



Hildale City Planning Commission

Monday, October 20, 2025 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order at 6:00 pm.

Roll Call of Commission Attendees: City Recorder

PRESENT

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

A quorum was present

Pledge of Allegiance: By Invitation of Presiding Officer

Chair Wall led the pledge of allegiance.

Conflict of Interest Disclosures: Commissioners

None

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Meeting minutes of September 29, 2025

Motion made by Chair Wall to approve the minutes of the September 29, 2025, Planning and Zoning meeting,
Seconded by Commissioner Russel Jessop.

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

Motion Carries

Reports:

Public Hearing:

Unfinished Commission Business:

2. 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.

The applicant, Caleb Williams, representing 285 North LLC, presented conceptual drawings for the proposed development. The plan has been revised from six lots to four lots. The new drawings show proposed lot lines and conceptual slopes with retaining walls to manage erosion control. Three of the four lots are now almost entirely out of the floodplain. Lot four is a flag lot, and the applicant noted the three street-front lots may be elongated to the property edge in the final design. The sloped area, comprising approximately 0.7 acres, is planned to be planted with a ground cover and vineyards for stabilization.

Commissioner Rex Jessop expressed appreciation for the clarity provided by the new drawings.

Chair Wall questioned the access to the lots, particularly regarding the blind corner. The applicant explained there is a legal easement shared with the neighboring property to the south that provides safer access than the current situation. The grade of lots three and four will be built up to allow for direct street access, which will be an improvement over the existing access point.

Commissioner Williams noted that the proposed access is an improvement and that the visibility on this side of the street is better than the opposite side.

Vice Chair Nielsen commended the applicant for the creative use of the property.

Commissioner Timpson supported the R1-8 zoning and encouraged the city to ensure proper reviews are conducted for floodplain and traffic impacts, noting that Canyon Street is a major arterial road that will likely see increased traffic in the future.

Staff noted that upcoming road work on Canyon Street will straighten the corner and move a power pole, which will improve traffic flow and safety.

Motion made by Commissioner Timpson to recommend approval to the City Council to rezone parcel numbers HD-SHCR-10-13-A and HD-0-3-35-441, commonly addressed as 1160 North Canyon Street, from Residential Agriculture (RA-1) to Residential 1-8 (R1-8), Seconded by Vice Chair Nielsen.
Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Rex Jessop, Commissioner Williams, Commissioner Barlow, Commissioner Russel Jessop, Commissioner Timpson

Motion Carries

New Commission Business:

None

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.

Chair Wall reminded the commissioners of the joint work session with the City Council scheduled for the following day, October 21, 2025, at 2:00 p.m. at the police station.

Commissioner Rex Jessop suggested the city consider installing electric vehicle charging stations to generate revenue and serve visitors, noting a lack of public charging options between Hildale and Kanab. He suggested locations like the library or the Innovation Center. Staff acknowledged this is being considered as part of the transportation master plan, with a preference for fast-charging stations.

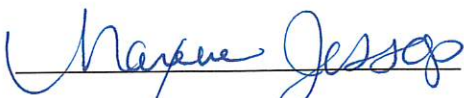
Chair Wall thanked staff for providing printed booklets of the residential zoning ordinances for the commission's use at each meeting. She noted a request to color-code the zones for easier reference.

Executive Session: As needed

Adjournment: Presiding Officer

Meeting adjourned at 6:23 pm.

Minutes were approved at the Planning Commission Meeting on November 17, 2025



Maxene Jessop, City Recorder

Hildale City Council - October 20, 2025

