



# Hildale City Planning Commission

Monday, August 18, 2025 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

**Roll Call of Commission Attendees:** City Recorder  
PRESENT

Chair Elissa Wall  
Vice Chair Thirkle Nielsen - via Zoom  
Commissioner Jeromy Williams  
Commissioner Russel Jessop  
Commissioner Thomas Timpson

ABSENT  
Commissioner Rex Jessop  
Commissioner Teresa Barlow

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

Chair Wall called the meeting to order at 6:04 pm.

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

Chair Wall invited everyone to the pledge.

**Conflict of Interest Disclosures:** Commissioners

None.

**Approval of Minutes of Previous Meetings:** Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Minutes for May 20, 2025

Motion made by Commissioner Williams to approve Planning and Zoning Minutes for May 20, 2025,  
Seconded by Commissioner Russel Jessop.

Voting Yea: Chair Nielsen, Vice Chair Wall, Commissioner Russel Jessop, Commissioner Williams,  
Commissioner Timpson

Motion Carries

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

Motion made by Chair Wall to open public comment, Seconded by Commissioner Jessop.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop,  
Commissioner Timpson

Jared Nicol (public): Commented on the absence of a planning and zoning administrator and expressed concern about communication. Addressed adherence to the Hildale City General Plan, citing Hildale Code Section 152-2-2(B) that the Planning Commission shall prepare and recommend a proposed general plan. Urged the Commission to use and annually review the General Plan, implement recommended best-practice action steps for transparency, and ensure decisions align with the City's vision and goals.

Motion made by Chair Wall to close public comment, Seconded by Commissioner Russel Jessop.  
Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop,  
Commissioner Timpson

Motion Carries

**Reports:**

None

**Public Hearing:**

2. The purpose of this hearing is to receive public comment concerning a request to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street, Hildale UT from NC to RM-2.

Motion made by Chair Wall to open Public hearing, Seconded by Commissioner Russel Jessop.  
Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop,  
Commissioner Timpson

Jared Nicol: Asked for an overview of what was being considered and referenced lack of accessible information packet on the website. Chair noted the agenda was posted and nearby property owners are typically notified by mail.

Applicant/Representative Ross Chatwin: Ross Chatwin. Introduced the request and location details (corner of Jessop Avenue and Hildale Street, northwest corner), proposing a multifamily dwelling. Indicated willingness to provide a fuller overview when called during Commission discussion.

Motion made by Chair Wall to close the hearing, Seconded by Commissioner Williams.  
Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Jessop,  
Commissioner Timpson

Motion Carries

**Unfinished Commission Business:**

**New Commission Business:**

3. Consideration, discussion and possible action concerning a request to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street, Hildale UT from NC to RM-2.

Staff Recommendation read into the record by Commissioner Williams

Staff recommendation subject to the following:

Utility capacity verification through the Joint Utility Committee for water, sewer, and storm water.

Infrastructure improvements: coordinate with Public Works to ensure curb, gutter, sidewalk, and utility improvements meet City standards.

Compatibility buffering: consider transitional buffering/fencing/landscaping for adjacent RA-1 properties if necessary.

Subdivision compliance: any future subdivision must comply with Title 151, including minimum lot size, frontage, and infrastructure standards.

Access and frontage standards: verify adequate street frontage and access for proposed use intensity.

General Plan consistency: development proposals under new zoning must demonstrate consistency with the 2021 Hildale General Plan land use policies.

Conclusion: With appropriate subsequent reviews and verifications, the rezone would utilize existing infrastructure efficiently and represent sound planning practice.

Chair Wall asked the applicant if the Utility Department has been to the property and to give an overview of the project.

Applicant Representative Ross Chatwin:

- Existing connections: one irrigation water connection (not culinary) and power present; sewer is available in Hildale Street and Jessop Avenue.

Commissioner Nielsen clarified existing irrigation connection is not up to current culinary standards.

- Utilities and sign-offs would be pursued post-rezone approval; understands requirements.
- Project intent is to create additional housing potentially suitable for educators; possible interest from the local school to acquire units for teachers. Plan is to sell as individual condominium units.

Commission Discussion:

Commissioners noted the RM-2 zoning minimum lot area requirement is one acre; subject parcel is approximately three-quarters of an acre and therefore does not meet the minimum standard. Concern expressed that approving RM-2 below one acre would conflict with City standards and set precedent.

Alternatives discussed:

Explore RM-1 (noted reduced density; potential impact on project feasibility).

Consider whether multifamily may be allowed via Conditional Use Permit (CUP) under Neighborhood Commercial to achieve more units without a rezone.

Variance: Discussed that variances require demonstration of hardship; likelihood uncertain. Consideration of code text amendment to adjust minimum acreage thresholds (e.g., 0.95 acre) for legacy lots was mentioned as a separate legislative process that would require further City review, including legal counsel input.

Density calculations: Even under RM-2, initial concepts showing 10 units would exceed seven units if the standard is 10 units per acre and the lot is approximately 0.75 acre.

Due to the minimum lot area deficiency, Commission indicated it could not recommend approval of RM-2 as requested.

Motion made by Commissioner Williams to table the request to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street, Hildale UT from NC to RM-2. Seconded by Commissioner Timpson.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop, Commissioner Timpson

Motion Carries - Item Tabled

4. Consideration, discussion and possible approval of Dark Skies Ordinance.

Item not discussed.

Chair reported the Mayor requested a joint work session with City Council and the Planning and Zoning Commission to discuss this item, the General Plan, and development topics, and to provide orientation for new staff and commissioners. The agenda item remained listed in error.

Work Session Scheduling:

Discussion indicated preference for a weekday at 6:00 PM, a date separate from regular Commission (Mondays) and Council (Wednesdays) meetings. Commissioners expressed general availability after September 15. Staff (City Recorder) will coordinate with the Mayor and circulate proposed dates; commissioners to respond promptly to secure attendance.

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

Commissioner Timpson - reviewing the criteria on the table. we need to correct the RM-1 zoning (6 units per lot)

Commissioner Williams - every lot was an acre. 10 Units duplex? Unit?

Chair Wall invited Commissioners to email the changes that need to be made.

**Executive Session:** As needed

None

**Adjournment:** Presiding Officer

Meeting adjourned at 6:44 pm

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

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Maxene Jessop, City Recorder