



# Hildale City Council Meeting

Wednesday, March 08, 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 Council and the public, that the City Council will hold a public meeting on **Wednesday, March 8, 2023 at 6:00 p.m. (MDT)**, at 320 East Newel Avenue, Hildale City, Utah 84784.

Councilmembers 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.

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

or

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

Comments during the public comment or public hearing portions of the meeting may be emailed to [manager@hildalecity.com](mailto: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 Mayor's discretion.

**Welcome, Introduction and Preliminary Matters:** Mayor Jessop

**Roll Call of Council Attendees:** City Recorder Barlow

**Pledge of Allegiance:** By Invitation of Mayor Jessop

**Conflict of Interest Disclosures:** Mayor and Council Members

**Special Recognitions:**

1. City Council Community Recognition and Appreciation Award
2. Hildale City Employee Special Recognition (10 minutes CM Duthie)

**Public Presentations:** NONE

**Approval of Minutes of Previous Meetings:** Council Members

- [3.](#) City Council Work Session minutes of February 8, 2023.

City Council Regular meeting minutes of February 8, 2023.

**Public Comments:** 3 minutes each - Discretion of Mayor Jessop

**Council Comments:** For items not on the agenda (10 minutes total)

**Oversight Items:** 10 minutes - Mayor Jessop

- [4.](#) Financial Report and Invoice Register approval

- [5.](#) City Managers report (Department reports included)

**Public Hearing:**

- [6.](#) Council will accept public comment concerning a tariff for Hildale City Natural Gas service and bulk municipal wholesale at one or more points of delivery to Colorado City.

**Appointments to Boards or Commissions: NONE**

**Unfinished Council Business:**

**New Council Business:**

- [7.](#) Consideration, discussion, and possible approval of the 2023 Hildale/Colorado City Community Spring Clean-up during the week of March 28th - April 1st (Tuesday-Friday 9 AM-4:30 PM / Saturday 9 AM-1 PM ). (5 minutes City Recorder Barlow)
- [8.](#) Consideration, discussion, and possible approval of a request to re-zone parcel HD-178, commonly addressed as 625 E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5) (5 minutes DCM Johnson)
- [9.](#) Consideration, discussion, and possible approval of a request to re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8) (5 minutes DCM Johnson)
- [10.](#) Consideration, discussion, and possible approval of a request to re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1) (5 minutes DCM Johnson)
- [11.](#) Consideration, discussion, and possible approval of a request to re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8) (5 minutes DCM Johnson)
- [12.](#) Consideration, discussion, and possible action concerning an application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone (10 minutes DCM Johnson)
- [13.](#) Consideration, discussion, and possible approval of a tariff for Hildale City Natural Gas service and bulk Municipal wholesale at one or more points of delivery to Colorado City. (15 minutes Utility Director Weston Barlow)

**Calendar of Upcoming Events: 5 minutes - Mayor Jessop**

- [14.](#) March 2023 City Council Calendar

**Executive Session:**

To obtain legal advice concerning previous litigation and the potential impact on future agreements.

**Adjournment: Mayor Jessop**

Agenda items and any variables thereto are set for consideration, discussion, approval, or other action. Council Members may be attending by telephone. Agenda is 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 Council Meeting Work session

Wednesday, February 08, 2023 at 2:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Welcome, Introduction and Preliminary Matters:

Mayor Jessop called the meeting to order at 2:18pm

### Roll Call of Council Attendees:

#### PRESENT

Mayor Donia Jessop  
Council Member Lawrence Barlow  
Council Member Terrill Musser  
Council Member Stacy Seay

Council Member JVar Dutson joined at 3:05

#### ABSENT

Council Member JVar Dutson  
Council Member Brigham Holm

#### Staff

Eric Duthie, Harrison Johnson, Sirrene Barlow

#### Public

Jared Nicole, Mayor Ream joined meeting at 2:31.

**Pledge of Allegiance:** By Invitation of Mayor Jessop

### New Council Business:

1. Discussion of cooperative and complementary issues/projects between Hildale City and the United Effort Plan (UEP)

#### NO ACTION WILL BE TAKEN DURING THIS MEETING

Jeff Barlow with the UEP presented to Council the breakdown of water rights in the area. In the area there is 3 major water recourses.

Council had a lengthy discussion with the UEP.

**Executive Session:** As needed

**Adjournment:** Mayor Jessop

Mayor Jessop adjourned the meeting at 3:42 pm.

Agenda items and any variables thereto are set for consideration, discussion, approval, or other action. Council Members may be attending by telephone. Agenda is 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.

I verify that a copy of the notice and agenda was delivered to the Mayor and City Council members and posted at the City Hall, 320 E. Newel Avenue, Hildale, Utah and sent to the Utah State Public Meeting Notice coordinator.

Minutes were approved at the City Council Meeting on \_\_\_\_\_.

\_\_\_\_\_  
Sirrene J. Barlow, City Recorder





# Hildale City Council Meeting

Wednesday, February 08, 2023 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Welcome, Introduction and Preliminary Matters: Mayor Jessop

Mayor Jessop called the meeting together at 6:00pm.

### Roll Call of Council Attendees: City Recorder

#### PRESENT

Mayor Donia Jessop  
Council Member Lawrence Barlow  
Council Member JVar Dutson  
Council Member Brigham Holm  
Council Member Terrill Musser  
Council Member Stacy Seay

### Pledge of Allegiance: By Invitation of Mayor Jessop

Council Member Seay lead the Pledge of Allegiance.

### Conflict of Interest Disclosures: Mayor and Council Members

No conflict of interest.

### Special Recognitions:

1. **City Council Community Recognition and Appreciation Award Council Member Brigham Holm presents.**

Council Member Holm presented and recognized Jethro Barlow for his influence in the community.

### Public Presentations: NONE

### Approval of Minutes of Previous Meetings:

2. **Meeting Minutes to be approved for January 11, 2023.**

Council Members reviewed the minutes.

Motion made by Council Member Holm to approve the minutes for January 11, 2023, Seconded by Council Member Dutson.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay  
Motion Carries.

### Public Comments:

No public comments.

### Council Comments:

Council Member Dutson recognized what a great success the Council Retreat was.

Council Member Barlow recognized the passing of Council Member Dutson's Father.

Hildale City Council - February 08, 2023

**Oversight Items:****3. Financial Report and Invoice Register approval.**

Athena Cawley reviewed the financial reports with Council. Notice of large payments that have been behind are now being brought to current.

Motion made by Council Member Dutson to pay the bills as funds become available, Seconded by Council Member Musser.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

Motion Carries

**4. City Managers report**

City Manager Duthie presented to Council trainings staff has been through.

Council Member Seay presented to Council the upcoming trails and routes in the area.

Chief Radley presented to Council the new logo and name change with the Police Department.

City Manager Duthie updated the Public Works efforts and improvements.

Recognition of the success of the Council Retreat.

Updated on the Court Adit and deficiencies that were found.

Council Member Barlow presented events he has recently attended. Raising Cane, Legislator meeting, What's up Down South.

Mayor Jessop attended What's Up Down South and have the honor of introducing the Govenor.

Recognized the concert that was recently brought to town by Bee's Entertainment Group.

**Public Hearing:****5. Public hearing to receive public comment on zoning map amendment to rezone Parcel HD-SHCR-6-3, commonly addressed as 785 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Agriculture-0.5 (RA-0.5)**

Motion made by Council Member Barlow to open public comments at 6:40, second by council member Musser. All in Favor.

No public comments.

Motion made by council member Musser to close public hearing at 6:42, second by council member Dutson. All in Favor.

**6. Public hearing to receive public comment on zoning map amendment to rezone Parcel HD-SHCR-6-7, commonly addressed as 780 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Multifamily-2 (RM-2)**

Motion made by council member Musser to open public hearing at 6:42pm, second by council member Holm. All in Favor

No public comments.

Motion made by council member Barlow to close public hearing at 6:43, second by council member Dutson. All in Favor.

- 7. Public hearing to receive public comment on a Preliminary Plat Review for Subdivision for 685 N Willow Street, 725 N Willow Street.**

Application pulled by applicant.

**Appointments to Boards or Commissions:** NONE

**Unfinished Council Business:**

- 8. Swearing in of City Treasurer Eidenier, who was appointed to the position in the January 2023 City Council meeting, by Mayor Jessop**

Mayor Jessop honored the welcoming of Shanae Eidenier as the new City Treasurer.

- 9. Consideration, discussion, and approval of recommendation for appointment of Sirrene Barlow as Hildale City Recorder; and, if approved, swearing in as City Recorder by Mayor Jessop.**

City Manager Duthie recommended to Council the approval to appoint Sirrene Barlow as City Recorder. Acknowledging Athena Cawley and her efforts in the past.

Council discussed the best interest of the city and staff.

Motion made by Council Member Barlow, to approved Sirrene Barlow as Hildale City Recorder, Seconded by Council Member Musser.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay  
Motion Carries.

- 10. Discussion of the Innovation Center Grant status and update.**

City Manager Duthie presented to council the application process. The review committee met and reviewed 133 applications. The review was a blind review, cutting it down to 10 applications. There will be further processes to come.

- 11. Consideration, discussion, observations, and comments concerning the 2023 Hildale City Council Retreat; and possible approval of recommendations for future City Council Retreats.**

Mayor Jessop gave application for the turn out and goals set and reconnecting on past goals. Requesting for the Hildale City Retreat in 2024.

**New Council Business:**

- 12. Consideration, discussion, and possible approval of the 2023 Hildale City Council regular meeting schedule.**

City Recorder Barlow presented to council the upcoming years dates for Council Meetings.

Motion made by Council Member Musser, to approve of the 2023 Hildale City Council regular meeting schedule. Seconded by Council Member Dutson.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay  
Motion Carries.

**13. Consideration, discussion, and possible approval of a Zone Change Application for HD-SHCR-6-3, commonly addressed as 785 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Agriculture-0.5 (RA-0.5)**

Harrison Johnson presented to Council the application. It has been through Planning and Zoning and has been recommended for approval.

Motion made by Council Member Dutson, to approve a Zone Change Application for HD-SHCR-6-3, commonly addressed as 785 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Agriculture-0.5 (RA-0.5) Seconded by Council Member Holm.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

Motion Carries.

**14. Consideration, discussion, and possible approval of a Zone Change Application for HD-SHCR-6-7, commonly addressed as 780 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Multifamily-2 (RM-2).**

Harrison Presented to council the application and the Planning and Zoning has reviewed and does recommend approval.

Motion made by Council Member Barlow, to approve Zone Change Application for HD-SHCR-6-7, commonly addressed as 780 N Lauritzen, from Residential Agriculture-1 (RA-1) to Residential Multifamily-2 (RM-2). Seconded by Council Member Musser.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

Motion carries.

**15. Consideration, discussion, and possible approval of a Preliminary Plat Review for Subdivision for 685 N Willow Street, 725 N Willow Street.**

Tabled

**16. Consideration, discussion, and possible action concerning a "tax holiday" of the energy and use tax for January 2023; and projection/update of natural gas availability and cost in the near future.**

Utility Manager Weston Barlow presented to the Council what it means to have a tax holiday.

Council Members discussed the help it would bring to the community.

Motion made by Council Member Dutson to declare a tax holiday for natural gas customer for the month of January 2023, energy and use tax. Seconded by Council Member Seay.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

Motion Carries.

**17. Consideration, discussion, and possible action concerning establishing a second Hildale City Event to be held annually.**

Discussed what a second event would look like.

second Hildale city event as spring event spring breakfast for the first saturday of May.

Motion made by Council Member Musser to approve establishing a second Hildale City Event to be held as the Spring Event Spring Breakfast the First Saturday of May, Seconded by Council Member Dutson.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Musser, Council Member Seay

Motion Carries

**Calendar of Upcoming Events:** 5 minutes - Mayor Jessop

18. Review or modify February 2023 City Council Calendar. (Mayor Jessop 5 minutes)

**Executive Session:** As needed.

**Adjournment:**

Mayor Jessop adjourned the meeting at 8:02 pm.

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I verify that a copy of the notice and agenda was delivered to the Mayor and City Council members and posted at the City Hall, 320 E. Newel Avenue, Hildale, Utah and sent to the Utah State Public Meeting Notice coordinator.

Minutes were approved at the City Council Meeting on \_\_\_\_\_.

\_\_\_\_\_  
Sirrene J. Barlow, City Recorder

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>					
11-31-100 PROPERTY TAX - CURRENT YEAR	.00	114,889.64	103,515.00	( 11,374.64)	111.0
11-31-200 PROP TAX - DELINQUENT PR YR	.00	25,032.13	98,985.00	73,952.87	25.3
11-31-300 GENERAL SALES & USE TAX	28,845.49	143,619.20	450,800.00	307,180.80	31.9
11-31-301 RAP TAX	2,271.79	8,655.41	45,000.00	36,344.59	19.2
11-31-400 FRANCHISE TAX - ENERGY & USE	.00	4,395.90	.00	( 4,395.90)	.0
11-31-401 ENERGY & USE TAX	6,010.41	53,797.89	113,868.00	60,070.11	47.3
11-31-402 TELECOM LICENSE TAX	474.13	3,462.67	5,732.00	2,269.33	60.4
11-31-403 TRANSIENT ROOM TAX	1,481.93	8,925.60	22,500.00	13,574.40	39.7
11-31-700 FEE-IN-LIEU TX - PERSONAL PROP	.00	9,782.69	18,500.00	8,717.31	52.9
11-31-900 PNLTY & INT ON DELINQ TAXES	.00	915.36	4,000.00	3,084.64	22.9
TOTAL TAXES	39,083.75	373,476.49	862,900.00	489,423.51	43.3
<u>LICENSES AND PERMITS</u>					
11-32-100 BUSINESS LICENSE FEES	1,370.00	4,025.00	10,000.00	5,975.00	40.3
11-32-200 BUILDING PERMITS	1,172.33	25,070.22	45,000.00	19,929.78	55.7
11-32-300 LAND USE FEE'S	1,250.00	6,513.00	25,000.00	18,487.00	26.1
TOTAL LICENSES AND PERMITS	3,792.33	35,608.22	80,000.00	44,391.78	44.5
<u>INTERGOVERNMENTAL REVENUE</u>					
11-33-411 FD BEMS GRANT	.00	.00	147,059.00	147,059.00	.0
11-33-421 FD ASSISTANCE GRANT	.00	.00	7,500.00	7,500.00	.0
11-33-433 UDOT SAFE ROUTES TO SCHOOL GRA	.00	.00	283,824.00	283,824.00	.0
11-33-436 CDBG SIDEWALK GRANT	.00	1,106.16	164,633.00	163,526.84	.7
11-33-437 CORONAVIRUS RELIEF FUNDS	.00	171,371.50	336,503.00	165,131.50	50.9
11-33-438 UDOT 2022 GRANT	.00	.00	200,000.00	200,000.00	.0
11-33-439 CDBG 2023 GRANT	.00	.00	300,000.00	300,000.00	.0
11-33-443 USED A GRANT	.00	.00	750,000.00	750,000.00	.0
11-33-560 CLASS C ROAD FUND	.00	42,099.93	209,000.00	166,900.07	20.1
11-33-565 HIGHWAY/TRANSIT TAX	2,626.00	13,102.25	42,000.00	28,897.75	31.2
11-33-580 LIQUOR FUND ALLOTMENT	.00	1,940.77	6,000.00	4,059.23	32.4
TOTAL INTERGOVERNMENTAL REVENUE	2,626.00	229,620.61	2,446,519.00	2,216,898.39	9.4
<u>CHARGES FOR SERVICES</u>					
11-34-120 GRAMA, COPYING, ETC.	91.38	4,450.64	3,000.00	( 1,450.64)	148.4
11-34-252 SRO POLICE	.00	40,985.00	30,000.00	( 10,985.00)	136.6
11-34-910 SOLID WASTE- AZ STRIP LANDFILL	.00	( 1,700.00)	.00	1,700.00	.0
TOTAL CHARGES FOR SERVICES	91.38	43,735.64	33,000.00	( 10,735.64)	132.5

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FINES AND FORFEITURES</u>					
11-35-110	COURT FINES	3,250.00	32,372.91	35,000.00	2,627.09	92.5
11-35-210	BAIL AND BOND FORFEITURE	470.00	640.00	1,000.00	360.00	64.0
	<b>TOTAL FINES AND FORFEITURES</b>	<b>3,720.00</b>	<b>33,012.91</b>	<b>36,000.00</b>	<b>2,987.09</b>	<b>91.7</b>
	<u>MISCELLANEOUS REVENUE</u>					
11-36-100	INTEREST EARNINGS - GEN FUND	738.70	9,716.08	4,000.00	( 5,716.08)	242.9
11-36-110	MISCELLANEOUS REVENUE	.00	.01	.00	( .01)	.0
11-36-210	RENTAL - OFFICES IN CITY BLDG	.00	.00	9,000.00	9,000.00	.0
11-36-600	SUNDRY REVENUES	75.00	220.00	.00	( 220.00)	.0
11-36-800	LOT LEASES	12,298.38	37,997.30	61,500.00	23,502.70	61.8
11-36-910	SUNDRY REV - GEN FUND	.00	25,108.12	5,000.00	( 20,108.12)	502.2
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>13,112.08</b>	<b>73,041.51</b>	<b>79,500.00</b>	<b>6,458.49</b>	<b>91.9</b>
	<u>CONTRIBUTIONS AND TRANSFERS</u>					
11-38-184	GAS FUND	.00	25.00	.00	( 25.00)	.0
11-38-247	COST SHARE WITH PUBLIC WORKS	.00	.00	30,000.00	30,000.00	.0
11-38-248	EVENT FEES	.00	3,085.14	15,000.00	11,914.86	20.6
11-38-700	CONTRIBUTIONS-PRIVATE SOURCES	.00	.00	5,000.00	5,000.00	.0
11-38-702	CONTRIBUTIONS-COMM OUTREACH	.00	.00	15,000.00	15,000.00	.0
11-38-800	APPROP - BEGINNING CLASS "C"	.00	.00	100,000.00	100,000.00	.0
11-38-910	APPROP - GEN FUND BALANCE	.00	.00	40,700.00	40,700.00	.0
	<b>TOTAL CONTRIBUTIONS AND TRANSFERS</b>	<b>.00</b>	<b>3,110.14</b>	<b>205,700.00</b>	<b>202,589.86</b>	<b>1.5</b>
	<b>TOTAL FUND REVENUE</b>	<b>62,425.54</b>	<b>791,605.52</b>	<b>3,743,619.00</b>	<b>2,952,013.48</b>	<b>21.2</b>

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GEN GOVT ADMINISTRATION</u>					
11-41-110 SALARIES-PERMANENT EMPLOYEES	.00	60,238.16	126,327.00	66,088.84	47.7
11-41-111 SECRETARIAL STAFF	.00	3,882.41	.00	( 3,882.41)	.0
11-41-112 MAYOR	1,153.85	19,153.91	30,000.00	10,846.09	63.9
11-41-113 MANAGER	.00	21,319.99	86,426.00	65,106.01	24.7
11-41-114 TREASURER	.00	3,398.50	22,215.00	18,816.50	15.3
11-41-115 RECORDER	.00	22,218.72	48,875.00	26,656.28	45.5
11-41-117 ATTORNEY	5,000.00	40,000.00	60,000.00	20,000.00	66.7
11-41-130 PAYROLL TAXES	109.71	13,482.60	28,200.00	14,717.40	47.8
11-41-140 BENEFITS-OTHER	.00	31,636.00	25,000.00	( 6,636.00)	126.5
11-41-151 STIPENDS - CITY COUNCIL	280.00	2,520.00	6,860.00	4,340.00	36.7
11-41-152 STIPENDS - PLANNING COMMISSION	.00	1,750.00	4,900.00	3,150.00	35.7
11-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	620.00	24,909.80	5,000.00	( 19,909.80)	498.2
11-41-230 TRAVEL & TRAINING	60.63	2,885.99	19,540.00	16,654.01	14.8
11-41-235 HEALTH & HYDRATION	195.69	2,296.62	5,000.00	2,703.38	45.9
11-41-240 OFFICE EXPENSE & SUPPLIES	373.89	1,808.76	12,000.00	10,191.24	15.1
11-41-241 COPIER & PRINTER	115.59	633.27	6,000.00	5,366.73	10.6
11-41-242 SERVICE FEES	.00	3,250.81	1,000.00	( 2,250.81)	325.1
11-41-244 PRINT & POSTAGE	700.00	3,093.65	4,600.00	1,506.35	67.3
11-41-250 EQUIPMENT SUPPLIES & MAINT	.00	873.68	3,000.00	2,126.32	29.1
11-41-257 FUEL	322.49	1,486.17	6,000.00	4,513.83	24.8
11-41-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	2,135.00	.00	( 2,135.00)	.0
11-41-271 MAINT & SUPPLY - BUILDING	507.50	4,523.27	15,000.00	10,476.73	30.2
11-41-272 MAINT & SUPPLY - IT	.00	8,238.00	1,000.00	( 7,238.00)	823.8
11-41-274 MAINT & SUPPLY EQUIPMENT	.00	50.00	.00	( 50.00)	.0
11-41-280 UTILITIES	1,082.09	3,487.25	6,000.00	2,512.75	58.1
11-41-285 POWER	.00	2,437.00	5,000.00	2,563.00	48.7
11-41-287 TELEPHONE	351.32	4,249.10	10,000.00	5,750.90	42.5
11-41-310 PROFESSIONAL & TECHNICAL	1,827.50	1,827.50	80,000.00	78,172.50	2.3
11-41-311 ENGINEER	.00	1,812.75	1,000.00	( 812.75)	181.3
11-41-312 CONSULTANT	.00	9,341.75	12,000.00	2,658.25	77.9
11-41-313 AUDITOR	.00	.00	40,000.00	40,000.00	.0
11-41-315 INFORMATION TECHNOLOGY - SYSTE	.00	.00	1,000.00	1,000.00	.0
11-41-317 INFORMATION TECHNOLOGY - CONS	401.70	3,011.31	2,000.00	( 1,011.31)	150.6
11-41-318 INFORMATION TECHNOLOGY - SOFTW	278.33	6,108.35	3,000.00	( 3,108.35)	203.6
11-41-319 CONTINGENCY	.00	.00	150,903.00	150,903.00	.0
11-41-330 EDUCATION	.00	.00	5,000.00	5,000.00	.0
11-41-510 INSURANCE	.00	37,454.42	40,000.00	2,545.58	93.6
11-41-521 CREDIT CARD EXPENSE	.00	123.35	1,500.00	1,376.65	8.2
11-41-720 BUILDINGS	540.00	1,217.58	150,000.00	148,782.42	.8
11-41-743 EQUIPMENT - VEHICLE	.00	3,040.00	25,000.00	21,960.00	12.2
11-41-914 TRANSFER TO FUND 63	.00	.00	48,000.00	48,000.00	.0
11-41-962 TRANSFER TO OTHER FUNDS	.00	.00	263,059.00	263,059.00	.0
TOTAL GEN GOVT ADMINISTRATION	13,920.29	349,895.67	1,360,405.00	1,010,509.33	25.7



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Item 4.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MUNICIPAL COURT</u>					
11-42-110 SALARIES-PERMANENT EMPLOYEES	797.50	16,506.21	28,718.00	12,211.79	57.5
11-42-130 PAYROLL TAXES & BENEFITS	33.17	1,995.07	2,200.00	204.93	90.7
11-42-310 PROFESSIONAL & TECHNICAL	1,840.00	5,025.00	14,000.00	8,975.00	35.9
11-42-550 FINES, SURCHARGES - AOC	1,439.20	7,085.64	10,000.00	2,914.36	70.9
11-42-551 RESTITUTION PAYMENTS	.00	.00	1,000.00	1,000.00	.0
11-42-552 BAIL, BOND PAYMENT RELEASE	.00	( 500.00)	2,000.00	2,500.00	( 25.0)
11-42-790 OTHER	.00	.00	7,500.00	7,500.00	.0
TOTAL MUNICIPAL COURT	4,109.87	30,111.92	65,418.00	35,306.08	46.0
<u>POLICE DEPARTMENT</u>					
11-43-287 TELEPHONE	20.81	318.25	900.00	581.75	35.4
11-43-310 PROFESSIONAL & TECHNICAL	.00	3,300.00	30,000.00	26,700.00	11.0
11-43-980 INTRA-GOVT CHARGES	.00	193,186.02	275,672.00	82,485.98	70.1
TOTAL POLICE DEPARTMENT	20.81	196,804.27	306,572.00	109,767.73	64.2
<u>FIRE DEPARTMENT</u>					
11-44-810 FD BEMS GRANT TRANSFER	.00	63,432.77	147,059.00	83,626.23	43.1
11-44-811 FD ASSISTANCE GRANT TRANSFER	.00	.00	7,500.00	7,500.00	.0
11-44-980 INTRA-GOVT CHARGES	.00	47,225.12	91,000.00	43,774.88	51.9
TOTAL FIRE DEPARTMENT	.00	110,657.89	245,559.00	134,901.11	45.1
<u>BUILDING DEPARTMENT</u>					
11-45-110 SALARIES-PERMANENT EMPLOYEES	.00	16,060.09	45,833.00	29,772.91	35.0
11-45-153 STIPENDS - PLANNING COMMISSION	.00	.00	4,200.00	4,200.00	.0
11-45-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	.00	200.00	200.00	.0
11-45-330 EDUCATION	.00	.00	2,000.00	2,000.00	.0
TOTAL BUILDING DEPARTMENT	.00	16,060.09	52,233.00	36,172.91	30.8
<u>PUBLIC SAFETY DISPATCH</u>					
11-46-980 INTRA-GOVT CHARGES	.00	64,668.00	113,130.00	48,462.00	57.2
TOTAL PUBLIC SAFETY DISPATCH	.00	64,668.00	113,130.00	48,462.00	57.2

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS - STREETS &amp; ROADS</u>					
11-47-110 SALARIES-PERMANENT EMPLOYEES	.00	63,598.09	38,424.00	( 25,174.09)	165.5
11-47-130 PAYROLL TAXES	.00	3,889.59	2,950.00	( 939.59)	131.9
11-47-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	.00	500.00	500.00	.0
11-47-230 TRAVEL	.00	24.00	1,500.00	1,476.00	1.6
11-47-250 EQUIPMENT SUPPLIES & MAINT	602.34	3,991.62	3,000.00	( 991.62)	133.1
11-47-255 EQUIPMENT RENT OR LEASE	.00	15,136.98	3,000.00	( 12,136.98)	504.6
11-47-257 FUEL	881.32	2,776.29	17,000.00	14,223.71	16.3
11-47-258 BULK OIL	.00	192.36	15,000.00	14,807.64	1.3
11-47-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	43.14	1,000.00	956.86	4.3
11-47-272 MAINT & SUPPLY - OTHER	.00	927.84	1,000.00	72.16	92.8
11-47-274 MAINT & SUPPLY EQUIPMENT	.00	223.15	2,000.00	1,776.85	11.2
11-47-286 STREET LIGHTS	.00	3,409.03	7,000.00	3,590.97	48.7
11-47-330 EDUCATION	.00	.00	500.00	500.00	.0
11-47-410 SPEC DEPT MATERIALS & SUPPLIES	.00	28,741.90	726,640.00	697,898.10	4.0
11-47-850 DEBT SERVICE	.00	.00	15,200.00	15,200.00	.0
11-47-953 SAFE ROUTES TO SCHOOL	.00	.00	283,824.00	283,824.00	.0
11-47-990 CONTINGENCY	.00	.00	251,000.00	251,000.00	.0
<b>TOTAL PUBLIC WORKS - STREETS &amp; ROADS</b>	<b>1,483.66</b>	<b>122,953.99</b>	<b>1,369,538.00</b>	<b>1,246,584.01</b>	<b>9.0</b>
<u>PUBLIC WORKS - PARKS</u>					
11-48-110 SALARIES-PERMANENT EMPLOYEES	1,422.56	26,115.61	52,093.00	25,977.39	50.1
11-48-120 SALARIES-TEMPORARY EMPLOYEES	.00	5,438.16	5,000.00	( 438.16)	108.8
11-48-130 PAYROLL TAXES	136.99	2,709.03	4,370.00	1,660.97	62.0
11-48-140 BENEFITS-OTHER	37.50	562.50	7,990.00	7,427.50	7.0
11-48-230 TRAVEL, MEETINGS, AND TRAINING	( 179.39)	( 179.39)	.00	179.39	.0
11-48-240 OFFICE EXPENSE & SUPPLIES	162.00	948.95	.00	( 948.95)	.0
11-48-250 EQUIPMENT SUPPLIES & MAINT	.00	5,197.66	5,000.00	( 197.66)	104.0
11-48-257 FUEL	61.77	1,355.11	4,000.00	2,644.89	33.9
11-48-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	1,799.67	4,000.00	2,200.33	45.0
11-48-272 MAINT & SUPPLY - OTHER	2,039.22	6,471.29	20,000.00	13,528.71	32.4
11-48-274 MAINT & SUPPLY EQUIPMENT	.00	1,529.16	5,000.00	3,470.84	30.6
11-48-280 UTILITIES	333.10	3,514.76	6,000.00	2,485.24	58.6
11-48-285 POWER	.00	1,848.95	8,000.00	6,151.05	23.1
11-48-287 TELEPHONE INET	381.58	1,429.86	5,000.00	3,570.14	28.6
11-48-410 SPECIAL PROJECT	.00	18,408.32	25,000.00	6,591.68	73.6
11-48-790 OTHER	.00	150.00	10,000.00	9,850.00	1.5
11-48-850 DEBT SERVICE - VEHICLE & EQUIP	.00	.00	6,000.00	6,000.00	.0
<b>TOTAL PUBLIC WORKS - PARKS</b>	<b>4,395.33</b>	<b>77,299.64</b>	<b>167,453.00</b>	<b>90,153.36</b>	<b>46.2</b>

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
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Item 4.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY OUTREACH DEPARTMENT</u>					
11-49-110 SALARIES-PERMANENT EMPLOYEES	.00	6,921.09	20,711.00	13,789.91	33.4
11-49-130 PAYROLL TAXES	.00	521.67	1,600.00	1,078.33	32.6
11-49-230 TRAVEL, MEETINGS, AND TRAINING	.00	.00	1,000.00	1,000.00	.0
11-49-250 EQUIPMENT SUPPLIES & MAINT	.00	71.55	5,000.00	4,928.45	1.4
11-49-274 EQUIPMENT PURCHASE	.00	.00	5,000.00	5,000.00	.0
11-49-310 PROFESSIONAL & TECHNICAL	.00	.00	5,000.00	5,000.00	.0
11-49-410 SPECIAL PROJECT	.00	( 4,250.44)	25,000.00	29,250.44	( 17.0)
TOTAL COMMUNITY OUTREACH DEPARTME	.00	3,263.87	63,311.00	60,047.13	5.2
TOTAL FUND EXPENDITURES	23,929.96	971,715.34	3,743,619.00	2,771,903.66	26.0
NET REVENUE OVER EXPENDITURES	38,495.58	( 180,109.82)	.00	180,109.82	.0

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
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Item 4.

GF DEBT SERVICE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEBT SERVICE TRANSFER REVENUE</u>					
31-34-802 TRANS FOR CIB EQUIP BOND PMT	.00	.00	79,000.00	79,000.00	.0
31-34-803 2018 CIB DETENTION POND	.00	.00	29,500.00	29,500.00	.0
TOTAL DEBT SERVICE TRANSFER REVENUE	.00	.00	108,500.00	108,500.00	.0
TOTAL FUND REVENUE	.00	.00	108,500.00	108,500.00	.0

CITY OF HILDALE  
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Item 4.

GF DEBT SERVICE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE DEPT DEBT SERVICE</u>					
31-44-711 FIRE EQ 2015 BOND DEBT SERVICE	.00	75,000.00	73,000.00	( 2,000.00)	102.7
31-44-712 FIRE EQ 2015 BOND INTEREST	.00	4,605.00	6,000.00	1,395.00	76.8
31-44-723 2018 CIB DETENTION POND	.00	19,000.00	19,000.00	.00	100.0
31-44-724 2018 CIB DETEN POND INTEREST	.00	9,875.00	10,500.00	625.00	94.1
TOTAL FIRE DEPT DEBT SERVICE	.00	108,480.00	108,500.00	20.00	100.0
TOTAL FUND EXPENDITURES	.00	108,480.00	108,500.00	20.00	100.0
NET REVENUE OVER EXPENDITURES	.00	( 108,480.00)	.00	108,480.00	.0

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
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Item 4.

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OTHER REVENUE</u>					
52-38-900 WASTEWATER SUNDRY REVENUES	.00	1,900.00	.00	( 1,900.00)	.0
TOTAL OTHER REVENUE	.00	1,900.00	.00	( 1,900.00)	.0
TOTAL FUND REVENUE	.00	1,900.00	.00	( 1,900.00)	.0
NET REVENUE OVER EXPENDITURES	.00	1,900.00	.00	( 1,900.00)	.0

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
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Item 4.

2017 JUDGMENT RESOLUTION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUES</u>					
63-38-101 TRANSFER FROM GENERAL FUND	.00	.00	24,000.00	24,000.00	.0
63-38-102 TRANSFER FROM WATER FUND	.00	.00	8,000.00	8,000.00	.0
63-38-103 TRANSFER FROM WASTEWATER	.00	.00	8,000.00	8,000.00	.0
63-38-105 TRANSFER FROM GAS FUND	.00	.00	8,000.00	8,000.00	.0
TOTAL REVENUES	.00	.00	48,000.00	48,000.00	.0
TOTAL FUND REVENUE	.00	.00	48,000.00	48,000.00	.0

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
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Item 4.

2017 JUDGMENT RESOLUTION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
63-41-310 PROFESSIONAL & TECHNICAL	1,998.98	30,207.66	28,000.00	( 2,207.66)	107.9
63-41-315 LEGAL - GENERAL	.00	1,500.00	20,000.00	18,500.00	7.5
TOTAL EXPENDITURES	1,998.98	31,707.66	48,000.00	16,292.34	66.1
TOTAL FUND EXPENDITURES	1,998.98	31,707.66	48,000.00	16,292.34	66.1
NET REVENUE OVER EXPENDITURES	( 1,998.98)	( 31,707.66)	.00	31,707.66	.0



CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
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Item 4.

JOINT ADMINISTRATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>REVENUES</u>					
65-38-102	TRANSFER FROM WATER FUND	193,294.45	193,294.45	515,300.00	322,005.55	37.5
65-38-103	TRANSFER FROM WASTEWATER	257,725.93	257,725.93	687,000.00	429,274.07	37.5
65-38-105	TRANSFER FROM GAS FUND	128,862.97	128,862.97	343,500.00	214,637.03	37.5
65-38-910	LANDFILL REVENUES	( 95.24)	13,904.76	20,000.00	6,095.24	69.5
65-38-915	GARKANE SERVICES	1,167.00	9,336.00	12,000.00	2,664.00	77.8
	TOTAL REVENUES	580,955.11	603,124.11	1,577,800.00	974,675.89	38.2
	TOTAL FUND REVENUE	580,955.11	603,124.11	1,577,800.00	974,675.89	38.2

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
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Item 4.

JOINT ADMINISTRATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
65-41-110 SALARIES-PERMANENT EMPLOYEES	.00	209,593.28	705,600.00	496,006.72	29.7
65-41-113 MANAGER	.00	5,234.61	.00	( 5,234.61)	.0
65-41-114 TREASURER	.00	15,174.88	.00	( 15,174.88)	.0
65-41-115 RECORDER	.00	2,670.68	.00	( 2,670.68)	.0
65-41-120 SALARIES-TEMPORARY EMPLOYEES	.00	9,261.19	66,000.00	56,738.81	14.0
65-41-130 PAYROLL TAXES	.00	18,924.86	81,600.00	62,675.14	23.2
65-41-140 BENEFITS-OTHER	658.82	49,761.97	123,900.00	74,138.03	40.2
65-41-144 PRINT AND POSTAGE	214.68	4,867.73	19,500.00	14,632.27	25.0
65-41-150 STIPENDS - UTILITY BOARD	.00	1,000.00	12,600.00	11,600.00	7.9
65-41-160 MERCHANT PROCESSING	.00	.00	60,000.00	60,000.00	.0
65-41-165 CAPITAL BUILDING	.00	6,819.83	.00	( 6,819.83)	.0
65-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	.00	3,800.00	3,800.00	.0
65-41-230 TRAVEL	.00	152.00	8,200.00	8,048.00	1.9
65-41-235 FOOD & REFRESHMENT	36.00	491.48	11,600.00	11,108.52	4.2
65-41-240 OFFICE EXPENSE & SUPPLIES	.00	79.20	8,800.00	8,720.80	.9
65-41-242 SERVICE FEES	.00	2,766.27	1,200.00	( 1,566.27)	230.5
65-41-250 EQUIPMENT SUPPLIES & MAINT	356.00	25,935.85	73,500.00	47,564.15	35.3
65-41-257 FUEL	2,770.13	25,158.45	39,700.00	14,541.55	63.4
65-41-260 TOOLS & EQUIPMENT-NON CAPITAL	297.11	6,230.10	52,800.00	46,569.90	11.8
65-41-271 MAINT & SUPPLY - OFFICE	266.46	2,644.70	8,900.00	6,255.30	29.7
65-41-280 UTILITIES	2,690.65	8,314.04	19,800.00	11,485.96	42.0
65-41-285 POWER	.00	6,832.02	15,300.00	8,467.98	44.7
65-41-287 TELEPHONE	485.96	4,530.52	12,000.00	7,469.48	37.8
65-41-310 PROFESSIONAL & TECHNICAL	12,666.48	97,600.86	8,300.00	( 89,300.86)	1175.9
65-41-313 AUDITOR	.00	.00	40,000.00	40,000.00	.0
65-41-315 LEGAL - GENERAL	.00	.00	4,000.00	4,000.00	.0
65-41-317 INFORMATION TECHNOLOGY - CONS	3,615.38	24,817.69	15,000.00	( 9,817.69)	165.5
65-41-318 INFORMATION TECHNOLOGY - SOFTW	1,868.58	10,198.21	20,000.00	9,801.79	51.0
65-41-330 EDUCATION	.00	.00	3,600.00	3,600.00	.0
65-41-510 INSURANCE	658.82	56,811.24	85,500.00	28,688.76	66.5
65-41-521 CREDIT CARD EXPENSE	.00	1,434.97	.00	( 1,434.97)	.0
65-41-580 RENT OR LEASE	.00	17,852.39	3,000.00	( 14,852.39)	595.1
65-41-720 BUILDINGS	364.21	396.62	10,000.00	9,603.38	4.0
65-41-741 EQUIPMENT - OFFICE	3,629.38	3,656.71	12,000.00	8,343.29	30.5
65-41-850 DEBT SERVICE - VEHICLE & EQUIP	.00	15,757.04	21,000.00	5,242.96	75.0
65-41-900 AUTOMATIC PAYMENT INCENTIVE	.00	5.00	300.00	295.00	1.7
65-41-901 SURVEY INCENTIVE PROGRAM	.00	160.00	100.00	( 60.00)	160.0
65-41-960 TRANSFERS TO RESERVE FUNDS	.00	.00	30,200.00	30,200.00	.0
TOTAL EXPENDITURES	30,578.66	635,134.39	1,577,800.00	942,665.61	40.3
TOTAL FUND EXPENDITURES	30,578.66	635,134.39	1,577,800.00	942,665.61	40.3
NET REVENUE OVER EXPENDITURES	550,376.45	( 32,010.28)	.00	32,010.28	.0

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Item 4.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING REVENUES</u>					
81-37-111 WATER SALES - METERED	1.20	241,764.95	501,900.00	260,135.05	48.2
81-37-121 WATER SALES - FLAT RATE	57.00	261,582.39	554,900.00	293,317.61	47.1
81-37-331 CONNECTION CHARGES	535.00	15,602.49	31,000.00	15,397.51	50.3
81-37-332 CONSTRUCTION & REPAIR	.00	15,005.00	89,600.00	74,595.00	16.8
81-37-351 SUNDRY OPERATING REVENUE	.00	( 5,947.15)	.00	5,947.15	.0
81-37-411 INTEREST	3,971.28	22,717.82	5,400.00	( 17,317.82)	420.7
81-37-412 PENALTIES	65.24	27,711.60	60,000.00	32,288.40	46.2
81-37-452 IMPACT FEE - AZ	.00	75.00	.00	( 75.00)	.0
TOTAL OPERATING REVENUES	4,629.72	578,512.10	1,242,800.00	664,287.90	46.6
<u>NON-OPERATING REVENUE</u>					
81-38-102 TRANSFERS FROM R&R RESERVE	.00	.00	180,000.00	180,000.00	.0
81-38-361 LOAN PROCEEDS	.00	.00	460,000.00	460,000.00	.0
81-38-440 SUNDRY NON-OPERATING REVENUE	.00	40,000.00	20,000.00	( 20,000.00)	200.0
81-38-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING REVENUE	.00	40,000.00	1,060,000.00	1,020,000.00	3.8
TOTAL FUND REVENUE	4,629.72	618,512.10	2,302,800.00	1,684,287.90	26.9

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
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WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
81-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	325.00	3,000.00	2,675.00	10.8
81-41-230 TRAVEL	.00	.00	7,700.00	7,700.00	.0
81-41-235 FOOD & REFRESHMENT	.00	.00	1,000.00	1,000.00	.0
81-41-250 EQUIPMENT SUPPLIES & MAINT	.00	.00	49,000.00	49,000.00	.0
81-41-257 FUEL	.00	.00	400.00	400.00	.0
81-41-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	844.47	17,000.00	16,155.53	5.0
81-41-273 MAINT & SUPPLY - SYSTEM	2,287.19	85,775.50	184,000.00	98,224.50	46.6
81-41-285 POWER	38.36	81,139.76	160,800.00	79,660.24	50.5
81-41-311 ENGINEER	.00	17,503.38	50,000.00	32,496.62	35.0
81-41-314 LABORATORY & TESTING	154.00	4,483.00	7,500.00	3,017.00	59.8
81-41-315 LEGAL - GENERAL	.00	.00	1,300.00	1,300.00	.0
81-41-330 EDUCATION	.00	.00	3,500.00	3,500.00	.0
81-41-340 SYSTEM CONSTRUCTION SERVICES	.00	34,450.00	60,000.00	25,550.00	57.4
81-41-341 CONST-CUSTOMER'S INSTALLATION	.00	.00	5,000.00	5,000.00	.0
81-41-431 COMMODITY SUPPLY	.00	4,888.35	.00	( 4,888.35)	.0
81-41-432 SPECIAL DEPT SUPPLIES	.00	11,329.46	20,000.00	8,670.54	56.7
TOTAL OPERATING EXPENDITURES	2,479.55	240,738.92	570,200.00	329,461.08	42.2
<u>NON-OPERATING EXPENDITURES</u>					
81-42-560 BAD DEBT EXPENSE	876.87	3,775.77	8,000.00	4,224.23	47.2
81-42-730 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	6,000.00	6,000.00	.0
81-42-742 EQUIPMENT - FIELD	.00	.00	15,000.00	15,000.00	.0
81-42-750 SP PROJECTS CAPITAL	.00	.00	460,000.00	460,000.00	.0
81-42-780 RESERVE PURCHASES	.00	.00	180,000.00	180,000.00	.0
81-42-815 PRINC. & INT W.RIGHTS LOAN	.00	2,020.31	61,300.00	59,279.69	3.3
81-42-911 TRANSFERS TO JOINT ADMIN FUND	193,294.45	193,294.45	515,300.00	322,005.55	37.5
81-42-912 TRANSFERS TO LITIGATION	.00	.00	12,000.00	12,000.00	.0
81-42-914 TRANSFERS TO 2017 JMT RES FUND	.00	.00	8,000.00	8,000.00	.0
81-42-960 TRANSFERS TO RESERVE FUNDS	.00	.00	67,000.00	67,000.00	.0
81-42-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING EXPENDITURES	194,171.32	199,090.53	1,732,600.00	1,533,509.47	11.5
TOTAL FUND EXPENDITURES	196,650.87	439,829.45	2,302,800.00	1,862,970.55	19.1
NET REVENUE OVER EXPENDITURES	( 192,021.15)	178,682.65	.00	( 178,682.65)	.0

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING REVENUES</u>					
82-37-160 CONSTRUCTION REVENUE	.00	695.00	9,000.00	8,305.00	7.7
82-37-311 SERVICE CHARGES	140.00	481,730.07	885,400.00	403,669.93	54.4
82-37-312 SERVICE CHARGES - CPMCWID	.00	109,582.52	178,000.00	68,417.48	61.6
82-37-331 CONNECTION CHARGES	.00	.00	3,000.00	3,000.00	.0
82-37-332 SERVICING CUSTOMER INSTALL	.00	4,725.00	10,000.00	5,275.00	47.3
82-37-411 INTEREST	5,699.36	33,601.10	5,000.00	( 28,601.10)	672.0
82-37-451 IMPACT FEE	.00	79,350.00	120,000.00	40,650.00	66.1
82-37-452 IMPACT FEE - CPMCWID	.00	23,200.00	48,500.00	25,300.00	47.8
TOTAL OPERATING REVENUES	5,839.36	732,883.69	1,258,900.00	526,016.31	58.2
<u>NON-OPERATING REVENUES</u>					
82-38-102 TRANSFERS FROM R&R RESERVE	.00	.00	111,100.00	111,100.00	.0
82-38-361 LOAN PROCEEDS	.00	.00	500,000.00	500,000.00	.0
82-38-440 SUNDRY NON-OPERATING REVENUE	.00	.00	1,000.00	1,000.00	.0
82-38-901 APPROP - UTILITY FUND BALANCE	.00	.00	100,000.00	100,000.00	.0
82-38-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING REVENUES	.00	.00	1,112,100.00	1,112,100.00	.0
TOTAL FUND REVENUE	5,839.36	732,883.69	2,371,000.00	1,638,116.31	30.9

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
82-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	861.00	2,500.00	1,639.00	34.4
82-41-230 TRAVEL	.00	.00	4,600.00	4,600.00	.0
82-41-235 FOOD & REFRESHMENT	.00	.00	600.00	600.00	.0
82-41-250 EQUIPMENT SUPPLIES & MAINT	.00	84.94	19,000.00	18,915.06	.5
82-41-257 FUEL	208.42	3,277.68	5,400.00	2,122.32	60.7
82-41-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	1,270.74	18,500.00	17,229.26	6.9
82-41-273 MAINTENANCE & SUPPLY - SYSTEM	39.90	11,557.52	158,000.00	146,442.48	7.3
82-41-285 POWER	.00	11,939.20	38,000.00	26,060.80	31.4
82-41-311 ENGINEER	.00	24,941.75	50,000.00	25,058.25	49.9
82-41-314 LABORATORY & TESTING	.00	.00	3,000.00	3,000.00	.0
82-41-315 LEGAL - GENERAL	.00	.00	1,000.00	1,000.00	.0
82-41-330 EDUCATION	.00	.00	5,300.00	5,300.00	.0
82-41-340 SYSTEM CONSTRUCTION SERVICES	114,396.00	218,515.21	520,000.00	301,484.79	42.0
82-41-341 CONST-CUSTOMER'S INSTALLATION	.00	.00	10,000.00	10,000.00	.0
TOTAL OPERATING EXPENDITURES	114,644.32	272,448.04	835,900.00	563,451.96	32.6
<u>NON-OPERATING EXPENSES</u>					
82-42-560 BAD DEBT EXPENSE	705.47	3,062.48	10,000.00	6,937.52	30.6
82-42-710 LAND	.00	.00	90,000.00	90,000.00	.0
82-42-720 BUILDINGS	.00	.00	25,000.00	25,000.00	.0
82-42-742 EQUIPMENT - FIELD	.00	.00	20,000.00	20,000.00	.0
82-42-780 RESERVE PURCHASES	.00	87,288.00	73,000.00	( 14,288.00)	119.6
82-42-812 PRINCIPAL ON BONDS - RDA B	.00	.00	42,000.00	42,000.00	.0
82-42-822 INTEREST ON BONDS - RDA - B	.00	21,072.75	57,000.00	35,927.25	37.0
82-42-911 TRANSFERS TO JOINT ADMIN FUND	386,588.90	386,588.90	687,000.00	300,411.10	56.3
82-42-912 TRANSFERS TO LITIGATION	.00	.00	12,000.00	12,000.00	.0
82-42-914 TRANSFERS TO 2017 JMT RES FUND	.00	.00	8,000.00	8,000.00	.0
82-42-960 TRANSFERS TO RESERVE FUNDS	.00	.00	111,100.00	111,100.00	.0
82-42-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING EXPENSES	387,294.37	498,012.13	1,535,100.00	1,037,087.87	32.4
TOTAL FUND EXPENDITURES	501,938.69	770,460.17	2,371,000.00	1,600,539.83	32.5
NET REVENUE OVER EXPENDITURES	( 496,099.33)	( 37,576.48)	.00	37,576.48	.0

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

GAS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING REVENUES</u>					
84-37-111 GAS SALES - METERED NAT GAS	241.53	443,295.43	335,000.00	( 108,295.43)	132.3
84-37-112 GAS SALES - METERED PROPANE	2,883.99	486,317.37	790,900.00	304,582.63	61.5
84-37-113 GAS SALES - CYLINDER	144.16	4,634.60	14,100.00	9,465.40	32.9
84-37-114 GAS SALES - CYLINDER EXCHANGE	201.66	1,009.47	3,700.00	2,690.53	27.3
84-37-121 NATURAL GAS SALES - FLAT RATE	7.50	21,283.36	26,000.00	4,716.64	81.9
84-37-122 PROPANE GAS - FLAT RATE	.00	27,476.48	34,000.00	6,523.52	80.8
84-37-160 CONSTRUCTION REVENUE	1,655.00	68,560.50	65,000.00	( 3,560.50)	105.5
84-37-331 CONNECTION CHARGES	330.00	4,105.00	8,000.00	3,895.00	51.3
84-37-351 SUNDRY OPERATING REVENUE	.00	.00	47,000.00	47,000.00	.0
84-37-411 INTEREST	3,790.15	23,540.23	3,200.00	( 20,340.23)	735.6
84-37-412 PENALTIES	.00	11,050.11	19,000.00	7,949.89	58.2
TOTAL OPERATING REVENUES	9,253.99	1,091,272.55	1,345,900.00	254,627.45	81.1
<u>NON-OPERATING REVENUES</u>					
84-38-102 TRANSFERS FROM R&R RESERVE	.00	.00	103,000.00	103,000.00	.0
84-38-316 INTRAGOVERNMENTAL GRANTS	.00	.00	250,000.00	250,000.00	.0
84-38-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING REVENUES	.00	.00	753,000.00	753,000.00	.0
TOTAL FUND REVENUE	9,253.99	1,091,272.55	2,098,900.00	1,007,627.45	52.0

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

GAS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
84-41-140 BENEFITS-OTHER	.00	.00	3,000.00	3,000.00	.0
84-41-150 STIPENDS	.00	200.00	.00	( 200.00)	.0
84-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	5,053.00	2,000.00	( 3,053.00)	252.7
84-41-230 TRAVEL	.00	195.10	4,000.00	3,804.90	4.9
84-41-235 FOOD & REFRESHMENT	.00	.00	500.00	500.00	.0
84-41-250 EQUIPMENT SUPPLIES & MAINT	24.66	4,153.75	10,000.00	5,846.25	41.5
84-41-257 FUEL	274.90	1,795.95	3,500.00	1,704.05	51.3
84-41-260 TOOLS & EQUIPMENT-NON CAPITAL	462.38	8,170.77	11,000.00	2,829.23	74.3
84-41-273 MAINT & SUPPLY SYSTEM	8,471.68	61,839.41	47,500.00	( 14,339.41)	130.2
84-41-280 UTILITIES	1,913.86	2,034.68	.00	( 2,034.68)	.0
84-41-285 POWER	11.05	581.60	2,000.00	1,418.40	29.1
84-41-311 ENGINEER	.00	.00	1,000.00	1,000.00	.0
84-41-315 LEGAL - GENERAL	.00	.00	1,000.00	1,000.00	.0
84-41-330 EDUCATION	.00	.00	6,200.00	6,200.00	.0
84-41-340 SYSTEM CONSTRUCTION SERVICES	1,398.00	1,398.00	2,000.00	602.00	69.9
84-41-341 CONST-CUSTOMER'S INSTALLATION	.00	10,273.56	.00	( 10,273.56)	.0
84-41-431 NATURAL GAS COMMODITY SUPPLY	213,070.73	333,433.68	151,000.00	( 182,433.68)	220.8
84-41-432 PROPANE GAS COMMODITY SUPPLY	60,513.87	404,093.82	540,000.00	135,906.18	74.8
84-41-434 NAT GAS COMMODITY TRANSPORT	4,354.00	( 17,355.67)	34,600.00	51,955.67	( 50.2)
84-41-510 INSURANCE	2,557.42	11,033.84	.00	( 11,033.84)	.0
84-41-580 RENT OR LEASE	300.00	5,140.57	4,700.00	( 440.57)	109.4
84-41-610 MISC. SUPPLIES	.00	.00	5,000.00	5,000.00	.0
TOTAL OPERATING EXPENDITURES	293,352.55	832,042.06	829,000.00	( 3,042.06)	100.4
<u>NON-OPERATING EXPENDITURES</u>					
84-42-560 BAD DEBT EXPENSE	149.96	2,728.92	6,000.00	3,271.08	45.5
84-42-710 LAND	.00	.00	6,900.00	6,900.00	.0
84-42-750 SP PROJECTS CAPITAL	.00	48,314.75	284,000.00	235,685.25	17.0
84-42-780 RESERVE PURCHASES	.00	6,855.13	103,000.00	96,144.87	6.7
84-42-911 TRANSFERS TO JOINT ADMIN FUND	.00	.00	343,500.00	343,500.00	.0
84-42-912 TRANSFERS TO LITIGATION	.00	.00	12,000.00	12,000.00	.0
84-42-914 TRANSFERS TO 2017 JMT RES FUND	.00	.00	8,000.00	8,000.00	.0
84-42-960 TRANSFERS TO RESERVE FUNDS	.00	.00	106,500.00	106,500.00	.0
84-42-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING EXPENDITURES	149.96	57,898.80	1,269,900.00	1,212,001.20	4.6
TOTAL FUND EXPENDITURES	293,502.51	889,940.86	2,098,900.00	1,208,959.14	42.4
NET REVENUE OVER EXPENDITURES	( 284,248.52)	201,331.69	.00	( 201,331.69)	.0



CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

89 FUND COLO CITY FIBER DEPT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>NON-OPERATING REVENUES</u>					
89-38-101	TRANSFERS FROM OTHER FUNDS	.00	.00	5,000.00	5,000.00	.0
89-38-316	INTRAGOVERNMENTAL REVENUE	.00	.00	150,000.00	150,000.00	.0
89-38-999	CONTINGENCY	.00	.00	20,000.00	20,000.00	.0
	TOTAL NON-OPERATING REVENUES	.00	.00	175,000.00	175,000.00	.0
	TOTAL FUND REVENUE	.00	.00	175,000.00	175,000.00	.0

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

89 FUND COLO CITY FIBER DEPT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OPERATING EXPENDITURES</u>					
89-41-273	MAINT & SUPPLY SYSTEM	.00	2,105.10	5,000.00	2,894.90	42.1
89-41-340	SYSTEM CONSTRUCTION SERVICES	.00	.00	150,000.00	150,000.00	.0
	TOTAL OPERATING EXPENDITURES	.00	2,105.10	155,000.00	152,894.90	1.4
	<u>NON-OPERATING EXPENDITURES</u>					
89-42-999	CONTINGENCY	.00	.00	20,000.00	20,000.00	.0
	TOTAL NON-OPERATING EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
	TOTAL FUND EXPENDITURES	.00	2,105.10	175,000.00	172,894.90	1.2
	NET REVENUE OVER EXPENDITURES	.00	( 2,105.10)	.00	2,105.10	.0

CITY OF HILDALE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

90 FUND HILDALE CITY FIBER DEP

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OPERATING REVENUES</u>					
90-37-111	FIBER SALES	.00	3,238.83	5,000.00	1,761.17	64.8
90-37-332	CONSTRUCTION	.00	.00	1,000.00	1,000.00	.0
90-37-412	PENALTIES	.00	6.26	.00	( 6.26)	.0
	TOTAL OPERATING REVENUES	.00	3,245.09	6,000.00	2,754.91	54.1
	<u>NON-OPERATING REVENUES</u>					
90-38-101	TRANSFERS FROM OTHER FUNDS	.00	.00	20,000.00	20,000.00	.0
90-38-316	INTRAGOVERNMENTAL GRANTS	.00	3,750.00	150,000.00	146,250.00	2.5
90-38-999	CONTINGENCY	.00	.00	20,000.00	20,000.00	.0
	TOTAL NON-OPERATING REVENUES	.00	3,750.00	190,000.00	186,250.00	2.0
	TOTAL FUND REVENUE	.00	6,995.09	196,000.00	189,004.91	3.6

CITY OF HILDALE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2023

Item 4.

90 FUND HILDALE CITY FIBER DEP

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>OPERATING EXPENDITURES</u>					
90-41-260	TOOLS & EQUIPMENT-NON CAPITAL	.00	.00	4,000.00	4,000.00	.0
90-41-273	MAINT & SUPPLY SYSTEM	.00	8,458.84	20,000.00	11,541.16	42.3
90-41-580	RENT OR LEASE	100.00	800.00	2,000.00	1,200.00	40.0
	<u>TOTAL OPERATING EXPENDITURES</u>	<u>100.00</u>	<u>9,258.84</u>	<u>26,000.00</u>	<u>16,741.16</u>	<u>35.6</u>
	<u>NON-OPERATING EXPENDITURES</u>					
90-42-750	SP PROJECTS CAPITAL	.00	.00	150,000.00	150,000.00	.0
90-42-999	CONTINGENCY	.00	.00	20,000.00	20,000.00	.0
	<u>TOTAL NON-OPERATING EXPENDITURES</u>	<u>.00</u>	<u>.00</u>	<u>170,000.00</u>	<u>170,000.00</u>	<u>.0</u>
	<u>TOTAL FUND EXPENDITURES</u>	<u>100.00</u>	<u>9,258.84</u>	<u>196,000.00</u>	<u>186,741.16</u>	<u>4.7</u>
	<u>NET REVENUE OVER EXPENDITURES</u>	<u>( 100.00)</u>	<u>( 2,263.75)</u>	<u>.00</u>	<u>2,263.75</u>	<u>.0</u>

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
1155 ARIZONA STRIP LANDFILL CORP									
COLL 0123	1	Invoice	LANDFILL SERVICES	01/31/2023	03/02/2023	40,085.73	0	01/23	11-21312
Total 1155 ARIZONA STRIP LANDFILL CORP:						40,085.73			
1430 CASELLE, INC.									
122450	1	Invoice	CONTRACT FOR MAR2023 - 10% ADMIN - SPLIT DISTRIBUTION	02/01/2023	03/03/2023	109.70	0	02/23	11-41-318
122450	2	Invoice	CONTRACT FOR MAR 2023- 90% UTILITIES - SPLIT DISTRIBUTION	02/01/2023	03/03/2023	987.30	0	02/23	65-41-318
Total 1430 CASELLE, INC.:						1,097.00			
1991 FREHNER BEARING & SUPPLY									
81817	1	Invoice	PARTS FOR PUMP AT PROPANE YARD	01/06/2023	02/05/2023	191.43	0	01/23	84-41-273
81863	1	Invoice	PARTS FOR PUMP AT PROPANE YARD	01/16/2023	02/15/2023	195.10	0	01/23	84-41-230
8141273	1	Invoice	MOTOR BEARINGS	02/01/2023	03/03/2023	792.50	0	02/23	81-41-273
81883	1	Invoice	15 HP MOTOR	01/18/2023	02/17/2023	1,462.44	0	02/23	84-41-273
Total 1991 FREHNER BEARING & SUPPLY:						2,641.47			
2170 HILDALE CITY UTILITIES									
31800001 01	1	Invoice	Lab Shop Utilities	02/09/2023	02/24/2023	1,664.28	0	02/23	65-41-280
6077001 012	1	Invoice	CITY HALL UTILITIES - 33% Admin - Split Distribution	02/09/2023	02/24/2023	505.53	0	02/23	11-41-280
6077001 012	2	Invoice	CITY HALL UTILITIES - 67% Utilities - Split Distribution	02/09/2023	02/24/2023	1,026.37	0	02/23	65-41-280
6217001 012	1	Invoice	MAXWELL PARK UTILITIES	02/09/2023	02/24/2023	333.10	0	02/23	11-48-280
6231901 012	1	Invoice	MULBERRY ST BUILDING UTILITIES	02/09/2023	02/24/2023	576.56	0	02/23	11-41-280
6428701 012	1	Invoice	Propane YARD LEASE	02/14/2023	03/01/2023	300.00	0	02/23	84-41-580
7011201 012	1	Invoice	Propane VAPORIZER GAS SERVICE	02/09/2023	02/24/2023	1,913.86	0	02/23	84-41-280
Total 2170 HILDALE CITY UTILITIES:						6,319.70			
2470 JONES PAINT & GLASS									
SGPI117085	1	Invoice	PAINT FOR POLES AT GAS YARD	02/15/2023	03/17/2023	722.22	0	02/23	84-41-273
Total 2470 JONES PAINT & GLASS:						722.22			
2671 LES OLSON COMPANY									
EA1232483	1	Invoice	MAINTENANCE CONTRACT - 75% UTILITIES	01/23/2023	02/22/2023	214.68	0	02/23	65-41-144
EA1232483	2	Invoice	MAINTENANCE CONTRACT - 25% ADMIN	01/23/2023	02/22/2023	115.59	0	02/23	11-41-241
Total 2671 LES OLSON COMPANY:						330.27			
2838 MINERS & PISANI, INC.									
IN-018282	1	Invoice	DRESSER CORRECTOR FOR GAS METER	01/16/2023	02/15/2023	2,069.21	0	01/23	84-41-273
Total 2838 MINERS & PISANI, INC.:						2,069.21			
2892 MOUNTAINLAND SUPPLY CO.									
S105139878.	1	Invoice	FLANGES FOR GAS METER	01/06/2023	02/16/2023	241.29	0	01/23	84-41-273

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
Total 2892 MOUNTAINLAND SUPPLY CO.:						241.29			
2940 NATHANIEL BARLOW									
020223	1	Invoice	MILEAGE REIMBURSEMENT	02/02/2023	02/17/2023	48.95	0	02/23	11-41-257
Total 2940 NATHANIEL BARLOW:						48.95			
3350 ROCKY MOUNTAIN AMBULANCE									
68511976 01	1	Invoice	Cathodic Protection Power	01/26/2023	02/25/2023	11.05	0	02/23	84-41-285
Total 3350 ROCKY MOUNTAIN AMBULANCE:						11.05			
3450 SCHOLZEN PRODUCTS COMPANY, INC.									
3040442-00	1	Invoice	CHLORINE Cylinder Rental	01/17/2023	02/16/2023	124.80	0	01/23	81-41-432
6707513-00	1	Invoice	Temp Panels	12/12/2022	01/11/2023	555.28	0	01/23	84-41-273
6698211-00	1	Invoice	GUAGES	10/31/2022	11/30/2022	519.22	0	01/23	84-41-273
6711926-00	1	Invoice	PIPE INSULATION	01/18/2023	02/17/2023	56.10	0	01/23	84-41-273
6713325-00	1	Invoice	FITTINGS	01/11/2023	02/10/2023	1,079.34	0	01/23	84-41-273
6713325-00	2	Invoice	METER BARREL, RING & COVER	01/11/2023	02/10/2023	276.10	0	01/23	81-41-273
6713664-00	1	Invoice	Fusion Couplings	01/16/2023	02/15/2023	50.10	0	01/23	84-41-273
6714102-00	1	Invoice	black iron pipe	01/16/2023	02/15/2023	3,718.03	0	01/23	84-41-273
6714255-00	1	Invoice	WATER HEATER & PUMP	01/16/2023	02/15/2023	1,983.41	0	01/23	84-41-273
6714317-00	1	Invoice	Temp Panels	01/16/2023	02/15/2023	1,400.00	0	01/23	84-41-273
6714679-00	1	Invoice	FUSION COUPLINGS	01/17/2023	02/16/2023	38.34	0	01/23	84-41-273
6715973-00	1	Invoice	FITTINGS	01/24/2023	02/23/2023	251.84	0	01/23	84-41-273
6717596-00	1	Invoice	GAS PIPE, FITTINGS	02/03/2023	03/05/2023	911.26	0	02/23	84-41-273
6718711-00	1	Invoice	HEAT GUN, CORDLESS GRINDER	02/03/2023	03/05/2023	462.38	0	02/23	84-41-260
6721000-00	1	Invoice	STEEL FOR GAS YARD SHED	02/14/2023	03/16/2023	256.02	0	02/23	84-41-273
6721048-00	1	Invoice	MEASURING WHEEL	02/14/2023	03/16/2023	159.12	0	02/23	65-41-260
Total 3450 SCHOLZEN PRODUCTS COMPANY, INC.:						11,841.34			
3560 SOUTH CENTRAL COMMUNICATIONS									
16343900 02	1	Invoice	MAXWELL INTERNET	02/01/2023	02/16/2023	207.98	0	02/23	11-48-287
8277200 022	1	Invoice	POLICE PHONE LINE	02/01/2023	02/16/2023	56.94	0	02/23	11-41-287
8297800 022	1	Invoice	CITY HALL PHONES & FAX LINES - 33% ADMIN - Split Distribution	02/01/2023	02/16/2023	65.76	0	02/23	11-41-287
8297800 022	2	Invoice	CITY HALL PHONES & FAX LINES - 67% UTILITIES - Split Distribution	02/01/2023	02/16/2023	133.50	0	02/23	65-41-287
8362600 022	1	Invoice	Hildale City Police Phone	02/01/2023	02/16/2023	20.81	0	02/23	11-43-287
9592500 022	1	Invoice	PRI Phone Account - 33% Admin	02/01/2023	02/16/2023	173.60	0	02/23	11-48-287
9592500 022	2	Invoice	PRI Phone Account - 67% Utilities	02/01/2023	02/16/2023	352.46	0	02/23	65-41-287
Total 3560 SOUTH CENTRAL COMMUNICATIONS:						1,011.05			
3740 SUNRISE ENGINEERING, INC.									
0130485	1	Invoice	IMPACT FEE ENGINEERING	12/08/2022	01/07/2023	531.50	0	01/23	81-41-311
0131088	1	Invoice	HEADWORKS ENGINEERING	01/10/2023	02/09/2023	1,596.00	0	01/23	82-41-311
0131278	1	Invoice	CLOUD SMART GIS ANNUAL SUBSCRIPTION	01/12/2023	02/11/2023	600.00	0	02/23	11-41-210
Total 3740 SUNRISE ENGINEERING, INC.:						2,727.50			
3790 SWRCA									
020123	1	Invoice	SWRCA MEMBERSHIP DUES	02/01/2023	03/03/2023	20.00	0	02/23	11-41-210

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
Total 3790 SWRCA:						20.00			
3930 TOWN OF COLORADO CITY									
10002	1	Invoice	GENERAL & PROFESSIONAL LIABILITY AUTO INSURANCE	10/01/2022	10/16/2022	2,155.34	0	02/23	84-41-510
10002	2	Invoice	RISK MANAGEMENT FUND	10/01/2022	10/16/2022	658.82	0	02/23	65-41-510
10002	3	Invoice	TUITION REIMBURSEMENT	10/01/2022	10/16/2022	658.82	0	02/23	65-41-140
10002	4	Invoice	PROPANE LIABILITY	10/01/2022	10/16/2022	402.08	0	02/23	84-41-510
10136	1	Invoice	IT CONSULTING ANC DEC & JAN	01/31/2023	02/15/2023	675.35	0	02/23	65-41-317
10136	2	Invoice	IT CONSULTING ANC DEC & JAN	01/31/2023	02/15/2023	75.04	0	02/23	11-41-317
10138(2)	1	Invoice	VERIZON WIRLESS	01/31/2023	02/15/2023	228.62	0	02/23	11-41-287
10141(2)	1	Invoice	GASOLINE USED FROM PW - ADMIN	02/01/2023	02/16/2023	229.71	0	02/23	11-41-257
10141(2)	2	Invoice	GASOLINE USED FROM PW - PARKS	02/01/2023	02/16/2023	61.77	0	02/23	11-48-257
10141(2)	3	Invoice	GASOLINE USED FROM PW - STREETS & ROADS	02/01/2023	02/16/2023	881.32	0	02/23	11-47-257
10141(2)	4	Invoice	GASOLINE USED FROM PW - PROPANE TRUCKS	02/01/2023	02/16/2023	274.90	0	02/23	84-41-257
10141(2)	5	Invoice	GASOLINE USED FROM PW - WASTEWATER.VAC TRUCK	02/01/2023	02/16/2023	208.42	0	02/23	82-41-257
10141(2)	6	Invoice	GASOLINE USED FROM PW-UTILITIES	02/01/2023	02/16/2023	2,726.31	0	02/23	65-41-257
10141(2)	7	Invoice	ADMIN FEE 50% SPLIT ADMIN	02/01/2023	02/16/2023	43.83	0	02/23	11-41-257
10141(2)	8	Invoice	ADMIN FEE 50% SPLIT UTILITIES	02/01/2023	02/16/2023	43.82	0	02/23	65-41-257
10163(2)	1	Invoice	DOJ COURT JUDGEMENT COST	02/02/2023	02/17/2023	1,998.98	0	02/23	63-41-310
PROST0123	1	Invoice	AZ SALES TAX PROPANE	01/30/2023	02/14/2023	9,950.59	0	02/23	84-21371
WAT0123	1	Invoice	AZ SALES TAX WATER	01/30/2023	02/14/2023	898.01	0	02/23	81-21371
Total 3930 TOWN OF COLORADO CITY:						22,171.73			
4011 USABlueBook									
216377	1	Invoice	Marking flags	12/28/2022	01/07/2023	137.95	0	01/23	81-41-273
Total 4011 USABlueBook:						137.95			
4020 USPS									
105	1	Invoice	POSTAGE	02/01/2023	02/01/2023	700.00	0	02/23	11-41-244
Total 4020 USPS:						700.00			
4055 UNIFIRST CORPORATION									
3252055679	1	Invoice	Uniforms	01/02/2023	02/01/2023	126.88	0	01/23	65-41-260
3520556292	1	Invoice	Uniforms	12/26/2022	01/25/2023	123.47	0	01/23	65-41-260
3520557308	1	Invoice	Uniforms	01/09/2023	02/08/2023	122.66	0	01/23	65-41-260
3520557826	1	Invoice	Uniforms	01/16/2023	02/15/2023	122.66	0	01/23	65-41-260
Total 4055 UNIFIRST CORPORATION:						495.67			
4220 UTAH STATE TREASURER									
TC-55 0123	1	Invoice	SURCHARGES	01/30/2023	03/01/2023	1,439.20	0	02/23	11-42-550
Total 4220 UTAH STATE TREASURER:						1,439.20			
4221 UTAH STATE TAX COMMISSION									
STC 0123	1	Invoice	SALES AND USE TAX	01/31/2023	03/02/2023	9,218.17	0	02/23	84-21375

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
Total 4221 UTAH STATE TAX COMMISSION:						9,218.17			
<b>4441 WHEELER MACHINERY CO.</b>									
PS00146015	1	Invoice	140 M ROAD GRADER BLade	02/09/2023	03/11/2023	602.34	0	02/23	11-47-250
Total 4441 WHEELER MACHINERY CO.:						602.34			
<b>4572 Codale Electric Supply Inc.</b>									
S8001538.00	1	Invoice	MOTOR CONTACTORS FOR GAS YARD	01/18/2023	02/17/2023	449.42	0	01/23	84-41-273
Total 4572 Codale Electric Supply Inc.:						449.42			
<b>4605 SUMMIT ENERGY, LLC</b>									
0123HILD	1	Invoice	Natural Gas Commodity	02/02/2023	02/27/2023	213,070.73	0	02/23	84-41-431
Total 4605 SUMMIT ENERGY, LLC:						213,070.73			
<b>4613 NEWBY BUICK</b>									
6140043	1	Invoice	PROGRAMMING TRANSMISSION ON TRUCK	12/22/2023	01/21/2024	154.00	0	02/23	65-41-250
Total 4613 NEWBY BUICK:						154.00			
<b>4694 PREFERRED PARTS</b>									
15048-12329	1	Invoice	SEALCOMPOUND	01/10/2023	02/09/2023	57.64	0	01/23	11-48-250
15048-12338	1	Invoice	AIR FILTER FOR PROPANE MIXER	01/11/2023	02/11/2023	15.09	0	01/23	84-41-250
15048-12385	1	Invoice	OIL FILTER	01/18/2023	02/18/2023	11.57	0	01/23	65-41-250
15084-12384	1	Invoice	FUEL SPIN SEPARATOR	01/18/2023	02/18/2023	100.40	0	01/23	11-48-274
15084-12393	1	Invoice	BELT	01/19/2023	02/19/2023	50.70	0	01/23	84-41-250
150848-1233	1	Invoice	55 GAL DRUM OF OIL	01/11/2023	02/11/2023	927.84	0	01/23	11-47-272
15048-12325	1	Invoice	GASKET MAKER	02/08/2023	03/08/2023	9.99	0	02/23	81-41-273
15048-12434	1	Invoice	OIL, FUNNEL	01/26/2023	02/26/2023	24.66	0	02/23	84-41-250
15048-12486	1	Invoice	LUBE, AIR FILTER	02/02/2023	03/02/2023	58.76	0	02/23	65-41-250
15048-12541	1	Invoice	WINSSHIELD WIPER	02/10/2023	03/10/2023	33.58	0	02/23	65-41-250
15048-12549	1	Invoice	FUSES	02/10/2023	03/10/2023	8.98	0	02/23	65-41-250
15048-12549	1	Invoice	FUSES	02/10/2023	03/10/2023	5.49	0	02/23	65-41-250
15048-12582	1	Invoice	OIL, FILTERS FOR TRUCK 3141	02/16/2023	03/16/2023	36.85	0	02/23	65-41-250
15048-12582	1	Invoice	HEADLIGHT	02/16/2023	03/16/2023	28.10	0	02/23	65-41-250
Total 4694 PREFERRED PARTS:						1,369.65			
<b>4701 ZIONS FIRST NATIONAL BANK</b>									
EFTPS 0123	1	Invoice	SOCIAL SECURITY - FICA DEPOSIT 0123	01/23/2023	02/23/2023	881.16	0	02/23	11-22211
EFTPS 0123	2	Invoice	MEDICARE - FICA DEPOSIT 0123	01/23/2023	02/23/2023	206.16	0	02/23	11-22212
EFTPS 0123	3	Invoice	TAX WITHHOLDING - FICA DEPOSIT 0123	01/23/2023	02/23/2023	294.42	0	02/23	11-22213
EFTPS 0223	1	Invoice	SOCIAL SECURITY - FICA DEPOSIT 0223	02/17/2023	03/17/2023	872.48	0	02/23	11-22211
EFTPS 0223	2	Invoice	MEDICARE - FICA DEPOSIT 0223	02/17/2023	03/17/2023	204.12	0	02/23	11-22212
EFTPS 0223	3	Invoice	TAX WITHHOLDING - FICA DEPOSIT 0223	02/17/2023	03/17/2023	285.00	0	02/23	11-22213
Total 4701 ZIONS FIRST NATIONAL BANK:						2,743.34			



Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
4740 SPRINKLER SUPPLY CO., INC									
VN7341	1	Invoice	SPRINKLER EQUIPTMENT	02/02/2023	03/02/2023	316.86	0	02/23	11-48-272
Total 4740 SPRINKLER SUPPLY CO., INC:						316.86			
4750 DJB GAS SERVICES, INC.									
01401721	1	Invoice	Welder Cylinder Rental	12/31/2022	01/30/2023	29.92	0	02/23	82-41-273
01408418	1	Invoice	WELDER Cylinder Rental	01/31/2023	03/02/2023	29.92	0	01/23	82-41-273
Total 4750 DJB GAS SERVICES, INC.:						59.84			
4811 STEVE REGAN CO.									
1330492	1	Invoice	WEED KILLER	02/02/2023	03/02/2023	1,503.01	0	02/23	11-48-272
Total 4811 STEVE REGAN CO.:						1,503.01			
5057 GARKANE ENERGY									
0763900 012	1	Invoice	WASTEWATER HEADWORKS	01/18/2023	02/07/2023	79.15	0	01/23	82-41-285
1684200 012	1	Invoice	MAXWELL PARK POWER	01/18/2023	02/07/2023	580.99	0	01/23	11-48-285
1709902 012	1	Invoice	POWER PANT WELL	01/18/2023	02/07/2023	51.09	0	01/23	81-41-285
1711203 012	1	Invoice	MULBERRY BUILDING	01/18/2023	02/07/2023	138.76	0	01/23	11-41-285
1717500 012	1	Invoice	LIFT STATION POWER	01/25/2023	02/14/2023	1,042.84	0	01/23	82-41-285
1734500 012	1	Invoice	EAST WATER TANKS	01/25/2023	02/14/2023	66.68	0	01/23	81-41-285
1763000 012	1	Invoice	RECIRC PUMP STATION POOWER	01/18/2023	02/07/2023	264.15	0	01/23	82-41-285
1768100 012	1	Invoice	Well 8 POWER	01/25/2023	02/14/2023	448.84	0	01/23	81-41-285
1772400 012	1	Invoice	Well 4 POWER	01/25/2023	02/14/2023	570.55	0	01/23	81-41-285
1772500 012	1	Invoice	CITY HALL POWER	01/18/2023	02/07/2023	297.73	0	01/23	65-41-285
1772500 012	2	Invoice	CITY HALL POWER	01/18/2023	02/07/2023	146.65	0	01/23	11-41-285
1775500 012	1	Invoice	WATER PLANT POWER	01/25/2023	02/14/2023	1,980.40	0	01/23	81-41-285
1780600 012	1	Invoice	Well 19 POWER	01/25/2023	02/14/2023	38.09	0	01/23	81-41-285
1781000 012	1	Invoice	WELL 17 POWER	01/25/2023	02/14/2023	33.18	0	01/23	81-41-285
1782300 012	1	Invoice	LABSHOP POWER	01/18/2023	02/07/2023	891.49	0	01/23	65-41-285
1782501 012	1	Invoice	WELL 22 POWER	01/18/2023	02/07/2023	2,403.03	0	01/23	81-41-285
1787300 012	1	Invoice	PROPANE YARD	01/18/2023	02/07/2023	102.06	0	01/23	84-41-285
1790000 012	1	Invoice	STREET LIGHTS	01/18/2023	02/07/2023	487.21	0	01/23	11-47-286
1793900 012	1	Invoice	MILLION GALLON WATER TANK	01/18/2023	02/07/2023	33.85	0	01/23	81-41-285
1945500 012	1	Invoice	ACADEMY AVE WELL	01/25/2023	02/14/2023	42.51	0	01/23	81-41-285
2026700 012	1	Invoice	Well 21 POWER	01/25/2023	02/14/2023	43.37	0	01/23	81-41-285
1772300 012	1	Invoice	Well #10 POWER	01/25/2023	02/14/2023	38.36	0	02/23	81-41-285
Total 5057 GARKANE ENERGY:						9,780.98			
5115 ROYCE INDUSTRIES L. C.									
SLC093994	1	Invoice	PRESSURE WASHER REPAIR PARTS	01/27/2023	02/27/2023	30.24	0	02/23	65-41-250
Total 5115 ROYCE INDUSTRIES L. C.:						30.24			
5159 PROVANTAGE LLC									
9422160	1	Invoice	MONITORS	02/01/2023	03/01/2023	3,629.38	0	02/23	65-41-741
Total 5159 PROVANTAGE LLC:						3,629.38			
5172 KENWORTH SALES									
006P4751	1	Invoice	SENSOR FOR PROPANE TRUCK	01/04/2023	02/04/2023	466.68	0	01/23	84-41-250
006P4962	1	Invoice	FUEL SYSTEM LEAK TEST FOR PROPANE TRUCK	01/11/2023	02/22/2023	96.20	0	01/23	84-41-250

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
006P5103	1	Invoice	fuel pump for propane truck	01/19/2023	02/19/2023	1,957.92	0	01/23	84-41-250
006P5343	1	Invoice	parts for propane truck	01/24/2023	02/24/2023	926.55	0	01/23	84-41-250
Total 5172 KENWORTH SALES:						3,447.35			
5201 HYDRO SPECIALTIES CO.									
26505	1	Invoice	1" WATER METERS	01/18/2023	02/18/2023	1,372.80	0	02/23	81-41-273
Total 5201 HYDRO SPECIALTIES CO.:						1,372.80			
5333 DWYER INSTRUMENTS, INC.									
05356761	1	Invoice	PRESSURE TRANSDUCERS	01/20/2023	02/20/2023	2,531.82	0	02/23	84-41-273
Total 5333 DWYER INSTRUMENTS, INC.:						2,531.82			
5401 SHRED NORTHWEST									
5334701302	1	Invoice	PAPER SHREDDING - 50% ADMIN	01/30/2023	02/28/2023	27.47	0	02/23	11-41-240
5334701302	2	Invoice	PAPER SHREDDING - 50% UTILITIES	01/30/2023	02/28/2023	27.48	0	02/23	65-41-271
5334702132	1	Invoice	PAPER SHREDDING - 50% ADMIN	02/13/2023	03/13/2023	27.47	0	02/23	11-41-240
5334702132	2	Invoice	PAPER SHREDDING - 50% UTILITIES	02/13/2023	03/13/2023	27.48	0	02/23	65-41-271
Total 5401 SHRED NORTHWEST:						109.90			
5415 ST. GEORGE WATER STORE									
146297	1	Invoice	BOTTLED WATER SERVICE - 4 BOTTLES	01/30/2023	02/28/2023	24.00	0	02/23	65-41-235
147692	1	Invoice	BOTTLED WATER SERVICE - 2 BOTTLES	02/13/2023	02/13/2023	12.00	0	02/23	65-41-235
Total 5415 ST. GEORGE WATER STORE:						36.00			
5435 C-A-L RANCH STORES									
3459 19	1	Invoice	Muck Boots	01/11/2023	02/11/2023	129.99	0	01/23	65-41-260
3511	1	Invoice	Muck Boots	02/15/2023	03/15/2023	137.99	0	02/23	65-41-260
Total 5435 C-A-L RANCH STORES:						267.98			
5471 PINNACLE GAS PRODUCTS									
151393	1	Invoice	REGULATORS	02/03/2023	03/03/2023	204.57	0	02/23	84-41-273
Total 5471 PINNACLE GAS PRODUCTS:						204.57			
5518 CUSTOMER DEPOSIT									
6136110	1	Invoice	CUSTOMER DEPOSIT REFUND	02/14/2023	03/14/2023	5.54	0	02/23	81-21350
6449902	1	Invoice	CUSTOMER DEPOSIT REFUND	02/15/2023	03/15/2023	265.86	0	02/23	81-21350
Total 5518 CUSTOMER DEPOSIT:						271.40			
5605 NGL SUPPLY CO. LTD									
NGL456450	1	Invoice	Propane Commodity	01/27/2023	02/06/2023	38,842.50	0	02/23	84-41-432
NGL456493	1	Invoice	Credit RETURN MISBILLING	01/27/2023	02/06/2023	22,354.04	0	02/23	84-41-432
NGL457498	1	Invoice	Propane Commodity	02/01/2023	02/11/2023	22,050.54	0	02/23	84-41-432
NGL459448	1	Invoice	Propane Commodity	02/08/2023	02/18/2023	21,974.87	0	02/23	84-41-432
Total 5605 NGL SUPPLY CO. LTD:						60,513.87			

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
5607 DOMINION ENERGY									
594855000 0	1	Invoice	NATURAL GAS TRANSPORTATION	02/03/2023	02/27/2023	4,354.00	0	02/23	84-41-434
Total 5607 DOMINION ENERGY:						4,354.00			
5623 LIGHTEN UP ELECTRIC									
5698	1	Invoice	RePLACEMENT DAMAGED ELECTRICAL PANEL	02/09/2023	03/09/2023	1,398.00	0	02/23	84-41-340
Total 5623 LIGHTEN UP ELECTRIC:						1,398.00			
5637 BASIC AMERICAN SUPPLY									
496526	1	Invoice	TIMERS FOR LIGHTS	12/08/2022	01/08/2023	22.99	0	01/23	11-41-250
506154	1	Invoice	ROOFING FOR PROAPANE YARD	01/26/2023	02/08/2023	301.51	0	01/23	84-41-273
506274	1	Invoice	PLYWOOD FOR PROPANE YARD	01/26/2023	02/08/2023	118.88	0	01/23	84-41-273
506812	1	Invoice	TIE DOWNS FOR PROPANE YARD	01/28/2023	02/08/2023	24.95	0	01/23	84-41-273
507163	1	Invoice	Fittings	01/30/2023	02/08/2023	2.99	0	01/23	65-41-250
507171	1	Invoice	BOLTS	01/30/2023	02/08/2023	7.98	0	01/23	84-41-273
507335	1	Invoice	KEYS	01/31/2023	02/08/2023	29.38	0	01/23	65-41-260
507454	1	Invoice	Service Charge	01/31/2023	02/08/2023	5.00	0	01/23	65-41-242
508507	1	Invoice	DRYWALL FOR LAPSHOP REPAIR	02/06/2023	02/28/2023	313.96	0	02/23	65-41-720
508519	1	Invoice	DRYWALL FOR LAPSHOP REPAIR	02/06/2023	02/28/2023	50.25	0	02/23	65-41-720
509993(2)	1	Invoice	Fittings	01/25/2023	02/07/2023	.02	0	01/23	84-41-273
509191	1	Invoice	TAPE	02/08/2023	03/08/2023	23.98	0	02/23	81-41-273
510263	1	Invoice	CEILING PAINT	02/14/2023	03/08/2023	29.99	0	02/23	11-48-272
510502	1	Invoice	GLOVES & CLEANER	02/15/2023	03/02/2023	9.98	0	02/23	82-41-273
510639	1	Invoice	BOLTS FOR MOTORS	02/15/2023	03/15/2023	58.36	0	02/23	81-41-273
510721	1	Invoice	BOLTS FOR MOTORS	02/16/2023	03/16/2023	29.56	0	02/23	81-41-273
510763	1	Invoice	PAINT PLASTIC	02/16/2023	03/16/2023	101.24	0	02/23	84-41-273
Total 5637 BASIC AMERICAN SUPPLY:						1,131.02			
5646 XPRESS BILL PAY									
71525	1	Invoice	Bill Pay Transactions and Account Maintenance	01/31/2023	02/28/2023	712.65	0	02/23	65-41-318
Total 5646 XPRESS BILL PAY:						712.65			
5663 Johnson, Harrison									
012423	1	Invoice	MILEAGE & PERDIEM FOR FREDONIA HEIAC INTRO	01/24/2023	02/24/2023	60.63	0	02/23	11-41-230
Total 5663 Johnson, Harrison:						60.63			
5695 Advanced Network Consulting									
2625	1	Invoice	PROFESSIONAL IT SERVICES - WEEK JAN 1 10% ADMIN LB NB	01/30/2023	02/28/2023	10.25	0	01/23	11-41-317
2625	2	Invoice	PROFESSIONAL IT SERVICES - WEEK JAN 1 - 90% LB NB	01/30/2023	02/28/2023	92.25	0	01/23	65-41-317
2628	1	Invoice	PROFESSIONAL IT SERVICES - WEEK JAN 8 10% ADMIN LB NB	01/30/2023	01/30/2023	53.83	0	02/23	11-41-317
2628	2	Invoice	PROFESSIONAL IT SERVICES - WEEK JAN 8- 90% LB NB	01/30/2023	01/30/2023	484.51	0	02/23	65-41-317
2631	1	Invoice	PROFESSIONAL IT SERVICES - WEEK JAN 15						

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
			10% ADMIN LB NB	01/30/2023	01/30/2023	77.50		0 02/23	11-41-317
2631	2	Invoice	PROFESSIONAL IT SERVICES - WEEK JAN 15 90% LB NB	01/30/2023	01/30/2023	697.51		0 02/23	65-41-317
2633	1	Invoice	PROFESSIONAL IT SERVICES - WEEKJAN 22 10% ADMIN LB NB	01/30/2023	01/30/2023	195.33		0 02/23	11-41-317
2633	2	Invoice	PROFESSIONAL IT SERVICES - WEEK JAN 22 90% LB NB	01/30/2023	01/30/2023	1,758.01		0 02/23	65-41-317
Total 5695 Advanced Network Consulting:						3,369.19			
5699 Alan Barlow									
080101	1	Invoice	MAXWELL PARK BATHROOM REPAIR	01/03/2023	02/03/2023	189.36		0 02/23	11-48-272
080101	2	Invoice	CITY HALL BATHROOM REPAIR	01/03/2023	02/03/2023	126.24		0 02/23	11-41-271
Total 5699 Alan Barlow:						315.60			
5712 CATALYST CONSTRUCTION									
141	1	Invoice	Fiber Server Office Rent	02/01/2023	02/01/2023	100.00		0 02/23	90-41-580
Total 5712 CATALYST CONSTRUCTION:						100.00			
5720 SUSAN STEED									
44	1	Invoice	CITY OFFICE CLEANING - 25% UTILITY - SPLIT DISTRIBUTION	02/01/2023	02/23/2023	49.50		0 02/23	65-41-271
44	2	Invoice	CITY OFFICE CLEANING - 75% ADMIN - SPLIT DISTRIBUTION	02/01/2023	02/23/2023	148.50		0 02/23	11-41-271
44	3	Invoice	UTILITY OFFICE BUILDING	02/01/2023	02/23/2023	144.00		0 02/23	65-41-271
44	4	Invoice	PARK BATHROOMS	02/01/2023	02/23/2023	162.00		0 02/23	11-48-240
44	5	Invoice	MULBERRY ST. BUILDING CLEANING	02/01/2023	02/23/2023	18.00		0 02/23	11-41-271
44	6	Invoice	PROPANE YARD BATHROOMS	02/01/2023	02/23/2023	18.00		0 02/23	65-41-271
Total 5720 SUSAN STEED:						540.00			
5728 JOSEPH M. HOOD									
0123	1	Invoice	PUBLIC DEFENDER FEES JAN 2023	02/13/2023	03/13/2023	1,200.00		0 02/23	11-42-310
1022	1	Invoice	PUBLIC DEFENDER FEES OCT 2022	12/06/2022	01/22/2023	640.00		0 02/23	11-42-310
Total 5728 JOSEPH M. HOOD:						1,840.00			
5745 PUBLIC MANAGEMENT PARTNERS									
01-2023	1	Invoice	COURT MONITOR FEES FOR JAN 2023	01/06/2023	01/28/2023	1,624.00		0 01/23	63-41-310
12-2022	1	Invoice	COURT MONITOR FEES FOR DEC 2022	01/06/2023	01/28/2023	900.67		0 01/23	63-41-310
Total 5745 PUBLIC MANAGEMENT PARTNERS:						2,524.67			
5770 INTERIM PUBLIC MANAGEMENT, LLC									
3084	1	Invoice	SPECIAL PROJECT MANAGER	02/01/2023	03/01/2023	3,618.99		0 02/23	65-41-310
3102	1	Invoice	SPECIAL PROJECT MANAGER	02/15/2023	03/15/2023	9,047.49		0 02/23	65-41-310
Total 5770 INTERIM PUBLIC MANAGEMENT, LLC:						12,666.48			

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
5796 INTELITECHS									
144860	1	Invoice	MICROSOFT 365 SUBSCRIPTION 50%	02/01/2023	03/01/2023	168.63	0	02/23	65-41-318
144860	2	Invoice	MICROSOFT 365 SUBSCRIPTION 50%	02/01/2023	03/01/2023	168.63	0	02/23	11-41-318
Total 5796 INTELITECHS:						337.26			
5816 AMAZON CAPITAL SERVICES									
14819	1	Invoice	W2 & 1099 FORMS	02/01/2023	02/28/2023	62.98	0	02/23	11-41-240
14822	1	Invoice	CARDBOARD MAILER BOXES	01/01/2023	02/01/2023	214.76	0	02/23	11-41-271
14830	1	Invoice	PENS, CALCULATOR, PRINTER INK, STORAGE BOXES	02/01/2023	03/01/2023	234.62	0	02/23	11-41-240
Total 5816 AMAZON CAPITAL SERVICES:						512.36			
5817 LAKESIDE EQUIPMENT CORPORATION									
903702	1	Invoice	powered screen for Headworks	02/06/2023	03/06/2023	114,396.00	0	02/23	82-41-340
Total 5817 LAKESIDE EQUIPMENT CORPORATION:						114,396.00			
5824 CUSTOMER OVERPAYMENT									
061022	1	Invoice	CUSTOMER OVERPAYMENT REFUND	02/07/2023	03/07/2023	100.00	0	02/23	01-11750
Total 5824 CUSTOMER OVERPAYMENT:						100.00			
5825 ZION TROPHIES AND AWARDS									
617	1	Invoice	RECOGNITION AWARDS	02/07/2023	03/07/2023	21.35	0	02/23	11-41-240
Total 5825 ZION TROPHIES AND AWARDS:						21.35			
5836 FISCHER ENTERPRISES									
10302	1	Invoice	CATERING FOR CITY COUNCIL RETREAT	02/07/2023	03/07/2023	300.00	0	02/23	11-41-235
Total 5836 FISCHER ENTERPRISES:						300.00			
5843 SINTONIA INC									
8	1	Invoice	CITY ATTORNEY	02/01/2023	02/01/2023	5,000.00	0	02/23	11-41-117
Total 5843 SINTONIA INC:						5,000.00			
5854 SUU WATERLAB									
WL-0596	1	Invoice	BACTERIOLOGICAL WATER TEST	12/05/2022	01/05/2023	140.00	0	01/23	81-41-314
WL-0743	1	Invoice	BACTERIOLOGICAL WATER TEST	02/02/2023	03/02/2023	154.00	0	02/23	81-41-314
Total 5854 SUU WATERLAB:						294.00			
5866 Morgan Huntsman									
COURT(5)	1	Invoice	COURT CLERK ASSISTANCE JAN 22 - FEB 04 2023	01/22/2023	02/22/2023	364.00	0	02/23	11-42-110
Total 5866 Morgan Huntsman:						364.00			
5869 PRIORITY CONTRACTOR, LLC									
1024	1	Invoice	TREASURER OFFICE PAINT WALLS & TRIM	02/03/2023	03/03/2023	540.00	0	02/23	11-41-720

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
Total 5869 PRIORITY CONTRACTOR, LLC:						540.00			
5872 TRI-STATE METAL ROOFING, LLC									
23131	1	Invoice	METAL ROOFING FOR GAS YARD SHED	02/07/2023	03/07/2023	2,828.11	0	02/23	84-41-273
Total 5872 TRI-STATE METAL ROOFING, LLC:						2,828.11			
5873 THE BANKCORP BANK, N.A.									
574226	1	Invoice	ANNUAL LEASE RENTAL RAV4 (2)	11/30/2022	12/10/2022	3,040.00	0	01/23	11-41-743
Total 5873 THE BANKCORP BANK, N.A.:						3,040.00			
5875 VIEWPOINT FINANCIAL SERVICES, LLC									
2023-01HD	1	Invoice	FINANCIAL CONSULTING SERVICES - PAT WALKER'S TEAM	02/08/2023	03/08/2023	1,827.50	0	02/23	11-41-310
Total 5875 VIEWPOINT FINANCIAL SERVICES, LLC:						1,827.50			
Grand Totals:						564,367.80			

## Report GL Period Summary

GL Period	Amount
02/23	487,487.95
01/23	76,879.85
Grand Totals:	564,367.80

Vendor number hash: 803231  
Vendor number hash - split: 960840  
Total number of invoices: 173  
Total number of transactions: 208

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount
1% 10 NET 30	57.64	.58	57.06
Net 15	30,251.43	.00	30,251.43
NET 30	287,135.16	.00	287,135.16
Open Terms	246,544.33	.00	246,544.33
NET 10TH	379.24	.00	379.24
Grand Totals:	564,367.80	.58	564,367.22

To: Hildale City Mayor and Council  
From: City Manager Eric Duthie  
Date: March 1, 2023  
Re: Monthly update and report

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This is a general report of actions and administrative issues addressed during the previous month and advisory of actions and issues to address during the new month. If you have a specific question, please contact me directly.

General Information:

- City offices were closed on February 20, 2023, for Presidents Day
- Reviewed and approved permit applications
- Met with various residents to discuss issues and concerns.
- Staff meeting in person and virtual training including:
  - ✓ Situational Awareness for Every Workplace
  - ✓ Preventing workplace burns
  - ✓ Personal wellbeing at work
  - ✓ Social Engineering Fraud
  - ✓ 13 Ways to Kill your community
  - ✓ Your Land, Your Plan
  - ✓ Power Line Safety
- Updated Facebook messaging.
- Economic Development Master Plan development continuing
- Coordinated the rate study process with consultant.
- Economic Development meetings scheduled.

Actions taken:

- ❖ External Agency/Group interchange:
  - What's Up Down South ED Conference (Schedule included)
    - Economic Insights – What Drives Utah's Strong Economy?
    - What's Up Down South Video
    - The Economic Importance of Water
    - Where We've Been and Where We're Headed
    - How Your Company Can Thrive by Living Intentional Values
    - Employee Drought, A Local Solution
    - Trends & Outlook for Southern Utah's Economy
    - Revenue Operations & CRM: Organizing and Automating Your Customer Lifecycle (To Make \$\$\$ Hand-Over-Fist)
    - Commercial Real Estate Market Update
    - How Your Company Can Thrive by Living Intentional Values
    - The Power of Strategic Framework
    - Trends & Outlook for Southern Utah's Economy
    - Exponential Sales Partnerships: Building a Global Distribution Network

- “One Utah” by Governor Spencer J Cox
  - Introduced by Hildale Mayor Jessop
- Meet with Success: The Essential Role of the Leader in Changing Meeting Culture
- Attended the January Chamber of Commerce meeting.
- Coordinated with Upper Mesa Economic Development Group
- Coordinated a public orientation meeting date with the U.S. Forest Service
- Hosted a utility assistance payment “H.E.A.T.” onsite opportunity.
- Attended the Court Monitor Outreach Stakeholder meeting.
- Attended the Dixie Regional Transportation Expo
- Attended the Short Creek Coalition meeting.
- Assisted Council member Seay schedule a Veterinarian Clinic
- Registered the City for a booth at the UZONA Chamber of Commerce Expo
- Met with the South-Central Communications to discuss community issues.
- Washington County Fair participation confirmed.
- Discussed issues with Zions Public Funding representative.
- Met with Utah State University outreach coordinator to discuss remote work assistance for residents.
- Enrolled staff for free training and staff mentoring through Southern Utah University
- Met with Utah Governor’s Office staff.
- Conducted a Council work session with the UEP.
- Coordinated with the ULCT for legislative inquiries.

❖ Internal interchange:

- Water Impact Fee report reviewed.
- Addressed Natural Gas cost increases and public notice.
- Reviewed Economic Development Administration Grant opportunities.
- Discussed issues with multiple vendors.
- Reviewed EDA loan options.
- Reviewed Rural Loan Information
- Reviewed US SBA options for Economic Development
- Upper Mesa Economic Development Group coordination
- Met with Municipal Court Judge to identify improvements and court audit issues.
- Utah Avenue and other streets potholes filled as weather allows.
- Provided a social media response to inquiries about City policy.
- Reviewed and analysed all Utility late payments for policy changes.
- Hired two full time employees (were part time employees)
- Conducted staff training.
  - Harassment, Discrimination and Workplace Violence Prevention Regional Training
  - Olympus Risk Stop the Bleed training to staff
  - Coordinated utility consultant project management training with staff.
- Business License application review processed improved.



- Hosted Emergency Service Dispatchers for a site visit to City Hall
- Mayor and Council member Barlow attended Utah Legislative Day
- Upper Mesa Economic Survey approved for distribution.
- Natural Gas update message to public distributed for social media and utility board
- Innovation Coordinator applications reviewed, and all candidates notified of result
- Conducted a Utility Advisory Board meeting.
- Attended a local community family resource meeting.
- Initiated budget preparations.

Future actions

- Prepare the natural gas fee tariff for Council.
- Prepare Impact Fee report for Utility Board and Council review
- Host a public orientation meeting with the U.S. Forest Service
- Review and improve the permit application process.
- Host a second utility assistance payment “H.E.A.T.” onsite opportunity
- Submit the Hildale City Roadway Master Plan to Council in April
- Host a Veterinarian Clinic
- Prepare Impact Fee for Council review.
- Hire an Innovation Coordinator through grant funding

## GAS DEPARTMENT OF HILDALE CITY

### Municipal & Industrial Service - Rate Schedule MIT - 20

**APPLICABILITY:** Applicable to gas service for bulk wholesale at one or more points of delivery.

**AVAILABILITY:** Available only to Municipalities and Industrial users whose gas use does not exceed 2,500 dekatherms in any one day.

**TERRITORY:** At any point in the State of Utah on or near Hildale City's facility of adequate capacity where Hildale City is authorized to sell gas.

**TYPE OF SERVICE:** Firm wherein Hildale City has pipeline capacity.

**RATES:**

### HILDALE CITY GAS DEPARTMENT NATURAL GAS TARIFF March 2021

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Rate #20	<u>Municipal &amp; Industrial</u>
Firm Service	Summer & Winter

Rate

Commodity Cost	Actual Cost/th
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Estimated for the month of service and trued up in the months following the month of service and shall not be limited.

Supplier Cost	\$0.00/th
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Transportation Non Gas Cost	\$0.07813/th
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Meter Charge	Master Meter	\$250/month
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Units of Measurement

th = therm = 100,000 Btu's

Dth = Decatherm = 1,000,000 Btu's

# 2023 HILDALE/COLORADO CITY COMMUNITY SPRING CLEAN-UP!

All residents are encouraged to clean yards and surroundings \*Construction material (Sheetrock, concrete etc..) will be charged normal rate (\$26 a ton) \*

## WHEN

**Week of March 28<sup>th</sup> - April 1<sup>st</sup>**

Tuesday-Friday 9 AM-4:30 PM

Saturday 9 AM-1 PM

## WHERE

The Cities will have roll offs positioned for the public to use. One near each City office.

**Hildale City Hall address:**

**320 East Newel Avenue**

**Colorado City Town Hall address:**

**25 South Central Street**

The Landfill is open every week **Tuesday, Wednesday, Thursday, and Friday** from 9:00 am until 4:30 pm UT Time and the first Saturday of each month until 1:00 PM.

## FREE DUMPING!

City residents can haul Household and yard debris to the Landfill during this week free of charge with proof of residency, such as a utility bill. \*Construction material (Sheetrock, concrete etc..) will be charged normal rate (\$26 a ton) \*

## SPONSORS

\*Arizona Strip Landfill Corporation

\*Hildale City

\*Town of Colorado City

## QUESTIONS?

Call the Arizona Strip Landfill at 928-875-9168

**\*All loads taken to the Landfill must be secured & covered. The Landfill does not accept tires, asbestos, paint, oil/fuel, medical waste, or any liquid waste. Each load is subject to inspection and accepted upon these terms \***



From: Harrison Johnson

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

Date: February 9, 2023

Subject: Zone Change request

**Applicant Name:** Lamont Black

**Agent:** N/A

**Application Type:** Zone Change Request

**Project Address:** RA-1

**Requested Zoning:** RA-.05

**Date:** February 9, 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-178, commonly addressed as 625 E Water Canyon Rd. Hildale Utah from the current Residential Agricultural-1 (RA-1) to Residential Agriculture-.5 (RA-.5)

Background

The applicant submitted the application on February 3<sup>rd</sup>, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted al 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 Water Canyon Road and agricultural property; On the East, West and South by agricultural property

Surrounding properties are zoned RA-1 and Agriculture-5.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-14-3 Uses allowed; and Sec 152-14-4 Development Standards In Residential Agriculture Zones, as follows:

1. Permitted And Conditional Uses:
- Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 152-14-1 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 152-14-1 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 152-14-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL AGRICULTURE ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL AGRICULTURE ZONES		
	Zones	
Agricultural uses:	RA-1	RA-.5
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	p <sup>3</sup>
Stable, private	P	P
Residential uses:		
Assisted living facility	P	P

Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons <sup>1</sup>	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P
Residential facility for troubled youth	C	C
Short term rental <sup>4</sup>	P	P
Public and civic uses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	N	N
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P

Bed and breakfast, home	C	C
Bed and breakfast inn	C	C
Camping Hosting Facility	N	N
Family child daycare facility <sup>2</sup>	P	P
Licensed family child care <sup>2</sup>	C	C
Residential certificate child care <sup>2</sup>	P	P
Garden center	N	N
Kennel, residential	P	P
Media service	N	N
Off Road Recreational Vehicle Rental	C	C
Personal care service, home based <sup>2</sup>	P	P
Personal instruction service, home based <sup>2</sup>	P	P
Produce stand	P	P
Recreational vehicle park	N	N
Residential hosting facility	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

2. 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.

3. Accessory 

Uses:
- Permitted and conditional uses set forth in table 152-14-1 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 agriculture 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. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

**Sec 152-14-4 Development Standards In Residential Agricultural Zones**  
Development standards within residential agriculture zones shall be as set forth in table 152-14-2 of this section.

TABLE 152-14-2

DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES		
Development Standard	Zones	
	RA-1	RA-.5
Lot standards:		
Average lot area <sup>1</sup>	1 acre	0.5 acre
Minimum lot area <sup>2</sup>	0.8 acre	0.4 acre



Notes:

- ## **Sec 152-14-5 Regulations Of General Applicability**

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 152-14-6 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 152-14-7 Special Regulations**

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**Recommendation**

Staff recommends approval of the zone change request as it remains consistent with Hildale City’ General Plan. Additionally, it may accommodate the city’s goal of increased density.

**Sample Motions – ZONING CHANGE**

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-178 commonly addressed as 625 E Water Canyon Road from the current Residential Agricultural-1 (RA-1) to Residential Agriculture -.5 (RA-.5)





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

Item 8.

## ZONE CHANGE APPLICATION

Fee: \$100

*For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Name: LAMONT BLACK Telephone: 435-429-4385

Address: 6025 E. WATER CANYON PL. Fax No. \_\_\_\_\_

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: BLACKLAMONT761@GMAIL.COM

Address/Location of Subject Property: \_\_\_\_\_

Tax ID of Subject Property: H-17B-A-3  
H-17B-A-5 Existing Zone District: RA-1  
H-17B-A-7

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

RA-1.5, TO ALLOW BUILDING LOTS FOR CHILDREN

**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

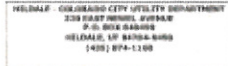
**Note:** It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:30 p.m. The deadline 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 ☐



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

**XBP Confirmation Number: 136931915**

Transaction detail for payment to Hildale City.		Date: 01/31/2023 - 2:51:09 PM MT	
Transaction Number: 191692532PT Visa — XXXX-XXXX-XXXX-0150 Status: Successful			
Account #	Item	Quantity	Item Amount
zone change app	Land Use	1	\$100.00

**TOTAL: \$100.00**

**Billing Information**

LAMONT BLACK  
 625 EAST WATER CANYON  
 RD  
 HILDALE, UT 84784  
 (435) 429-4385

**Transaction taken by: Admin AChatwin**

EXHIBIT A

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH  $00^{\circ}58'08''$  EAST 303.58 FEET ALONG THE ONE SIXTEENTH SECTION LINE; THENCE NORTH  $89^{\circ}03'00''$  WEST 150.58 FEET; THENCE SOUTH  $83^{\circ}15'25''$  WEST 286.06 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE SOUTH  $83^{\circ}15'25''$  WEST 228.38 FEET ALONG SAID LINE; THENCE NORTH  $12^{\circ}54'10''$  WEST 110.86 FEET; THENCE NORTH  $64^{\circ}59'47''$  EAST 232.21 FEET; THENCE SOUTH  $12^{\circ}54'19''$  EAST 184.05 FEET TO THE POINT OF BEGINNING. CONTAINS 0.769 ACRES.



A PART OF PARCEL HD-178-A-3

**AFFIDAVIT**  
**PROPERTY OWNER**

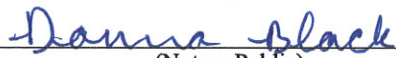
STATE OF UTAH )

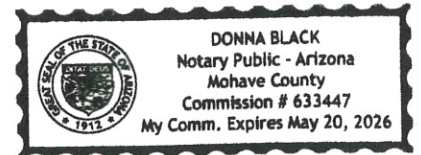
COUNTY OF )

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 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 Jan 2023

  
(Notary Public)



Residing in: Mohave Co. Arizona

My Commission Expires: May 20, 2026

**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: \_\_\_\_\_



# Property Record Card

Washington County

Item 8.

**BLACK LAMONT**

PO BOX 840453  
HILDALE, UT 84784-0453

**Account: 0517717**

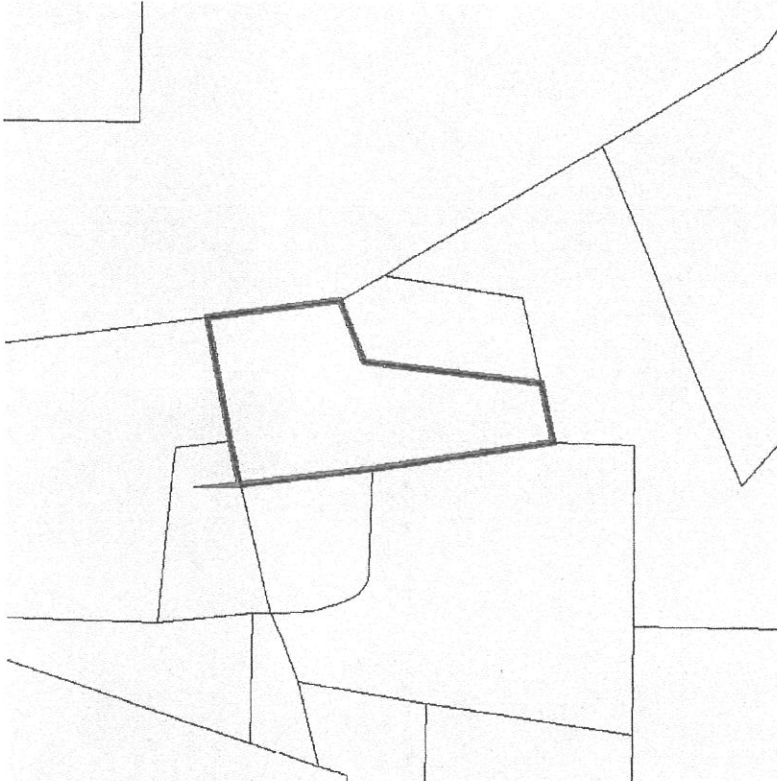
Tax Area: 02 - Hildale Town  
Acres: 2.540

**Parcel: HD-178-A-3**

Situs Address:  
WATER CANYON RD  
HILDALE

## Legal Description

S: 26 T: 43S R: 10W BEG SE COR NW1/4 SW1/4 SEC 26 T43S R10WTH N 0°01'06" W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46" W 150.58 FT TO POB; THS 82°16'11" W 514.44 FT; TH N 13°53'24" W 294.28 FT; TH N 81°58'11" E 228.25 FT; TH N 58°40'39" E 69.93 FT; TH S 83°44'08" E 248.35 FT; TH S 10°30'34" E 262.01 FT TO POB. LESS: BEG SE COR NW1/4 SW1/4 SEC 26 TH N 0°01'06" W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46" W 150.58 FT; THN 10°30'34" W 112.01 FT TO POB; TH N 83°44'04" W 310 FT; TH N 13°53'24" W 107.55 FT TO PT ON SLY R/W LN OF 100 FT WIDE RDWY; TH N 58°40'39" E ALG SD R/W LN 69.93 FT; TH LEAV SD R/W S 83°44'04" E 248.35 FT; TH S 10°30'34" E 150 FT TO POB

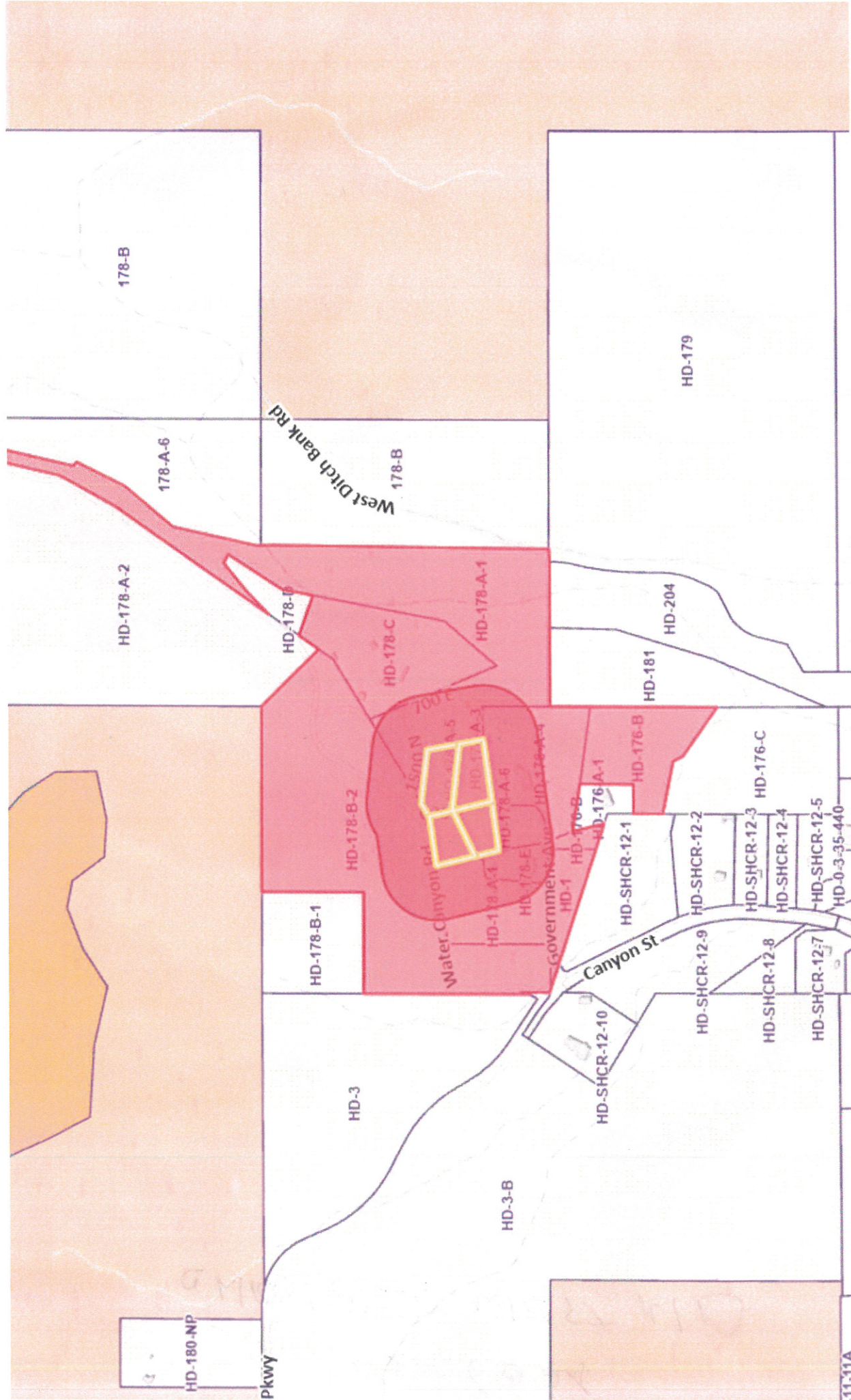


## Transfer History

Entry Number	Date Recorded	Deed Type
20090025437	Jul 1, 2009	Quit Claim Deed
00861578	Jan 23, 2004	Warranty Deed
00519735	Jan 4, 1996	Warranty Deed
00510983	Sep 27, 1995	Corporate Warranty Deed

## Abstract Summary

Code	Classification	Market Value	Taxable Value
02B	RES REAL ESTATE-UNIMP NON-PRIM	\$12,700	\$12,700
Total		\$12,700	\$12,700





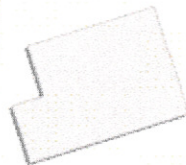
HD-178-B-2

Water Canyon Rd

1500 N

620

HD-178-A-5



HD-178-A-3

HD-178-A-7

HD-178-E

HD-178-A-6

HD-178-A-4

# Property Record Card

Washington County

Item 8.

**BLACK LAMONT**

PO BOX 840453  
HILDALE, UT 84784-0453

**Account: 0550775**

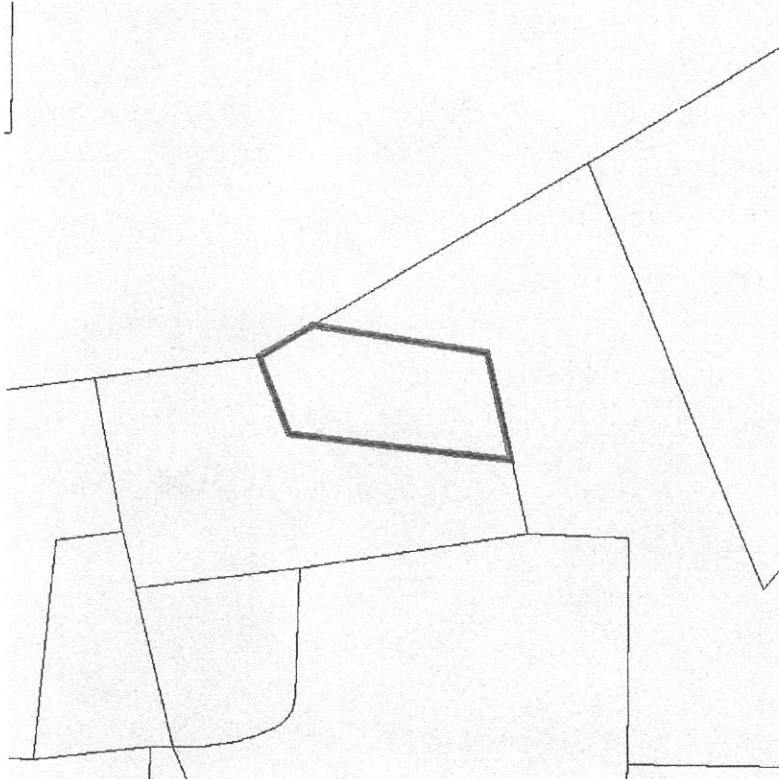
Tax Area: 02 - Hildale Town  
Acres: 1.000

**Parcel: HD-178-A-5**

Situs Address:  
595 E WATER CANYON RD  
HILDALE, 847840000

## Legal Description

S: 26 T: 43S R: 10W BEG SE COR NW1/4 SW1/4 SEC 26 T43S R10WTH N 0°01'06 W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46 W 150.58 FT; TH N 10°30'34 W 112.01 FT TO POB; TH N 83°44'04W 310 FT; TH N 13°53'24 W 107.55 FT TOSLY R/W LN 100 FT WIDE RDWY; TH N 58°40'39 E ALG R/W LN 69.93 FT; TH LEAV R/W S 83°44'04 E 248.35 FT; TH S 10°30'34 E 150 FT TO POB



## Transfer History

Entry Number	Date Recorded	Deed Type
20090025437	Jul 1, 2009	Quit Claim Deed
00865217	Feb 13, 2004	Annexation
00603030	May 14, 1998	Quit Claim Deed
00544429	Sep 20, 1996	Quit Claim Deed

## Abstract Summary

Code	Classification	Market Value	Taxable Value
01A	RES REAL ESTATE-IMPROVED	\$50,000	\$27,500
11A	RES IMPROVEMENT-PRIMARY	\$391,200	\$215,160
Total		\$441,200	\$242,660





From: Harrison Johnson

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

Date: February 9, 2023

Subject: Zone Change request

**Applicant Name:** Violet Jessop

**Agent:** Ross Chatwin

**Application Type:** Zone Change request

**Project Address:** RA-1

**Requested Zoning:** RM-2

**Date:** February 6, 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-SHCR-1-43, commonly addressed as 620 West Uzona Hildale, Utah from the current Residential Agricultural-1 (RA-1) to Residential Single-Family 8 (R1-8)

Background

The applicant submitted the application on February 6<sup>th</sup>, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted al 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 a residential property; On the East by Willow Street; On the South by Uzona Avenue; and on the West by a flood street; Surrounding properties are zoned RA-1.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-13-3 Uses allowed; and Sec 152-13-4 Development Standards In Residential Zones, as follows:

Sec 152-13-3 Uses Allowed

1. 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							
	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 <sup>3</sup> /C	P <sup>3</sup> /C	P <sup>3</sup>	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
Building, accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental <sup>4</sup>	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P

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 <sup>2</sup>	P	P	P	P	P	P	P
Licensed family child care <sup>2</sup>	C	C	C	C	C	C	C
Residential certificate child care <sup>2</sup>	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	N
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 <sup>2</sup>	P	P	P	P	P	P	P
Personal instruction service, home based <sup>2</sup>	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	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
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
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N

Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

2. 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.

3. 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.

4.

[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.

TABLE 152-13-2

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 <sup>2</sup>	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 <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	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 10-37-12I 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 <sup>5</sup>	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 <sup>6</sup>	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 <sup>7</sup>	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 per acre standards.
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:

1. Design and compatibility standards:  
See chapter 33 of this title.
2. Landscaping and screening:  
See chapter 32 of this title.
3. Motor vehicle access:  
See chapter 35 of this title.
4. Natural resource inventory:  
See chapter 31 of this title.
5. Off street parking:  
See chapter 34 of this title.
6. Signs:  
See chapter 36 of this title.
7. 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](#)

1. 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.
2. Larger Accessory Buildings:  
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. 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.
4. 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.
5. 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.



**Recommendation**

Staff recommends approval of the zone change request as it remains consistent with Hildale City’ General Plan. Additionally, it may accommodate the city’s goal of increased density.

**Sample Motions – ZONING CHANGE**

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-1-43 commonly addressed as 620 W Uzona from the current Residential Agricultural-1 (RA-1) to Residential Single-Family-8 (R1-8).





☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

## ZONE CHANGE APPLICATION

 Fee: Same as original plat fee 100.00
*For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

 Name: Violet Jessop / Brian Morgan Telephone: 435-531-6435

 Address: 620 W. Uzona Ave Fax No. \_\_\_\_\_

 Agent (If Applicable): Violet Jessop / Brian Morgan Telephone: 435-531-6435

 Email: violetjessop12@gmail.com

 Address/Location of Subject Property: 620 W. Uzona Ave Hildale UT

 Tax ID of Subject Property: HD-SHCR-1-43 Existing Zone District: RA-1

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

Seperate the house from the single unit
**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 ☐

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



## **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 )

I (we), Violet Jessop, 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.

Violet Jessop  
(Property Owner)

Violet Jessop  
(Property Owner)

Subscribed and sworn to me this 6 day of February 2023

Sirrene J. Barlow  
(Notary Public)

Residing in: Hildale, UT

My Commission Expires: \_\_\_\_\_



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: \_\_\_\_\_



From: Harrison Johnson

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

Date: February 9, 2023

Subject: Zone Change request

**Applicant Name:** Lous & Dawna Bistline

**Agent:** Gwen Darger

**Application Type:** Zone Change request

**Project Address:** RA-1

**Requested Zoning:** RM-2

**Date:** February 9, 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-SHCR-1-2, commonly addressed as 785 North Willow Street Hildale, Utah from the current Residential Agricultural-1 (RA-1) to Residential Mulitfamily-1 (RM-1).

**Background**

The applicant submitted the application on January 9<sup>th</sup>, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted al 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 Utah Avenue abutting public lands and the Canaan Mountain Wilderness; On the East by residential property addressed 585 W Utah Ave; On the South by a residential property addressed at 780 N Willow; and on the West by a public alleyway; Surrounding properties are zoned RA-1 and Open Space.

**Analysis**

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-13-3 Uses allowed; and Sec 152-13-4 Development Standards In Residential Zones, as follows:

**Sec 152-13-3 Uses Allowed**

1. 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							
	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 <sup>3</sup> /C	P <sup>3</sup> /C	P <sup>3</sup>	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
Building, accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental <sup>4</sup>	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P

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 <sup>2</sup>	P	P	P	P	P	P	P
Licensed family child care <sup>2</sup>	C	C	C	C	C	C	C
Residential certificate child care <sup>2</sup>	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	N
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 <sup>2</sup>	P	P	P	P	P	P	P
Personal instruction service, home based <sup>2</sup>	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	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
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
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N



Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

2. 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.

3. 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.

4.

[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.

TABLE 152-13-2

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 <sup>2</sup>	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 <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	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 10-37-12I 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 <sup>5</sup>	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 <sup>6</sup>	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 <sup>7</sup>	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 per acre standards.

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:

1. Design and compatibility standards:  
See chapter 33 of this title.

2. Landscaping and screening:  
See chapter 32 of this title.

3. Motor vehicle access:  
See chapter 35 of this title.

4. Natural resource inventory:  
See chapter 31 of this title.

5. Off street parking:  
See chapter 34 of this title.

6. Signs:  
See chapter 36 of this title.

7. 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](#)

1. 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.

2. Larger Accessory Buildings:  
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.

3. 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.

4. 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.

5. 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.





**Recommendation**

Staff recommends approval of the zone change request as it remains consistent with Hildale City’ General Plan. Additionally, it may accommodate the city’s goal of increased density.

**Sample Motions – ZONING CHANGE**

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-1-2 commonly addressed as 785 N Willow from the current Residential Agricultural-1 (RA-1) to Residential Mulitfamily-1 (RM-1).

**Property Map**





JAN 09 2023

☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

**ZONE CHANGE APPLICATION**

Fee: \$100

*For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. 135229298*Angeline*  
*01/09/23*

Name: LOUIS &amp; DAWNA BISTLINE

Telephone: \_\_\_\_\_

Address: 785 NORTH WILLOW STREET

Fax No. \_\_\_\_\_

Agent (If Applicable): RYAN SCHOLES

Telephone: 435.628.6500

Email: RYANSCHOLES@ALPHAENGINEERING.COM

Address/Location of Subject Property: 785 NORTH WILLOW STREET

Tax ID of Subject Property: HD-SHCR-1-2

Existing Zone District: R-A-1

**Proposed Zoning District and reason for the request** (Describe, use extra sheet if necessary)  
RM (MULTI-FAMILY). OWNER WOULD LIKE TO BUILD DUPLEX/FOURPLEX ON THE PROPOED PARCEL 1.

**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

☐



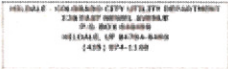
📞 435-874-2323

📠 435-874-2603

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: [www.hildalecity.com](http://www.hildalecity.com)



Transaction Details



Hildale City  
320 E.Newel Ave  
Hildale, UT 84784

XBP Confirmation Number: 135229298

Transaction detail for payment to Hildale City.			Date: 01/09/2023 - 2:06:59 PM MT
Transaction Number: 189900625PT Visa — XXXX-XXXX-XXXX-0886 Status: Successful			
Account #	Item	Quantity	Item Amount
zone change app	Land Use	1	\$100.00
lot split	Land Use	1	\$300.00

TOTAL: \$400.00

Billing Information  
GWEN DARGER  
785 NORTH WILLOW ST  
HILDALE, UT 84784  
(360) 862-3006

Transaction taken by: Admin AChatwin

Email

## **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 AZ )

COUNTY OF MOHAVE

I (we) Louis & Dawn Bistline, 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.

Dawn Bistline  
(Property Owner)

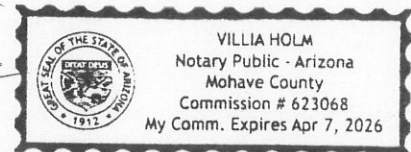
L Bistline  
(Property Owner)

Subscribed and sworn to me this 22<sup>th</sup> day of 12 Jan 2022 <sup>23</sup>

Villia Holm  
(Notary Public)

Residing in: Colorado City, Az

My Commission Expires: 4-7-2026



Agent Authorization

I (we) Guendolyn Dargatz, 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.

Dawn Bistline  
(Property Owner)

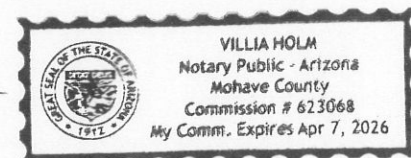
Louis Bistline  
(Property Owner)

Subscribed and sworn to me this 6<sup>th</sup> day of January 2023

Villia Holm  
(Notary Public)

Residing in: Colorado City, Az

My Commission Expires: 4-7-2026





From: Harrison Johnson

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

Date: February 9, 2023

Subject: Zone Change request

**Applicant Name:** Buckhorn Cholla LLC

**Agent:** Rachael Cawley

**Application Type:** Zone Change request

**Project Address:** R1-10

**Requested Zoning:** RM-1 & R1-8

**Date:** February 9, 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-SHCR-9-26, commonly addressed as 450 E Utah Ave. Hildale, Utah from the current Residential Single-Family 10 (R1-10) to both Residential Multi-Family-1 and Residential Single-Family 8 (R1-8).

**Background**

The applicant submitted the application on January 24<sup>th</sup>, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted al 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 residential property; On the East by Canyon Street and agricultural property. On the South by Utah Avenue and on the West by residential property. Surrounding properties are zoned RM-1, RA-1 and A-5.

**Analysis**

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-13-3 Uses allowed; and Sec 152-13-4 Development Standards In Residential Zones, as follows:

**Sec 152-13-3 Uses Allowed**

1. 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							
	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 <sup>3</sup> /C	P <sup>3</sup> /C	P <sup>3</sup>	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
Building, accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental <sup>4</sup>	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P

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 <sup>2</sup>	P	P	P	P	P	P	P
Licensed family child care <sup>2</sup>	C	C	C	C	C	C	C
Residential certificate child care <sup>2</sup>	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	N
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 <sup>2</sup>	P	P	P	P	P	P	P
Personal instruction service, home based <sup>2</sup>	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	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
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
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N

Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

2. 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.

3. 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.

4.

[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.

TABLE 152-13-2

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 <sup>2</sup>	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 <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	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 10-37-12I 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 <sup>5</sup>	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 <sup>6</sup>	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 <sup>7</sup>	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 per acre standards.
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:

1. Design and compatibility standards:  
See chapter 33 of this title.
2. Landscaping and screening:  
See chapter 32 of this title.
3. Motor vehicle access:  
See chapter 35 of this title.
4. Natural resource inventory:  
See chapter 31 of this title.
5. Off street parking:  
See chapter 34 of this title.
6. Signs:  
See chapter 36 of this title.
7. 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](#)

1. 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.
2. Larger Accessory Buildings:  
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. 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.
4. 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.
5. 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.



**Recommendation**

Staff recommends approval of the zone change request as it remains consistent with Hildale City’ General Plan. Additionally, it may accommodate the city’s goal of increased density.

An additional consideration staff reviewed was the applicant’s plan to utilize the provisions for flag lots in order to develop single family housing. Staff considered the cost of development for the utilities and the need for infill housing on one of Hildale’s most traveled streets when deciding on our recommendation. Higher density in these key corridors will help buoy maintenance budgets for streets and roads necessary to accommodate the majority of Hildale’s tourism.

**Sample Motions – ZONING CHANGE**

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-9-26 commonly addressed as 450 E Utah Ave from the current Residential Single-Family 10 (R1-10) to both Residential Multi-Family-1 and Residential Single-Family 8 (R1-8) pending approval of subdivision.





JAN 24 2023

☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

## ZONE CHANGE APPLICATION

Fee: \$100

*For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Name: Buckhorn Cholla, LLC Telephone: 435-680-0923

Address: PO box 3414 Colorado City AZ 86021 Fax No. \_\_\_\_\_

Agent (If Applicable): Rachael Cawley Telephone: 435-680-0923

Email: racawley96@gmail.com

Address/Location of Subject Property: 450 E Utah Ave, Hildale UT 84784

Tax ID of Subject Property: HD-SHCR-9-26 Existing Zone District: R1-10

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

RM -1 & R1-8 The purpose is to be able to subdivide & create more single family lots.

**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: \_\_\_\_\_

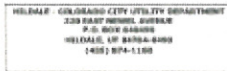
Application Complete:

YES

☐

NO

☐



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

**XBP Confirmation Number: 136398874**

▶ Transaction detail for payment to Hildale City.		Date: 01/24/2023 - 11:10:20 AM MT	
Transaction Number: 191111572PT Visa — XXXX-XXXX-XXXX-3565 Status: Successful			
Account #	Item	Quantity	Item Amount
Zone Change App	Land Use	1	\$100.00

**TOTAL: \$100.00**

**Billing Information**

Buckhorn Cholla LLC Rachael  
 Cawley  
 450 E Utah Ave  
 Hildale, UT 84784  
 (435) 680-0923

**Transaction taken by: Admin AChatwin**



# APPLICATION FOR REZONE

## 450 E UTAH AVE, HILDALE UTAH 84784

1. HILDALE CITY APPLICATION FORM
2. THE NAME AND ADDRESS OF EVERY PERSON OR COMPANY THE APPLICANT REPRESENTS
- 3.-4. AN ACCURATE PROPERTY MAP SHOWING THE EXISTING AND PROPOSED ZONING CLASSIFICATIONS
5. ALL ABUTTING PROPERTIES SHOWING PRESENT ZONING CLASSIFICATIONS.
- 6.-7. AN ACCURATE LEGAL DESCRIPTION OF THE PROPERTY TO BE REZONED.
8. WARRANTY DEED TO DEMONSTRATE OWNERSHIP OF THE PROPERTY.
9. OTHER CONSIDERATIONS

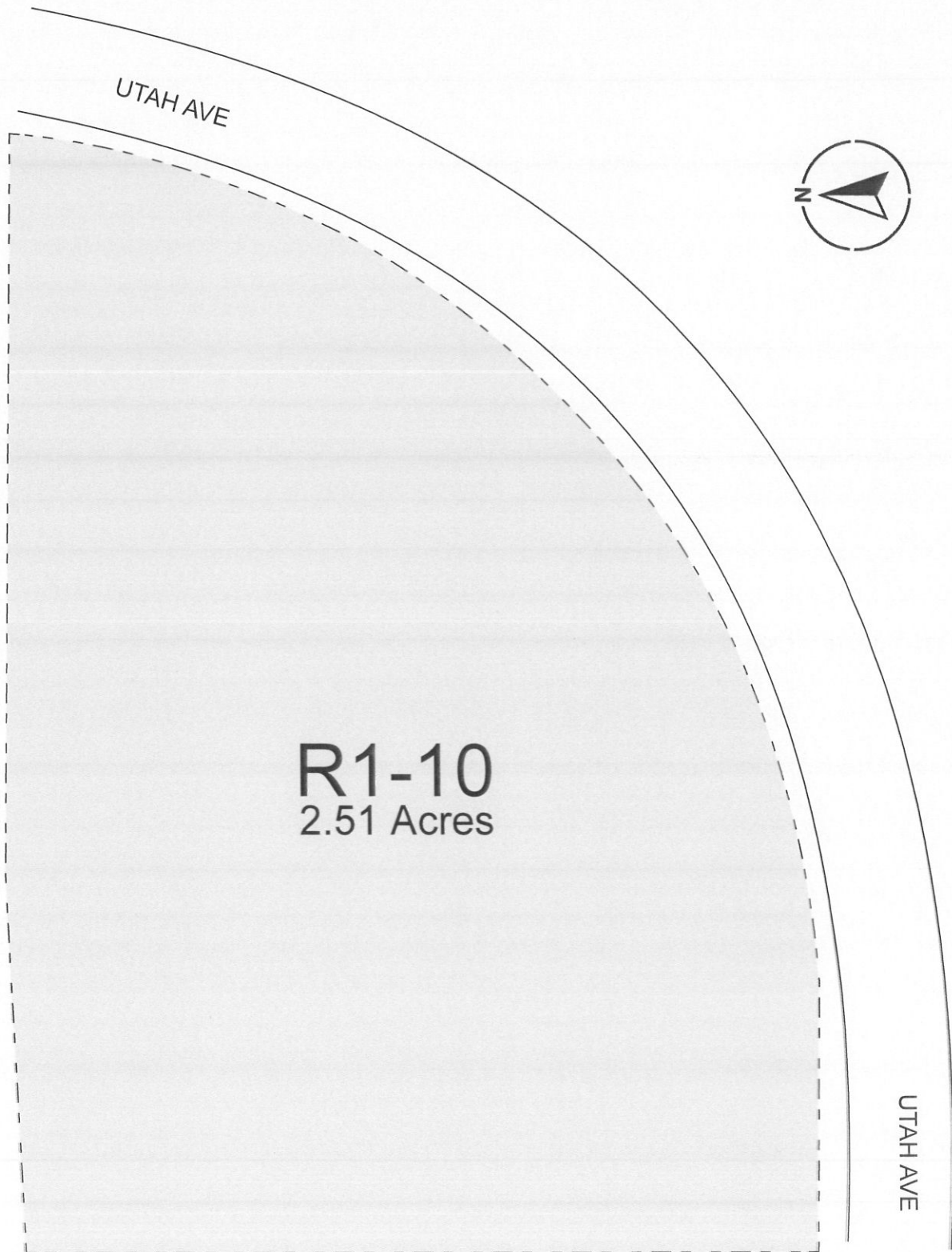
BUCKHORN CHOLLA, LLC



NAME AND ADDRESS OF EVERY PERSON OR COMPANY THE APPLICANT  
REPRESENTS.

BUCKHORN CHOLLA, LLC PO BOX 3414 COLORADO CITY, AZ 86021

# Existing Zone District







CONSULTANTS

NOT FOR CONSTRUCTION

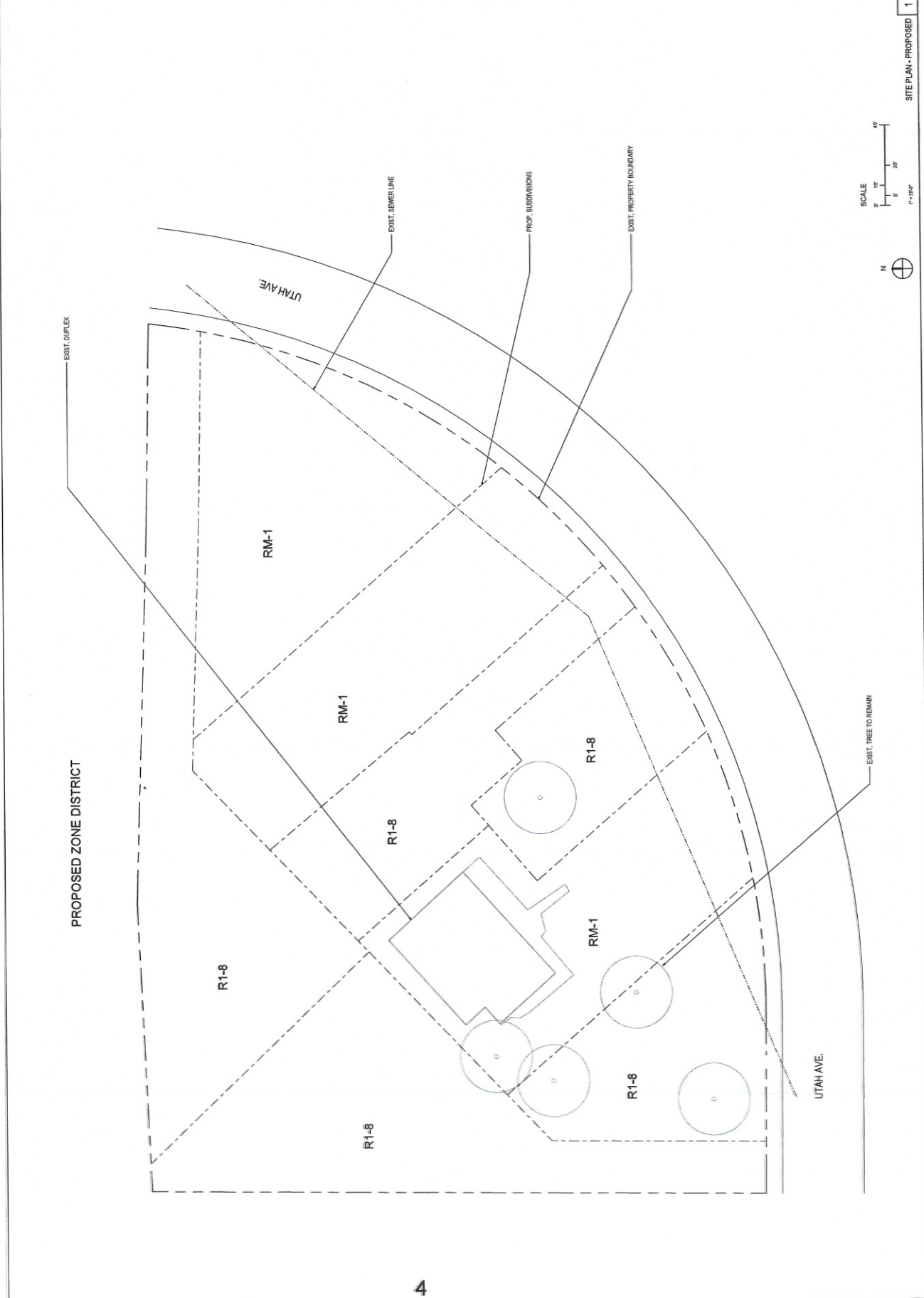
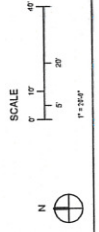
PROJECT 22.002  
450 UTAH  
SUBDIVISION

PROJECT ADDRESS

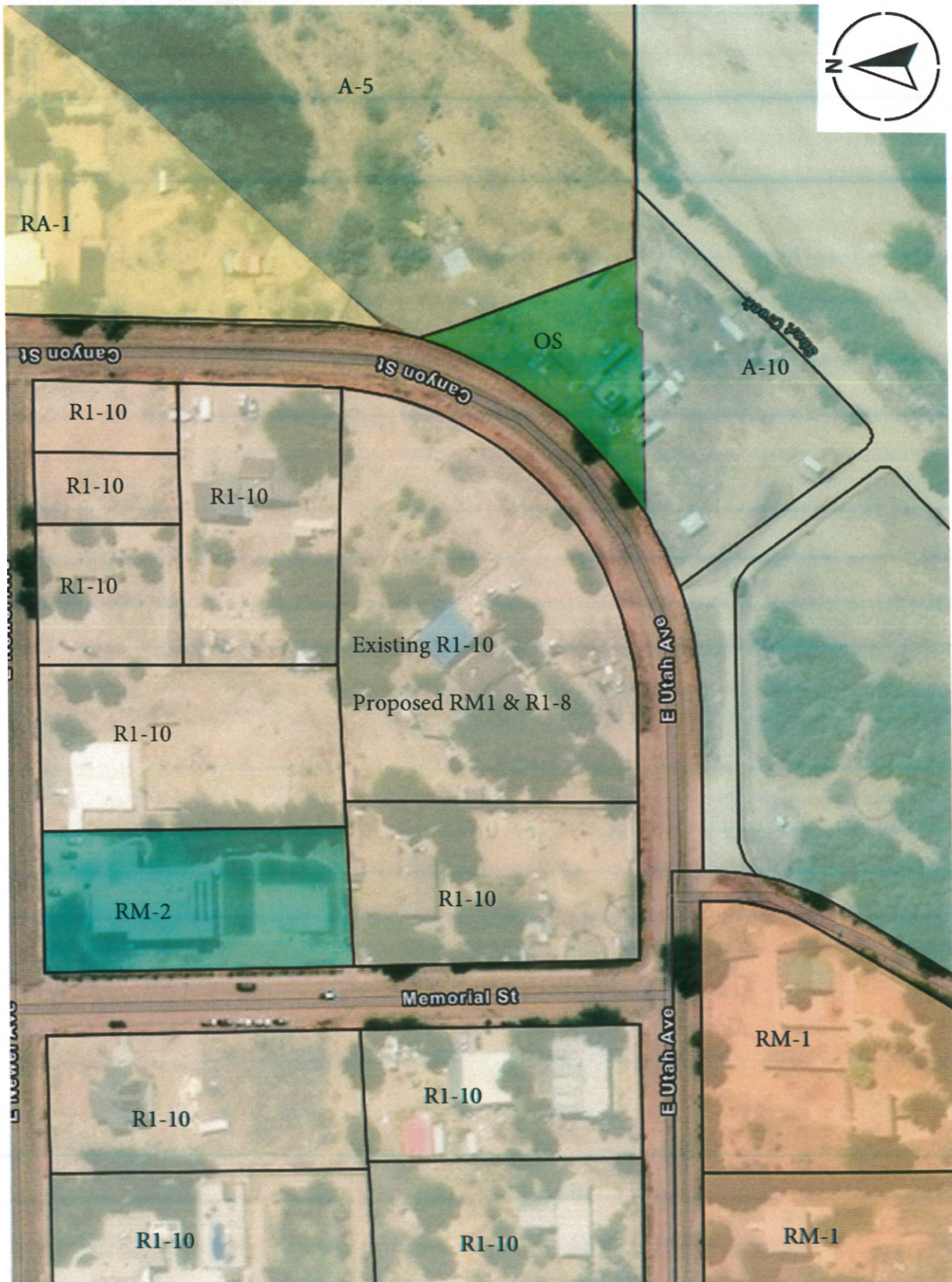
DATE

SCALE  
1" = 20'-0"

SITE PLAN - PROPOSED 1



# ALL ABUTTING PROPERTIES SHOWING PRESENT ZONING CLASSIFICATIONS





## LEGAL DESCRIPTIONS

Below are temporary legal descriptions for the purpose of this rezone application. Accurate Legal descriptions, prepared by a surveyor will be provided in the subdivision application or immediately after the rezone application is approved, whichever is preferred by the deciding body at Hildale city. A preliminary subdivision plan is included for the identification of the lots.

Lot 1: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-A

Lot 2: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-B

Lot 3: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-C

Lot 4: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-D

Lot 5: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-E

Lot 6: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-F

Lot 7: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-G

Lot 8: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 26-H



Trust Deed Page 1 of 1

Gary Christensen Washington County Recorder  
 10/12/2022 01:44:59 PM Fee \$40.00 By ALLEN  
 MORTGAGE, LLC

**Mail Tax Notice To:**

Grantee  
 P.O. Box 3414  
 Colorado City, AZ 86021

**WARRANTY DEED**

CLAUDE SETH COOKE, an individual, Grantor, of Mohave County, AZ, hereby  
 CONVEYS AND WARRANTS the title, against all persons whomsoever, to  
 BUCKHORN CHOLLA, LLC, a UTAH Limited Liability Company, Grantee.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF  
 WASHINGTON, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

Lot 26, Short Creek Subdivision #9 Amended and Extended, according to  
 the Official Plat thereof on file and of record in the Washington County  
 Recorder's Office.

Including hereditaments and appurtenances.

Tax Parcel Number: HD-SHCR-9-26

Also known as: 450 East Utah Ave, Hildale, UT 84784

WITNESS the hand of said grantor this 12 day of Oct, 2022.

BY: Claude Seth Cooke  
 Claude Seth Cooke

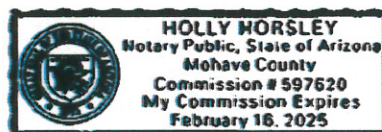
STATE OF ARIZONA

COUNTY OF MOHAVE

The foregoing instrument was acknowledged before me this 12 day of  
October, 2022, by Claude Seth Cooke.

Holly Horsley  
 Notary Public Holly Horsley

My Commission Expires: 02/16/25





### Additional Considerations

Each resulting lot on our rezone + subdivision plan is meeting the standards set forth in section 152-13-4 of the Hildale City Municipal Code as well as 152-37-10 which describes flag lot ordinances. The resulting lots are fronted by curb, gutter and sidewalk which will remain and/or be repaired by Buckhorn Cholla if they are disturbed during the process of improving the land.

Buckhorn Cholla LLC intends to update approximately 1000ft of city water line, in Utah Ave, to bring proper capacity to a new fire hydrant, which the area is currently lacking.

A Hydrology study is being done on the property to determine whether an amendment to the FEMA Flood Zone map is necessary. If the property is determined to be out of the flood plain, then all new tenants of the land will be exempt from paying for needless flood insurance.

From: Harrison Johnson  
To: Hildale City Planning & Zoning Commission; Hildale City Mayor  
Date: February 13, 2023  
Subject: Text Amendment Staff Report

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**Applicant Name:** Zake Holdings LLC/ Isaiah Barlow  
**Agent:** Thomas Timpson  
**Application Type:** Text Amendment  
**Date:** February 13, 2023  
**Prepared by:** Harrison Johnson

### Summary

This text amendment application is requesting that the minimum acreage required for a Recreation Zone, which is currently five (5) acres, be eliminated as a requirement for said zone. Additionally, the applicant is requesting changes to Development Standards in decreasing the frontage requirement from 300 feet to 140 feet and the frontage per unit be decreased from 30 feet to 20 feet. This would enable not only the applicant, but most property owners within one (1) acre of land to become eligible for a zone change to Recreation Resort.

### Analysis

Recreation Resort zones are one of the only areas inside Hildale City that allow for both long-term residential use and short-term residential use to co-locate within a single property. This ability provides obvious advantages to property owners and investors as it allows them to cater to both tourists and long-term renters or home buyers. The long-term residents inside a recreation resort zone ostensibly are aware of the touristic and potentially transient nature of their living area if not because of the requirements that the zone must have a pool and an on-site manager, then because of the association that governs and runs the entire property funded by fees from the owners.

The minimum size requirements of five (5) acres provides some positive benefits which include:

1. **Revenue Generation:** Minimum size requirements can help ensure that recreation zones generate enough revenue to be self-sustaining and financially viable. If the zones are too small, they may not generate enough revenue from user fees or concessions to cover their operating costs, making them a financial burden on the city.
2. **User Experience:** Minimum size requirements are also set to ensure that users have a positive experience when visiting recreation zones. For example, if a park is too small, it might be crowded and less enjoyable for visitors.

Drawbacks on larger recreation resort zones can include:

1. **Limited Development Opportunities:** The minimum size requirement may limit the development of new recreation zones, especially where land is expensive and therefore only large and wealthy developers could achieve success in developing them. This could result in fewer recreational opportunities for residents, especially in lower-income neighborhoods.
2. **Increased Cost:** The cost of acquiring and developing land that meets the minimum size requirement can be prohibitively expensive, especially for small developers and local governments. This can discourage development of new recreation zones and limit the ability of the city to provide recreational opportunities to residents.

The City's General Plan does not specifically have designated Recreation Resort areas demarcated which may complicate obtaining approvals for investors and developers. Additionally, community input has largely not been solicited on potential locations for these zones and therefore could create an amount of controversy due to concerns over neighborhood "character".



## TEXT AMENDMENT APPLICATION

**Fee: Variable (\$100)**

*For Office Use Only:*

File No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

**Name:** Zake Holdings, LLC / Isaiah Barlow **Telephone:** (435) 212-8028

**Address:** PO Box 2432, Colorado City, AZ 86021 **Fax No.** \_\_\_\_\_

**Agent (If Applicable):** Thomas Timpson **Telephone:** (435) 619-6477

**Email:** t.c.timpson@live.com

The proposed text amendment would be to what Chapter and section of the current Land

Use or City Code Section 152-26-3: Minimum Acreage

The purpose this change would accomplish see attached narrative

If request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

Submittal requirements:

Completed Applications

Existing Land Use Ordinance or City Code

Proposed change to Land Use Ordinance or City Code

**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, for application submissions, is 14 days before 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: \_\_\_\_\_

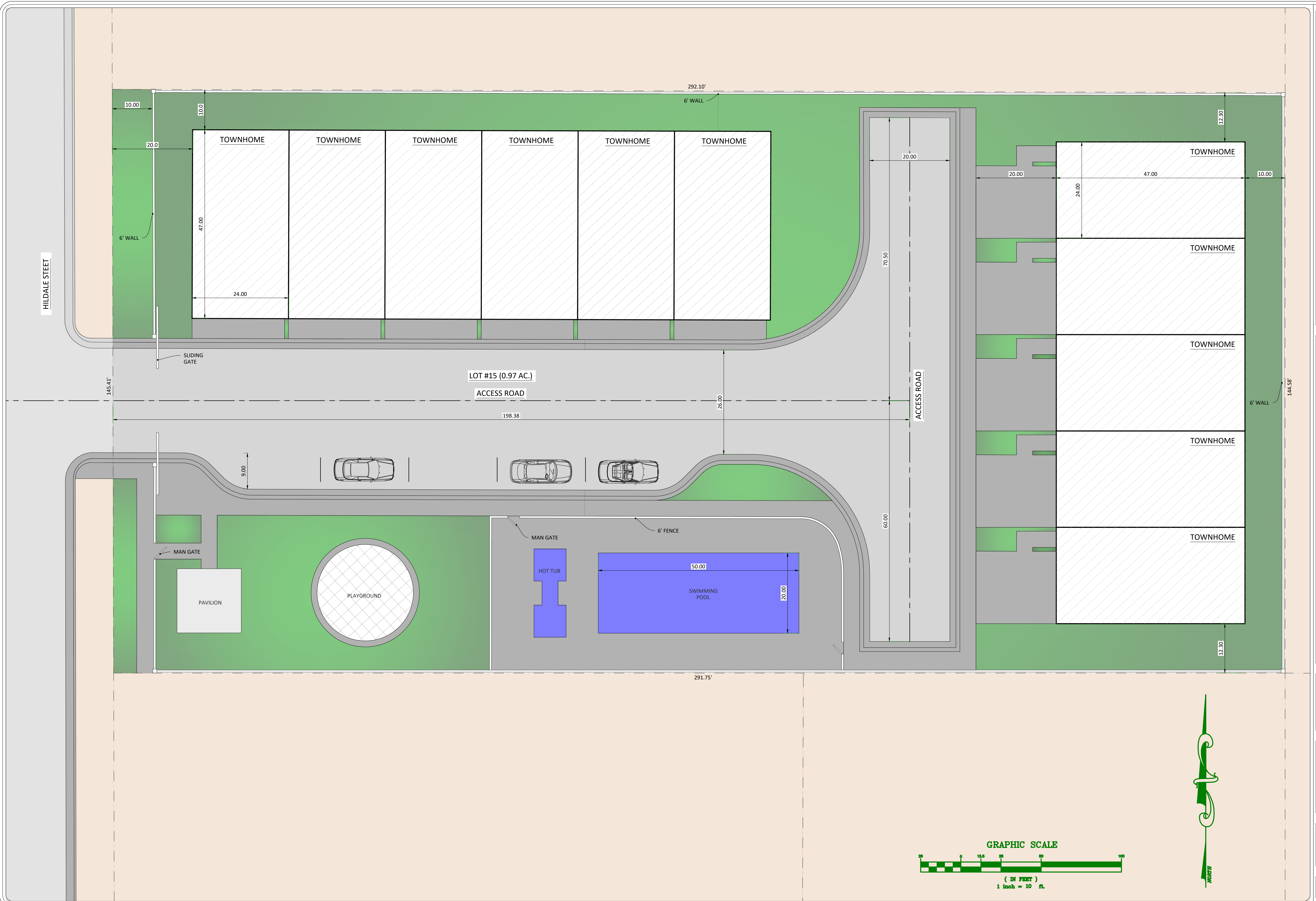
**Text Amendment Purpose Statement & Description****Existing Land Use Ordinance:**

Hildale City Code Section 152-26-3: Minimum Acreage currently reads:

The recreation resort zone shall be applied only to projects consisting of at least five (5) acres.

**Proposed Change to Land Use Ordinance:**

It is proposed to eliminate the minimum acreage requirement for the Recreation Resort (RR) zone. This would allow the development of smaller recreation resort projects as long as they meet other zoning requirements such as swimming pool, clubhouse, etc. For example, attached is a preliminary site layout plan for a gated townhouse community on a one (1) acre lot intended to meet all requirements with the exception of the minimum size. The Recreation Resort zone allows for residential dwelling units to be occupied by the owners thereof on a full- or part-time basis, and allows for rental of residential units on an overnight or short-term basis. Changing the code as requested would facilitate smaller nightly rental projects within the City to operate on a legitimate basis.



**TCT ENGINEERING**  
1965 S HAMMON ST, COLORADO CITY, AZ  
TEL: (480) 619-6477  
E-MAIL: tclimpson@live.com

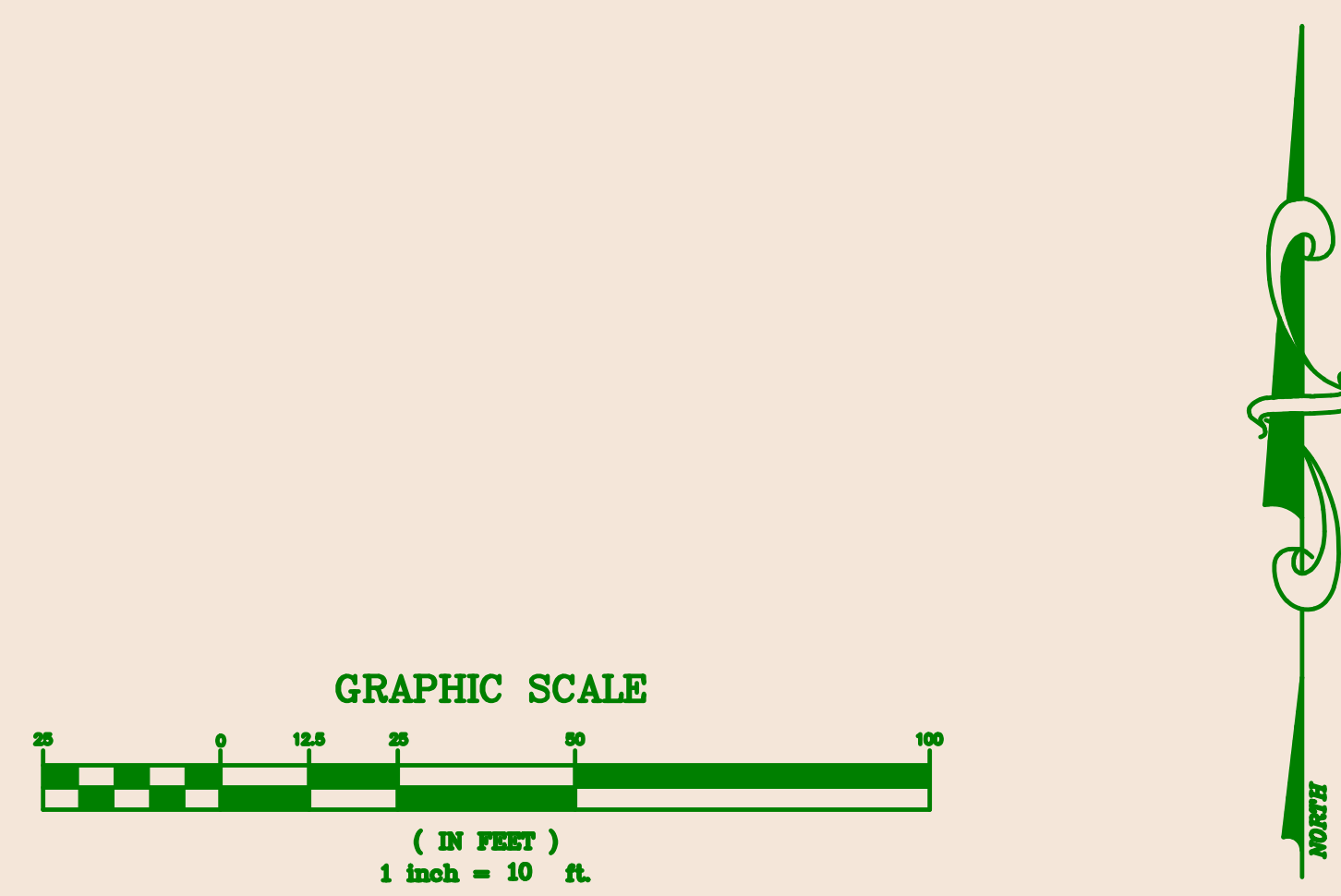
**SITE DEVELOPMENT PLAN CONCEPT**  
**ZAKE HOLDINGS, LLC**  
LOT 15 SHORT CREEK SUBDIVISION #8  
HILDALE, WASHINGTON COUNTY, UTAH

REVISIONS		
REV	DATE	DESCRIPTION
△		
△		
△		
△		

PROJECT NO: 220629  
CAD DWG. FILE: 220629 SUB Concept.dwg  
DRAWN BY: SEW  
DESIGNED BY: TCT  
FIELD CREW:  
CHECKED BY:  
DATE: 2-3-22

SHEET:  
**CONCEPTUAL SITE LAYOUT**  
**V1**

**C1**



## GAS DEPARTMENT OF HILDALE CITY

### Municipal & Industrial Service - Rate Schedule MIT - 20

**APPLICABILITY:** Applicable to gas service for bulk wholesale at one or more points of delivery.

**AVAILABILITY:** Available only to Municipalities and Industrial users whose gas use does not exceed 2,500 dekatherms in any one day.

**TERRITORY:** At any point in the State of Utah on or near Hildale City's facility of adequate capacity where Hildale City is authorized to sell gas.

**TYPE OF SERVICE:** Firm wherein Hildale City has pipeline capacity.

#### RATES:

### HILDALE CITY GAS DEPARTMENT NATURAL GAS TARIFF March 2021

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Rate #20	<u>Municipal &amp; Industrial</u>
Firm Service	Summer & Winter

#### Rate

Commodity Cost	Actual Cost/th
----------------	----------------

Estimated for the month of service and trued up in the months following the month of service and shall not be limited.

Supplier Cost	\$0.00/th
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Transportation Non Gas Cost	\$0.07813/th
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Meter Charge	Master Meter	\$250/month
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#### Units of Measurement

th = therm = 100,000 Btu's

Dth = Decatherm = 1,000,000 Btu's

## Hildale Council Events

**MARCH 2023**

Item 14.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4 Utah Legislature Session Last Day
5	6	7 H. E. A. T. Utility Assistance gam	8 Hildale City Council meeting 6pm	9	10	11
12	13	14 USFS Community mtg 10am Police Station	15 UZONA Chamber luncheon 12pm	16 Hildale Planning and Zoning mtg. 6pm	17	18
19	20	21	22	23	24	25 Vet Clinic @ City Hall gam
26	27	28	29	30	31	<b>APRIL 1</b>
<b>APRIL 2</b>	<b>APRIL 3</b>	<b>APRIL 4</b>	<b>APRIL 5</b> Hildale City Council meeting 6pm	<b>APRIL 6</b>	<b>APRIL 7</b>	<b>APRIL 8</b>