



# Hildale City Planning Commission

Thursday, October 20, 2022 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

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## Minutes

### Welcome, Introduction and Preliminary Matters:

Chair Hammon called the meeting to order at 6:03.

### Roll Call of Commission Attendees:

#### PRESENT

Chair Charles Hammon  
Vice Chair Elissa Wall  
Commissioner Rex Jessop  
Commissioner Derick Holm

#### ABSENT

Commissioner Nathan Fischer  
Commissioner Tracy Barlow  
Commissioner Lawrence Stubbs

#### Staff

Harrison Johnson, Sirrene Barlow

### Pledge of Allegiance:

Pledge lead by Chair Hammon.

### Conflict of Interest Disclosures:

No Conflicts at this time.

### Public Comments:

No Public present.

### Reports:

### Public Hearing:

No Public Present.

Chair Hammon open public hearing at 6:05.

Chair Hamon closes public hearing at 6:06.

All in favor.

- 2. The Commission will receive public comment concerning consideration and possible action on Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements.**

3. **The Commission will receive public comment concerning consideration and possible action on Zone Change Petition for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave.**
4. **The Commission will receive public comment concerning consideration and possible action on Zone Change Petition for Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona Ave.**
5. **The Commission will receive public comment concerning consideration and possible action on Zone Change Petition for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street, Hildale**

**Unfinished Commission Business:**

None at this time.

**New Commission Business:**

6. **Consideration, discussion, and possible action on Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements.**

Harrison Johnson presented to Commissioners text amendment to Sec 152-39-4. Commissioners asked questions concerning what serves our community better.

Chair Hammon would like to see more research done before City Council Meeting.

Motion made by Commissioner Holm to denied text amendment plat. Motion fails for lack of second.

Motion made by Vice Chair Wall to approve the text amendment to Sec 152-39-4 with the special assessment dead restriction, Seconded by Commissioner Jessop.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop

Voting Nay: Commissioner Holm

7. **Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave.**

Harrison Johnson presented to Commissioners the zone changes for parcel in question.

Eric Duthie spoke of the concern of other cities and the views from them.

Motion made by Chair Hammon that approval is recommended for zone change Petition parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave, Seconded by Vice Chair Wall.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Holm

8. **Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona Ave.**

Harrison Johnson presented the application for zoning changing to one lot to three single lots.

Motion made by Chair Hammon to recommend the rezone Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona Ave, Seconded by Vice Chair Wall.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Holm

**9. Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street, Hildale**

Harrison Johnson presented the application for the UEP Trust to rezone with the intention to split the lot into 3.

Motion made by Vice Chair Wall to recommend approval for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street, Hildale, Seconded by Commissioner Jessop.  
Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Holm

**Commissioners Comments:**

Commissioners comments of issues not previously discussed in the meeting.

Chair Hammon voiced appreciation for Harrison Johnson for his efforts.

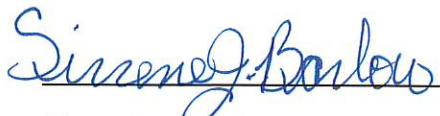
**Executive Session:** As needed

**Adjournment:** Presiding Officer

Chair Hammon Adjourned meeting at 7:00pm.

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 11-17-2022.



Sirrene Barlow, City Recorder

