning district to a specific area shall be shown on the City's official zoning map.
B. Permitted uses, permit requirements, and development standards. Except as otherwise provided by this chapter:
    1. Any land use normally allowed within the base zoning district (permitted or conditional) may be allowed within the HA-MU overlay zoning district, subject to any additional requirements as outlined in this chapter.
    2. Development within the HA-MU overlay zoning district shall obtain the zoning approvals as required by this title for the base zoning district; and
    3. Development within the HA-MU overlay zoning district shall comply with all applicable development standards of the base zoning district, and all other applicable provisions of this title.

152-22-3 Permitted Uses

In addition the the permitted uses of the base zoning district, permitted uses within the HA-MU overlay zoning district may include:

A. Agriculture;
B. Assisted Living Facility, Convalescent Care Facility;
C. Bank or Financial Institution;
D. Bed And Breakfast, Home;
E. Bed And Breakfast Inn;
F. Boarding House;
G. Club or Service Organization;
H. Condominium, Condominium Project;
I. Cultural Services;
J. Dwelling, Multiple-Family;
K. Home Based Business;
L. Licensed Family Child Care;
M. Medical Service;
N. Office, General;
O. Personal Care Service;
P. Reception Center;
Q. Restaurant, General;
R. Residential Hosting;
S. School, Elementary, Middle, or High;
T. Vacation Rental, Owner-Occupied; and
U. Produce Stand.

152-22-4 Conditional Uses

In addition to the conditional uses of the base zoning district, conditional uses within the HA-MU overlay zoning district may include:

A. Club, Private;
B. Laundry or Dry Cleaning, Limited;
C. Vehicle Repair, Limited; and
D. Other Uses, as determined to be in harmony with the intent and purpose of this chapter and compatible with adjacent properties by the Planning Commission.

DRAFT