



Hildale City Planning Commission

Tuesday, September 15, 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 September 15, 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.

<https://us06web.zoom.us/j/81704140438>

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. Approval of Minutes for June 16, 2026 and the minutes of August 18, 2026.

Public Hearing:

2. WITHDRAWN BY APPLICANT 9/14/2026

THIS ITEM WILL NOT BE HEARD

The Purpose of this hearing is to receive public comments concerning a request to rezone

- Parcel number HD-178-B-1, from Agriculture 5 (A -5)
 - Parcel number HD-178-B-2 commonly addressed as 1545 Water Canyon Rd from Agriculture 5 (A -5) and
 - Parcel number HD-178-B-4 from Agriculture 10 (A -10)
- to Recreational Resort (RR) Zone.

New Commission Business:

3. WITHDRAWN BY APPLICANT 9/14/26

NO ACTION WILL BE TAKEN

Consider to recommend approval of a request to rezone:

- Parcel number HD-178-B-1, from Agriculture 5 (A -5)

- Parcel number HD-178-B-2 commonly addressed as 1545 Water Canyon Rd from Agriculture 5 (A -5) and
 - Parcel number HD-178-B-4 from Agriculture 10 (A -10)
- to Recreational Resort (RR) 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

General Plan

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

Tuesday, June 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 Teresa Barlow
Commissioner Thomas Timpson
Commissioner Jeff Smith

ABSENT

Commissioner Rex Jessop
Commissioner Jeromy Williams

Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order at 6:03 pm.

Pledge of Allegiance: By Invitation of Presiding Officer

Chair Wall led the pledge.

Conflict of Interest Disclosures: Commissioners

None

Approval of Minutes of Previous Meetings: Commissioners

1. Approval of Minutes from May 19, 2026.

Commissioner Barlow requested a correction to item number three, noting that the applicant's name should be recorded as "Dell" rather than "Dale"

Motion made by Chair Wall to approve Minutes from May 19, 2026 as amended to reflect the requested correction, Seconded by Commissioner Barlow.

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

Motion Carried

Public Hearing:

2. The Purpose of this hearing is to receive public comments concerning a request to rezone Parcel HD-SHCR-12-2 commonly addressed as 1320 North Canyon Street, Hildale UT from Agriculture 5 (A-5) to Residential Agriculture 1 (RA-1).

Hearing was opened to the public at 6:06 pm.

Hearing was closed at 6:07 pm.

New Commission Business:

3. Consider approval of a request to rezone parcel HD-SHCR-12-2 commonly addressed as 1320 North Canyon Street, Hildale UT from Agriculture 5 (A-5) to Residential Agriculture 1 (RA-1).

Mayor Jessop presented the staff report and explained that the property is currently zoned A-5 but does not meet the minimum acreage or width requirements, making it a legal nonconforming lot.

She clarified that the rezone to R-A-1 is a city-sponsored correction to assist the resident, which will be paired with a lot line adjustment to create a conforming residential lot and consolidate the remaining agricultural land.

The Staff Report Recommended a positive recommendation to the City Council with conditions regarding the lot line adjustment, utility review, and a 12-month recording deadline.

Commissioner Timpson expressed concern regarding utility service to the back structures and emphasized the need for coordination with the utility director to ensure no utilities cross property lines without proper easements.

Applicant Taylor Barlow confirmed that the barn, milking parlor, and cheese plant are on the back portion of the property and currently share a meter with the house, but plans are in place to separate utilities.

Chair Wall noted that the county plat already includes standard utility easements, which should mitigate utility access concerns.

Commissioner Timpson questioned the "L-shape" of the lot and encouraged maximizing the width of the driveway for future commercial traffic.

Applicant explained that the "L-shape" of the lot was designed to maintain the one-acre size for the residential portion. He noted that the driveway is used for deliveries and hay shipments.

Chair Wall questioned whether the fire department had assessed the driveway width for emergency services, to which the Mayor clarified that all site approvals would occur after the zone change.

Commissioner Timpson inquired about the status of a conditional use permit for the agricultural operation, noting that one should likely be in place.

Applicant acknowledged that they were operating the business as is and that the barn is currently built on the property line and that he is working with the neighbor to potentially acquire more land to resolve this and utility access issues.

Commissioner Timpson supported the rezone as a better outcome than the current status, provided the lot line adjustment allows for flexibility in resolving access and utility issues.

Commissioner Smith asked for clarification on whether the rezone would result in two separate parcels and if the agricultural portion would face future problems due to its nonconforming status. He also inquired about the impact of the rezone on the existing conditional use permit and whether new utilities would be required for the new parcel.

Mayor Jessop confirmed that the agricultural parcel will remain a legal nonconforming lot regarding width, but the adjustment does not worsen the condition.

Motion made by Commissioner Timpson to recommend approval of the request to rezone parcel HD-SHCR-12-2 commonly addressed as 1320 North Canyon Street, Hildale UT from Agriculture 5 (A-5) to Residential Agriculture 1 (RA-1) applying to the portion shown in the application exhibit, with the following conditions:

1. Before the City issues a land use permit that relies on the RA-1 zoning, the property owner shall record a lot line adjustment that places the residence on a lot conforming to the RA-1 dimensional standards and consolidates the remaining agricultural land into a parcel meeting the A-5 five-acre minimum area.

2. The approval applies only to the 1.13-acre residential lot being created by the lot line adjustment.

3. The lot line adjustment shall be recorded within twelve months of the effective date of the zone change. If it is not recorded within that period, the applicant may request an extension from the City Council.

Flexibility is given to the Planning Director to make minor adjustments to accommodate access or utilities.

Seconded by Commissioner Barlow.

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

Motion Carried

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.

Mayor Jessop thanked commissioners she can reach out to for feedback and collaborative problem-solving.

Commissioner Timpson noted initial confusion about meeting days; it was clarified that the Planning Commission meeting day was changed in January to the third Tuesday of the month to avoid conflicts. Mayor Jessop noted the benefit of having Monday to prepare.

Commissioner Barlow asked about receiving agendas and minutes earlier for preparation. Mayor Jessop stated the goal is to distribute packets by the Friday before the meeting; a recent agenda was delayed to Monday due to a staff report being redone following a change in approach (lot line adjustment instead of lot split). The goal remains Friday distribution.

Commissioner Timpson requested that Commissioners receive an email notification when a public hearing notice is posted; this was confirmed feasible.

Continuing Education

Kevin Smedley presented on the next section of the General Plan.

General Plan Review Progress

The Commission reviewed the status of chapters 1-3, confirming specific edits to objectives and the removal of redundant items.

The group transitioned to discussing chapters 4-6, focusing on community design, constraints, and opportunities.

Community Design and Opportunities

The Commission discussed incorporating the Zion tunnel closure as a potential opportunity for the community, noting the increase in traffic.

Members emphasized the necessity of maintaining a "rural" designation for grant eligibility while acknowledging the need for infrastructure improvements like paved roads and sidewalks.

There was a consensus to rewrite ambiguous language regarding cultural and visual qualities to be more actionable, specifically focusing on "historical" and "scenic" attributes.

The Commission identified the need to move toward water conservation and xeriscaping, though members noted that specific enforcement methods require careful consideration.

Future Planning and Action Items

The Commission identified the need to revisit zoning ordinances related to landscaping and fencing to ensure new development blends with the natural environment.

Participants agreed to hold a half-day Saturday work session on September 26th to focus specifically on the vision and mission of the General Plan.

The Commission decided to focus on chapters 5 and 6 for the next meeting to ensure thorough preparation and avoid redundant discussions

Adjournment: Presiding Officer

Meeting adjourned at 7:58 pm.

Minutes were approved at the Planning Commission Meeting on _____.

Maxene Jessop, City Recorder



Hildale City Planning Commission

Tuesday, August 18, 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 Teresa Barlow
Commissioner Thomas Timpson
Commissioner Jeff Smith

ABSENT

Commissioner Rex Jessop
Commissioner Jeromy Williams

STAFF & OTHERS

Mayor Donia Jessop
City Recorder Maxene Jessop
Miranda Jeffs
Kevin Smedley

Welcome, Introduction and Preliminary Matters: Presiding Officer

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

Pledge of Allegiance: By Invitation of Presiding Officer

Chair Wall led the Pledge.

Conflict of Interest Disclosures: Commissioners

None

Approval of Minutes of Previous Meetings: Commissioners

1. Approval of Minutes for the June 16, 2026 Planning Commission Meeting.

Commissioner Thomas Timpson identified three corrections needed to the June 16, 2026 Planning Commission minutes:

1. Footer incorrectly states "Hildale City Council" instead of "Planning Commission."
2. A motion referencing "following conditions" does not restate the conditions; requested addition of staff-recommended conditions.
3. A reference stating "council members" should be corrected to "commission members" (page 3 of 4, comment before "continuing education").

Mayor Jessop recommended tabling the minutes to incorporate the corrections before approval.

Motion made by Chair Wall to table approval of the June 16, 2026 Planning Commission minutes to next month to allow for the noted corrections, Seconded by Commissioner Timpson.

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

Motion Carried

Reports:

None

Public Hearing and Action Items:

2. The Purpose of this hearing is to receive public comments concerning a request to rezone Parcel HD-SHCR-5-1 commonly addressed as 985 N Box Elder St., Hildale, UT from Public Facility (PF) to Highway Commercial (HC) Zone.

Chair Wall declared the public hearing open at 6:06 p.m.

No attendees present in the room. No online comments or letters noted

Chair Wall declared the public hearing closed at 6:07 p.m.

3. Consideration, discussion and possible approval of a request to rezone Parcel HD-SHCR-5-1 commonly addressed as 985 N Box Elder St., Hildale, UT from Public Facility (PF) to Highway Commercial (HC) Zone.

Mayor Jessop presented a summary of the Staff Report.

- The parcel contains the City's Innovation Center, leased to commercial tenants.
- PF zoning does not permit general commercial business uses; business license applications for tenants cannot be processed under PF.
- Rezoning to HC would permit commercial uses, allow issuance of business licenses, and support additional business development on remaining property.- After rezoning, the Innovation Center will be split off to remain as an innovation center (required for five years per federal grant). Shared driveway and engineering considerations are being reviewed for larger future commercial uses. Storage units are not anticipated; uses should be visually appealing and attract highway traffic.

Commissioner Jeff Smith asked if the 4.76-acre parcel would need to be split for future business use. Staff confirmed a split is planned post-rezone, with shared driveway design considerations.

Commissioner Jeff Smith asked about "minimum density" for HC. Staff clarified HC is commercial; standards relate to building height, setbacks, lot coverage, and parking, not residential density. General discussion noted HC allows a variety of business uses, potentially including a hotel.

Motion made by Commissioner Timpson to recommend approval of the request to rezone parcel HD-SHCR-5-1, commonly addressed as 985 North Box Elder Street, Hildale, Utah, from Public Facility (PF) to Highway Commercial (HC), Seconded by Commissioner Barlow.

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

Motion Carried

4. The Purpose of this hearing is to receive public comments concerning a request to rezone Parcel HD-SHCR-2-31-B commonly addressed as 845 West Field Avenue, Hildale, UT from Residential Agriculture (RA-1) to Single-Family Residential .5 (RA-0.5) Zone

Chair Wall stated the purpose and opened public hearing at 6:13 p.m.

No attendees present in the room. No online comments or letters noted.

Chair Wall closed public hearing at 6:13 p.m.

5. Consideration, discussion and possible approval of a request to rezone Parcel HD-SHCR-2-31-B commonly addressed as 845 West Field Avenue, Hildale, UT from Residential Agriculture (RA-1) to Single-Family Residential .5 (RA-0.5) Zone

Mayor Jessop presented the Staff Report

- Applicants: Randal and Allison Serr (vacant property owners).- Request: Rezone from RA-1 to RA-0.5 to enable utility extensions and potential single-family home construction in the future.- Lot is approximately 0.44 acres; purchased in early 2023. Current RA-1 classification prevents full service and

building. The change is a corrective action so the existing lot size becomes a lawful building site; no increase in density or intensity beyond the surrounding neighborhood.- Applicants did not create the lot condition; issue discovered during utility inquiry.- - Applicant Randal Serr attended via Zoom

Commissioner Timpson asked how the nonconforming situation arose. Chair Wall and Mayor Jessop explained that rapid zoning adoption and recording of parcels at the county without proper city processes created inconsistencies; the City is working to correct such issues.

Commissioner Timpson suggested the applicant coordinate with the northern neighbor who recently rezoned and split their lot to potentially align utility extensions along Field Avenue; advised checking county maps and the mailing list used for notices. Mayor Jessop recommended inquiring with utilities regarding neighboring extensions and using the county website for owner information.

The applicant acknowledged and appreciated the guidance.

Motion made by Commissioner Timpson to recommend approval of the request to rezone parcel HD-SHCR-2-31-B, commonly addressed as 845 Westfield Avenue, Hildale, Utah, from Residential Agriculture to Single Family Residential "0.5" zone (RA-0.5) , Seconded by Chair Wall.
Voting Yea: Chair Wall, Commissioner Barlow, Commissioner Timpson, Commissioner Smith

Motion Carried

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

No members of the public were present.

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Commissioner Timpson suggested revising agenda phrasing from "consideration discussion of possible approval" to "possible recommendation for approval" to reflect that final approvals are made by the City Council. Mayor Jessop agreed.

Mayor Jessop requested staff arrange an introduction for Mr. Smith.

Commissioner Jeff Smith introduced himself as a resident of nearly three years from Flagstaff, Arizona, with a background in construction and 12 years on a credit union board. He expressed interest in serving and learning the process.

General appreciation was expressed for staff providing agendas in advance and for the collaborative cleanup of past zoning and licensing inconsistencies.

The commission discussed scheduling a joint work session with the City Council regarding the General Plan. A tentative date was set for Saturday, October 24, starting at 9:00 a.m.

Commissioner Barlow inquired about a forum in Bryce Canyon on September 10. Kevin Smedley confirmed the free event includes a training for Planning Commissioners. Mayor Jessop offered City vehicles for carpooling to this event.

Continuing Education

General Session closed at 6:27 pm and the Work Session opened.

General Plan Work Session

Kevin Smedley from Five County along with the commission conducted a work session to refine the General Plan's Economic Development and Transportation chapters, prioritizing a transition to measurable, outcome-based goals supported by defined timelines and funding strategies. Economic development discussions emphasized leveraging tourism, Maxwell Park, and lodging development to drive revenue, while acknowledging the necessity of residential growth to sustain commercial viability and support local services. Transportation planning focused on addressing SR-59 safety and access through developer-led improvements, integrating active transportation and OHV routes, and establishing varied street standards that account for flood management and long-term maintenance costs. The commission also evaluated strategies for public engagement, including targeted surveys to ensure resident-driven input, and agreed to continue the planning process with subsequent chapters in upcoming meetings.

Adjournment: Presiding Officer

Meeting adjourned at 8:19 pm.

Minutes were approved at the Planning Commission Meeting on _____.

Maxene Jessop, City Recorder