



Hildale City Planning Commission

Monday, April 21, 2025 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 hearing as part of the regular meeting on **Monday, April 21, 2025** 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. Members of the public may watch the meeting through the scheduled Zoom meeting.

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

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+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.com. All comments sent before the meeting may be read during the meeting and emails sent during the meeting may be read at the Mayor's discretion.

Roll Call of Commission Attendees: City Recorder Jessop

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, discussion and possible approval of Planning and Zoning Minutes for March 11, 2025.

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

Reports:

Public Hearing:

2. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-39A commonly addressed as 840 North Maple Street, Hildale, Utah from General Commercial (GC) to Residential Multiple-Family (RM-3).

Unfinished Commission Business:

New Commission Business:

3. Consideration, discussion, and possible action concerning a request to rezone parcel HD-SHCR-3-39A, commonly addressed as 840 North Maple Street, Hildale, Utah from General Commercial (GC) to Residential Multiple-Family (RM-3)

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

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



📞 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

April 7, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-3-39A, HD-SHCR-3-36A-1, HD-SHCR-3-36-B

Address: 840 N Maple St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from (GC) General Commercial to Residential Multiple-family (RM-3) Zone. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held April 17, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@hildalecity.com. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,


Hildale City Administration



📞 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

Item 2.

April 14, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-3-39A, HD-SHCR-3-36A-1, HD-SHCR-3-36-B

Address: 840 N Maple St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from (GC) General Commercial to Residential Multiple-family (RM-3) Zone. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held April 21, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@hildalecity.com. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,


Hildale City Administration

CHAPTER 13 RESIDENTIAL ZONES

Item 2.

[Sec 152-13-1 Purpose](#)

[Sec 152-13-2 Scope](#)

[Sec 152-13-3 Uses Allowed](#)

[Sec 152-13-4 Development Standards In Residential Zones](#)

[Sec 152-13-5 Regulations Of General Applicability](#)

[Sec 152-13-6 Regulations For Specific Uses](#)

[Sec 152-13-7 Special Regulations](#)

[Sec 152-13-8 Illustrations \(Reserved\)](#)

Sec 152-13-1 Purpose

See section 152-11-2 of this chapter.

Sec 152-13-2 Scope

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

Sec 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 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 152-13-1 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 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones <i>Requested Zone</i>							
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV	
Agricultural uses:								
Accessory building	P	P	P	P	P	P	P	
Agricultural business	N	N	N	N	N	N	N	
Agricultural industry	N	N	N	N	N	N	N	
Agriculture	N	N	N	N	N	N	N	
Agriculture residential	P	P	P	P	P	P	P	
Animal specialties	P	P	N	N	N	N	N	
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	N	N	N	N	
Stable, private	N	N	N	N	N	N	N	
Residential uses:								
Assisted living facility	C	C	C	N	N	N	N	

Boarding house	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P	Item 2.
Dwelling, earth sheltered	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N	N
Manufactured home	P	P	P	N	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N
Short term rental ⁴	P	P	P	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N
Public and civic uses:								
Airport	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	10

Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	Item 2.
Post office	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P
Commercial uses:							
Agricultural sales and service	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N
Bed and breakfast, home (Less than or Equal to 2; Owner Occupied)	C	C	C	N	N	N	C
Bed and breakfast inn (Between 3 and 10)	C	C	C	N	N	N	C
Business equipment rental, services, and supplies	N	N	N	N	N	N	N
Camping Hosting Facility	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N
Family child daycare facility ²	P	P	P	P	P	P	P
Licensed family child care ²	C	C	C	C	C	C	C
Residential certificate child care ²	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N

Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	Item 2.
Liquor store	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	12

Veterinary service	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	Item 2.
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title							
Industrial uses:								
Automobile wrecking yard	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N

Notes:

- (1) See chapter 46 of this chapter.
- (2) See chapter 42 of this chapter.
- (3) See section 152-37-15 of this chapter for permitted animals and fowl.
- (4) See licensing and operations requirements in title 11 of this code.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 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 residential zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

Sec 152-13-4 Development Standards In Residential Zones

Development standards within residential zones shall be as set forth in table 152-13-2 of this section.

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
Building standards:							
Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-37-12l of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							
Any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							
Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards - street side yard:							
Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density standards. Item 2.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 152-13-7C of this chapter.
4. Except as otherwise permitted by subsection 152-13-7B of this chapter.
5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to 10 feet.

Sec 152-13-5 Regulations Of General Applicability

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

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.
- (e) Off street parking:
See chapter 34 of this title.
- (f) Signs:
See chapter 36 of this title.
- (g) Supplementary development standards:
See chapter 37 of this title.

Sec 152-13-6 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 152-13-7 Special Regulations

- (a) Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
- (b) Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-1

this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.

Item 2.

(c) Increased Height:

Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.

(d) Visual Barriers:

Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.

(1) The height of such barrier shall be at least six feet (6').

(2) The barrier material and location shall be identified on an approved site plan.

(e) Open Space:

In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area.

Sec 152-13-8 Illustrations (Reserved)



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/mailling notice

*Chief, LLC
Amira Development LLC
+*

For Office Use Only:
File No. _____

Receipt No. _____

Name: Steven Park + Gary Tucke **Telephone:** 435-590-6370
Address: 1306 S. Millie CV, ST6, UT 84790 **Fax No.** _____

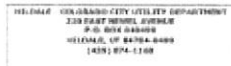
Agent (If Applicable): _____ **Telephone:** 435-590-6378
Email: jim@wewiningnylaw.com
Address/Location of Subject Property: 840 N. Maple ST. Hildale, UT 84784
Tax ID of Subject Property: HD-SHCR-3-39A
36A-1 **Existing Zone District:** 6C
36-B
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RM-3 → 37 unit townhome project on 1.8 +/- acres.
20 units already existing as water canyon resort. New Project/conversion:
Submittal Requirements: The zone change application shall provide the following: "Water Canyon Villas"

- ☒ 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 ☐
Date application deemed to be complete: _____ **Completion determination made by:** _____



Hildale City
320 E. Newel Ave
Hildale, UT 84784
(435) 874-1160
ar@hildalecity.com

Item 2.

XBP Confirmation Number: 227711117

Transaction detail for payment to Hildale City.		Date: 04/04/2025 - 9:19:40 AM MT	
Transaction Number: 240171380 Visa — XXXX-XXXX-XXXX-8639 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use	1	\$500.00
Notes: ZONE CHANGE APPLICATION			
	Misc. Office Revenue	1	\$42.00
Notes: POSTAGE TO MAIL OUT 21 ENVELOPES			
TOTAL:			\$542.00

Billing Information
STEVEN PARK
840 N MAPLE ST
ST GEORGE, UT 84790
jim@wewininjurylaw.com

Transaction taken by: Admin AChatwin

Date: April 4, 2025
 To: Hildale City
 From Applicant(s): Gary Tooke (Chief, LLC), Steven Park (Individually and Amira Development, LLC)
 Project: Water Canyon Villas (fka Water Canyon Resort)
Zone Change Application
 Lots: HD-SHCR-3-39-A (as adjusted) & HD-SHCR-3-36-A-1 (as adjusted) & HD-SHCR-3-36-B
 3 Parcels affected.

Please accept this letter in conjunction with the Zone Change Application referenced above. Below you will find the requirements listed on the Application.

- a. Name and Address of Every Person or Company Applicant represents.
 Below:
 - i. Gary Mills Tooke, 300 W. 2025 S. #14, St. George, Utah 84770
 - ii. Steven James Park, 1173 S. 250 W. Ste 311, STG, UT 84770
 - iii. Amira Development, LLC, 1173 S. 250 W. Ste 311, STG, UT 84770
 - iv. Chief, LLC, 1173 S. 250 W. Ste 311, STG, UT 84770
 See also Attached Exhibit D
- b. An accurate property map showing the existing and proposed zoning classifications. See Exhibit A, attached hereto.
- c. All abutting properties showing present zoning classifications. See Exhibit A, attached hereto.
- d. An accurate legal description of the properties to be rezoned. See Exhibits B, B-1, B-2 & B-3 attached hereto.
- e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning. (Attached)
- f. Warranty Deeds/Affidavits showing evidence that the applicant has control of the property. (Attached Exhibits C)

Exhibit B

NOTE: On November 21, 2024 Hildale City approved the attached Lot Line Adjustment creating lots HD-SHCR-3-39-A (as adjusted) & HD-SHCR-3-36-A-1 (as adjusted) & HD-SHCR-3-36-B. It has been approved and will be filed with the County this week.

Lot 1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 39 SHORT CREEK SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING THENCE N 00°03'55" W 145.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 39 SHORT CREEK SUBDIVISION PHASE 3 ; THENCE S 89°58'39" E ALONG THE NORTH LINE OF LOTS 39 AND 36 SHORT CREEK SUBDIVISION PHASE 3 372.06 FEET; THENCE S00°01'21" W 59.28 FEET; THENCE N 89°58'39" W 6.83 FEET; THENCE S 00°01'21" W 85.81 FEET; TO THE SOUTH LINE OF LOT 36 SHORT CREEK SUBDIVISION PHASE 3; THENCE N 89°58'22" W 365.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.225 ACRES

Lot 2

BEGINNING AT THE SOUTHEAST CORNER OF LOT 36 SHORT CREEK SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING THENCE N 89°58'22" W ALONG THE SOUTH LINE OF SAID LOT 36 228.33 FEET; THENCE N 00°01'21" E 85.81 FEET; THENCE S 89°58'39" E 6.83 FEET; THENCE N 00°01'21" E 59.28 FEET; TO THE NORTH LINE OF SAID LOT 36; THENCE S 89°58'39" E 221.30 FEET ALONG THE NORTH LINE OF SAID LOT 36 TO NORTHEAST CORNER OF SAID LOT 36; THENCE S 00°03'25" E 145.11 FEET TO THE POINT OF BEGINNING. CONTAINS 0.750 ACRES

Legal Description of to Water Canyon Villa Project to be rezoned as listed on the Plat for Water Canyon Villas (attached hereto as Exhibit B-1 below comprised of Lots 1 & 2)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 39 SHORT CREEK SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING THENCE N00°03'55" W 145.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 39 SHORT CREEK SUBDIVISION PHASE 3 ; THENCE S89°58'39" E ALONG THE NORTH LINE OF LOTS 39 AND 36 SHORT CREEK SUBDIVISION PHASE 3 593.36 FEET; THENCE S00°03'25" E 145.11 FEET TO THE SOUTH LINE OF LOT 36 SHORT CREEK SUBDIVISION PHASE 3; THENCE N89°58'22" W 593.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.976 ACRES



EXHIBIT ~~4~~ B-2

Item 2.

☎ 435-874-2323
☎ 435-874-2603
🌐 www.hildalecity.com

November 21, 2024

Washington County Recorder
87 N. 200 East Suite 101
St. George, UT 84770

To Whom It May Concern:

Hildale City has considered and approved a lot line adjustment as identified in the application by Chief, LLC (Gary Tooke) received on November 19, 2024 in relation to the properties of 840 N. Elm Street, Hildale, Utah and concerning the parcels HD-SHCR-3-36-A, and HD-SHCR-3-39-A.

If you have any questions or concerns, please contact me.

Sincerely,

Eric Duthie
Hildale City Manager
Planning and Zoning Administrator



☎ 435-874-2323
☎ 435-874-2603
🌐 www.hildalecity.com

Mayor: Donia Jessop
Councilmembers: JVar Dutson, Brigham Holm, Luke Merideth, Terrill Musser, Darlene Stubbs
City Manager: Eric Duthie

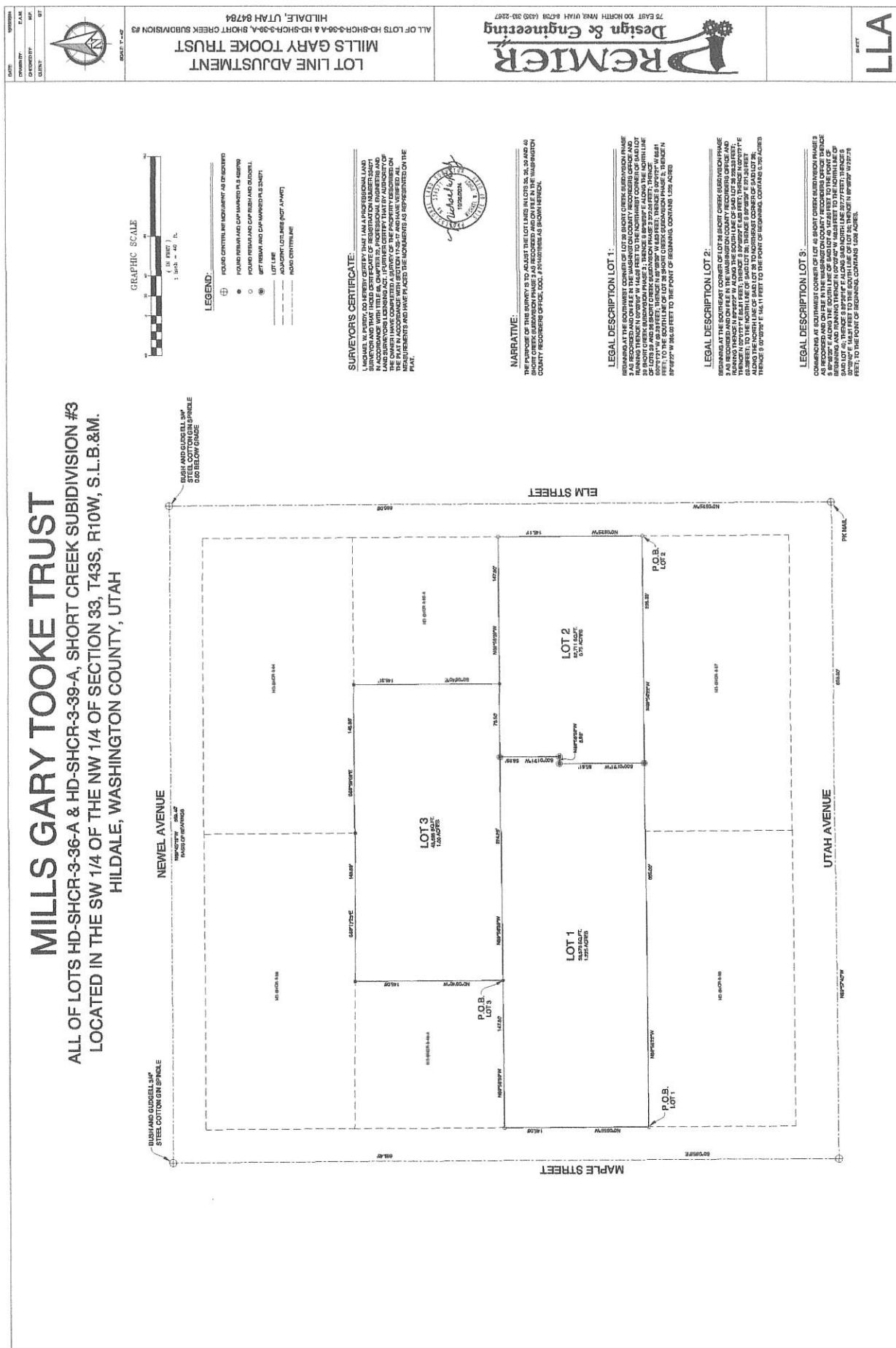


Exhibit C

DOC # 20220010372

Warranty Deed Page 1 of 2
 Gary Christensen Washington County Recorder
 02/22/2022 11:15:28 AM Fee \$ 40.00
 By PARK S JAMES

**When recorded mail to:**

8 James Park
 1173 S. 250 W. Ste 311
 St. George, Utah 84770

APN: HD-SHCR-3-36-A & HD-SHCR-3-39-A

WARRANTY DEED

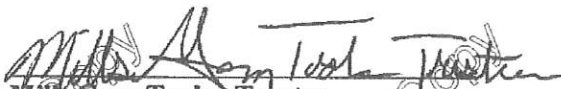
THIS INDENTURE WITNESSETH that the following **Mills Gary Tooke, Trustee of the Mills Gary Tooke Trust u/a/d 5/1/2002**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby Grant, Convey and Warrant to **CHIEF, LLC a Utah limited liability company**, hereinafter "**Grantee**", all of the interest in that real property situated in the County of Washington, State of Utah, bounded and described as follows:

See Exhibit "A"

Parcel Numbers: **HD-SHCR-3-36-A and HD-SHCR-3-39-A**
 Grantee's Address: **840 N. Elm #2372, Hildale, Utah 84784**

Subject to any rights of way, reservations, restrictions, easements and conditions of record. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To be effective this January 1, 2020.

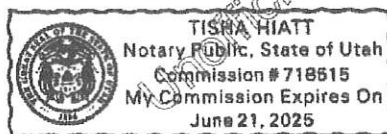

Mills Gary Tooke, Trustee

STATE OF UTAH

:ss.

COUNTY OF WASHINGTON)

On January 27, 2022, personally appeared before me **Mills Gary Tooke, Trustee of the Mills Gary Tooke Trust u/a/d 5/1/2002**, Grantor and signer of the above Warranty Deed, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose name is signed on the preceding Warranty Deed, who duly acknowledged to me that he executed the same voluntarily for its stated purpose.




 Notary Public

My Commission Expires: 6/21/2025

EXHIBIT A

Parcel 1. HD-SHCR-3-36-A

Subdivision: SHORT CREEK 3 (HD) Lot: 36 ALSO: BEGINNING AT THE SOUTHWEST CORNER OF LOT 35 SHORT CREEK SUBDIVISION #3 AS RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER LOCATED IN ST. GEORGE, UTAH, AND RUNNING THENCE N0°03' 40"W 146.29 FEET ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF SAID LOT 35; THENCE S89°59' 09"E 148.88 FEET ALONG THE NORTH LINE OF SAID LOT 35; THENCE S0°03' 40"E 146.31 FEET TO THE SOUTH LINE OF SAID LOT 35; THENCE N89°58' 39"W 148.88 FEET ALONG THE SOUTH LINE OF SAID LOT 35 TO THE POINT OF BEGINNING.

Parcel 2. HD-SHCR-3-39-A

Subdivision: SHORT CREEK 3 (HD) Lot: 39 ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 40 SHORT CREEK SUBDIVISION #3 AS RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER LOCATED IN ST. GEORGE, UTAH, AND RUNNING THENCE N89°58' 39"W 148.88 FEET ALONG THE SOUTH LINE OF SAID LOT 40; THENCE N0° 03' 40"W 148.88 FEET TO THE NORTH LINE OF SAID LOT 40; THENCE S89°17' 23"E 148.89 FEET ALONG SAID NORTH LINE OF LOT 40 TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE S0° 03' 40"E 146.29 FEET ALONG THE EAST LINE OF SAID LOT 40 TO THE POINT OF BEGINNING.

DOC # 20240034192

Warranty Deed Page 1 of 2
 Gary Christensen Washington County Recorder
 10/29/2024 04:44:02 PM Fee \$ 40.00
 By DIXIE TITLE COMPANY



MAIL TAX NOTICE TO:
 Steven Park

1173 S 250 W #311

St. George UT 84770

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
 RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 8-24-19C
 WHEN RECORDED MAIL TO: SAME AS ABOVE
 TAX ID NO: HD-SHCR-3-36-A

WARRANTY DEED

Chief, LLC, a Utah Limited Liability Company

OF HILDALE, COUNTY OF WASHINGTON, STATE OF UTAH; HEREBY CONVEY AND WARRANT TO GRANTOR(S)

Amira Development LLC, a Utah Limited Liability Company as to an undivided 85.44% interest and Steven Park, as to an undivided 14.56% interest

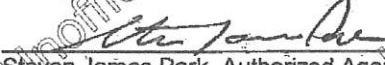
OF ST GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH; FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH: GRANTEE(S)

SEE ATTACHED LEGAL DESCRIPTION

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record, LESS AND EXCEPTING any and all water rights associated herewith.

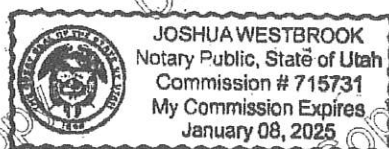
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 28th DAY OF OCTOBER, 2024.

Chief, LLC, a Utah Limited Liability Company


 Steven James Park, Authorized Agent

STATE OF UTAH)
 :SS
 COUNTY OF WASHINGTON)

ON OCTOBER 28th, 2024, PERSONALLY APPEARED BEFORE ME, STEVEN JAMES PARK, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS AN AUTHORIZED AGENT OF CHIEF, LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.




 NOTARY PUBLIC

BEGINNING AT THE SOUTHEAST CORNER OF LOT 36 SHORT CREEK
SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON
COUNTY RECORDERS OFFICE AND RUNNING THENCE N 89°58'22" W ALONG
THE SOUTH LINE OF SAID LOT 36 228.33 FEET; THENCE N 00°01'21" E 85.81
FEET; THENCE S 89°58'39" E 6.83 FEET; THENCE N 00°01'21" E 59.28 FEET; TO
THE NORTH LINE OF SAID LOT 36; THENCE S 89°58'39" E 221.30 FEET ALONG
THE NORTH LINE OF SAID LOT 36 TO NORTHEAST CORNER OF SAID LOT 36;
THENCE S 00°03'25" E 145.11 FEET TO THE POINT OF BEGINNING. CONTAINS
0.750 ACRES

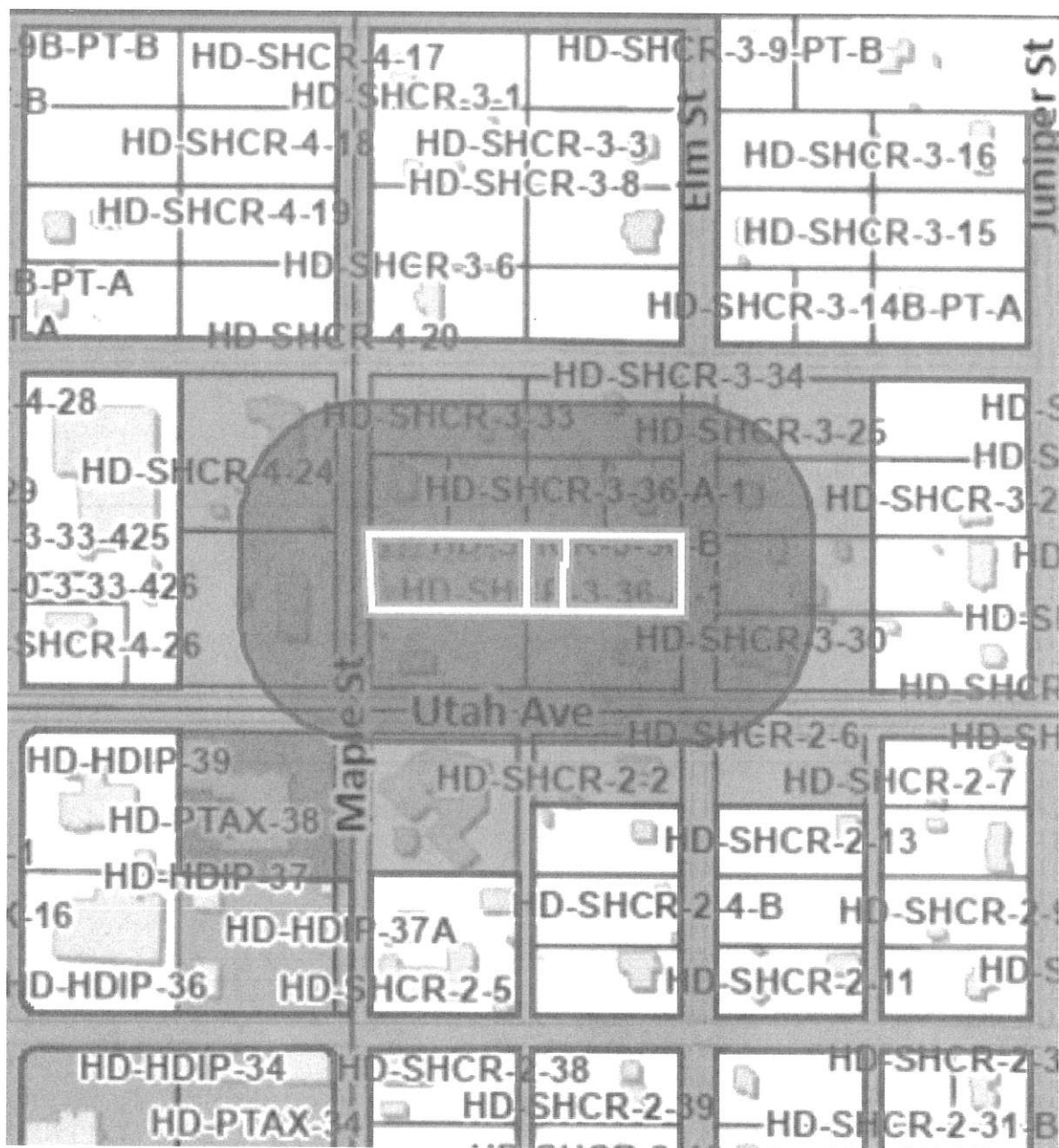
[Return to Search Results](#)**You searched for:** SerialNumDocID = HD-SHCR-3-36-B

3 items found, displaying all items.1

Description	Summary	Add All to My Images
Map (Conveying Property) 20140018625	06/20/2014 11:43:33 AM, Parcel Number: HD-SHCR-3-1, HD-SHCR-3-2, HD-SHCR-3-3, ... Related: From: UNITED EFFORT PLAN, WISAN To: SHORT CREEK SUBDIVISION 3 BRUCE R TR Subdivision: SHORT CREEK 3 (HD) S: 33 T: 43S R: 10W BEGINNING AT THE CENTER OF SAID SECTION 33 AND RUNNING TH...	View Image Add to My Images
Warranty Deed 20240034192	10/28/2024 04:44:02 PM, Parcel Number: HD-SHCR-3-36-A, HD-SHCR-3-36-B Related: From: CHIEF LLC To: AMIRA DEV LLC, PARK STEVEN Subdivision: SHORT CREEK 3 (HD) Lot: 36 BEGINNING AT THE SOUTHEAST CORNER OF LOT 36 SHORT CREEK S...	View Image Add to My Images
Record of Survey RS008345-21	07/01/2021 11:28:11 AM, Parcel Number: HD-SHCR-3-33, HD-SHCR-3-34, HD-SHCR-3-40-A, ... Related: From: MILLS GARY TOOKE TRUST To: Subdivision: SHORT CREEK 3 (HD) S: 33 T: 43S R: 10W Lot: 36, Subdivision: SHORT CREEK 3 (HD) Lot: 39, Subdivision: SHORT CREEK 3 (HD) Lot: 35, ...	View Image Add to My Images

3 items found, displaying all items.1

[Return to Search Results](#)



250'