



# Hildale City Special Planning Commission

Tuesday, November 07, 2023 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Welcome, Introduction and Preliminary Matters:

Chair Hammon called the meeting to order at 6:06pm.

### Roll Call of Commission Attendees: City Recorder Barlow

#### PRESENT

Chair Charles Hammon  
Commissioner Nathan Fischer  
Commissioner Lawrence Stubbs  
Commissioner Derick Holm

#### ABSENT

Vice Chair Elissa Wall  
Commissioner Rex Jessop  
Commissioner Tracy Barlow

### Pledge of Allegiance:

Pledge lead by Chair Hammon.

### Conflict of Interest Disclosures:

No conflict.

### Approval of Minutes of Previous Meetings:

#### 1. Consideration and Possible Approval for Meeting Minutes 7-20-2023, 8-2-2023, 9-21-2023.

Commissioners reviewed the minutes. Chair Hammon made one small word correction that will be updated.

Motion made by Chair Hammon to approve Meeting Minutes 7-20-2023, 8-2-2023, 9-21-2023 with the change of the word favoritism to support, Seconded by Commissioner Holm.

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

### Public Comments:

No Comments

## **Public Hearing:**

- 2. The Commission will receive public comment concerning Skye Valley Pod 1 Preliminary Plat 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 6:11 pm.

Lawrence Barlow would like to voice his support in this development.

Chair Hammon closed Public hearing at 6:12pm.

## **Unfinished Commission Business:**

- 3. Consideration, discussion, and possible action concerning a request to rezone Parcel HD-HDIP-36, commonly addressed as 740 N. Pinion Street, Hildale, Utah from General Commercial (GC) to Light Industrial (M-1). The Hildale Planning and Zoning Commission recommended approval.**

City Manager Duthie presented the application to the Commissioners and gave staff a recommendation to approve this change. Commissioners discussed the application.

Motion made by Commissioner Fischer to approve rezone Parcel HD-HDIP-36, commonly addressed as 740 N. Pinion Street, Hildale, Utah from General Commercial (GC) to Light Industrial (M-1). Seconded by Chair Hammon.

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

## **New Commission Business:**

- 4. Consideration, discussion, and possible action concerning a Preliminary Plat application for Parcels HD-0-3-32-310 and HD-184, commonly called Skye Valley Pod 1, located in the area of 1700 W State Street, Hildale, Utah. The purpose of the application is to create 123 lots in a 38.77 acre subdivision.**

City Manager Duthie presented the application to the Commissioners.

Utility Director Jerry Postema spoke to the Commissioners in regard to the water and the concerns that have come up.

Jared Westoff is the applicant working with Allen Feller. Jared presented the goals and plans they have that also include bringing water to the table.

Chair Hammon asked the applicant if there has been discussion with UDOT and the ability to access from the highway. The applicant confirmed they are in communication with UDOT.

Motion made by Chair Hammon to approve Preliminary Plat application for Parcels HD-0-3-32-310 and HD-184, commonly called Skye Valley Pod 1, located in the area of 1700 W State Street, Hildale, Utah. The purpose the application is to create 123 lots in a 38.77 acre subdivision, Seconded by Commissioner Stubbs.

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

**Commissioners Comments:**

Commissioners' comments of issues not previously discussed in the meeting.

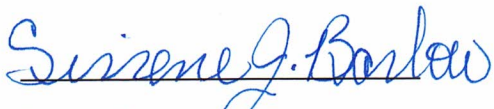
**Executive Session:** As needed.

**Adjournment:** Presiding Officer

Meeting adjourned by Chair Hammon at 6:52pm

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 December 21, 2023.



Sirrene Barlow, City Recorder

