



Hildale City Planning Commission

Monday, November 17, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Monday, November 17, 2025** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Commission members may be participating electronically by video or telephone conference. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

+16699006833,,95770171318#,,,,*993804# US (San Jose)

+12532158782,,95770171318#,,,,*993804# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.gov. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

Roll Call of Commission Attendees: City Recorder

Welcome, Introduction and Preliminary Matters: Presiding Officer

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Meeting minutes of October 20, 2025

Reports:

2. Consideration, discussion and possible approval of a Consensual Map for the Feller Subdivision.

Public Hearing:

Unfinished Commission Business:

New Commission Business:

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

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment: Presiding Officer

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.



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 _____.

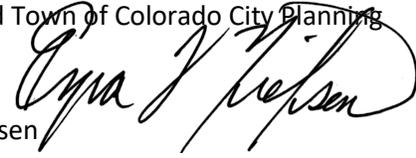
Maxene Jessop, City Recorder

PENDING FOR APPROVAL

Utility Advisory Board Recommendation Memorandum

To: Hildale Planning Commission, City Mayor & City Council and Town of Colorado City Planning Commission, Town Manager and Town Council

From: Hildale/Colorado City Utility Advisory Board Chair, Ezra Nielsen



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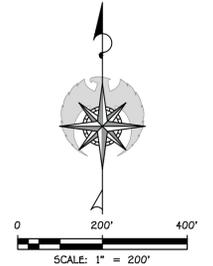
Date: November 3, 2025

Cc: Jerald A Postema, Utility Director, Nathan Fischer, Utility Superintendent, Athena Cawley, Utility Administrative Assistant/Assistant City Recorder, Maxene Jessop, City Recorder/Accounts Payable, Shirley Zitting, Town Clerk/HR Director

Re: **Recommendations to award the following:**

On October 23, 2025, 6:00 pm at Hildale City Hall during the regularly scheduled meeting of the Utility Advisory Board, the members reviewed and acted on the following.

1. Recommendation to approve the Feller Subdivision pending a development agreement for water and sewer being executed prior to building permits being issued.
2. Recommendation to require Development Agreements for water and sewer service for all new subdivisions of 25 houses or more in Colorado City and Hildale prior to any building permits being issued.



LEGEND:

—	PROPOSED PARCEL BOUNDARY
---	EXISTING/ADJACENT PARCEL BOUNDARY
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
---	PROPOSED CENTERLINE ALIGNMENT
---	EXISTING CENTERLINE ALIGNMENT
---	SURVEY SECTION LINE
---	PHASE LINE
---	WASH FLOWLINE
+	SURVEY SECTION CORNER MONUMENT
+	CLASS I SURVEY MONUMENT
+	CLASS II SURVEY MONUMENT
Light Green	FLOOD PLAIN AREA
Green	POTENTIAL PARK / OPEN SPACE
Red	POTENTIAL COMMERCIAL

REVISIONS

NO.	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**



HILLDALE DEVELOPMENT AREA
SECTIONS 31 & 32, T43S, R10W SLB&M
HILLDALE, UTAH
LAYOUT 1 W/ AERIAL
CONCEPT EXHIBIT

JOB #	502-01
DRAWN BY:	JGT
CHECKED BY:	ASA
DATE:	10/21/2025

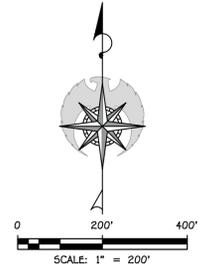


ESPLIN CATTLE CO
HD-184

ESPLIN CATTLE CO
HD-0-3-32-310

ESPLIN CATTLE CO
HD-185

TONY VIZ CO
HD-0-3-32-315



LEGEND:

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- . - . -	EXISTING EASEMENT
---	PROPOSED CENTERLINE ALIGNMENT
---	EXISTING CENTERLINE ALIGNMENT
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LAYOUT 1
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