



Hildale City Planning Commission

Monday, September 29, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: City Recorder

PRESENT

Chair Elissa Wall
Vice Chair Thirkle Nielsen - via zoom
Commissioner Jeromy Williams
Commissioner Teresa Barlow
Commissioner Russel Jessop
Commissioner Thomas Timpson
Commissioner Rex Jessop - late via zoom

Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order at 6:04 pm and welcomed members of the public.

Pledge of Allegiance: By Invitation of Presiding Officer

Chair Wall invited everyone to the Pledge of Allegiance

Conflict of Interest Disclosures: Commissioners

Commissioner Timpson disclosed a conflict of interest on the agenda item concerning the rezone request for parcel HD-SHCR-11-16 (Ken Carlson item), noting he would be representing the applicant.

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Meeting minutes of August 18, 2025

Motion made by Chair Wall to approve Planning and Zoning Meeting minutes of August 18, 2025,
Seconded by Commissioner Williams.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Barlow,
Commissioner Russel Jessop, Commissioner Timpson

Motion Carried

Commissioner Rex Jessop joined the meeting at 6:07pm

Reports:

Public Hearing:

2. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-2-26-C, commonly addressed as 720 West Uzona Ave, Hildale, Utah from Single Family Residential (R1-8) to Multi-Family Residential (RM-1) zone.

Motion made by Commissioner Williams to open the public hearing concerning a request to rezone parcel HD-SHCR-2-26-C, commonly addressed as 720 West Uzona Ave, Hildale, Utah from Single Family Residential (R1-8) to Multi-Family Residential (RM-1) zone, Seconded by Chair Wall.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Rex Jessop, Commissioner Williams,
Commissioner Barlow, Commissioner Russel Jessop, Commissioner Timpson

Motion Carried

Aaron Barlow (applicant) stated that he and his brother seek rezoning to allow construction of a duplex, with the intent to live in each side initially and potentially rent or sell in the future.

No additional online comments were noted.

Motion made by Chair Wall to close the public hearing concerning a request to rezone parcel HD-SHCR-2-26-C, commonly addressed as 720 West Uzona Ave, Hildale, Utah from Single Family Residential (R1-8) to Multi-Family Residential (RM-1) zone, Seconded by Commissioner Jessop. Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Rex Jessop, Commissioner Williams, Commissioner Barlow, Commissioner Russel Jessop, Commissioner Timpson

Motion Carried

Chair Wall was informed that, per guidance from the City Attorney, the Chair may open and close public hearings without formal motions.

3. The purpose of this hearing is to receive public comment concerning a request to rezone parcel numbers HD-SHCR-10-13-A & HD-0-3-35-441, commonly addressed as 1160 N Canyon St, Hildale, Utah from RA-1 to R1-8 Zone zone.

Chair Wall opened the public hearing at 6:11.

No Public Comment

Chair Wall closed the hearing at 6:13.

Unfinished Commission Business:

4. Consideration, discussion and possible action concerning a tabled item requesting to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street from NC to R1-8.

Chair Wall invited Mayor Jessop to speak on this item.

Mayor Jessop gave the Staff Report

Commissioner Thomas Timpson (representing Ken Carlson; disclosed conflict and stepped to the podium) explained that a prior request for RM zoning was tabled. The applicant now seeks R1-8 to reduce density. A potential plan is to split the parcel into three lots meeting the minimum 8,000 sq. ft. requirement. Water and sewer are available in Hildale Street; frontage appears sufficient for three lots.

Commissioner Williams inquired regarding access and whether driveways would front Hildale Street or Jessop Avenue; the representative stated intent for all access/frontage on Hildale Street and confirmed sufficient frontage (minimum lot width in R1-8 is 70 feet).

Motion made by Commissioner Williams to approve a request to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street from NC to R1-8, Seconded by Commissioner Timpson.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Rex Jessop, Commissioner Williams, Commissioner Barlow, Commissioner Russel Jessop
Voting Abstaining: Commissioner Timpson

Motion Carried

New Commission Business:

5. Consideration, discussion and possible approval to rezone parcel number HD-SHCR-2-26-C commonly addressed as 720 W Uzona Ave, Hildale, UT from Single-family (R1-8) to Multi-Family Residential (RM-1) Zone.

Mayor Jessop gave the Staff Recommendation/Conclusion: The requested zone change from R1-8 to RM-1 for 720 West Uzona Avenue can support city planning objectives. Appropriate conditions and verification to be addressed during subsequent development phases.

Chair Wall invited the applicant to speak on this item.

Aaron Barlow confirmed intent to construct a duplex with his brother, initially with each to live in one unit.

Commissioners discussed the feasibility of duplex ownership on a previously split third-acre lot, noting that the land itself cannot be split again without subdivision or condominium processes. Ownership would be common or potentially condominium, subject to legal and technical requirements.

Utility connections for duplex units may require separate connections; building and utilities departments will confirm requirements during permitting. Staff indicated utilities were notified and did not report concerns at this stage.

General plan consistency was discussed; the residential designation does not distinguish between single-family and multifamily.

Concerns were noted regarding precedent and potential proliferation of small-lot multifamily rezoning's; location near existing commercial was discussed as potentially suitable.

Commissioner Rex Jessop supported the project if no further lot split occurs; opposed additional splitting of the third-acre lot.

Commissioner Nielsen raised concerns about mortgage feasibility and utility connections with only one tax ID, recommending confirmation with utilities and noting likely common ownership.

Motion made by Chair Wall to approve a rezone of parcel number HD-SHCR-2-26-C commonly addressed as 720 W Uzona Ave, Hildale, UT from Single-family (R1-8) to Multi-Family Residential (RM-1) Zone, Seconded by Commissioner Timpson.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Rex Jessop, Commissioner Williams, Commissioner Barlow, Commissioner Russel Jessop, Commissioner Timpson

Motion carried

6. Consideration, discussion and possible approval to rezone parcel numbers HD-SHCR-10-13-A & HD-0-3-35-441, commonly addressed as 1160 N Canyon St, Hildale, Utah from RA-1 to R1-8 zone.

Mayor Jessop gave staff report. The request is in compliance with the General Plan and zoning ordinance and could support the City's planning objectives.

Property proximity to Water Canyon and Maxwell Park; reference to existing overnight rentals in the area.

Applicant Caleb Williams described site views to Maxwell Park, Water Canyon, and Short Creek. Intent is to increase density modestly and attract residents to support local businesses. Site challenges include floodplain, erosion, and flood control. R1-8 requested to cluster lots away from the wash, avoid hazards, and maintain financial viability. No subdivision planned; lot splits contemplated—potentially up to three, with acknowledgment that more than three requires a plat. No intent to create seven lots despite square footage calculations. Utilities discussed with aim to place homes closer to the street for gravity sewer; lift station may be considered if needed. Wash stabilization conceptual plans (subject to engineering) include culvert, riprap, flow barricades, slope reduction, and geogrid; discussions with UEP noted regarding entitlement of the wash and assuming responsibility.

Commissioner Rex Jessop expressed discomfort rezoning to higher density without a clearer master plan of house placement and lot configuration, suggesting need for more defined vision before opening a high-density zone.

Commissioners discussed possibly attaching conditions to any rezone approval, including limiting the number of lots (e.g., up to three) and addressing floodplain concerns, noting potential for several lots to lie within the floodplain.

Tabled

Public Comments: (3 minutes each - Discretion of Presiding Officer)

None

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Commissioner Nielsen spoke on the previous zone change for 1160 N Canyon Street.

Mayor Jessop proposed the Planning and Council work session at 2:00 pm on October 22. Commissioners requested it be moved to the 21st.

Executive Session: As needed

None

Adjournment: Presiding Officer

Meeting adjourned at 7:38 pm.

Minutes were approved at the Planning Commission Meeting on _____.

Maxene Jessop, City Recorder