



Hildale City Planning Commission

Tuesday, May 20, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

Commissioner Jessop called the meeting to order at 6:06 pm.

Roll Call of Commission Attendees: City Recorder

PRESENT

Chair Thirkle Nielsen
Commissioner Rex Jessop
Commissioner Teresa Barlow
Commissioner Russel Jessop

ABSENT

Vice Chair Elissa Wall
Commissioner Jeromy Williams

Pledge of Allegiance: By Invitation of Presiding Officer

Commissioner Rex Jessop led the pledge.

Conflict of Interest Disclosures: Commissioners

None

Appointments to Boards & Commissions: Commissioners

1. Consideration, discussion and possible appointment of open Vice Chair position.

Motion made by Commissioner Jessop to table replacing the Chair and Vice-Chair and appointing another Vice-Chair, Seconded by Commissioner Barlow.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop Commissioner Barlow

Motion Carries

2. Replacing Chair Nielsen with Vice Chair Wall

Item tabled.

Motion made by Commissioner Jessop to establish an electronic meeting on May 20, 2025, Seconded by Chair Nielsen.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

3. Introduction of newly appointed Commissioner Russell Jessop

Mayor Jessop introduced Russel Jessop as the new Commissioner. She explained that he was sworn in at the last Council Meeting.

Approval of Minutes of Previous Meetings: Commissioners

4. Consideration, discussion and possible approval of Planning and Zoning Minutes for April 28, 2025..

Motion made by Chair Nielsen to approve Planning and Zoning Minutes for April 28, 2025, Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop Commissioner Barlow

Motion Carries

Public Hearing:

Motion made by Chair Nielsen to go into a Public Hearing, Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Jessop, Commissioner Barlow

5. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-2-18, commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Motion made by Chair Nielsen to go into a Public Hearing concerning a request to rezone parcel HD-SHCR-2-18, commonly addressed as 725 North Oak Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Barlow, Commissioner Russel Jessop

Motion Carries

Mayor Jessop explained the reason for a public hearing.

Commissioner Rex Jessop invited the public to comment.

Mayor Jessop read a letter from Ray Jessop stating he is ok with the re-zone if there are not multiple lot splits due to the possibility of Airbnb's surrounding his home.

Motion made by Commissioner Russel Jessop to close the public hearing on agenda item #5, Seconded by Chair Nielsen.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

6. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-2, commonly addressed as Jessop Avenue and Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Motion made by Commissioner Jessop to go into hearing to receive public comment concerning a request to rezone parcel HD-SHCR-3-2, commonly addressed as Jessop Avenue and 985 North Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Barlow, Commissioner Russel Jessop

Motion Carries

No public comments

Motion made by Commissioner Russel Jessop to exit hearing to receive public comment concerning a request to rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and 985 North Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Rex Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

New Commission Business:

7. Consideration, discussion and possible action concerning a request to rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Mayor Jessop gave the staff report as in the packet.

Commissioner Jessop asked for clarification on the purpose of the zone change. Does the zone need to be changed to do the requested lot split?

Applicant Paul Barlow clarified that they plan to split it into 1/3 acre lots and so yes they need this zone change to split the lots.

Mayor Jessop asked the applicant if they are aware that they will not have water pressure until the pressure pump project is completed.

Chair Nielsen commented that he is in favor only if the applicant understands they cannot get a C of O until the booster pump is in.

Commissioner Rex Jessop asked the applicant if they understand the conditions of this approval.

Applicant Paul Barlow asked if he were to submit for a building permit regardless of whether he split the lot or not, would he be rejected a building permit right now even with the water and sewer hook ups already there, or would he just want to keep it 1 acre.

Mayor Jessop answered explaining the fine print on the bottom of the Building Permit where it states you will not be issued a C of O until all the criteria has been passed off, so the building permit will be granted but not the C of O until there is adequate water pressure.

Commissioner Russel Jessop asked how long it is going to take to get the booster pumps in.

Mayor Jessop explained that it will take 8 to 9 months after the bids have gone out in June. She explained some of the set backs.

Motion made by Commissioner Russel Jessop to approve a rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and 985 North Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Chair Nielsen.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

8. Consideration, discussion, and possible action concerning a request to rezone parcel HD-SHCR-2-18 commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Commissioner Rex Jessop invited Mayor Jessop to give Staff Report on this item.

Mayor Jessop read the entire staff report (in the packet).

Rex Jessop asked applicant if they are planning to split the lots.

Applicant Thomas Timpson spoke on their intention and purpose for re-zoning and that they plan to split the lot into 3rds. He explained that there is an existing residence that will be located in the middle third lot.

Motion made by Commissioner Rex Jessop to approve the rezone of parcel HD-SHCR-2-18 commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Barlow.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion carries.

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

None

Commissioners' Comments: (10 minutes total)

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

Commissioner Rex Jessop asked about the map that was requested last meeting.

Mayor Jessop will get that followed through.

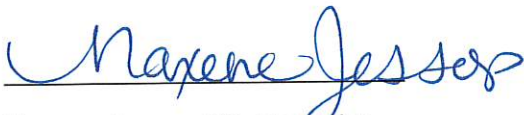
Executive Session: As needed

NA

Adjournment: Presiding Officer

The meeting was adjourned at 6:52 pm.

Minutes were approved at the Planning Commission Meeting on August 18, 2025.



Maxene Jessop, City Recorder

