

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, March 30, 2020 6:30 pm

## Present:

**Commissioners: Brigham Holm, Charles Hammon, Jenn Kesselring, Derek Holm, Rex Jessop, Tracy Barlow, Nathan Fischer**

**Staff: John Barlow, Kyle Layton (this list may be incomplete)**

**Public: Danny Worwood, Leanne Worwood (this list may be incomplete)**

## #1. Call to Order

Meeting called to order at 6:30 pm.

## #2. Roll Call

Roll was taken, quorum present.

## #3. Pledge of Allegiance

Brigham Holm led the crowd in the pledge of allegiance.

## #4. Public Comment

No public comment.

## #5. Discussion and Possible Action on Approving Meeting Minutes

Minutes, once again, had not been completed from previous meetings, item tabled.

## #6. Discussion and Possible Action on Conditional Use Permit for the Rockmoore (1060 N. Canyon St.)

Kyle Layton talked about a possible Bed and Breakfast business residing at 1060 North Canyon Street and gave a brief overview on the development standards for such. He went over the applicant statement and business licensing requirements.

**Derick Holm moved to recommend that the City Council approve the conditional use permit requested for the property located at 1060 N Canyon St. with the following condition: that a business license is obtained from the City within one year.**

**Tracy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon	X		
Rex Jessop	X		
Nathan Fischer	X		
Tracy Barlow	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

**#7. Discussion and Possible Action on Final Site Plan for Lot 37 in the Industrial Park**

Kyle gave a summary on an applicants request to obtain a building permit for a restaurant. He briefly discussed the potential processes of what a site plan can consists of. He went over parking requirements and land ordinances and what it takes to meet the requirements of a building permit.

**Charles Hammon moved to approve the site plan requested for lot(s) HD-HDIP-37 with the following conditions: 1) subject to legal review 2) an approved street cross section by the city engineer.**

**Jenn Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon	X		
Rex Jessop	X		
Nathan Fischer	X		
Tracy Barlow	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

After the discussing item #8 on the agenda, John Barlow asked for clarification on the parking standards and modifications and the reasons behind them, which Charles Hammon clarified. John further asked for a second motion concerning these modifications.

**Charles Hammon moved to approve the site plan requested for lot(s) HD-HDIP-37 with the following conditions: A) subject to legal review and approval B) subject to town engineer review and approval for street section adjacent to the property on Field Avenue.**

**Jenn Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Charles Hammon	X		
Rex Jessop	X		
Nathan Fischer	X		
Tracy Barlow	X		
Jenn Kesselring	X		
Derick Holm	X		

Motion carried.

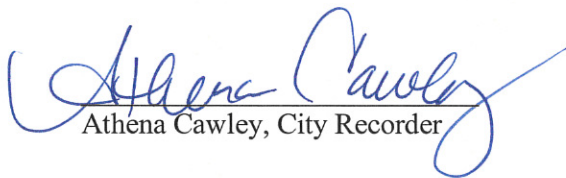
**#8. Update on Temporary Ordinance Pertaining to Off Site Improvements**

Commissioner Brigham Holm asked Kyle to give a brief overview on the off-site improvements from the previous meeting. Kyle explained that in the previous meeting, there was a vote from the Commissioners to request the removal of some wording from an ordinance to do off-site improvements. It was recommended by John Barlow that this issue should be brought up before the City Council to be discussed first, and then take the feedback from the City Council and go from there.

**#9. Adjournment**

With no other business, meeting was adjourned at 7:40 pm.

Minutes were approved at Planning Commission meeting on June 18, 2020.

  
Athena Cawley, City Recorder

