



# Hildale City Planning Commission

Tuesday, May 19, 2026 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 **Tuesday, May 19, 2026** 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](mailto: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.](#) Approval of Minutes for March 16, 2026.

**Reports:**

**Public Hearing:**

- [2.](#) The Purpose of this hearing is to receive public comments concerning a request to rezone Parcel number HD-SHCR-6-1-A commonly addressed as 385 W Utah Ave, Hildale, UT from Residential Agriculture .5 (RA -.5) to Single Family Residential 8 (R1-8) Zone.

**Unfinished Commission Business:**

**New Commission Business:**

- [3.](#) Consider approval to re-zone parcel number HD-SHCR-6-1-A commonly addressed as 385 W Utah Ave, Hildale, UT from Residential Agriculture .5 (RA -.5) to Single Family Residential 8 (R1-8) Zone.

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

**Commissioners Comments:** (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

**Continuing Education**

NO WORK SESSION

**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, March 16, 2026 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Roll Call of Commission Attendees: City Recorder

#### PRESENT

Chair Elissa Wall  
Commissioner Jeromy Williams  
Commissioner Teresa Barlow  
Commissioner Thomas Timpson

#### ABSENT

Vice Chair Thirkle Nielsen  
Commissioner Rex Jessop  
Commissioner Russel Jessop

### Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order at 6:04 pm, welcomed attendees, and thanked staff for their work in preparing the meeting.

### Pledge of Allegiance: By Invitation of Presiding Officer

The Pledge of Allegiance was led by Chair Wall.

### Conflict of Interest Disclosures: Commissioners

None

### Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, Discussion and Possible Approval of Planning Commission Meeting Minutes of February 23, 2026.

Motion made by Chair Wall to approve Planning Commission Meeting Minutes of February 23, 2026.,  
Seconded by Commissioner Timpson.

Voting Yea: Chair Wall, Commissioner Williams, Commissioner Barlow, Commissioner Timpson

Motion Carried

### Reports:

No reports were presented.

### Public Hearing:

2. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-30, commonly addressed as Jessop Ave & Redwood St., Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-family (R1-10).

Chair Wall opened the public hearing at 6:06 PM. It was noted during the opening that the meeting agenda contained an error — the address and the zoning designations listed were incorrect. Staff confirmed the public notice had been posted correctly more than ten days prior. Chair Wall restated the hearing with the corrected information: the request is to rezone parcel HD-SHCR-3-30, commonly

addressed as 820 North Elm Street, from RM-1 (Residential Multi-Family) to NC (Neighborhood Commercial).

No public comments were received. The public hearing was closed at 6:09 PM.

#### **Unfinished Commission Business:**

There was no unfinished business to address.

#### **New Commission Business:**

3. Consideration, discussion and possible approval of a request to rezone parcel number HD-SHCR-3-30 commonly addressed as 820 North Elm Street from RM-1 to NC.

Mayor Jessop gave the staff report on the application submitted by Daniel Williams to rezone the one-acre property at 820 North Elm Street from RM-1 to Neighborhood Commercial (NC), so that the buyer, Shannon Langford, could obtain a business license for a small retail store operating from the front of the home.

Staff is recommending approval on conditions.

The applicant, Shannon Langford, was invited to address the commission. Staff noted that Ms. Langford had been operating the retail business for some time and was proactively seeking compliance through the rezone process.

Commissioners discussed several topics including the intended future use of the structure, traffic and parking, and the appropriateness of the zone change. Chair Wall, noting familiarity with the property as a neighbor, asked whether there was any intention to add multifamily dwellings. Mayor Jessop clarified that the applicant intended to remove the unfinished upper shell of the home and operate as a single-family residence with the attached commercial use. Commissioner Williams raised concerns about traffic and parking, and the applicant noted that there are two access points and ample parking on the side of the property. Commissioner Timpson acknowledged that detailed parking, fire separation, and building compliance requirements would be addressed through the subsequent conditional use permit process.

Staff recommended conditional approval with four conditions: completion of departmental reviews prior to council action, the applicant obtaining all required business licenses, adherence to all NC zone standards, and a conditional use permit for any future residential use.

Motion made by Commissioner Williams to approve request to rezone parcel number HD-SHCR-3-30 commonly addressed as 820 North Elm Street from RM-1 to NC, Seconded by Commissioner Timpson. Voting Yea: Chair Wall, Commissioner Williams, Commissioner Barlow, Commissioner Timpson

Motion Carried

4. Consideration, discussion, and possible action on the Preliminary Plat for Crimson Mesa Subdivision.

Allen Feller - Applicant - Mylar approval is ready to be signed by adjacent property owner.

Commissioners engaged in a detailed discussion about the sequencing of the preliminary plat approval and the development agreement. Ms. Welch presented two options: approve the preliminary plat conditionally, with the development agreement required before final plat submission; or table the preliminary plat until the development agreement is finalized. Staff recommended the conditional approval route, a position supported by Utility Director Jerry Postema, who confirmed that high-level agreement had been reached on the utility provisions of the development agreement and expressed confidence that no outstanding issues would impede the process.

Commissioner Timpson raised several substantive concerns, including the absence of a broader master plan for the larger annexation area, the sizing of the sewer infrastructure relative to future development needs, stormwater management on adjacent property, the classification and surface requirements for the secondary access road, and the unusual street layout. The project engineer, Jeff Thomas of

American Consulting and Engineering, explained that a master utility plan would be developed during the design phase, and that the preliminary plat approval was the necessary step to initiate that engineering work. Mr. Postema confirmed that utility master planning, including stormwater, is a standard requirement for all new subdivisions and would be fully addressed in the development agreement.

Regarding the right-of-way dedication for extending Utah Avenue to the subdivision boundary, applicant Allen Feller confirmed that the adjacent property owner, Tony, had agreed to sign the necessary mylar and was fully cooperative.

The commission expressed appreciation for the applicant's collaborative approach throughout the multi-year process and recognized the development as an important opportunity for the city to gain experience working with a new type of developer.

Staff's recommended conditions for approval were: (1) execution of a development agreement addressing setback modifications, infrastructure requirements, and all outstanding review comments; (2) dedication of the necessary right-of-way for the Utah Avenue extension in a format acceptable to the city and recorded with the county prior to final plat submission; and (3) resolution of all outstanding agency review comments to staff's satisfaction prior to final plat submission.

Motion made by Chair Wall to approve the preliminary plat for Crimson Mesa Subdivision with conditions that a development agreement must be executed addressing setback modifications, infrastructure requirements, road dedication, and water and sewer capacity, and that all outstanding review comments be resolved prior to final plat submission, Seconded by Commissioner Williams. Voting Yea: Chair Wall, Commissioner Williams, Commissioner Barlow, Commissioner Timpson

Motion Carried

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

Opened Public Comment at 6:58. There were no comments. Public Comment closed at 6:59.

**Commissioners Comments:** (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

None

**Continuing Education**

The commission continued its ongoing work session on the update of the Hildale City General Plan, facilitated by Kevin of Five County Association of Governments. Kevin distributed updated zoning maps showing both the full city zoning and a focused view of the city boundary area to help orient the discussion.

The session focused on reviewing the goals and objectives in Chapters 1 through 3 of the existing general plan. The commission's objective was to identify which goals remain relevant, which have been met and may be condensed or removed, and where new goals or language may be needed.

**Chapter 1 – Community Planning Goals and Objectives:** The commission reviewed Goals 1.1 and 1.2. Goal 1.1 addresses quality of life through comprehensive planning, and Goal 1.2 addresses broad-based citizen participation. It was generally agreed that these two goals overlap considerably and could be condensed into a single, more direct goal. Goal 1.3, which pertains to coordination with other levels of government and public agencies, was discussed in the context of the city's existing interagency coordination practices. The commission also discussed objectives related to coordination with the Washington County School District, ultimately agreeing to retain that language given the ongoing need to maintain that relationship as district leadership changes. Two objectives under Goal 1.2 (objectives 2.3 and 2.4) were identified as already having been met through current statutory compliance and were recommended for removal. The discussion around citizen engagement was substantive, with commissioners and staff noting the persistent challenge of generating meaningful public participation. It was agreed that the general plan language around citizen engagement should be updated to be

broader and more flexible, rather than prescribing specific mechanisms such as newsletters, which could become outdated.

**Chapter 2 – Vision Statement:** The mayor noted that the existing vision statement is excessively long at six sentences. It was agreed that refining the vision and mission statements would be best addressed in a future work session with the full city council, rather than by the planning commission alone, and that this session would be scheduled after the budget cycle concludes, likely in July.

**Chapter 3 – Land Use Goals and Objectives:** The commission reviewed the opportunities, constraints, and goals sections. In the opportunities section, it was agreed to retain the language regarding annexation and commercial development along Utah Avenue, update references to infrastructure expansion (including the planned mechanical wastewater plant), and incorporate the concept of a city center and expanded mixed-use or neighborhood commercial development. The constraint regarding potential annexation conflict with Apple Valley was identified as no longer applicable, given ongoing coordination between the two cities on annexation boundaries. The anticipated changes section was identified as largely redundant with other sections and will be removed, with any relevant items absorbed into the goals and objectives. Goal 3.1 was recommended for simplification. Goal 3.2 was recommended to be updated to reflect the completed annexation and to include a reference to maintaining and updating the annexation policy plan. Goal 3.3 was identified as vague and overly narrow, as it omits land uses such as recreational, educational, and green space; Kevin agreed to draft revised language.

The commission also discussed the concept of mixed use zoning, noting that while a mixed-use designation exists in the code, no implementing ordinances have been adopted. It was agreed that developing mixed-use language, potentially modeled as horizontal mixed use for smaller communities, would be a future action item connected to the general plan update.

**Next Steps:** Kevin agreed to provide redlined drafts of the revised Chapter 1 through 3 goals for commissioner review before the next meeting. The commission agreed to address goals and objectives for Chapters 4, 5, and 6 at the April meeting, followed by Chapters 7 through 10 in May. A joint work session with the city council on the vision and mission statement was tentatively planned for July. Following the council session, the commission will formulate community survey questions. Kevin agreed to share example surveys from other communities for reference.

**Executive Session:** As needed

NA

**Adjournment:** Presiding Officer

Meeting adjourned at 8:22 pm.

Minutes were approved at the Planning Commission Meeting on \_\_\_\_\_.

---

Maxene Jessop, City Recorder



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

**ZONE CHANGE APPLICATION****Fee: \$500 + \$2 p/mailling notice***For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Name: Dell Timpson Jr Telephone: Address: 385 West Utah Ave Hildale Fax No. \_\_\_\_\_

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: Address/Location of Subject Property: 385 W Utah AveTax ID of Subject Property: HD-SHCB-6-1 Existing Zone District: RA1.5

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

R18 preparation for future Lot split.**Submittal Requirements:** The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

**NOTE:** It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:00 p.m. The deadline date to submit the application is 21 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

\*\*\*\*\*

(OFFICE USE ONLY)

Date Received: 6/5/06/2026 Angeline Application Complete: YES ☒ NO ☐

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )

COUNTY OF )

I (we), Dell Timpson Jr, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying, and the Hildale City Planning staff have indicated they are available to assist me in making this application.

Dell Timpson Jr  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 6<sup>th</sup> day of May 2020

Maxene Jessop  
(Notary Public)



Residing in: Washington County, UT

My Commission Expires: April 3, 2029

Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

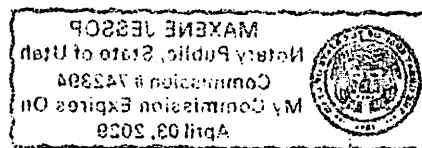
Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





## **ZONE CHANGE APPLICATION (General Information)**

### **PURPOSE**

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

### **WHEN REQUIRED**

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

### **REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE**

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

### **PROCESS**

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.



**Legal Subdivision:** SHORT CREEK 6 (HD) Lot: 1 THE SOUTH 1/2 OF LOT 1, SHORT CREEK SUBDIVISION #6, AS SHOWN BY DOCUMENT #20140018628, OFFICIAL WASHINGTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF THE SHORT CREEK SUBDIVISION #6;  
THENCE SOUTH 00°06'34"  
WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 110.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°56'50" EAST, A DISTANCE OF 167.75 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°07'06" WEST, ALONG SAID LINE, A DISTANCE OF 110.53 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°51'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 167.73 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°06'34" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 110.79 FEET TO THE POINT OF BEGINNING.



This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.  
X FIRST AMERICAN TITLE INSURANCE COMPANY

Item 2.

Recording Requested by:  
First American Title Insurance Company  
50 East 100 South, Suite 100  
St. George, UT 84770  
(435)673-5491

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Dell Jessop Timpson, Jr.  
PO Box 840662  
Colorado City, AZ 86021

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **363-6027115 (JB)**  
A.P.N.: **HD-SHCR-6-1**

**Jeff J. Barlow, Executive Director of the United Effort Plan Trust**, Grantor, of **Hildale**, **Washington** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Dell Jessop Timpson, Jr.**, Grantee, of **Colorado City**, **Mohave** County, State of **AZ**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

**LOT 1, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

SUBJECT TO: The matters set forth on Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **March 17, 2020**.

Special Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
03/17/2020 02:59:05 PM Fee \$40.00 By FIRST  
AMERICAN - ST. GEORGE MAIN

Recording Requested by:  
First American Title Insurance Company  
50 East 100 South, Suite 100  
St. George, UT 84770  
(435)673-5491

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Dell Jessop Timpson, Jr.  
PO Box 840662  
Colorado City, AZ 86021

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## **SPECIAL WARRANTY DEED**

Escrow No: 363-6027115 (JB)  
A.P.N.: HD-SHCR-6-1

**Jeff J. Barlow, Executive Director of the United Effort Plan Trust, Grantor, of Hildale ,  
Washington County, State of UT, hereby CONVEYS AND WARRANTS only as against all claiming by,  
through or under it to**

**Dell Jessop Timpson, Jr., Grantee, of Colorado City , Mohave County, State of AZ, for the sum of  
Ten Dollars and other good and valuable considerations the following described tract(s) of land in  
Washington County, State of Utah:**

**LOT 1, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

**SUBJECT TO:** The matters set forth on Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this March 17, 2020 .

Jeff J. Barlow, Executive Director of the United  
Effort Plan Trust

Jeff J. Barlow  
Jeff J. Barlow, Executive Director

STATE OF UTAH )  
County of WASHINGTON ) ss.

On March 17 2020, before me, the undersigned Notary Public, personally appeared **Jeff J. Barlow, Executive Director of the United Effort Plan Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 02-08-2021

Jeff T. Barnes  
Notary Public





**EXHIBIT "A "****Escrow No. 363-6027115 (JB)****A.P.N.: HD-SHCR-6-1**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Record.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$934.34. Tax Parcel No. HD-SHCR-6-1.
8. The land is included within the boundaries of Hildale, and is subject to charges and assessments made thereby.
9. Easements, notes and restrictions as shown on the recorded plat.
10. Easements as disclosed in Quit Claim Deed recorded July 01, 2009 as Entry No. 20090025437 of Official Records.
11. Affidavit of Easements recorded June 30, 2009 as Entry No. 20090025382 of Official Records.
12. Any matters relating to or arising out of the failure to comply with an Order (1) Transferring Additional Duties and Authority to the Board; and (2) Reducing Court Oversight, filed on February 26, 2016, Civil Case No. 053900848, Third District Court Clerk's Office.



☎ 435-874-2323

☎ 435-874-2603

🌐 [www.hildalecity.com](http://www.hildalecity.com)

May 6, 2026

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-6-1-A

Address: 385 W. Utah Ave., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from RA-.5 (Residential Agricultural) to R1-8(Single-Family Residential) Zone. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held May 19, 2026, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at [planning@hildalecity.com](mailto:planning@hildalecity.com). Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,

  
Hildale City Administration

**HILDALE CITY**

320 East Newel Ave.  
P.O. Box 840490  
Hildale, UT 84784  
Phone: (435) 874-2323

**STAFF REPORT – ZONE CHANGE APPLICATION***Hildale City Planning & Zoning*

|                         |                                                                                                                                                |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>              | Hildale City Planning Commission                                                                                                               |
| <b>FROM:</b>            | Donia Jessop, Zoning Administrator                                                                                                             |
| <b>DATE:</b>            | May 15, 2026                                                                                                                                   |
| <b>SUBJECT:</b>         | Zone Change Application, RA-.5 to R1-8, 385 W Utah Avenue                                                                                      |
| <b>APPLICANT:</b>       | Dell Jessop Timpson, Jr. (JR Timpson)                                                                                                          |
| <b>AGENT:</b>           | None                                                                                                                                           |
| <b>PROPERTY:</b>        | 385 W Utah Avenue, Hildale UT 84784. North 1/2 of Lot 1, Short Creek Subdivision #6 (Doc #20140018628),                                        |
| <b>PARCEL NO.:</b>      | HD-SHCR-6-1-A   0.426 acre (~18,584 sq. ft.)                                                                                                   |
| <b>OWNERSHIP:</b>       | Special Warranty Deed to Dell Jessop Timpson, Jr., DOC ID 20200013422, Washington County (March 17, 2020)                                      |
| <b>REQUEST:</b>         | Zone change from RA-.5 (Residential Agricultural, half-acre average) to R1-8 (Single-Family Residential) in preparation for a future lot split |
| <b>FLU DESIGNATION:</b> | Residential (General Plan 2021 Future Land Use Map)                                                                                            |

### ■ Request & Context

Dell Jessop Timpson Jr, property owner, requests a zone change from RA-.5 to R1-8 for parcel HD-SHCR-6-1-A at 385 W Utah Avenue. The parcel is the north one-half of Lot 1, Short Creek Subdivision #6, recorded in Washington County in 2014, and contains approximately 0.426 acre (~18,584 sq. ft.) with dimensions of 167.75 ft × 110.79 ft. The property was conveyed from the United Effort Plan Trust to Mr. Timpson in March 2020. The applicant intends to pursue a future simple lot split under HCC §152-39-4(a) creating two parcels of approximately 0.236 acre and 0.190 acre. A compliance review of the proposed split conducted on Wednesday, May 6, 2026 found the resulting parcels would not meet the RA-.5 minimum lot area (0.4 acre) or minimum lot width (100 ft) required by HCC §152-14-4, Table 152-14-2. The R1-8 zone is the only Hildale residential zone where both proposed parcels would be dimensionally compliant. The applicant has chosen the rezone-first sequencing as the cleanest administrative path, with the lot split to be submitted separately if the rezone is approved.



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### ■ Zone Analysis

The RA-.5 zone (HCC Chapter 14) permits a mix of residential and limited agricultural uses, including single-family dwellings, agriculture, animal specialties, private stables, agricultural business, accessory dwelling units, and short-term rentals (HCC §152-14-3, Table 152-14-1). The R1-8 zone (HCC Chapter 13) is the densest single-family residential zone offered by Hildale City and permits single-family dwellings, accessory dwelling units, residential hosting facilities, and short-term rentals as permitted uses (HCC §152-13-3, Table 152-13-1). The R1-8 zone does not permit agricultural uses such as agriculture, agricultural business, or private stables, although the keeping of animals and fowl for recreation and family food production remains permitted under §152-37-15 referenced by Table 152-13-1, footnote 3.

| Development Standard                       | RA-.5 (Current)            | R1-8 (Proposed) | Analysis                                                                               |
|--------------------------------------------|----------------------------|-----------------|----------------------------------------------------------------------------------------|
| Average Lot Area                           | 0.5 acre                   | 8,000 sq. ft.   | <i>Smaller average lot facilitates the proposed split</i>                              |
| Minimum Lot Area                           | 0.4 acre (~17,424 sq. ft.) | 6,400 sq. ft.   | <i>Both proposed split parcels (~10,280 and ~8,276 sq. ft.) clear the R1-8 minimum</i> |
| Minimum Lot Width                          | 100 ft                     | 70 ft           | <i>Both proposed split parcels (92.75 ft and 75 ft) clear the R1-8 minimum</i>         |
| Maximum Height, Main Building              | 35 ft                      | 35 ft           | <i>No change</i>                                                                       |
| Maximum Height, Accessory Building         | 20 ft                      | 20 ft           | <i>No change</i>                                                                       |
| Maximum Size, Accessory Building           | 2,000 sq. ft.              | 500 sq. ft.     | <i>Significantly reduced; applicant should be aware</i>                                |
| Building Coverage                          | 50% of lot                 | 50% of lot      | <i>No change</i>                                                                       |
| Front Yard Setback                         | 25 ft                      | 25 ft           | <i>No change</i>                                                                       |
| Rear Yard Setback (Main Building)          | 30 ft                      | 10 ft           | <i>Less restrictive in R1-8</i>                                                        |
| Interior Side Yard Setback (Main Building) | 10 ft                      | 10 ft           | <i>No change</i>                                                                       |
| Street Side Yard Setback (Main Building)   | 20 ft                      | 20 ft           | <i>No change</i>                                                                       |

Source: HCC §152-13-4, Table 152-13-2 (R1-8) and HCC §152-14-4, Table 152-14-2 (RA-.5).

The most consequential dimensional changes are the reduction in minimum lot area and minimum lot width, which together enable the proposed lot split. The reduction in maximum accessory building size from 2,000 sq. ft. to 500 sq. ft. is a meaningful restriction that the applicant should be aware of in any



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future improvements; HCC §152-13-7B preserves the option to seek a larger accessory building through a conditional use permit. The shift from a 30-ft rear yard setback to a 10-ft rear yard setback in R1-8 is less restrictive on the property owner but reduces the buffer to adjacent properties on the rear lot line.

The shift in permitted uses removes the agricultural use rights currently associated with RA-.5, including agriculture, agricultural business, animal specialties as a standalone use, and private stable. The applicant has indicated the property will be developed for single-family residential use, which is permitted in both zones, so this change is consistent with stated intent. Short-term rental remains permitted in both zones.

### ■ General Plan Consistency

The General Plan 2021 Future Land Use Map (page 18) designates the central residential grid of Hildale City, including the Short Creek Subdivision area, as **Residential**. The General Plan describes Residential Zones as encompassing R1-10, R1-8, R1-6, RM-1, RM-2, and RM-3 (General Plan 2021, page 6). R1-8 falls squarely within the Residential designation on the Future Land Use Map. The proposed zone change is consistent with the General Plan's Future Land Use designation for this property.

The General Plan's growth analysis (page 9) anticipates that residential development pressure will be greatest in the northwest portion of the community, supporting denser residential zoning where infrastructure and parcel patterns make smaller-lot development feasible. The subject property is in the western portion of the existing residential grid and is already smaller than the RA-1 minimum lot area (0.8 acre) of most surrounding parcels, so the parcel is functionally limited as a residential-agricultural lot. Rezoning to R1-8 acknowledges the parcel's actual scale rather than its current zoning category and aligns the regulation with the practical use pattern.

The vicinity contains a mix of RA-1 (most surrounding parcels) and RA-.5 zoning, with an RA-.5 parcel directly to the south under the same ownership. The proposed R1-8 zoning would establish a new zoning classification for this parcel; harmony with surrounding RA-1 character is a reasonable consideration for the Planning Commission and City Council, balanced against the parcel's existing sub-RA-1 dimensions and the General Plan's residential designation.

### ■ Departmental Review

The City consulted with the Fire and EMS Department and the Utilities Department regarding the proposed zone change. Neither department flagged issues with the rezone at the parcel scale.



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**■ Staff Recommendation**

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Staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to City Council for **APPROVAL** of the zone change from RA-.5 to R1-8 for parcel HD-SHCR-6-1-A at 385 W Utah Avenue, subject to the following conditions:

**Standard Conditions of Approval:**

1. The zone change shall not be construed as approval of any proposed lot split. The applicant must submit a separate application for the simple lot split under HCC §152-39-4(a) following City Council approval of the rezone, and the lot split is subject to its own departmental reviews, joint utility committee review, and Certificate of Approval.
2. The applicant shall comply with all R1-8 development standards in HCC §152-13.
3. Any future construction on the property shall comply with the applicable Hildale City building code, fire code, and Utility Department connection requirements.

Mayor Donia Jessop

Zoning Administrator

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