



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

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.

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