



Hildale City Special Planning Commission

Tuesday, November 07, 2023 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 meeting on **Tuesday November 7, 2023** 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. The meeting will be broadcast to the public on Facebook Live under Hildale's City page. Members of the public may also watch the City of Hildale through the scheduled Zoom meeting.

<https://www.facebook.com/hildalecity/live/>

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

Comments during the public comment or public hearing portions of the meeting may be emailed to manager@hildalecity.com or privately messaged to Hildale City's Facebook page. 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 Presiding Officer's discretion.

Roll Call of Commission Attendees: City Recorder Barlow

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. Consideration and Possible Approval for Meeting Minutes 7-20-2023, 8-2-2023, 9-21-2023.

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

Public Hearing:

2. The Commission will receive public comment concerning Skye Valley Pod 1 Preliminary Plat application.

No decisions will be made during the Public Hearing.

Upon conclusion of the Public Hearing, the Commission will return to their regular meeting and this item will be heard in the order in which it is addressed on the meeting agenda.

Unfinished Commission Business:

3. Consideration, discussion, and possible action concerning a request to rezone Parcel HD-HDIP-36, commonly addressed as 740 N. Pinion Street, Hildale, Utah from General Commercial (GC) to Light Industrial (M-1). The Hildale Planning and Zoning Commission recommended approval. (CM Duthie 5 minutes)

New Commission Business:

- [4.](#) Consideration, discussion, and possible action concerning a Preliminary Plat application for Parcels HD-0-3-32-310 and HD-184, commonly called Skye Valley Pod 1, located in the area of 1700 W State Street, Hildale, Utah. The purpose the application is to create 123 lots in a 38.77 acre subdivision. (15 minutes CM Duthie)

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

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

Thursday, July 20, 2023 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Commissioner Hammon called meeting to order at 6:00pm

Roll Call of Commission Attendees:

PRESENT

Chair Charles Hammon
Vice Chair Elissa Wall
Commissioner Nathan Fischer
Commissioner Tracy Barlow
Commissioner Derick Holm

ABSENT

Commissioner Rex Jessop
Commissioner Lawrence Stubbs

Pledge of Allegiance:

Commissioner Fischer lead the pledge.

Conflict of Interest Disclosures:

None

Approval of Minutes of Previous Meetings:

1. Consider and possible approval for Planning and Zoning Minutes 5-25-2023.

Commissioners reviewed the minutes.

Motion made by Chair Hammon to approve meeting minutes for May 25, 2023, Seconded by Vice Chair Wall.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries.

Public Comments:

No Comments.

Reports:

Public Hearing:

2. **Public hearing on an application for re-zone parcel HD-SHCR-8-15 commonly addressed as 760 N Hildale St. from the current zone designation of Neighborhood Commercial (NC) zone to Residential Multi-Family (RM-2)**

Chair Hammon opened public hearing at 6:04pm

No Comments

Closed Public hearing at 6:06pm

All In Favor

3. **Public Hearing on application to re-zone parcel HD-0-3-32-310 & HD-184 commonly addressed as 1700 W State Street from the current zone designation of Agricultural-20 (A-20) zone to Residential Single Family (R1-8)**

Chair Hammon opened public hearing at 6:06pm

No Comments

Closed Public hearing at 6:07pm

All In Favor

Unfinished Commission Business:

4. **Re-zone parcel HD-SHCR-8-15 commonly addressed as 760 N Hildale St. from the current zone designation of Neighborhood Commercial (NC) zone to Residential Multi-Family (RM-2)**

Harrison Johnson presented the rezone application to the Commissioners. Thomas Timpson, the applicant gave clarification to the Board. Commissioners discussed the application.

Motion made by Vice Chair Wall to approve Re-zone parcel HD-SHCR-8-15 commonly addressed as 760 N Hildale St. from the current zone designation of Neighborhood Commercial (NC) zone to Residential Multi-Family (RM-2), Seconded by Commissioner Holm.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Fischer, Commissioner Barlow, Commissioner Holm

Motion Carries

5. **Re-zone parcel HD-0-3-32-310 & HD-184 commonly addressed as 1700 W State Street from the current zone designation of Agricultural-20 (A-20) zone to Residential Single Family (R1-8)**

Harrison Johnson presented the application to the Board. The applicant spoke with the Commissioners in great detail and answered many questions. Commissioners and applicant would like to have a work session and go over the details.

Applicants request to be tabled for a month, in hopes to have a Work Session before the next meeting.

Item Tabled.

New Commission Business:**Commissioners Comments:**

Commissioner's comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment: Presiding Officer

Chair Hammon adjourned meeting at 7:20.

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Minutes were approved at the Planning Commission Meeting on _____.

Sirrene Barlow, City Recorder



Hildale City Planning Commission Work Session

Wednesday, August 02, 2023 at 5:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Chair Hammon called work session to order at 5:12pm

Roll Call of Commission Attendees:

PRESENT

Chair Charles Hammon
Vice Chair Elissa Wall
Commissioner Rex Jessop via zoom
Commissioner Nathan Fischer

ABSENT

Commissioner Tracy Barlow
Commissioner Lawrence Stubbs
Commissioner Derick Holm

Pledge of Allegiance:

Pledge lead by Chair Hammon.

Conflict of Interest Disclosures:

None.

Public Comments:

Jared Nicol read a potion he has started in regard to protesting the Canon County residential area.

Reports:

New Commission Business:

1. **Members of the Planning Commission will have a Work Session to discuss the following, but not limited to: Future Land Use Map, General Plan Amendments, & Development of Potential Subdivision.**

Harrison Johnson presented the history of the general plan.

Commissioners discussed in great detail zoning and how to fine tune them to support the group.

Commissioners Comments:

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

Executive Session: As needed

Adjournment: Presiding Officer

Chair Hammon adjourned at 6:05pm to go join Mayor and City Council in the next room for a Joint Work Meeting.

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Minutes were approved at the Planning Commission Meeting on _____.

Sirrene Barlow, City Recorder



Hildale City Planning Commission

Thursday, September 21, 2023 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Second Chair Wall called meeting to order at 6:04pm

Roll Call of Commission Attendees:

PRESENT

Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Nathan Fischer
Commissioner Lawrence Stubbs
Commissioner Derick Holm

ABSENT

Chair Charles Hammon
Commissioner Tracy Barlow

Pledge of Allegiance:

Commissioner Wall lead the pledge of allegiance.

Conflict of Interest Disclosures:

No conflicts

Public Comments:

No Public Comments

Public Hearing:

1. The Commission will receive public comments during a Public Hearing concerning a request to rezone Parcel HD-SHCR-9-31, commonly addressed as 380 East Utah Ave., Hildale, Utah from Residential 1-10 (RA-1-10) to Residential Multiple Family (RM-1);
and a request to rezone Parcel HD-SHCR-6-3, commonly addressed as 785 N. Lauritzen, Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential Agriculture 0.5 (RA-0.5);
and a request to rezone Parcel HD-SHCR-2-35, commonly addressed as 880 W. Uzona Ave., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential 1-8 (R-1-8); and
a request to rezone Parcel HD-HDIP-36, commonly addressed as 740 N Pinion, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8);
and a request to rezone Parcel HD-0-3-32-310 & HD-184, to be addressed commonly as the area of 1700 W. State St., Hildale, Utah from Agriculture 20 (A-20) to Residential 1-8 (R-1-8).

No decisions will be made during the Public Hearing.

Upon conclusion of the Public Hearing, the Commission will return to their regular meeting and this item will be heard in the order in which it is addressed on the meeting agenda.

Chair Wall Opened Public Hearing at 6:08pm.

No Public Comments

Chair Wall Closed Public Hearing at 6:08pm.

Unfinished Commission Business:

2. Zoning Administrator comments concerning staff changes.

Eric mentioned that Harrison resigned and recognized his hard work and discussed staff changes.

New Commission Business:

3. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-SHCR-9-31, commonly addressed as 380 East Utah Ave., Hildale, Utah from Residential 1-10 (RA-1-10) to Residential Multiple Family (RM-1).

Eric discussed application and applicant.

Jeff Barlow spoke and explained why they want to re-zone to multi-family. Commissioner Jessop asked about parking and Mr. Barlow explained what they plan to do to manage parking.

Commissioner Stubbs asked about project completion date. Mr. Barlow expects final permit within 2 weeks.

Motion made by Commissioner Jessop to approve rezone Parcel HD-SHCR-9-31, commonly addressed as 380 East Utah Ave., Hildale, Utah from Residential 1-10 (RA-1-10) to Residential Multiple Family (RM-1)., Seconded by Commissioner Stubbs.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm
Motion Carries

4. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-SHCR-2-35, commonly addressed as 880 W. Uzona, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8).

Eric discussed application and applicant.

The applicant Thomas Timpson answered questions from the Commissioners.

Vice Chair Wall asked about utility department concerns. Mr. Timpson confirmed he had not spoken with the Utility Department yet.

The Commissioners discussed the different concerns of a lot split.

Motion made by Commissioner Stubbs to approve rezone Parcel HD-SHCR-2-35, commonly addressed as 880 W. Uzona, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8). Seconded by Vice Chair Wall.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm
Motion Carries.

5. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-SHCR-6-3, commonly addressed as 785 N. Lauritzen, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential Agriculture -0.5 (RA-0.5).

Vice Chair Wall stated this matter has been taken care of.

6. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-0-3-32-310 & HD-184, located approximately in the area of 1700 W State St., Hildale, Utah from Agriculture 20 (A-20) to Residential 1-8 (R-1-8).

Eric presented an application. This is the annexation to the west of the city.

Allen Feller presented to the Commissioners and answered questions. He wishes it would be passed as long as they find a source of water.

Commissioner Stubbs asked about water and had a discussion.

Eric read an email from Chair Hammon into the record voicing his favoritism towards this rezone.

Motion made by Vice Chair Wall to recommend rezone Parcel HD-0-3-32-310 & HD-184, located approximately in the area of 1700 W State St., Hildale, Utah from Agriculture 20 (A-20) to Residential 1-8 (R-1-8) on condition that applicant brings water they have discussed. Seconded by Commissioner Holm.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Fischer, Commissioner Stubbs, Commissioner Holm

Motion Carried

7. Consideration, discussion, and possible recommendation concerning a request to rezone Parcel HD-HDIP-36, commonly addressed as 740 N Pinion, Hildale, Utah from Residential Agriculture 1(RA-1) to Residential 1-8 (R-1-8).

Consideration for Item 7 will be postponed for a later time. Item Tabled

Commissioners Comments:

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

No comments

Executive Session: As needed

Adjournment: Presiding Officer

Meeting Adjourned at 6:40pm

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Minutes were approved at the Planning Commission Meeting on _____.

Sirrene Barlow, City Recorder



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

PRELIMINARY PLAT APPLICATION

Fee: \$300 + \$50 per acre*For Office Use Only:***File No.** _____**Receipt No.** _____**Name:** Allen & Tyler Feller **Telephone:** 435-628-6706**Address:** 523E Sunland Drive Suite B, St. George, Ut 84790 **Fax No.** _____**Email:** jessica@fellerreat.com**Agent (If Applicable):** Adam Allen **Telephone:** 435-680-6711**Address/Location of Subject Property:** Approximately: 1700W State St. Hildale Ut, 84784**Tax ID of Subject Property:** HD-0-3-32-310 & HD-184 **Zone District:** R-1-8**Proposed Use:** (Describe, use extra sheet if necessary. Include total number of lots) 123 LOTS**Submittal Requirements:** The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- N/A g. Existing Hildale Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- X h. Contours at vertical intervals not greater than five (5) feet.
- X i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- X j. Information on whether property is located in desert tortoise take area

X 3. Proposed Plan: The subdivision plans shall show:

- X a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- X b. The layout, numbers and typical dimensions of lots.
- X c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- X d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- X e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- X f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- X g. Approximate radius of all center line curves on highways or streets.
- X h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- X i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- X j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- N/A k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- X l. Will this subdivision be phased? If yes show possible phasing lines.
- X m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

X 4. Required copies of plans:

- X a. Three copies of all full-scale drawings
- X b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).
- X c. Electronic copies sent to planning@hildalecity.com

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Thursday of each month at 6:30 p.m. The deadline date to submit the application is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to

City standards. Construction drawings must be approved by both the Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
COUNTY OF Washington :SS

I (we), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the ~~Hurricane~~ Hildale City Planning staff have indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 30 day of August 2023

Jessica Hogan
(Notary Public)

Residing in: WASHINGTON

My Commission Expires: 10-05-2024



Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

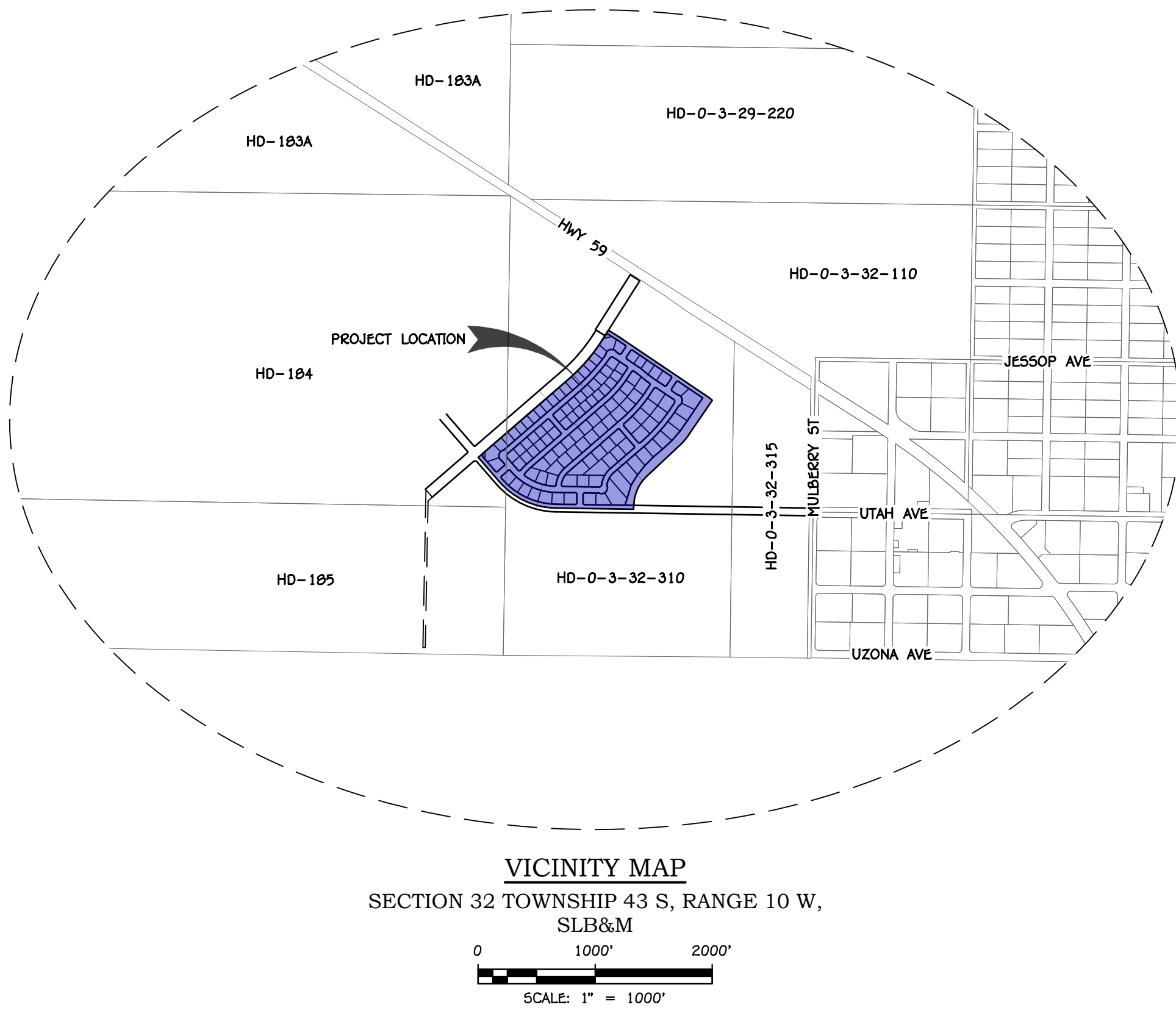
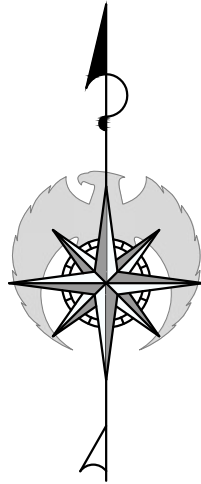
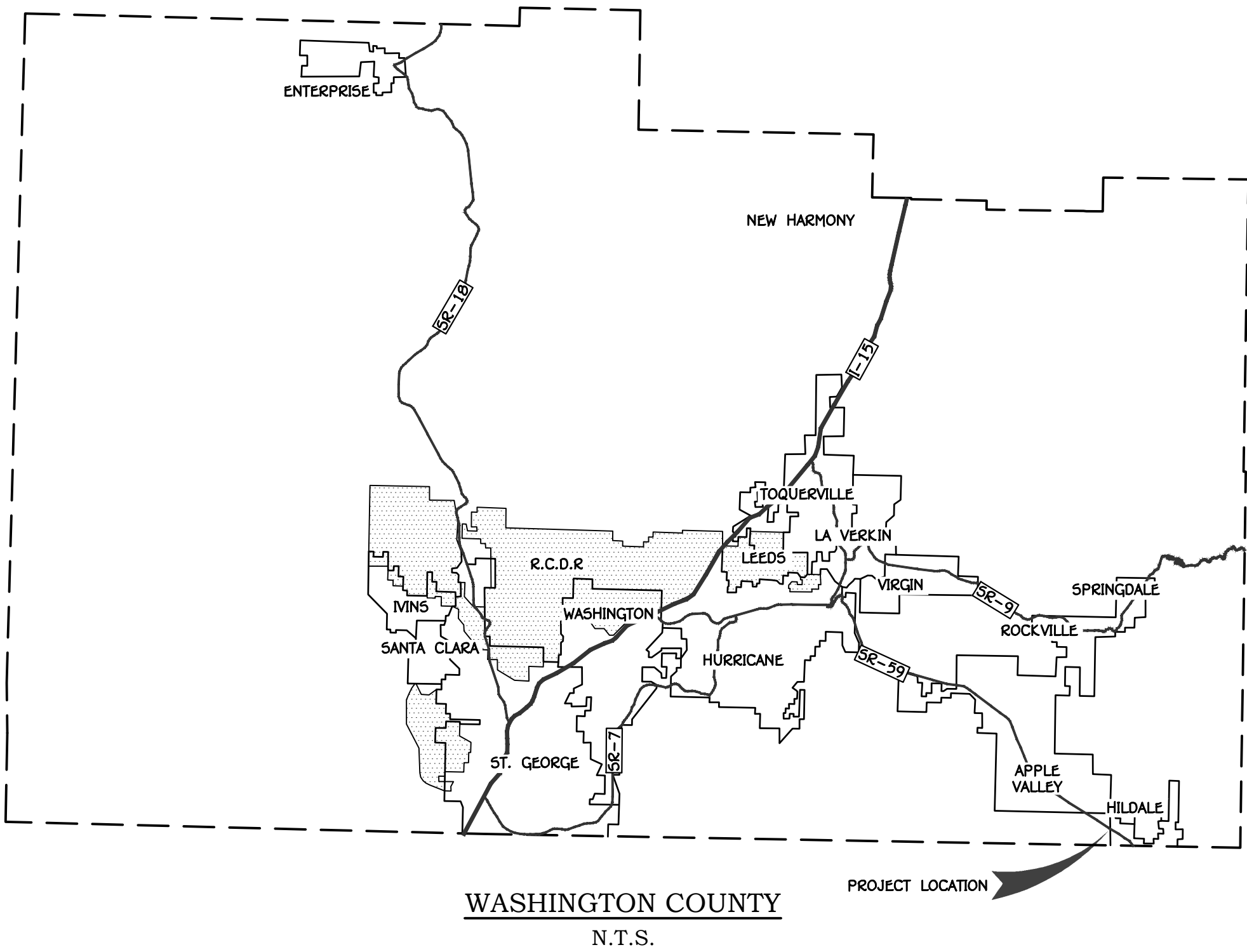
My Commission Expires: _____

SKYE VALLEY POD 1

HILDALE, UTAH

PRELIMINARY PLAT

AUGUST 2023



VICINITY MAP
SECTION 32 TOWNSHIP 43 S, RANGE 10 W,
SLB&M
0 1000' 2000'
SCALE: 1" = 1000'

SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER SHEET
2	P.1.2	OVERALL SITE PLAN
3	P.2.1	SITE & UTILITY PLAN I
4	P.2.2	SITE & UTILITY PLAN II
5	P.2.3	SITE & UTILITY PLAN III
6	P.2.4	SITE & UTILITY PLAN IV
7	P.3.1	GRADING & DRAINAGE PLAN I
8	P.3.2	GRADING & DRAINAGE PLAN II
9	P.3.3	GRADING & DRAINAGE PLAN III
10	P.3.4	GRADING & DRAINAGE PLAN IV

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF SECTION 32 SAID POINT LIES SOUTH 00°52'11" WEST 2,007.95 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 49°07'15" EAST 709.03 FEET; THENCE NORTHEASTERLY ALONG A 1,545.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 40°44'32" EAST 450.26 FEET, CENTER POINT LIES NORTH 40°52'45" WEST) THROUGH A CENTRAL ANGLE OF 16°45'26", A DISTANCE OF 451.87 FEET; THENCE NORTH 32°21'48" EAST 95.30 FEET; THENCE SOUTH 57°38'12" EAST 104.65 FEET; THENCE SOUTHEASTERLY ALONG A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 56°49'23" EAST 28.39 FEET, CENTER POINT LIES SOUTH 32°21'48" WEST) THROUGH A CENTRAL ANGLE OF 01°37'37", A DISTANCE OF 28.40 FEET; THENCE SOUTH 56°00'34" EAST 887.24 FEET; THENCE SOUTHEASTERLY ALONG A 257.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 50°33'31" EAST 48.92 FEET, CENTER POINT LIES SOUTH 33°59'26" WEST) THROUGH A CENTRAL ANGLE OF 10°54'07", A DISTANCE OF 49.00 FEET; THENCE SOUTH 34°19'09" WEST 373.62 FEET; THENCE SOUTHWESTERLY ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°33'28" WEST 86.94 FEET, CENTER POINT LIES NORTH 55°40'51" WEST) THROUGH A CENTRAL ANGLE OF 12°28'39", A DISTANCE OF 87.11 FEET; THENCE SOUTH 46°47'47" WEST 399.97 FEET; THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 24°49'06" WEST 261.98 FEET, CENTER POINT LIES SOUTH 43°12'13" EAST) THROUGH A CENTRAL ANGLE OF 43°57'23", A DISTANCE OF 268.51 FEET; THENCE SOUTH 02°50'24" WEST 43.30 FEET; THENCE NORTH 89°07'20" WEST 664.66 FEET; THENCE NORTHWESTERLY ALONG A 650.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 65°00'03" WEST 531.27 FEET, CENTER POINT LIES NORTH 00°52'40" EAST) THROUGH A CENTRAL ANGLE OF 48°14'35", A DISTANCE OF 547.30 FEET; THENCE NORTH 40°52'45" WEST 275.34 FEET; THENCE NORTH 49°07'15" EAST 304.95 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,688,675 SQUARE FEET OR 38.77 ACRES.

PRELIMINARY PLAT SITE DATA		PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
SKYE VALLEY POD 1		ESPLIN CATTLE CO.	APPLIED GEOTECHNICAL (AGEC)	AMERICAN CONSULTING & ENGINEERING	AMERICAN CONSULTING & ENGINEERING
CURRENT ZONING: AGRICULTURAL, A-20		867 LIZZIE LANE	1420 S. 270 E.	1173 S. 250 W., SUITE #504	1173 S. 250 W., SUITE #504
PROPOSED ZONING: RESIDENTIAL, R-1-B		ST. GEORGE, UT 84790	ST. GEORGE, UT 84790	ST. GEORGE, UT 84770	ST. GEORGE, UT 84770
PROJECT AREA 38.77 ACRES (1,688,675 S.F.)		CONTACT: JARED WESTHOFF	CONTACT: WAYNE ROGERS	CONTACT: AUSTIN CHAPPELL	PRIMARY CONTACT: ADAM ALLEN
NO. OF LOTS & DENSITY 123 LOTS (3.17 D.U./ACRE)		PHONE: (435) 313-6527	PHONE: (435) 673-6850	PHONE: (435) 288-3330	PHONE: (435) 288-3330
GARAGE PARKING N/A		EMAIL: jwesthoff@egimgmt.com	EMAIL: rogers@agecinc.com	EMAIL: austin@alcsq.com	EMAIL: adam@alcsq.com
DRIVEWAY PARKING N/A					
OFF-STREET PARKING N/A					
TOTAL PARKING N/A					

PRELIMINARY
NOT FOR
CONSTRUCTION

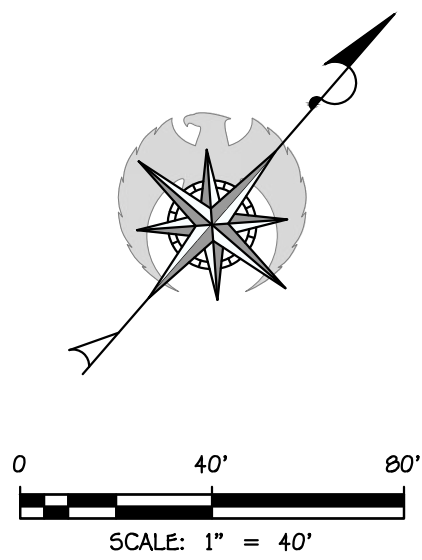
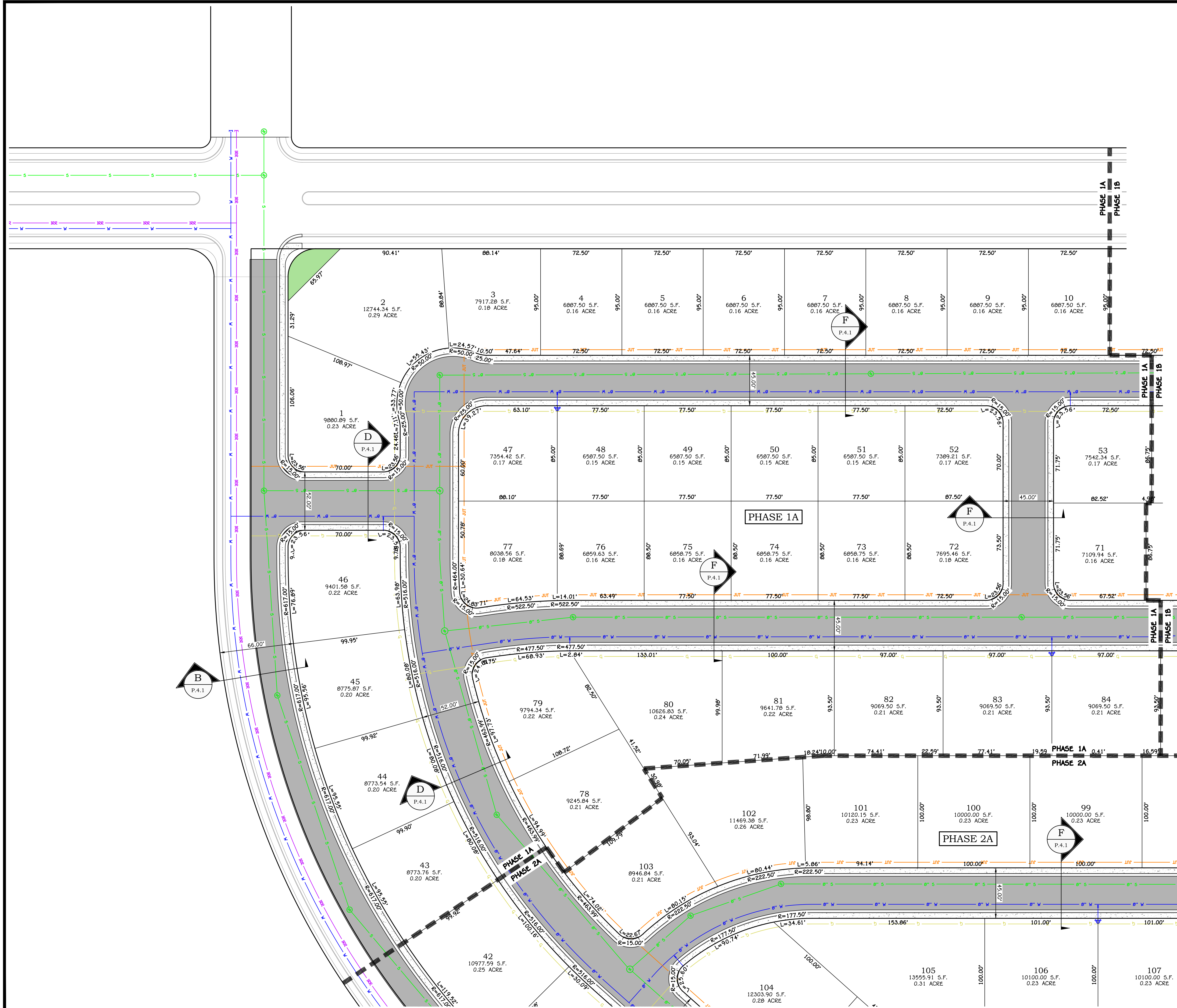


DATE: 08/28/2023
JOB #: 23-502-2
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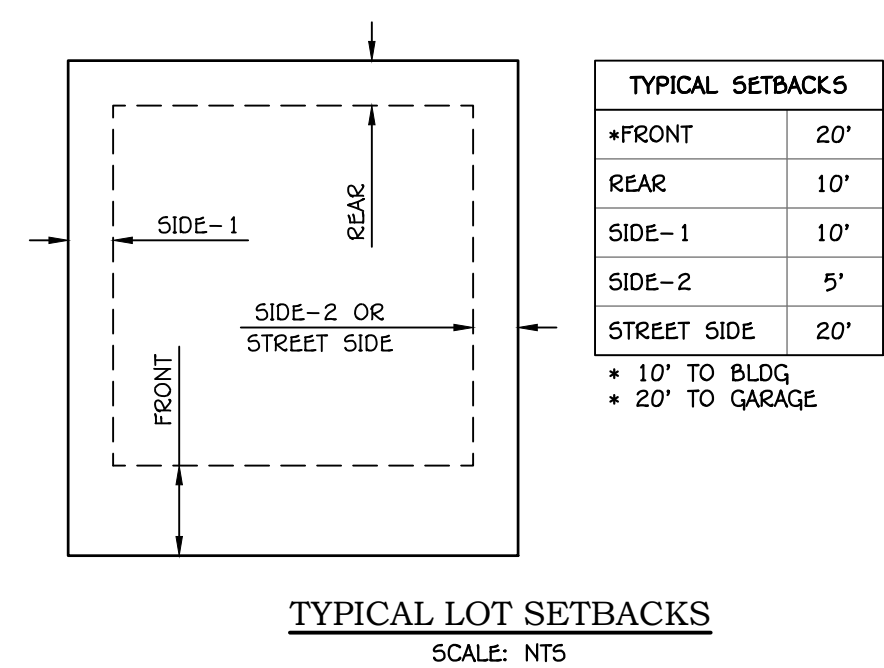
SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
COVER SHEET
PRELIMINARY PLAT

P.1.1

SHEET: 1 of 11



- LEGEND:
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - PHASE LINE & SHEET MATCHLINE
 - CORNER PEDESTRIAN RAMP
 - PROPOSED RETAINING WALL (SEE GRADING PLANS)
 - EXISTING RETAINING WALL
 - PROPOSED ROCK WALL (SEE GRADING PLANS)
 - EXISTING ROCK WALL
 - ASPHALT PAVEMENT SURFACE
 - CONCRETE SURFACE
 - LANDSCAPE AREA
 - EXISTING LANDSCAPE AREA
 - OPEN SPACE
 - PROPOSED WATER MAIN (SIZE PER PLAN)
 - EXISTING WATER MAIN (SIZE PER PLAN)
 - FIRE HYDRANT AND VALVE ASSEMBLY
 - FOUR-WAY VALVE CLUSTER
 - THREE-WAY VALVE CLUSTER
 - STANDARD AIR VAC VAULT
 - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
 - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
 - FOUR-WAY VALVE CLUSTER
 - THREE-WAY VALVE CLUSTER
 - PROPOSED SEWER MAIN (SIZE PER PLAN)
 - EXISTING SEWER MAIN (SIZE PER PLAN)
 - STANDARD SEWER MANHOLE
 - SEWER CLEANOUT COVER
 - SEWER SERVICE CONNECTION
 - PROPOSED GAS LINE
 - EXISTING GAS LINE
 - PROPOSED JOINT UTILITY TRENCH
 - EXISTING JOINT UTILITY TRENCH



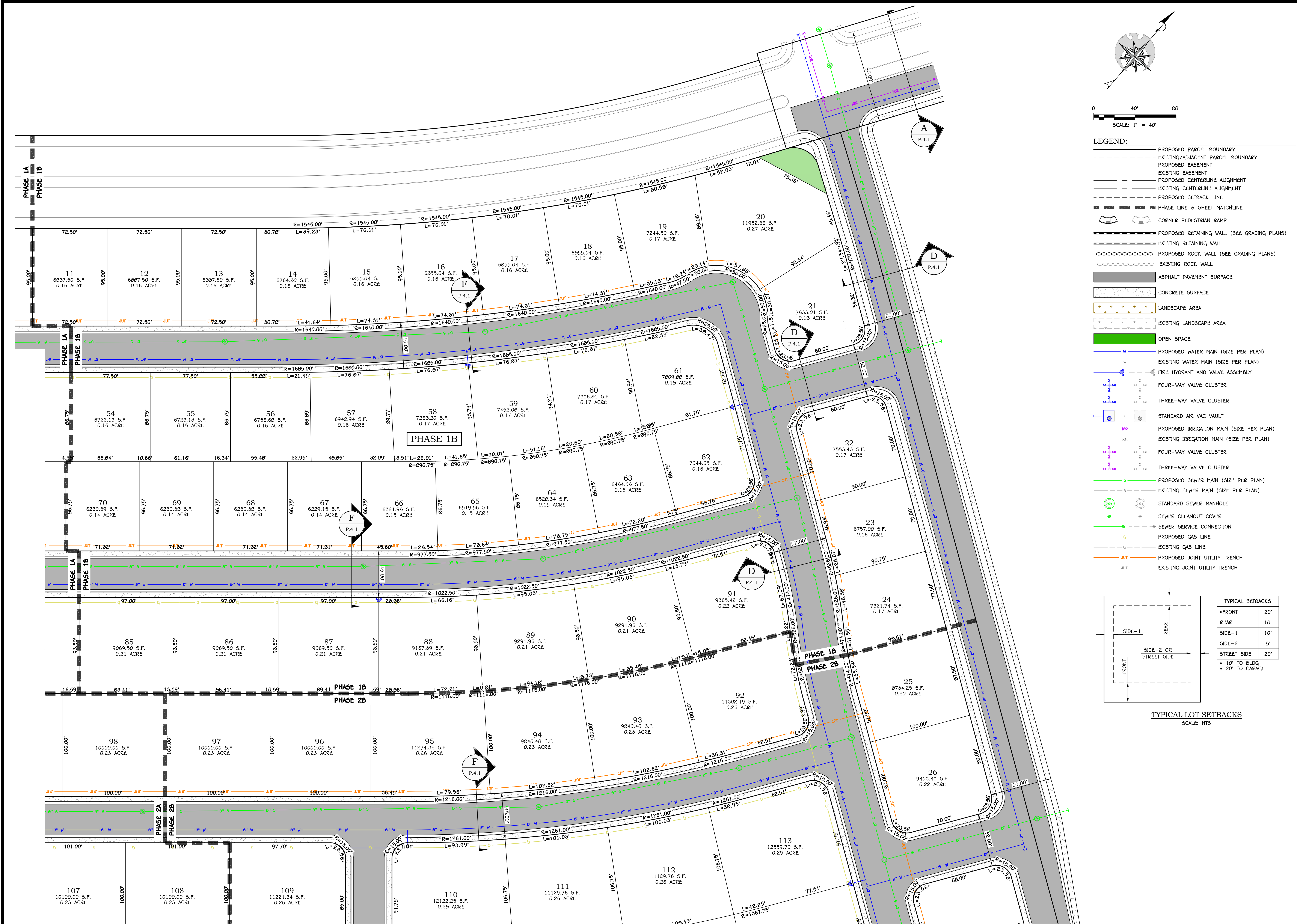
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SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
SITE PLAN 1
PRELIMINARY PLAT

P.2.1
SHEET: 3 of 11



REV. 1
DATE: 08/28/2023

DATE: 08/28/2023
JOB #: 23-502-2
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PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE: 08/28/2023
JOB #: 23-502-2
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SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
SITE PLAN II
PRELIMINARY PLAN

P.2.2

SHEET: 4 of 11



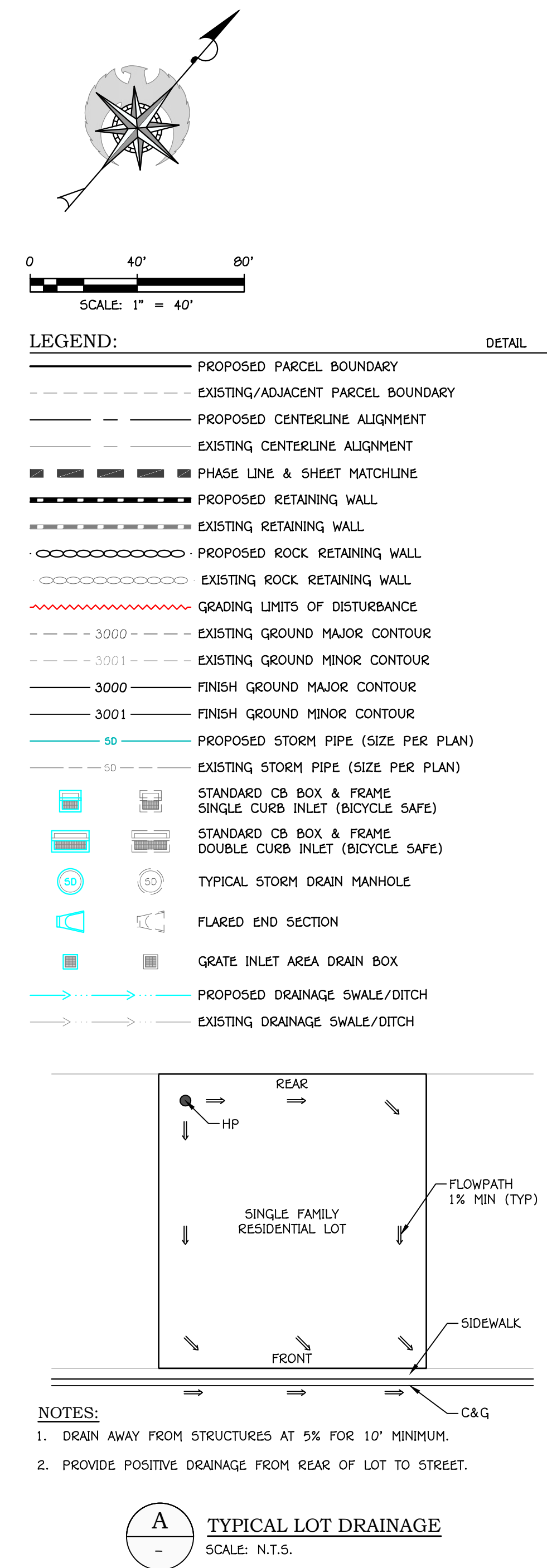
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CONSTRUCTION**



DATE: 08/28/2023
JOB #: 23-502-2
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SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
SITE PLAN III
PRELIMINARY PLAT

P.2.3
SHEET: 5 of 11



AMERICAN
CONSULTING & ENGINEERING

1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

WY VALLEY POD 1
TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH

GRADING PLAN 1

P.3.1



REV.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

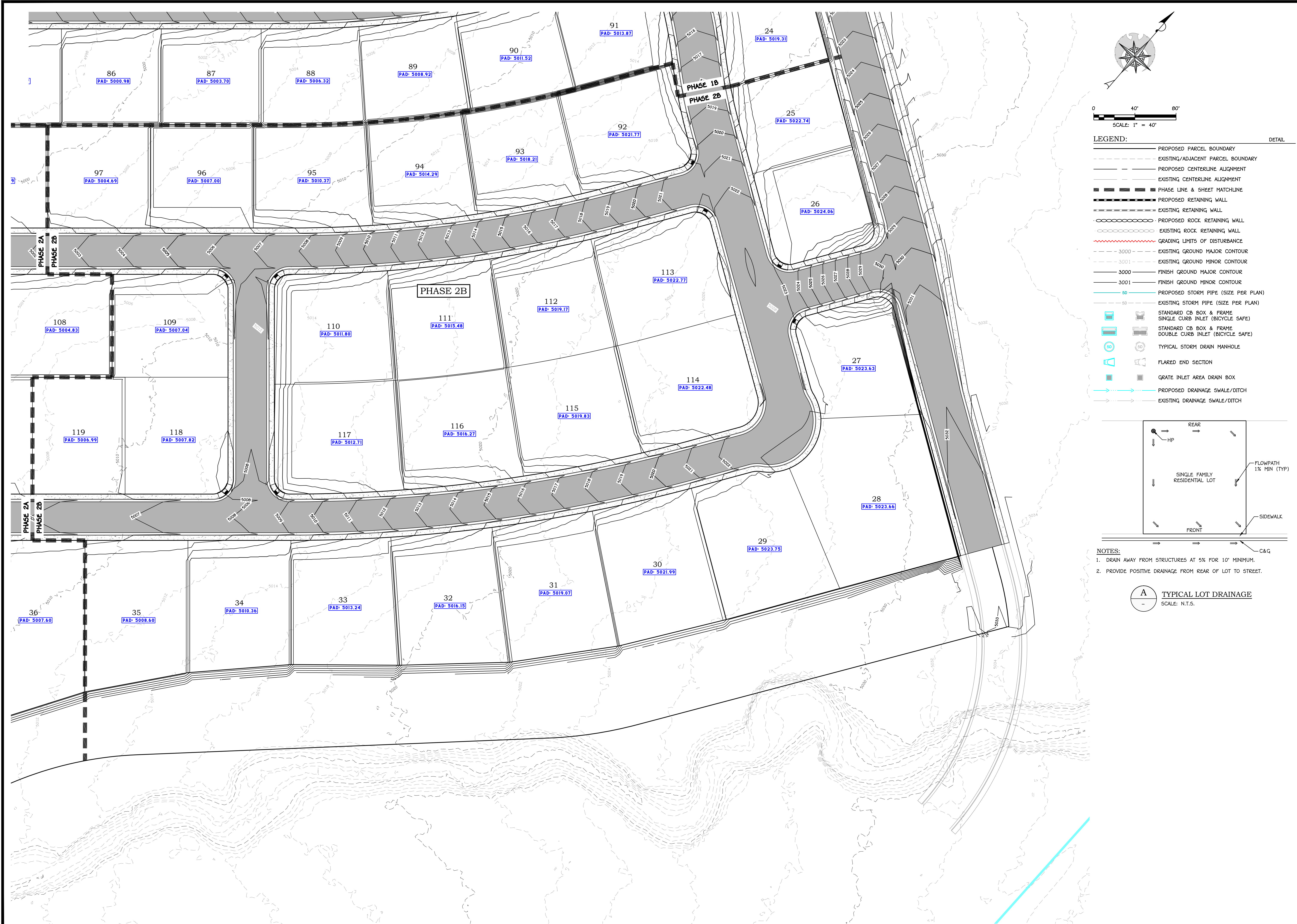
AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE: 08/28/2023
JOB #: 23-502-2
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SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
GRADING PLAN III
PRELIMINARY PLAT

P.3.3

SHEET: 9 of 11



REV.

DATE:

REVISION

PRELIMINARY

NOT FOR

CONSTRUCTION

AMERICAN

CONSULTING & ENGINEERING

1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:

08/28/2023

JOB #

23-502-2

DRAWN BY:

SSA

CHECKED BY:

ARC

SKYE VALLEY POD 1

SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M

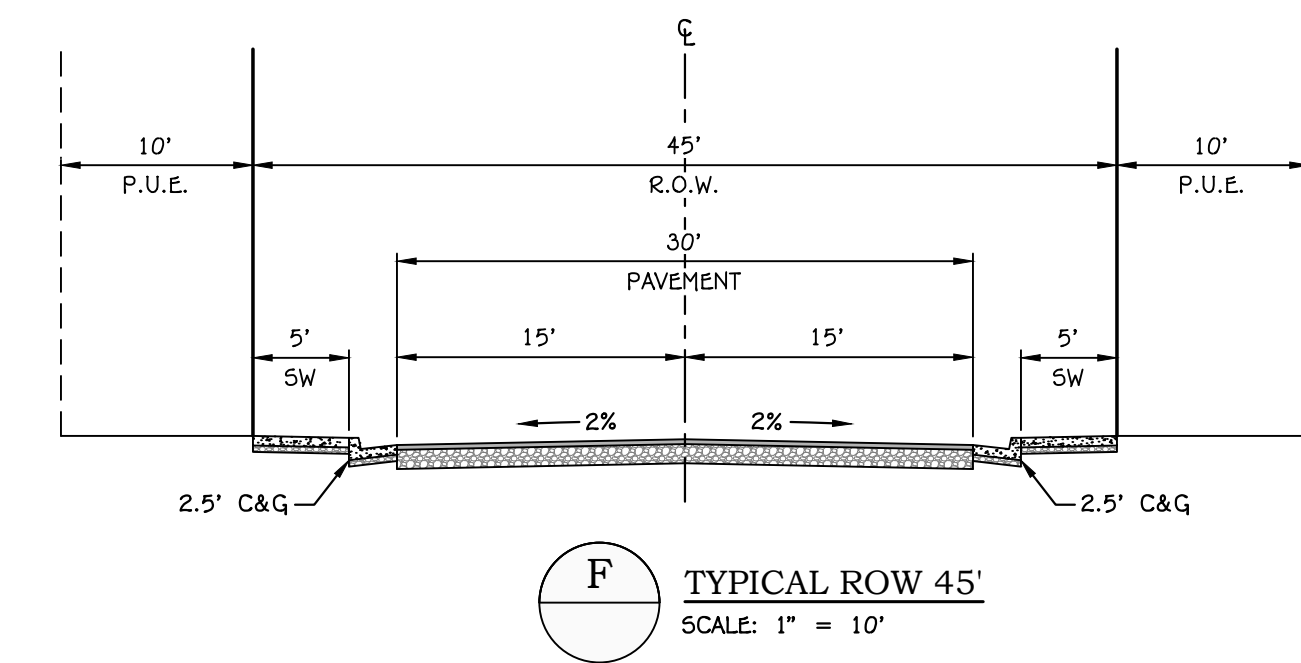
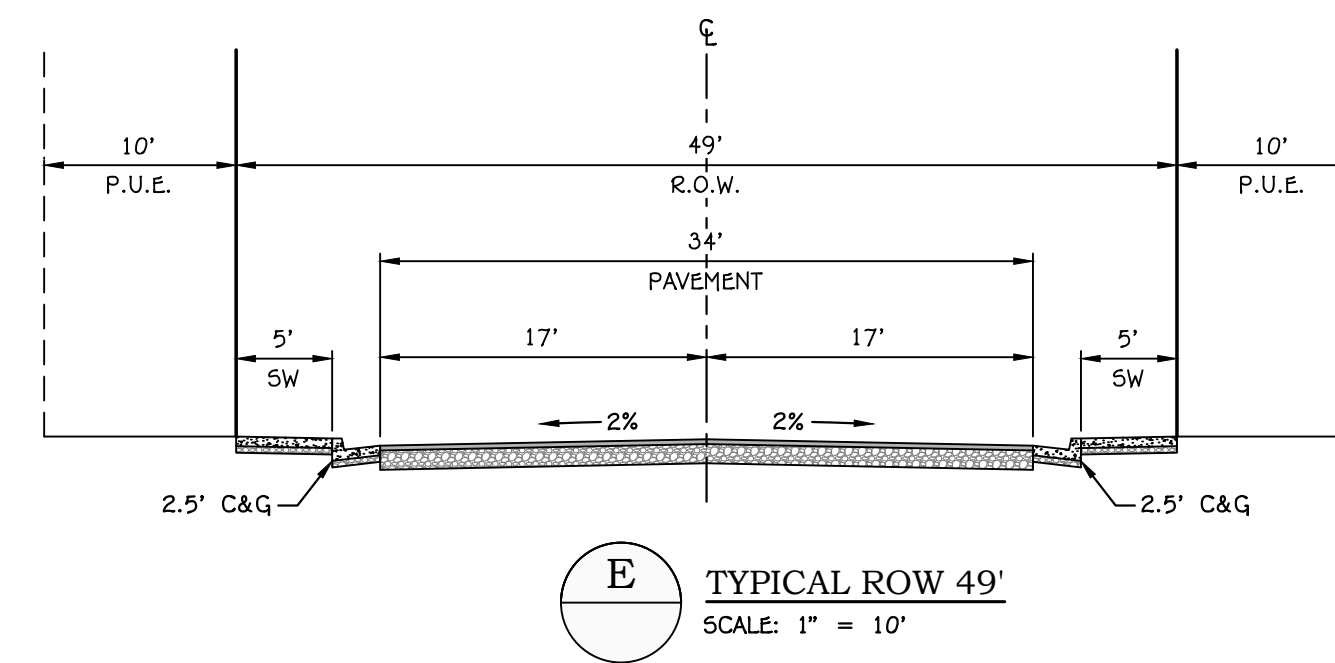
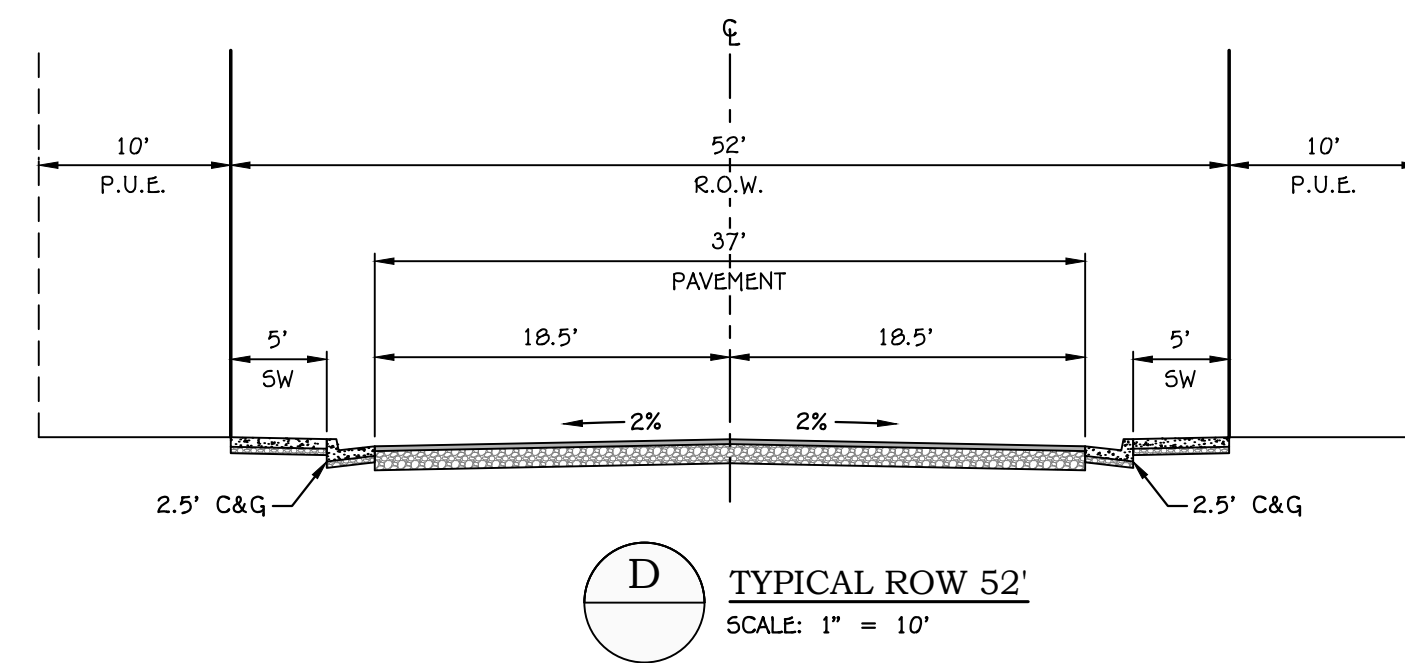
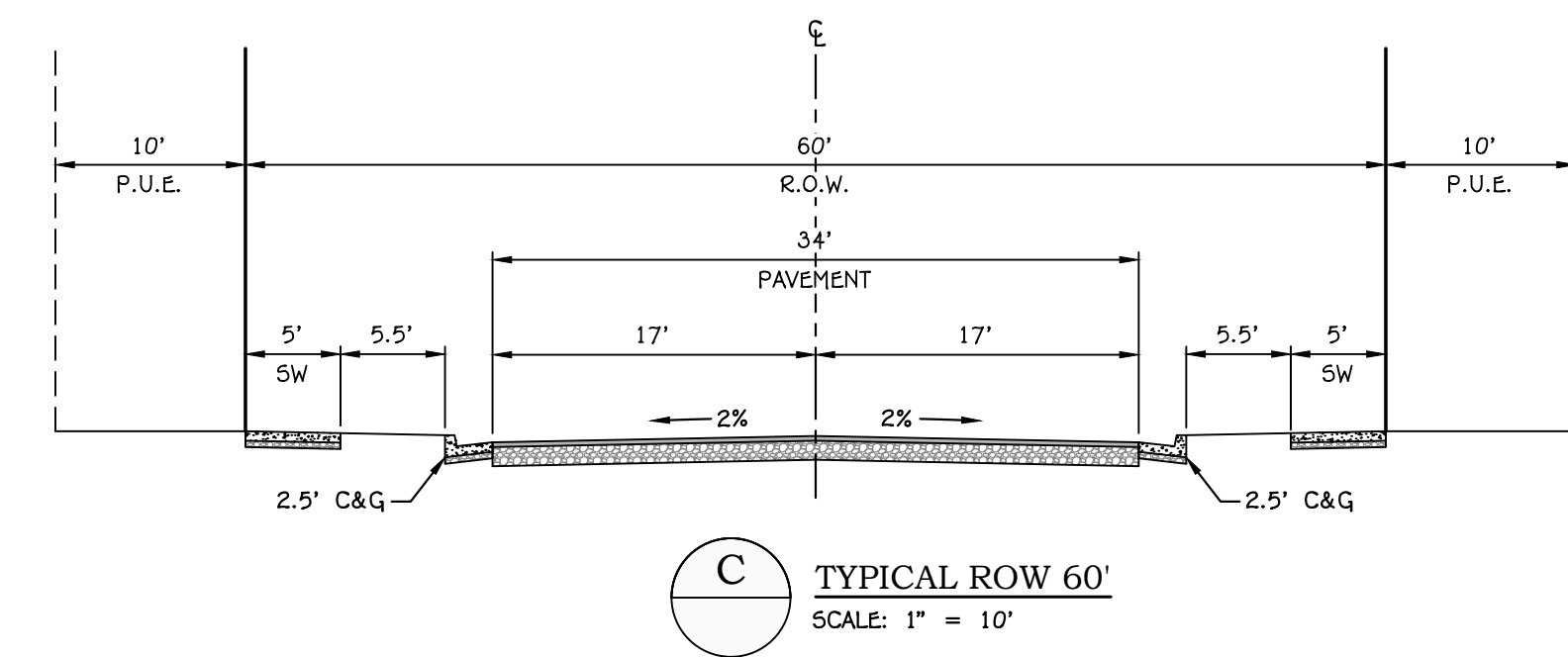
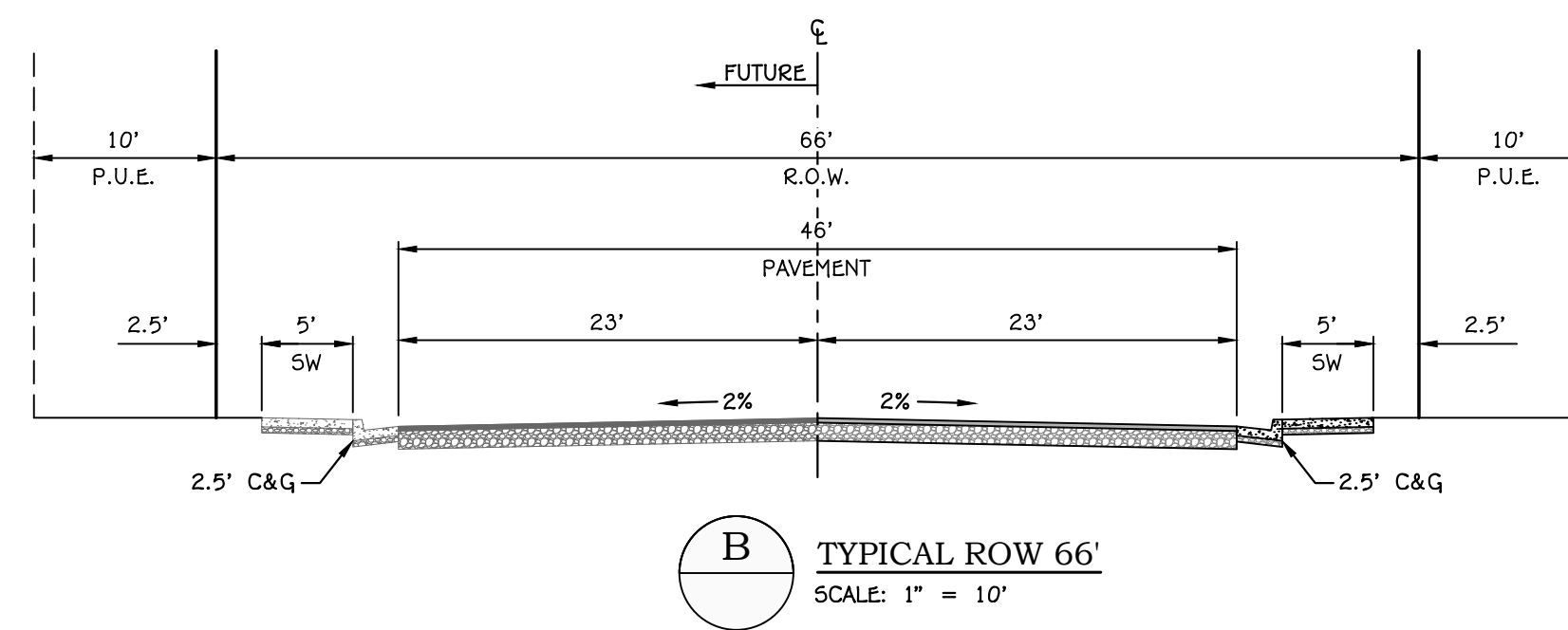
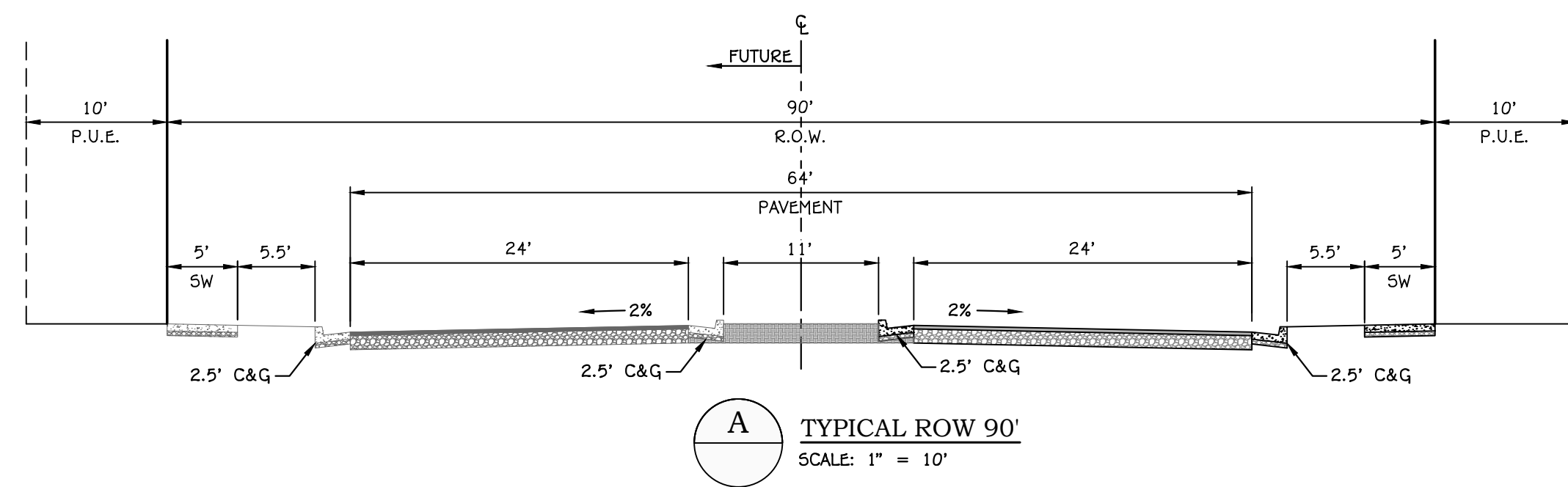
HILDALE, UTAH

GRADING PLAN IV

PRELIMINARY PLAT

P.3.4

SHEET: 10 of 11



REV.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

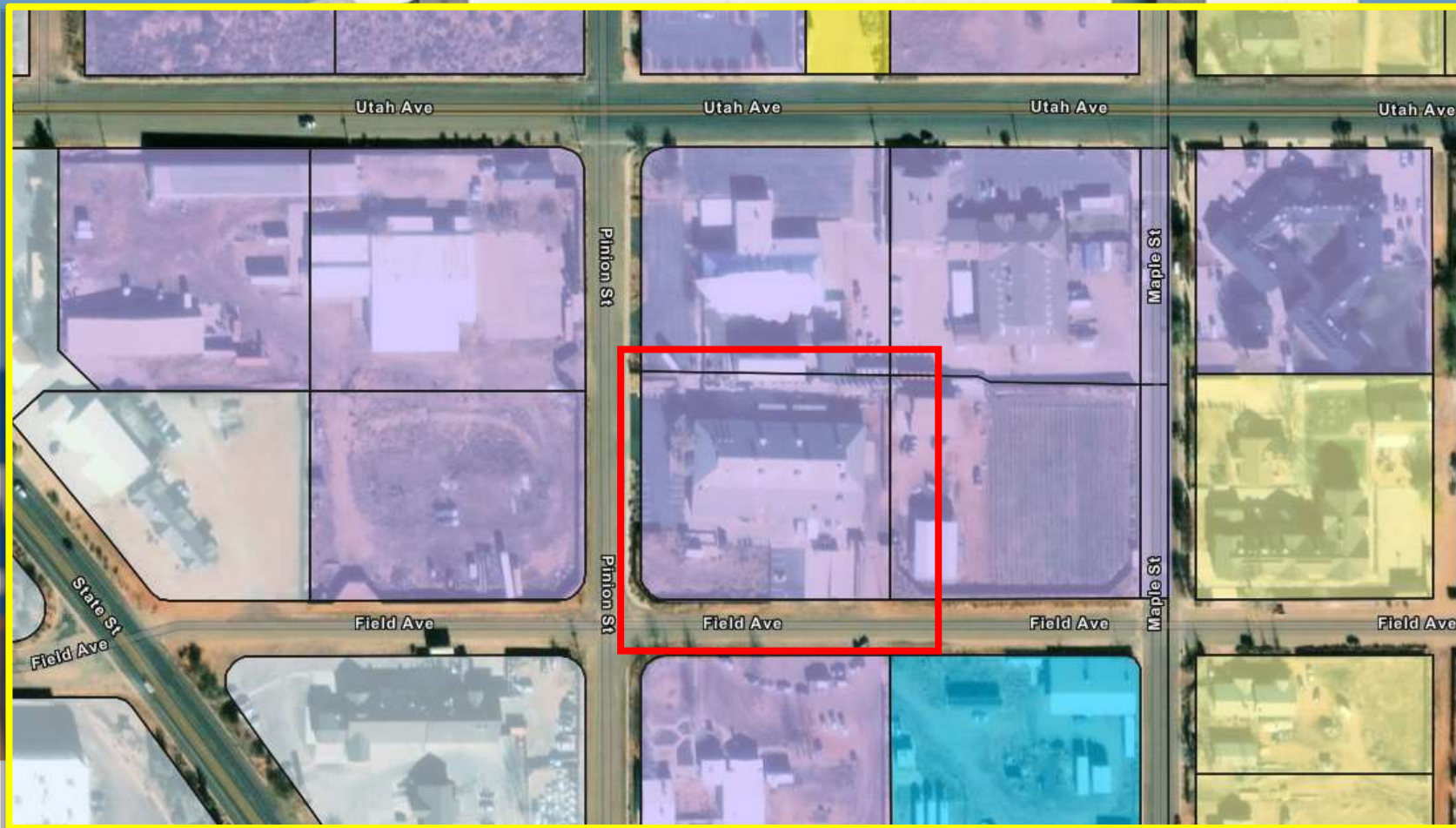


DATE: 08/28/2023
JOB #: 23-502-2
DRAWN BY: SSA
CHECKED BY: ARC

SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
ROW SECTIONS
PRELIMINARY PLAT

P.4.1

SHEET: 11 of 11



Zone Change

740 N Pinion

- Currently Highway Commercial
- Requesting Light Industrial



MAY 30 2023

435-874-2323

435-874-2603

www.hildalecity.com

Item 3.

ZONE CHANGE APPLICATION

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. 1053017

Name: Wade Sip Telephone: 435-628-0071 *Angeline 5/30/23*

Address: 740 N Pinion #160 Fax No. _____

Agent (If Applicable): Stacy Seay Telephone: 435-619-4108

Email: Seaystacy@yahoo.com

Address/Location of Subject Property: 740 N Pinion #160, Hildale Ut. 84784

Tax ID of Subject Property: Act 571847 Existing Zone District: GC

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

Proposed zone change from General Commercial (GC) to Light Industrial (M-1)

to better represent the "manufacturing" process of assembly of manufactured goods.

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:30 p.m. The deadline date to submit the application is 10 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____

Application Complete: YES ☐ NO ☐



☎ 435-874-2323

📠 435-874-2603

Date application deemed to be complete: _____ Completion determination made by: www.hildalecity.com

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.053012 May 30, 2023

WADE SIP

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APP	100.00
MISCELLANEOUS	
NOTARY STAMP	10.00
Total:	110.00
Cash - Zions Bank	
Check No: CASH	110.00
Payor:	
WADE SIP	
Total Applied:	110.00
Change Tendered:	.00

05/30/2023 10:26 AM

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF Washington

I (we), Leade SJP, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying, and the Hildale City Planning staff have indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

Leade SJP
(Property Owner)

Subscribed and sworn to me this 30 day of May 2023

Sirrene J. Barlow
(Notary Public)

Residing in: Hildale UtahMy Commission Expires: 10-28-2026

Agent Authorization

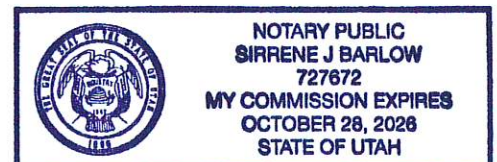
I (we), Leade SJP, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Stacy Seay to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

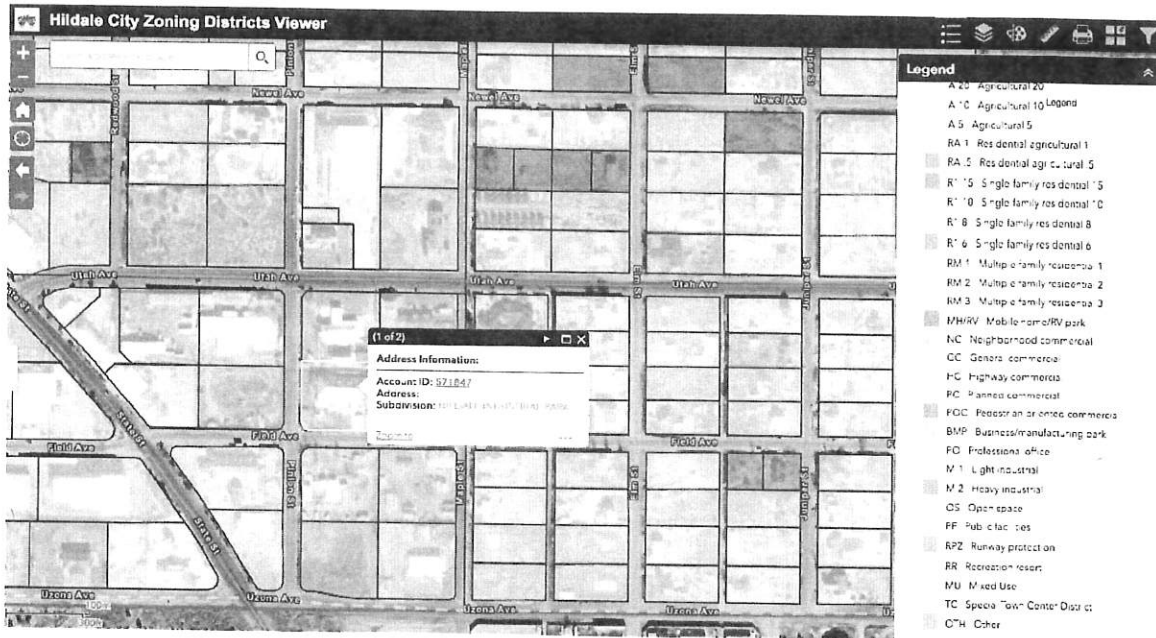
[Signature]
(Property Owner)

Leade SJP
(Property Owner)

Subscribed and sworn to me this 30 day of May 2023

Sirrene J. Barlow
(Notary Public)

Residing in: Hildale UtahMy Commission Expires: 10-28-2026



Legal description:

HD-HDPID-36 LOCATED WITHIN THE INDUSTRIAL LOT BEG N 1.15 FT FM SE COR SEC 32 T43S R10W BEING ON UT AZ STATE LN; TH S 89°54'09"W ALG STATE LN 2642.91 FT TO PT N 1.37 FT FM S1/4 COR SEC 32; TH N 0°03'34" E ALG 1/4 SEC/L 1246.41 FT TO CTR SEC 32; TH N 89°53'44" E ALG 1/4 SEC/L 1349.53 FT; TH S 0°06'16" E 328.82 FT; TH N 89°52'11" E 409.37 FT TO WLY R/W LN HWY U-59 BEING ON ARC OF 5679.58 FT RAD CUR WITH RAD LN BEARS S 43°13'01" W; TH NWLY LFT ALG ARC SD CUR 459.54 FT THRU CTRL ANG 04°38'09" TO 1/4 SEC/L; TH N ETC

1.82 Acres with 27,736 sqft building Lot 36 corner of Pinion and Field.

Currently and Historically this business has been a manufacturing shop – we are trying to update the zoning to match current use.



From: Harrison Johnson

To: Hildale City Planning & Zoning Commission; Hildale City Mayor

Date: June 7th, 2023

Subject: Zone Change request

Applicant Name: Wade Sip

Agent: Stacy Sea

Application Type: Zone Change Request

Project Address: 740 N Pinion

Requested Zoning: Light Industrial M-1

Date: June 7th 2023

Prepared by: Harrison Johnson

Summary of Application

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel HD-HDIP-36, commonly addressed as 740 N Pinion, Utah from the current General Commercial (HC) to Light Industrial (M-1).

Background

The applicant submitted the application on June 1st, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by General Commercial; On the East by General Commercial; On the South by Field Avenue and General Commercial; and on the West by manufacturing properties; Surrounding properties are zoned HC, GC & M1.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-16-3 Uses allowed; and Sec 152-16-4 Development Standards In Business and Industrial Zones, as follows:

Sec 152-16-3 Uses Allowed In Business And Industrial Zones

1. Permitted And Conditional Uses:
- Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 152-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-16-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-16-1

PERMITTED AND CONDITIONAL USES ALLOWED IN BUSINESS AND INDUSTRIAL ZONES					
		Zones			
		BMP	PO	M-1	M-2
Agricultural uses:					
	Accessory building	P	P	P	P
	Agricultural business	N	N	N	N
	Agricultural industry	N	N	P	N
	Agriculture	N	N	N	N
	Agriculture residential	N	N	N	N
	Animal specialties	N	N	P	N

	Animals and fowl for recreation and family food production	N	N	N	N
	Stable, private	N	N	N	N
Residential uses:					
	Accessory building	P	P	P	P
	Assisted living facility	N	N	N	N
	Boarding house	N	N	N	N
	Dwelling, earth sheltered	N	N	N	N
	Dwelling, multiple-family	N	N	N	N
	Dwelling, single-family	N	N	N	N
	Dwelling, single-family with accessory apartment	N	N	N	N
	Dwelling, two-family	N	N	N	N
	Guesthouse	N	N	N	N
	Manufactured and mobile home park	N	N	N	N
	Manufactured and mobile home subdivision	N	N	N	N
	Manufactured home	N	N	N	N
	Protective housing facility	N	N	N	N
	Rehabilitation/treatment facility	P	P	P	P
	Residential facility for elderly persons ¹	P	P	N	N
	Residential facility for persons with a disability ¹	P	N	N	N
	Residential facility for troubled youth	N	N	P	N
	Transitional housing facility	N	N	P	N
Public and civic uses:					
	Airport	N	N	N	N
	Auditorium or stadium	N	N	N	N
	Bus terminal	P	N	N	N
	Cemetery	N	N	N	N
	Church or place of worship	P	P	N	N
	Club or service organization	P	P	N	N
	College or university	P	P	N	N
	Convalescent care facility	P	N	N	N
	Correctional facility	N	N	N	N
	Cultural service	P	P	N	N
	Golf course	N	N	N	N
	Government service	P	P	N	N
	Hospital	P	P	N	N

	Operations center	P	N	P	P
	Park	P	P	P	P
	Post office	P	P	P	P
	Protective service	P	P	P	P
	Reception center	P	P	N	N
	School, elementary, middle, or high	N	N	N	N
	School, vocational	P	P	P	P
	Stable, public	N	N	N	N
	Utility, major ³	N	N	P	P
	Utility, minor ³	P	P	P	P
Commercial uses:					
	Agricultural sales and service	P	N	P	P
	Animal hospital	P	P	N	N
	Bail bond service	P	P	P	P
	Bank or financial institution	P	P	N	N
	Bed and breakfast, home	N	N	N	N
	Bed and breakfast inn	N	N	N	N
	Business equipment rental, services, and supplies	P	N	P	N
	Club, private	P	N	N	N
	Construction sales and service	P	N	P	P
	Convenience store	P	N	P	P
	Family child daycare facility ²	N	N	N	N
	Licensed family child care ²	N	N	N	N
	Residential certificate child care ²	N	N	N	N
	Child care center	P	N	P	N
	Funeral home	P	N	N	N
	Garden center	P	N	N	N
	Gas and fuel, storage and sales	N	N	P	P
	Gasoline service station	P	N	P	P
	Hostel	P	N	N	N
	Hotel	P	N	N	N
	Kennel, commercial	P	P	P	P
	Kennel, residential	N	N	N	N
	Laundry or dry cleaning, limited	P	N	N	N
	Liquor store	P	P	P	P

	Media service	P	P	P	P
	Medical or dental laboratory	P	P	P	P
	Medical service	P	P	N	N
	Motel	P	N	N	N
	Office, general	P	P	N	N
	Parking garage, public	P	P	P	P
	Parking lot, public	P	P	P	P
	Pawnshop	P	N	N	N
	Personal care service	P	P	N	N
	Personal instruction service	P	P	N	N
	Printing and copying, limited	P	P	P	N
	Printing, general	P	N	P	P
	Produce stand	N	N	N	N
	Recreation and entertainment, indoor	P	N	N	N
	Recreation and entertainment, outdoor	P	N	N	N
	Recreational vehicle park	N	N	N	N
	Repair service	P	N	P	N
	Research service	P	P	P	P
	Restaurant, fast food	P	N	N	N
	Restaurant, general	P	P	N	N
	Retail, general	P	N	N	N
	Secondhand store	P	N	N	N
	Shopping center	P	N	N	N
	Tattoo establishment	P	N	N	N
	Tavern	P	P	P	P
	Temporary trailer	P	P	P	P
	Transportation service	P	N	P	P
	Vehicle and equipment rental or sale	P	N	N	N
	Vehicle and equipment repair, general	P	N	P	P
	Vehicle repair, limited	P	N	P	P
	Vehicle wash	P	N	P	P
	Veterinary service	P	N	N	N
	Warehouse, self-service storage	P	N	P	P
	Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:					
	Alcoholic beverage manufacturing 30,000 square feet and under	P	N	P	N

	Alcoholic beverage manufacturing over 30,000 square feet	N	N	N	P
	Automobile wrecking yard	N	N	C	C
	Freight terminal	N	N	P	P
	Heavy industry	N	N	N	P
	Junk or salvage yard	N	N	N	N
	Laundry services	P	N	P	P
	Manufacturing, general	P	N	P	P
	Manufacturing, limited	P	N	P	P
	Mineral extraction	N	N	N	P
	Wholesale and warehousing, general	P	N	P	P
	Wholesale and warehousing, limited	P	N	P	P

2. Notes:

1. See chapter 46 of this chapter.

2. See chapter 42 of this chapter.

3. See chapter 45 of this chapter.
3. Accessory

Uses:

Permitted and conditional uses set forth in table 152-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in business and industrial zones shall include, but not be limited to, the following: Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Dwelling units for security and maintenance personnel. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Recreational areas and facilities for the use of employees. Recycling collection stations. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

HISTORY
Amended by Ord. [2020-013](#) on 10/28/2020

Sec 152-16-4 Development Standards In Commercial Zones

Development standards within business and industrial zones shall be as set forth in table 152-16-2 of this section.

TABLE 152-16-2

DEVELOPMENT STANDARDS IN BUSINESS AND INDUSTRIAL ZONES				
Development	Zones			
Standard	BMP	PO	M-1	M-2
Lot standards:				
Minimum lot area	2 acres	2 acres	No requirement	No requirement
Minimum lot width	No requirement	No requirement	No requirement	No requirement
Building standards:				
Maximum height, main building ¹	35 feet	35 feet	60 feet	60 feet
Maximum height, accessory building	20 feet	20 feet	No requirement	No requirement
Setback standards - front yard:				
All buildings ²	20 feet	20 feet	Building on lot abutting nonindustrial zone: Same setback as abutting zone	
			Otherwise: No requirement	

Setback standards - rear yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
Setback standards - interior side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
Setback standards - street side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Otherwise: No requirement			
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

- 1.Except as otherwise permitted by subsection 152-16-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

Sec 152-16-5 Regulations Of General Applicability

The use and development of real property in business and industrial zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

1.

Design and compatibility standards: See chapter 33 of this chapter.
2.

Landscaping and screening: See chapter 32 of this chapter.
3.

Motor vehicle access: See chapter 35 of this chapter.
4.

Natural resource inventory: See chapter 31 of this chapter.
5.

Off street parking: See chapter 34 of this chapter.
6.

Signs: See chapter 36 of this chapter.
7.

Supplementary development standards: See chapter 37 of this chapter.

Sec 152-16-6 Regulations For Specific Uses

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

Sec 152-16-7 Special Regulations

1.

Increased

Height:

Notwithstanding the height limitations shown in section 152-16-4, table 152-16-2 of this chapter a greater building height may be allowed in a business or industrial zone pursuant to a conditional use permit. Provided, however, that within one hundred feet (100') of the boundary of an adjoining agricultural, residential, or commercial zone, no building shall exceed the greater of:

1.

The height limit established by such zone; or

2.

The height limit permitted by a conditional use permit for a building on an abutting lot within such zone.
2.

Processing

WithinAnEnclosedBuilding:

All processing and/or assembly of goods shall be conducted completely within a completely enclosed building, unless otherwise specified in section 152-16-3, table 152-16-1 of this chapter.
3.

Outdoor

Storage:

Outdoor storage of materials, or finished or semifinished goods shall be located at least one hundred feet (100') from any residential zone boundary.



Recommendation

Staff recommends approval of the zone change request as it remains consistent with Hildale City’ General Plan.

Integral to Hildale’s future is the productivity of its industrial and manufacturing zones, which on average pay higher wages and experience less market disruption that can cause widespread job losses. Therefore, the staff believes that supporting the area’s manufacturing and production businesses is vital to maintaining and increasing the quality of job opportunities for our residents.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-HDIP-36 commonly addressed as 740 N Pinion from the current General Commercial (GC) to Light Industrial (M-1).



Property Map

🕒 435-874-2323
📠 435-874-2603
🌐 www.hildalecity.com

Item 3.



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

PRELIMINARY PLAT APPLICATION

Fee: \$300 + \$50 per acre*For Office Use Only:***File No.** _____**Receipt No.** _____**Name:** Allen & Tyler Feller **Telephone:** 435-628-6706**Address:** 523E Sunland Drive Suite B, St. George, Ut 84790 **Fax No.** _____**Email:** jessica@fellereat.com**Agent (If Applicable):** Adam Allen **Telephone:** 435-680-6711**Address/Location of Subject Property:** Approximately: 1700W State St. Hildale Ut, 84784**Tax ID of Subject Property:** HD-0-3-32-310 & HD-184 **Zone District:** R-1-8**Proposed Use:** (Describe, use extra sheet if necessary. Include total number of lots) 123 LOTS**Submittal Requirements:** The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- N/A g. Existing Hildale Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- X h. Contours at vertical intervals not greater than five (5) feet.
- X i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- X j. Information on whether property is located in desert tortoise take area

X 3. Proposed Plan: The subdivision plans shall show:

- X a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- X b. The layout, numbers and typical dimensions of lots.
- X c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- X d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- X e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- X f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- X g. Approximate radius of all center line curves on highways or streets.
- X h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- X i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- X j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- N/A k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- X l. Will this subdivision be phased? If yes show possible phasing lines.
- X m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

X 4. Required copies of plans:

- X a. Three copies of all full-scale drawings
- X b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).
- X c. Electronic copies sent to planning@hildalecity.com

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Thursday of each month at 6:30 p.m. The deadline date to submit the application is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: _____ Completion determination made by: _____

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to

City standards. Construction drawings must be approved by both the Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

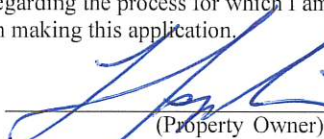
APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
COUNTY OF Washington :SS

I (we), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the ~~Hurricane~~ Hildale City Planning staff have indicated they are available to assist me in making this application.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 30 day of August 2023



(Notary Public)

Residing in: WASHINGTON

My Commission Expires: 10-05-2024



Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

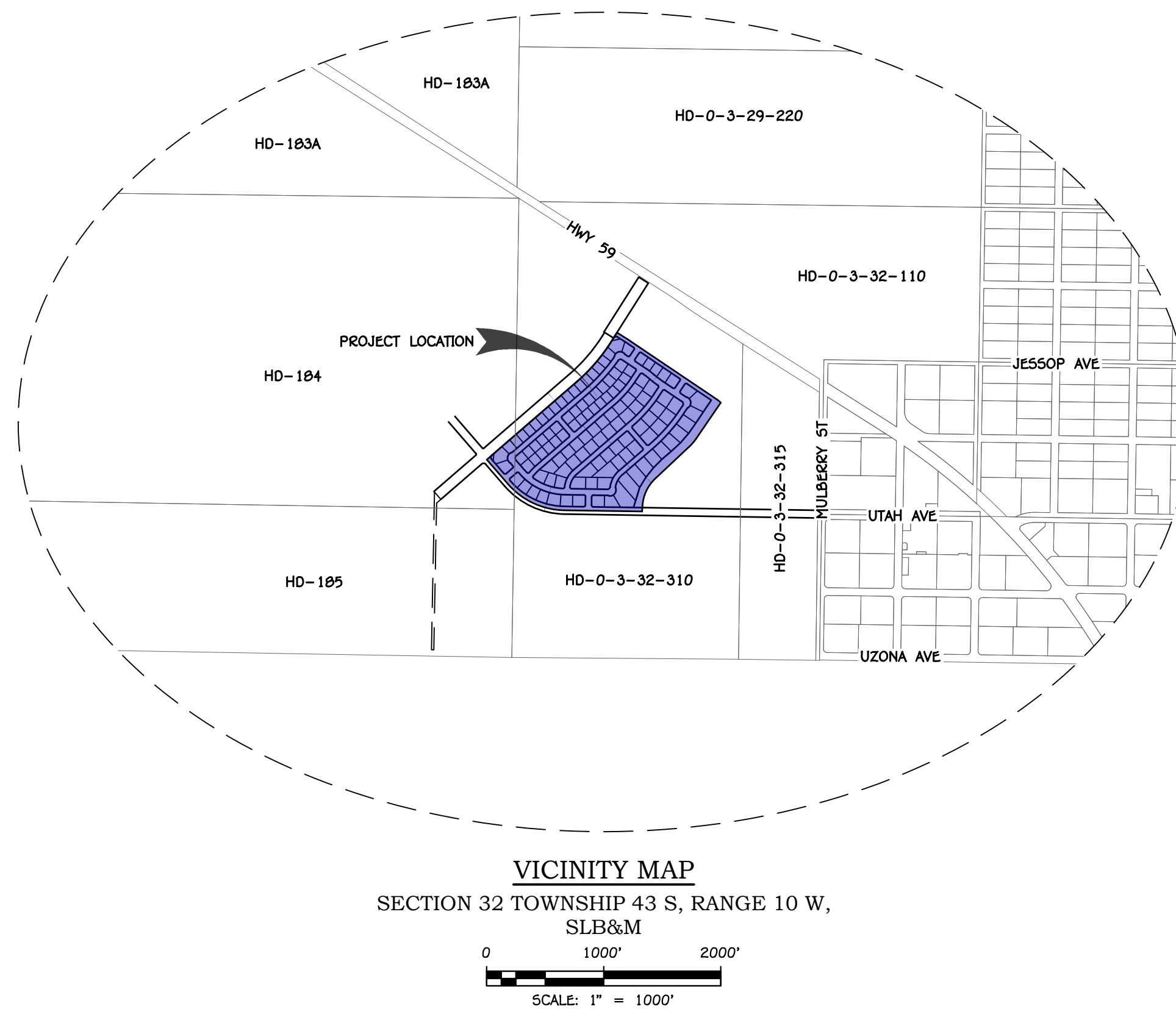
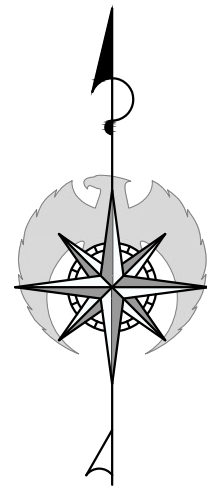
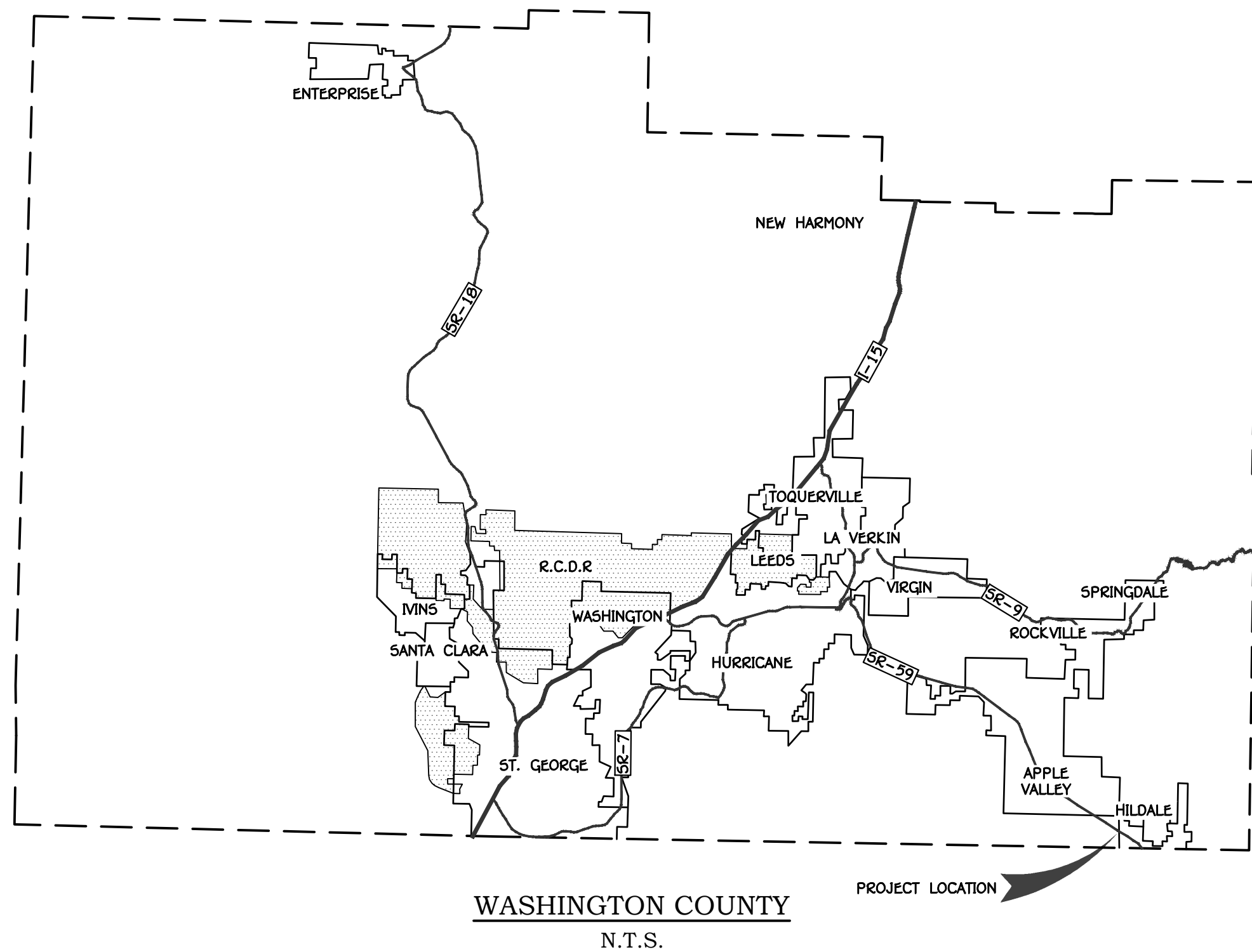
My Commission Expires: _____

SKYE VALLEY POD 1

HILDALE, UTAH

PRELIMINARY PLAT

AUGUST 2023



SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER SHEET
2	P.1.2	OVERALL SITE PLAN
3	P.2.1	SITE & UTILITY PLAN I
4	P.2.2	SITE & UTILITY PLAN II
5	P.2.3	SITE & UTILITY PLAN III
6	P.2.4	SITE & UTILITY PLAN IV
7	P.3.1	GRADING & DRAINAGE PLAN I
8	P.3.2	GRADING & DRAINAGE PLAN II
9	P.3.3	GRADING & DRAINAGE PLAN III
10	P.3.4	GRADING & DRAINAGE PLAN IV

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF SECTION 32 SAID POINT LIES SOUTH 00°52'11" WEST 2,007.95 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 49°07'15" EAST 709.03 FEET; THENCE NORTHEASTERLY ALONG A 1,545.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 40°44'32" EAST 450.26 FEET, CENTER POINT LIES NORTH 40°52'45" WEST) THROUGH A CENTRAL ANGLE OF 16°45'26", A DISTANCE OF 451.87 FEET; THENCE NORTH 32°21'48" EAST 95.30 FEET; THENCE SOUTH 57°38'12" EAST 104.65 FEET; THENCE SOUTHEASTERLY ALONG A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 56°49'23" EAST 28.39 FEET, CENTER POINT LIES SOUTH 32°21'48" WEST) THROUGH A CENTRAL ANGLE OF 01°37'37", A DISTANCE OF 28.40 FEET; THENCE SOUTH 56°00'34" EAST 887.24 FEET; THENCE SOUTHEASTERLY ALONG A 257.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 50°33'31" EAST 48.92 FEET, CENTER POINT LIES SOUTH 33°59'26" WEST) THROUGH A CENTRAL ANGLE OF 10°54'07", A DISTANCE OF 49.00 FEET; THENCE SOUTH 34°19'09" WEST 373.62 FEET; THENCE SOUTHWESTERLY ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°33'28" WEST 86.94 FEET, CENTER POINT LIES NORTH 55°40'51" WEST) THROUGH A CENTRAL ANGLE OF 12°28'39", A DISTANCE OF 87.11 FEET; THENCE SOUTH 46°47'47" WEST 399.97 FEET; THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 24°49'06" WEST 261.98 FEET, CENTER POINT LIES SOUTH 43°12'13" EAST) THROUGH A CENTRAL ANGLE OF 43°57'23", A DISTANCE OF 268.51 FEET; THENCE SOUTH 02°50'24" WEST 43.30 FEET; THENCE NORTH 89°07'20" WEST 664.66 FEET; THENCE NORTHWESTERLY ALONG A 650.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 65°00'03" WEST 531.27 FEET, CENTER POINT LIES NORTH 00°52'40" EAST) THROUGH A CENTRAL ANGLE OF 48°14'35", A DISTANCE OF 547.30 FEET; THENCE NORTH 40°52'45" WEST 275.34 FEET; THENCE NORTH 49°07'15" EAST 304.95 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,688,675 SQUARE FEET OR 38.77 ACRES.

PRELIMINARY PLAT SITE DATA		PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
SKYE VALLEY POD 1		ESPLIN CATTLE CO.	APPLIED GEOTECHNICAL (AGEC)	AMERICAN CONSULTING & ENGINEERING	AMERICAN CONSULTING & ENGINEERING
CURRENT ZONING: AGRICULTURAL, A-20		867 LIZZIE LANE	1420 S. 270 E.	1173 S. 250 W., SUITE #504	1173 S. 250 W., SUITE #504
PROPOSED ZONING: RESIDENTIAL, R-1-B		ST. GEORGE, UT 84790	ST. GEORGE, UT 84790	ST. GEORGE, UT 84770	ST. GEORGE, UT 84770
PROJECT AREA 38.77 ACRES (1,688,675 S.F.)		CONTACT: JARED WESTHOFF	CONTACT: WAYNE ROGERS	CONTACT: AUSTIN CHAPPELL	PRIMARY CONTACT: ADAM ALLEN
NO. OF LOTS & DENSITY 123 LOTS (3.17 D.U./ACRE)		PHONE: (435) 313-6527	PHONE: (435) 673-6850	PHONE: (435) 288-3330	PHONE: (435) 288-3330
GARAGE PARKING N/A		EMAIL: jwesthoff@egimgmt.com	EMAIL: rogers@agecinc.com	EMAIL: austin@alcsq.com	EMAIL: adam@alcsq.com
DRIVEWAY PARKING N/A					
OFF-STREET PARKING N/A					
TOTAL PARKING N/A					

PRELIMINARY
NOT FOR
CONSTRUCTION

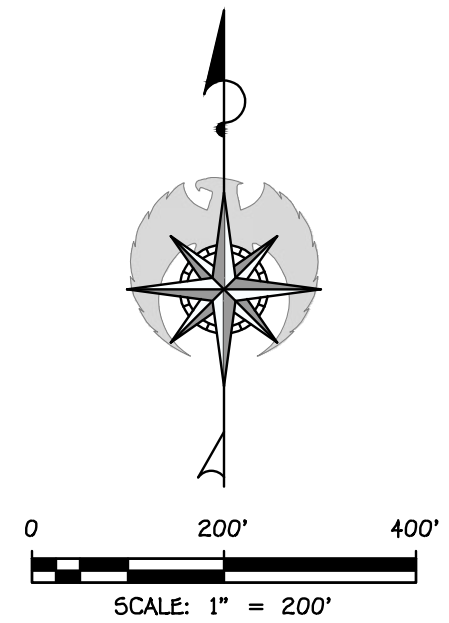
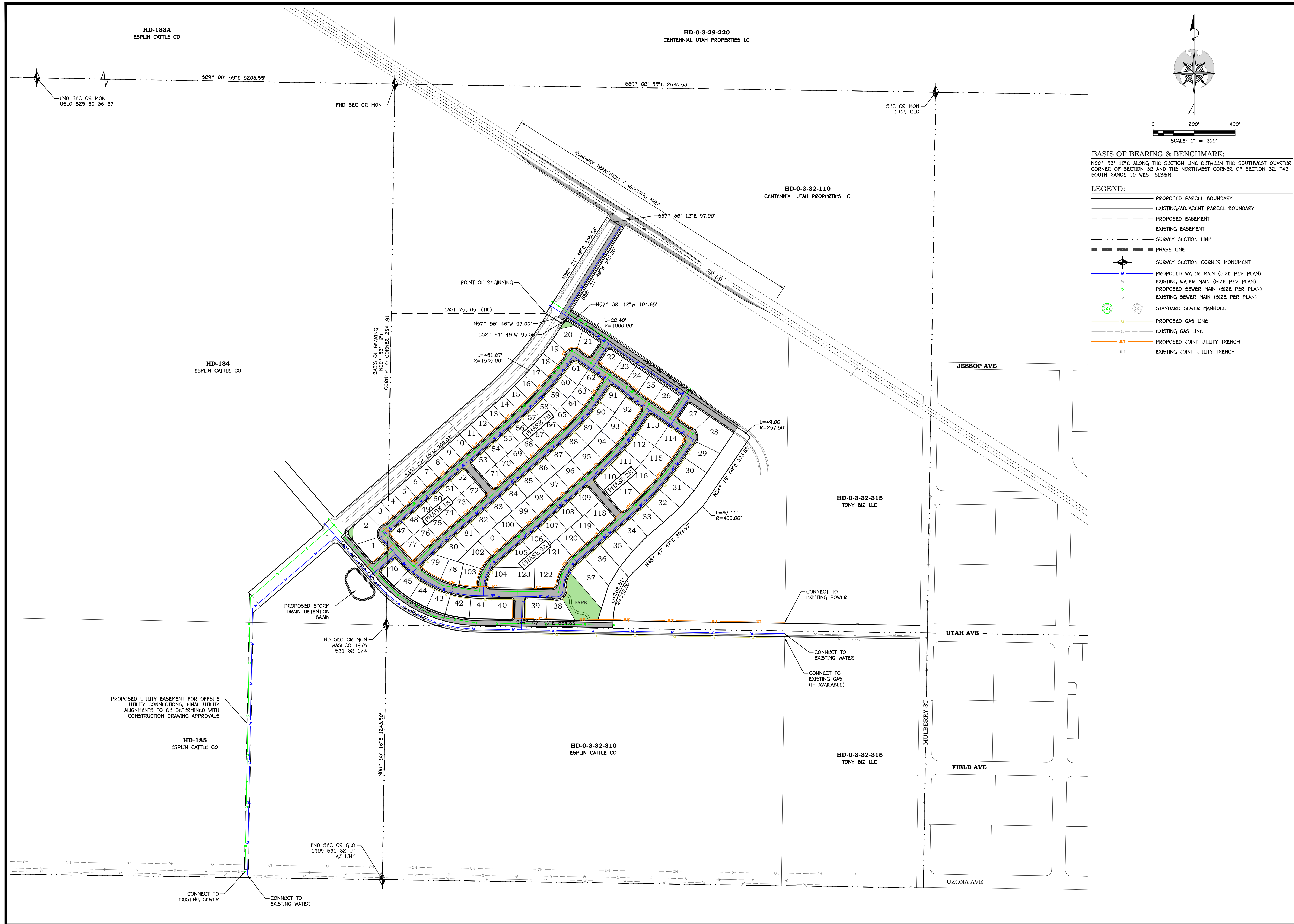


DATE: 08/28/2023
JOB #: 23-502-2
DRAWN BY: SSA
CHECKED BY: ARC

SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
COVER SHEET
PRELIMINARY PLAT

P.1.1

SHEET: 1 of 11



BASIS OF BEARING & BENCHMARK:
N00° 53' 16"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST QUARTER CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 32, T4S SOUTH RANGE 10 WEST SLB&M.

- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - - - EXISTING/ADJACENT PARCEL BOUNDARY
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - SURVEY SECTION LINE
 - PHASE LINE
 - SURVEY SECTION CORNER MONUMENT
 - W PROPOSED WATER MAIN (SIZE PER PLAN)
 - W EXISTING WATER MAIN (SIZE PER PLAN)
 - S PROPOSED SEWER MAIN (SIZE PER PLAN)
 - S EXISTING SEWER MAIN (SIZE PER PLAN)
 - SS STANDARD SEWER MANHOLE
 - G PROPOSED GAS LINE
 - G EXISTING GAS LINE
 - JUT PROPOSED JOINT UTILITY TRENCH
 - JUT EXISTING JOINT UTILITY TRENCH

REV.	DATE	REVISION

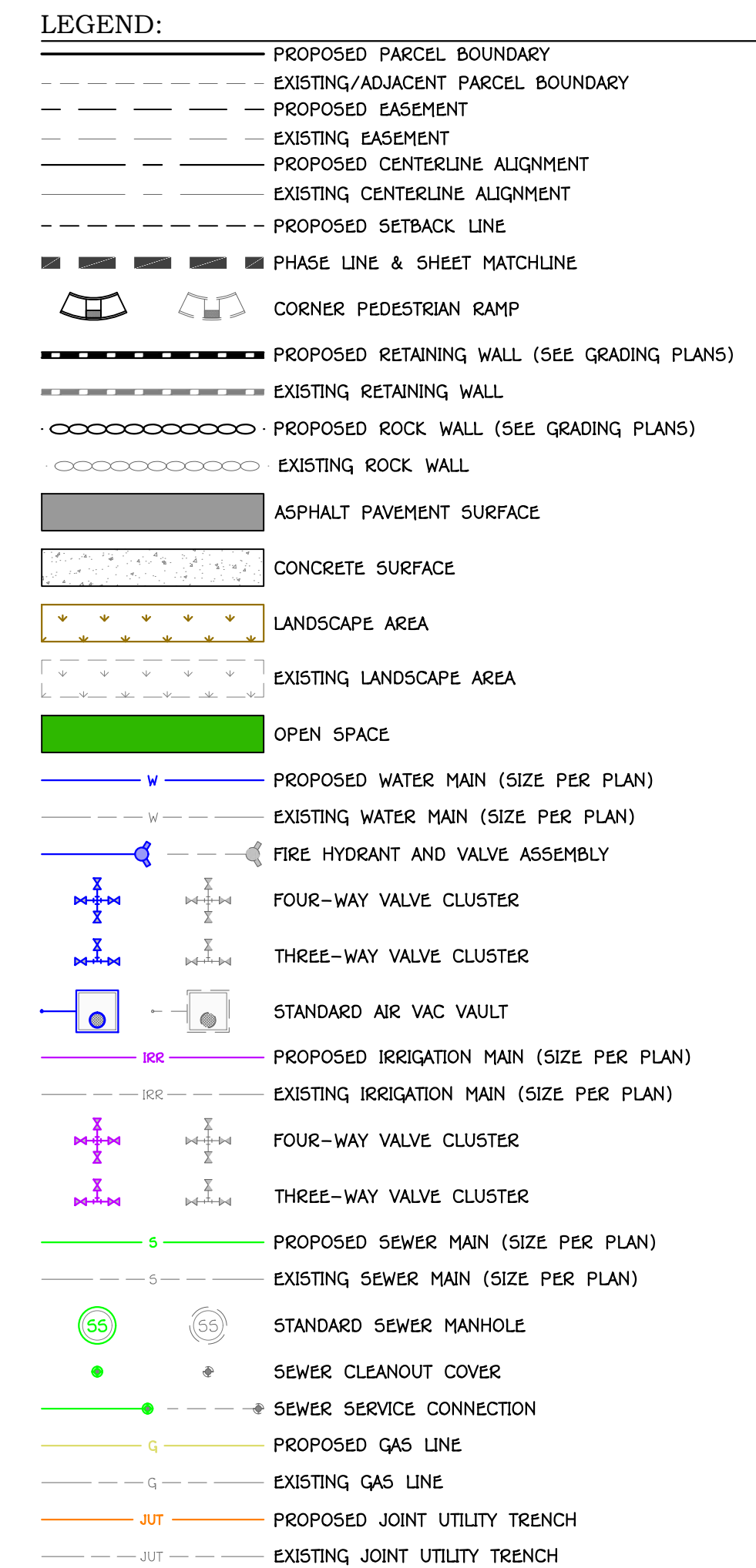
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CONSTRUCTION**



DATE: 08/28/2023
JOB #: 23-502-2
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SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
OVERALL SITE PLAN
PRELIMINARY PLAT

P.1.2
SHEET: 2 of 11



TYPICAL SETBACKS

*FRONT	20'
REAR	10'
SIDE-1	10'
SIDE-2	5'
STREET SIDE	20'

- 10' TO BLDG
- 20' TO GARAGE

TYPICAL LOT SETBACKS

SCALE: NTS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

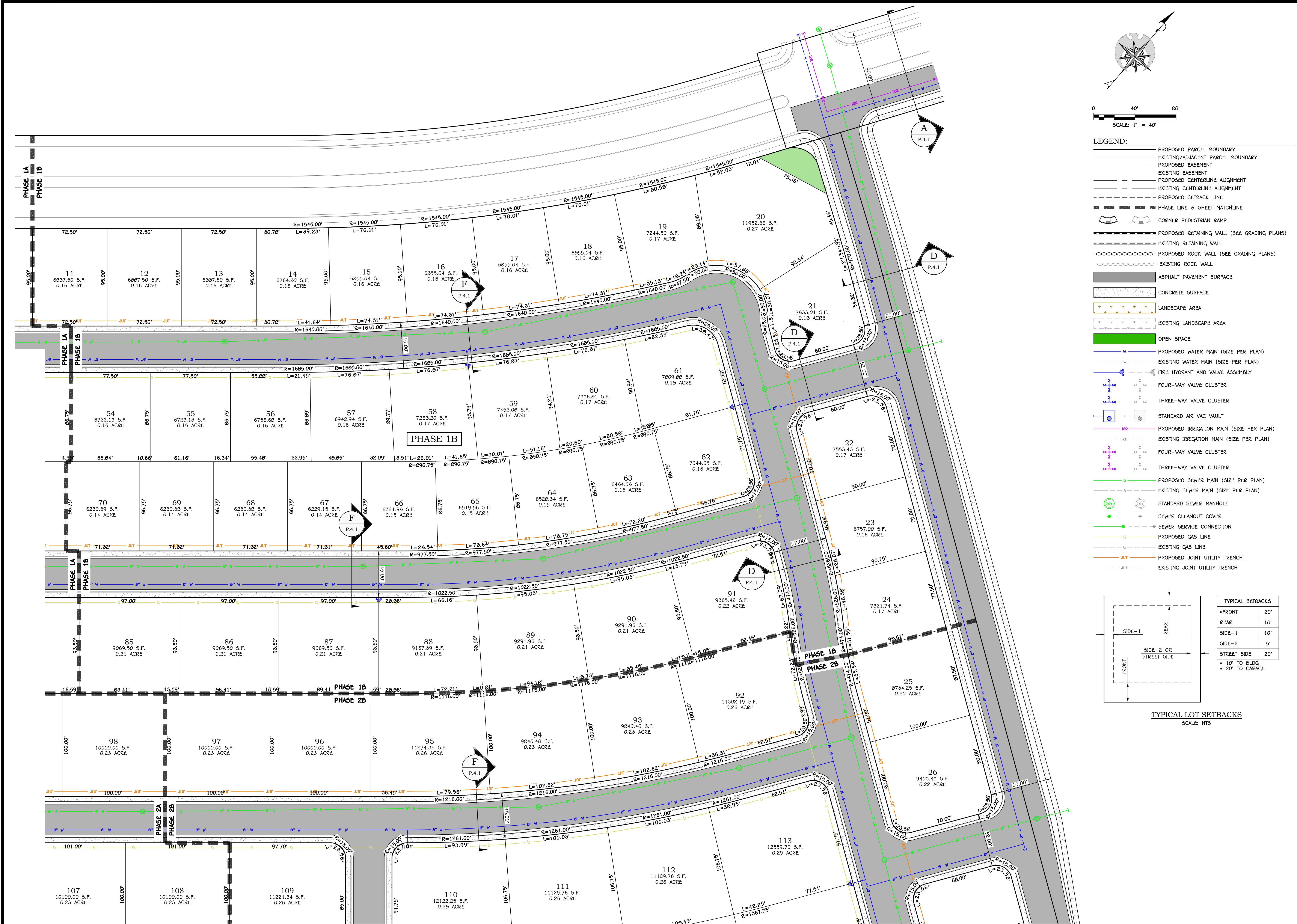


DATE:	08/28/2023
JOB #	23-502-2
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CHECKED BY:	ARC

SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH

SITE PLAN 1
PROPERTY OWNED BY: D. A. T.

P.2.1



**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 08/28/2023
JOB #: 23-502-2
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SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
SITE PLAN II
PRELIMINARY PLAN

P.2.2
SHEET: 4 of 11



REV.	DATE:	REVISION

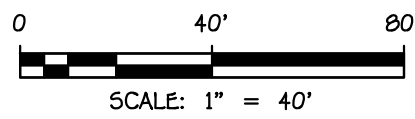
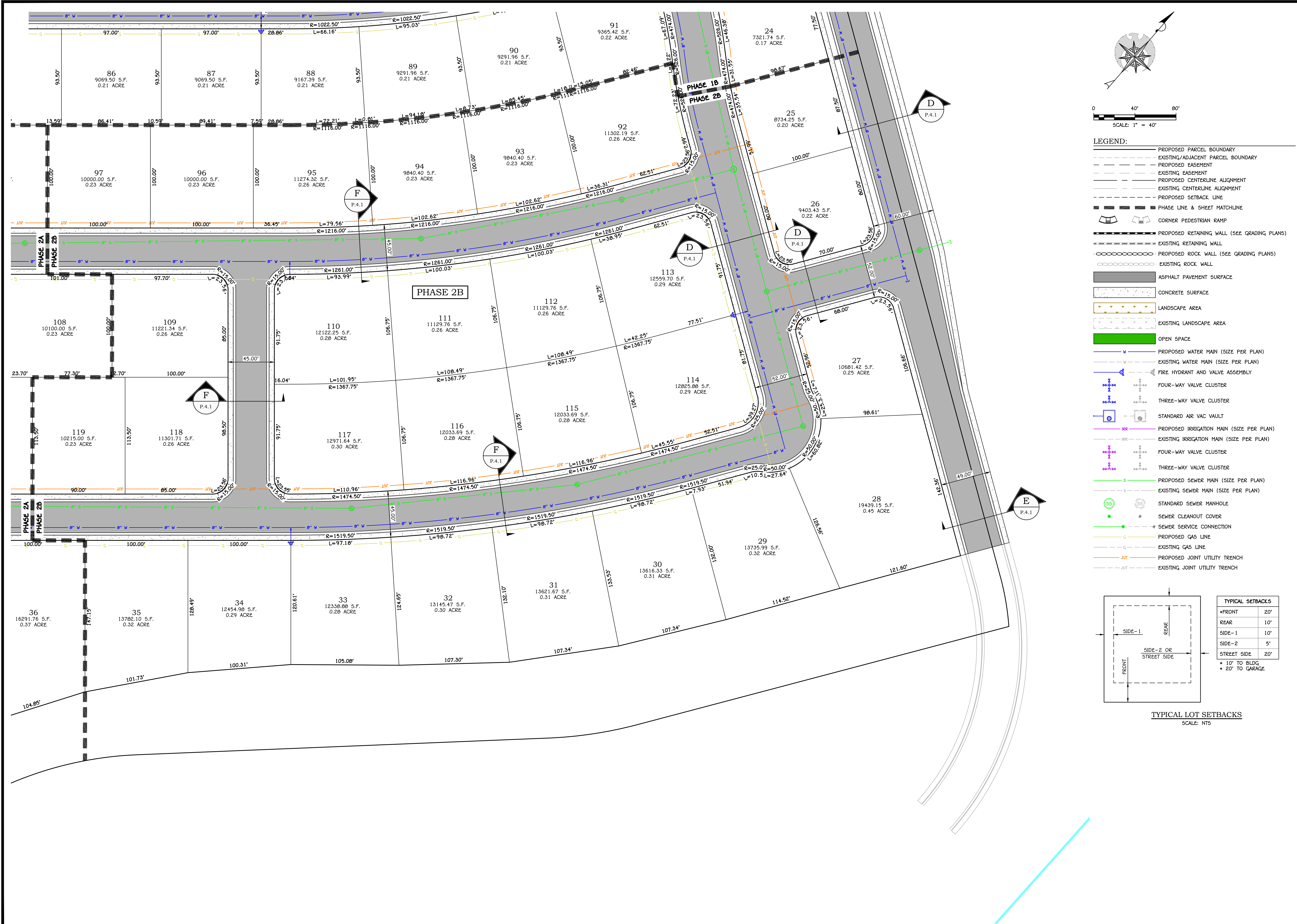
**PRELIMINARY
NOT FOR
CONSTRUCTION**

**AMERICAN
CONSULTING & ENGINEERING**
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE: 08/28/2023
JOB #: 23-502-2
DRAWN BY: SSA
CHECKED BY: ARC

SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
SITE PLAN III
PRELIMINARY PLAT

P.2.3
SHEET: 5 of 11



- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - PHASE LINE & SHEET MATCHLINE
 - CORNER PEDESTRIAN RAMP
 - PROPOSED RETAINING WALL (SEE GRADING PLANS)
 - EXISTING RETAINING WALL
 - PROPOSED ROCK WALL (SEE GRADING PLANS)
 - EXISTING ROCK WALL
 - ASPHALT PAVEMENT SURFACE
 - CONCRETE SURFACE
 - LANDSCAPE AREA
 - EXISTING LANDSCAPE AREA
 - OPEN SPACE
 - PROPOSED WATER MAIN (SIZE PER PLAN)
 - EXISTING WATER MAIN (SIZE PER PLAN)
 - FIRE HYDRANT AND VALVE ASSEMBLY
 - FOUR-WAY VALVE CLUSTER
 - THREE-WAY VALVE CLUSTER
 - STANDARD AIR VAC VAULT
 - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
 - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
 - FOUR-WAY VALVE CLUSTER
 - THREE-WAY VALVE CLUSTER
 - PROPOSED SEWER MAIN (SIZE PER PLAN)
 - EXISTING SEWER MAIN (SIZE PER PLAN)
 - STANDARD SEWER MANHOLE
 - SEWER CLEANOUT COVER
 - SEWER SERVICE CONNECTION
 - PROPOSED GAS LINE
 - EXISTING GAS LINE
 - PROPOSED JOINT UTILITY TRENCH
 - EXISTING JOINT UTILITY TRENCH

TYPICAL LOT SETBACKS
SCALE: NTS

FRONT	20'
REAR	10'
SIDE-1	10'
SIDE-2	5'
STREET SIDE	20'

• 10' TO BLDG
• 20' TO GARAGE

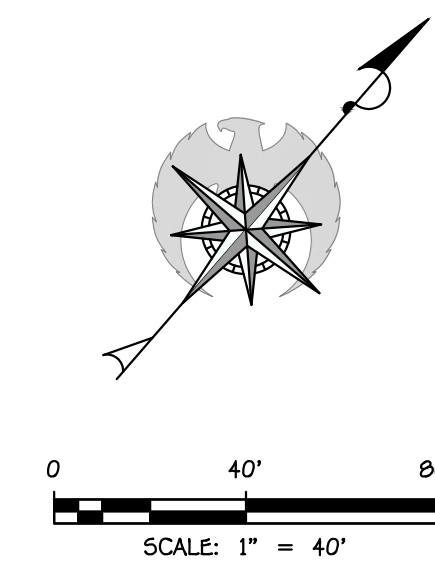
**PRELIMINARY
NOT FOR
CONSTRUCTION**

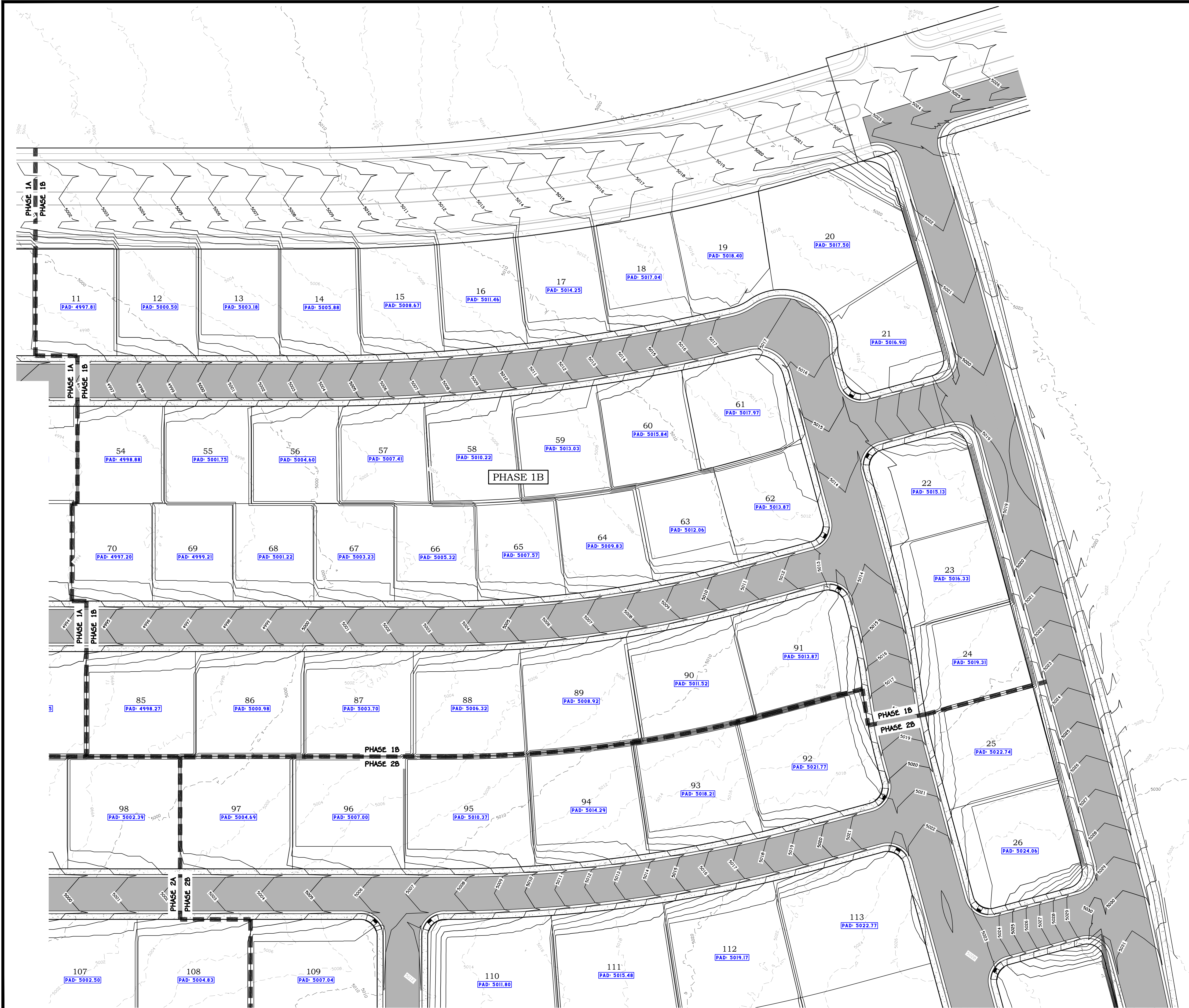


DATE: 08/28/2023
JOB #: 23-502-2
DRAWN BY: SSA
CHECKED BY: ARC

SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
SITE PLAN IV
PRELIMINARY PLAT

P.2.4
SHEET: 6 of 11





0 40' 80'

SCALE: 1" = 40'

LEGEND:

	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED CENTERLINE ALIGNMENT
	EXISTING CENTERLINE ALIGNMENT
	PHASE LINE & SHEET MATCHLINE
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED ROCK RETAINING WALL
	EXISTING ROCK RETAINING WALL
	GRADING LIMITS OF DISTURBANCE
	EXISTING GROUND MAJOR CONTOUR
	EXISTING GROUND MINOR CONTOUR
	FINISH GROUND MAJOR CONTOUR
	FINISH GROUND MINOR CONTOUR
	PROPOSED STORM PIPE (SIZE PER PLAN)
	EXISTING STORM PIPE (SIZE PER PLAN)
	STANDARD CB BOX & FRAME SINGLE CURB INLET (BICYCLE SAFE)
	STANDARD CB BOX & FRAME DOUBLE CURB INLET (BICYCLE SAFE)
	TYPICAL STORM DRAIN MANHOLE
	FLARED END SECTION
	GRATE INLET AREA DRAIN BOX
	PROPOSED DRAINAGE SWALE/DITCH
	EXISTING DRAINAGE SWALE/DITCH

REAR

HP

FLOWPATH 1% MIN (TYP)

SINGLE FAMILY RESIDENTIAL LOT

FRONT

SIDEWALK

C&G

NOTES:

- DRAIN AWAY FROM STRUCTURES AT 5% FOR 10' MINIMUM.
- PROVIDE POSITIVE DRAINAGE FROM REAR OF LOT TO STREET.

A

TYPICAL LOT DRAINAGE

SCALE: N.T.S.

REV.	DATE	REVISION

PRELIMINARY

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ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	08/28/2023
JOB #	23-502-2
DRAWN BY:	SSA
CHECKED BY:	ARC

SKYE VALLEY POD 1

SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M

HILDALE, UTAH

GRADING PLAN II

PRELIMINARY PLAT

P.3.2

SHEET:	8	of	11
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REV.	DATE	REVISION

**PRELIMINARY
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CONSTRUCTION**

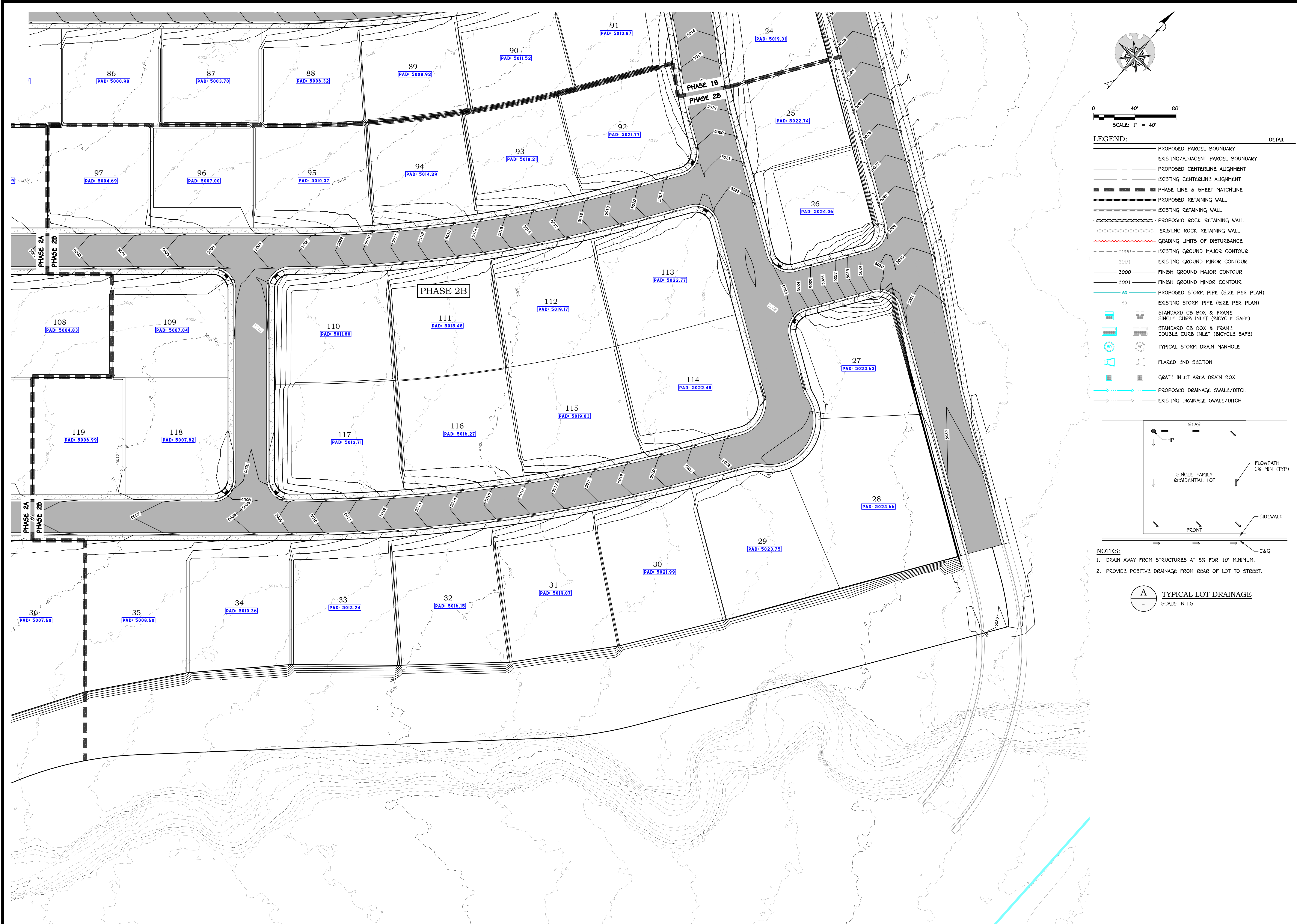
AMERICAN
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ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	08/28/2023
JOB #	23-502-2
DRAWN BY:	SSA
CHECKED BY:	ARC

SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
GRADING PLAN III
PRELIMINARY PLAT

P.3.3

SHEET:	9	of	11
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REV. DATE: REVISION

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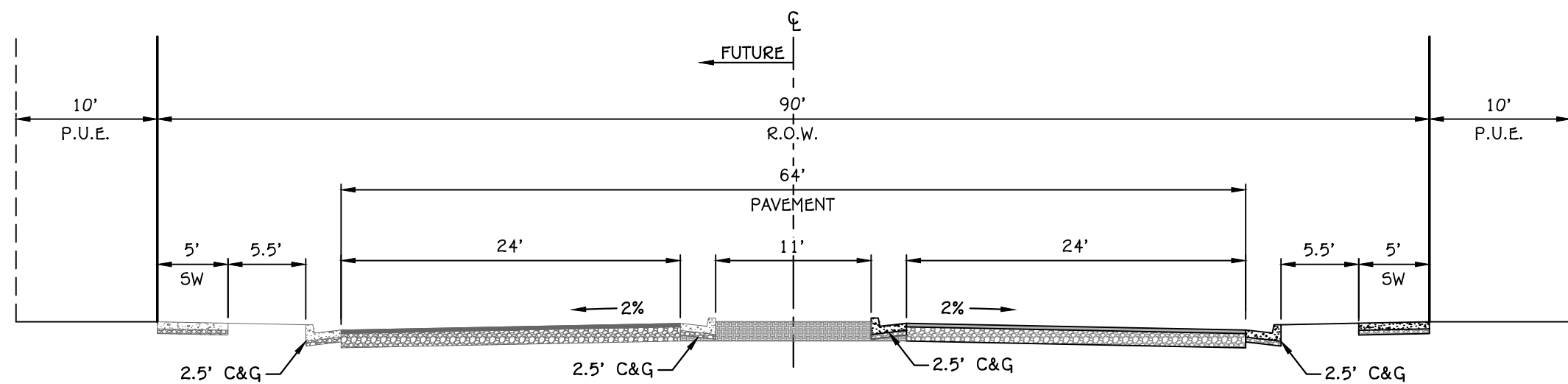
SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
GRADING PLAN IV
PRELIMINARY PLAT

P.3.4

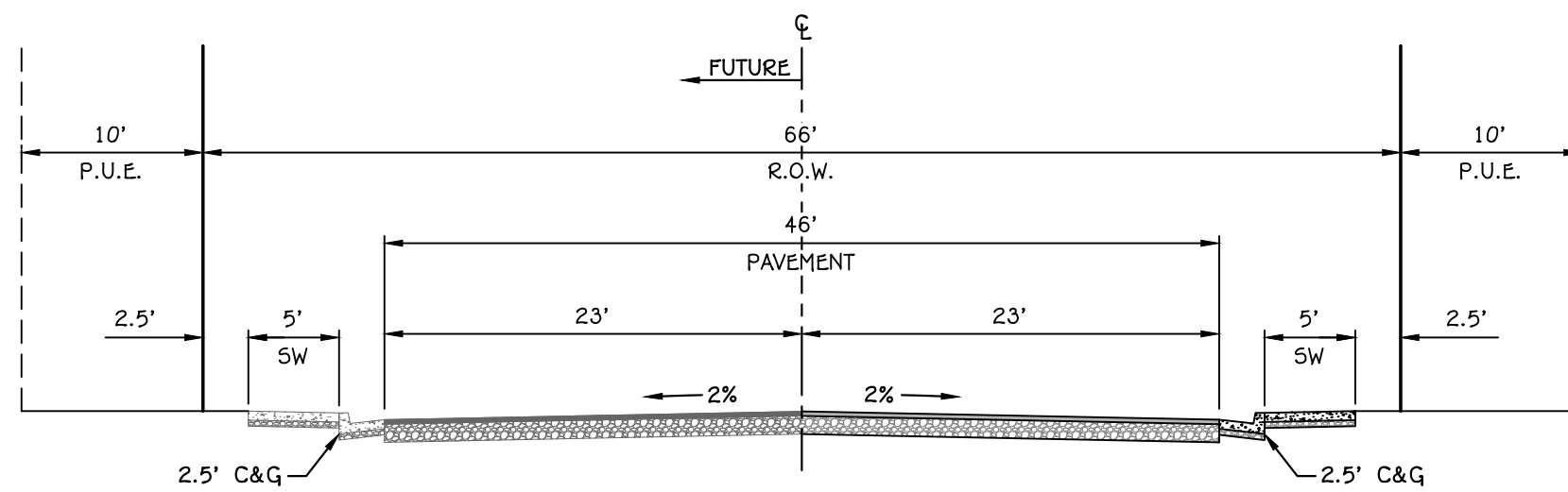
SHEET: 10 of 11

C:\Dropbox\American\04_Large Projects\502 EQI Hildale\23-502-2 Phase 1\03 Drawings\Sheet Files\Preliminary Plat\ACE 23-502-2 Grading Plan.dwg

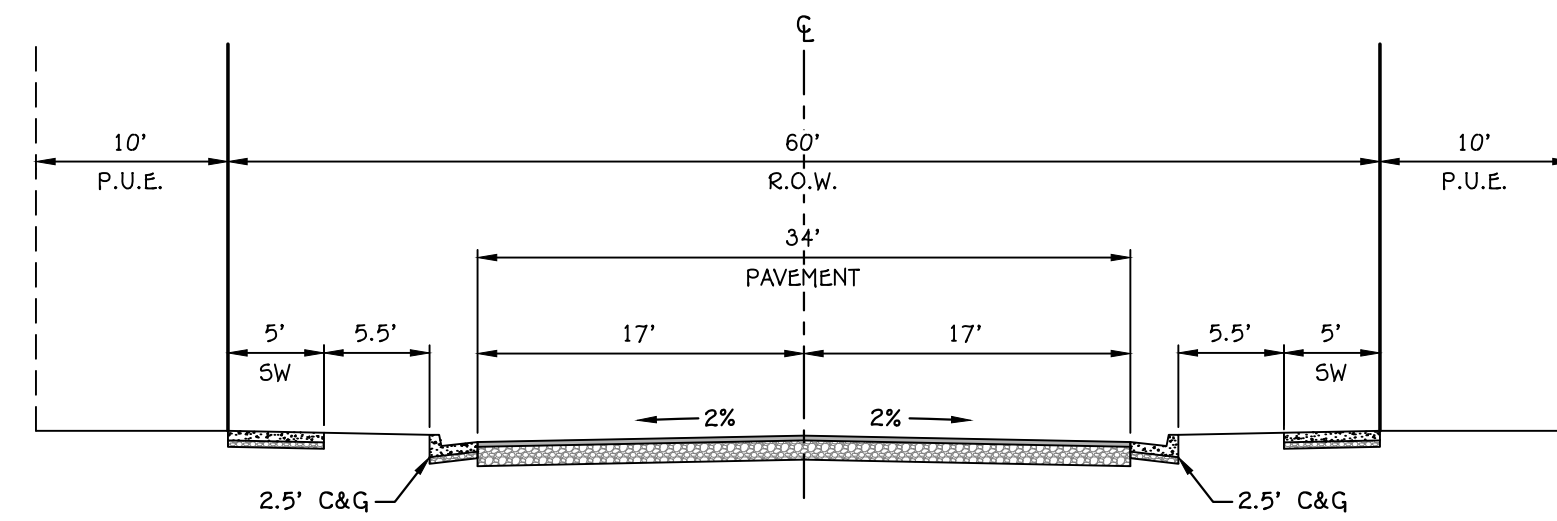
54



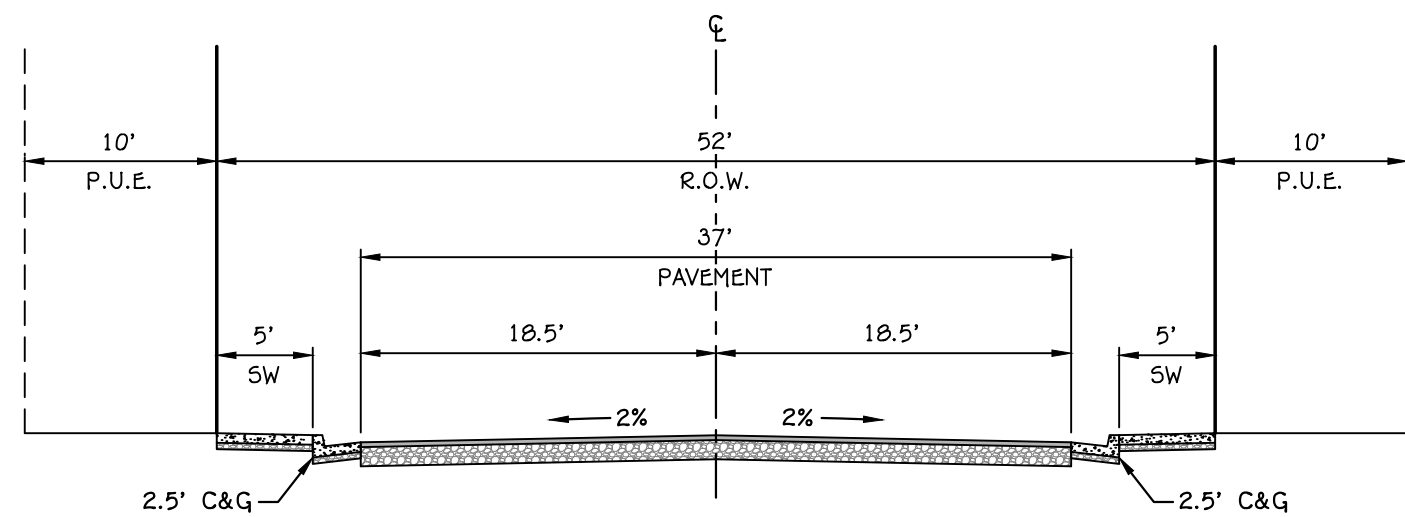
A TYPICAL ROW 90'
SCALE: 1" = 10'



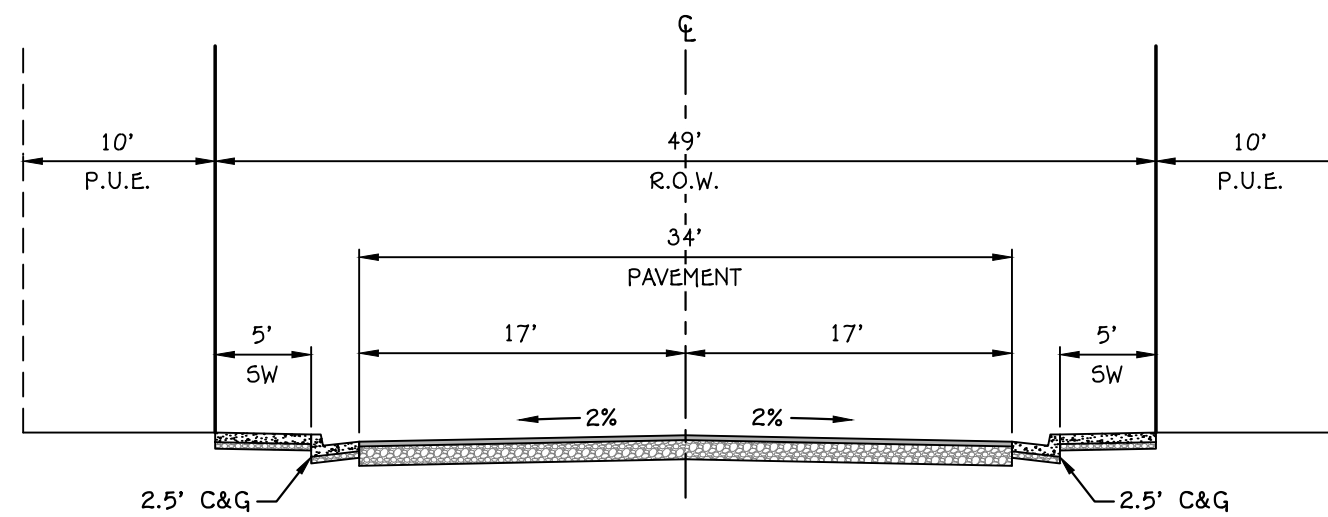
B TYPICAL ROW 66'
SCALE: 1" = 10'



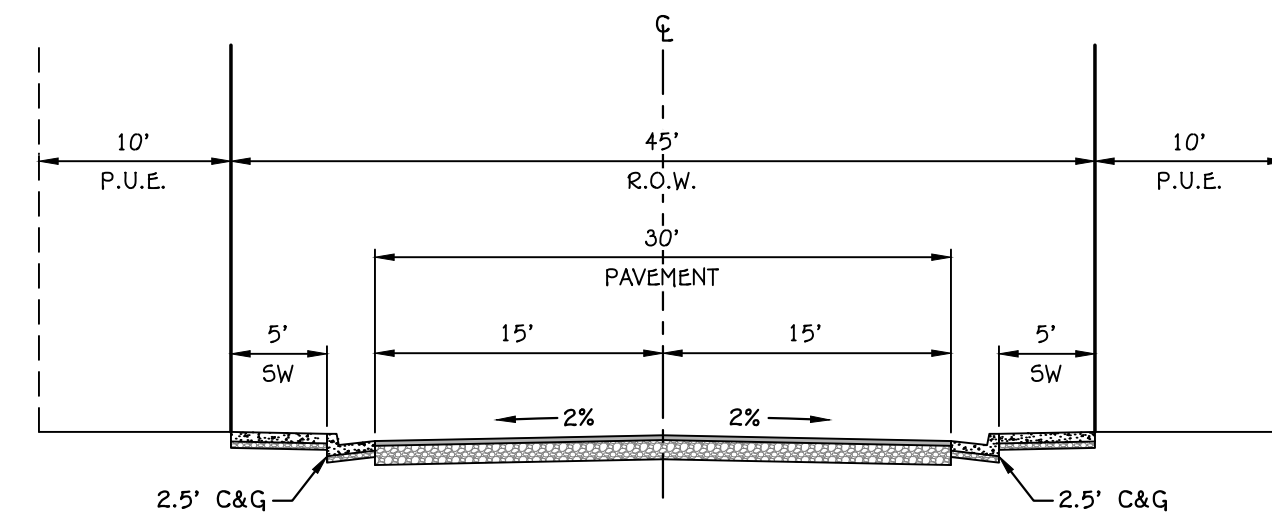
C TYPICAL ROW 60'
SCALE: 1" = 10'



D TYPICAL ROW 52'
SCALE: 1" = 10'



E TYPICAL ROW 49'
SCALE: 1" = 10'



F TYPICAL ROW 45'
SCALE: 1" = 10'

**PRELIMINARY
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CONSTRUCTION**



DATE: 08/28/2023
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SKYE VALLEY POD 1
SECTION 32 TOWNSHIP 43 S, RANGE 10 W, SLB&M
HILDALE, UTAH
ROW SECTIONS
PRELIMINARY PLAT

P.4.1

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