



Hildale City Council / Planning & Zoning Worksession

Tuesday, October 21, 2025 at 2:00 PM
50 Colvin St, Colorado City, AZ 86021

Minutes

Welcome, Introduction and Preliminary Matters: Mayor Jessop

Mayor Jessop called the meeting to order at 2:11 pm.

Roll Call of Council Attendees: City Recorder

PRESENT

Mayor Donia Jessop
Council Member Luke Merideth
Council Member Terrill Musser
Council Member Darlene Stubbs
Council Member Brigham Holm
Commissioner Rex Jessop
Commissioner Elissa Wall
Commissioner Thirkle Nielsen
Commissioner Teresa Barlow
Commissioner Jeremy Williams
Commissioner Thomas Timpson

STAFF PRESENT

Recorder Maxene Jessop
Communications Coordinator Michael Hammon
Utility Director Jerry Postema

PUBLIC PRESENT

Roger Carter
Kevin Smedley
Lawrence Barlow
Jared Nicol

Pledge of Allegiance: By Invitation of Mayor Jessop

New Council Business:

1. Master Plans and Zoning will be discussed.

NO ACTION WILL BE TAKEN

Strategic Governance & Planning

Effective municipal governance requires treating plans as living documents and clarifying the distinct roles of policy-making bodies versus expert advisory commissions.

- The Planning Commission should function as the city's dedicated land use expert, allowing the council to focus on broader policy.
- A city council consistently rejecting the Planning Commission's recommendations signals a systemic breakdown in communication or alignment.
- Elected officials must set policy and empower staff to execute, avoiding micromanagement to leverage professional expertise.
- Treat public plans as living documents with frequent, small revisions to prevent them from becoming outdated and causing public distrust.

Infrastructure & Financial Accountability

Zoning and planning decisions are the starting point for all municipal functions, directly impacting long-term infrastructure needs and financial models.

- Growth must pay for itself; impact fees fund new infrastructure, while resident rates fund maintenance of the existing system.
- A change in zoning, especially one that increases density, has a direct and cascading impact on all utility and transportation infrastructure.
- Comprehensive, up-to-date master plans are critical prerequisites for securing competitive grants for major infrastructure projects.
- Impact fees are legally restricted funds that must be spent within a specific timeframe or refunded to the original payer.

Process & Public Engagement

The process is as important as the product in government, requiring transparency, proactive education, and structured systems to ensure fairness and efficiency.

- Moving paper-based application processes online with structured inputs eliminates ambiguity and reduces administrative burden.
- Proactively educate the public on new ordinances to address misconceptions before they solidify into opposition.
- An advisory board's true value is realized when it dives deep into details, enabling the final decision-making body to make swift, confident choices.

Adjournment: Mayor Jessop

Work session adjourned at 6:34 pm.

Minutes were approved at the City Council Meeting on _____.

Maxene Jessop, City Recorder