



Hildale City Planning Commission

Tuesday, March 11, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: City Recorder

PRESENT

Chair Thirkle Nielsen - Via Zoom
Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Jeromy Williams - Via Zoom
Commissioner Teresa Barlow

Welcome, Introduction and Preliminary Matters: Presiding Officer

Vice Chair Wall called the meeting to order @ 6:03 PM.

Pledge of Allegiance: By Invitation of Presiding Officer

Vice Chair Wall lead the Pledge of Allegiance.

Vice Chair Wall invited Commissioner Barlow to introduce herself.

Vice Chair Wall invited Roger Carter to give the Commission a quick reminder of their role and duties as commissioners.

Commissioner Jessop inquired about where the items go after going through Plat.

Roger Carter explained the process of various scenarios.

Conflict of Interest Disclosures: Commissioners

No Conflicts

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Minutes for July 18, 2024.

Motion made by Vice Chair Wall to approve Planning and Zoning Minutes for July 18, 2024, Seconded by Commissioner Jessop.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow

Motion Carries

2. Consideration, discussion and possible approval of Planning and Zoning Minutes for August 15 , 2024

Motion made by Vice Chair Wall to approve Planning and Zoning Minutes for August 15, 2024, Seconded by Commissioner Barlow.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow

Motion Carries

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

Planning and Zoning Commission
March 11, 2025

No public Comment

Public Hearing:

Motion made by Vice Chair Wall to go into Public Hearing, Seconded by Commissioner Jessop.
Voting Yea: Vice Chair Wall, Commissioner Jessop & Commissioner Barlow

Motion Carries

3. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-1-36 commonly addressed as 620 North Willow Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).

Vice Chair Wall opened the floor to receive public comment concerning a request to rezone parcel HD-SHCR-1-36 commonly addressed as 620 North Willow Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).

Ross Chatwin briefed commissioners on the goal and purpose for this re-zone request, which is to break acreage into smaller lots to allow for affordable housing.

Mayor Jessop read public comment from Dalton Barlow into the record.

Motion made by Vice Chair Wall to close hearing on the request to rezone parcel HD-SHCR-1-36 commonly addressed as 620 North Willow Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8), Seconded by Commissioner Jessop.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow

Motion Carries

4. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-1 commonly addressed as 980 North Maple Street Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).

Motion made by Vice Chair Wall to receive public comment concerning a request to rezone parcel HD-SHCR-3-1 commonly addressed as 980 North Maple Street Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8)., Seconded by Commissioner Jessop.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow.

Motion Carries

Samuel Carlos Fischer Jr requested this item be tabled to give his sister Rosanne and his mother the chance to have a say in the matter.

Rosanne expressed concerns for this re-zone because she has been living there for 9 years and she understands how bad the water pressure issues are. With the re-zone, it will allow for multiple homes on that same property, which is already struggling to get the water pressure needed.

Commissioner Jessop asked if the applicant is willing to table this for a month. The applicant was not available to answer the question.

Motion made by Vice Chair Wall to close public comment concerning a request to rezone parcel HD-SHCR-3-1 commonly addressed as 980 North Maple Street Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8)., Seconded by Commissioner Jessop.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow

Motion Carries

New Commission Business:

5. Consideration, discussion and possible action concerning a request to re-zone parcel HD-SHCR-1-36 commonly addressed as 620 North Willow Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).

Mayor Jessop gave the Staff Presentation.

Vice Chair Wall asked about the utilities on the property.

Jerry Postema explained that the Utilities Department has not had the opportunity to review the proposal and would like to bring it up with the Utility Advisory Board to see how much sewer and water capacity is available.

Commissioner Jessop inquired about the Staff Report and is that the process to get a recommendation from the Utility Department, or is that a separate report?

Jerry Postema advised that they go ahead with it due to it not being a final plat, and the Utility Department would review on the final plat.

Vice Chair Invited Commissioners to ask the applicant questions.

The applicant (Ross Chatwin) clarified the purpose of the application and that the property already has 2 sewer and 2 water hookups.

Motion made by Commissioner Jessop to approve request to re-zone parcel HD-SHCR-1-36 commonly addressed as 620 North Willow Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8)., Seconded by Vice Chair Wall.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow

Motion Carries

6. Consideration, discussion and possible action concerning the request to rezone parcel HD-SHCR-3-1 commonly addressed as 980 North Maple Street Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).

Vice Chair Wall expressed concerns about the clause "with conditions" on this application. She asked Jerry about the current water pressure situation.

Jerry Postema explained that the City does not meet the pressure requirements in that area. The property can be rezoned and split up, but no buildings can go up. We cannot provide water to any of those buildings. We are in the process of setting up a pressure booster station and a grant/loan was approved to address the water pressure issues in the future but unsure of how long the construction will take before the pressure issues are resolved.

Commissioner Jessop asked about the liability on the city when these zone changes and lot splits happen. Is the City then liable to provide water, and if the city cannot do so, how do they do it?

Roger Carter explained that there are no requirements tied to the utilities on these applications. If commissioners approve the zone change, the utilities are not required to be given, but if commissioners wanted to deny it they could do so given, it could be brought back up when the issues are resolved.

Vice Chair Wall spoke on the changes with the water pressure issues. Expressed concerns of approving this without knowing the capacity of the water and that more information is needed before this decision is made.

Jessop expressed concerns about this zone change due to the water pressure issues and that he does not agree with this zone change.

Vice Chair Wall inquired about the staff recommendation #3 and would like more information on it.

Mayor Jessop does not recommend this is approved at this time until we get booster pumps in that will correct the water pressure issues.

Roger Carter gave clarification on zone changes.

Motion made by Vice Chair Wall to deny request to rezone parcel HD-SHCR-3-1 commonly addressed as 980 North Maple Street Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8), seconded by Commissioner Barlow
Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow.

Motion Carries

Commissioners Comments: (10 minutes total)

Commissioners' comments on issues not previously discussed in the meeting.

Vice Chair Wall asked the staff to email the videos that Roger Carter suggested, to the Commissioners with a link to the reading material.

Mayor Jessop invited Commissioners to the 6/25/25 Work Session at the Police Station.

Executive Session: As needed

NA

Adjournment: Presiding Officer

Vice Chair Wall adjourned at 7:05 pm

Minutes were approved at the Planning Commission Meeting on _____.

Maxene Jessop, City Recorder