



# Hildale City Planning Commission

Thursday, December 21, 2023 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Welcome, Introduction and Preliminary Matters:

Chair Hammon called Meeting to order at 6:04pm

### Roll Call of Commission Attendees:

#### PRESENT

Chair Charles Hammon  
Commissioner Rex Jessop  
Commissioner Nathan Fischer  
Commissioner Lawrence Stubbs joined at 6:07pm  
Commissioner Derick Holm

#### ABSENT

Vice Chair Elissa Wall  
Commissioner Tracy Barlow

### Pledge of Allegiance:

Pledge lead by Chair Hammon.

### Conflict of Interest Disclosures:

No Conflict of Interest.

### Approval of Minutes of Previous Meetings:

#### 1. Discussion and possible approval of Planning Commission Minutes 11-7-2023 Special Meeting.

Commissioners reviewed Meeting Minutes.

Motion made by Chair Hammon to approve Planning Commission Minutes 11-7-2023 Special Meeting,  
Seconded by Commissioner Fischer.

Voting Yea: Chair Hammon, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs,  
Commissioner Holm  
Motion Carries.

### Public Comments:

No Public Comments.

### Public Hearing:

**2. The Commission will receive public comment concerning 985 W. Field Ave. request to Rezone application.**

No decisions will be made during the Public Hearing.

Upon conclusion of the Public Hearing, the Commission will return to their regular meeting and this item will be heard in the order in which it is addressed on the meeting agenda.

Chair Hammon opened Public Hearing at 6:08pm.

No Comments

Chair Hammon closed Public Hearing at 6:09pm.

All in Favor

**Unfinished Commission Business:**

**New Commission Business:**

**3. Consideration, discussion, and possible action concerning a request to rezone HD-SHCR-2-38, commonly addressed as 985 W. Field Ave from Rural Agriculture 1 (RA-1) to Residential Multifamily 2 (RM-2).**

City Manager Duthie presented to the Commissioners the request for a rezone.

Thomas Timpson representing the applicant tonight spoke to the Commissioners the goal of the owner of the lot.

Commissioners discussed the application.

Motion made by Chair Hammon to approve rezone HD-SHCR-2-38, commonly addressed as 985 W. Field Ave from Rural Agriculture 1 (RA-1) to Residential Multifamily 2 (RM-2), Seconded by Commissioner Jessop.

Voting Yea: Chair Hammon, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm  
Motion Carries

**Reports:**

**4. Notice of City Council adoption of Resolution 2023-12-004, Hildale City Rates and Fees adjustment.**

City Manager Duthie presented the work going into fees. Commissioners recognized the need to increase fees.

**5. Notice of Memorandum of Understanding between Hildale City and Hansen Planning Group to update the Hildale Zoning Code in accordance with 2023 legislative mandates. This update is not to exceed \$14,000 and is to be paid directly by the State of Utah.**

City Manager presented the contract to the Commissioners. Commissioners discussed among themselves this change and support of it.

**Commissioners Comments:**

Chair Hammon asked City Manager Duthie to explain the water impact fee to the Commissioners.

**Executive Session:** As needed

**Adjournment:** Presiding Officer

Chair Hammon adjourned meeting at 6:44pm

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 \_\_\_\_\_.

\_\_\_\_\_  
Sirrene J. Barlow, City Recorder

Pending For Approval