

MEMORANDUM

TO: Hildale City Council

FROM: Hildale City Planning Commission

DATE: November 06, 2025

RE: Planning Commission Recommendation – Zone Change Application for 1160 North Canyon Street

APPLICANT: 285 N LLC (Caleb Williams & Henry Hammon)

PROPERTY LOCATION: 1160 North Canyon Street, Hildale, Utah

TAX ID: HD-0-3-35-441 & HD-SHCR-10-13-A

PROPERTY SIZE: 0.23 acres and 1.25 acres (total 1.48 acres)

CURRENT ZONING: RA-1 (Residential-Agricultural 1)

REQUESTED ZONING: R1-8 (Single-Family Residential 8)

PURPOSE: To allow for future lot split and development of small family homes with walkout basements

PLANNING COMMISSION ACTION

Following a public hearing on September 29, 2025, the Hildale City Planning Commission recommends **APPROVAL** of the zone change request from RA-1 to R1-8 for the property located at 1160 North Canyon Street.

FINDINGS

- The application is complete and meets all submittal requirements
- The property has adequate street frontage and access along Canyon Street
- The rezone aligns with the 2021 Hildale General Plan's goals for diverse housing options and efficient infrastructure use
- Public utilities (water, sewer, electricity) are available through existing infrastructure
- Surrounding properties are currently zoned RA-1

RECOMMENDATION

The Planning Commission recommends that the City Council approve the zone change from RA-1 to R1-8 for 1160 North Canyon Street. All necessary conditions and requirements have been reviewed and verified by the Planning Commission.

NEXT STEPS

- City Council review and decision
- Ordinance adoption and zoning map update (if approved)
- Final approval and recordation

Commissioner	Voting Yea	Voting Nay	Absent
Elissa Wall	X		
Thirkle Nielsen	X		
Rex Jessop	X		
Jeromy Williams	X		
Teresa Barlow	X		
Russel Jessop	X		
Thomas Timpson	X		