



Hildale City Council Meeting

Wednesday, September 01, 2021 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, September 1, 2021 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.

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

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

+16699006833,,95770171318#,,,,*993804# US (San Jose)

+12532158782,,95770171318#,,,,*993804# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

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

Comments during the public comment or public hearing portions of the meeting may be emailed to 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.

Roll Call of Council Attendees: City Recorder Cawley

Welcome, Introduction and Preliminary Matters: Mayor Jessop

Pledge of Allegiance: By Invitation of Mayor Jessop

Conflict of Interest Disclosures: Mayor and Council Members

Special Recognition: Mayor Jessop

1. Recognition of Hildale City Fire Department from the Utah Fire and Rescue Academy.

This presentation will take place at the Hildale Fire Station, adjacent (next door) to City Hall. Council will meet at the Fire Station for this presentation and will immediately return to City Hall for the remainder of the Council meeting.

2. Proclamation Recognition of Garkane Energy Service dedication to maintaining electrical service to the residents of Hildale during several weather events over recent months.
3. Proclamation declaring September 17-23, 2021, as United States Constitution Week

Informational Summary: Court Monitor Roger Carter

Approval of Minutes of Previous Meetings: Council Members

NOT AVAILABLE DUE TO STAFF TRANSITION. WILL BE INCLUDED IN THE NEXT COUNCIL MEETING.

Public Comments: (3 minutes each - Discretion of Mayor Jessop)

Council Comments: Council Members (10 minutes total)

Oversight Items: (15 minutes total Mayor Jessop)

4. Financial Report and Invoice Register approval
5. City Managers report (Department reports included)
6. Mayors Report

Public Hearing: NO TIME LIMIT

7. Public hearing, discussion, and possible approval of Hildale City Ordinance No. 2021-012, **adopting the Hildale City General Plan 2021.** (Consultant Michael Hansen)

The Council will receive public comment on this item in person or via email or social media.

8. Public hearing concerning a possible application for funding from the Utah Permanent Community Impact Fund Board (CIB) to fund prioritized water and waste water infrastructure projects, including new source development, rehabilitation of existing infrastructure, and development of new infrastructure to improve water quality, quantity, and distribution of culinary water to the residents of Hildale. (CM Duthie)

The Council will receive public comment on this item in person or via email or social media

Appointments to Boards or Commissions: None

Unfinished Council Business:

9. Ratification of contract renewal with Olympus Insurance from August 23, 2021- August 22, 2022 for a premium cost of \$79,599. (5 minutes CM Duthie)

New Council Business:

10. Consideration, discussion, and possible adoption of Hildale City Ordinance No. 2021-013 a zoning map amendment to re-zone Lot HD-SHCR-8-9-B, 345 East Utah Avenue, from Residential Agricultural .5 (RA-.5) to Multi-Family Residential 1 (RM-1). (5 minutes CA/ZA Kesselring)
11. Consideration, discussion, and possible adoption of Hildale City Resolution 2021-09-01, declaring Hildale City's intent to annex certain unincorporated parcels. (10 minutes CM Duthie)
12. Consideration, discussion, and possible approval to submit an application for funding from the Utah Permanent Community Impact Fund Board (CIB) to fund prioritized water and waste water infrastructure projects, including new source development, rehabilitation of existing infrastructure, and development of new infrastructure to improve water quality, quantity, and distribution of culinary water to the residents of Hildale. (10 minutes CM Duthie)
13. Consideration, and discussion of Utility Board direction to staff concerning commercial businesses reselling Maxwell Park Culinary Water. (10 minutes - CM Duthie)
14. Consideration, discussion, and possible action concerning Hildale City Ordinance 2021-008, an ordinance of the Mayor and Council of Hildale City, Utah amending the text of the Hildale City Land Use Ordinance with regard to Public Notice (10 minutes CA Kesselring)

- [15.](#) Consideration, discussion, and possible action concerning Hildale City Ordinance 2021-009, an ordinance of the Mayor and Council of Hildale City, Utah adopting the design standards of the American Public Works Association (10 minutes CA Kesselring)
- [16.](#) Consideration, discussion, and possible action concerning Hildale City Ordinance 2021-010, an ordinance of the Mayor and Council of Hildale City, Utah amending the text of the Hildale City Land Use Ordinance with regard to new Legislative Definitions (10 minutes CA Kesselring)
- [17.](#) Consideration, discussion, and possible action concerning Hildale City Ordinance 2021-011, an ordinance of the Mayor and Council of Hildale City, Utah amending the text of the Hildale City Land Use Ordinance relating to Camping Hosting Facilities (10 minutes CA Kesselring)

Calendar of Upcoming Events: (5 minutes CR Cawley)

- [18.](#) Northwest Regional Attainment Committee
September 17, 2021 11am (MDT) ZOOM
- [19.](#) UZONA Chamber - Joint Government Regional Zoom Meeting
Fri 9/17/2021 11:00 AM - 12:00 PM
- [20.](#) 2021 ULCT Annual Training Conference - Salt Lake City
9/29/21 - 10/1/21
- [21.](#) One Utah Summit -Southern Utah University
10/4-6/2021

Executive Session: As needed

Scheduling: As needed

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.

**OFFICE OF THE MAYOR
PROCLAMATION
Appreciation to Garkane Energy**

WHEREAS, the residents of Hildale City have been negatively impacted by recent weather events; and

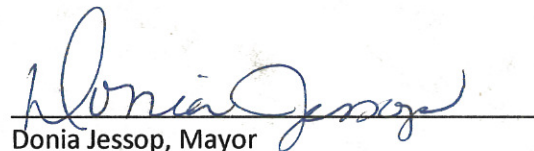
Whereas, residents of Hildale City are served electrical utility by Garkane Energy; and

Whereas, said weather events have caused electric service interruption of occasion during the last few months; and

Whereas, Garkane Energy and employees have responded timely, under hazardous weather conditions, on weekends, on holidays, and overnight to restore electric distribution to the residents of Hildale City

NOW THEREFORE, I, Donia Jessop, Mayor of Hildale City, Utah, do proclaim Hildale City's recognition and appreciation for the professionalism, dedication, and diligence of Garkane Energy service, ensuring the residents of Hildale are safe and secure in the receipt of electrical energy.

GIVEN, under my hand and Seal of Hildale City on this 1st day of September 2021


Donia Jessop, Mayor
Hildale City



**OFFICE OF THE MAYOR
PROCLAMATION
CONSTITUTION WEEK**

WHEREAS, September 17, 2021, marks the two hundred and thirty-fourth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, more than 200 years ago our forefathers adopted a Constitution that has since proven to be an enduring guide that has secured the blessings of liberty for every generation of Americans; and

WHEREAS, the Constitution's framework for establishing and preserving liberty, justice, and opportunity has enabled us to prosper as a Nation and thrive as a people; and

WHEREAS, it is fitting and proper to accord official recognition to this living document that defends the principles of democracy and freedom and allows our Nation to shine as a beacon of democracy, tolerance, compassion, and generosity; and

WHEREAS, educating our citizens about the principles of the Constitution allows us to reflect on the rights and privileges and citizenship and to work to ensure that the blessings of life, liberty and the pursuit of happiness endure and extend for generations to come; and

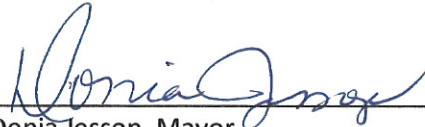
WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;

NOW THEREFORE, I, Donia Jessop, Mayor of Hildale City, Utah, do proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals of the framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

GIVEN, under my hand and Seal of Hildale City on this 1st day of September 2021



Donia Jessop, Mayor
Hildale City



CITY OF HILDALE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>TAXES</u>						
11-31-100	PROPERTY TAX - CURRENT YEAR	.00	.00	99,113.00	99,113.00	.0
11-31-200	PROP TAX - DELINQUENT PR YR	.00	.00	86,000.00	86,000.00	.0
11-31-300	GENERAL SALES & USE TAX	.00	.00	562,000.00	562,000.00	.0
11-31-301	RAP TAX	4,905.56	4,905.56	54,000.00	49,094.44	9.1
11-31-401	ENERGY & USE TAX	818.50	818.50	102,500.00	101,681.50	.8
11-31-402	TELECOM LICENSE TAX	.00	.00	10,000.00	10,000.00	.0
11-31-403	TRANSIENT ROOM TAX	.00	.00	8,100.00	8,100.00	.0
11-31-410	EMERGENCY 9-1-1 TAX	.00	.00	1,000.00	1,000.00	.0
11-31-700	FEE-IN-LIEU TX - PERSONAL PROP	.00	.00	21,500.00	21,500.00	.0
11-31-900	PNLTY & INT ON DELINQ TAXES	.00	.00	6,200.00	6,200.00	.0
	TOTAL TAXES	5,724.06	5,724.06	950,413.00	944,688.94	.6
<u>LICENSES AND PERMITS</u>						
11-32-100	BUSINESS LICENSE FEES	1,030.00	1,030.00	8,000.00	6,970.00	12.9
11-32-200	BUILDING PERMITS	13,080.63	13,080.63	30,000.00	16,919.37	43.6
11-32-300	LAND USE FEE'S	500.00	500.00	20,000.00	19,500.00	2.5
	TOTAL LICENSES AND PERMITS	14,610.63	14,610.63	58,000.00	43,389.37	25.2
<u>INTERGOVERNMENTAL REVENUE</u>						
11-33-411	FD BEMS GRANT	147,058.82	147,058.82	10,708.00	(136,350.82)	1373.4
11-33-421	FD ASSISTANCE GRANT	.00	.00	11,000.00	11,000.00	.0
11-33-433	UDOT SAFE ROUTES TO SCHOOL GRA	.00	.00	206,000.00	206,000.00	.0
11-33-435	CIB GENERAL PLAN GRANT	.00	.00	50,000.00	50,000.00	.0
11-33-436	CDBG SIDEWALK GRANT	.00	.00	320,000.00	320,000.00	.0
11-33-437	CORONAVIRUS RELIEF FUNDS	.00	.00	342,729.00	342,729.00	.0
11-33-472	FLOOD MITIGATION LOAN- CIB	.00	.00	22,000.00	22,000.00	.0
11-33-560	CLASS C ROAD FUND	.00	.00	106,000.00	106,000.00	.0
11-33-565	HIGHWAY/TRANSIT TAX	.00	.00	49,000.00	49,000.00	.0
11-33-580	LIQUOR FUND ALLOTMENT	.00	.00	10,000.00	10,000.00	.0
11-33-581	COUNTY TOURISM GRANT	.00	.00	10,000.00	10,000.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	147,058.82	147,058.82	1,137,437.00	990,378.18	12.9
<u>CHARGES FOR SERVICES</u>						
11-34-120	GRAMA, COPYING, ETC.	.00	.00	4,100.00	4,100.00	.0
11-34-130	ZONING & SUBDIVISION FEES	.00	.00	15,500.00	15,500.00	.0
11-34-252	SRO POLICE	.00	.00	30,000.00	30,000.00	.0
11-34-910	SOLID WASTE- AZ STRIP LANDFILL	.00	.00	31,000.00	31,000.00	.0
11-34-915	GARKANE SERVICES	2,334.00	2,334.00	.00	(2,334.00)	.0
11-34-920	COLLECTION OF OLD SEWER BILL	.00	.00	5,000.00	5,000.00	.0
	TOTAL CHARGES FOR SERVICES	2,334.00	2,334.00	85,600.00	83,266.00	2.7

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINES AND FORFEITURES</u>					
11-35-110 COURT FINES	2,090.00	2,090.00	41,000.00	38,910.00	5.1
11-35-210 BAIL AND BOND FORFEITURE	.00	.00	500.00	500.00	.0
TOTAL FINES AND FORFEITURES	2,090.00	2,090.00	41,500.00	39,410.00	5.0
<u>MISCELLANEOUS REVENUE</u>					
11-36-100 INTEREST EARNINGS - GEN FUND	.00	.00	3,300.00	3,300.00	.0
11-36-210 RENTAL - OFFICES IN CITY BLDG	.00	.00	8,000.00	8,000.00	.0
11-36-600 SUNDRY REVENUES	.00	.00	500.00	500.00	.0
11-36-800 LOT LEASES	.00	.00	61,500.00	61,500.00	.0
11-36-910 SUNDRY REV - GEN FUND	95,273.47	95,273.47	32,000.00	(63,273.47)	297.7
11-36-911 CCFD EQUIPMENT REVENUE	.00	.00	20,000.00	20,000.00	.0
11-36-920 SUNDRY REV - FIRE DEPT	.00	.00	1,000.00	1,000.00	.0
11-36-925 BUILDING RENTAL - FIRE DEPT.	.00	.00	26,000.00	26,000.00	.0
TOTAL MISCELLANEOUS REVENUE	95,273.47	95,273.47	152,300.00	57,026.53	62.6
<u>CONTRIBUTIONS AND TRANSFERS</u>					
11-38-700 CONTRIBUTIONS-PRIVATE SOURCES	.00	.00	10,000.00	10,000.00	.0
11-38-701 HILDALE CITY COMMUNITY OUTREAC	.00	.00	10,000.00	10,000.00	.0
11-38-702 CONTRIBUTIONS-COMMUNITY OUTREA	.00	.00	10,000.00	10,000.00	.0
11-38-910 APPROP - GEN FUND BALANCE	.00	.00	411,229.00	411,229.00	.0
11-38-928 CONTINGENCY	15,384.92	15,384.92	150,000.00	134,615.08	10.3
TOTAL CONTRIBUTIONS AND TRANSFERS	15,384.92	15,384.92	591,229.00	575,844.08	2.6
TOTAL FUND REVENUE	282,475.90	282,475.90	3,016,479.00	2,734,003.10	9.4

CITY OF HILDALE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GEN GOVT ADMINISTRATION</u>					
11-41-110 SALARIES-PERMANENT EMPLOYEES	123.38	123.38	.00	(123.38)	.0
11-41-111 SECRETARIAL STAFF	.00	.00	110,000.00	110,000.00	.0
11-41-112 MAYOR	3,211.55	3,211.55	24,000.00	20,788.45	13.4
11-41-113 MANAGER	2,614.51	2,614.51	75,000.00	72,385.49	3.5
11-41-114 TREASURER	370.14	370.14	5,388.00	5,017.86	6.9
11-41-115 RECORDER	477.41	477.41	55,104.00	54,626.59	.9
11-41-117 ATTORNEY	6,138.44	6,138.44	76,500.00	70,361.56	8.0
11-41-120 SALARIES-TEMPORARY EMPLOYEES	.00	.00	31,200.00	31,200.00	.0
11-41-130 PAYROLL TAXES	1,599.28	1,599.28	29,000.00	27,400.72	5.5
11-41-140 BENEFITS-OTHER	734.96	734.96	12,000.00	11,265.04	6.1
11-41-151 STIPENDS - CITY COUNCIL	1,190.00	1,190.00	6,750.00	5,560.00	17.6
11-41-152 STIPENDS - PLANNING COMMISSION	350.00	350.00	6,300.00	5,950.00	5.6
11-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	190.55	190.55	4,000.00	3,809.45	4.8
11-41-220 PUBLIC NOTICES	.00	.00	500.00	500.00	.0
11-41-230 TRAVEL	332.14	332.14	15,000.00	14,667.86	2.2
11-41-235 FOOD & REFRESHMENT	556.05	556.05	1,500.00	943.95	37.1
11-41-240 OFFICE EXPENSE & SUPPLIES	624.66	624.66	5,500.00	4,875.34	11.4
11-41-241 COPIER & PRINTER	99.45	99.45	3,000.00	2,900.55	3.3
11-41-244 PRINT & POSTAGE	320.83	320.83	8,000.00	7,679.17	4.0
11-41-250 EQUIPMENT SUPPLIES & MAINT	40.00	40.00	2,000.00	1,960.00	2.0
11-41-257 FUEL	463.40	463.40	4,000.00	3,536.60	11.6
11-41-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	.00	2,000.00	2,000.00	.0
11-41-271 MAINT & SUPPLY - BUILDING	393.75	393.75	12,500.00	12,106.25	3.2
11-41-272 MAINT & SUPPLY - IT	.00	.00	500.00	500.00	.0
11-41-280 UTILITIES	751.93	751.93	9,000.00	8,248.07	8.4
11-41-285 POWER	321.00	321.00	9,000.00	8,679.00	3.6
11-41-287 TELEPHONE	808.37	808.37	9,000.00	8,191.63	9.0
11-41-310 PROFESSIONAL & TECHNICAL	.00	.00	14,000.00	14,000.00	.0
11-41-311 ENGINEER	108.00	108.00	30,000.00	29,892.00	.4
11-41-312 CONSULTANT	8,791.38	8,791.38	15,000.00	6,208.62	58.6
11-41-313 AUDITOR	.00	.00	40,000.00	40,000.00	.0
11-41-315 INFORMATION TECHNOLOGY - SYSTE	.00	.00	8,100.00	8,100.00	.0
11-41-317 INFORMATION TECHNOLOGY - CONS	180.38	180.38	5,000.00	4,819.62	3.6
11-41-318 INFORMATION TECHNOLOGY - SOFTW	684.86	684.86	24,000.00	23,315.14	2.9
11-41-319 CONTINGENCY	.00	.00	101,000.00	101,000.00	.0
11-41-330 EDUCATION	925.00	925.00	10,000.00	9,075.00	9.3
11-41-350 ELECTIONS	.00	.00	2,000.00	2,000.00	.0
11-41-510 INSURANCE	35,399.00	35,399.00	68,000.00	32,601.00	52.1
11-41-521 CREDIT CARD EXPENSE	.00	.00	8,000.00	8,000.00	.0
11-41-720 BUILDINGS	.00	.00	25,000.00	25,000.00	.0
11-41-741 EQUIPMENT - OFFICE	10.63	10.63	1,000.00	989.37	1.1
11-41-743 EQUIPMENT - VEHICLE	.00	.00	1,000.00	1,000.00	.0
11-41-914 TRANSFER TO FUND 63	.00	.00	24,000.00	24,000.00	.0
11-41-916 TRANSFER TO FUND 64	.00	.00	17,900.00	17,900.00	.0
11-41-917 TRANSFER TO JOINT ADMIN FUND	.00	.00	406,000.00	406,000.00	.0
11-41-960 TRANSFER TO FUND 45 CAP PROJ	.00	.00	80,000.00	80,000.00	.0
11-41-963 TRANSFER TO FUND 46	.00	.00	342,729.00	342,729.00	.0
TOTAL GEN GOVT ADMINISTRATION	67,811.05	67,811.05	1,739,471.00	1,671,659.95	3.9

CITY OF HILDALE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MUNICIPAL COURT</u>					
11-42-110 SALARIES-PERMANENT EMPLOYEES	1,511.49	1,511.49	10,533.00	9,021.51	14.4
11-42-130 PAYROLL TAXES & BENEFITS	115.62	115.62	1,100.00	984.38	10.5
11-42-310 PROFESSIONAL & TECHNICAL	1,040.00	1,040.00	.00 (	1,040.00)	.0
11-42-550 FINES, SURCHARGES - AOC	.00	.00	3,000.00	3,000.00	.0
11-42-551 RESTITUTION PAYMENTS	.00	.00	500.00	500.00	.0
11-42-552 BAIL, BOND PAYMENT RELEASE	.00	.00	2,000.00	2,000.00	.0
TOTAL MUNICIPAL COURT	2,667.11	2,667.11	17,133.00	14,465.89	15.6
<u>POLICE DEPARTMENT</u>					
11-43-287 TELEPHONE	155.30	155.30	5,000.00	4,844.70	3.1
11-43-310 PROFESSIONAL & TECHNICAL	705.00	705.00	.00 (	705.00)	.0
11-43-330 EDUCATION	.00	.00	2,500.00	2,500.00	.0
11-43-980 INTRA-GOVT CHARGES	.00	.00	172,205.00	172,205.00	.0
TOTAL POLICE DEPARTMENT	860.30	860.30	179,705.00	178,844.70	.5
<u>FIRE DEPARTMENT</u>					
11-44-620 MISC. SERVICES	.00	.00	43,000.00	43,000.00	.0
11-44-790 OTHER	.00	.00	40,000.00	40,000.00	.0
11-44-812 DEBT SERVICE TRANSFER	.00	.00	110,000.00	110,000.00	.0
11-44-980 INTRA-GOVT CHARGES	.00	.00	102,228.00	102,228.00	.0
TOTAL FIRE DEPARTMENT	.00	.00	295,228.00	295,228.00	.0
<u>BUILDING DEPARTMENT</u>					
11-45-110 SALARIES-PERMANENT EMPLOYEES	1,526.54	1,526.54	.00 (	1,526.54)	.0
11-45-117 ATTORNEY	646.16	646.16	.00 (	646.16)	.0
11-45-210 BOOKS, SUBSCR, & MEMBERSHIPS	100.00	100.00	.00 (	100.00)	.0
11-45-330 EDUCATION	1,433.00	1,433.00	.00 (	1,433.00)	.0
TOTAL BUILDING DEPARTMENT	3,705.70	3,705.70	.00 (	3,705.70)	.0
<u>PUBLIC SAFETY DISPATCH</u>					
11-46-980 INTRA-GOVT CHARGES	.00	.00	14,440.00	14,440.00	.0
TOTAL PUBLIC SAFETY DISPATCH	.00	.00	14,440.00	14,440.00	.0

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS - STREETS & ROADS</u>					
11-47-110 SALARIES-PERMANENT EMPLOYEES	4,542.30	4,542.30	100,000.00	95,457.70	4.5
11-47-130 PAYROLL TAXES	.00	.00	6,000.00	6,000.00	.0
11-47-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
11-47-230 TRAVEL	.00	.00	4,000.00	4,000.00	.0
11-47-250 EQUIPMENT SUPPLIES & MAINT	58.21	58.21	15,000.00	14,941.79	.4
11-47-255 EQUIPMENT RENT OR LEASE	.00	.00	5,000.00	5,000.00	.0
11-47-257 FUEL	453.73	453.73	11,000.00	10,546.27	4.1
11-47-258 BULK OIL	.00	.00	10,000.00	10,000.00	.0
11-47-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	.00	3,000.00	3,000.00	.0
11-47-272 MAINT & SUPPLY - OTHER	.00	.00	3,000.00	3,000.00	.0
11-47-273 MAINT & SUPPLY - SYSTEM	531.58	531.58	.00	(531.58)	.0
11-47-274 MAINT & SUPPLY EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
11-47-280 UTILITIES	.00	.00	5,000.00	5,000.00	.0
11-47-285 POWER	.00	.00	5,000.00	5,000.00	.0
11-47-286 STREET LIGHTS	459.30	459.30	7,000.00	6,540.70	6.6
11-47-311 ENGINEER	.00	.00	12,000.00	12,000.00	.0
11-47-410 SPEC DEPT MATERIALS & SUPPLIES	23,851.50	23,851.50	70,000.00	46,148.50	34.1
11-47-510 INSURANCE	.00	.00	3,500.00	3,500.00	.0
11-47-850 DEBT SERVICE	.00	.00	30,000.00	30,000.00	.0
11-47-953 SAFE ROUTES TO SCHOOL	.00	.00	206,000.00	206,000.00	.0
11-47-960 TRANSFER TO FUND 45 CAP PROJ	.00	.00	50,000.00	50,000.00	.0
11-47-990 CONTINGENCY	190,083.21	190,083.21	49,000.00	(141,083.21)	387.9
TOTAL PUBLIC WORKS - STREETS & ROADS	219,979.83	219,979.83	598,500.00	378,520.17	36.8
<u>PUBLIC WORKS - PARKS</u>					
11-48-110 SALARIES-PERMANENT EMPLOYEES	7,073.43	7,073.43	43,508.00	36,434.57	16.3
11-48-120 SALARIES-TEMPORARY EMPLOYEES	.00	.00	4,000.00	4,000.00	.0
11-48-130 PAYROLL TAXES	384.09	384.09	900.00	515.91	42.7
11-48-140 BENEFITS-OTHER	112.50	112.50	3,000.00	2,887.50	3.8
11-48-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	.00	500.00	500.00	.0
11-48-230 TRAVEL, MEETINGS, AND TRAINING	.00	.00	500.00	500.00	.0
11-48-240 OFFICE EXPENSE & SUPPLIES	.00	.00	500.00	500.00	.0
11-48-250 EQUIPMENT SUPPLIES & MAINT	460.93	460.93	2,000.00	1,539.07	23.1
11-48-257 FUEL	321.00	321.00	4,000.00	3,679.00	8.0
11-48-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	.00	1,000.00	1,000.00	.0
11-48-272 MAINT & SUPPLY - OTHER	6,008.89	6,008.89	.00	(6,008.89)	.0
11-48-273 MAINT & SUPPLY - SYSTEM	1,545.08	1,545.08	.00	(1,545.08)	.0
11-48-274 MAINT & SUPPLY EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
11-48-280 UTILITIES	1,070.41	1,070.41	5,000.00	3,929.59	21.4
11-48-285 POWER	85.96	85.96	5,000.00	4,914.04	1.7
11-48-410 SPECIAL PROJECT	.00	.00	23,094.00	23,094.00	.0
TOTAL PUBLIC WORKS - PARKS	17,062.29	17,062.29	98,002.00	80,939.71	17.4

CITY OF HILDALE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY OUTREACH DEPARTMENT</u>					
11-49-410 SPECIAL PROJECT	950.65	950.65	2,000.00	1,049.35	47.5
TOTAL COMMUNITY OUTREACH DEPARTME	950.65	950.65	2,000.00	1,049.35	47.5
<u>DEPARTMENT 50</u>					
11-50-110 SALARIES-PERMANENT EMPLOYEES	.00	.00	35,000.00	35,000.00	.0
11-50-230 TRAVEL, MEETINGS, AND TRAINING	.00	.00	2,000.00	2,000.00	.0
11-50-312 CONSULTANT	.00	.00	30,000.00	30,000.00	.0
11-50-790 OTHER	.00	.00	5,000.00	5,000.00	.0
TOTAL DEPARTMENT 50	.00	.00	72,000.00	72,000.00	.0
TOTAL FUND EXPENDITURES	313,036.93	313,036.93	3,016,479.00	2,703,442.07	10.4
NET REVENUE OVER EXPENDITURES	(30,561.03)	(30,561.03)	.00	30,561.03	.0

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GF DEBT SERVICE

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>SOURCE 34</u>					
31-34-802 TRANS FOR CIB EQUIP BOND PMT	.00	.00	110,000.00	110,000.00	.0
TOTAL SOURCE 34	.00	.00	110,000.00	110,000.00	.0
TOTAL FUND REVENUE	.00	.00	110,000.00	110,000.00	.0

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GF DEBT SERVICE

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>FIRE DEPT DEBT SERVICE</u>					
31-44-711 FIRE EQ 2015 BOND DEBT SERVICE	.00	.00	110,000.00	110,000.00	.0
TOTAL FIRE DEPT DEBT SERVICE	.00	.00	110,000.00	110,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	110,000.00	110,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

HILDALE CITY GRANTS

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>SOURCE 35</u>					
41-35-801 GRANT, LOAN, OR ALLOTMENT	.00	.00	3,000,000.00	3,000,000.00	.0
TOTAL SOURCE 35	.00	.00	3,000,000.00	3,000,000.00	.0
TOTAL FUND REVENUE	.00	.00	3,000,000.00	3,000,000.00	.0

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

HILDALE CITY GRANTS

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>FIRE GRANTS/LOANS/ALLOTMENTS</u>					
41-44-220 FD ASSISTANCE GRANT EXPENSE	.00	.00	3,000,000.00	3,000,000.00	.0
TOTAL FIRE GRANTS/LOANS/ALLOTMENTS	.00	.00	3,000,000.00	3,000,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	3,000,000.00	3,000,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

CAPITAL PROJECTS FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>SOURCE 31</u>					
45-31-800 CAP PROJ TRANS ADMIN DEPT	.00	.00	80,000.00	80,000.00	.0
TOTAL SOURCE 31	.00	.00	80,000.00	80,000.00	.0
<u>SOURCE 37</u>					
45-37-800 CAP PROJ TRANS STREETS & ROADS	.00	.00	50,000.00	50,000.00	.0
TOTAL SOURCE 37	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND REVENUE	.00	.00	130,000.00	130,000.00	.0

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

CAPITAL PROJECTS FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>CAP PROJECTS JUSTICE COURT</u>					
45-42-990 APPROPRIATION FOR FUND BALANCE	.00	.00	130,000.00	130,000.00	.0
TOTAL CAP PROJECTS JUSTICE COURT	.00	.00	130,000.00	130,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	130,000.00	130,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

		FUND 46				
		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>SOURCE 31</u>						
46-31-800	CV REPOSE TRANS IN ADMIN DEPT	.00	.00	342,729.00	342,729.00	.0
TOTAL SOURCE 31		.00	.00	342,729.00	342,729.00	.0
TOTAL FUND REVENUE		.00	.00	342,729.00	342,729.00	.0

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

		FUND 46				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 44</u>						
46-44-980	INTRA-GOVT CHARGES	.00	.00	342,729.00	342,729.00	.0
	TOTAL DEPARTMENT 44	.00	.00	342,729.00	342,729.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	342,729.00	342,729.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

2017 JUDGMENT RESOLUTION FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<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
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

2017 JUDGMENT RESOLUTION FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>EXPENDITURES</u>					
63-41-310 PROFESSIONAL & TECHNICAL	5,180.90	5,180.90	28,000.00	22,819.10	18.5
63-41-315 LEGAL - GENERAL	3,230.76	3,230.76	20,000.00	16,769.24	16.2
TOTAL EXPENDITURES	<u>8,411.66</u>	<u>8,411.66</u>	<u>48,000.00</u>	<u>39,588.34</u>	<u>17.5</u>
TOTAL FUND EXPENDITURES	<u>8,411.66</u>	<u>8,411.66</u>	<u>48,000.00</u>	<u>39,588.34</u>	<u>17.5</u>
NET REVENUE OVER EXPENDITURES	<u>(8,411.66)</u>	<u>(8,411.66)</u>	<u>.00</u>	<u>8,411.66</u>	<u>.0</u>

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

LITIGATION DEFENSE FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>REVENUES</u>					
64-38-101 TRANSFER FROM GENERAL FUND	.00	.00	17,900.00	17,900.00	.0
64-38-102 TRANSFER FROM WATER FUND	.00	.00	12,000.00	12,000.00	.0
64-38-103 TRANSFER FROM WASTEWATER	.00	.00	12,000.00	12,000.00	.0
64-38-105 TRANSFER FROM GAS FUND	.00	.00	12,000.00	12,000.00	.0
TOTAL REVENUES	.00	.00	53,900.00	53,900.00	.0
TOTAL FUND REVENUE	.00	.00	53,900.00	53,900.00	.0

CITY OF HILDALE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

LITIGATION DEFENSE FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>EXPENDITURES</u>					
64-41-230 TRAVEL	.00	.00	2,700.00	2,700.00	.0
64-41-316 LEGAL - LITIGATION DEFENSE	.00	.00	51,200.00	51,200.00	.0
TOTAL EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>53,900.00</u>	<u>53,900.00</u>	<u>.0</u>
TOTAL FUND EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>53,900.00</u>	<u>53,900.00</u>	<u>.0</u>
NET REVENUE OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.0</u>

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

JOINT ADMINISTRATION FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>REVENUES</u>					
65-38-101 TRANSFER FROM GENERAL FUND	.00	.00	406,000.00	406,000.00	.0
65-38-102 TRANSFER FROM WATER FUND	.00	.00	396,900.00	396,900.00	.0
65-38-103 TRANSFER FROM WASTEWATER	.00	.00	714,700.00	714,700.00	.0
65-38-105 TRANSFER FROM GAS FUND	.00	.00	238,200.00	238,200.00	.0
65-38-910 LANDFILL REVENUES	.00	.00	20,000.00	20,000.00	.0
65-38-915 GARKANE SERVICES	.00	.00	12,000.00	12,000.00	.0
TOTAL REVENUES	.00	.00	1,787,800.00	1,787,800.00	.0
TOTAL FUND REVENUE	.00	.00	1,787,800.00	1,787,800.00	.0

CITY OF HILDALE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

JOINT ADMINISTRATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
65-41-110 SALARIES-PERMANENT EMPLOYEES	16,034.97	16,034.97	741,600.00	725,565.03	2.2
65-41-113 MANAGER	498.00	498.00	.00	(498.00)	.0
65-41-114 TREASURER	1,974.08	1,974.08	.00	(1,974.08)	.0
65-41-115 RECORDER	1,909.63	1,909.63	36,000.00	34,090.37	5.3
65-41-117 ATTORNEY SALARY	6,138.48	6,138.48	72,000.00	65,861.52	8.5
65-41-120 SALARIES-TEMPORARY EMPLOYEES	24,988.32	24,988.32	60,000.00	35,011.68	41.7
65-41-130 PAYROLL TAXES	1,864.56	1,864.56	102,000.00	100,135.44	1.8
65-41-140 BENEFITS-OTHER	4,347.76	4,347.76	164,000.00	159,652.24	2.7
65-41-144 PRINT AND POSTAGE	998.35	998.35	20,800.00	19,801.65	4.8
65-41-150 STIPENDS - UTILITY BOARD	1,500.00	1,500.00	12,600.00	11,100.00	11.9
65-41-160 MERCHANT PROCESSING	.00	.00	60,000.00	60,000.00	.0
65-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	127.74	127.74	4,000.00	3,872.26	3.2
65-41-230 TRAVEL	.00	.00	8,200.00	8,200.00	.0
65-41-235 FOOD & REFRESHMENT	656.75	656.75	11,600.00	10,943.25	5.7
65-41-240 OFFICE EXPENSE & SUPPLIES	15.37	15.37	8,800.00	8,784.63	.2
65-41-242 SERVICE FEES	.00	.00	1,200.00	1,200.00	.0
65-41-250 EQUIPMENT SUPPLIES & MAINT	3,027.99	3,027.99	73,300.00	70,272.01	4.1
65-41-257 FUEL	1,627.49	1,627.49	39,700.00	38,072.51	4.1
65-41-260 TOOLS & EQUIPMENT-NON CAPITAL	432.60	432.60	52,800.00	52,367.40	.8
65-41-271 MAINT & SUPPLY - OFFICE	577.95	577.95	8,900.00	8,322.05	6.5
65-41-280 UTILITIES	1,019.97	1,019.97	19,800.00	18,780.03	5.2
65-41-285 POWER	907.34	907.34	15,300.00	14,392.66	5.9
65-41-287 TELEPHONE	1,483.22	1,483.22	12,000.00	10,516.78	12.4
65-41-310 PROFESSIONAL & TECHNICAL	.00	.00	8,300.00	8,300.00	.0
65-41-313 AUDITOR	.00	.00	50,000.00	50,000.00	.0
65-41-315 LEGAL - GENERAL	.00	.00	3,000.00	3,000.00	.0
65-41-317 INFORMATION TECHNOLOGY - CONS	1,443.38	1,443.38	15,000.00	13,556.62	9.6
65-41-318 INFORMATION TECHNOLOGY - SOFTW	2,921.28	2,921.28	20,000.00	17,078.72	14.6
65-41-330 EDUCATION	.00	.00	(3,600.00)	(3,600.00)	.0
65-41-510 INSURANCE	55,204.72	55,204.72	105,300.00	50,095.28	52.4
65-41-580 RENT OR LEASE	.00	.00	3,000.00	3,000.00	.0
65-41-720 BUILDINGS	.00	.00	6,000.00	6,000.00	.0
65-41-741 EQUIPMENT - OFFICE	.00	.00	10,000.00	10,000.00	.0
65-41-850 DEBT SERVICE - VEHICLE & EQUIP	19,357.04	19,357.04	21,000.00	1,642.96	92.2
65-41-960 TRANSFERS TO RESERVE FUNDS	.00	.00	18,000.00	18,000.00	.0
TOTAL EXPENDITURES	149,056.99	149,056.99	1,780,600.00	1,631,543.01	8.4
TOTAL FUND EXPENDITURES	149,056.99	149,056.99	1,780,600.00	1,631,543.01	8.4
NET REVENUE OVER EXPENDITURES	(149,056.99)	(149,056.99)	7,200.00	156,256.99	(2070.

CITY OF HILDALE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING REVENUES</u>					
81-37-111 WATER SALES - METERED	419.05	419.05	498,400.00	497,980.95	.1
81-37-121 WATER SALES - FLAT RATE	(161.20)	(161.20)	464,400.00	464,561.20	.0
81-37-331 CONNECTION CHARGES	328.09	328.09	29,500.00	29,171.91	1.1
81-37-332 CONSTRUCTION & REPAIR	8,200.00	8,200.00	89,600.00	81,400.00	9.2
81-37-411 INTEREST	.00	.00	5,400.00	5,400.00	.0
81-37-412 PENALTIES	(131.70)	(131.70)	60,000.00	60,131.70	(.2)
TOTAL OPERATING REVENUES	8,654.24	8,654.24	1,147,300.00	1,138,645.76	.8
<u>NON-OPERATING REVENUE</u>					
81-38-102 TRANSFERS FROM R&R RESERVE	.00	.00	77,000.00	77,000.00	.0
81-38-361 LOAN PROCEEDS	.00	.00	460,000.00	460,000.00	.0
81-38-440 SUNDRY NON-OPERATING REVENUE	.00	.00	5,000.00	5,000.00	.0
81-38-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING REVENUE	.00	.00	942,000.00	942,000.00	.0
TOTAL FUND REVENUE	8,654.24	8,654.24	2,089,300.00	2,080,645.76	.4

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
81-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	.00	3,000.00	3,000.00	.0
81-41-230 TRAVEL	.00	.00	7,800.00	7,800.00	.0
81-41-235 FOOD & REFRESHMENT	.00	.00	1,700.00	1,700.00	.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	.00	17,000.00	17,000.00	.0
81-41-273 MAINT & SUPPLY - SYSTEM	17,501.78	17,501.78	207,000.00	189,498.22	8.5
81-41-285 POWER	14,983.15	14,983.15	158,800.00	143,816.85	9.4
81-41-311 ENGINEER	1,341.00	1,341.00	40,000.00	38,659.00	3.4
81-41-314 LABORATORY & TESTING	140.00	140.00	5,500.00	5,360.00	2.6
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	.00	10,000.00	10,000.00	.0
81-41-432 SPECIAL DEPT SUPPLIES	134.40	134.40	20,000.00	19,865.60	.7
TOTAL OPERATING EXPENDITURES	34,100.33	34,100.33	525,000.00	490,899.67	6.5
<u>NON-OPERATING EXPENDITURES</u>					
81-42-560 BAD DEBT EXPENSE	7,008.76	7,008.76	4,000.00	(3,008.76)	175.2
81-42-730 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	5,000.00	5,000.00	.0
81-42-742 EQUIPMENT - FIELD	.00	.00	15,000.00	15,000.00	.0
81-42-750 SP PROJECTS CAPITAL	58,425.00	58,425.00	.00	(58,425.00)	.0
81-42-755 AZ STATE TAX SETTLEMENT	.00	.00	460,000.00	460,000.00	.0
81-42-780 RESERVE PURCHASES	.00	.00	77,000.00	77,000.00	.0
81-42-815 PRINC. & INT W.RIGHTS LOAN	.00	.00	61,300.00	61,300.00	.0
81-42-911 TRANSFERS TO JOINT ADMIN FUND	.00	.00	396,900.00	396,900.00	.0
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	125,100.00	125,100.00	.0
81-42-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING EXPENDITURES	65,433.76	65,433.76	1,564,300.00	1,498,866.24	4.2
TOTAL FUND EXPENDITURES	99,534.09	99,534.09	2,089,300.00	1,989,765.91	4.8
NET REVENUE OVER EXPENDITURES	(90,879.85)	(90,879.85)	.00	90,879.85	.0

CITY OF HILDALE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING REVENUES</u>					
82-37-160 CONSTRUCTION REVENUE	.00	.00	9,000.00	9,000.00	.0
82-37-311 SERVICE CHARGES	414.34	414.34	767,900.00	767,485.66	.1
82-37-312 SERVICE CHARGES - CPMCWID	.00	.00	167,000.00	167,000.00	.0
82-37-331 CONNECTION CHARGES	.00	.00	3,000.00	3,000.00	.0
82-37-332 SERVICING CUSTOMER INSTALL	8,590.00	8,590.00	5,000.00	(3,590.00)	171.8
82-37-411 INTEREST	.00	.00	6,000.00	6,000.00	.0
82-37-440 SUNDRY NON-OPERATING REVENUE	.00	.00	1,000.00	1,000.00	.0
82-37-451 IMPACT FEE	14,990.79	14,990.79	90,000.00	75,009.21	16.7
82-37-452 IMPACT FEE - CPMCWID	3,000.00	3,000.00	48,500.00	45,500.00	6.2
TOTAL OPERATING REVENUES	26,995.13	26,995.13	1,097,400.00	1,070,404.87	2.5
<u>NON-OPERATING REVENUES</u>					
82-38-102 TRANSFERS FROM R&R RESERVE	.00	.00	73,000.00	73,000.00	.0
82-38-361 LOAN PROCEEDS	.00	.00	300,000.00	300,000.00	.0
82-38-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING REVENUES	.00	.00	773,000.00	773,000.00	.0
TOTAL FUND REVENUE	26,995.13	26,995.13	1,870,400.00	1,843,404.87	1.4

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
82-41-210 BOOKS, SUBSCR, & MEMBERSHIPS	.00	.00	2,500.00	2,500.00	.0
82-41-215 ASSOCIATION MEMBERSHIPS	.00	.00	4,600.00	4,600.00	.0
82-41-230 TRAVEL	128.00	128.00	.00	(128.00)	.0
82-41-235 FOOD & REFRESHMENT	.00	.00	1,000.00	1,000.00	.0
82-41-250 EQUIPMENT SUPPLIES & MAINT	83.13	83.13	19,000.00	18,916.87	.4
82-41-257 FUEL	163.04	163.04	5,400.00	5,236.96	3.0
82-41-260 TOOLS & EQUIPMENT-NON CAPITAL	.00	.00	13,200.00	13,200.00	.0
82-41-273 MAINTENANCE & SUPPLY - SYSTEM	75,618.44	75,618.44	154,000.00	78,381.56	49.1
82-41-285 POWER	1,140.63	1,140.63	55,000.00	53,859.37	2.1
82-41-311 ENGINEER	.00	.00	5,300.00	5,300.00	.0
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	.00	.00	10,000.00	10,000.00	.0
82-41-341 CONST-CUSTOMER'S INSTALLATION	.00	.00	10,000.00	10,000.00	.0
TOTAL OPERATING EXPENDITURES	77,133.24	77,133.24	289,300.00	212,166.76	26.7
<u>NON-OPERATING EXPENSES</u>					
82-42-523 PROPERTY RENT/LEASE	.00	.00	3,000.00	3,000.00	.0
82-42-560 BAD DEBT EXPENSE	3,649.28	3,649.28	60,000.00	56,350.72	6.1
82-42-710 LAND	.00	.00	5,000.00	5,000.00	.0
82-42-742 EQUIPMENT - FIELD	.00	.00	17,800.00	17,800.00	.0
82-42-780 RESERVE PURCHASES	.00	.00	73,000.00	73,000.00	.0
82-42-812 PRINCIPAL ON BONDS - RDA - B	.00	.00	35,000.00	35,000.00	.0
82-42-813 PRINCIPAL ON BONDS - RDA - C	.00	.00	7,000.00	7,000.00	.0
82-42-816 PRINCIPAL ON BONDS - DWQ	.00	.00	80,000.00	80,000.00	.0
82-42-822 INTEREST ON BONDS - RDA - B	.00	.00	48,000.00	48,000.00	.0
82-42-823 INTEREST ON BONDS - RDA - C	.00	.00	9,000.00	9,000.00	.0
82-42-911 TRANSFERS TO JOINT ADMIN FUND	.00	.00	714,700.00	714,700.00	.0
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	108,600.00	108,600.00	.0
82-42-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING EXPENSES	3,649.28	3,649.28	1,581,100.00	1,577,450.72	.2
TOTAL FUND EXPENDITURES	80,782.52	80,782.52	1,870,400.00	1,789,617.48	4.3
NET REVENUE OVER EXPENDITURES	(53,787.39)	(53,787.39)	.00	53,787.39	.0

CITY OF HILDALE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GAS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING REVENUES</u>					
84-37-111 GAS SALES - METERED NAT GAS	.00	.00	239,000.00	239,000.00	.0
84-37-112 GAS SALES - METERED PROPANE	13,329.20	13,329.20	448,900.00	435,570.80	3.0
84-37-113 GAS SALES - CYLINDER	421.44	421.44	2,900.00	2,478.56	14.5
84-37-114 GAS SALES - CYLINDER EXCHANGE	149.27	149.27	3,700.00	3,550.73	4.0
84-37-121 NATURAL GAS SALES - FLAT RATE	(7.00)	(7.00)	26,000.00	26,007.00	.0
84-37-122 PROPANE GAS - FLAT RATE	(54.41)	(54.41)	34,000.00	34,054.41	(.2)
84-37-160 CONSTRUCTION REVENUE	3,700.90	3,700.90	65,000.00	61,299.10	5.7
84-37-331 CONNECTION CHARGES	870.00	870.00	8,000.00	7,130.00	10.9
84-37-351 SUNDRY OPERATING REVENUE	.00	.00	47,000.00	47,000.00	.0
84-37-352 LOAN INTEREST REVENUE	.00	.00	3,200.00	3,200.00	.0
84-37-412 PENALTIES	(87.34)	(87.34)	17,000.00	17,087.34	(.5)
TOTAL OPERATING REVENUES	18,322.06	18,322.06	894,700.00	876,377.94	2.1
<u>NON-OPERATING REVENUES</u>					
84-38-102 TRANSFERS FROM R&R RESERVE	.00	.00	76,500.00	76,500.00	.0
84-38-999 CONTINGENCY	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING REVENUES	.00	.00	476,500.00	476,500.00	.0
TOTAL FUND REVENUE	18,322.06	18,322.06	1,371,200.00	1,352,877.94	1.3

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

GAS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>					
84-41-140	.00	.00	3,000.00	3,000.00	.0
84-41-210	.00	.00	2,000.00	2,000.00	.0
84-41-230	.00	.00	4,000.00	4,000.00	.0
84-41-235	.00	.00	600.00	600.00	.0
84-41-250	.00	.00	10,000.00	10,000.00	.0
84-41-257	60.58	60.58	3,500.00	3,439.42	1.7
84-41-260	307.33	307.33	10,000.00	9,692.67	3.1
84-41-273	13,928.83	13,928.83	47,400.00	33,471.17	29.4
84-41-285	57.96	57.96	2,000.00	1,942.04	2.9
84-41-311	.00	.00	1,000.00	1,000.00	.0
84-41-315	.00	.00	1,000.00	1,000.00	.0
84-41-330	.00	.00	6,200.00	6,200.00	.0
84-41-340	.00	.00	2,000.00	2,000.00	.0
84-41-431	2,140.55	2,140.55	80,700.00	78,559.45	2.7
84-41-432	33,735.18	33,735.18	269,600.00	235,864.82	12.5
84-41-434	3,109.05	3,109.05	33,400.00	30,290.95	9.3
84-41-580	200.00	200.00	4,700.00	4,500.00	4.3
84-41-610	.00	.00	5,000.00	5,000.00	.0
TOTAL OPERATING EXPENDITURES	53,539.48	53,539.48	486,100.00	432,560.52	11.0
<u>NON-OPERATING EXPENDITURES</u>					
84-42-560	2,373.42	2,373.42	6,000.00	3,626.58	39.6
84-42-710	.00	.00	6,900.00	6,900.00	.0
84-42-750	.00	.00	32,900.00	32,900.00	.0
84-42-780	.00	.00	76,500.00	76,500.00	.0
84-42-911	.00	.00	238,200.00	238,200.00	.0
84-42-912	.00	.00	12,000.00	12,000.00	.0
84-42-914	.00	.00	8,000.00	8,000.00	.0
84-42-960	.00	.00	104,600.00	104,600.00	.0
84-42-999	.00	.00	400,000.00	400,000.00	.0
TOTAL NON-OPERATING EXPENDITURES	2,373.42	2,373.42	885,100.00	882,726.58	.3
TOTAL FUND EXPENDITURES	55,912.90	55,912.90	1,371,200.00	1,315,287.10	4.1
NET REVENUE OVER EXPENDITURES	(37,590.84)	(37,590.84)	.00	37,590.84	.0

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

FUND 89

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>NON-OPERATING REVENUES</u>					
89-38-101 TRANSFERS FROM OTHER FUNDS	.00	.00	5,000.00	5,000.00	.0
89-38-928 CONTIGENCY	.00	.00	20,000.00	20,000.00	.0
TOTAL NON-OPERATING REVENUES	<u>.00</u>	<u>.00</u>	<u>25,000.00</u>	<u>25,000.00</u>	<u>.0</u>
TOTAL FUND REVENUE	<u>.00</u>	<u>.00</u>	<u>25,000.00</u>	<u>25,000.00</u>	<u>.0</u>

CITY OF HILDALE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

		FUND 89				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING EXPENDITURES</u>						
89-41-273	MAINT & SUPPLY SYSTEM	.00	.00	5,000.00	5,000.00	.0
	TOTAL OPERATING EXPENDITURES	.00	.00	5,000.00	5,000.00	.0
<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	.00	25,000.00	25,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

CITY OF HILDALE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2021

		FUND 90				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATING REVENUES</u>						
90-37-111	FIBER SALES	.00	.00	5,000.00	5,000.00	.0
90-37-331	CONNECTION CHARGES	225.00	225.00	.00	(225.00)	.0
90-37-332	CONSTRUCTION	.00	.00	1,000.00	1,000.00	.0
	TOTAL OPERATING REVENUES	225.00	225.00	6,000.00	5,775.00	3.8
<u>NON-OPERATING REVENUES</u>						
90-38-101	TRANSFERS FROM OTHER FUNDS	.00	.00	20,000.00	20,000.00	.0
90-38-999	CONTINGENCY	.00	.00	20,000.00	20,000.00	.0
	TOTAL NON-OPERATING REVENUES	.00	.00	40,000.00	40,000.00	.0
	TOTAL FUND REVENUE	225.00	225.00	46,000.00	45,775.00	.5

CITY OF HILDALE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2021

		FUND 90				
		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	.00	20,000.00	20,000.00	.0
90-41-341	CONST-CUSTOMER'S INSTALLATION	.00	.00	2,000.00	2,000.00	.0
90-41-580	RENT OR LEASE	200.00	200.00	.00	(200.00)	.0
TOTAL OPERATING EXPENDITURES		200.00	200.00	26,000.00	25,800.00	.8
<u>NON-OPERATING EXPENDITURES</u>						
90-42-990	APPROPRIATION FOR FUND BALANCE	.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		200.00	200.00	46,000.00	45,800.00	.4
NET REVENUE OVER EXPENDITURES		25.00	25.00	.00	(25.00)	.0

CITY OF HILDALE

Invoice Register - for Bank Transfers

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Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
1155 ARIZONA STRIP LANDFILL CORP									
COLL 0721	1	Invoice	LANDFILL SERVICES	08/12/2021	09/11/2021	37,593.24	0	08/21	11-13119
Total 1155 ARIZONA STRIP LANDFILL CORP:						37,593.24			
1430 CASELLE, INC.									
111015	1	Invoice	CONTRACT FOR SEPTEMBER 2021 - 90% UTILITIES - SPLIT DISTRIBUTION	08/01/2021	08/31/2021	927.00	0	08/21	65-41-318
111015	2	Invoice	CONTRACT FOR SEPTEMBER 2021 - 10% ADMIN - SPLIT DISTRIBUTION	08/01/2021	08/31/2021	103.00	0	08/21	11-41-318
Total 1430 CASELLE, INC.:						1,030.00			
2170 HILDALE CITY UTILITIES									
3.18000.1 08	1	Invoice	LAB SHOP UTILITIES	08/10/2021	08/31/2021	275.45	0	08/21	65-41-280
3.84110.1 08	1	Invoice	ACADEMY AVE WELL	08/11/2021	08/31/2021	56.70	0	08/21	65-41-280
6.07700.1 08	1	Invoice	CITY HALL UTILITIES - 67% Utilities - Split Distribution	08/10/2021	08/31/2021	165.07	0	08/21	65-41-280
6.07700.1 08	2	Invoice	CITY HALL UTILITIES - 33% Admin - Split Distribution	08/10/2021	08/31/2021	81.31	0	08/21	11-41-280
6.21700.1 08	1	Invoice	MAXWELL PARK UTILITIES	08/10/2021	08/31/2021	562.31	0	08/21	11-48-280
6.23190.4 08	1	Invoice	MULBERRY ST BUILDING UTILITIES	08/10/2021	08/31/2021	385.55	0	08/21	11-41-280
6.42870.1 08	1	Invoice	PROPANE YARD LEASE	08/10/2021	08/31/2021	100.00	0	08/21	84-41-580
Total 2170 HILDALE CITY UTILITIES:						1,626.39			
2671 LES OLSON COMPANY									
EA1045887	1	Invoice	MAINTENANCE CONTRACT - 75% UTILITIES	07/29/2021	08/28/2021	298.35	0	08/21	65-41-144
EA1045887	2	Invoice	MAINTENANCE CONTRACT - 25% ADMIN	07/29/2021	08/28/2021	99.45	0	08/21	11-41-241
Total 2671 LES OLSON COMPANY:						397.80			
3181 PUREFLOW FILTRATION DIV.									
4412	1	Invoice	REPLACEMENT MEDIA FOR WATER FILTERS	07/29/2021	08/28/2021	43,818.75	0	08/21	81-42-750
4415	1	Invoice	REPLACEMENT MEDIA FOR WATER FILTERS	08/12/2021	09/11/2021	14,606.25	0	08/21	81-42-750
Total 3181 PUREFLOW FILTRATION DIV.:						58,425.00			
3450 SCHOLZEN PRODUCTS COMPANY, INC.									
6584860-00	1	Invoice	WATER CONNECTION FITTINGS	07/26/2021	08/25/2021	4,918.36	0	08/21	81-41-273
6585006-00	1	Invoice	BLACK IRON GAS PIPE	07/26/2021	08/25/2021	665.70	0	08/21	84-41-273
6587583-00	1	Invoice	WELDING GLOVES, RESPIRATOR, JACKET	08/03/2021	09/02/2021	212.40	0	08/21	81-41-273
6588258-00	1	Invoice	COLLISION REPAIR KIT - PUBLIC WORKS	08/05/2021	09/04/2021	531.58	0	08/21	11-47-273
6586017-00	1	Invoice	PIPE FOR MANHOLE REFURBISHMENT	08/18/2021	09/17/2021	66,202.84	0	08/21	82-41-273
6586017-01	1	Invoice	PIPE FOR MANHOLE REFURBISHMENT	08/18/2021	09/17/2021	8,588.36	0	08/21	82-41-273
6589962-00	1	Invoice	TEFLON TAPE	08/11/2021	09/10/2021	122.50	0	08/21	84-41-273
6590335-00	1	Invoice	DRILL, FLASHLIGHT	08/12/2021	09/11/2021	335.00	0	08/21	65-41-250
6590432-00	1	Invoice	18 VOLT FLOOD LIGHT	08/13/2021	09/12/2021	105.00	0	08/21	65-41-250
6591696-00	1	Invoice	BENCH GRINDER WHEEL	08/18/2021	09/17/2021	34.78	0	08/21	65-41-250

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
Total 3450 SCHOLZEN PRODUCTS COMPANY, INC.:						81,716.52			
3502 TruckPro LLC Six States									
15 377007	1	Invoice	WELD HOOKS	08/10/2021	09/09/2021	15.03	0	08/21	65-41-250
Total 3502 TruckPro LLC Six States:						15.03			
3560 SOUTH CENTRAL COMMUNICATIONS									
8277200 072	1	Invoice	POLICE PHONE LINE	08/01/2021	08/16/2021	56.84	0	08/21	11-43-287
8297800 072	1	Invoice	CITY HALL PHONES & FAX LINES - 67% UTILITIES - Split Distribution	08/01/2021	08/16/2021	133.18	0	08/21	65-41-287
8297800 072	2	Invoice	CITY HALL PHONES & FAX LINES - 33% ADMIN - Split Distribution	08/01/2021	08/16/2021	65.60	0	08/21	11-41-287
8362600 072	1	Invoice	HILDALE CITY POLICE PHONES	08/01/2021	08/16/2021	20.81	0	08/21	11-43-287
9592500 072	1	Invoice	PRI PHONE ACCOUNT - 67% UTILITIES - Split Distribution	08/01/2021	08/16/2021	352.01	0	08/21	65-41-287
9592500 072	2	Invoice	PRI PHONE ACCOUNT - 33% ADMIN - Split Distribution	08/01/2021	08/16/2021	173.38	0	08/21	11-41-287
Total 3560 SOUTH CENTRAL COMMUNICATIONS:						801.82			
3592 SOUTHERN UTAH UNIVERSITY									
S0051237	1	Invoice	BACTERIOLOGICAL WATER TESTS	08/03/2021	09/02/2021	140.00	0	08/21	81-41-314
Total 3592 SOUTHERN UTAH UNIVERSITY:						140.00			
3930 TOWN OF COLORADO CITY									
9372	1	Invoice	UTILITY FIELD STAFF PAYROLL	06/25/2021	07/10/2021	14,237.12	0	08/21	65-41-110
9372	2	Invoice	UTILITY FIELD STAFF PAYROLL TAXES	06/25/2021	07/10/2021	1,406.19	0	08/21	65-41-130
9372	3	Invoice	UTILITY FIELD STAFF PAYROLL BENEFITS	06/25/2021	07/10/2021	2,907.40	0	08/21	65-41-140
9372	4	Invoice	SECRETARIAL STAFF PAYROLL	06/25/2021	07/10/2021	1,797.85	0	08/21	65-41-110
9372	5	Invoice	CITY TREASURER PAYROLL	06/25/2021	07/10/2021	370.14	0	08/21	11-41-114
9372	6	Invoice	CUSTOMER SERVICE MANAGER	06/25/2021	07/10/2021	1,974.08	0	08/21	65-41-114
9372	7	Invoice	COURT ADMINISTRATOR	06/25/2021	07/10/2021	123.38	0	08/21	11-41-110
9372	8	Invoice	CITY MANAGER PAYROLL	06/25/2021	07/10/2021	2,614.51	0	08/21	11-41-113
9372	9	Invoice	CITY MANAGER PAYROLL	06/25/2021	07/10/2021	498.00	0	08/21	65-41-113
9372	10	Invoice	RECORDER PAYROLL	06/25/2021	07/10/2021	477.41	0	08/21	11-41-115
9372	11	Invoice	ACCOUNTS PAYABLE CLERK	06/25/2021	07/10/2021	1,909.63	0	08/21	65-41-115
9372	12	Invoice	GENERAL FUND PAYROLL TAXES	06/25/2021	07/10/2021	343.62	0	08/21	65-41-130
9372	13	Invoice	GENERAL FUND PAYROLL BENEFITS	06/25/2021	07/10/2021	1,440.36	0	08/21	65-41-140
9372	14	Invoice	BUILDING OFFICIAL PAYROLL	06/25/2021	07/10/2021	1,526.54	0	08/21	11-45-110
9372	15	Invoice	PUBLIC WORKS - STREETS PAYROLL	06/25/2021	07/10/2021	4,542.30	0	08/21	11-47-110
9372	16	Invoice	PUBLIC WORKS - PARKS PAYROLL	06/25/2021	07/10/2021	2,052.81	0	08/21	11-48-110
9391	1	Invoice	GASOLINE USED FROM PUBLIC WORKS - HILDALE CITY	07/01/2021	07/16/2021	66.48	0	08/21	11-41-257
9391	2	Invoice	GASOLINE USED FROM PUBLIC WORKS - HILDALE PARKS	07/01/2021	07/16/2021	198.95	0	08/21	11-47-257
9391	3	Invoice	DIESEL FUEL USED FROM PUBLIC WORKS - STREETS & ROADS	07/01/2021	07/16/2021	254.78	0	08/21	11-47-257
9391	4	Invoice	GASOLINE USED FROM						

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
9391	5	Invoice	PUBLIC WORKS – UTILITIES	07/01/2021	07/16/2021	1,627.49	0	08/21	65-41-257
			GASOLINE & DIESEL FUEL USED FROM PUBLIC WORKS – UTILITIES	07/01/2021	07/16/2021	163.04	0	08/21	82-41-257
9391	6	Invoice	GASOLINE & DIESEL FUEL USED FROM PUBLIC WORKS – UTILITIES	07/01/2021	07/16/2021	60.58	0	08/21	84-41-257
9421	1	Invoice	AUTO INSURANCE PREMIUM PORTION – (PROPANE DELIVERY TRUCKS)	08/01/2021	08/16/2021	1,319.16	0	08/21	65-41-510
9421	2	Invoice	GENERAL AND PROFESSIONAL LIABILITY INSURANCE PREMIUM PORTION	08/01/2021	08/16/2021	2,150.90	0	08/21	65-41-510
9421	3	Invoice	RISK MANAGEMENT FUND MONTHLY PMNT.	08/01/2021	08/16/2021	1,332.80	0	08/21	65-41-510
9423	1	Invoice	VERIZON WIRELESS - JUN 22 TO JUL 21	08/01/2021	08/16/2021	164.61	0	08/21	11-41-287
9426	1	Invoice	IT SERVICES - 10% ADMIN	08/01/2021	08/16/2021	19.90	0	08/21	11-41-317
9426	2	Invoice	IT SERVICES - 90% UTILITIES	08/01/2021	08/16/2021	179.08	0	08/21	65-41-317
Total 3930 TOWN OF COLORADO CITY:						45,759.11			
4020 U.S. POSTAL SERVICE									
210812	1	Invoice	POSTAGE	08/12/2021	08/27/2021	700.00	0	08/21	65-41-144
Total 4020 U.S. POSTAL SERVICE:						700.00			
4055 UNIFIRST CORPORATION									
3520517552	1	Invoice	UNIFORMS	06/29/2021	07/29/2021	82.08	0	08/21	65-41-260
Total 4055 UNIFIRST CORPORATION:						82.08			
4220 UTAH STATE TREASURER									
TC 55 0721	1	Invoice	SURCHARGES	07/31/2021	08/30/2021	240.10	0	08/21	11-21332
Total 4220 UTAH STATE TREASURER:						240.10			
4403 WCF MUTUAL INSURANCE CO.									
7529902	1	Invoice	WORK COMP. INSURANCE PREMIUM	08/02/2021	09/01/2021	699.50	0	08/21	11-41-510
Total 4403 WCF MUTUAL INSURANCE CO.:						699.50			
4441 WHEELER MACHINERY CO.									
RS00001889	1	Invoice	MINI-EX RENTAL	07/27/2021	08/26/2021	3,600.00	0	08/21	65-41-850
Total 4441 WHEELER MACHINERY CO.:						3,600.00			
4470 ZION'S BANK									
210706 (1) A	1	Invoice	CAR WASH	07/06/2021	08/05/2021	10.00	0	08/21	11-41-250
210707 (1) W	1	Invoice	DRINKS & FOOD FOR TECHNICIANS	07/07/2021	08/06/2021	128.80	0	08/21	65-41-235
210707 (2) A	1	Invoice	REFRESHMENTS FOR COUNCIL MEETINGS & OFFICE	07/07/2021	08/06/2021	145.75	0	08/21	11-41-235
210708 (3) A	1	Invoice	FUEL - DEPOSITS	07/08/2021	08/07/2021	54.66	0	08/21	11-41-257
210710 (1) C	1	Invoice	FOOD FOR MEETING	07/10/2021	08/09/2021	30.72	0	08/21	11-41-235
210712 (1) O	1	Invoice	FILE FOLDER LABELS - CITY OFFICE	07/12/2021	08/11/2021	50.44	0	08/21	11-41-240
210712 (2) O	1	Invoice	DRY ERASE BOARD FOR CONFERENCE ROOM	07/12/2021	08/11/2021	17.99	0	08/21	11-41-240
210712 (3) O	1	Invoice	BULLETIN BOARD - MAXWELL PARK	07/12/2021	08/11/2021	126.55	0	08/21	11-48-272
210712 (4) O	1	Invoice	BULLETIN BOARD &						

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
			ACCESSORIES - MAXWELL PARK	07/12/2021	08/11/2021	50.44	0	08/21	11-48-272
210712 (5) O	1	Invoice	FILE FOLDERS, DRY ERASE SET, ENVELOPES	07/12/2021	08/11/2021	178.63	0	08/21	11-41-240
210712 ED (	1	Invoice	REGIONAL CITY MANAGERS COORDINATION MEETING	07/12/2021	08/11/2021	13.76	0	08/21	11-41-235
210713 (4) A	1	Invoice	FUEL - DEPOSITS	07/13/2021	08/12/2021	55.86	0	08/21	11-41-257
210714 (1) M	1	Invoice	SNACKS & COFFEE SUPPLIES FOR OFFICE	07/14/2021	08/13/2021	13.59	0	08/21	11-41-235
210714 (1) N	1	Invoice	PARK MAINTENANCE	07/14/2021	08/13/2021	368.23	0	08/21	11-48-272
210714 (2) E	1	Invoice	2021 ULCT ANNUAL CONVENTION	07/14/2021	08/13/2021	475.00	0	08/21	11-41-330
210715 (2) N	1	Invoice	PARK MAINTENANCE - RETURNED PURCHASE	07/15/2021	08/14/2021	10.68	0	08/21	11-48-272
210716 (5) A	1	Invoice	OFFICE LUNCH	07/16/2021	08/15/2021	14.45	0	08/21	11-41-235
210721 (6) A	1	Invoice	FUEL - DEPOSITS	07/21/2021	08/20/2021	48.61	0	08/21	11-41-257
210723 (1) IT	1	Invoice	WIX.COM	07/23/2021	08/22/2021	127.74	0	08/21	65-41-210
210723 (2) M	1	Invoice	ZOOM - SPLIT UTILITIES & ADMIN	07/23/2021	08/22/2021	148.98	0	08/21	65-41-318
210723 (2) M	2	Invoice	ZOOM - SPLIT UTILITIES & ADMIN	07/23/2021	08/22/2021	148.98	0	08/21	11-41-318
210723 (3) E	1	Invoice	DEVELOPERS MEETING	07/23/2021	08/22/2021	18.87	0	08/21	11-41-235
210725 (7) A	1	Invoice	FUEL - DEPOSITS	07/25/2021	08/24/2021	55.43	0	08/21	11-41-257
210726 (1) A	1	Invoice	UTAH ASSOCIATION OF BUILDING OFFICIALS	07/26/2021	08/25/2021	100.00	0	08/21	11-45-210
210726 (4) E	1	Invoice	ZOOM	07/26/2021	08/25/2021	15.96	0	08/21	11-41-318
210726 (5) E	1	Invoice	ALLIANZ - TRAVEL	07/26/2021	08/25/2021	18.97	0	08/21	11-41-230
210726 (6) E	1	Invoice	AMERICAN AIRLINES - TRAVEL	07/26/2021	08/25/2021	89.40	0	08/21	11-41-230
210726 (6) O	1	Invoice	OFFICE SUPPLIES	07/26/2021	08/25/2021	15.37	0	08/21	11-41-240
210726 (6) O	2	Invoice	OFFICE SUPPLIES	07/26/2021	08/25/2021	15.37	0	08/21	65-41-240
210726 (6) O	3	Invoice	SMALL TRASH BAGS - PARKS	07/26/2021	08/25/2021	77.39	0	08/21	11-48-272
210726 (7) O	1	Invoice	REFILL INK FOR STAMPS	07/26/2021	08/25/2021	7.24	0	08/21	11-41-240
210727 (2) W	1	Invoice	REFLECTORS FOR GATE	07/27/2021	08/26/2021	30.39	0	08/21	82-41-273
210728 (8) A	1	Invoice	OFFICE SUPPLIES	07/28/2021	08/27/2021	15.28	0	08/21	11-41-240
210802 (1) U	1	Invoice	PEPPER SPRAY FOR DOGS	08/02/2021	09/01/2021	63.33	0	08/21	81-41-273
210802 (2) U	1	Invoice	STEEL PLATE FOR WELL	08/02/2021	09/01/2021	51.50	0	08/21	81-41-273
210802 (8) O	1	Invoice	DRINKING WATER & OFFICE SUPPLIES	08/02/2021	09/01/2021	10.96	0	08/21	11-41-235
210802 (9) A	1	Invoice	COFFEE FOR OFFICE	08/02/2021	09/01/2021	27.80	0	08/21	11-41-235
210803 (10)	1	Invoice	FUEL - DEPOSITS	08/03/2021	09/02/2021	58.44	0	08/21	11-41-257
210803 (3) M	1	Invoice	SNACKS & COFFEE SUPPLIES FOR OFFICE	08/03/2021	09/02/2021	42.80	0	08/21	11-41-235
210804 (1) A	1	Invoice	UMCA CONFERENCE FOR RECORDER & DEPUTY RECORDER	08/04/2021	09/03/2021	225.00	0	08/21	11-41-330
210804 (2) A	1	Invoice	UMCA CONFERENCE FOR RECORDER & DEPUTY RECORDER	08/04/2021	09/03/2021	225.00	0	08/21	11-41-330
210804 (3) W	1	Invoice	FOOD & DRINKS FOR TECHNICIANS	08/04/2021	09/03/2021	179.07	0	08/21	65-41-235
210804 (9) O	1	Invoice	REFILL INK FOR STAMPS & CRAYONS FOR FRONT OFFICE	08/04/2021	09/03/2021	56.27	0	08/21	11-41-240
Total 4470 ZION'S BANK:						3,598.34			
4605 SUMMIT ENERGY, LLC									
0721HILD	1	Invoice	NATURAL GAS COMMODITY	08/12/2021	08/25/2021	2,336.40	0	08/21	84-41-434
Total 4605 SUMMIT ENERGY, LLC:						2,336.40			
4620 VERIZON WIRELESS									
9886293329	1	Invoice	WIRELESS SERVICE - ON CALL PHONES & TABLETS JUL.15 - AUG.14, 2021	08/14/2021	09/06/2021	256.27	0	08/21	65-41-287

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
Total 4620 VERIZON WIRELESS:						256.27			
4694 PREFERRED PARTS									
86441	1	Invoice	2 CYCLE OIL - PARKS	08/05/2021	09/04/2021	12.06	0	08/21	11-48-250
84916	1	Invoice	PINS & NITRILE GLOVES	07/15/2021	08/14/2021	27.93	0	08/21	65-41-250
85649	1	Invoice	LUBE & FILTERS FOR TRUCK 3131	07/26/2021	08/25/2021	83.84	0	08/21	65-41-250
85652	1	Invoice	FUEL/WATER SEPARATOR FOR TRUCK 3131	07/26/2021	08/25/2021	63.54	0	08/21	65-41-250
85797	1	Invoice	OIL PLUG FOR TRUCK 3131	07/28/2021	08/27/2021	3.69	0	08/21	65-41-250
85817	1	Invoice	REFLECTORS	07/28/2021	08/27/2021	23.65	0	08/21	82-41-273
85838	1	Invoice	DIESEL FUEL TREATMENT	07/28/2021	08/27/2021	83.13	0	08/21	82-41-250
86194	1	Invoice	STARTING FLUID	08/02/2021	08/30/2021	104.28	0	08/21	65-41-260
86663	1	Invoice	FUSES	08/09/2021	08/30/2021	9.14	0	08/21	65-41-250
86738	1	Invoice	OIL, FILTERS FOR TRUCK 3141	08/10/2021	09/09/2021	52.78	0	08/21	65-41-250
86811	1	Invoice	KEY COPY - PARKS	08/10/2021	09/09/2021	3.98	0	08/21	11-48-272
87030	1	Invoice	OIL, FILTERS FOR TRUCK 3152	08/13/2021	09/12/2021	98.61	0	08/21	65-41-250
87266	1	Invoice	SUNSHADE, AIR FRESHENERS	08/17/2021	09/16/2021	18.54	0	08/21	65-41-250
Total 4694 PREFERRED PARTS:						585.17			
4701 ZIONS FIRST NATIONAL BANK									
EFTPS 0806	1	Invoice	SOCIAL SECURITY - FICA DEPOSIT 0821	08/09/2021	08/30/2021	1,119.78	0	08/21	11-22211
EFTPS 0806	2	Invoice	MEDICARE - FICA DEPOSIT 0821	08/09/2021	08/30/2021	261.88	0	08/21	11-22212
EFTPS 0806	3	Invoice	TAX WITHHOLDING - FICA DEPOSIT 0821	08/09/2021	08/30/2021	520.67	0	08/21	11-22213
Total 4701 ZIONS FIRST NATIONAL BANK:						1,902.33			
4750 DJB GAS SERVICES, INC.									
01295100	1	Invoice	WELDER CYLINDER RENTALS	07/31/2021	08/30/2021	34.80	0	08/21	82-41-273
01297569	1	Invoice	WELDING GAS FOR WATER PLANT	08/04/2021	09/03/2021	153.27	0	08/21	81-41-273
01298329	1	Invoice	WELDING GAS FOR WATER PLANT	08/10/2021	09/09/2021	108.31	0	08/21	81-41-273
Total 4750 DJB GAS SERVICES, INC.:						296.38			
4887 MK BATTERY									
IV956209	1	Invoice	BATTERIES FOR BACKUPS	07/30/2021	08/29/2021	701.96	0	08/21	82-41-273
Total 4887 MK BATTERY:						701.96			
5201 HYDRO SPECIALTIES CO.									
24653	1	Invoice	PILOT REPLACEMENTS FOR WATER PLANT FLOW CONTROL VALVES	07/21/2021	08/20/2021	5,681.28	0	08/21	81-41-273
Total 5201 HYDRO SPECIALTIES CO.:						5,681.28			
5376 WAXIE SANITARY SUPPLY									
80191959	1	Invoice	SOAP & TOWEL DISPENSER REFILLS	08/04/2021	08/24/2021	85.59	0	08/21	11-48-272
Total 5376 WAXIE SANITARY SUPPLY:						85.59			

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
5409 OLYMPUS INSURANCE AGENCY									
15856	1	Invoice	INSURANCE SERVICES	08/20/2021	09/19/2021	45,599.00	0	08/21	65-41-510
15856	2	Invoice	INSURANCE SERVICES	08/20/2021	09/19/2021	34,000.00	0	08/21	11-41-510
Total 5409 OLYMPUS INSURANCE AGENCY:						79,599.00			
5415 ST. GEORGE WATER STORE									
98563	1	Invoice	BOTTLED WATER SERVICE - 4 BOTTLES	08/02/2021	09/01/2021	24.00	0	08/21	65-41-235
99684	1	Invoice	BOTTLED WATER SERVICE - 2 BOTTLES	08/16/2021	09/15/2021	12.00	0	08/21	65-41-235
Total 5415 ST. GEORGE WATER STORE:						36.00			
5471 PINNACLE GAS PRODUCTS									
132332	1	Invoice	BUSHING	08/02/2021	09/01/2021	44.74	0	08/21	84-41-273
132708	1	Invoice	PNEUMATIC VALVE	08/11/2021	09/10/2021	489.40	0	08/21	84-41-273
132718	1	Invoice	GAS FITTINGS	08/12/2021	09/11/2021	1,230.00	0	08/21	84-41-273
132740	1	Invoice	DRILL, FLASHLIGHT	08/12/2021	09/11/2021	444.97	0	08/21	65-41-250
132956	1	Invoice	GAS FITTINGS	08/19/2021	09/18/2021	200.07	0	08/21	84-41-273
Total 5471 PINNACLE GAS PRODUCTS:						2,409.18			
5518 CUSTOMER DEPOSIT									
3.07623.1	1	Invoice	3.07623.1 OVERPMT REFUND	08/02/2021	08/31/2021	3,000.00	0	08/21	01-11750
3.50370.8	2	Adjustmen	3.50370.8 CUSTOMER DEPOSIT REFUND	07/15/2021	08/14/2021	150.07-	0	07/21	81-21350
3.50370.8 (2)	1	Invoice	3.50370.8 CUSTOMER DEPOSIT REFUND	07/15/2021	08/14/2021	150.07	0	08/21	81-21350
3.37600.4	1	Invoice	3.37600.4 CUSTOMER DEPOSIT REFUND	07/28/2021	08/27/2021	1.19	0	08/21	81-21350
3.37600.4	2	Invoice	3.37600.4 OVERPMT REFUND	07/28/2021	08/27/2021	147.21	0	08/21	01-11750
3.50330.4	1	Invoice	3.50330.4 CUSTOMER DEPOSIT REFUND	05/13/2021	08/12/2021	200.00	0	08/21	81-21350
6.23101.3	1	Invoice	6.23101.3 CUSTOMER DEPOSIT REFUND	07/28/2021	08/27/2021	407.48	0	08/21	81-21350
6.83000.2 (	1	Invoice	6.83000.2 OVERPMT REFUND	07/21/2021	08/20/2021	567.96	0	08/21	01-11750
6.34880.3	1	Invoice	6.34880.3 CUSTOMER DEPOSIT REFUND	08/17/2021	08/18/2021	594.49	0	08/21	81-21350
3.30720.0	1	Invoice	3.30720.0 CUSTOMER DEPOSIT REFUND	08/12/2021	09/11/2021	143.21	0	08/21	81-21350
3.48431.0	1	Invoice	3.48431.0 CUSTOMER DEPOSIT REFUND	08/12/2021	09/11/2021	200.00	0	08/21	81-21350
3.86001.2	1	Invoice	3.86001.2 CUSTOMER DEPOSIT REFUND	08/16/2021	09/15/2021	357.17	0	08/21	81-21350
6.22002.5	1	Invoice	6.22002.5 CUSTOMER DEPOSIT REFUND	08/12/2021	09/11/2021	56.01	0	08/21	81-21350
6.42750.5	1	Invoice	6.42750.5 CUSTOMER DEPOSIT REFUND	08/16/2021	09/15/2021	87.23	0	08/21	81-21350
3.44500.3	1	Invoice	3.44500.3 CUSTOMER DEPOSIT REFUND	07/15/2021	08/14/2021	137.06	0	08/21	81-21350
Total 5518 CUSTOMER DEPOSIT:						5,899.01			
5605 NGL SUPPLY CO. LTD									
NGL371426	1	Invoice	PROPANE COMMODITY	07/27/2021	08/06/2021	17,528.76	0	08/21	84-41-432
NGL372800	1	Invoice	PROPANE COMMODITY	08/12/2021	08/22/2021	16,206.42	0	08/21	84-41-432
Total 5605 NGL SUPPLY CO. LTD:						33,735.18			
5615 KS STATE BANK									
3352374 102	1	Invoice	2016 CASE 580SN BACKHOE - ANNUAL PAYMENT -						

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
			UTILITIES	08/04/2021	10/05/2021	15,757.04	0	08/21	65-41-850
Total 5615 KS STATE BANK:						15,757.04			
5637 BASIC AMERICAN SUPPLY									
374779	1	Invoice	CONCRETE MIX - PARKS	07/01/2021	08/10/2021	52.80	0	08/21	11-48-272
374955	1	Invoice	FLOAT - 4TH OF JULY PARADE	07/01/2021	08/10/2021	26.17	0	08/21	11-49-410
375212	1	Invoice	PARK MAINTENANCE	07/02/2021	08/10/2021	44.06	0	08/21	11-48-272
375750	1	Invoice	PARK MAINTENANCE	07/06/2021	08/10/2021	9.52	0	08/21	11-48-272
375969	1	Invoice	DRINKING WATER - PARKS	07/07/2021	08/10/2021	9.98	0	08/21	11-48-272
376766	1	Invoice	SPRINKLING SYSTEM - PARKS	07/10/2021	08/10/2021	213.95	0	08/21	11-48-272
376848	1	Invoice	SPRINKLING SYSTEM - PARKS	07/10/2021	08/10/2021	44.95	0	08/21	11-48-272
377144	1	Invoice	ANT KILLER	07/12/2021	08/10/2021	7.99	0	08/21	81-41-273
377163	1	Invoice	SPRINKLING SYSTEM - PARKS	07/12/2021	08/10/2021	25.97	0	08/21	11-48-272
377891	1	Invoice	PARK MAINTENANCE	07/15/2021	08/10/2021	15.60	0	08/21	11-48-272
377897	1	Invoice	OXY/ACET LIGHTER	07/15/2021	08/10/2021	33.98	0	08/21	65-41-250
378116	1	Invoice	PARK MAINTENANCE	07/16/2021	08/10/2021	43.54	0	08/21	11-48-272
378670	1	Invoice	FLOAT - 4TH OF JULY PARADE	07/19/2021	08/10/2021	8.97	0	08/21	11-49-410
379150	1	Invoice	GLOVES	07/21/2021	08/10/2021	5.69	0	08/21	65-41-250
379431	1	Invoice	TIEDOWN - PARKS	07/22/2021	08/10/2021	19.99	0	08/21	11-48-272
379463	1	Invoice	REFLECTOR	07/22/2021	08/10/2021	2.59	0	08/21	82-41-273
379495	1	Invoice	PADLOCK - PARKS	07/22/2021	08/10/2021	25.99	0	08/21	11-48-272
380551	1	Invoice	BOLTS & BITS	07/27/2021	08/10/2021	10.83	0	08/21	84-41-273
380656	1	Invoice	ANT POISON	07/28/2021	08/10/2021	43.98	0	08/21	81-41-273
381108	1	Invoice	PARK MAINTENANCE	07/30/2021	08/10/2021	6.99	0	08/21	11-48-272
Total 5637 BASIC AMERICAN SUPPLY:						653.54			
5646 XPRESS BILL PAY									
58496	1	Invoice	XPRESS BILL PAY TRANS. & ACCOUNT MAINT.	08/01/2021	08/06/2021	448.16	0	08/21	65-41-318
Total 5646 XPRESS BILL PAY:						448.16			
5695 Advanced Network Consulting									
2480	1	Invoice	PROFESSIONAL IT SERVICES - 90% UTILITIES	08/16/2021	09/15/2021	249.75	0	08/21	65-41-317
2480	2	Invoice	PROFESSIONAL IT SERVICES - 10% ADMIN	08/16/2021	09/15/2021	27.75	0	08/21	11-41-317
2483	1	Invoice	PROFESSIONAL IT SERVICES	08/16/2021	09/15/2021	20.00	0	08/21	11-41-317
Total 5695 Advanced Network Consulting:						297.50			
5706 FERGUSON WATERWORKS #1600									
0962596	1	Invoice	COLD RING SET	07/13/2021	08/13/2021	307.33	0	08/21	84-41-260
Total 5706 FERGUSON WATERWORKS #1600:						307.33			
5712 CATALYST CONSTRUCTION									
123	1	Invoice	Fiber Server Office Rent	08/01/2021	08/01/2021	100.00	0	08/21	90-41-580
Total 5712 CATALYST CONSTRUCTION:						100.00			
5720 SUSAN STEED									
24	1	Invoice	CITY OFFICE CLEANING - 75% UTILITY - SPLIT DISTRIBUTION	08/01/2021	09/01/2021	138.75	0	08/21	65-41-271

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	GL Activity	Period	GL Account
24	2	Invoice	CITY OFFICE CLEANING - 25% ADMIN - SPLIT DISTRIBUTION	08/01/2021	09/01/2021	46.25	0	08/21	11-41-271
24	3	Invoice	UTILITY LABSHOP CLEANING	08/01/2021	09/01/2021	150.00	0	08/21	65-41-271
24	4	Invoice	MAXWELL PARK - BATHROOM CLEANING	08/01/2021	09/01/2021	150.00	0	08/21	11-48-250
24	5	Invoice	MULBERRY ST. BUILDING CLEANING	08/01/2021	09/01/2021	30.00	0	08/21	11-41-271
24	6	Invoice	CITY OFFICE CARPET CLEANING	08/01/2021	09/01/2021	55.00	0	08/21	11-41-271
24	7	Invoice	UTILITY OFFICE CARPET CLEANING	08/01/2021	09/01/2021	125.00	0	08/21	65-41-271
Total 5720 SUSAN STEED:						695.00			
5745 PUBLIC MANAGEMENT PARTNERS									
07-2021	1	Invoice	COURT MONITOR FEES FOR JULY 2021	07/07/2021	08/06/2021	1,481.12	0	08/21	63-41-310
Total 5745 PUBLIC MANAGEMENT PARTNERS:						1,481.12			
5764 RURAL COMMUNITY CONSULTANTS									
0125436	1	Invoice	PROFESSIONAL SERVICES FROM JUNE 1 TO JUNE 30, 2021	07/29/2021	08/28/2021	2,442.05	0	08/21	11-41-312
0125563	1	Invoice	PROFESSIONAL SERVICES FROM JULY 1 TO JULY 31, 2021	08/17/2021	09/16/2021	6,349.33	0	08/21	11-41-312
Total 5764 RURAL COMMUNITY CONSULTANTS:						8,791.38			
5770 INTERIM PUBLIC MANAGEMENT, LLC									
2699	1	Invoice	INTERIM UTILITIES DIRECTOR PAYMENTS	08/01/2021	08/11/2021	5,170.00	0	08/21	65-41-120
2713	1	Invoice	INTERIM UTILITIES DIRECTOR PAYMENTS	08/15/2021	08/25/2021	5,170.00	0	08/21	65-41-120
Total 5770 INTERIM PUBLIC MANAGEMENT, LLC:						10,340.00			
5780 DIRTY WORK									
460	1	Invoice	MAXWELL PARK MAINTENANCE	08/02/2021	09/01/2021	675.00	0	08/21	11-48-272
464	1	Invoice	MAXWELL PARK MAINTENANCE	08/09/2021	09/08/2021	683.00	0	08/21	11-48-272
490	1	Invoice	MAXWELL PARK MAINTENANCE	08/26/2021	09/25/2021	653.00	0	08/21	11-48-272
Total 5780 DIRTY WORK:						2,011.00			
Grand Totals:						410,830.75			

Report GL Period Summary

GL Period	Amount
08/21	410,980.82
07/21	150.07-
Grand Totals:	410,830.75

GL Period	Amount
Vendor number hash:	735461
Vendor number hash - split:	912996
Total number of invoices:	158
Total number of transactions:	200

Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount
Net 15	48,887.32	.00	48,887.32
NET 30	190,526.66	.00	190,526.66
Open Terms	171,416.77	.00	171,416.77
Grand Totals:	410,830.75	.00	410,830.75

To: Hildale City Mayor and Council
 From: City Manager Eric Duthie
 Date: September 1, 2021
 Re: Monthly update and report

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:

- Finalizing General Plan with consultant.
- Staff meeting trainings
 - What is Regionalism for Hildale?
 - Five County AOG Programs
 - Our Mission to Accomplish
 - Staff Salary Reallocation process and impacts
- Continued coordination of the UZONA/School District project.
- Continued the CDBG project.
- Continued the SRTS project.
- Coordinated efforts with Colorado City staff and administration
- Attended the Colorado City Town Council meeting
- Continued review of Inter local agreements.
- Continued discussing issues with Court Monitor Roger Carter.
- Utility Board Meeting conducted.
- Met with various residents to discuss issues and concerns.
- Updated the City Website.
- Updated Facebook messaging.
- Reviewed and approved Utilities Deputy Directors reports.
- Continued cooperation in a criminal investigation of a contractor.
- Utilities Coordination Meeting
- Coordinated financial reviews with consultant.

Actions taken:

- ✓ Staff salary allocation template analyzed and recorded
- ✓ Staff goals reviewed; assistive plan developed
- ✓ Addressed several zoning inquiries concerning commercial opportunities.
- ✓ Continued the development of an Event Standards policy for public property usage.
- ✓ Capital Asset Inventory continuing
- ✓ Continued an internal utility billing audit to identify and correct billing deficiencies.
- ✓ General Plan draft reviewed by Planning Commission.
- ✓ Zoning Commission Public Hearing notices issued
- ✓ Coordinated a staff review of the fiber agreement for improvement

- ✓ Coordinated with Five County AOG concerning grant funding for \$18M water infrastructure projects
- ✓ Coordinated a meeting with The U.S. Economic Development Administration Regional Office (Denver, CO) concerning possible grant opportunities for Travel, Tourism & outdoor Recreation \$750M; Build Back Better Challenge \$1B; Economic Adjustment Assistance \$500M; and the Good Jobs Challenge \$500M under the Federal Grants Program.
- ✓ American Rescue Plan Act (ARPA) webinar attended
- ✓ Travel, Tourism and Outdoor Recreation webinar attended
- ✓ Economic Development Administration 101 (Basics) and the American Rescue Plan webinar attended
- ✓ Reviewed FY20/FY21 "COVID 19" funds actuals
- ✓ United States Constitution Week Proclamation prepared
- ✓ Garkane Energy Proclamation prepared
- ✓ Accounts Payable Clerk/Deputy Recorder resigned
- ✓ Reviewed EDA Notice of Financial Availability & ARPA grants leverage options
- ✓ Water utility illegal connection resolved without court action
- ✓ Reviewed and approved a job announcement
- ✓ New student intern accepted
- ✓ Review website transition preparation
- ✓ Initiated an Organizational Assessment and Recommendations report for Council
- ✓ Met with Judge and City Prosecutor for status/check-in
- ✓ Reviewing inquiry about 2019 settlement agreement funds and status
- ✓ Reviewed and renewed municipal Liability Insurance with Olympus Insurance
- ✓ Hosted an annexation meeting with interested party
- ✓ Published a Community Impact Board Public Hearing notice
- ✓ Published a General Plan Public Hearing notice
- ✓ Responded to inquiry for U.S. Constitution Proclamation
- ✓ Attended a Washington County Law Enforcement recruitment strategy meeting
- ✓ Attended a COVID-19 Local Assistance Matching Grant Program webinar
- ✓ Met with a film production company to discuss potential project participation
- ✓ Coordinated a Utah Sales Tax review and coordinated with the Utah State Tax Commission

Future actions

- Finalize internal audit of utility billings.
- Finalize Event Standards policy for all events utilizing city property.
- Finalize transition of website to Municode software.
- Establish safety training schedule through Olympus Insurance resources
- Issue bid documents for improvements to the "Mulberry" Building
- Participate in the North Mohave Attainment Hub Committee for educational development.
- Finalize review of the fiber utility agreement and improvement
- Renew legislative relationships in Arizona
- Participate in broadband meeting with the Arizona Commerce Authority
- Participate in Risk Management training
- Participate in League training



Public Works Report

August 30, 2021

We have been working on the crusher plant replacing electrical controls. The crusher plant is working now. The crusher takes a lot of maintenance to keep operating.

We put in a four way stop on Utah Ave and Carling St.

We have spent a lot of time fixing flood damage throughout town.

We have started the Garden Ave. chipseal project.

The Uzona paving project is underway.

We are fixing the sidewalk buckles throughout town.

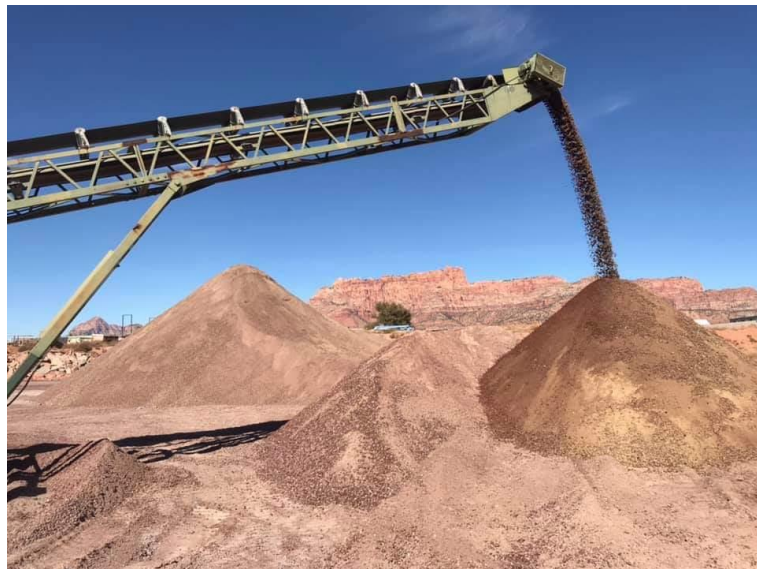
There has been a lot of maintenance and repair of the equipment.

We spent some time on sign repairs etc. Always lots to do.

Thanks for the opportunity to help improve our community.



Public Works Director



HILDALE - COLORADO CITY FIRE DEPARTMENT

FIRE CHIEF'S REPORT TO THE BOARD

August 31, 2021

ADMINISTRATIVE ACTIONS: We have seen a sharp uptick of positive COVID-19 cases over the past month with several patients transported. Two known cases died at the hospital. Crews continue to take precautions with appropriate PPE used with every patient contact. The ozone machine has been effective in disinfecting the ambulances after any known case, prior to the next use.

Kevin was able to attend the International Association of Fire Chief's conference in Charlotte, North Carolina during the last week of July. There were great classes, many contacts, and a complete vendor show.

We received notice from the FEMA Assistance to Firefighters Grant (AFG) program of an award for a major radio system upgrade in the amount of \$372,643.32. Of this amount, \$17,744.92 (5%) is our required match. This includes eight VHF and eight 800 MHz mobile radios for each of the frontline fire apparatus and 54 Dual-Band portable radios. The portable radios are placed on fire apparatus in every riding position so each firefighter has their own communications, greatly increasing safety. There will also be two portable radios on all brush trucks, one on each ambulance, rescue, and command vehicle. We have invited vendors representing the two major radio manufactures to conduct presentations on their products and to submit quotes.

Kevin attended the Mohave County Fire Officers Association meeting on August 26 at the Pine Lake FD near Kingman. He continues as the President of the organization. That same day, he attended the Hazmat Subcommittee of the Mohave County LEPC to review and prioritize applications from agencies for the AZ DEQ Emergency Response Fund. Pending final approval, it appears that we will receive 8 five gallon pails of an encapsulating agent (like foam) that can be used on flammable liquids fires, tire fires, and lithium-ion battery fires. (Over \$1,220 worth.)

Kevin was at a SWRRT All-Hazards Committee in Kanab on August 9. A full day of Washington County LEPC meetings were held in St. George on August 12. Kevin also attended a virtual meeting of the Utah CISM executive committee on August 13.

Work on the Lexipol Policies and Procedures project continues.

TRAINING REPORT: The August ALS Inservice was held on August 17. Several critical patient cases were reviewed. Training was provided by Deputy Dave Wilkens of the Marshal's Office on self-defense. Dr. Wilson was excused. Dinner was provided.

Other monthly training included vehicles fires, back-to-basic company drills, and EMS skills.

Special Operations training was on structural collapse, focusing on setting up the Paratech Raker Shore system.

We participated in four separate active shooter response drills with the Marshal's Office and the Washington County Sheriff's Office. There were two drills each of two days at the Water Canyon

Elementary School in Hildale. It was great opportunity to learn the use of our ballistic PPE, to interface with law enforcement, to test the County-wide ASHER protocol, and to practice our command and MCI procedures. The majority of our department members participated in at least one of the four drills.

We are planning to run our own Recruit Academy beginning January of 2022. The fall UFRA academy in Washington is already full and we currently have five candidates. It will also allow two people taking the MCC fall EMT course to participate. We will still test and certify through URFA.

Fire Engineer / Paramedic Daniel S. Barlow completed a six-day long intense Structural Collapse Technician course meeting FEMA standards. The course, taught by Utah FEMA Task Force 1 members requires numerous prerequisites such as rope rescue, trench rescue, and confined space rescue courses. We will be reimbursed by the SWRRT for travel expenses.

On August 19, Kevin attended a one day training hosted in Kingman and put on by the National Fallen Firefighters Foundation called "Taking Care of Our Own" with a focus on procedures following a major firefighter injury or line-of-duty death. Though we abhor the thought and do every to prevent such an occurrence, if the process is not followed correctly it could preclude a member or family from receiving the appropriate benefits.

Six more members have attended the Virtual Incident Command Center at Mesa Community College and received their Blue Card command certifications. Officers from Washington County and the Hurricane Valley Fire Department have also attended the same course.

MAINTENANCE REPORT: Delivery of the shell for the new paramedic rescue vehicle continues to be delayed. Other equipment, including the radio, is on order and should be in soon.

Repairs were made to electrical components of R1051 and BR1013. BR1013 also had the rear axle serviced.

A \$5,000 controller part for the L1031 turntable was purchased and will be installed in preparation for the annual aerial ladder certifications.

Routine services and other small repairs continue.

Staff and volunteers have been conducting hydrant maintenance. Rains have given the weeds a prolific boost and have obscured many hydrants.

FIRE PREVENTION: Several community CPR / First-Aid courses have been provided.

OTHER: A crew took our sump pumps and equipment to Cedar City in the aftermath of significant flooding of homes. They spent one night pumping out basements in Enoch.

A structure fire mutual aid response was made to Hurricane with our heavy rescue and rehab unit.



RESPECTFULLY SUBMITTED:

Kevin J. Barlow, Chief



TOWN OF COLORADO CITY

P. O. Box 70 * Colorado City, Arizona 86021

Phone & TDD: 928-875-2646 * Fax: 928-875-2778

AIRPORT MANAGER'S REPORT

August 11, 2021

July airport traffic was normal, less than June's but still healthy. Based and transient instructional traffic is holding consistent, although there is a low in based local flights. The weather turned stormy after about the middle of the month, and we did have several aircraft land to wait out the storms including a Turbo Commander fire spotter pictured below. Helicopter traffic was a little higher in July. There were approximately 380 operations in July.

Project and maintenance activity throughout July:

- **Fencing Project:** We decided to go ahead with phase I now after a discussion with ADOT and our consultants. Advertisement¹ for bids of the project has started as of August 1st. The pre-bid meeting was held on the 10th @ 11:00 AM and bid opening will be on the 25th same time. ADOT has verbally given us the funding for phase II of the fence project at the ACIP meeting. It must be approved by the State Transportation Board.
- **Private Hangars:** We are developing the footprints for 5 private hangars in the airport terminal area. After designing the future taxiway that will connect the existing and future Apron, we will have the constraints for the land lease boundaries. That will finally give us the opportunity to get the leases around the table and begin to move forward.
- **Other Project/Maintenance Items:** We had a few storms last month, one of which knocked out the AWOS, main gate, jet fuel side of the self-service system, and the runway lights activator. We were able to repair all these items at least temporarily except the jet fuel side of the self-service. We re-installed the water filter system and had a few repairs and upgrades connected to that. We also completed the semiannual inspection for the AWOS and the NDB.

¹ – Advertisement on August 1, 8, and 15

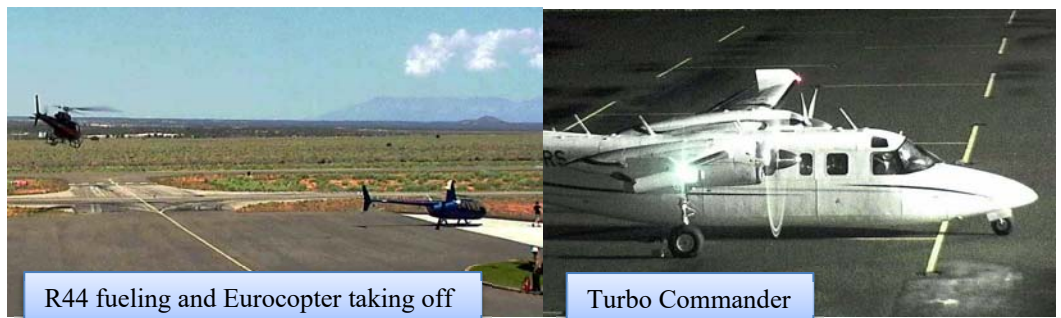
ACIP – Airport Capital Improvement Planning

AWOS – Automated Weather Observation System

NDB – Non-Directional Beacon

Thank you,

LaDell Bistline Jr.



R44 fueling and Eurocopter taking off

Turbo Commander



Hildale City General Plan 2021

-Public Hearing Draft-

Hildale City General Plan, 2021

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Chapter 1:

INTRODUCTION

State Law and the General Plan

Hildale City recognizes the need to be proactive about community-level planning and land use management, ensuring that the community's vision and goals for the near and distant future are met. This general plan will serve as a framework for Hildale City decision makers as the community continues to experience change altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community; as well as the goals for the near and distant future.

Development of this Plan

In 2016 in conjunction with Colorado City, Hildale participated in a process to develop a combined general plan between the two communities. While this combined plan has been a useful document to guide community leaders, Hildale City believes it will be better served creating a new general plan focused solely on their needs and future.

Public participation in formulating this plan shaped its content and direction. All information outlined was prepared based upon, and incorporating much of the public's valuable feedback.

The Hildale Planning Commission and City Council placed a high priority on public involvement in the development of this plan, and required a thorough and detailed public awareness and input campaign to be completed. Due to the outbreak of the Covid-19 pandemic, public participation strategies utilized in the formulation of this plan were provided through online and social media platforms such as digital public surveys and online open house events, stakeholder meetings, an initiative website, and public hearings.

A summary of the results from each format of community input can be found throughout the document.

Amending the General Plan

The Hildale City General Plan is intended to be a steady, but not static, foundation for future planning. As such, great care should be taken when the decision is made to amend the Plan to avoid drastic changes in direction, while also not hesitating to update goals and policies as the landscape shifts. To ensure this General Plan remains relevant to the ongoing strategic planning process, it is intended to be reviewed annually and updated at least every ten (10) years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to community decisions.

Implementation of the Plan

A parcel's property rights are directly governed by its zoning designation. This designation is driven by the community's general plan. Changes to the zoning for parcels are initiated by property owner requests and/or when a municipality undertakes an initiative to update its land use codes. In either case, the community land use authority's decisions regarding the regulation of property are influenced by the vision in the plan.

Implementation of the General Plan by the Mayor, City Council, Planning Commission and city staff fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive plan provides background and context materials, as well as goals, policies, and potential action steps for the community to undertake to achieve the plan's vision.

It is recommended that implementation of the strategic plans vision or goals be reviewed annually and amended as needed to ensure the goals are being met. To prepare the community for implementation, it is recommended that the

community be invited to participate to provide feedback during future strategic planning efforts completed to rank and prioritize projects as well as determine the roles and responsibilities for each task.

Next Steps for the Plan

While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of the “Who, What, When, Where and How” of each goal. To ensure that the community’s vision is realized, it is recommended that Hildale City undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan should include:

- proposed steps for implementation,
- timing for each recommendation,
- funding opportunities, and
- long-term financial needs and recommendations.

Community Planning Goals + Objectives

G1-1. Address issues related to quality of life in Hildale City through comprehensive planning and the effective allocation of resources, in coordination with other public and private agencies.

- O1-1.1 Identify key elements that affect the quality of life in Hildale City, using community surveys, Town Hall Meetings, and a broad variety of available technological means.
- O1-1.2 Develop programs and initiatives to enhance the issues and identified elements for the benefit of residents and visitors.
- O1-1.3 Coordinate with public and private groups in Washington County to address quality of life issues related to cultural, social, and educational opportunities.
- O1-1.4 Partner with the Washington County School District incorporating school planning into the process of community planning and zoning. Besides school locations, this should also involve examining the joint use and after-hour use of any recreational facilities.

G1-2. Continue the City’s commitment to promote a broad-based and informed decision making process based on citizen participation at all levels of community governance.

- O1-2.1 Continue expanding opportunities for citizen involvement in the City’s decision making processes through opportunities such as the Planning Commission and the Parks and Trails Committee.
- O1-2.2 Educate the public on the public-input process and the available avenues for discussion and comment.
- O1-2.3 Publish the results of City initiatives, studies, designs and budgets in multiple formats, both electronic and print, and in multiple locations.
- O1-2.4 Establish clearly defined methods for responding to community input on planning and zoning matters and monitor these methods to ensure their effectiveness.

G1-3. Develop improved mechanisms for communication, joint planning, and coordination with other levels of government, public agencies, and the private sector.

- O1-3.1 Implement a formal sun-setting process for all City boards and committees to keep these bodies relevant and current while ensuring a consistent turnover of members as a means of providing diversity of thought representing the entire community.

Chapter 2:

COMMUNITY CONTEXT + VISION

Historical Background

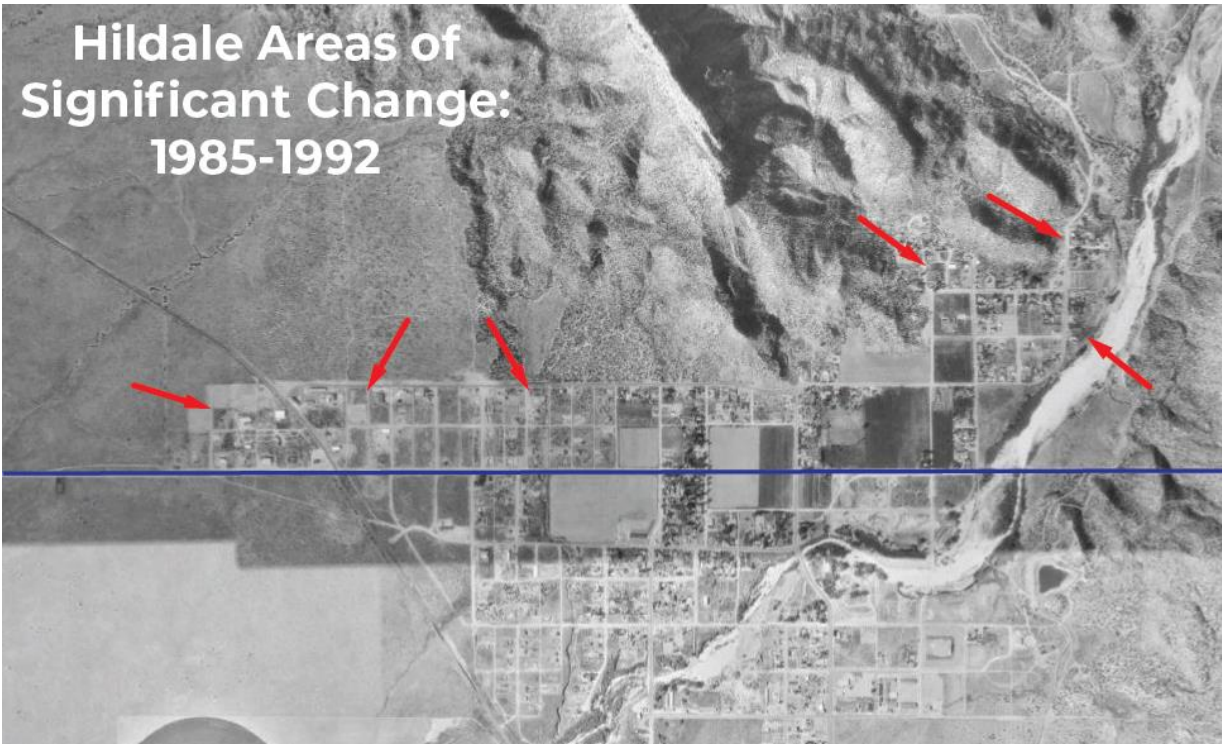
In the late 1800s, Mormon pioneers settled in the area, and it evolved into an agrarian and ranching community called Short Creek. Although there were previous attempts to settle the area, in the early 1900s the area attracted Mormon pioneers who successfully established water infrastructure that supported development. Pioneers began ranching and developing a community and in 1914 Mohave County funded a wooden schoolhouse. A post office soon followed. Families seeking refuge from religious persecution relocated to the community. Federal and State authorities conducted several raids intended to stamp out the settlement, beginning in 1935, again in 1944 and again in 1953. None would compare to the raid by the state of Arizona in July of 1953, which separated families and reduced the community population substantially. Arizona Governor Howard S. Pyle announced to the world that the men would be put in prison, the women held in detention homes and the children adopted out, so that after two years their records would be destroyed and their identity lost. Newspapers articles and public opinion found the raid unacceptable as a means of dealing with differences in cultural beliefs. After several years, and great efforts of community leaders, families were reunited and returned to the area. Eventually, community life returned to normal. The impact of the raid; however, still has cultural implications on many residents today.

In the early 1940s, the Fundamentalist Church of Jesus Christ of Latter Day Saints (FLDS) established a private religious trust named the United Effort Plan Trust (UEP Trust). The UEP Trust held property in the community for the benefit of church members. The UEP Trust was founded for the intent of living the Mormon tenet of the United Order, which resulted in a self-sufficient and egalitarian community that preserved the small town character of the community and supported legitimate business ventures that maintained its philanthropic mission. As property was given to the FLDS Church, it was placed in the UEP Trust where church members were allowed to build homes and businesses. Nearly all development occurred on UEP Trust land. As the community grew, agriculture flourished. A large dairy opened and agricultural operations filled a storehouse with food. Most homes were apportioned about an acre of land. Generally, a low density development pattern was followed. Seven to ten homes located on ten acre blocks became the dominant residential development pattern. As is often the case in rural communities, citizens worked together to develop telephone, irrigation, culinary water, electricity, and wastewater services.

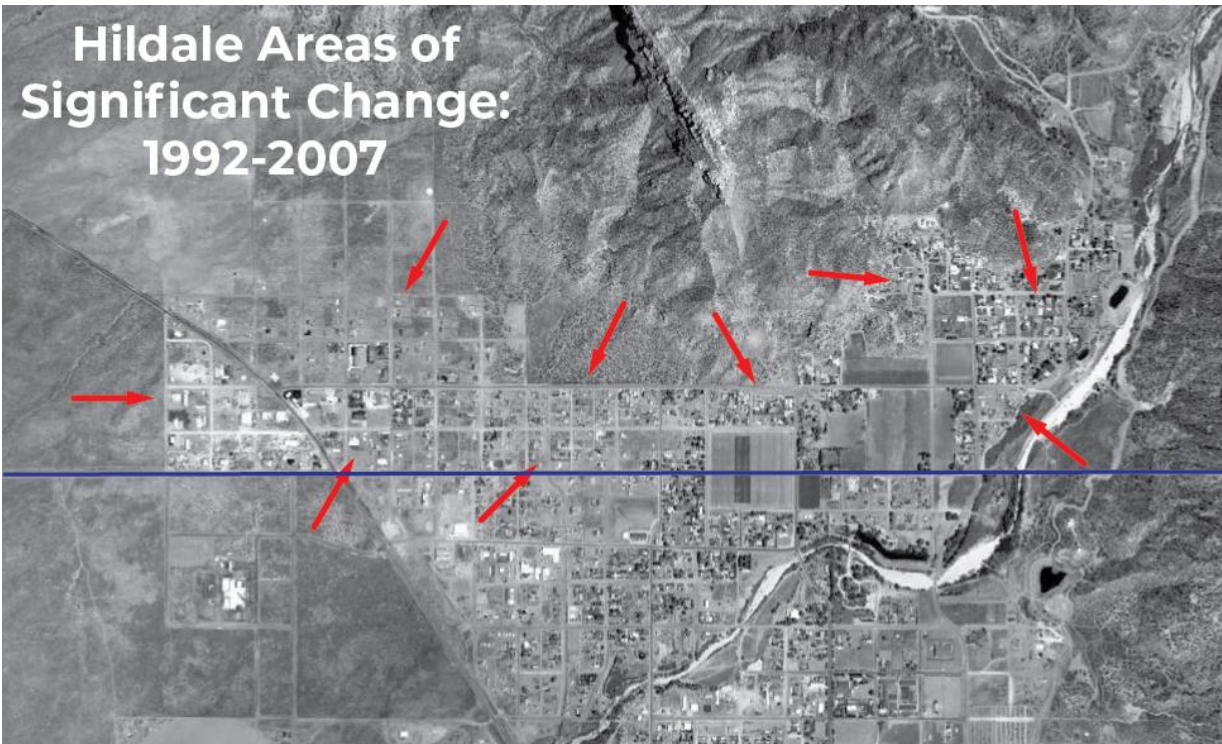
Residents incorporated Hildale City in 1963 to provide local self-government and basic services. Hildale and Colorado City share common public services, resources, infrastructure, heritage, and culture. However, in 2005 the State of Utah seized control of the UEP Trust and appointed a State receiver. In 2006 the State reformed the UEP Articles of Trust, removing its original religious intent.

With limited resources, Hildale City continues to support new growth and improve its municipal services. A newly appointed Planning Commission has expanded the City's community development capacity and is helping investigate ways to increase land use compatibility and support quality development. The City is partnering with Colorado City to develop culinary water, wastewater, and stormwater master plans to improve municipal services for both cities. Public Works is maintaining and improving streets and parks. The City Council has been working to codify policies and procedures, improve financing options for public infrastructure, and evaluate ways to increase development compatibility. Hildale City has developed a municipal website to add transparency to its operations, and has hired additional staff to assist in local planning efforts. Planning efforts such as the planning process for this General Plan have encouraged resident and stakeholder involvement.

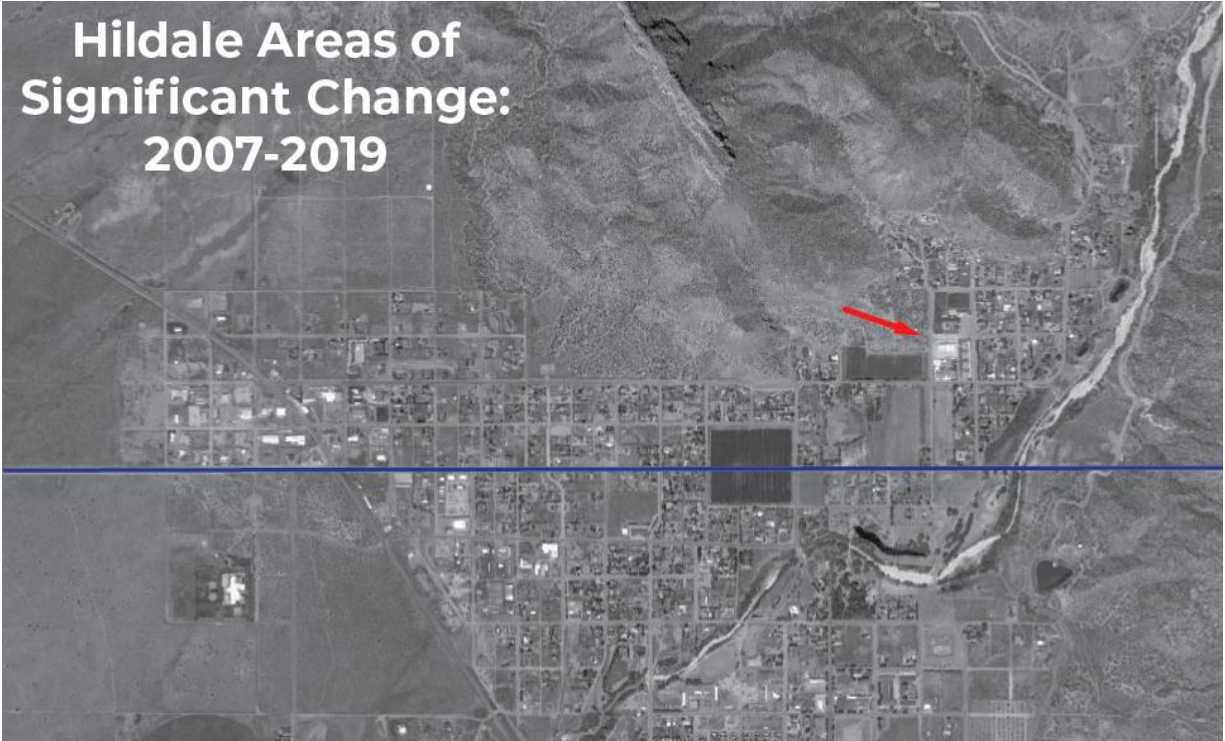
Community Development Pattern



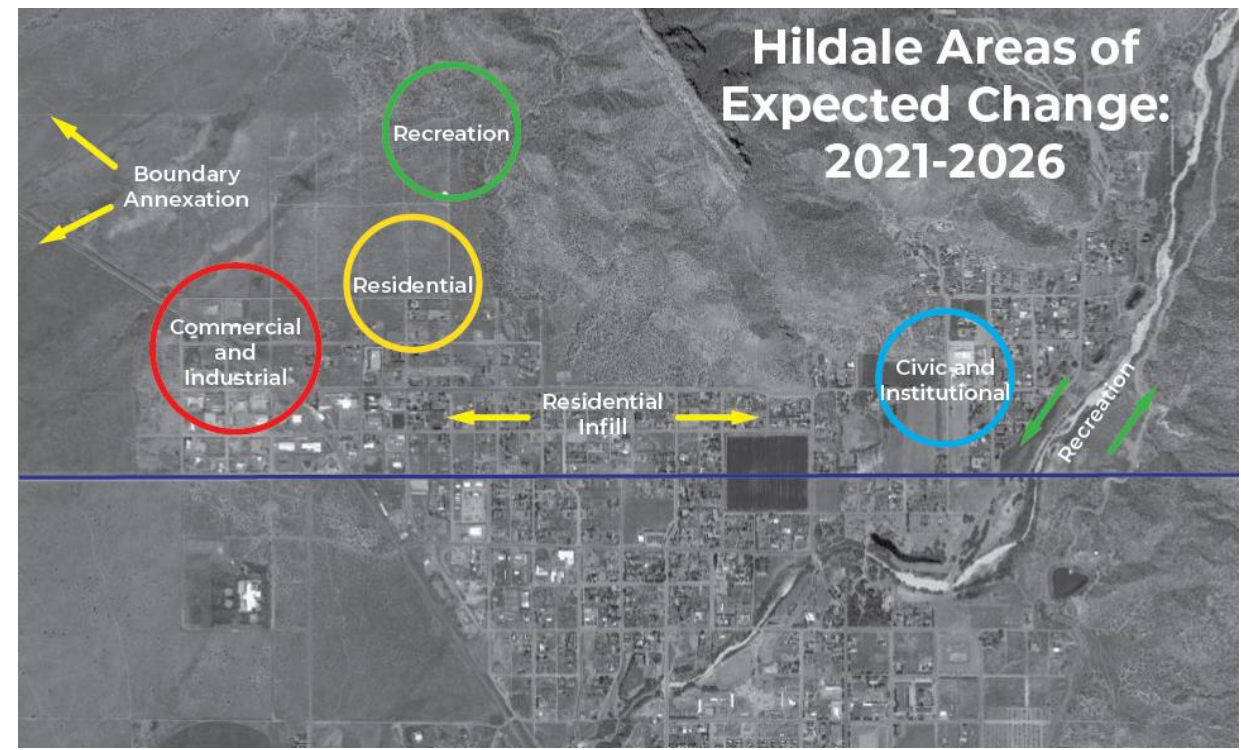
Aerial image of Hildale in 1992. Hildale started to see significant growth in the late 1980s. Most of this growth was residential near the canyon and toward the highway. ([Click for original](#)).



Aerial image of Hildale in 2007. In the late 1990s and early 2000s Hildale saw infill development and homes being built along the Creek. The City also saw commercial and industrial growth along the highway. ([Click for original](#)).

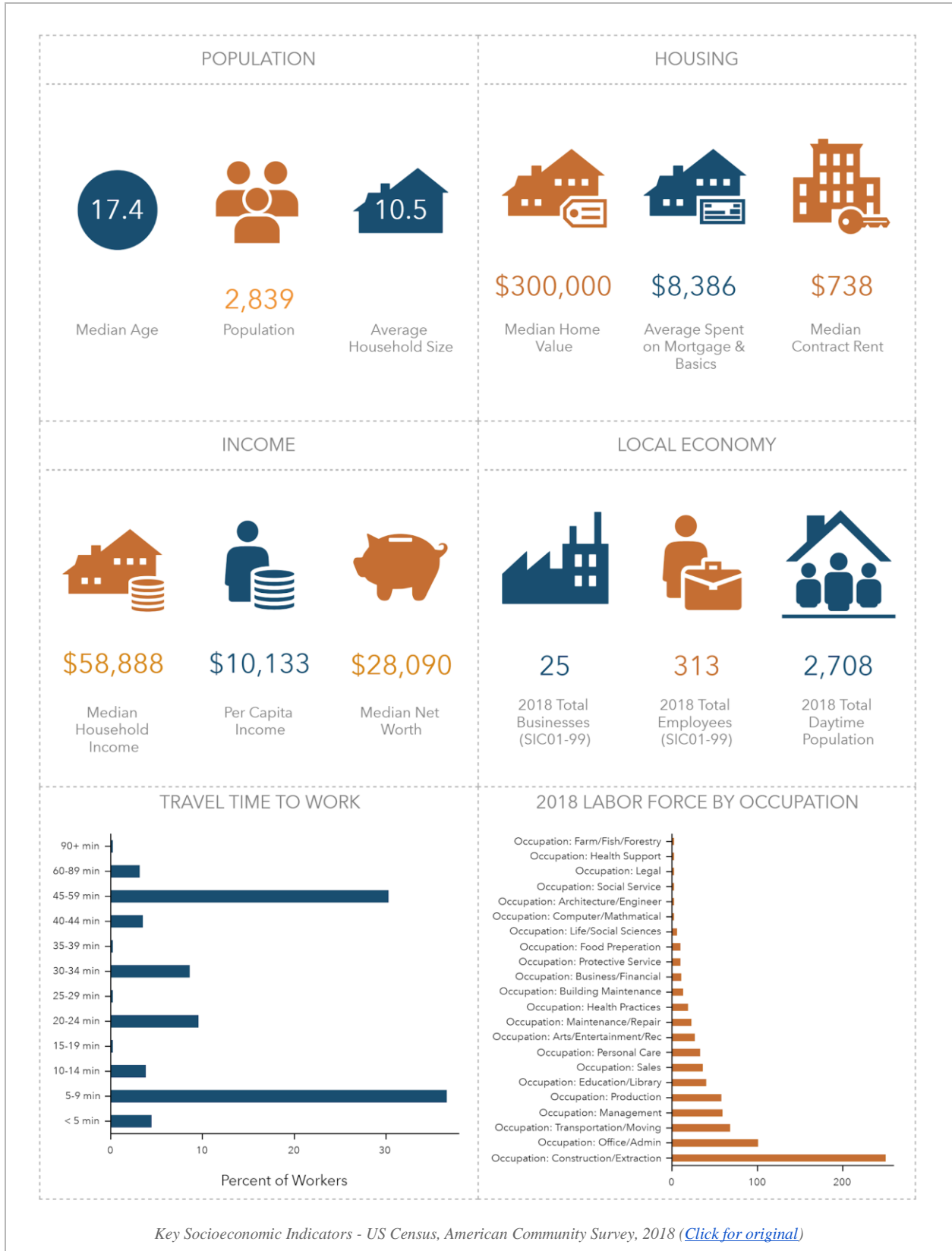


Aerial image of Hildale in 2019. Development slowed significantly in the late 2000s. ([Click for original](#)).



Aerial image of emancipated growth areas in Hildale. New residential growth is likely to continue over time, especially as more employment opportunities are established in the area. ([Click for original](#)).

Socioeconomic Drivers



Key Socioeconomic Indicators - US Census, American Community Survey, 2018 ([Click for original](#))

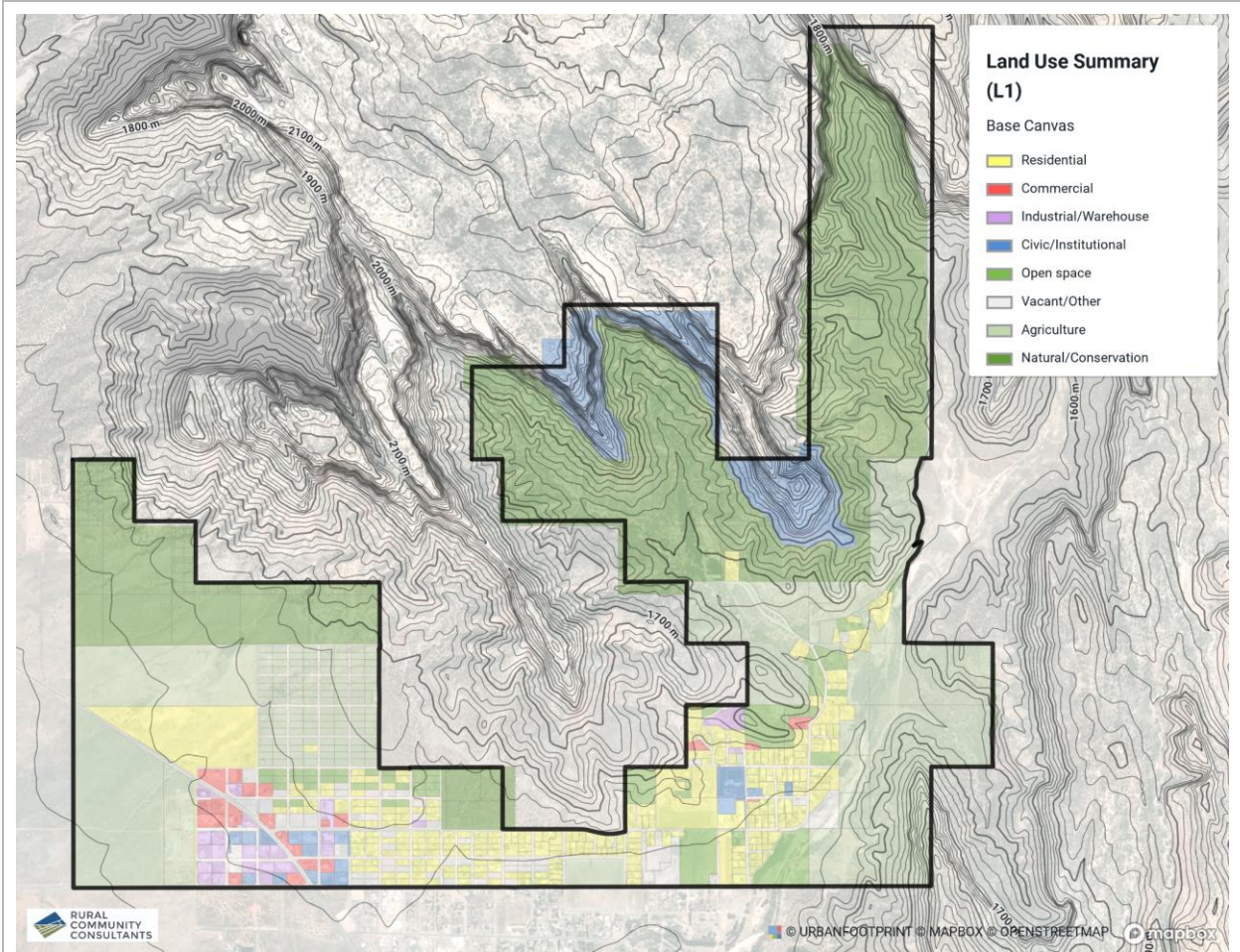
Demographic Outlook

In the past, Hildale’s socioeconomic information was not thought to be accurate by local residents (i.e. undercounts from the Census). At the time of this plan update, the Census numbers for Hildale were not available. Today, there are local residents that believe that the majority of residents currently identify as non-FLDS. Regardless of whether this is true, the outlook for the City is that Hildale is a community that has the potential to see growth in population as occupancy rates increase and property redevelops.

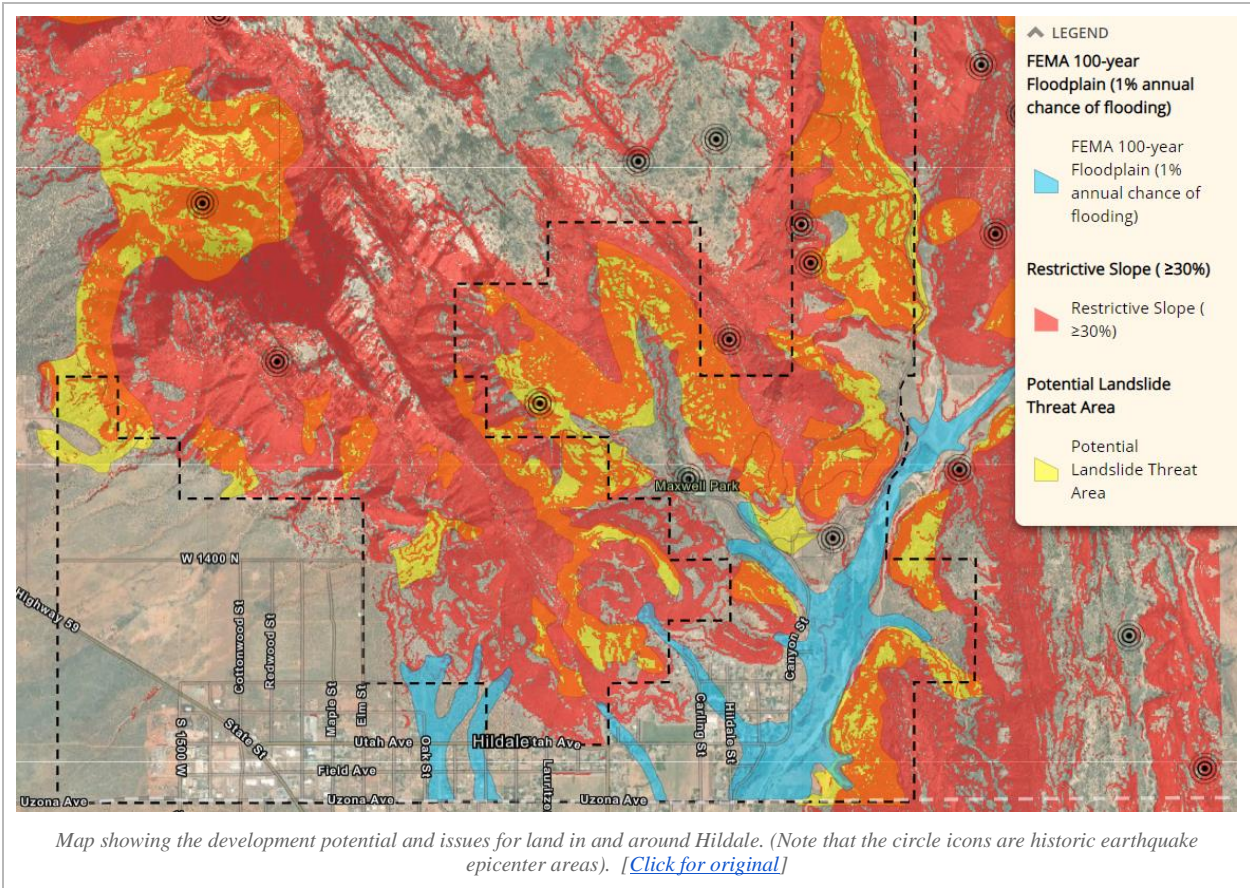
Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of the City. All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, as well as specifically areas with potentially problematic slopes, soils, or drainage.

The eastern half of Hildale has areas of significant slopes and flooding potential. The vegetation along the hillsides also creates a wildfire risk that could affect the water resources in the canyon as well as some residential structures.



Existing conditions map of Hildale City (current land use and topographic context). [\[Click for original\]](#)



Anticipated Changes

Hildale City is in one of the fastest growing counties in the state and near desirable destinations such as Zion National Park and the Grand Canyon. This is likely to lead to increased growth from internal factors that has not been the case in the past.

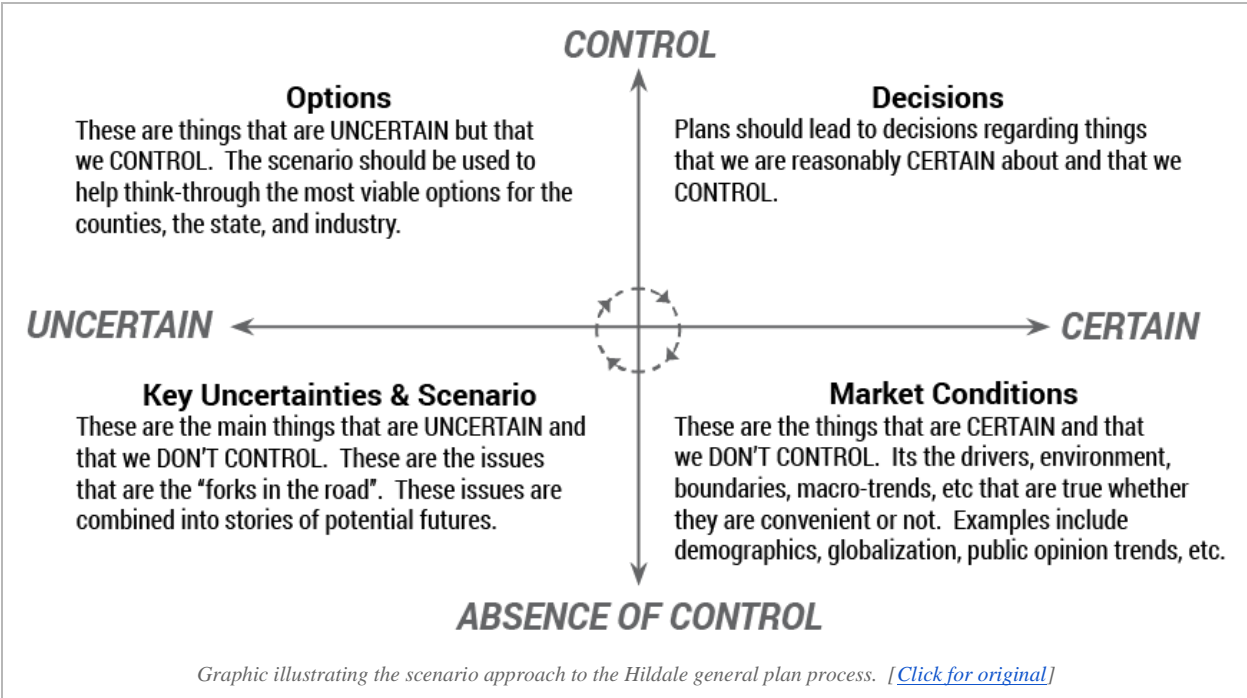
A visioning survey was conducted as part of the general plan update initiative. The majority of Hildale residents (39%) responded that they have lived in the community five years or less. This amount of change is expected to continue because of the growth pressure of the Washington County area generally.

Future Development Scenario

There are things that Hildale can control, and there are things it can't. Likewise, there are things they can be certain about, and things they can't know for sure. While not followed strictly, the development of this plan was informed by a framework that considered those things that are more *certain*.

In general, the future development scenario where Hildale will “thrive”, “survive”, or “dive” will be driven by a number of key issues:

- Successful annexation of land to accommodate new growth.
- Effective partnership with the UEP to plan, operate, and improve infrastructure and public facilities.
- Continued efforts to improve transparency in government operations.
- Simultaneous improvement of options for both housing and jobs.



Vision Statement

Creating a vision for what the community wants to become, while acknowledging the past, can help maintain and add upon the quality of living in Hildale City. A community vision statement is a brief synopsis that summarizes a myriad of strategies and recommendations into a single statement. While the statement meets many of the parameters for each goal, it provides a linkage or overarching theme to the entirety of the general plan.

The Hildale City Vision Statement is:

“Hildale City has a strong sense of community that is country classic and resident-friendly. The natural beauty of the environment is protected and celebrated. Hildale City is welcoming to visitors and is a sought-after destination. Hildale City is a natural center for the arts, education, and a world-class economic center.”

A survey that was conducted as part of the general plan update asked residents if they would change this statement. The majority of the 81 responses wanted to keep the statement as is. Of those that suggested changes, the most common concern was about the “world-class economic center” aspiration.

Chapter 3: **LAND USE**

The land use chapter of the general plan considers the past and projected land use patterns of the city. It considers existing and potential conflicts between land uses, both current and future, and offers recommendations for guiding future decisions in the form of goals and objectives.

Current Conditions

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> • The opportunity to expand city limits and secure parcels strategic to Hildale is high because of the relatively few landowners that will need to approve it. • Hildale has a rare opportunity to significantly improve its land use regulations in a way that preserves the integrity of the natural infrastructure. • The land that is available for annexation (west of the highway) has the potential to become a significant industrial park. 	<ul style="list-style-type: none"> • Hildale’s future growth to the south is limited by the state line, and growth to the north and east are constrained by topography and public lands ownership. • The land where Hildale would logically expect to be annexed into the community is also of interest to Apple Valley.

Anticipated Changes

The direction and policies of this plan are based on core assumptions about the next five years that include:

- The population is likely to increase at a pace not before experienced by the city. Based on current zoning maps, this growth for residential development is expected to occur on the northwest areas of the community while commercial development is expected along State Street and Utah Avenue.
- The need for more commercial development as those traveling through the area will also increase as tourism in the area continues to increase.
- With improved access, the land on the east side of Short Creek might see pressure to develop as both recreational amenities and potentially and large-lot residential.
- Until the City’s boundary changes through annexation, infill development will be the primary source of new growth. This area (south and west of the highway) will be able to accommodate the expansion of the current industrial park area.
- The properties close to the north and east side of the highway can be repurposed over time from a mix of commercial and industrial into commercial / office in order to be able to better manage transportation and utilities.

Land Use Designations

This land use chapter of the general plan is meant to be used in deciding when, where, and how development takes place within the city. If a community plan is going to provide a reasonable expectation of future development, it is going to need to establish a general pattern for different uses that is internally consistent with issues such as housing, commercial activity, recreation, services, etc.

The pattern of land uses—their location, mix, and density are a critical component of any planning area. The Land Use Element is organized to:

1. plan enough land for residential, commercial, industrial, and public uses;
2. locate these uses appropriately to enhance community character;

3. preserve important natural resources; and
4. enable Hildale City to efficiently insure adequate public services are provided for residents.

Current Zones In Hildale City

Agricultural Zones	
Agricultural 40 (A-40)	Agricultural zones preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.
Agricultural 20 (A-20)	
Agricultural 10 (A-10)	
Agricultural 5 (A-5)	
Residential-Agricultural Zones	
Residential-agricultural 1 (RA-1)	Residential agriculture zones allow a mix of agricultural and residential uses on large lots. Limited agriculture activities, the keeping of limited numbers of animals, and the enjoyment of a "gentleman farmer" type neighborhood are the purpose of these zones.
Residential-agricultural .5 (RA-.5)	
Residential Zones	
Single-family residential 10 R1-10	Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses.
Single-family residential 8 R1-8	
Single-family residential 6 R1-6	
Multiple-family residential 1 RM-1	
Multiple-family residential 2 RM-2	
Multiple-family residential 3 RM-3	
Mobile home/RV park MH/RV	
Commercial Zones	

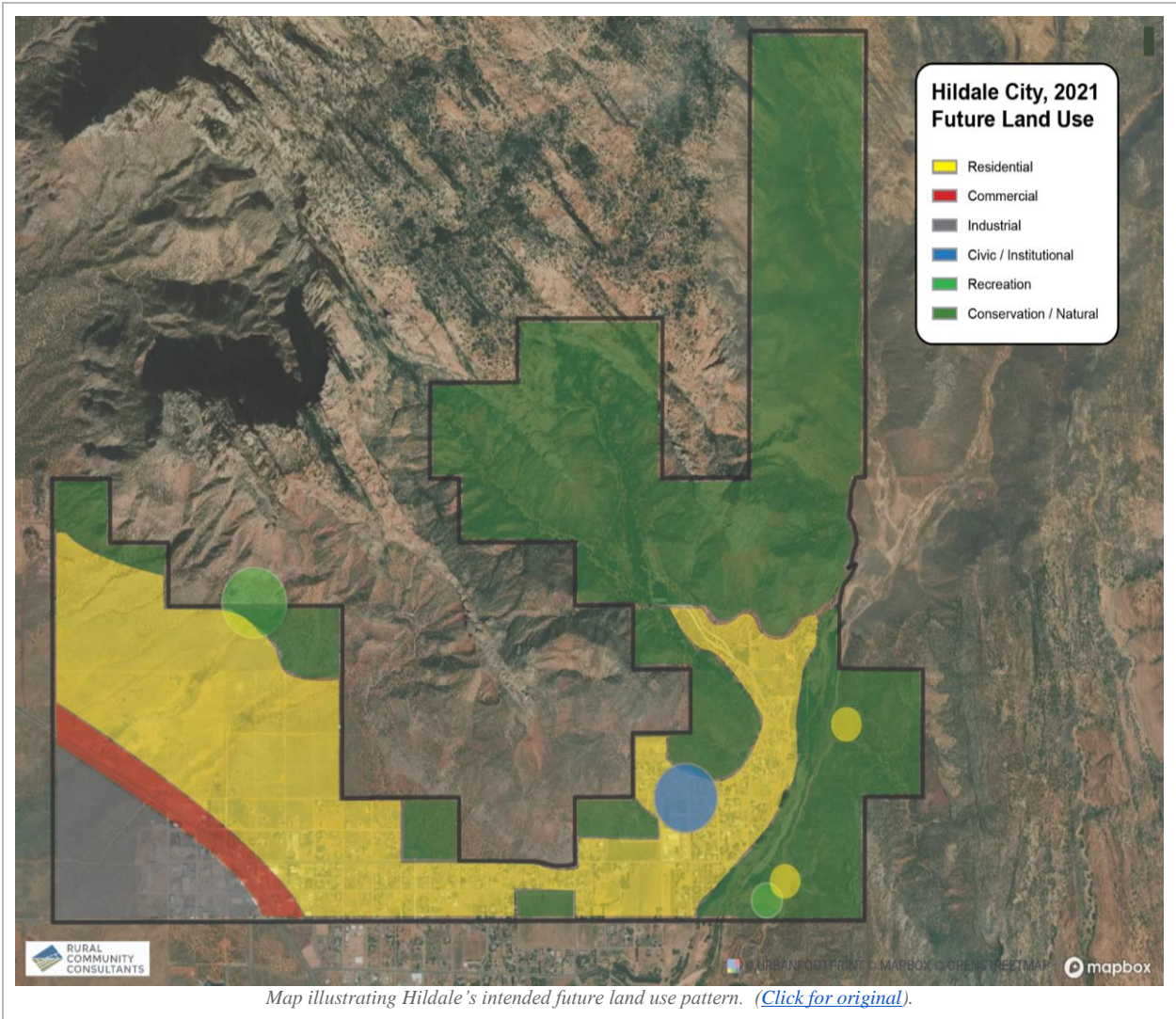
Neighborhood Commercial (NC)	Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the city.
General Commercial (GC)	
Highway Commercial (HC)	
Planned Commercial (PC)	
Pedestrian Oriented Commercial (POC)	
Mixed Use (MU)	
Business and Industrial Zones	
Business/Manufacturing park (BMP)	Business and industrial zones provide areas for conducting business, manufacturing and industrial activities.
Professional Office (PO)	
Light Industrial (M-1)	
Heavy Industrial (M-2)	
Open Spaces and Public Facility Zones	
Open Space (OS)	Open space and public facility zones allow public or quasi-public uses.
Public Facilities (PF)	
Special Purposes and Overlay Zones	
Agricultural Protection Overlay (APO)	Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically, regardless of the underlying base zone. Whenever the regulations of a base zone and an overlay zone conflict, overlay zone regulations apply.
Historic District Overlay (HDO)	
Planned Development Overlay (PDO)	
Sensitive lands Overlay (SLO)	
Runway Protection (RPZ)	

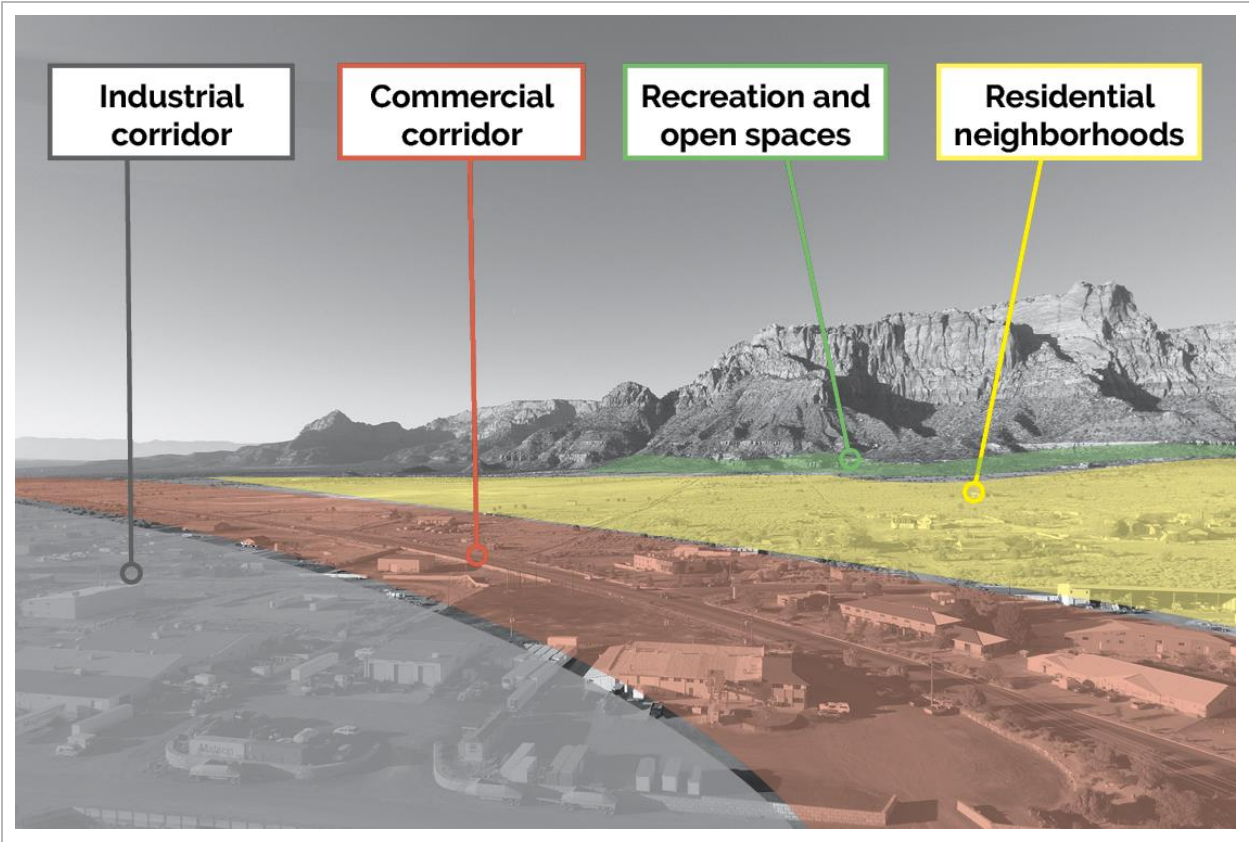
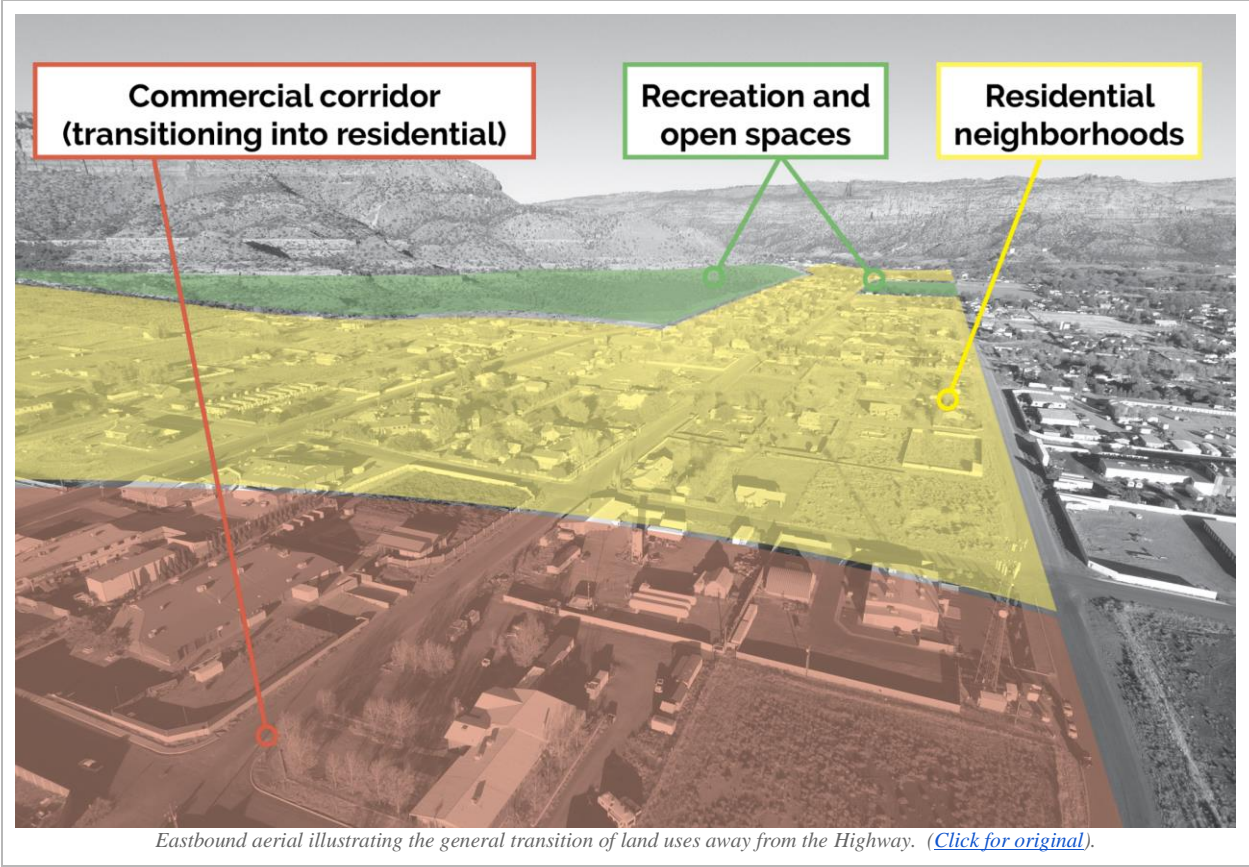
Recreation Resort (RR)	
Extraction Industries Overlay (EIO)	

Future Land Use Map

The general plan’s Future Land Use Map illustrates the community’s preferences for the future distribution of the land uses within the City. The land use designation for a property, as shown on the Land Use Map, is to be the primary consideration in determining whether the zoning of that property follows the general plan. Flexibility in how specific lands may be zoned is provided in the design of the Land Use Map. Rezone requests that exceed the flexibility provided in the map, as described below, are not to be approved without first amending the general plan Land Use Map.

The Land Use Map is to be interpreted in the following manner. Each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated. The areas located between two or more different land use designations (colors) indicate an imprecise or flexible boundary between the land use designations indicated. In these areas, the City may authorize zoning that is compatible with the designation on one side of the other area to extend across the area and into the opposing land use designation up to the extent of encompassing an entire parcel, and still be considered in compliance with the Land Use Map.





Northbound aerial illustrating the general transition of land uses away from the Highway. ([Click for original](#)).

Annexation

The City's growth can also occur through the annexation of adjoining unincorporated property that is currently under the direct jurisdiction of Washington County. The annexation element of the general plan serves to provide direction and rationale for a formal annexation policy, and will assist the City in planning for the future by diagramming where future municipal services will possibly be located as well as financing the improvements.

This process includes an application by property owners to the City and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the City are initiated by property owners and are often started with the intent of receiving services.

Annexation petitions to the city need to meet the following criteria:

- Meet the criteria outlined in [Utah State Code 10-2-4](#).
- The land to be annexed must be located within the Hildale City future land use map, avoiding the creation of an island or peninsula.
- Meets the character of the community related to mixed residential, commercial and agricultural areas.
- The city favors annexation that when needed provides the necessary water shares and the ability to connect infrastructure to meet the requirements of the city for development.

Land Use Goals + Objectives

G3-1. Encourage appropriate land uses throughout the City, as identified and described in this General Plan. Provide for the regulation of these uses through appropriately defined zoning districts and ordinances.

- O3-1.1 As resources are available, review the existing zoning ordinance and zoning map. Update these documents where necessary, to meet the vision and goals of the General Plan.
- O3-1.2 Allow for proper commercial growth in appropriate areas, compatible with the overall goals of the General Plan.
- O3-1.3 Identify appropriate areas for multiple-family housing development in areas where they can be accommodated by existing infrastructure.
- O3-1.4 Expand the zoning classifications to provide better controls for both in-fill development and future community expansion.
- O3-1.5 Consider appropriate land uses and land use restrictions for development in adherence to the currently-adopted airport master plan and any associated FAA criteria and restrictions.

G3-2. Provide for future development opportunities, both residential and non-residential, through the use of the adopted Annexation Policy Declaration Boundary map and through the development and adoption of a specific annexation policy.

- O3-2.1 Biannually review the existing Annexation Policy Boundary. The included area should be based on controlling the desired uses of property in a manner that is consistent with the General Plan with conformity to good city planning and zoning principles. Influencing factors to consider include: land ownership, utility service areas, transportation systems and policies, and characteristics of the natural terrain.
- O3-2.2 Develop necessary plans for extending City services in an orderly and cost effective manner within this boundary. New development should be expected to cover the cost for expansion of City services, particularly when such new development is not contiguous to existing areas of City utilities and other City services.
- O3-2.3 Encourage Washington County officials to develop and adopt a system that only allows the development of areas within the Hildale City Annexation Policy boundary to occur following annexation to the City.

G3-3. Review and identify the characteristics of residential, commercial and industrial land uses, and inventory those uses within the City on a systematic basis, allowing necessary changes to keep pace with changing market and development demands.

- O3-3.1 Consider updates to the various elements of the General Plan, the zoning ordinance, and the zoning map that address changing market and development trends while conforming to the goals of the General Plan. This will be an ongoing and continuous function of the Planning Commission and Staff.
- O3-3.2 Provide continued training for staff, planning commissioners, and City Council members in an effort to ensure an ever-increasing level of understanding of the factors involved in land development, to use in implementing quality development standards for the community.

Chapter 4:

COMMUNITY DESIGN

Community beautification issues focus on the visual appearance of the City (residential and municipal uses) as well as preserving historic assets. The community design element shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this form-meets-function process that the City will be able to create, market and retain their unique character and appearance.

Current Conditions

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> In a recent community survey, a number of residents talked about adding a system of streetlights. This can still be done in a way that preserves the area’s “night sky” potential. In the surveys done as part of the plan update, residents overwhelmingly (almost 90%) identified some of Hildale’s greatest assets as its “rural way of life” and its “views and open space”. 	<ul style="list-style-type: none"> A significant number of the existing residential housing units are needing exterior and landscaping improvements.

Beautification

Community beautification issues focus on the visual appearance of the city (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by other facets of planning (such as transportation, housing, and recreation). It is through this unique form meets function process that the city will be able to create, market and retain their unique character and appearance.

Because of the unique history of the community, a high number of large vacant homes are located within City limits. Hildale should focus on programs that encourage and help residents keep their property to the high standards of the City.

Well-planned community design improves both the visual and functional characteristics of the town. It can make the town more aesthetically pleasing while enhancing the flow of goods and people. The term “nuisances” refers to conduct or use of land that interferes with another’s ability to enjoy and use their property. They can potentially have a negative impact on area property values. Typical property nuisances in rural communities are as follows:

- light pollution
- non-conforming land uses
- inappropriate use of ROW property, and
- stray household animals.

Street Design + Edges

Streets act as edges and can help define boundaries of districts and create visual changes. These visual changes that happen at edges often are the most impactful. Those visiting the city will be more likely to stay if they feel safe and welcomed. Businesses will be more likely to locate somewhere they feel the area will attract visitors.

Roadways in the city core area should be designed in a way that complements a “small town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. In order to accomplish this, the City is supportive of development that prioritizes active transportation improvements such as pedestrian and biking opportunities.

In the core area, Hildale can create visual interest with building materials, and can enhance visual diversity with setbacks, massing, and architectural detail variations.

Streetscapes are where the residents interact with the community and it is important that these areas be designed and maintained appropriately. The streetscape realm throughout Hildale varies in status and conditions.

Nuisances

Community beautification issues focus on the visual appearance of the city (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by other facets of planning (such as transportation, housing, and recreation). It is through this unique form meets function process that the city will be able to create, market and retain their unique character and appearance.

Well-planned community design improves both the visual and functional characteristics of the city. It can make the city more aesthetically pleasing while enhancing the flow of goods and people. The term “nuisances” refers to conduct or use of land that interferes with another’s ability to enjoy and use their property. They can potentially have a negative impact on area property values. Typical property nuisances in rural communities most frequently include light pollution, non-conforming land uses, and inappropriate use of ROW property.

Community Design Goals + Objectives

G4-1. Identify the cultural and visual qualities and attributes that contribute to the unique character of Hildale City and endeavor to retain and enhance these qualities.

- O4-1.1 Identify the cultural attributes that contribute to the unique character of Hildale City. Preserve and enhance these characteristics through specific planning and zoning ordinances that guide future development.
- O4-1.3 Coordinate with other agencies to assess and enhance the unique and diverse aspects of Hildale City and its position as a gateway to the National Parks of Southern Utah.

G4-2. Recognize unique areas or districts within Hildale City and develop design guidelines, development standards and ordinances, as appropriate, to protect the qualities within these areas that are valued by the citizens.

- O4-2.1 As resources become available, identify architectural and other visual qualities that will contribute to the understanding of the City’s unique identity within Washington County, the southern Utah region and the western United States.
- O4-2.2 Identify unique architectural design, natural features, land use activity and other characteristics that are desirable for preservation and emulation in identifiable areas. Provide guidance for further development within those areas through ordinances, and development guidelines and standards, specific and appropriate to the setting and context of each area.
- O4-2.3 Allow the consideration of alternative design and building materials where appropriate, rather than implementing excessively rigid requirements or restrictions. These considerations would have to be specific and appropriate to the setting and context of the site.

G4-3. Establish methods of way-finding within the City to identify unique districts and to guide visitors to their destinations.

- O4-3.1 Create a streetscape that will unify the commercial district and encourage its expansion into the industrial park / corridor.
- O4-3.2 Encourage both new and existing neighborhoods to create a unifying identity through street lighting, signage and plantings. Encourage cohesive neighborhoods as a means to preserve housing stock and associated property values.

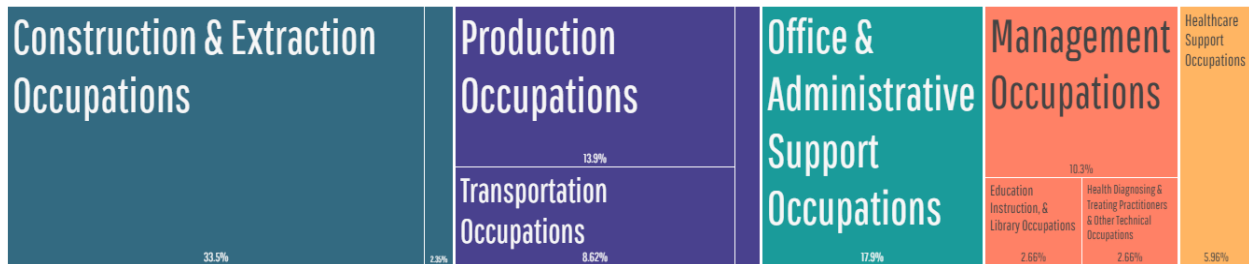
Chapter 5: ECONOMIC DEVELOPMENT

Communities need to discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area. The intent of the local economy element of the general plan is to explore community priorities, but not necessarily outline a tactical economic development plan.

Current Conditions

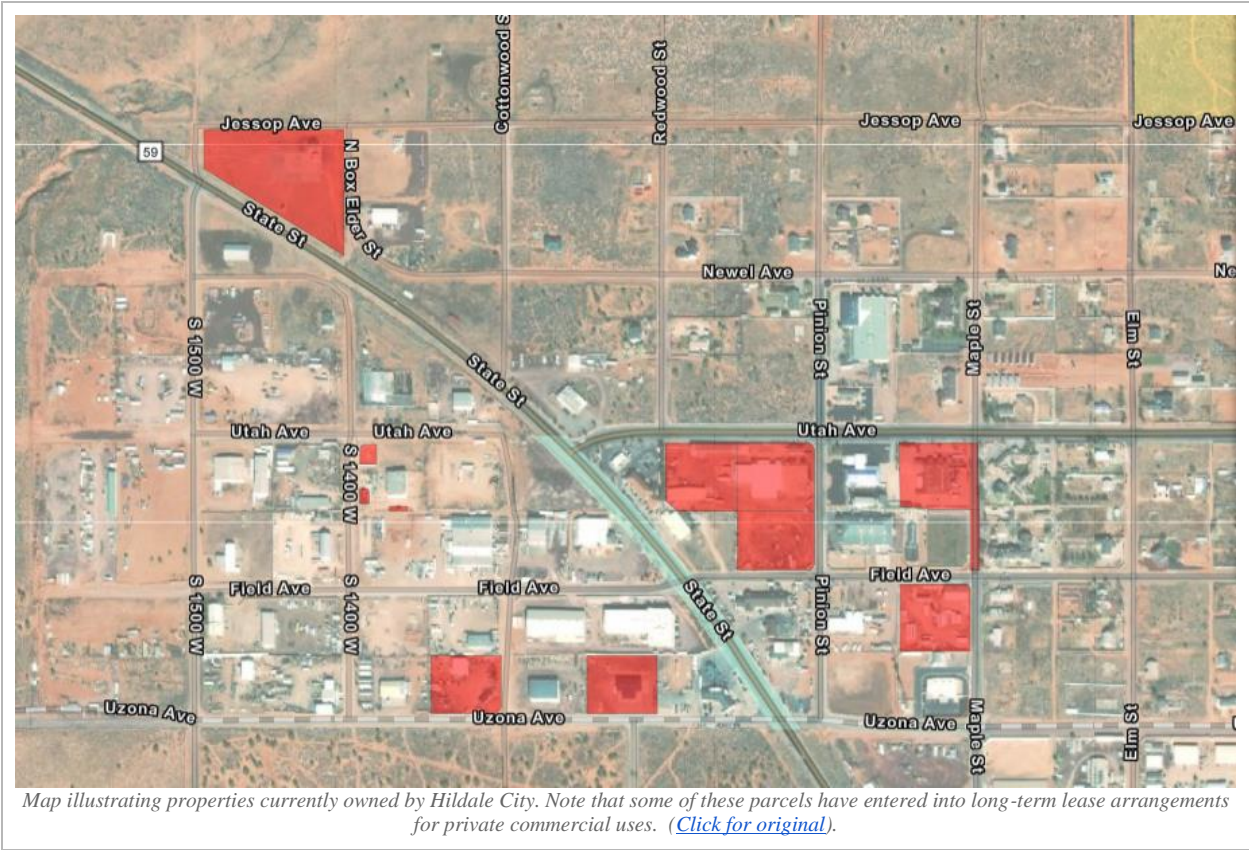
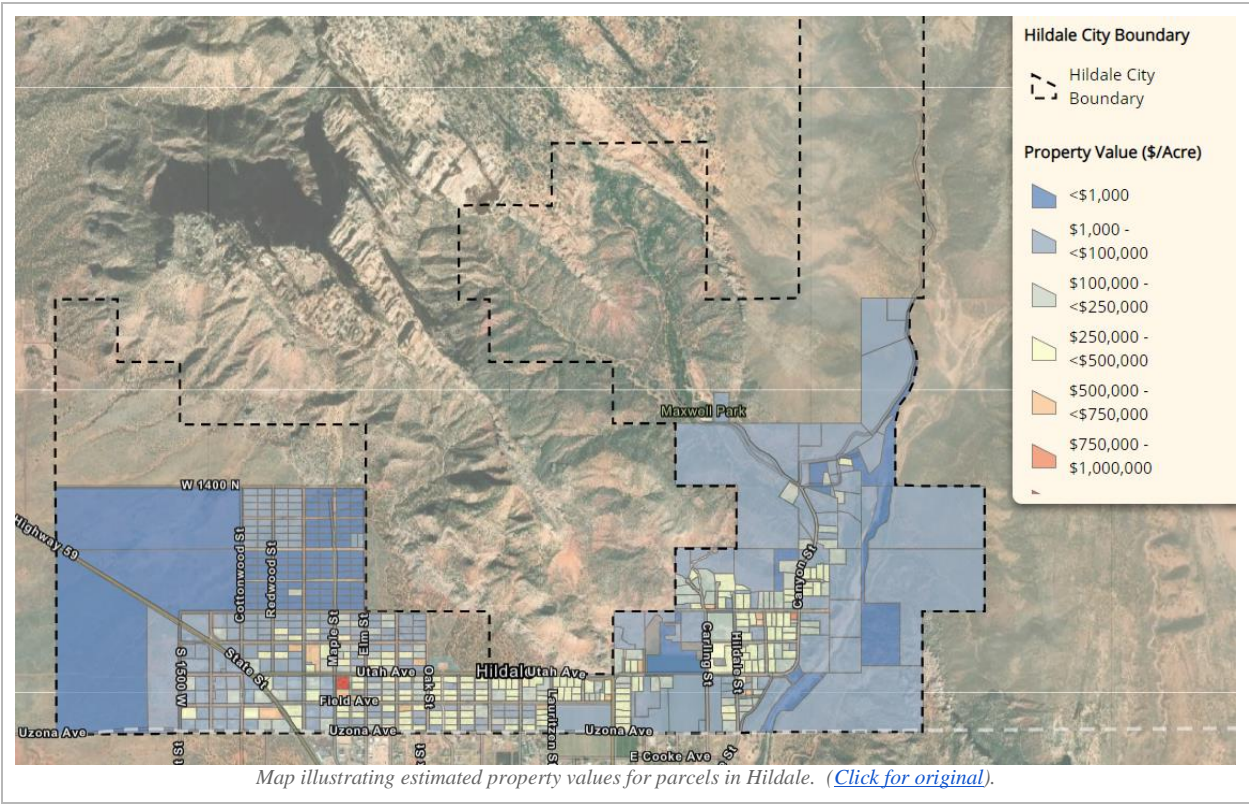
Hildale City has a growing economy employing roughly 638 people, an increase of roughly 1.27% from 2017-18. The largest industries in Hildale are construction, manufacturing, and health care and social assistance. While these current industries are expected to continue to play a prominent role in the community, because of the location of Hildale, tourism is also expected to increase in popularity as those looking to visit the surrounding areas such as Zion National Park.

According to the [Kem C. Gardner Institute](#) Washington County is the fourth best county in the state of Utah for economic diversity scoring 84.1 out of 100. From an economic standpoint this is a positive trend for Hildale City for those who live and work in the area. While construction and manufacturing are the prominent industries in Hildale because of the diversity of jobs in the county other sectors could emerge as well.



Data Provided by the Census Bureau ACS 5-Year Estimate

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> In recent years, Hildale City has shown a strong interest in developing the local economy. If Hildale can incentivize the establishment of medical facilities, then it has a high potential to become known as a choice retirement community. Some of the large homes could be easily modified to accommodate group home or youth rehabilitation operations. The airport in Colorado City can support the recruitment of industrial uses to the area. Hildale has been characterized with an available workforce that has a reputation for hard work and integrity. 	<ul style="list-style-type: none"> In Colorado City, some of the retail commercial developments in the town center are struggling because of a lack of area population and competition with locations that are near the highway. This experience would be expected if a commercial area was considered away from the highway in Hildale as well. Transportation will continue to be a major factor in the economy as citizens travel to the St. George area for work opportunities. During the survey work that was done for this plan update, “group home operations” was one of the most consistent ‘threats’ that was identified by residents.



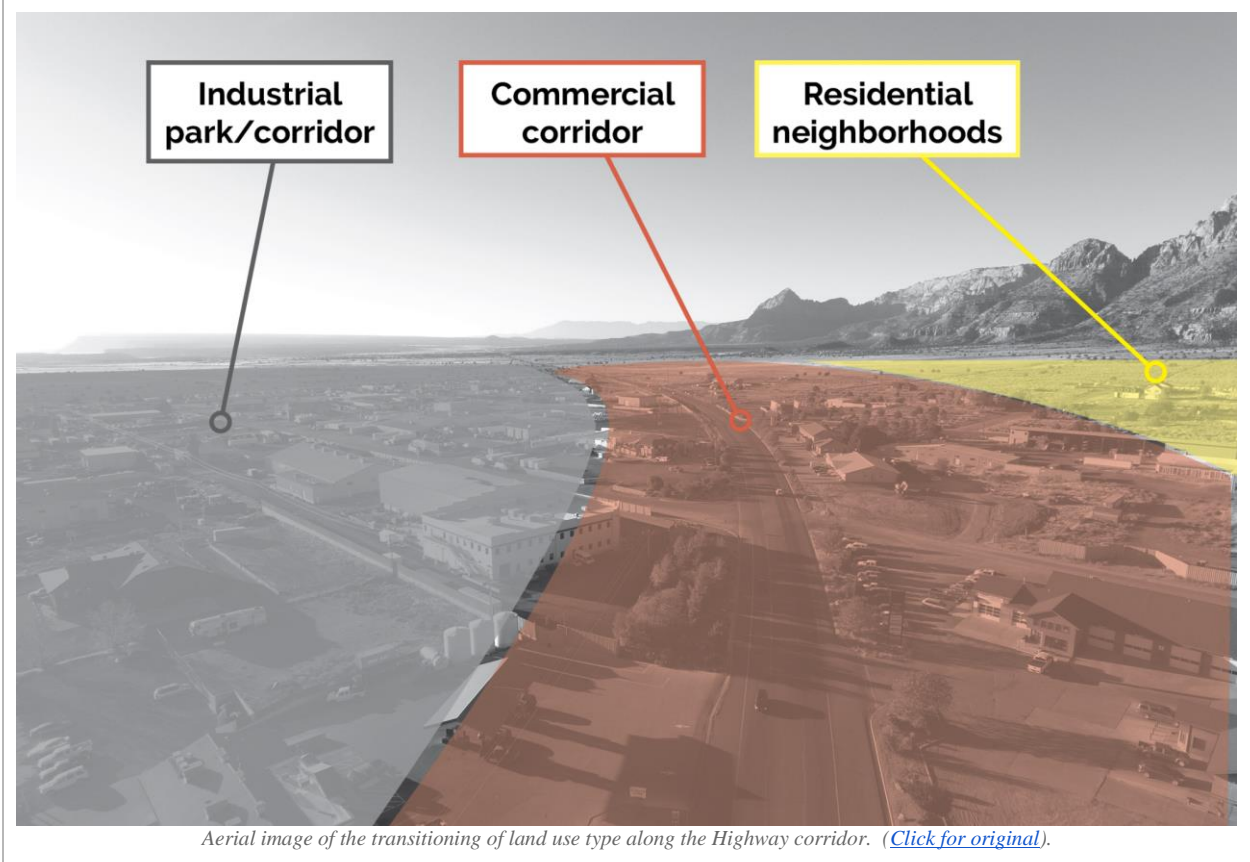
Tourism

According to data collected from the National Park Service, Zion National park was the third and the Grand Canyon National park the sixth most visited park in the United States in the year 2020. Because of the proximity to Zion’s and the Grand Canyon as well as other popular sites in the area, Hildale can anticipate an increase in visitors in and through the community. This may result in elected and appointed officials reviewing ways the community can capture the advantages offered from the increase in tourism that is projected to occur in the coming years. The City Council should also look at ways to offset some of the negative impacts associated with increased tourism such as traffic, city beautification, code enforcement, and protecting public areas from overuse.

Areas of Potential

A growing and diverse economy in Hildale will have a positive impact on residents and those in the region. Since its founding, the economy has grown and diversified into multiple areas in an attempt to meet the needs of residents and those traveling through the area. While agriculture is still an important part of the economy, there have been major changes in the construction and manufacturing sector.

The greatest area of potential for economic development in Hildale is along the highway corridor and the expansion of the industrial activities near it. The land use pattern calls for commercial directly adjacent to the highway (1 to ½ block) with industrial and manufacturing behind. This will allow retail to leverage the traffic passing through the area.



Economic Development Goals + Objectives

G5-1. Expand employment opportunities within Hildale City through effective economic development activities.

- O5-1.1 Promote Hildale City as a business friendly community with a quality infrastructure, skilled workforce, convenient transportation system and superior lifestyle.

- O5-1.2 Provide planning and zoning protections for business investments in order to prevent residential encroachment on business and manufacturing properties.
- O5-1.3 Encourage transparency in city government operations.
- O5-1.4 Maintain a close relationship with regional and county planning agencies.
- O5-1.5 As resources become available, develop an economic development strategic plan.

G5-2. Increase the tax base of the City through expanding commercial development that broadens the economic diversity and limits sales taxes leakage.

- O5-2.1 Provide commercial zoning in compliance with the General Plan at a pace that supports economic expansion based on population growth and community needs.
- O5-2.2 Identify new retail opportunities that could be supported in Hildale City. Provide the necessary zoning and seek corporate investments in areas.
- O5-2.3 Periodically survey residents to identify sales leakage, the size and sales potential in the effective retail shopping area, and other important details needed to attract retail and opportunities.
- O5-2.4 Periodically survey commercial users and operators to identify needs and market-based demands that could be supported by City policy in an effort to attract new business while also supporting the City's existing commercial ventures.
- O5-2.5 Limit the negative impact of tourism such as traffic in residential neighborhoods, while capturing tourism expenditures from those who come to town.
- O5-2.6 As resources become available, improve broadband internet service in the area.

Chapter 6: TRANSPORTATION

The intent of the transportation chapter of the general plan is to address all modes of transportation using the public rights-of-way in the city and surrounding vicinity. This includes motor vehicles, pedestrians, and bicyclists. Transportation issues are closely connected to other elements of the general plan because land near transportation corridors typically have a higher development potential than those that will need access investments.

Existing Conditions + Regional Plan

It is essential to analyze and recommend roadway improvements based on an understanding of the historical land use patterns within Hildale City. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the city. The main roads throughout the community are paved leading to populated areas. Like many rural communities across the state, many of the roads not identified as an arterial road are dirt and unpaved. As the population continues to grow and the city expands, the future road use plan shows where paved roads are to be expanded.

The current needs of the city are being met by roads in place, to meet the needs of future population major roads should be widened and repaired as needed. Survey results from citizens in the community noted an increase in traffic over the past five years as the population continues to grow and are expected to continue to do so for the next five years. As the population continues to rise, elected officials should take additional actions to develop transportation plans that include a variety of options such as additional roads, trails, and biking lanes.

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> • UDOT recently did a corridor study on SR-59 which went to the Utah/Arizona state line. The study identified a number of projects between Hildale and Hurricane, most of which were focused on operational improvements and safety concerns. • There is a county-administered transportation corridor north of Hildale that has the potential to connect the area to the entrance to Zion in the future. • Many residents expressed interest in a rideshare system that would connect Hildale to the Hurricane area. • The presence of the new school is going to help slow traffic on the east side of the community. 	<ul style="list-style-type: none"> • SR-59 is the main highway serving the area. Through-traffic is slowed by vehicles making left turns to exit the highway. Local roads intersect the highway at highly-skewed angles making turning movements confusing. • Overly aggressive drivers attempt to pass during turning movements. • Respondents to the surveys done as part of the plan update voiced a consistent and significant concern about both local and regional roads in the area. • The presence of nearby trails and public lands are very attractive to OHV users. These vehicles can increase the maintenance burden of unimproved roads within town limits.



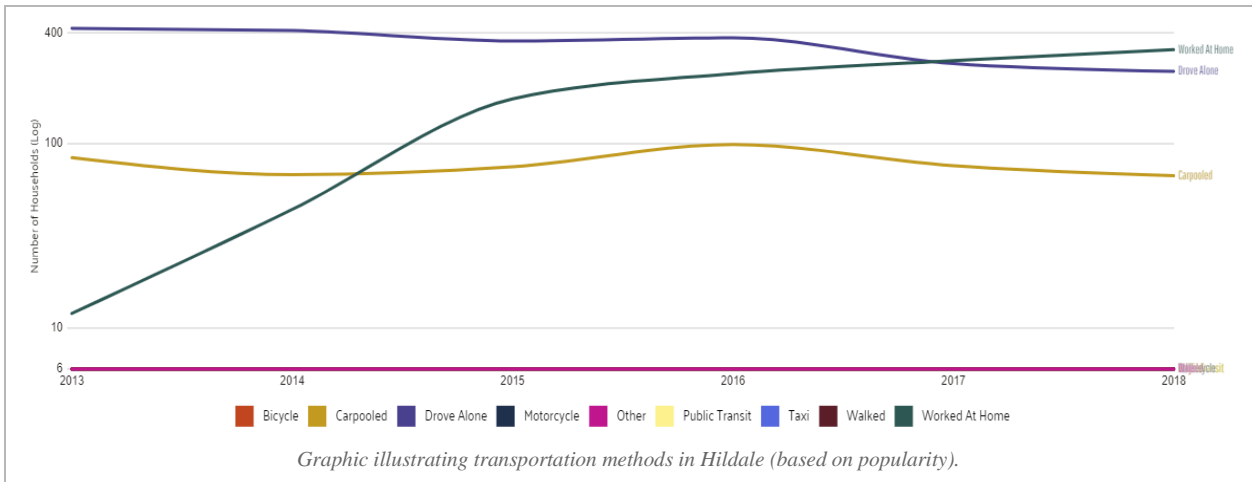
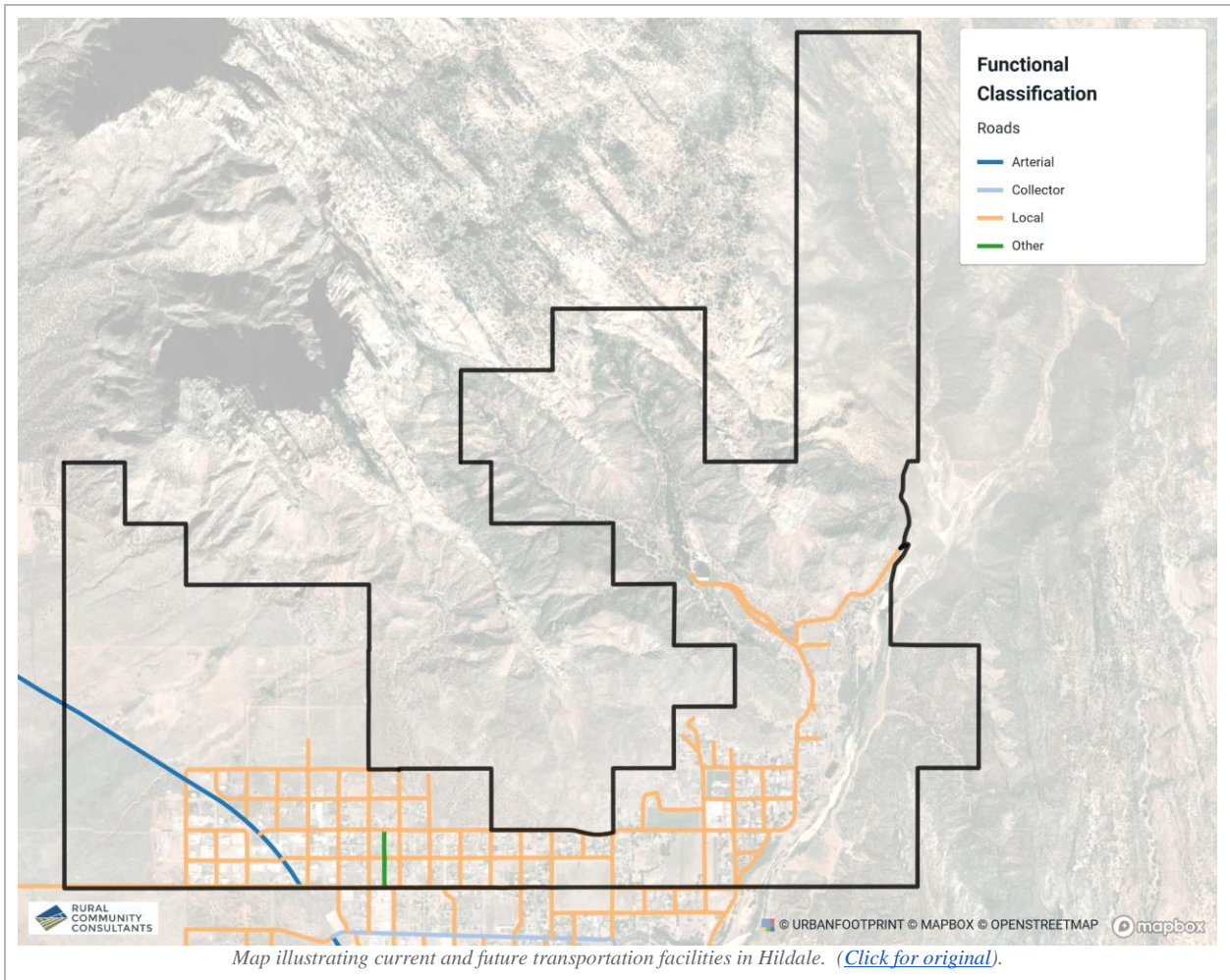
Photo of main arterial to Hildale. ([Click for original](#)).



Photo of local road in Hildale / Colorado City area. Though this road is not typical, there are many in the area that the City would like to improve as resources become available. ([Click for original](#)).

Future Growth

Hildale’s transportation system primarily consists of local roads that are served with one arterial (Highway 59). The City is highly interested in improving these existing roads, but is not expecting to establish any major / arterial corridors within city limits in the next five years.



Impact Fees + Traffic Impact Studies

Hildale City does not currently have a street impact fee for transportation improvements. The impact fees can assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the City. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees.

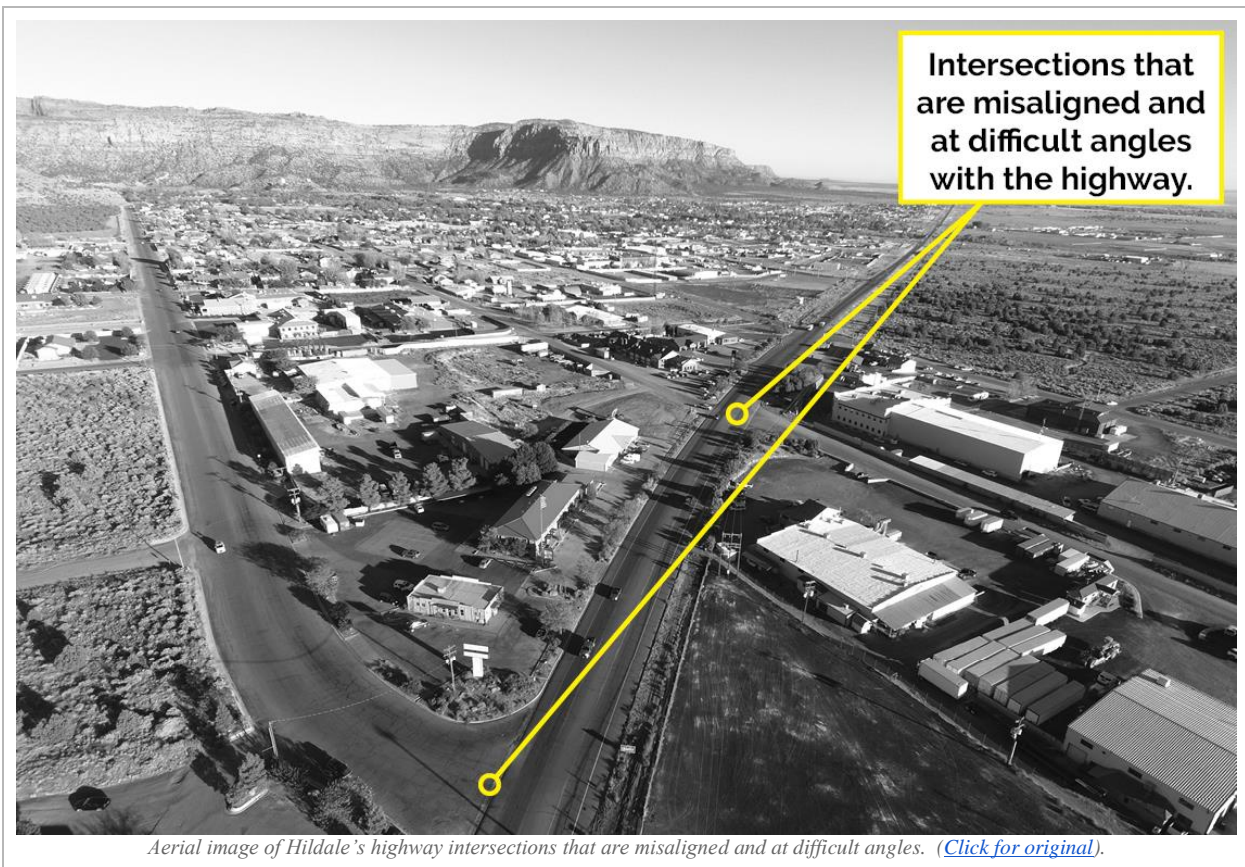
As part of furthering this plan and deciding how to use funds wisely, Hildale may consider requiring an impact fee for any new development and for larger developments a Traffic Impact Study (TIS). A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from a new development. Since residential and private roads are not part of the Future Road Way map, TIS reports allow the City flexibility when deciding these smaller roads locations.

Roadway Design

A safe transportation system is one of the top priorities of Hildale. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that serve schools should encourage traffic calming devices and have well-designed pedestrian street crossings. Minor collectors should maintain the current grid system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or terminate in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Hildale already has in the majority of the City.



Transportation Goals + Objectives

G6-1. Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods and services while preserving the residential character of Hildale City.

- O6-1.1 Develop a surface transportation network that minimizes congestion and provides for safely designed neighborhood streets with minimal through-traffic flows.
- O6-1.2 Require all new development to follow the principles and patterns outlined in the transportation element of the General Plan, while allowing some flexibility in the final design.
- O6-1.3 Improve transportation signage throughout the City.

G6-2. Create a transportation network that is balanced, incorporates multimodal corridors, and facilitates local circulation.

- O6-2.1 Locate major transfer points and connections to multiple use transportation networks, to facilitate movement between major focal points throughout the area.
- O6-2.2 Coordinate the placement and location of roads and future transit investments with state, county and regional planning agencies.
- O6-2.3 Establish a separate, but integrated network of pedestrian and bicycle paths providing safe and suitable walking and biking access throughout the city.
- O6-2.4 Preserve the integrity of the City's unique identity, by preserving signature natural features and sensitive lands including the Short Creek Wash, steep slopes, hillsides, and dry washes.

G6-3. Expand planning efforts to include all methods of transportation.

- O6-3.1 As resources are available, assess transportation demand utilizing a wide-range approach. The assessment should include system capacity, trip dynamics, travel behavior, land use, employment centers, retail centers, and residential density.
- O6-3.2 Adopt a transportation project priority list to ensure early acquisition of right-of-ways. Use the priority list in coordinating with elected officials and State or Federal agencies.
- O6-3.3 Provide for equestrian trails from residential developments with equestrian use, to equestrian facilities and outlying equestrian trail areas, lessening the need to trailer and transport the animals. Include additional equestrian trails where appropriate.
- O6-3.4 Continue to develop routes within the City to provide for direct ATV access to ATV trails both within and outside of the City.
- O6-3.5 Minimize conflicts between motorized, non-motorized, and equestrian users by separating them where possible.

Chapter 7: **HOUSING**

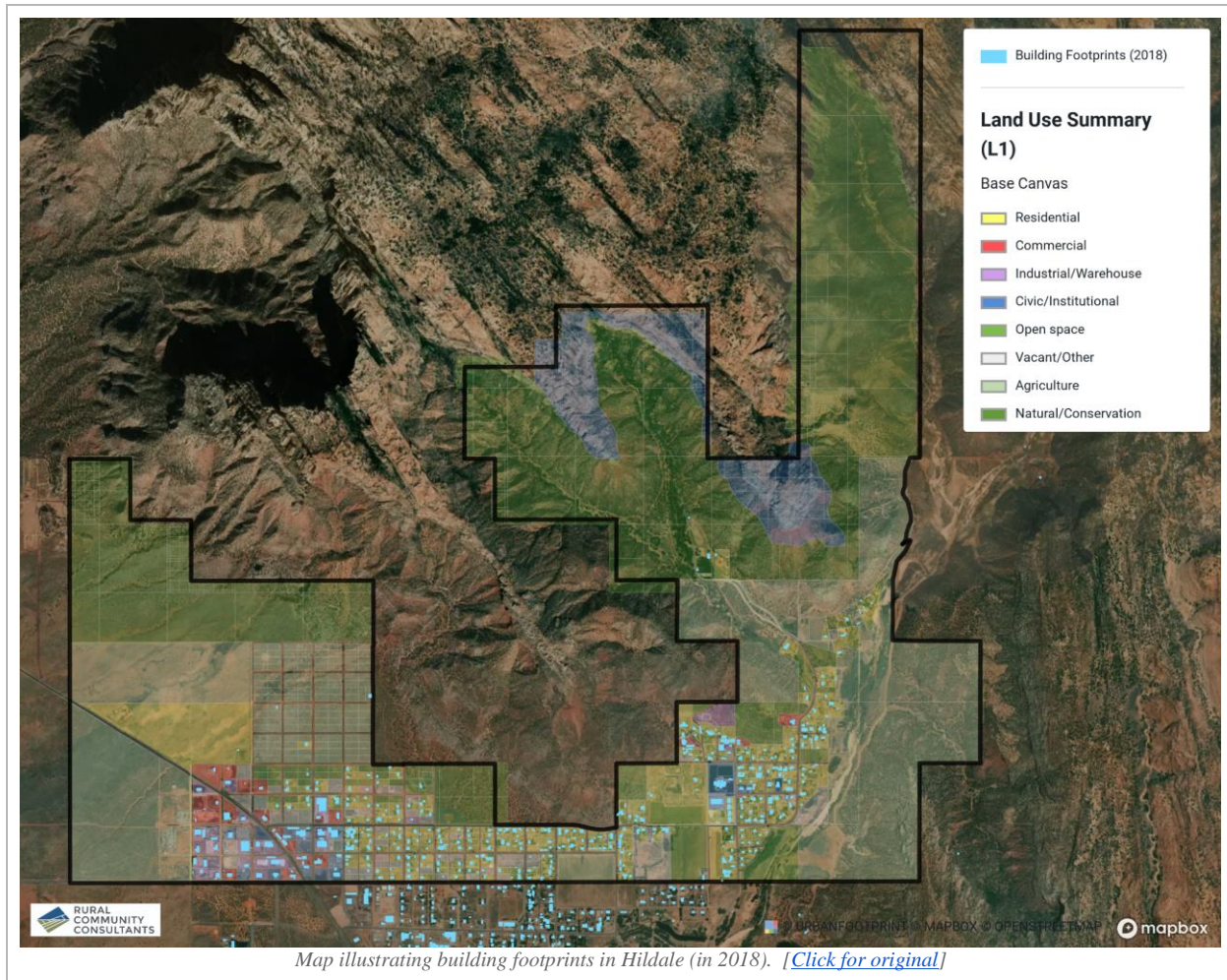
High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.

Existing Conditions

Quality housing is the foundation of a strong and vibrant neighborhood. Moderate income housing plays a large role in multiple aspects of the economic and overall character of the community while serving as the foundation for a quality of life. The availability of good and affordable housing for people of various family styles, ages, family sizes, professions, health, and incomes contribute to the City’s vibrancy and economic success.

Hildale City cannot control all of the components related to increased housing costs, however there are several areas where city policy can be effective at solving some of the problems associated with housing affordability.

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> ● Hildale’s existing residential stock provides a great opportunity for “disguised density” (i.e. converting a single family home into a duplex). ● Many of the homes in Hildale are formally owned by the UEP Trust, but the UEP has established a standardized process for converting these to private owners. ● Located in one of the fastest-growing areas in the nation, Hildale City can anticipate seeing additional growth from those not originally from the area. ● Hildale residents are optimistic that new construction of homes will make a significant and positive impact to the local housing market. 	<ul style="list-style-type: none"> ● There are programs that support home ownership opportunities for long-time residents of Hildale, but many face significant cultural challenges to take advantage of them. ● Some of the existing housing stock will require significant reinvestment to bring it up-to-code standards. ● The potential for mixing densities of single family detached homes in the neighborhoods is currently constrained by the presence of very large homes. ● The survey for this plan’s update, identified “high density housing” as one of the least-desired potential changes for the area.



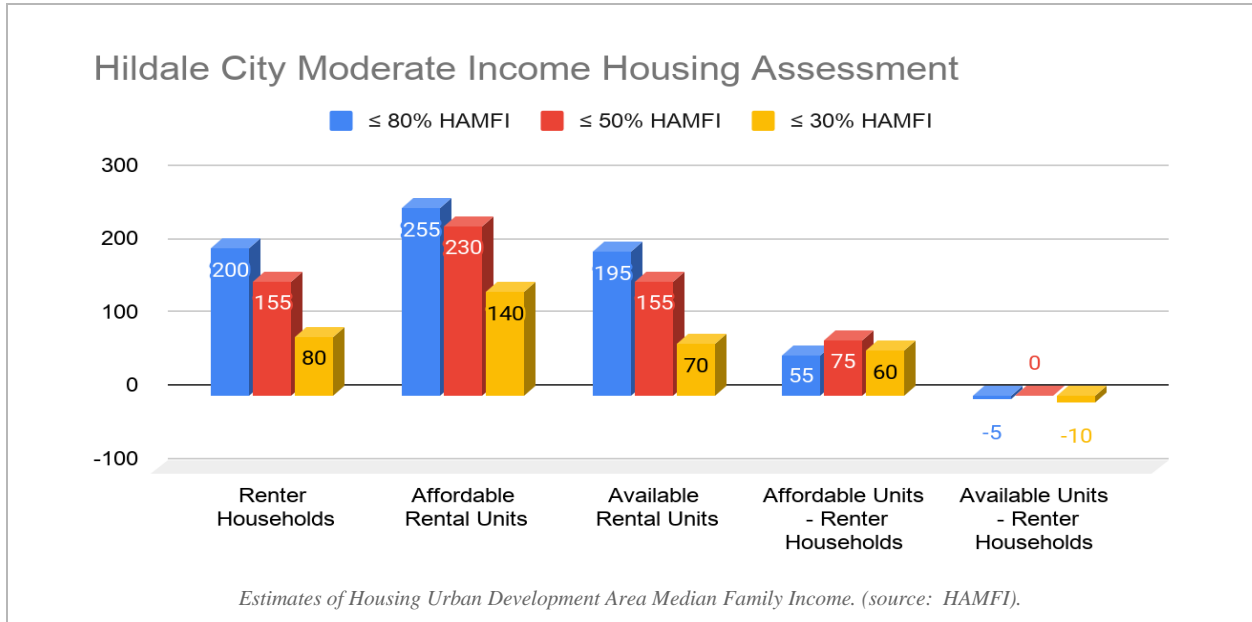
Moderate Income Housing

Hildale Completed their moderate income housing assessment in 2021 as part of the development of this general plan. The model provided by the state of Utah was used for this plan as well as information from the U.S. Census Bureau. The following is a summary of its findings:

- The housing profile of Hildales' total population in 2018 was roughly 6% in owner-occupied units, and 94% in rental housing units.
- The population in owner-occupied housing is projected to decrease 5% by the year 2025 while renter occupied housing is expected to increase closer to 99%.
- As expected with the new housing developments in Hildale since 2010, the number of households that own their housing without a mortgage has declined, and is expected to continue to do so. 100% of those who own their home are expected to have a mortgage by 2025.
- Occupancy rates for rental units are expected to continue to increase as it has since 2010. Increasing from 88% to a projected 99% in 2025.
- Median housing costs for owner occupied housing with a mortgage in 2018 was \$1,406, without a mortgage the cost was roughly \$583 with median gross rents \$700 per month.
- The median household income for City residents is estimated to be \$40,938. Those in owner-occupied units are reporting \$72,031, and those in rental units report \$39,038.
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the "area median income". Washington County's household AMI is approximately \$84,830 for households that have 7+ people (as is the average in Hildale), and 80% of this amount is \$67,864. Under the assumption that

appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as or more affordable than what is in the market currently.

- Future projections predict by the year 2025 those making below the average area median income (AMI) the percentages that will be cost burdened meaning they will spend more than 30% of their monthly income on housing costs:
 - 15.2% of those making 80% of the Washington County AMI
 - 24.3% making 50% AMI for Washington County
 - 40.5% making 30% of the Washington County AMI



Future Demand

- Quality housing to match the area median income is going to be needed as the current housing stock continues to age. With about thirty percent of the current housing stock built in the 1990s and the largest boom of housing occurring during the 1970’s additional housing will be a need.
- A portion of the increase in density during the duration of this plan will come from those born to families currently residing within city limits. This will result in residents needing to update their current housing needs.
- According to the [2021 Economic Report to the Governor](#), Washington County has the highest growth rate in the State at 4.06%. Current trends indicate Hildale city could see some of that growth pressure come within city limits and surrounding areas that will directly affect the community.
- Many of the developed lots in the residential areas are a minimum of 1ac. While infill development can be imagined with lot splits, the community would like to discourage flag lots.

Housing Goals + Objectives

G7-1. Preserve and strengthen Hildale City’s existing neighborhoods while allowing the formation of new neighborhood centers.

- O7-1.1 Through appropriate zoning and City ordinances, protect residential areas from inappropriate or detrimental, non-residential encroachment.
- O7-1.2 Where possible, limit conditional use permits and instead encourage clear and precise application of the zoning ordinance as a means of ensuring neighborhood stability.

G7-2. Protect the individual resident’s investment in the Hildale City community that is represented by the existing housing stock and neighborhood environments.

- O7-2.1 Continue to enforce existing building codes and zoning ordinances to protect residential investments.
- O7-2.2 Regulate the conversion of existing single-family homes into duplex or multiple unit rentals through appropriate ordinances and routine enforcement procedures.
- O7-2.3 Provide traffic planning resulting in safe, traffic calmed residential streets and balancing transportation and fire safety with neighborhood values and pedestrian safety.
- O7-2.4 Continue monitoring streets and public infrastructure needs. Prepare long-term plans and budgets necessary to provide and ensure adequate levels-of-service.

G7-3. Facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.

- O7-3.1 Continue to monitor and review the moderate income housing needs within the City.
- O7-3.2 Expand the variety of housing opportunities, with a balance of housing styles and price points. This might be accomplished through an expansion of zoning categories, or through the zoning ordinance allowing for greater flexibility in design, including lot sizes and setbacks. Density incentives might also be considered when based on quality development patterns.
- O7-3.3 Review and modify as necessary, building codes and subdivision ordinances, and enforce those codes and ordinances to insure a high quality of residential housing for all economic strata of people.
- O7-3.4 Allow rural development and develop policies that encourage connectivity .

G7-4. Identify potential areas of blight that may affect the community and establish goals and standards for improvement of these areas or structures.

- O7-4.1 As resources are available, provide information for property owners regarding housing rehabilitation methods and safety inspections.
- O7-4.2 Establish appropriate areas for redevelopment and utilize the tools available through Utah State Codes to apply the necessary redevelopment goals and procedures.

Chapter 8: **OPEN SPACE + RECREATION**

The parks and recreation element of a general plan represents an important step in the City’s efforts to enhance the public’s ability to enjoy the natural beauty and extensive recreational opportunities in Hildale. The previous plan recognized the importance of the City forming a partnership with private and public entities that represent the variety of resources that complement the goals, and objectives.

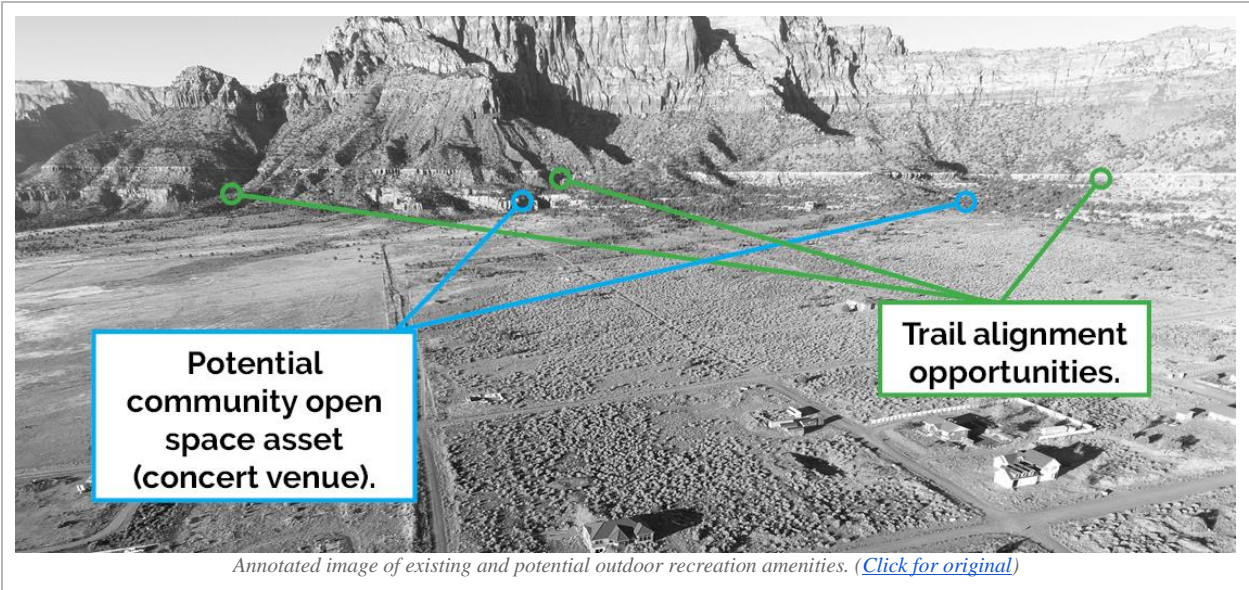
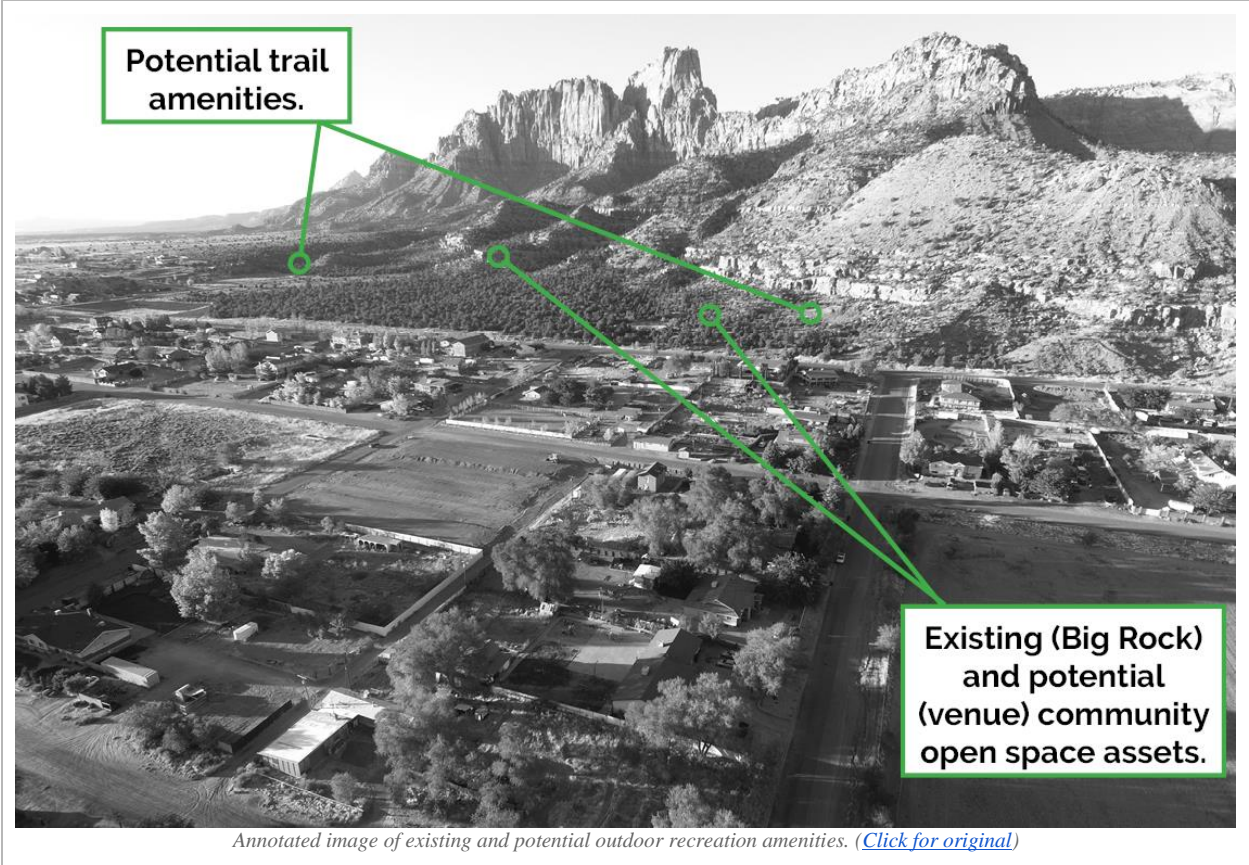
Existing Conditions

Hildale City desires to maintain and cultivate recreational opportunities that serve the interests of residents and visitors. These recreation opportunities are important drivers of the local and regional economy, and greatly enhance the quality of life for residents.

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. Future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc).

Hildale City has several parks located within the city boundaries and several others located in the surrounding areas. In order to meet the needs of the community with a population trending towards 3,000 people would need 45-51 acres. Currently parks located solely in Hildale total 24.5 acres. Future consideration should be given to areas considered ideal locations for future parks to meet current and future needs of the city.

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> ● Hildale’s foothill and canyon areas are outstanding amenities that are growing in popularity. ● The UEP is in the process of planning for expansion of current park and trail assets, and they are open to partnerships with the cities. ● Each of the park areas have an identity that can be built-from. ● As Hildale expands to the west (near the highway), there seems to be an opportunity to build a public open space / concert venue in the hillside area. ● Hildale enjoys a good relationship with federal land managers, and has discussed new arrangements for parcels that are adjacent and/or within city limits. 	<ul style="list-style-type: none"> ● Many of the current park and recreation facilities in the area are not currently owned directly by the Cities. ● Residents on the western side of Hildale need to travel to the east side for park and recreation amenities. ● ADA compliance of public areas and playground equipment should be considered when replacing current equipment.



Trails

Developing and maintaining trails throughout the community are a valuable amenity for recreation and transportation purposes. Trails along roads, waterways, hillsides, and canals offer residents and visitors, walkers, runners, cyclists, and equestrians safe routes for exercise and transportation separate from the ever-increasing amount of car and truck traffic on local streets.

There are several existing trail systems throughout Hildale that often cross over into the neighboring community of Colorado City. The current trail system is a mix of paved and unpaved routes meant for recreation as much as alternative forms of transportation. While not all completely within Hildale, the following trails currently exist throughout the area:

- Maxwell Canyon Park Trails
- Squirrel and Water Canyon Trail
- Short Creek Trail
- Diversion Canal Trail

Future trails will play a pivotal part in future recreational aspects of the community and become a more important aspect of transportation as the population continues to increase. Particular attention should be given to the management of Water Canyon. Planned investments should be made before it grows in popularity (refer to Kanarrville Falls).

Agricultural Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” Utah Code §10-9a-403(2)(c). Statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protection areas are a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. During the 20 year period, the land and use is protected from rezoning, eminent domain, nuisance claims, and state development.

According to Washington County zoning maps and designation there are no officially designated agricultural protection areas in or around Hildale City.

Recreation Goals + Objectives

G8-1. Protect, conserve and enhance the natural beauty of Hildale City, and improve the opportunities for residents and visitors to enjoy that beauty.

- O8-1.1 As resources are available, inventory the diverse ecosystems, recreation, open space, sensitive lands, and the potential of free or low-cost open space opportunities.
- O8-1.2 Establish open space corridors that provide connectivity between all areas of the City and surrounding public lands. This should be especially considered with any new development.
- O8-1.3 Create and adopt a comprehensive Recreation, Parks, Trails, and Open Space Policy and Strategic Plan.

G8-2. Expand recreational opportunities throughout the City.

- O8-2.1 Build additional recreational resources as resources are available. These could include a community recreation center, ball fields, active and passive parks, area-wide trails, an outdoor amphitheater / concert venue, and appropriate nature parks. Add neighborhood parks into existing areas of the City where possible, consistent with a parks and trails master plan.
- O8-2.2 Develop a broad network of trails for a variety of users including riding opportunities for ATV’s and off-highway vehicles.
- O8-2.3 Create a policy for neighborhood parks, including operations and maintenance, and work with new development to implement these policies.

G8-3. Plan and budget for future open space needs, parks, trails, and recreational components.

- O8-3.1 Build partnerships with governmental, private, and educational groups to achieve recreation and preservation goals.
- O8-3.2 Create a strong link between Hildale City and the surrounding tourist destinations and their managing agencies and continue to promote this connection to both residents and visitors.
- O8-3.3 Encourage input from all residents, including young families and retirees, to identify the recreational resources, opportunities, wants, and needs they are seeking.

- O8-3.4 Consider all aspects of acquiring open space including donations, conservation easements, property trades, existing rights-of-way and opportunities within new developments.
- O8-3.5 Respect private property rights when preserving or developing open space. Work to bring balance and equity for both the landowner and the community into the negotiations to secure open space or greenbelts.

Chapter 9:

INFRASTRUCTURE + PUBLIC FACILITIES

This element of the general plan addresses issues related to public buildings, facilities, and services that are necessary to the vitality of the community. It includes schools, libraries, civic buildings, fire stations, social service centers, distribution systems for culinary water, wastewater and storm drainage systems, parks, golf courses, recreational fields, and cemeteries.

Existing Conditions

In the past, Hildale and Colorado City have been served by utility systems (including culinary water, sewer, natural gas, and fiber optics) that have been owned and operated by the UEP Trust. Recently both cities have formally agreed to transfer ownership to themselves, with Hildale being primarily responsible for administration and maintenance (under the advice of a joint utility board).

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> • New water sources need to be developed in order to meet the future needs of a growing population. Fortunately, there are available water resources up Water Canyon that have not been developed yet, and the UEP has secured the necessary water rights. • The UEP is in a period of transition where they are divesting their public-assets to private and public entities. • The proposed Lake Powell Pipeline has the potential for a pump/lift station that could be operated by Hildale. • The City’s potential annexation area (west of the highway) contains critical infrastructure that can (and should) become part of the City. 	<ul style="list-style-type: none"> • Some of the groundwater sources in the lower valley have quality concerns, and need to be blended. • Joint management of area utilities provides an economy of scale for administration, but can also restrict the potential for Hildale-specific initiatives. • New water sources need to be developed in order to meet the future needs of a growing population.

Culinary Water

Hildale City currently shares a culinary water department with the neighboring community of Colorado City. A study was completed in 2015 identifying sources of water and how Hildale has access to those sources as well as the need to develop new sources to meet the growing needs of the community.

Sewer System

Wastewater services are provided by the HCC Utility Department. They are currently operating under the terms of the permit issued by the state. The sewer lagoons are located outside of city limits, and the City is considering ways to bring greater control of the land with those facilities.

Infrastructure Goals + Objectives

G9-1. Provide public facilities and services that aid in furthering development while maintaining the quality of life in the City and increase its attractiveness.

- O9-1.1 Review and determine appropriate levels-of-service for all public services, and set goals to achieve those levels throughout the City.
- O9-1.2 Plan for appropriate expansion of public facilities and service needs ahead of actual growth demands. Require all new developments to pay for their proportionate share of expansion.
- O9-1.3 Consider all possible levels-of-service related to public safety (including police and fire protection) when considering new development proposals. Develop and adopt a public safety plan that establishes minimum acceptable levels-of-service, requiring all new development to meet or exceed the standards of that plan.
- O9-1.4 As resources become available, develop a new city hall and community center.

G9-2. Develop adequate systems to handle culinary water, wastewater and stormwater that promote safe and appropriate support for the activities and needs of the community.

- O9-2.1 Continue to monitor utility system demands to ensure that the desired level-of-service commitment is maintained as new growth occurs.
- O9-2.2 Anticipate growth demands on infrastructure based on General Plan parameters and plan for appropriate utility services and expansion needs ahead of actual growth demand. Size infrastructure improvements to meet projected service demands.
- O9-2.3 Balance the costs and operational impacts of new growth proposals on system expenditures relative to both existing and future infrastructure development plans. Develop a service extension policy relative to future annexations and development.

G9-3. Implement a plan to maintain and improve the existing stormwater and drainage facilities and associated infrastructure and to develop necessary facilities and infrastructure for future development.

- O9-3.1 Protect existing storm water and drainage channels to maintain capacity for future development.
- O9-3.2 Encourage sustainable development practices that incorporate on-site stormwater detention facilities to reduce peak discharge flows while providing opportunities for ground water recharge throughout the City.
- O9-3.3 Identify storm water recharge methods and standards appropriate for use in both new and existing developments and locations. Coordinate efforts with other agencies including the county, and local conservancy districts.
- O9-3.4 As resources are available, study drainage patterns within the City and annexation policy areas to accurately identify the 100-year flood plains based on the current levels of development. Work with FEMA and other partners to implement the findings.
- O9-3.5 Coordinate the improvement of detention areas and flood channels with the development of trails and parks.

G9-4. Continue to improve telecommunications and digital access systems to enhance both quality of life and commercially viable communications within the City.

- O9-4.1 Continue to monitor and evaluate technology applications within the community to provide better telecommunications opportunities for residents as well as businesses.
- O9-4.2 Work with telecommunications providers to ascertain avoidable hindrances that might limit or delay the delivery of services.

G9-5. Develop a decision-making process for infrastructure design and budgeting that effectively anticipates future needs and associated costs, but can also adjust to shifting environments and technologies.

- O9-5.1 Monitor industry trends, with staff being responsible for examining and reporting on emerging technologies to the City Council.
- O9-5.2 Develop or obtain modeling programs that allow close examination of future needs and costs related to the installation, operations, and maintenance of the City's complete infrastructure system.

G9-6. Implement a capital improvement plan to develop, maintain, and improve public facilities, services and infrastructure, including schedules, budgets and potential funding sources.

- O9-6.1 Monitor existing systems within the City and develop a program, including budgets, for systematic maintenance and upgrades.
- O9-6.2 Prioritize infrastructure improvements in areas of the City where existing, substandard utility systems have been identified.
- O9-6.3 Establish realistic budgets and timeframes for the expansion and maintenance of all public facilities and services within the City. Provide balance between new areas of development and existing areas of the community.

G9-7 Continue expanding and developing the quality, availability, delivery and use of water resources consistent with the highest professional standards and community expectations.

- O9-7.1 Continue identifying and developing additional sources of City water. Work to acquire local water rights and evaluate other water acquisition and development opportunities.
- O9-7.2 Continue improving water delivery systems for existing and future developments. As resources are available, update relevant utility master plans when needed.
- O9-7.4 Prioritize water quality from the production, storage, protection, and delivery stages in the capital budgeting process.

G9-8. Control and monitor surface and groundwater pollution sources to provide a healthy environment.

- O9-8.1 Establish and maintain protection zones and policies for all municipal sources of water serving Hildale City.
- O9-8.2 Identify critical storm water conveyance channels and adopt development standards protecting these channels.
- O9-8.3 Require Storm Water Pollution Prevention (SWPP) plans for all new significant development and grading activities in compliance with Federal EPA requirements.
- O9-8.4 Work to minimize potential groundwater or surface water pollution sources within the City.

Chapter 10: **RISK + RESILIENCE**

Existing Conditions

In recent years, Hildale has experienced a great deal of change that fundamentally impacted the community. It can be argued that the prevalent drug use, high suicide, low educational attainment and poverty are all outcroppings of the trauma the community has experienced. In order to address the challenges they face, leaders in the public and private sector have rallied to the goal of becoming a more resilient community.

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> • Communities that are ready and able to build resilience have key anchors like a strong central organization (the city) that can lead collaboration among institutions and organizations. Hildale City leadership seems to have the vision to accomplish this. • In a recent survey, community residents voiced support for a neighborhood watch program. 	<ul style="list-style-type: none"> • Trauma manifests at the community level. Policy makers, public health officials, and social services providers report that trauma undermines efforts to promote health, safety and wellbeing. • Residents expressed a sense that Hildale’s large, inexpensive, and private homes have attracted a higher-than-normal amount of illegal drug operations. • The need to invest in animal control seems to be a consistent concern within the community.

Public Safety Capabilities

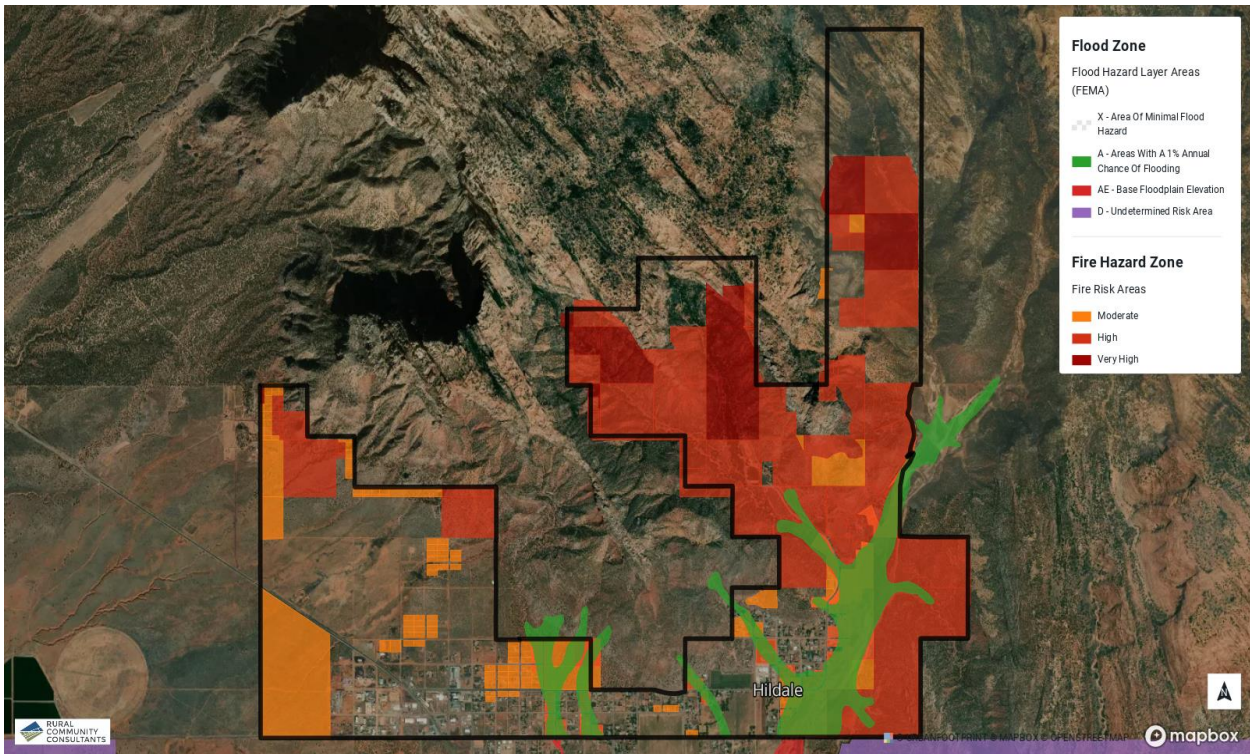
Currently Hildale shares police forces with neighboring Colorado City as well as other safety focused agencies to meet the needs of the community. As the community continues to grow and additional services are needed, a separate police department will need to be a priority for elected and appointed officials.

Emergency Preparedness + Hazard Mitigation

“Community Resiliency” is the term used to describe how well communities position themselves to reduce the risks they face, and what their capacity is to ‘bounce-back’ from shocks and events.

In 2014, Washington County and most of the municipalities were significantly involved in the development of a PreDisaster Mitigation Plan (PDM). FEMA requires these plans as a prerequisite for any future hazard-related financial assistance the county might need, and these plans are required to include a significant amount of analysis on the types, likelihood, and potential impacts of different disaster scenarios.

In the Hildale area, the hazard types with the greatest potential for “overall risk” include wildfire, flooding, and areas with both high and moderate risk for landslides within and near the city boundary. (The secondary tier of moderate concerns include radon and expansive soils to the northwest of the current boundary).



According to data obtained through FEMA the risk of flooding is higher in certain areas of the City than others. The graphic above indicates the south and east sides of the city have a greater risk of flooding. 51% of homes in Hildale would be considered in this group. Roughly 243 people are living in these homes. Of that area considered to be at risk 31 employees of businesses would fall into this category.

At the time of the general plan update, FEMA was developing new modeling and mapping for floodplains. The City is anticipating that this work will result in the need to develop an ongoing, proactive strategy to mitigate the risks identified by it.

Resiliency Goals + Objectives

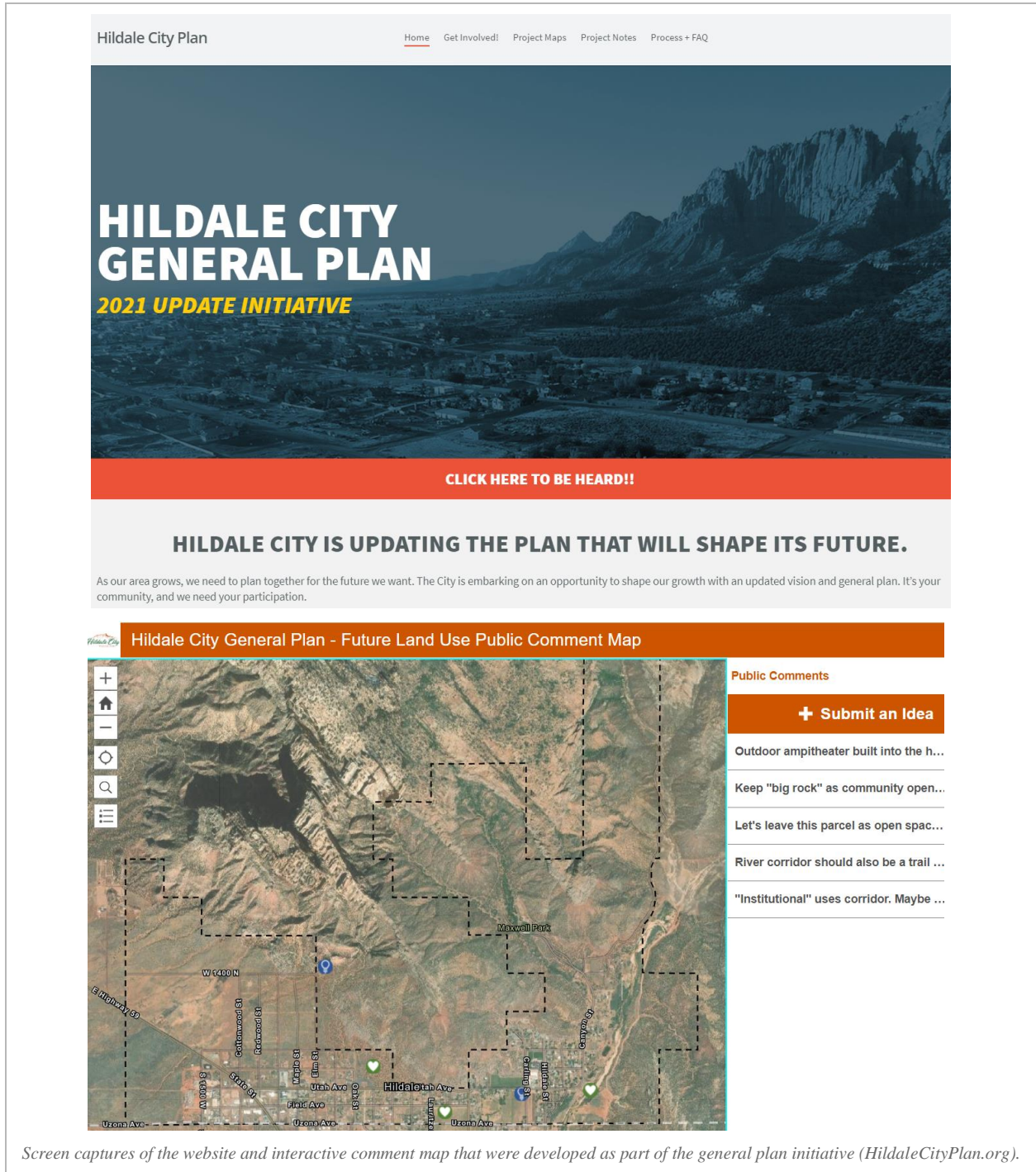
G10-1. Clearly define natural or environmental hazards within the City affecting health, safety and quality of life.

- O10-1.1 Assist federal, state, and county agencies in their identification of flood plains that may represent a hazard. Adopt development standards based on professional risk management standards. Work with FEMA to update the appropriate panels within the City and annexation policy areas.
- O10-1.2 Work with appropriate agencies and professionals to identify geologic hazards that may represent a hazard to the community. These may include landslides, steep slopes, unstable soils, high-water tables and fault lines. Adopt development standards based on professional risk management standards. Work with Washington County officials, where appropriate, to mitigate risks located outside of the city.
- O10-1.3 Develop and implement an Emergency Operations Plan (as per HB96, 2021).

APPENDICES + IMPLEMENTATION

Public Interaction

Facilitating community involvement and input opportunities was a high priority for the Hildale City Council. A website was created to post working documents, surveys, interactive maps, and project updates. This information hub was provided so the public could follow-along and be kept up-to-date throughout the initiative. Social media campaigns were also used to generate interest and awareness of the site.



Screen captures of the website and interactive comment map that were developed as part of the general plan initiative (HildaleCityPlan.org).

Public Survey Summary



Community Vision Survey

At the beginning of the general plan update process, public surveys were advertised through flyers, posters in the Post Office, social media campaigns, and stakeholder texting contacts. The survey about “community vision” generated 82 responses.

- The charts showing the [responses to the opinion \(Likert scale\) questions are available at this link](#).
- The document with the [open text responses to the vision statement is at this link](#).

SWOT Survey (Strengths, Weaknesses, Opportunities, Threats)

As part of the general plan update process, residents were asked open-ended questions about what they consider to be important issues and amenities in Hildale City. This survey was completed by 11 Hildale residents, and the responses were used to inform the plan text.

- The document with the [open text responses to the SWOT survey is at this link](#).

Opportunities and Constraints Survey

The purpose of this survey was to gather information on:

1. the areas that make the City special (developed and undeveloped),
2. Hildale City’s areas with unrealized opportunities, as well as

3. areas that might constrain desired growth into the future.

Residents were provided images of a land use map that divided the city into smaller sections. This survey was completed by 9 Hildale residents, and their responses were integrated into the community assessment portion of the general plan.

- The document with the [open text responses is at this link](#).

Potential Action Steps

The following ideas are suggestions of implementation best practices, and that the City is not obligated to implement any of them or consider them policy. Regardless of if the following is implemented, transparency should be the main focus as well as working with other community, county, and regional leaders to implement the vision and goals of Hildale City.

IDEA #1 - Plan and Budget Integration

Budget is policy, and making a plan without investing in its implementation is largely a waste of time. City leaders need to first develop a baseline of what their strategic priorities are, and then deliberately update this vision over time.

- **Host an annual pre-budget retreat with the City Council, Planning Commission and administration.** The City Council and Planning Commission should meet for a joint session before any budget requests are considered. The purpose of this meeting would be to review the City's long-range goals.
- **Conduct a biannual "Discovery" event.** An outside party could facilitate a "discovery" discussion for existing and prospective City Council members (and anyone else in the public that is interested). The intent of this event would be to increase awareness of how cities actually work by describing systems, explaining rules, and sharing best practices. If done near the deadline for candidates to file in the summer, then the outcome of this event would be a more informed election in the fall. It can be assumed that an investment in "taking the long view" like this will result in better policy and budgets ongoing.

IDEA #2 - Community Clean-Up Initiative Enforcement

Update the land use code to outline a clear process for enforcing clean-up efforts:

- establish a clear definition of what needs to be cleaned-up
- review staff capacities, including enforcement personnel and attorney staff time
- outline roles and responsibilities in responding to citizen complaints
- create a method to document violations
- establish deadlines for clean-up
- establish a cost recovery system for City-initiated efforts on properties in violation

IDEA #3 - Planning Commission Agenda Alignment

Although every community is different in the details of how it operates, the one thing they have in common is a commission that makes decisions that affect the whole enterprise. Because they have to deal with a number of short-term issues, it is easy for them to lose focus on any kind of long-term strategy.

Cities need a way to standardize the implementation of their long-term goals. It seems like the way to do this is to keep the goals in front of everyone (especially the commissions) when they are facing decisions.

- **Incorporate the long-term goals into their regular meetings.** Format the agenda so that each discussion item is categorized under one strategic priority. Those issues/items that don't help achieve a priority goal are moved to the bottom.
- **Create a request form for items to be put on the commission's agenda.** Require that all commission agenda items are submitted using a form that asks which priority the proposed issue helps the City achieve. Doing this helps applicants (including commissioners) maintain focus on their goals.

- **Formally establish an “implementation champion”.** Assign someone on the City Council or Planning Commission to monitor the implementation of the plan’s goals and strategies. Require a public report to be created quarterly.

IDEA #4 - Adequate Public Facilities (Concurrence)

The adequacy and availability of public facilities and services to support growth and development has become a key issue in most areas, both because of the financial implications as well as the effect on the timing of development.

A concurrence system requires that prior to the issuance of a land development permit, the applicant must demonstrate that all necessary public facilities and services are available and adequate at a specified level of service (LOC) standards.

The “adequacy” requirements provides that, for a development project to be approved, infrastructure must be conformed to level-of-service standards in the General Plan.

The availability requirement establishes where needed public facilities or public facility capacity is indeed available for use by the proposed development. Unlike other resources which are sometimes used to ensure carry capacity, infrastructure capacity is not static. It is increased as new capital improvements are added, and it is decreased as other development comes on-line. Development approvals can be denied, deferred, or recommended for phasing in order to keep infrastructure capacity and utilization in proper balance.

A key component of any concurrence management system is the determination of which public facilities are included and where they should be applied to all types of development.

IDEA #5 - Impact Fees and Financing of Capital Facilities

Hildale City currently authorizes impact fees because of the type and timing of the development that occurs there. However, if the City’s housing market continues as it has, the financial implications of new growth may warrant the continuation of impact fees and other taxing and regulatory financing systems. Impact fees are a regulatory policy mechanism whereby the capital cost of a City’s need to support new development is funded on a prorated basis by such development.

Courts have upheld the concept of impact fees as long as various legal and constitutional requirements are met. Those requirements included procedural due process, substantive due process, equal protection and “earmarking”. The latter requirement ensures that money collected from the payment of impact fees will be segregated from other City funds and used only for the purpose for which it has been collected. The constitutional standard for impact fees has generally been described as the “rational nexus” test. The test has two parts: (1) that the need for the public facility or public facility expansion is the result of the proposed new development; and (2) that the proposed new development will benefit from the provision of the public facility.

IDEA #6 - Development Process Flowchart

A clearly-defined approval process will facilitate better understanding of the City’s requirements for development approvals. This will help applicants understand what is expected of them, and might even help the City ensure due process.

These flowcharts could be incorporated into brochures and development applications. Caution should be given to ensure that the process is also formally incorporated into the land use ordinance.

IDEA #7 - Land Use Code and Zoning Ordinance Update

It has been estimated that there have been over forty significant changes to the Utah Land Use Development and Management Act since the mid-1990s. Hildale City should undertake a comprehensive rewrite of its ordinances based on the following principles:

- Cities are political subdivisions of the state. Therefore, any ordinance revision should include COMPLIANCE ISSUES where the city is not supported by state statute.
- The general plan serves as the rationale for any ordinance or capital investment a community wants to implement. Ordinance revision should include ALIGNMENT ISSUES related to an internal inconsistency or a lack of justification between the general plan and ordinances.

- One of the most significant statutory impacts to local planning was the recent “PLAIN LANGUAGE” bill (UCA 10-9a-308). Among other things, this requires local codes to be simplified. Any ordinance revision efforts should develop “plain language” by simplifying references, rewriting complicated explanations, and incorporating graphics where possible.

IDEA #8 - Implementation Investment Strategies

As part of this general plan, a catalog of investments that the City could pursue was developed. This report is not included in the public general plan because many of the programs referred to are competitive.

The strategies and solutions described there included:

1. Develop a new city hall and community center.
2. Develop an economic development strategic plan.
3. Update the land use and subdivision codes.
4. Protect water resources and improve the system.
5. Develop a public amphitheater.
6. Improve broadband internet service.
7. Improve natural hazard resilience.
8. Facilitate improvement to the housing stock.
9. Improve residential streetscapes and trails.



Image of a mountaintop near Hildale.

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HILDALE, ADOPTING THE HILDALE CITY GENERAL PLAN.

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah Law, and is authorized pursuant to the Municipal Land Use Development and Management Act, Utah Code Annotated, Title 10, Chapter 9a to enact a general plan;

WHEREAS, the City has developed a proposed document to be a comprehensive, long-range general plan for present and future needs of the community, and growth and development of the land within the City, in compliance with Title 10, Chapter 9a, Part 4 of the Utah Code;

WHEREAS, on August 19, 2021, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input on the proposed General Plan, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has recommended adoption of the General Plan by the City Council, and has forwarded to the City Council any objections that the Commission received;

WHEREAS, the City Council has considered the Planning Commission’s recommendations, has provided notice and held a public meeting on the date set forth below, and desires now to adopt the proposed General Plan after making revisions, if any, that the Council considers appropriate; and

WHEREAS, the City Council finds that it is in the best interests of the health, safety and welfare of the inhabitants of Hildale to adopt the attached as the Hildale City General Plan.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF HILDALE, UTAH:

Section 1. The Hildale City General Plan attached hereto as Exhibit “A” along with and including all Maps and other attached documents, is hereby adopted in its entirety, and incorporated herein by this reference.

Section 2. All previously adopted general plans are hereby repealed, subsumed, and replaced with the plan adopted herein.

Section 3. Should any part or provision of this Ordinance or of the plan adopted herein be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of any part of the Ordinance or plan other than the part so declared to be unconstitutional or invalid.

Section 4. This ordinance shall become effective immediately after publication or posting as required by law.

PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL, STATE OF UTAH, ON THIS 1ST DAY OF SEPTEMBER, 2021.

HILDALE CITY ORDINANCE No. 2021-012

		YES	NO	ABSTAIN	ABSENT
Lawrence Barlow	Council Member				
Stacy Seay	Council Member				
Jared Nicol	Council Member				
JVar Dutson	Council Member				
Maha Layton	Council Member				

Donia Jessop, Mayor

Attest:

(seal)
Athena Cawley, City Recorder

SUNRISE ENGINEERING, INC.					
11 North 300 West, Washington, Utah 84780					
Tel: (435) 652-8450 Fax: (435) 652-8416					
Engineer's Opinion of Probable Cost					
HILDALE PROJECT FUNDING					25-Aug-21
Hildale City					MCG/bcw
NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
MAXELL CANYON					
1	Mobilization	10%	LS	\$ 114,100.00	\$ 114,100.00
2	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
3	Materials Sampling & Testing	1	LS	\$ 15,000.00	\$ 15,000.00
4	Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00
5	6-inch Fused HDPE	15,840	LF	\$ 45.00	\$ 712,800.00
6	Roadway Restoration	95,000	SF	\$ 4.00	\$ 380,000.00
7	Misc. Site Plumbing	1	LS	\$ 3,100.00	\$ 3,100.00
8	Air Release Valves	1	EA	\$ 5,200.00	\$ 5,200.00
SUBTOTAL					\$ 1,255,000.00
				CONTINGENCY	15% \$ 188,000.00
PROJECT TOTAL					\$ 1,443,000.00
WATER TREATMENT PLANT					
1	Mobilization	10%	LS	\$ 292,800.00	\$ 292,800.00
2	Construction Staking	1	LS	\$ 8,000.00	\$ 8,000.00
3	Materials Sampling & Testing	1	LS	\$ 25,000.00	\$ 25,000.00
4	Pilot Study	1	LS	\$ 90,000.00	\$ 90,000.00
5	Earthwork	1	LS	\$ 17,000.00	\$ 17,000.00
6	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
7	Footings/Foundation/Floor	1	LS	\$ 40,000.00	\$ 40,000.00
8	Building	1	LS	\$ 90,000.00	\$ 90,000.00
9	Electrical Systems	1	LS	\$ 100,000.00	\$ 100,000.00
10	12-inch Site Piping	500	LF	\$ 200.00	\$ 100,000.00
11	16-inch Piping	250	LF	\$ 300.00	\$ 75,000.00
12	Steel Clear Well Tank	1	LS	\$ 115,000.00	\$ 115,000.00
13	Generator	2	EA	\$ 115,000.00	\$ 230,000.00
14	Treatment Plant Equipment & Installation	1	LS	\$ 1,800,000.00	\$ 1,800,000.00
15	Site Paving/Repaving	10,000	SF	\$ 5.00	\$ 50,000.00
16	Misc. Site Plumbing	1	LS	\$ 22,000.00	\$ 22,000.00
17	Air Release Valves	6	EA	\$ 5,200.00	\$ 31,200.00
18	Mechanical Systems	1	LS	\$ 50,000.00	\$ 50,000.00
19	SCADA & Controls	1	LS	\$ 75,000.00	\$ 75,000.00
SUBTOTAL					\$ 3,221,000.00
				CONTINGENCY	15% \$ 483,000.00
PROJECT TOTAL					\$ 3,704,000.00
NEW WELLS					
1	Mobilization	10%	LS	\$ 88,100.00	\$ 88,100.00
2	Construction Staking	1	LS	\$ 2,000.00	\$ 2,000.00
3	Materials Sampling & Testing	1	LS	\$ 15,000.00	\$ 15,000.00
4	Vertical Well- Deep 18"	1	LS	\$ 385,000.00	\$ 385,000.00
5	Vertical Well- Shallow 18"	1	LS	\$ 320,000.00	\$ 320,000.00
6	Site Piping	100	LF	\$ 75.00	\$ 7,500.00
7	Misc Connections	8	EA	\$ 315.00	\$ 2,520.00
8	Misc. Site Plumbing	1	LS	\$ 7,700.00	\$ 7,700.00
9	Air Release Valves	4	EA	\$ 5,200.00	\$ 20,800.00
10	Well Site Vault	1	EA	\$ 72,500.00	\$ 72,500.00
11	Metering Manhole	1	EA	\$ 9,000.00	\$ 9,000.00
12	Discharge/Drain Apron	1	EA	\$ 8,500.00	\$ 8,500.00
13	Well Site Electrical	1	LS	\$ 30,000.00	\$ 30,000.00
SUBTOTAL					\$ 969,000.00
				CONTINGENCY	15% \$ 145,000.00
PROJECT TOTAL					\$ 1,114,000.00

WATER SYSTEM IMPROVEMENTS					
1	Mobilization	10%	LS	\$ 639,100.00	\$ 639,100.00
2	Construction Staking	1	LS	\$ 50,000.00	\$ 50,000.00
3	Materials Sampling & Testing	1	LS	\$ 50,000.00	\$ 50,000.00
4	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000.00
5	Subsurface Investigation	80	HR	\$ 250.00	\$ 20,000.00
6	8-inch Piping (For Hydrants)	2,930	LF	\$ 55.00	\$ 161,150.00
7	Fire Hydrants	78	EA	\$ 7,500.00	\$ 585,000.00
8	6-inch Piping (For Hydrants)	2,112	LF	\$ 45.00	\$ 95,040.00
9	10-inch Piping (Saddle Tank)	800	LF	\$ 70.00	\$ 56,000.00
10	10-inch Piping (For 1 MG Tank)	2,500	LF	\$ 70.00	\$ 175,000.00
11	12-inch Piping (For 1MG Tank)	2,500	LF	\$ 80.00	\$ 200,000.00
12	Booster Pump Station	1	LS	\$ 300,000.00	\$ 300,000.00
13	Roadway Restoration	35,052	SF	\$ 5.00	\$ 175,260.00
14	6" Gate Valves	80	EA	\$ 2,500.00	\$ 200,000.00
15	8" Gate Valves	25	EA	\$ 3,000.00	\$ 75,000.00
16	10" Gate Valves	2	EA	\$ 4,500.00	\$ 9,000.00
17	Blowoffs	2	EA	\$ 3,750.00	\$ 7,500.00
18	PRV	2	EA	\$ 5,000.00	\$ 10,000.00
19	PRV Vault	2	EA	\$ 26,000.00	\$ 52,000.00
20	300K Gallon Concrete Storage Tank & Appurtenances	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
21	1 MG Concrete Storage Tank & Appurtenances	1	LS	\$ 3,000,000.00	\$ 3,000,000.00
22	Chain Link Fence & Gate	3,000	LF	\$ 40.00	\$ 120,000.00
23	Tank Site Appurtenances	1	LS	\$ 25,000.00	\$ 25,000.00
				SUBTOTAL	\$ 7,030,000.00
				CONTINGENCY	15%
				PROJECT TOTAL	\$ 8,085,000.00
WATER CANYON VERTICAL WELL					
1	Mobilization	10%	LS	\$ 162,300.00	\$ 162,300.00
2	Constuction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
3	Material Sampling & Testing	1	LS	\$ 15,000.00	\$ 15,000.00
4	Traffic Control	1	LS	\$ 8,000.00	\$ 8,000.00
5	8-inch DI Piping	7,500	LF	\$ 102.00	\$ 765,000.00
6	Vertical Well- Deep 18"	1	LS	\$ 385,000.00	\$ 385,000.00
7	Generator	1	EA	\$ 115,000.00	\$ 115,000.00
8	Repaving	2,500	LF	\$ 70.00	\$ 175,000.00
9	Misc. Site Plumbing	1	LS	\$ 3,000.00	\$ 3,000.00
10	Air Release Valves	1	EA	\$ 5,200.00	\$ 5,200.00
11	Furnish & Install Pump for Development & Test	1	LS	\$ 42,000.00	\$ 42,000.00
12	Development Pumping	120	HR	\$ 500.00	\$ 60,000.00
13	Test Pumping	48	HR	\$ 500.00	\$ 24,000.00
14	Sampling & Testing for Culinary Water Quality	1	LS	\$ 500.00	\$ 500.00
15	Well Disinfecting & Capping	1	LS	\$ 3,000.00	\$ 3,000.00
16	Well Driller's Report Preparing	1	LS	\$ 600.00	\$ 600.00
17	Geophysical Well Log	1	LS	\$ 12,000.00	\$ 12,000.00
				SUBTOTAL	\$ 1,786,000.00
				CONTINGENCY	15%
				PROJECT TOTAL	\$ 2,054,000.00
				COMPLETE PROJECT TOTAL	\$ 16,400,000.00

INCIDENTALS						
MAXELL CANYON						
1	Pre-Construction Engineering	0.7%	LS	\$ 125,000.00	\$	125,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.1%	HR	\$ 20,000.00	\$	20,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	0.6%	HR	\$ 113,000.00	\$	113,000.00
4	Misc. Administration, Legal and Bonding	0.1%	HR	\$ 10,000.00	\$	10,000.00
				SUBTOTAL		\$ 268,000.00
WATER TREATMENT PLANT						
1	Pre-Construction Engineering	1.1%	LS	\$ 215,000.00	\$	215,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.1%	HR	\$ 15,000.00	\$	15,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	1.0%	HR	\$ 195,000.00	\$	195,000.00
4	Misc. Administration, Legal and Bonding	0.1%	HR	\$ 20,000.00	\$	20,000.00
				SUBTOTAL		\$ 445,000.00
NEW WELLS						
1	Pre-Construction Engineering	0.4%	LS	\$ 66,000.00	\$	66,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.0%	HR	\$ 5,000.00	\$	5,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	0.3%	HR	\$ 60,000.00	\$	60,000.00
4	Misc. Administration, Legal and Bonding	0.0%	HR	\$ 5,000.00	\$	5,000.00
				SUBTOTAL		\$ 136,000.00
WATER SYSTEM IMPROVEMENTS						
1	Pre-Construction Engineering	2.2%	LS	\$ 416,000.00	\$	416,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.4%	HR	\$ 75,000.00	\$	75,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	2.0%	HR	\$ 375,000.00	\$	375,000.00
4	Misc. Administration, Legal and Bonding	0.3%	HR	\$ 50,000.00	\$	50,000.00
				SUBTOTAL		\$ 916,000.00
WATER CANYON VERTICAL WELL						
1	Pre-Construction Engineering	1.4%	LS	\$ 270,000.00	\$	270,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.1%	HR	\$ 20,000.00	\$	20,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	1.3%	HR	\$ 240,000.00	\$	240,000.00
4	Misc. Administration, Legal and Bonding	0.1%	HR	\$ 10,000.00	\$	10,000.00
				SUBTOTAL		\$ 540,000.00
				INCIDENTALS SUBTOTAL		\$ 2,305,000.00
				TOTAL PROJECT COST		\$ 18,705,000.00

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.



Olympus Insurance Agency
 PO Box 65608
 Salt Lake City, UT 84165-0608
 Phone: 801-486-1373

INVOICE NO. 15856		Page <i>Item 9.</i>
ACCOUNT NO.	OP	DATE
HILD050	TC	08/20/2021
PRODUCER		
B. Darrell Child		

Hildale City
PO Box 840490
Hildale, UT 84784

Itm #	Due Date	Trn	Type	Description	Amount
141785	09/15/21	MEM	CPKG	21 InTact Package	\$55,723.00
141786	09/15/21	MEM	CPKG	21 AO Property (AZ)	\$2,369.00
141787	09/15/21	MEM	CPKG	21 Travelers Crime	\$516.00
141788	09/15/21	MEM	CPKG	21 Travelers ID Fraud	\$200.00
141789	09/15/21	MEM	CPKG	21 AXA Public Officials	\$7,833.00
141790	09/15/21	MEM	CPKG	21 AXA Law Enforcement	\$12,708.00
141791	09/15/21	MEM	CPKG	21 Cyber Concierge Services	\$250.00
Invoice Balance:					\$79,599.00

All overdue balances are subject to a 1.5% service charge.
 All returned checks are subject to a return check fee.



OLYMPUS
INSURANCE

Insurance Binder

Agency		Insured		Details	
Olympus Insurance Agency 220 E. Morris Ave., Ste. 340 PO Box 65608 Salt Lake City, UT 84165-0608 Phone: (801) 486-1373 / (877) 759-9935 Email: contact@olyins.com		Hildale City Eric Duthie City Manager PO Box 840490 Hildale, UT 84784		Date of Issuance	08/20/21
				Policy Effective Date	08/22/21
				Binder Expiration Date	11/20/21
				Policy Expiration Date	08/22/22
Coverage	Carrier	Limits		Retention	
Property / Mechanical Breakdown	InTact (A+ X) 8/22/21 - 8/22/22	\$ 1,806,600	Scheduled Property	\$ 2,500	
		\$ 2,000,000	Newly Acquired - Building (180 days)	\$ 2,500	
		\$ 1,000,000	Newly Acquired - Contents (180 days)	\$ 2,500	
		\$ 350,000	Ordinance or Law (Coverage B & C)	\$ 2,500	
		\$ 250,000	Debris Removal	\$ 2,500	
		\$ 250,000	Paved Surfaces	\$ 2,500	
		\$ 250,000	Dependent Properties	\$ 2,500	
		\$ 250,000	Newly Acquired - BI / Extra Exp. (180 days)	\$ 2,500	
		\$ 100,000	Discharge from Sewer, Drain or Sump	\$ 2,500	
		\$ 100,000	Accounts Receivable	\$ 2,500	
		\$ 100,000	Valuable Papers and Records	\$ 2,500	
		\$ 100,000	Extra Expense	\$ 2,500	
		\$ 100,000	Property at Other Locations	\$ 2,500	
		\$ 50,000	Electronic Data	\$ 2,500	
		\$ 50,000	Expediting Expense	\$ 2,500	
		\$ 50,000	Property in Transit	\$ 2,500	
		\$ 25,000	Claims Expenses Coverage	\$ 2,500	
\$ 25,000	Emergency Response Service Charge	\$ 2,500			
\$ 15,000	Fungus, Wet Rot, Dry Rot	\$ 2,500			
\$ 10,000	Fine Arts	\$ 2,500			
Inland Marine	InTact (A+ X) 8/22/21 - 8/22/22	\$ 519,705	Scheduled Equipment	\$ 1,000	
		\$ 50,000	Unscheduled Equipment (\$2,500 Per Item)	\$ 1,000	
		\$ 250,000	Non-Owned Equipment (\$75,000 Per Item)	\$ 1,000	
		\$ 10,000	Rental Expense	\$ 1,000	
General Liability	InTact (A+ X) 8/22/21 - 8/22/22	\$ 1,000,000	Bodily Injury and Property Damage	\$ 10,000	
		\$ 1,000,000	Personal and Advertising Injury	\$ 10,000	
		\$ 1,000,000	Damage to Premises Rented	\$ 10,000	
		\$ 100,000	Failure to Supply	\$ 10,000	
		\$ 100,000	Sexual Abuse	\$ 10,000	
		\$ 2,000,000	General Aggregate	\$ 10,000	
\$ 2,000,000	Products - Completed Operations Aggregate	\$ 10,000			
Automobile Liability	InTact (A+ X) 8/22/21 - 8/22/22	\$ 1,000,000	Each Occurrence	\$ -	
		\$ 1,000,000	Uninsured Motorist	\$ -	
		\$ 1,000,000	Underinsured Motorist	\$ -	
			Includes - Hired Vehicles, Non-Owned Vehicles		
Automobile Physical Damage	InTact (A+ X) 8/22/21 - 8/22/22	ACV - Per Schedule	Comprehensive	\$ 1,000	
		ACV - Per Schedule	Collision	\$ 1,000	
Excess Liability	InTact (A+ X) 8/22/21 - 8/22/22	\$ 4,000,000	Each Occurrence		Excess of Underlying
		\$ 4,000,000	Aggregate		
			Total Limit - \$5,000,000		
Property - Arizona Locations	Auto-Owners (A++ XV) 8/22/21 - 8/22/22	\$ 1,072,800	Property	\$ 1,000	




OLYMPUS
INSURANCE

Insurance Binder

Coverage	Carrier	Limits	Retention
Crime / Treasurers Bond	Travelers (A++ XV) 9/1/21 - 9/1/22	\$ 50,000 Employee Theft	\$ 1,000
		\$ 400,000 Employee Theft - Treasurer	\$ 1,000
		\$ 50,000 Social Engineering	\$ 1,000
ID Fraud	Travelers (A++ XV) 9/1/21 - 9/1/22	\$ 25,000 Individual ID Fraud	\$ -
Public Officials Management Liability / Employment Practices Liability	AXA XL Catlin (A XV) 8/22/21 - 8/22/22 Retro Date: 9/24/18 Claims Made	\$ 1,000,000 Public Officials Management Liability	\$ 5,000
		\$ 1,000,000 Employment Practices Liability	\$ 5,000
		\$ 3,000,000 Policy Aggregate Limit	
		\$ 50,000 Non-Monetary Coverage - Defense Only	\$ 5,000
		\$ 100,000 Non-Monetary Coverage - Defense Only Aggregate	\$ 5,000
		\$ 25,000 Crisis Management	\$ 5,000
Law Enforcement Liability	AXA XL Catlin (A XV) 8/22/21 - 8/22/22 Occurrence	\$ 1,000,000 Each Occurrence	\$ 5,000
		\$ 3,000,000 Aggregate	
		Non-Admitted Carrier 25% Minimum Earned Premium (No Flat Cancellation)	

Premium for Certified Acts of Terrorism Coverage under Terrorism Risk Insurance Act, as amended (TRIA) is NOT included in policy premium. Any coverage provided for losses caused by an act of terrorism as defined by TRIA (TRIA Losses) may be partially reimbursed by the United States under a formula established by TRIA as follows: 82% of TRIA Losses in excess of the insurer deductible mandated by TRIA, the deductible to be based on a percentage of the insurer's direct earned premiums for the year preceding the act of terrorism. However, if aggregate insured losses attributable to terrorist acts certified under the Act exceed \$100 billion in a calendar year, the treasurer shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

This Company binds the kind(s) of insurance stipulated here. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use the Company. This binder may be cancelled by the Insured by surrender of the binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. The undersigned hereby acknowledges a placement fee of \$0 included within the premium for this policy. The premium for this policy includes Utah surplus lines premium tax of \$0, and a Utah surplus lines stamping fee of \$0, which will be filed and remitted to the Utah Surplus Lines Association by our office, if applicable. If there is an amount shown for Utah surplus lines taxes or stamping fee, this policy has been placed with a non-admitted / surplus lines insurer, which does not have a certificate of authority to do business in the state of Utah, is not fully subject to regulation by the Utah insurance commissioner, and does not participate in any premium guaranty fund or association. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company. The undersigned hereby acknowledges that the coverages evidenced by this insurance binder and the attached schedules have been reviewed and are accepted by our entity.

<p>B. Darrell Child Executive Vice President Olympus Insurance Agency</p>	 Authorized Representative
--	---

Name: ERIC A. DUTHIE

Signature: 

Title: CITY MANAGER

Date: 8/20/2021



RECEIVED
JUL 26 2021

Item 10.

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

ZONE CHANGE APPLICATION BY: Fee: \$100

For Office Use Only:
File No. _____
Receipt No. 1049905

Angelene
7/26/21

Name: Frehner Properties LLC - Jeremy & Adriane Frehner Telephone: J: 435-668-4544 A: 435-668-4544

Address: 1593 West Bloomington DR. S. St. George, UT 84790 Fax No. N/A

Agent (If Applicable): N/A Telephone: N/A

Email: ajfrehner@gmail.com

Address/Location of Subject Property: 345 E. Utah Ave. Hildale UT. / HD-SHCR-8-9-B

Tax ID of Subject Property: HD-SHCR-8-9-B Existing Zone District: R.A.5 Tax District 02 - Hildale

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
We are asking to rezone for multi family. I believe it would be

RM-1 Multi family Residential I. We would like to build a duplex for us to live in one side and the other for our grandchildren to visit or possibly rent.

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

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

[Signature]

(Property Owner)

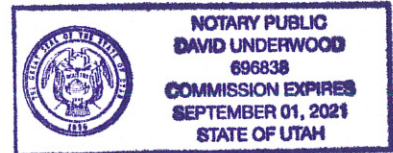
[Signature]

(Property Owner)

Subscribed and sworn to me this 21 day of July 2021

[Signature]

(Notary Public)



Residing in: St. George Utah

My Commission Expires: 9/1/2021

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: _____

DOC # 20210039051

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
06/03/2021 12:52:27 PM Fee \$ 40.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:
Jeremy Frehner
1593 W. Bloomington Dr. S
St. George, UT 84790

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 4-21-40C
MAIL TAX NOTICE TO: Same as above

HD-SHCR-8-9-B

WARRANTY DEED

Cade Johnson

GRANTOR(S)

OF , COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Frehner Properties, LLC a Utah Limited Liability Company

GRANTEE(S)

OF , COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

Parcel 9-B

Beginning at the Northeast Corner of Lot 9, Short Creek Subdivision #8, Recorded and on file in the Office of the Recorder, Washington County, State of Utah, and running thence S 1°57'24" E 139.39 Feet along the East line of said Lot 9, to the Northeast Corner of Lot 15 of said subdivision; Thence S 88°12'23" W 128.98 Feet along said line; Thence N 2°05'40" W 143.46 Feet, to a point on the North Line of said Lot 9; Thence S 89°59'33" E 129.40 Feet along said line, to the Point of Beginning

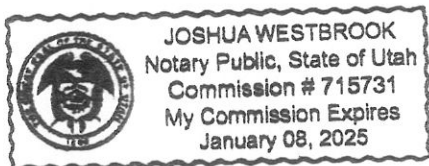
TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 27 DAY OF May, 2021.

Cade Johnson

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

ON May 27, 2021. PERSONALLY APPEARED BEFORE ME, CADE JOHNSON, THE SIGNER(S)
OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (X) HE () EXECUTED THE SAME.



NOTARY PUBLIC

Account 1068196

Location

Owner

Value

Account Number 1068196
Parcel Number HD-SHCR-8-9-B
Tax District 02 - Hildale Town
Acres 0.42
Situs 0, 0

Name FREHNER PROPERTIES LLC
 1593 W BLOOMINGTON DR S
 SAINT GEORGE, UT 84790

Market (2021) \$40,000
Taxable \$40,000
Tax Area: 02 **Tax Rate:**
 0.009859

Legal Subdivision: SHORT CREEK 8 (HD) Lot: 9 A
 PORTION OF LOT 9 DESCRIBED AS FOLLOWS:

Type	Actual	Assessed	Acres
Non			
Primary	\$40,000	\$40,000	0.420
Land			

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF SHORT CREEK SUBDIVISION #8, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°57'24" E 139.39 FEET ALONG THE EAST LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF LOT 15 OF SAID SUBDIVISION; THENCE S 88°12'23" W 128.98 FEET ALONG SAID LINE; THENCE N 2°05'40" W 143.46 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE S 89°59'33" E 129.40 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

Parent Accounts 0928077
Parent Parcels HD-SHCR-8-9-A
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Transfers

Entry Number

Recording Date

00952300	06/20/2005 01:58:00 PM
00953497	06/24/2005 02:22:00 PM
20090025382	06/30/2009 03:19:45 PM
20090025437	07/01/2009 08:14:04 AM
20140018759	06/23/2014 11:22:28 AM
20160001992	01/20/2016 04:04:12 PM
20170049380	12/05/2017 04:19:32 PM
20200028113	06/05/2020 08:16:24 AM
20200028127	06/05/2020 08:52:52 AM
20210039051	06/03/2021 12:52:27 PM

[B: 1756 P: 2167](#)
[B: 1758 P: 2339](#)

"Tax"

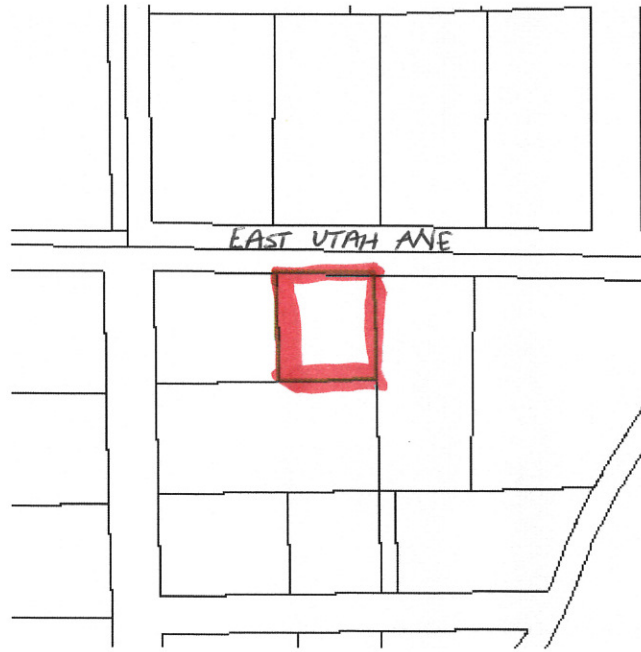
Images

Tax Year	Taxes
*2021	\$394.36
2020	\$0.00

• [GIS](#)

* Estimated

Item 10.



RA-5 Residential - agricultural.5
Rezone to RM-1 Multi-family
Residential 1

Hildale City Zoning districts

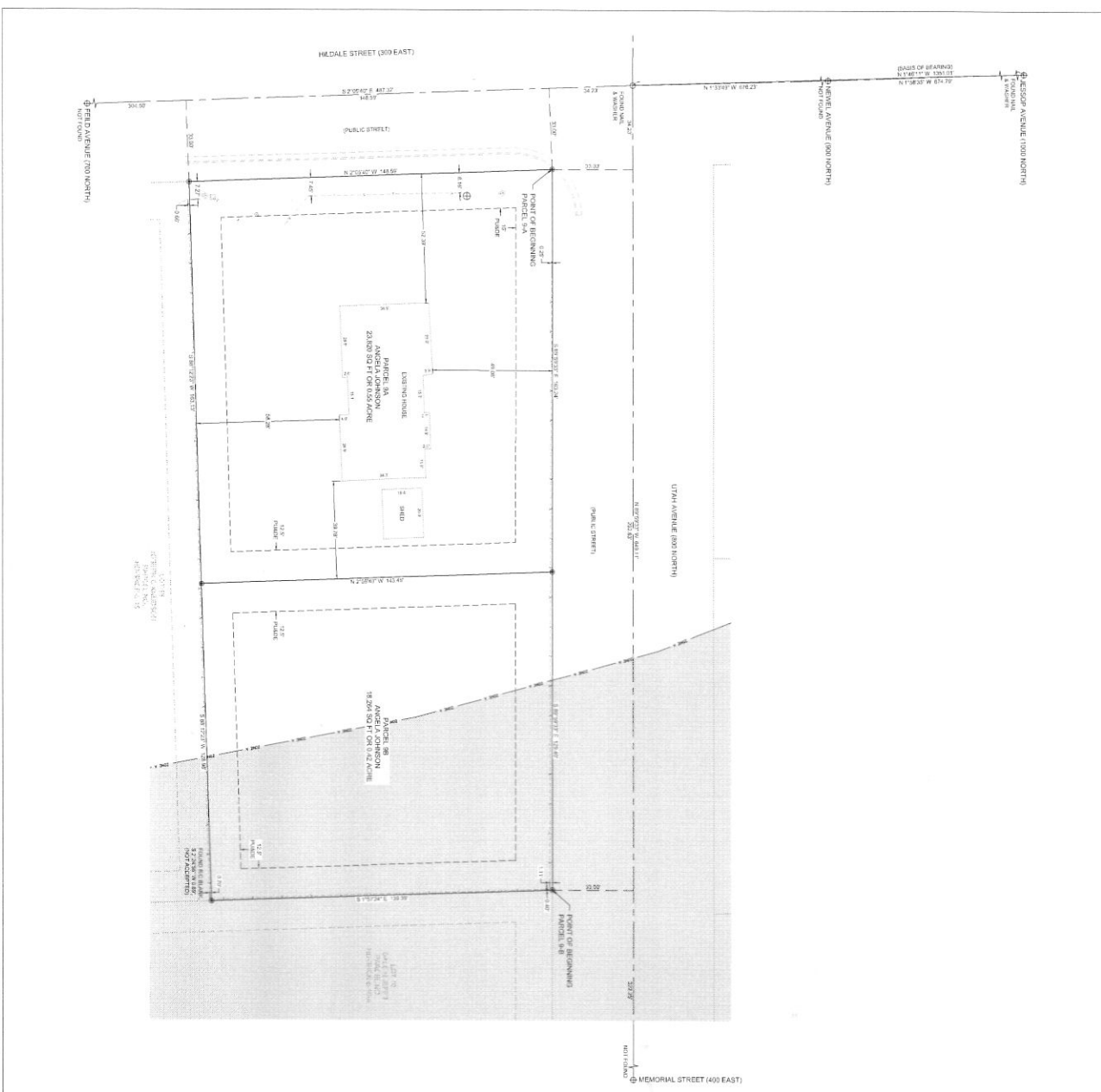
Item 10.



Hildale City Zoning districts



Item 10.



LEGAL DESCRIPTIONS

PARCEL 1A
 BEING THAT PORTION OF LOT 1 OF SHORT CHECK SUBDIVISION AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND MEASURING THEREAS 3.99 ACRES, 324,241 SQR FT. ALONG THE NORTH LINE OF SAID LOT 1, THENCE S 27°00'00" E CORNER OF SAID LOT 1, THENCE N 72°00'00" W 143.57 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, THEN N 52°00'00" W 232.80 FT. OR 0.534 ACRES MORE OR LESS.

PARCEL 1B
 BEING THAT PORTION OF LOT 1 OF SHORT CHECK SUBDIVISION AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND MEASURING THEREAS 1.72 ACRES, 187,824 SQR FT. ALONG THE NORTH LINE OF SAID LOT 1, THENCE S 27°00'00" E CORNER OF SAID LOT 1, THENCE N 72°00'00" W 143.57 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, THEN N 52°00'00" W 232.80 FT. OR 0.534 ACRES MORE OR LESS.

NARRATIVE

THESE LOTS WERE CREATED BY THE DIVISION OF LAND RECORDS, UTAH, FROM THE RECORDS OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND MEASURING THEREAS 1.72 ACRES, 187,824 SQR FT. ALONG THE NORTH LINE OF SAID LOT 1, THENCE S 27°00'00" E CORNER OF SAID LOT 1, THENCE N 72°00'00" W 143.57 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, THEN N 52°00'00" W 232.80 FT. OR 0.534 ACRES MORE OR LESS.

LEGEND

- ALL BOUNDARY AND PROPERTY (L)OT) CORNER TO BE SET WITH SP. IRON AND CAP STAMPED ONE INCHES, UNLESS OTHERWISE SPECIFIED OR NOTED OTHERWISE.
- △ FOUND BOUNDARY CORNER, UNLESS OTHERWISE NOTED.
- EASEMENT (SEE NOTES)
- - - EASEMENT (SEE NOTES)
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SEWER/LANDSLIDE
- EXISTING GAS MAIN
- EXISTING POWER LINE
- EXISTING POWER POLE
- FLOOD ZONE "X" AS SHOWN ON FEMA 49933-C1-1003 PANEL 1794 OF 1726 APRIL 2, 2009

NOTES

1. NO LOT LINES HAVE BEEN LAYED AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, USE, DEPTH OR WIDTH OF ANY EASEMENTS OR RIGHTS OF WAY OR ANY OTHER RIGHTS OR INTERESTS IN THE LAND OR ANY OTHER RIGHTS OR INTERESTS IN THE LAND OR ANY OTHER RIGHTS OR INTERESTS IN THE LAND.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR ENCUMBRANCES RESPECTIVE TO THE PROPERTY.
3. THE BOUNDARY CORNER OTHER THAN THE POINT OF BEGINNING OF THIS SURVEY HAS BEEN SET BY THE SURVEYOR.
4. THE FIELD WORK WAS PERFORMED ON MARCH 10, 2020.



LOCATED IN
 SE 1/4 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 10 WEST,
 SALT LAKE BASIN AND MERIDIAN
 PREPARED FOR
 ANGELO JOHNSON



HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Application Type: Re-Zone (Amendment to Zoning Map)
Applicant Name: Frehner Properties LLC (Agents Jeremy & Adriana Frehner)
Project Address: 345 E Utah Ave
Current Zoning: RA-.5
Proposed Zoning: RM-1
Legislative/Administrative Proceeding: Legislative
Approval Authority: Hildale City Council
Appeal Authority: Hildale City Hearing Officer

Date of Public Hearing: August 19, 2021
Location of Public Hearing: Hildale City Hall
Notice to Mailed to Neighbors: August 4, 2021

Summary of Application

The applicant is requesting an amendment to the zoning map to change lot HD-SCHR-8-9-B from Residential Agricultural 5 (RA-.5) to Multiple-Family Residential 1 (RM-1).

Background

The subject lot is located on the south side of Utah Avenue between Hildale Street and Memorial Street (see map). The parent lot was zoned RA-1 with the adoption of the zoning map in 2018 and was re-zoned to RA-.5 in May 2020. Subsequently, it was split from the parent lot.

The applicant plans to build a two-family dwelling (“duplex”) on the subject lot. The RA-.5 zone does not permit two-family dwellings. The RM-1 zone would permit the use.

General Plan and Zoning

The general plan designated this lot for low-density residential.

Standards for Approval/Denial

Hildale City Code 152-7-7(e) outlines the minimum considerations the Commission should consider when making this recommendation to the Council:

1. Whether the proposed amendment is consistent with 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Staff Analysis

Please keep in mind that the list of consideration above and discussed below are NOT a comprehensive list of consideration, but the minimum amount of consideration.

PZ Commission can make a recommendation based on: ANY RATIONAL BASIS. This is the most flexible level of discretion given to you under the law.

Is the applicant request consistent with the General Plan's (GP) goals, objectives, and policies?

No.

The General Plan has designated the area as low-density residential, which in the general plan indicates 1-3 dwelling units per acre and primarily detached, single-family housing with accessory dwelling units and on-site agriculture. The RM-1 zone allows for up to six dwelling units per lot, and minimum lot sizes of 10,000 square feet, which would not be consistent with low-density residential.

The requested zoning designation would otherwise be consistent with the "Land Use and Circulation Goals, Policies, Objectives, and Actions" listed in the General Plan. (See page 23, 24 and 28 of GP: http://hildalecity.com/wp-content/uploads/2016/12/HildaleCityGeneralPlan_IDFinal-v1op4.pdf).

Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

Yes. The existing development surrounding this location is generally zoned as Residential Agricultural, consisting of single-family homes on large lots, and Multiple-Family Residential, consisting primarily of duplexes.

Will the proposed amendment adversely affect adjacent property?

No. There is no reason to believe granting the requested zoning will adversely affect adjacent property. While the RM-1 zone can reasonably be expected to increase traffic and noise in the vicinity, the subject lot is located adjacent to an existing RM-1 district, and is situated on Utah Avenue, a residential collector street. With respect to the neighboring single-family residential development, the permitted uses in the RM-1 zone are generally equally as restrictive on permitted uses as single-family residential and residential agricultural zones.

Is there 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, stormwater drainage systems, water supplies, and wastewater and refuse collection?

There are adequate facilities to support the requested level of density.

Staff Recommendation

Staff recommends granting the requested zone change. As explained above, the analysis weighs in favor of the applicant.



Caution

Ask yourself the following questions before voting.

1. Do I have a conflict of interest that has not been disclosed?
2. Am I granting this application based on who the applicant is?
3. In our discussion or in my own personal deliberations, did I/we consider the applicant's:
 - Color
 - Disability
 - Family Status
 - Sex/Gender
 - Race
 - Religion
 - National Origin
 - Familial Status
 - Military Service

If the answer is yes to any of the questions above, STOP. Consult with City Planning and Zoning Administrator, City Manager, City Attorney or Court Appointed Monitor Roger Carter ((435) 319-0840 or rrcivicus@gmail.com).



Sample Motions

(Approve without conditions) I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-8-9-B, commonly addressed as 345 East Utah Avenue, based on the findings set forth in the staff report [*and (if applicable) for the following additional reasons:*]

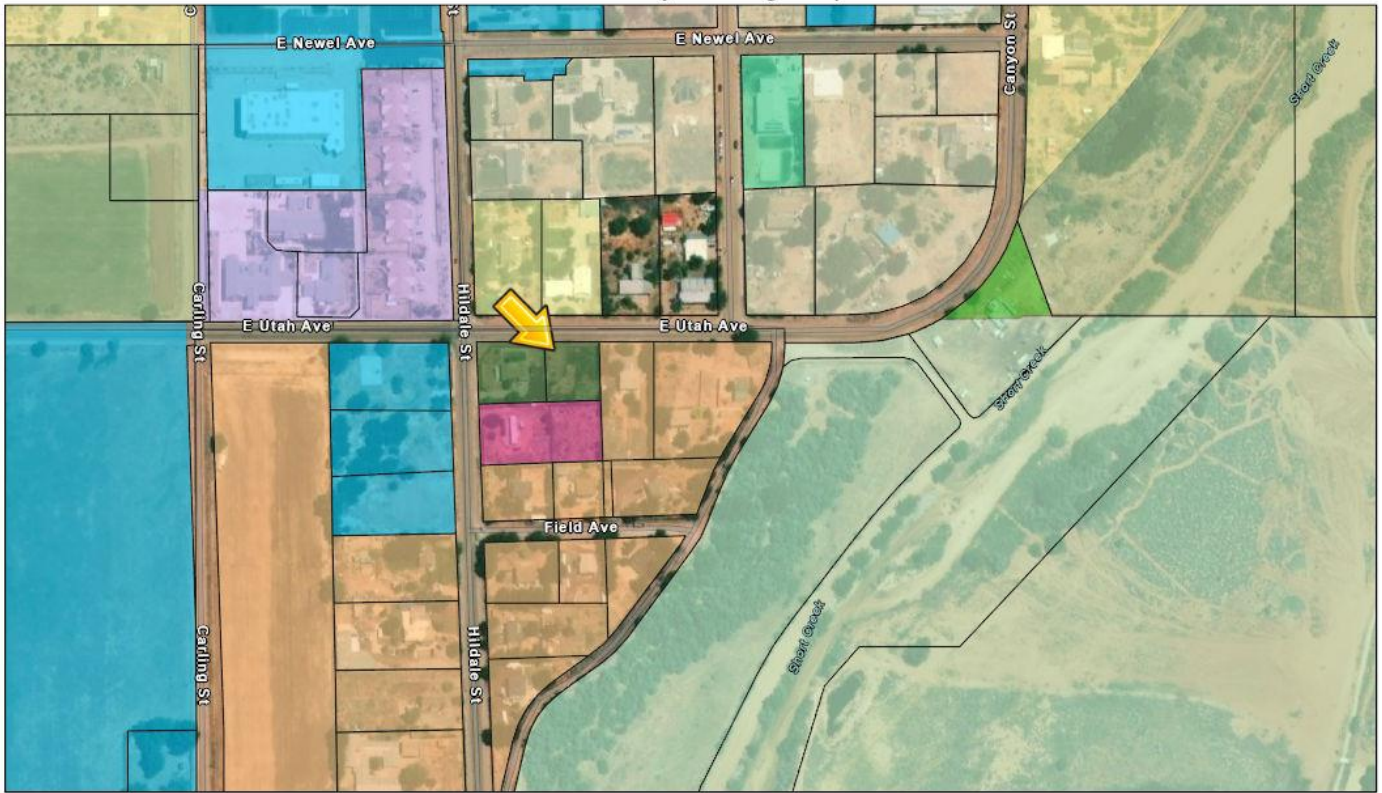
(Approve with conditions) I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-8-9-B, commonly addressed as 345 East Utah Avenue, with the following conditions: [*list conditions*].

[e.g. The lot split is approved within a stated deadline.]

(Deny) I move we recommend the City Council deny the zoning map amendment requested for lot(s) HD-SHCR-8-9-B, commonly addressed as 345 East Utah Avenue, based on the findings set forth in the staff report [*and (if applicable) for the following additional reasons:*]

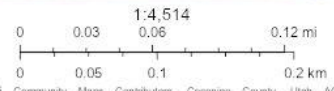
(Postpone) I move we postpone considering the zoning map amendment application to the next regular planning commission meeting, and direct staff to provide more information about _____
_____.

Hildale City Zoning Map



8/18/2021, 11:34:07 AM

- | | | | |
|-------------------------|--------------------------------------|--------------------------------------|-------------------------|
| Municipal Boundary | A-5 - Agricultural 5 | R1-8 - Single-family residential 8 | GC - General commercial |
| Parcels | RA-1 - Residential-agricultural 1 | RM-1 - Multiple-family residential 1 | OS - Open space |
| Zoning Districts | RA-5 - Residential-agricultural .5 | RM-2 - Multiple-family residential 2 | PF - Public facilities |
| A-10 - Agricultural 10 | R1-10 - Single-family residential 10 | NC - Neighborhood commercial | |



Esri Community Maps Contributors, Coconino County, Utah AGRC, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sunrise Cloud SMART GIS®, Maxar

Hildale City
Sunrise Cloud SMART GIS®

Mayor: Donia Jessop
City Council: Maha Layton, Lawrence Barlow
 Stacy Seay, JVar Dutson, Jared Nicol

320 East Newel Ave.
 P.O. Box 840490
 Hildale, UT 84784

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HILDALE, ADOPTING AMENDMENTS TO HILDALE CITY ZONING MAP.

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah Law, and is authorized pursuant to the Municipal Land Use Development and Management Act, Utah Code Annotated, Title 10, Chapter 9a to enact and amend its zoning map;

WHEREAS, Applicant has requested a zone change for one lot(s), comprising approximately 0.42 acre(s) located at 345 East Utah Avenue, Parcel No. HD-SHCR-8-9-B, from Residential Agricultural .5 (RA-.5) to Multiple-Family Residential 1 (RM-1);

WHEREAS, on August 19, 2021, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input on the proposed Zoning Map amendment, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has recommended approval of the application by the City Council, and has forwarded to the City Council any objections that the Commission received;

WHEREAS, the City Council has considered the Planning Commission’s recommendations, has provided notice and held a public meeting on the date set forth below, and hereby adopts amendments to the Zoning Map after making revisions, if any, that the Council considers appropriate; and

WHEREAS, the City Council finds that it is in the best interests of the health, safety and welfare of the inhabitants of Hildale to grant the Zoning Map amendment requested by the Applicant, modified as recommended by the Planning Commission.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF HILDALE, UTAH:

Section 1. The Hildale City Zoning Map is hereby amended to change the following described property from Residential Agricultural .5 (RA-.5) to Multiple-Family Residential 1 (RM-1):

**BEGINNING AT THE NORTHEAST CORNER OF LOT 9, SHORT CREEK SUBDIVISION #8, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1'57'24" E 139.39 FEET ALONG THE EAST LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF LOT 15 OF SAID SUBDIVISION; THENCE S 88'12'23" W 128.98 FEET ALONG SAID LINE; THENCE N 2'05'40" W 143.46 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE S 89'59'33" E 129.40 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING
(A.P.N. HD-SHCR-8-9-B)**

Section 2. This ordinance shall become effective immediately after publication or posting as required by law.

PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL, STATE OF UTAH, ON THIS 1ST DAY OF SEPTEMBER, 2021.

HILDALE CITY ORDINANCE No. 2021-013

Item 10.

		YES	NO	ABSTAIN	ABSENT
Lawrence Barlow	Council Member				
Stacy Seay	Council Member				
Jared Nicol	Council Member				
JVar Dutson	Council Member				
Maha Layton	Council Member				

Donia Jessop, Mayor

Attest:

(seal)
Athena Cawley, City Recorder

HILDALE CITY RESOLUTION NO. 2021-09-01

A RESOLUTION OF THE HILDALE CITY COUNCIL DECLARING HILDALE CITY'S INTENT TO ANNEX CERTAIN UNINCORPORATED AREAS

WHEREAS, the City of Hildale (the "City") is a municipal corporation of the State of Utah, organized and existing under Utah law, and is therefore empowered pursuant to Title 10, Chapter 2, Part 4 of the Utah Code to annex unincorporated areas without an annexation petition, under certain circumstances;

WHEREAS, the City has identified a portion of an unincorporated peninsula contiguous to the City's boundaries and within the City's expansion area that may be annexed pursuant to Section 10-2-418 of the Utah Code, described as follows (the "Proposed Annexation Area"):

T. 43 S., R. 10 W. (Township 43 South, Range 10 West)
secs. 30 and 31

T. 43 S., R. 11 W. (Township 43 South, Range 11 West)
secs. 25 and 36

The areas described aggregate 2,206.32 acres.

WHEREAS, because the portion of unincorporated peninsula outside the Proposed Annexation Area is characterized by rugged geography and presents unique challenges to both development and provision of municipal services, the City Council finds that not annexing the entire unincorporated peninsula is in the City's best interest;

WHEREAS, prior to holding a public hearing on an annexation without a petition, the City Council must adopt a resolution indicating the City's intent to annex the Proposed Annexation Area, describing the area to be annexed, and thereafter must give notice of the public hearing pursuant to Sections 10-2-418(6) and (7); and

WHEREAS, the City Council now desires to adopt this resolution in compliance with Section 10-2-418(5)(a), indicating the City's intent to annex the Proposed Annexation Area.

NOW THEREFORE, be it resolved by the Mayor and City Council of Hildale City, Utah as follows:

Section 1. The Hildale City Council hereby declares that the City of Hildale intends to annex the Proposed Annexation Area described herein, following public notice and hearing as provided for herein.

Section 2. The City Manager shall schedule a public hearing on the proposed annexation no earlier than 30 days after the adoption of this Resolution and shall ensure that public notice thereof is given in compliance with Section 10-2-418(6) and (7) of the Utah Code.

Section 3. This Resolution shall become effective immediately after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF HILDALE CITY, UTAH, ON THIS 1ST DAY OF SEPTEMBER 2021 BY THE FOLLOWING VOTE:

		YES	NO	ABSTAIN	ABSENT
Lawrence Barlow	Council Member				
Stacy Seay	Council Member				
JVar Dutson	Council Member				
Maha Layton	Council Member				
Jared Nicol	Council Member				

Donia Jessop, Mayor

ATTEST:

Athena Cawley, City Recorder

SUNRISE ENGINEERING, INC.
 11 North 300 West, Washington, Utah 84780
 Tel: (435) 652-8450 Fax: (435) 652-8416
Engineer's Opinion of Probable Cost

HILDALE PROJECT FUNDING

Hildale City

25-Aug-21

MCG/bcw

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
MAXELL CANYON					
1	Mobilization	10%	LS	\$ 114,100.00	\$ 114,100.00
2	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
3	Materials Sampling & Testing	1	LS	\$ 15,000.00	\$ 15,000.00
4	Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00
5	6-inch Fused HDPE	15,840	LF	\$ 45.00	\$ 712,800.00
6	Roadway Restoration	95,000	SF	\$ 4.00	\$ 380,000.00
7	Misc. Site Plumbing	1	LS	\$ 3,100.00	\$ 3,100.00
8	Air Release Valves	1	EA	\$ 5,200.00	\$ 5,200.00
SUBTOTAL					\$ 1,255,000.00
				CONTINGENCY 15%	\$ 188,000.00
PROJECT TOTAL					\$ 1,443,000.00
WATER TREATMENT PLANT					
1	Mobilization	10%	LS	\$ 292,800.00	\$ 292,800.00
2	Construction Staking	1	LS	\$ 8,000.00	\$ 8,000.00
3	Materials Sampling & Testing	1	LS	\$ 25,000.00	\$ 25,000.00
4	Pilot Study	1	LS	\$ 90,000.00	\$ 90,000.00
5	Earthwork	1	LS	\$ 17,000.00	\$ 17,000.00
6	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
7	Footings/Foundation/Floor	1	LS	\$ 40,000.00	\$ 40,000.00
8	Building	1	LS	\$ 90,000.00	\$ 90,000.00
9	Electrical Systems	1	LS	\$ 100,000.00	\$ 100,000.00
10	12-inch Site Piping	500	LF	\$ 200.00	\$ 100,000.00
11	16-inch Piping	250	LF	\$ 300.00	\$ 75,000.00
12	Steel Clear Well Tank	1	LS	\$ 115,000.00	\$ 115,000.00
13	Generator	2	EA	\$ 115,000.00	\$ 230,000.00
14	Treatment Plant Equipment & Installation	1	LS	\$ 1,800,000.00	\$ 1,800,000.00
15	Site Paving/Repaving	10,000	SF	\$ 5.00	\$ 50,000.00
16	Misc. Site Plumbing	1	LS	\$ 22,000.00	\$ 22,000.00
17	Air Release Valves	6	EA	\$ 5,200.00	\$ 31,200.00
18	Mechanical Systems	1	LS	\$ 50,000.00	\$ 50,000.00
19	SCADA & Controls	1	LS	\$ 75,000.00	\$ 75,000.00
SUBTOTAL					\$ 3,221,000.00
				CONTINGENCY 15%	\$ 483,000.00
PROJECT TOTAL					\$ 3,704,000.00
NEW WELLS					
1	Mobilization	10%	LS	\$ 88,100.00	\$ 88,100.00
2	Construction Staking	1	LS	\$ 2,000.00	\$ 2,000.00
3	Materials Sampling & Testing	1	LS	\$ 15,000.00	\$ 15,000.00
4	Vertical Well- Deep 18"	1	LS	\$ 385,000.00	\$ 385,000.00
5	Vertical Well- Shallow 18"	1	LS	\$ 320,000.00	\$ 320,000.00
6	Site Piping	100	LF	\$ 75.00	\$ 7,500.00
7	Misc Connections	8	EA	\$ 315.00	\$ 2,520.00
8	Misc. Site Plumbing	1	LS	\$ 7,700.00	\$ 7,700.00
9	Air Release Valves	4	EA	\$ 5,200.00	\$ 20,800.00
10	Well Site Vault	1	EA	\$ 72,500.00	\$ 72,500.00
11	Metering Manhole	1	EA	\$ 9,000.00	\$ 9,000.00
12	Discharge/Drain Apron	1	EA	\$ 8,500.00	\$ 8,500.00
13	Well Site Electrical	1	LS	\$ 30,000.00	\$ 30,000.00
SUBTOTAL					\$ 969,000.00
				CONTINGENCY 15%	\$ 145,000.00
PROJECT TOTAL					\$ 1,114,000.00

WATER SYSTEM IMPROVEMENTS					
1	Mobilization	10%	LS	\$ 639,100.00	\$ 639,100.00
2	Construction Staking	1	LS	\$ 50,000.00	\$ 50,000.00
3	Materials Sampling & Testing	1	LS	\$ 50,000.00	\$ 50,000.00
4	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000.00
5	Subsurface Investigation	80	HR	\$ 250.00	\$ 20,000.00
6	8-inch Piping (For Hydrants)	2,930	LF	\$ 55.00	\$ 161,150.00
7	Fire Hydrants	78	EA	\$ 7,500.00	\$ 585,000.00
8	6-inch Piping (For Hydrants)	2,112	LF	\$ 45.00	\$ 95,040.00
9	10-inch Piping (Saddle Tank)	800	LF	\$ 70.00	\$ 56,000.00
10	10-inch Piping (For 1 MG Tank)	2,500	LF	\$ 70.00	\$ 175,000.00
11	12-inch Piping (For 1MG Tank)	2,500	LF	\$ 80.00	\$ 200,000.00
12	Booster Pump Station	1	LS	\$ 300,000.00	\$ 300,000.00
13	Roadway Restoration	35,052	SF	\$ 5.00	\$ 175,260.00
14	6" Gate Valves	80	EA	\$ 2,500.00	\$ 200,000.00
15	8" Gate Valves	25	EA	\$ 3,000.00	\$ 75,000.00
16	10" Gate Valves	2	EA	\$ 4,500.00	\$ 9,000.00
17	Blowoffs	2	EA	\$ 3,750.00	\$ 7,500.00
18	PRV	2	EA	\$ 5,000.00	\$ 10,000.00
19	PRV Vault	2	EA	\$ 26,000.00	\$ 52,000.00
20	300K Gallon Concrete Storage Tank & Appurtenances	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
21	1 MG Concrete Storage Tank & Appurtenances	1	LS	\$ 3,000,000.00	\$ 3,000,000.00
22	Chain Link Fence & Gate	3,000	LF	\$ 40.00	\$ 120,000.00
23	Tank Site Appurtenances	1	LS	\$ 25,000.00	\$ 25,000.00
SUBTOTAL					\$ 7,030,000.00
CONTINGENCY					15% \$ 1,055,000.00
PROJECT TOTAL					\$ 8,085,000.00
WATER CANYON VERTICAL WELL					
1	Mobilization	10%	LS	\$ 162,300.00	\$ 162,300.00
2	Constuction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
3	Material Sampling & Testing	1	LS	\$ 15,000.00	\$ 15,000.00
4	Traffic Control	1	LS	\$ 8,000.00	\$ 8,000.00
5	8-inch DI Piping	7,500	LF	\$ 102.00	\$ 765,000.00
6	Vertical Well- Deep 18"	1	LS	\$ 385,000.00	\$ 385,000.00
7	Generator	1	EA	\$ 115,000.00	\$ 115,000.00
8	Repaving	2,500	LF	\$ 70.00	\$ 175,000.00
9	Misc. Site Plumbing	1	LS	\$ 3,000.00	\$ 3,000.00
10	Air Release Valves	1	EA	\$ 5,200.00	\$ 5,200.00
11	Furnish & Install Pump for Development & Test	1	LS	\$ 42,000.00	\$ 42,000.00
12	Development Pumping	120	HR	\$ 500.00	\$ 60,000.00
13	Test Pumping	48	HR	\$ 500.00	\$ 24,000.00
14	Sampling & Testing for Culinary Water Quality	1	LS	\$ 500.00	\$ 500.00
15	Well Disinfecting & Capping	1	LS	\$ 3,000.00	\$ 3,000.00
16	Well Driller's Report Preparing	1	LS	\$ 600.00	\$ 600.00
17	Geophysical Well Log	1	LS	\$ 12,000.00	\$ 12,000.00
SUBTOTAL					\$ 1,786,000.00
CONTINGENCY					15% \$ 268,000.00
PROJECT TOTAL					\$ 2,054,000.00
COMPLETE PROJECT TOTAL					\$ 16,400,000.00

INCIDENTALS						
MAXELL CANYON						
1	Pre-Construction Engineering	0.7%	LS	\$ 125,000.00	\$	125,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.1%	HR	\$ 20,000.00	\$	20,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	0.6%	HR	\$ 113,000.00	\$	113,000.00
4	Misc. Administration, Legal and Bonding	0.1%	HR	\$ 10,000.00	\$	10,000.00
				SUBTOTAL		\$ 268,000.00
WATER TREATMENT PLANT						
1	Pre-Construction Engineering	1.1%	LS	\$ 215,000.00	\$	215,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.1%	HR	\$ 15,000.00	\$	15,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	1.0%	HR	\$ 195,000.00	\$	195,000.00
4	Misc. Administration, Legal and Bonding	0.1%	HR	\$ 20,000.00	\$	20,000.00
				SUBTOTAL		\$ 445,000.00
NEW WELLS						
1	Pre-Construction Engineering	0.4%	LS	\$ 66,000.00	\$	66,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.0%	HR	\$ 5,000.00	\$	5,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	0.3%	HR	\$ 60,000.00	\$	60,000.00
4	Misc. Administration, Legal and Bonding	0.0%	HR	\$ 5,000.00	\$	5,000.00
				SUBTOTAL		\$ 136,000.00
WATER SYSTEM IMPROVEMENTS						
1	Pre-Construction Engineering	2.2%	LS	\$ 416,000.00	\$	416,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.4%	HR	\$ 75,000.00	\$	75,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	2.0%	HR	\$ 375,000.00	\$	375,000.00
4	Misc. Administration, Legal and Bonding	0.3%	HR	\$ 50,000.00	\$	50,000.00
				SUBTOTAL		\$ 916,000.00
WATER CANYON VERTICAL WELL						
1	Pre-Construction Engineering	1.4%	LS	\$ 270,000.00	\$	270,000.00
	Funding Procurement/Acquisition					
	Engineering Design					
2	Special Engineering Services	0.1%	HR	\$ 20,000.00	\$	20,000.00
	Design Survey					
	Geotechnical Report					
3	Construction Engineering Services	1.3%	HR	\$ 240,000.00	\$	240,000.00
4	Misc. Administration, Legal and Bonding	0.1%	HR	\$ 10,000.00	\$	10,000.00
				SUBTOTAL		\$ 540,000.00
				INCIDENTALS SUBTOTAL		\$ 2,305,000.00
				TOTAL PROJECT COST		\$ 18,705,000.00

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

From: Eric Duthie, Hildale City Manager
To: Hildale City Council; Hildale City Mayor
Date: August 27, 2021
Subject: Maxwell Park Commercial Water Sales

The Hildale-Colorado City Utility Board discussed commercial businesses “reselling” culinary water which is made available as a community service. During the discussion, several points were identified:

- The general complaint is that individuals can’t access the taps because of the large tank usage and the “fairness issue” of usage, not just the inconvenience of waiting for large water haulers to fill. Opinion was expressed that money is not the only concern, rather Maxwell Park water is there for the Community; Culinary customers paying monthly water bills should have the right to go to the park and get drinking water without waiting for these large tanks; The large tanks are not paying, only culinary water customers pay their monthly bill.
- The Utilities Department overviewed several options for the Board to consider.
 - For a whole year, the usage at the park is under \$2,000.00 a year.
 - Camp Hosting Facilities (Glamping) pay a transient room tax, part of which is returned to the city.
 - Establish a commercial fill station **at Maxwell Park** to aide in the surge flow.
 - The (residential jug size) taps at Maxwell could be changed so hoses can’t connect.
 - Park residential filling will be as a faucet with no hose connections.
 - Customers who can’t lift their water jugs could use the fill station but pay a rate like that of a hydrant meter.

 - Establish a commercial metered fill station **out of Maxwell Park**.
 - Signage will direct customers to pay at the Utility Department after filling.
 - Some customers may not pay, but most are honorable and will comply.
 - Estimated costs for developing a fully metered and on-site payment station on Louis Lane may be around \$35,000.00.
 - Utilities did not believe the project would pay for itself, at any near future time.

- Opinions supported a fill station on Louis Street vs. Maxwell Park.
- Staff was requested to research the option of making large tank filling at the park; and opine on the effectiveness.
- The Board directed staff to initiate a study for the Louis Lane commercial fill station and be reported to the next Utility Board Meeting.
- The Board recommends Hildale City Council approve the development of a temporary commercial tap and provide signage directing them to utilize such exclusively.
- The Board also recommended Hildale City Council close the existing residential taps to large water haulers immediately upon availability of the temporary commercial tap.
- Utility Board member / City Council member Dutson was tasked with presentation to the Hildale City Council.

**HILDALE CITY
ORDINANCE 2021-008**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF HILDALE CITY, UTAH
AMENDING THE TEXT OF THE HILDALE LAND USE ORDINANCE WITH
REGARD TO PUBLIC NOTICE**

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah Law, and is authorized pursuant to the Municipal Land Use Development and Management Act, Utah Code Annotated, Title 10, Chapter 9a to enact and amend land use regulations;

WHEREAS, the Planning & Zoning Administrator has proposed certain changes to the public notice requirements for public meetings and hearings under the Hildale Land Use Ordinance;

WHEREAS, on August 19, 2021, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input on a proposed amendment to the Land Use Ordinance of Hildale City, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has prepared and recommended this proposed amendment for adoption by the City Council, and has forwarded to the City Council all objections that the Commission received; and

WHEREAS, the City Council has considered the Planning Commission's recommendations, has provided notice and held a public meeting on the date set forth below, and hereby adopts the recommended land use regulation after making revisions, if any, that the Council considers appropriate.

NOW THEREFORE, be it ordained by the Council of the Hildale City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “Sec 152-7-4 Public Hearings And Meetings” of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-7-4 Public Hearings And Meetings

Any public hearing or meeting required under this chapter, as the case may be, shall be scheduled and held subject to the requirements of this section.

(a) Scheduling A Public Hearing Or Meeting:

An application requiring a public hearing or meeting shall be scheduled within a reasonable time following receipt of a complete application. The amount of time between receipt of an application and holding a public hearing or meeting shall be considered in light of:

- (1) The complexity of the application submitted;
- (2) The number of other applications received which require a public hearing or meeting;
- (3) Available staff resources; and
- (4) Applicable public notice requirements.

(b) Notice Requirements:

The notice required by this land use ordinance shall be satisfied by actual notice or the notice specified as follows:

- (1) Applicant Notice: For each land use application or appeal, the city shall notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application or appeal and of any final action thereon. In an appeal, the same notice shall be given to each party in interest to the action appealed from.

- (2) ~~Re-Zone Applications: In addition to all other noticing requirements of this chapter and of Utah Code 10-9a-101, all adjacent property owners will be notified by mail post marked ten (10) days before the approval of any re-zone application.~~ Notice Of Public Hearings And Public Meetings To Consider General Plan ~~Or Modifications:~~

- a. The city shall ~~give~~provide:

1. Notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and
2. Notice of each public meeting on the subject.

- b. Each notice of a public ~~meeting~~hearing under subsection B23a(21) of this section shall be at least ten (10) calendar days before the public hearing and shall be:

1. ~~Published in a newspaper of general circulation in the area;~~Published on the Utah Public Notice Website;
2. Mailed to each affected entity; and
3. Posted in at least three (3) public locations within the city or on the city's official website.

- c. Each notice of a public meeting under subsection B23a(2) of this section shall be ~~posted~~at least twenty four (24) hours before the meeting and shall be:

1. Published on the Utah Public Notice Website; and
2. ~~p~~Posted in at least three (3) public locations within the city or on the city's official website.

- (3) Notice Of Public Hearing and Public Meetings to Consider Land Use Regulations~~On Adoption Of Modification:~~

~~Notice of public hearings and public meetings on adoption of modification of the land~~

~~use ordinance:~~

- (+) a. The city shall give:
1. Notice of the date, time, and place of the first public hearing to consider the adoption ~~of or~~ any modification of a land use ordinance or regulation, or of the zoning map; and
 2. Notice of each public meeting on the subject.
- b. Each notice of a public hearing under subsection B~~34~~a(2~~1~~) of this section shall be at least ten (10) calendar days before the public hearing and shall be:
1. Published on the Utah Public Notice Website;
 2. Mailed to each affected entity~~at least ten (10) calendar days before the public hearing;~~
 3. Posted in at least three (3) public locations within the city or on the city's official website; and
 4. Mailed to:
 5. ~~Published in a newspaper of general circulation in the area at least ten (10) calendar days before the public hearing; or mailed at least three (3) days before the public hearing to:~~
 - i. Each property owner whose land is directly affected by the land use ordinance change; and
 - ii. Each adjacent property owner ~~within the parameters specified by this chapter.~~
- c. Each notice of a public meeting under subsection B~~34~~a(2) of this section shall be at least twenty four (24) hours before the meeting and shall be:
1. Published on the Utah Public Notice Website; and
 2. ~~p~~Posted in at least three (3) public locations within the city or on the city's official website.

(c) Challenge Of Notice:

If notice required by this section is not challenged in accordance with applicable appeal procedures within thirty (30) days from the date of the hearing or meeting for which notice was given, the notice shall be considered adequate and proper.

(d) Examination And Copying Of Application And Other Documents:

Upon reasonable request, and during normal business hours, any person may examine an application and materials submitted in support of or in opposition to an application in the appropriate city office. Copies of such materials shall be made available at reasonable cost.

(e) Public Hearing And Meeting Procedures:

An application shall be considered pursuant to policies and procedures established by the decision making body or official for the conduct of its meetings.

(f) Withdrawal Of Application:

An applicant may withdraw an application at any time prior to action on the application by the decision making body or official. Application fees shall not be refundable if prior to withdrawal:

- (1) A staff review of the application has been undertaken; or

- (2) Notice for a public hearing or meeting on the application has been mailed, posted or published.
- (g) Record Of Public Hearing Or Meeting:
- (1) Written minutes or a digital or tape recording shall be kept of all public hearings or meetings. Such minutes or a digital or tape recording shall include:
 - a. The date, time, and place of the meeting;
 - b. The names of members present and absent;
 - c. The substance of all matters proposed, discussed, or decided, and a record, by individual member, of votes taken;
 - d. The names of all citizens who appeared and the substance in brief of their testimony; and
 - e. Any other information that any member requests be entered in the minutes.
 - (2) The minutes, tape recordings, all applications, exhibits, papers and reports submitted in any proceeding before the decision making body or official, and the decision of the decision making body or official, shall constitute the record thereof. The record shall be made available for public examination as provided in subsection D of this section.
- (h) Notification:
- Notice of a decision by the decision making body or official shall be provided to an applicant within a reasonable time.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **EFFECTIVE DATE** This Ordinance shall be in full force and effect after the required approval and publication according to law.

PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember JVar Dutson	_____	_____	_____	_____
Councilmember Maha Layton	_____	_____	_____	_____
Councilmember Stacy Seay	_____	_____	_____	_____
Councilmember Jared Nicol	_____	_____	_____	_____
Councilmember Lawrence Barlow	_____	_____	_____	_____

Presiding Officer

Attest

Donia Jessop, Mayor, Hildale City

Athena Cawley, City Recorder
Hildale City

**HILDALE CITY
ORDINANCE 2021-009**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF HILDALE CITY, UTAH
ADOPTING THE DESIGN STANDARDS OF THE AMERICAN PUBLIC WORKS
ASSOCIATION**

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Municipal Land Use Development and Management Act, Title 10, Chapter 9a of the Utah Code to enact land use regulations;

WHEREAS, on August 19, 2021, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input for the proposed land use regulation, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has prepared and recommended to the Hildale City Council a proposed land use regulation that represents the Planning Commission's recommendation for regulating the use and development of land within all the area of the City of Hildale, and has forwarded to the City Council all objections filed with it;

WHEREAS, the court appointed fair housing monitor has reviewed the proposed land use regulation and has indicated he is not opposed to its adoption; and

WHEREAS, the City Council has given careful consideration to the recommendation of the Planning Commission as well as any public comments, and has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the proposed land use regulation.

NOW THEREFORE, be it ordained by the Council of Hildale City, in the State of Utah, as follows:

SECTION 1: **ADOPTION** “CHAPTER 156 DEVELOPMENT STANDARDS” of the Hildale Municipal Code is hereby *added* as follows:

ADOPTION

CHAPTER 156 DEVELOPMENT STANDARDS(*Added*)

SECTION 2: **ADOPTION** “Sec 156-08 Design Standards” of the Hildale Municipal Code is hereby *added* as follows:

ADOPTION

Sec 156-08 Design Standards(Added)

(A) The City hereby adopts the design standards found in the latest Manual of Standard Plans, and the latest Manual of Standard Specifications developed by and published by the Utah Chapter of the American Public Works Association (hereinafter referred to as the "APWA Standards").

(B) In the case of a conflict between the APWA Standards and the design standards in this chapter, the design standards in this chapter shall apply.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect after the required approval and publication according to law.

PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember JVar Dutson	_____	_____	_____	_____
Councilmember Maha Layton	_____	_____	_____	_____
Councilmember Stacy Seay	_____	_____	_____	_____
Councilmember Jared Nicol	_____	_____	_____	_____
Councilmember Lawrence Barlow	_____	_____	_____	_____

Presiding Officer

Attest

Donia Jessop, Mayor, Hildale City

Athena Cawley, City Recorder
Hildale City

**HILDALE CITY
ORDINANCE 2021-010**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF HILDALE CITY, UTAH
AMENDING THE HILDALE CITY LAND USE ORDINANCE TO UPDATE
CERTAIN LAND USE DEFINITIONS**

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah Law, and is authorized pursuant to the Municipal Land Use Development and Management Act, Utah Code Annotated, Title 10, Chapter 9a to enact and amend land use regulations;

WHEREAS, the Planning & Zoning Administrator has proposed certain changes to the definitions applicable to the Hildale Land Use Ordinance;

WHEREAS, on August 19, 2021, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input on a proposed amendment to the Land Use Ordinance of Hildale City, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has prepared and recommended this proposed amendment for adoption by the City Council, and has forwarded to the City Council all objections that the Commission received; and

WHEREAS, the City Council has considered the Planning Commission's recommendations, has provided notice and held a public meeting on the date set forth below, and hereby adopts the recommended land use regulation after making revisions, if any, that the Council considers appropriate.

NOW THEREFORE, be it ordained by the Council of the Hildale City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “Sec 152-1-1 Short Title” of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-1-1 Short Title

This chapter shall be known as the LAND USE ORDINANCE OF HILDALE CITY and may be so cited and pleaded and may be cited as the "Land Use Code" wherever referenced in this chapter.

SECTION 2: AMENDMENT “Sec 152-3-4 Definitions Of Words And Phrases” of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-3-4 Definitions Of Words And Phrases

As used in ~~this chapter~~ the Land Use Code, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

ACCESSORY BUILDING: A detached subordinate building located on the same lot with a main building, the use of which is customarily incidental to that permitted in the main building, or to the land upon which the main building is located.

ACCESSORY DWELLING UNIT: A subordinate residential living area created within a single-family dwelling or on the same residential lot as a single-family dwelling which meets the requirements of Article XLI of this ~~chapter~~ Land Use Code.

ACCESSORY USE: See definition of Use, Accessory.

ADJACENT PROPERTY OWNERS~~LANDOWNERS~~: A property owner of record, according to the records of the county recorder, whose property abuts all or part of property proposed for development, disregarding any street or political subdivision boundary that may separate the properties.

AFFECTED ENTITY: A county, municipality, ~~independent special district under title 17A, chapter 2, independent special districts, local district under title 17B, chapter 2, local districts, special service district,~~ school district, interlocal cooperation entity ~~established under title 11, chapter 13, interlocal cooperation act,~~ specified public utility, property owner, property owners association, or the Utah Department of Transportation, if:

- (a) The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- (b) The entity has filed with the City~~municipality~~ a copy of the entity's general or long range plan; or
- (c) The entity has filed with the City a request for notice during the same calendar year and before the City provides notice to an affected entity in compliance with a requirement imposed under Title 10, Chapter 9a of the Utah Code.
~~'s boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.~~

AGRICULTURAL BUSINESS: The conduct of agricultural activity involving the keeping, grazing and pasturing of domestic animals or growing and harvesting of crops for commercial gain. Typical uses include the raising of animals for food or for the production of food in excess of that required for a household and the boarding or stabling of animals other than those owned and used by household members.

AGRICULTURAL INDUSTRY: An industry or business involving agricultural products in packaging, treatment, sales, intensive feeding, or storage and the initial processing of agricultural products that is reasonably required to take place in close proximity to the site where they are produced. Typical uses include packinghouses, commercial feed yards, fur farms, commercial milk production, food packaging or processing plants, and commercial poultry or egg production. Slaughterhouses and intensive animal feeding operations are specifically excluded from this definition.

AGRICULTURAL SALES AND SERVICE: An establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.

AGRICULTURE: The tilling of soil, raising of crops, horticultural activities, gardening, keeping or grazing of domestic animals and noncommercial feed yards, but not including any agricultural business or industry.

ALLEY: A public thoroughfare less than twenty six feet (26') wide for the use of pedestrians and vehicles providing a secondary means of access to the rear of abutting properties.

ANIMAL HOSPITAL: A building where small animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. "Animal hospital" does not include use of the premises as a kennel or a place where animals or pets are boarded for remuneration except when incidental to a principal use.

ANIMAL SPECIALTIES: The production of small animals and associated products. Typical uses include chicken, turkey, and rabbit raising, egg production, apiaries, and aviaries.

ANIMAL UNIT: The number of animals equivalent to one mature beef cow, based on the daily output (in pounds) of manure.

ANIMALS AND FOWL FOR RECREATION AND FAMILY FOOD PRODUCTION: The keeping of animals on a lot for exclusive use by persons residing thereon so long as the animals and fowl are not used for commercial purposes.

APARTMENT COURT: Any building or group of buildings which contain dwelling units. See definition of Dwelling, Group.

APARTMENT HOUSE: See definition of Dwelling, Multiple-Family.

APPEAL AUTHORITY: The person, board, commission, agency or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

ASSISTED LIVING FACILITY: See section 152-46-3 of this chapter.

AUDITORIUM OR STADIUM: An open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.

AUTOMOBILE WRECKING YARD: Any lot, land or area used for the storage, keeping, dismantling or salvaging of three (3) or more unlicensed automobiles or parts thereof.

BAIL BOND SERVICE: An establishment which provides sureties to procure the release of persons under arrest by becoming financially responsible for their appearance at the time and place designated.

BANK OR FINANCIAL INSTITUTION: An organization involved in deposit banking, finance, investment, mortgages, trusts, and the like. Typical uses include commercial banks, credit unions, finance companies, and savings institutions.

BASE DENSITY: The number of dwelling units allowed in a planned development calculated pursuant to the provisions of chapter 24 of ~~this chapter~~ [the Land Use Code](#).

BASEMENT: That portion of a building that is partly or completely below grade plane. A basement shall not be considered as a story above grade plane where the finished surface of the floor above the basement is:

- (a) More than six feet (6') above grade plane;
- (b) More than six feet (6') above the finished ground level for more than fifty percent (50%) of the total building perimeter; or
- (c) More than twelve feet (12') above the finished ground level at any point.

BED AND BREAKFAST, HOME: A limited commercial activity within an owner occupied residential structure where not more than three (3) sleeping rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of chapter 51 of ~~this chapter~~ [the Land Use Code](#).

BED AND BREAKFAST INN: A commercial activity within a residential structure where not less than four (4) nor more than ten (10) rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of chapter 51 of ~~this chapter~~ [the Land Use Code](#).

BERM: A mound of earth, generally two (2) to six feet (6') high, used to shield, screen, and buffer undesirable views and to separate land uses.

BILLBOARD: See chapter 36 of ~~this chapter~~ [the Land Use Code](#).

BLOCK: Land surrounded by streets and other rights of way other than an alley, or land which is designated as a block on any recorded subdivision plat.

BOARDING HOUSE: A building with not more than five (5) guestrooms, where, for compensation, meals are provided for not more than fifteen (15) persons.

BUILDABLE AREA: The area of a lot within front, rear and side yard setback lines where a main building may be constructed.

BUILDING: A permanently located structure having a roof supported by columns or walls for the shelter, housing, or enclosure of any person, animal, article, or chattel.

BUILDING AREA: The area included within the surrounding exterior walls (or exterior walls and firewalls) exclusive of vent shafts and courts. Areas of a building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

BUILDING FACADE: Any exterior wall of a building including windows, doors, and mansard, but not including a pitched roof.

BUILDING, HISTORIC: Any building listed in the national register of historic places, the Utah state register of historic sites, or the Hildale City historic landmarks register.

BUILDING LINE, FRONT: A line parallel to the front lot line and at a distance therefrom equal to the required depth of the front yard and extending across the entire width of the lot.

BUILDING LINE, REAR: A line parallel to the rear lot line and at a distance therefrom equal to the required depth of the rear yard and extending across the entire width of the lot.

BUILDING LINE, SIDE: A line parallel to the side lot line and at a distance therefrom equal to the required depth of the side yard and extending between the front and rear building lines.

BUILDING, MAIN: The principal building or one of the principal buildings located on a lot designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one structure designed or used for the primary purpose, as in the case of apartment groups, each such permitted building on one "lot" as defined herein shall be deemed a main building.

BUILDING OR STRUCTURE HEIGHT: The vertical distance from the grade plane to the average height of the highest roof surface.

BUILDING, PUBLIC: A building owned and operated or owned and intended to be operated by a public agency of the United States of America, of the State of Utah or any of its Subdivisions.

BUS TERMINAL: A building or premises for the transient housing or parking of commercial motor vehicles and for the pick up and discharge of fare paying intercity passengers. Accessory uses may include ticket offices, luggage checking facilities, and similar uses.

BUSINESS EQUIPMENT RENTAL AND SUPPLIES: An establishment primarily engaged in the display, storage, and sale of goods or services used by office, professional and service establishments. Includes the sale, rental or repair of equipment and supplies used by office, professional, and service establishments, but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops and hotel equipment and supply firms.

CAMPGROUND: Any site, tract, or parcel of land on which one or more campsites is provided for temporary human occupation, with or without additional facilities, services and amenities.

CAMPING HOSTING FACILITY: A privately owned, commercial campground where campsites may be rented to paying guests on a nightly basis.

CAMPSITE: a space within a campground designed for the accommodation of a tent or recreational vehicle.

CAPITAL FACILITIES: Any or all of the following facilities that have a life expectancy of ten (10) or more years: water rights and water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; stormwater, drainage, and flood control facilities; roadway facilities; parks and recreation facilities, open space and trails; and public safety facilities.

CAPITAL FACILITIES PLAN: That plan required by section 11-36-201 of the Utah Code for public facilities, including, but not limited to, water, stormwater, parks, open space, and transportation, as the same may be amended from time to time.

CAR WASH: An establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.

CARPORT: A covered automobile parking space with at least two (2) sides open. For the purposes of this ~~chapter~~ [Land Use Code](#), a carport shall be subject to all of the regulations prescribed for a private Garage.

CEMETERY: Land used or intended to be used for the burial of the dead, whether human or animal, including crematoriums and mausoleums.

CHILD CARE CENTER: Child care provided in a non-residential setting on a regular schedule. The number of children allowed will be determined by the facility's total square footage. Excludes the following:

- (a) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning;

- (b) Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or
- (c) Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations.

CHURCH OR PLACE OF WORSHIP: Any structure or site such as a church, synagogue, chapel, sanctuary or cathedral, used primarily for collective or individual involvement with a religious activity, such as rites, rituals, ceremonies, prayers and discussions, and for church related activities.

CITY: The City of Hildale, Utah, a ~~M~~municipal corporation.

CITY COUNCIL: The city council of the City of Hildale, Utah.

CITY ENGINEER: A registered civil engineer so appointed or employed by the City.

CITY PLANNER: The professional planner of Hildale City, Utah, or person designated as such by the Hildale City council.

CLEAR VIEW AREA: Areas at intersecting streets and driveways where unobstructed vision is maintained as required by this ~~chapter~~Land Use Code. See subsection 152-37-9E of this chapter.

CLINIC: See definition of medical service.

CLUB OR SERVICE ORGANIZATION: An establishment or organization providing meeting, recreational or social facilities for a private or nonprofit association, except a private club as defined herein. Typical uses include lodges, meeting halls, recreation centers, and areas operated by social clubs, fraternal and service organizations.

CLUB, PRIVATE: Any nonprofit corporation operating as a social club, recreational, fraternal, or athletic association, or kindred association which allows the consumption of liquor on its premises pursuant to a license granted by the Utah Alcoholic Beverage Control Commission.

COLLEGE OR UNIVERSITY: An institution of higher education offering undergraduate or graduate degrees and including, but not limited to, such accessory uses as dormitories, museums, stadiums, and theaters.

CONDITIONAL USE: See definition of Use, Conditional.

CONDOMINIUM: The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property created pursuant to the Utah condominium ownership act.

CONDOMINIUM DECLARATION: See definition of Declaration.

CONDOMINIUM PROJECT: A real estate plan, project, or property where two (2) or more units, whether contained in existing or proposed apartments, commercial, or industrial buildings or structures or otherwise, are separately offered or proposed to be offered for sale pursuant to the Utah condominium ownership act.

CONSTITUTIONAL TAKING: A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the fifth or fourteenth amendment of the Constitution of the United States or article I, section 22 of the Utah Constitution.

CONSTRUCTION: The materials, architecture, assembly, and installation of a building or structure.

CONSTRUCTION SALES AND SERVICE: An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.

CONVALESCENT CARE FACILITY: An establishment providing bed care and inpatient services for persons needing regular medical attention but excluding a facility providing surgical or emergency medical services or providing care for mental illness or communicable disease. Typical uses include nursing homes and rest homes.

CONVENIENCE STORE: An establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.

CONVERTIBLE LAND: A building site which is a portion of the common areas and facilities described by metes and bounds, within which additional units or limited common areas and facilities may be created pursuant to the Utah condominium ownership act.

CORRECTIONAL FACILITY: A facility providing housing and care for individuals legally confined for violations of law.

COURT: A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three (3) or more sides by walls of a building or group of buildings.

CULINARY WATER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject Property.

CULTURAL SERVICE: A library, museum or similar public or registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

DECIBEL (dB): A unit of measure used to express intensity of noise.

DECLARATION: The legal instrument by which property is subjected to the provisions of the Utah condominium ownership act.

DEDICATION: The setting aside of land by an owner for any general and/or public uses, reserving for himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property is devoted.

DENSITY, BASE: The number of dwelling units per acre allowed in a planned development as determined pursuant to the yield plan method set forth in subsection 152-23-8B of this chapter.

DENSITY BONUS: The number of additional dwelling units per acre allowed in a planned development pursuant to subsection 152-23-8C of this chapter.

DENSITY, GROSS: The number of dwelling units per acre within a subdivision or other development based on the total tract area whether developable or not, including streets, water areas, and open space conservation areas.

DENSITY, NET: The number of dwelling units per acre within a subdivision or other development, not including public streets and other public property.

DEVELOPABLE LAND: Land under thirty percent (30%) slope which is capable of being improved, subject to the requirements of this ~~code~~[Land Use Code](#).

DEVELOPER: The person, association or corporation developing or causing to be developed the property subject to the provisions of ~~this chapter~~[the Land Use Code](#).

DEVELOPMENT APPROVAL: Any written authorization from the city that authorizes the commencement of development activity.

DEVELOPMENT OR DEVELOPMENT ACTIVITY:

Any of the following:

- (a) Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.
- (b) Any construction, reconstruction, or expansion of a building, structure, or use.
- (c) Any change in the use of a building or structure.
- (d) The total area of a lot on which a building permit is to be issued or the total area of property being improved.

- (e) Any change in the use of land that creates additional demand and need for capital facilities.
- (f) The property being developed and/or subdivided.
- (g) The act, process or result of developing.

Not to include; any remodeling of a dwelling that does not increase the square footage of any structure.

DISABILITY: See section 152-46-3 of this chapter.

DISTRICT: See definition of Zone.

DUPLEX: See definition of Dwelling, Two-Family.

DWELLING: Any building, or portion thereof, having one or more dwelling units occupied as, or designed or intended for occupancy as, a residence by one or more families as permitted by this ~~chapter~~ [Land Use Code](#), but not including hotels, motels, boarding houses, or other facilities offering transient lodging facilities.

DWELLING, EARTH SHELTERED: An engineered dwelling unit located primarily underground for the purpose of energy conservation.

DWELLING, GROUP: Two (2) or more dwellings which occupy the same lot and have yards and open space in common.

DWELLING, MULTIPLE-FAMILY: A dwelling having three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY: A building arranged or designed to be occupied by one (1) family and having only one (1) dwelling unit.

DWELLING, SINGLE-FAMILY WITH ACCESSORY APARTMENT: A building having only one (1) dwelling unit and one (1) accessory apartment.

DWELLING, TEMPORARY: A manufactured/mobile home used for temporary residential purposes as provided in chapter 43 of ~~this chapter~~ [the Land Use Code](#).

DWELLING, TOWNHOUSE: A dwelling unit in a row of at least three (3) such units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other unit by one (1) or more vertical common fire resistant walls.

DWELLING, TWO-FAMILY: A building arranged or designed to be occupied by two (2) families and having only two (2) dwelling units.

DWELLING UNIT: One (1) or more rooms in a dwelling designed for or occupied as separate living quarters which provide sleeping and sanitary facilities and which includes kitchen facilities, all for exclusive use by a single family maintaining a household.

ELDERLY PERSON: See section 152-46-3 of this chapter.

EXTERNAL ILLUMINATION: Lighting which illuminates a building or structure from a remote position or from outside of the building or structure.

FAMILY: Any one (1) of the following who occupies a dwelling unit:

- (a) One (1) person living alone.
- (b) Two (2) or more persons related by blood, marriage, adoption, or other legal relationship living together as a single housekeeping unit; and up to two (2) other unrelated persons residing on the same premises where the housekeeping unit is located.
- (c) Two (2) unrelated persons and the children of either of them.
- (d) Five (5), or fewer, unrelated individuals living together as a single housekeeping unit.

FARMERS' MARKET: An establishment or premises where farm products from local farmers are sold at retail from covered or open air areas designated for individual retailers.

FENCE: A structure serving as an enclosure, barrier, or boundary, which defines an outdoor space.

FENCE, OPAQUE: A fence that permits vision through not less than fifty percent (50%) of each square foot of fencing.

FENCE, SIGHT OBSCURING: A fence that permits vision through not more than ten percent (10%) of each square foot of fencing.

FINAL PLAT: The final drawing of a subdivision and dedication prepared for filing with the County Recorder which complies with applicable requirements set forth in this ~~chapter~~Land Use Code, other titles of this Code, and the Utah Code.

FLOOR AREA, TOTAL: See definition of gross floor area.

FREIGHT TERMINAL: A building or area in which freight brought by motor trucks or rail is assembled and/or stored for routing in intrastate or interstate shipment by motor truck or rail.

FRONTAGE: All property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a dead end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

FUNERAL HOME: An establishment engaged in preparing human deceased for burial and conducting funerals.

GARAGE, PRIVATE: An accessory building designed or used for the storage of automobiles owned and used by the occupants of the building to which it is accessory.

GARDEN CENTER: An establishment primarily engaged in the retail sales of horticultural specialties, such as flowers, shrubs and trees, intended for ornamental or landscaping purposes.

GAS AND FUEL, STORAGE AND SALES: An establishment or site used for bulk storage and wholesale distribution of flammable liquid, gas or solid fuel, excluding below ground storage that is ancillary to an allowed principal use on the site.

GASOLINE SERVICE STATION: An establishment engaged in the retail sales of gasoline and petroleum products, including gasoline sales conducted as part of a convenience store.

GENERAL PLAN: A document adopted by the City Council that sets forth general guidelines for proposed future development of the land within the City as set forth in section 152-2-2 of this chapter.

GOLF COURSE: A facility providing private or public golf recreation services and support facilities, but excluding miniature golf facilities.

GOVERNMENT SERVICE: Any building or facility used, owned or operated by a government entity which provides services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.

GRADE PLANE: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where finished ground level slopes away from an exterior wall, the reference plane shall be established by the lowest point within the area between the building and the lot line or, where the lot line is more than six feet (6') from the building, between the building and a point six feet (6') from the building.

GROSS FLOOR AREA: The total floor area of a building expressed in square feet measured from the exterior of outside walls.

GUESTHOUSE OR CASITA: A secondary dwelling unit, with or without kitchen facilities, located on a lot with one or more main dwelling units which is:

- (a) Used for housing of guests without compensation, and
- (b) Not rented, leased or sold separately from the rental, lease or sale of the main dwelling unit(s) on the lot and encumbered by a recorded agreement which provides notice of these conditions.

HEAVY INDUSTRY: An establishment engaged in basic processing and manufacturing of materials or products predominantly from extracted or raw materials; or a use engaged in manufacturing processes utilizing flammable or explosive materials; or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include chemical manufacturing and warehousing, dry ice manufacturing, fat rendering plants, fertilizer manufacturing, fireworks and explosives manufacturing and warehousing, petroleum refineries, pulp processing and paper products manufacturing, radioactive materials manufacture or use, slaughterhouses, steelworks and tanneries.

HEIGHT, BUILDING OR STRUCTURE: See definition of Building Or Structure Height.

HEIGHT, STORY: The vertical distance from top to top of two (2) successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

HOME BASED BUSINESS: A commercial or other nonresidential use conducted within a dwelling unit that is incidental and secondary to the use of the dwelling unit for residential purposes as provided in chapter 42 of ~~this chapter~~ the Land Use Code.

HOMELESS SHELTER: A place of temporary abode for persons who have no residence.

HOSPITAL: A facility that:

- (a) Offers services more intensive than those required for room, board, personal services and general nursing care;
- (b) Offers facilities and beds for use beyond twenty four (24) hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; or
- (c) Regularly makes available at least clinical laboratory services, diagnostic X-ray services and treatment facilities for surgery or obstetrical care or other definitive medical treatment of similar extent; and
- (d) Any accessory use such as offices for medical and dental personnel and central service facilities such as pharmacies, medical laboratories, and other related uses.

HOSTEL: An establishment in which people are lodged for a single night or less than a week at a time, but excluding bed and breakfast, home; bed and breakfast inn; hotel; or motel.

HOTEL: An establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms.

HOUSEHOLD: A family living together in a one-dwelling unit with common access to and common use of all living and eating areas and facilities for the preparation and serving of food within the dwelling unit.

HOUSEHOLD PET: Animals or fowl ordinarily permitted in a house and kept for company or pleasure, not profit, such as dogs, cats, pigeons, or rabbits, but not including:

- (a) Chickens, ducks, geese, pigs or other domestic farm variety animals nor any animals which are likely to inflict harm or endanger the health, safety or welfare of any person or property; and
- (b) A sufficient number of dogs to constitute a commercial kennel.

IMPACT FEE: A payment of money imposed upon development activity as a condition of development approval as provided in title 5, chapter 55 of this code.

JUNK OR SALVAGE YARD: Any place, establishment, or part of a lot maintained, used, or operated for collection, storage, keeping, or abandonment of wastepaper, rags, scrap metal or discard material, including dismantling, demolition of machinery or parts thereof, but excluding an automobile wrecking yard and any use which is clearly accessory and incidental to a permitted or conditional use.

KENNEL, COMMERCIAL: A commercial establishment having three (3) or more dogs over the age of four (4) months for the purpose of boarding, breeding, buying, selling, grooming, letting for hire, or training for a fee.

KENNEL, RESIDENTIAL: The keeping or maintaining of more than two (2), but no more than four (4) dogs, in connection with the occupation of any dwelling for residential purposes.

KIOSK: A small structure, typically located within a pedestrian walkway or similar circulation area, intended for use as a small shop, or for use as a display space for posters, notices and Exhibits.

KITCHEN: An area within a dwelling unit which contains a sink, fixed cooking appliances, and refrigeration facilities.

LAND USE APPLICATION: An application required by any land use ordinance or regulation.

LAND USE AUTHORITY: A person, board, commission, agency or other body designated by the city council to act upon a land use application.

LAUNDRY OR DRY CLEANING, LIMITED: An establishment providing household laundry and dry cleaning services, classified as low hazard in applicable codes, with customer drop off and pick up; or an establishment providing home type washing, drying, and/or ironing machines for hire to be used by customers on the premises. The term excludes large scale dry cleaning activities permitted under the definition of "laundry services".

LAUNDRY SERVICES: An establishment primarily engaged in the large scale cleaning of laundry or that includes dry cleaning activities other than those classified as low hazard in applicable codes, but excluding laundry or dry cleaning, limited.

LEGALLY EXISTED: For the structures built before September 5, 2018, in addition to the term's meaning at common law, legally existed means that the land owner/occupant has a Certificate of Occupancy from the building department, or is in the (3) year grace period provided for in Section 152-1-9(B) without a permit.

LICENSED FAMILY CHILD CARE: Child care provided in a private home for up to sixteen (16) children. Two (2) qualified caregivers are required when there are more than eight (8) children in care, or when there are more than two (2) children under the age of two (2) in care. With two (2) caregivers, a licensed family provider can care for up to (but not more than) four (4) children under the age of two (2).

LIGHT SOURCE: Neon, fluorescent or similar tube lighting, an incandescent bulb, including the light producing elements therein, and any reflecting surface that, by reason of its construction or placement, becomes a light source.

LIQUOR STORE: An establishment licensed by the Utah Alcoholic Beverage Control Commission for the sale of alcoholic beverages for off site consumption.

LOT: A separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the County Recorder and is not shown on a recorded subdivision plat.

LOT AREA: The total land area of a lot measured on a horizontal plane.

LOT, CORNER: A lot abutting two (2) intersecting or intercepting streets where the interior angle of intersection or interception does not exceed one hundred thirty five degrees (135°).

LOT COVERAGE: The total horizontal area of a lot covered by any building or structure which extends above the surface of the ground level, including any covered parking spaces.

LOT DEPTH: The mean horizontal distance from a front lot line to a rear lot line.

LOT, DOUBLE FRONTAGE: A lot abutting two (2) parallel or approximately parallel streets.

LOT, FLAG: A lot located to the rear of another lot, the main body of which does not front on a street and is accessed by a narrow corridor.

LOT FRONTAGE: The distance, measured along the front lot line, that a lot adjoins a street.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINE: A line of record bounding a lot that divides one lot from another or from a street.

LOT LINE ADJUSTMENT: The relocation of a lot line between ~~two (2)~~ adjoining subdivided lots, or between one (1) subdivided lot and one or more adjoining parcels, with the consent of the owners of record and which does not create a new lot.

LOT LINE, FRONT: A lot line separating a lot from an existing street or, where a new street is proposed, the proposed street right-of-way line as shown on the road master plan. For an interior lot, the lot line adjoining the street; for a double frontage lot, a lot line adjoining one (1) of the streets as elected by the City.

LOT LINE, REAR: The lot line generally opposite and most distant from the front lot line, except in the case of a triangular or gore shaped lot, a "constructive" line ten feet (10') in length within the lot, parallel to the front lot line which intercepts the side lot lines at points most distant from the front lot line.

LOT LINE, SIDE: Any lot line that is not a front lot line or rear lot line. A side lot line separating one lot from another is an interior side lot line.

LOT, NON-CONFORMING: A lot that because of subsequent [land use ordinance](#) or zoning changes, does not conform with the lot size or other dimensional or property development standards applicable in the zone where the lot is located, and that:

- (a) Legally existed (See definition for “Legally Existed”) before its current zoning designation; or
- (b) Has been shown continuously on the records of the County Recorder as an independent parcel prior to annexation.

LOT WIDTH: The distance between side lot lines, measured at the required front yard setback line as required by the zone in which the lot is located.

MANUFACTURED HOME: A transportable factory built dwelling unit constructed on or after June 15, 1976, according to the federal home construction and safety standards act of 1974 (HUD code), in one or more sections, which:

- (a) In the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is four hundred (400) or more square feet;
- (b) Is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities;
- (c) Includes plumbing, heating, air conditioning, and electrical systems; and
- (d) Is identified by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

MANUFACTURED/MOBILE HOME: A manufactured home or mobile home.

MANUFACTURED/MOBILE HOME LOT: A plot of ground within a manufactured/mobile home park or subdivision designed for the accommodation of one manufactured home or mobile home.

MANUFACTURED/MOBILE HOME PARK: A lot (or contiguous lots) under single ownership or control designed and planned to accommodate the placement of manufactured/mobile homes on leased or rented spaces pursuant to the requirements of chapter 43 of ~~this chapter~~ [the Land Use Code](#).

MANUFACTURED/MOBILE HOME SUBDIVISION: A platted and recorded subdivision zoned and designed for manufactured/mobile home use pursuant to the requirements of chapter 43 of ~~this chapter~~ [the Land Use Code](#) where such homes may be placed on permanent foundations.

MANUFACTURING, ALCOHOLIC BEVERAGE: a liquor manufacturing establishment operated by a person in compliance with a current license issued by the State of Utah pursuant to Part 3, Part 4, or Part 5 of Title 32B, Chapter 11 of the Utah Code, as amended.

MANUFACTURING, GENERAL: An establishment engaged in the manufacture of finished products or parts, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment and packaging, and incidental storage, sales and/or distribution of such products, but excluding basic industrial processing and manufacturing activities.

MANUFACTURING, LIMITED: An establishment engaged in the limited processing, fabrication, assembly and/or packaging of products utilizing processes that:

- (a) Have no noise, odor, vibration, or other impacts discernible outside a building, and
- (b) Do not violate any applicable noise ordinance.

MASONRY: Stone, brick, dyed block or split faced concrete block.

MEDIA SERVICE: An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, including radio, television, film or sound recording studios.

MEDICAL OR DENTAL LABORATORY: An establishment that conducts basic medical or dental research and analysis, but excluding a facility providing any type of in-house patient services typically provided by hospitals and clinics.

MEDICAL SERVICE: An establishment providing therapeutic, preventive, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, as well as the provision of medical testing and analysis services. Typical uses include medical and dental offices and clinics, blood banks and medical or dental laboratories.

MINERAL EXTRACTION: Removal of sand, gravel, dirt, or other materials by grading or excavating.

MIXED USE CENTER: See definition of Planned Center.

MOBILE HOME: A transportable factory built dwelling unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the federal manufactured housing and safety standards act (HUD code).

MOBILE HOME PARK: See definition of Manufactured/Mobile Home Park.

MODERATE INCOME HOUSING: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in Washington County.

MODERATE INCOME HOUSING PLAN: A written document conforming to the requirements of the Utah Code.

MODULAR HOME: A dwelling unit designed for long term occupancy built on a permanent foundation from component elements manufactured off site in accordance with the construction standards adopted pursuant to section 58-56-4 of the Utah Code and transported to the building site.

MORTUARY: See definition of Funeral Home.

MOTEL: Any building or group of buildings containing sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients, with a garage attached or parking space conveniently located to each unit.

MOTOR HOME: A [self-propelled](#) motor vehicle built on a truck, [van](#) or bus chassis and designed to serve as self-contained living quarters for recreational travel and use.

NATURAL FEATURES: Non-manmade land characteristics, including drainage swales, wetlands, rock outcroppings, streams, and concentrated native stands of large shrubs or trees.

NATURAL STATE: Land which has not been subjected to grading, removal of vegetation or building development.

NATURAL WATERWAY: Those areas, varying in width, along streams, creeks, gullies, springs, or washes which are natural drainage channels.

NON-COMPLYING STRUCTURE: A structure that:

- (a) Legally existed before its current zoning designation; and
- (b) Because of subsequent [land use ordinance](#) zoning changes, does not conform with the setback, height restrictions, or other regulations that govern the structure.

NON-CONFORMING LOT: See definition of Lot, non-conforming.

NON-CONFORMING USE: See definition of Use, non-conforming.

NONCONFORMITY, OTHER: See definition of Other Nonconformity.

OFFICE, GENERAL: A building, room or department where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, paging and beeper services and facsimile transmission services; post offices and express mail offices, excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.

OFFICIAL MAP: A map drawn by municipal authorities and recorded in a county recorder's office that:

- (a) Shows actual and proposed rights of way, centerline alignments, and setbacks for highways and other transportation facilities;
- (b) Provides a basis for restricting development in designated rights of way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and
- (c) Has been adopted as an element of the ~~municipality~~City's general plan.

OPEN SPACE: Generally unobstructed land such as, but not limited to, landscaped buffers and yards, parks, trails, meadows, forested areas, pastures, and farm fields.

OPERATIONS CENTER: A maintenance, repair, or service facility operated by a local, state, or federal government agency.

OTHER NONCONFORMITY: A situation other than a non-conforming lot, use, or non-complying structure that:

- (a) Legally existed before the current zoning designation of the lot where the nonconformity is located; and
- (b) Because of subsequent land use ordinance or zoning changes, does not conform with applicable requirements of this ~~chapter~~Land Use Code.

OWNER: Any person who alone, jointly or severally with others, or in a representative capacity (including, without limitation, an authorized agent, executor or trustee) has legal or equitable title to any property.

PARK: A playground or other area or open space providing opportunities for active or passive recreational or leisure activities. Excludes areas for motocross, drag racing, shooting and similar activities.

PARK MODEL DEVELOPMENT: Any site, tract, or parcel of land on which facilities have been developed to accommodate two (2) or more park model trailers or RVs as temporary living quarters pursuant to the requirements of chapter 43 of ~~this chapter~~the Land Use Code.

~~PARK MODEL RECREATIONAL VEHICLE: A unit that is designed and marketed as temporary living quarters for recreational, camping, travel, or seasonal use; Requires a special highway movement permit for transit; and is built on a single chassis mounted on wheels with a gross trailer area not exceeding four hundred (400) square feet in the setup mode; and is not self-contained, requiring outside water, power, and sewer connections.~~

PARK MODEL TRAILER: A transportable dwelling unit built on a single chassis which:

- (a) In the traveling mode, is eight (8) body feet or more in width and not more than forty (40) body feet in length, or when is erected on site, has a gross area of at least three

- hundred twenty (320) square feet and less than four hundred (400) square feet;
- (b) Is designed to be connected to utilities necessary for operation of installed fixtures and appliances; and
 - (c) Meets the standards set forth in ANSI A-119.5 or its successor.

PARK STRIP: The area located between a street right of way line and the edge of asphalt or curb, but not including driveways, sidewalks, or trails.

PARKING BAY: A parking area within a parking lot consisting of one or two (2) rows of parking spaces and the aisle from which motor vehicles may enter and exit parking spaces.

PARKING GARAGE, PUBLIC: A structure, or portion thereof, used for parking and storage of more than four (4) motor vehicles.

PARKING LOT, PUBLIC: A paved, open area other than a street, alley, or driveway, used for temporary parking of more than four (4) motor vehicles and available for public use, whether free, for compensation, or as an accommodation for clients or customers. **PARKING SPACE:** An area designated within a building, parking lot, or other parking area for the parking or storage of one motor vehicle.

PARKING, TANDEM: A secondary parking space located directly to the rear of a primary parking space, and which when occupied, restricts access to the primary parking space.

PAWNSHOP: Any person or establishment engaged in any of the following:

- (a) Lending money on deposit of personal property.
- (b) Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor.
- (c) Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property.
- (d) Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.

PERIMETER BUILDING PAD: A separate building location, usually along the street frontage, developed or designated in connection with a larger commercial site.

PERSON: An individual, firm, partnership, corporation, company, [partnership, organization](#), association, joint stock association, [trust](#), or governmental entity, including a trustee, receiver, assignee or similar representative of any of the foregoing.

PERSONAL CARE SERVICE: An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, custom tailoring and seamstress shops, electrolysis studios, licensed massage therapists, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers, but excludes tattoo establishments.

PERSONAL INSTRUCTION SERVICE: An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, martial arts training, and swimming clubs.

PLAN FOR MODERATE INCOME HOUSING: A written document adopted by the city council that includes:

- (a) An estimate of the existing supply of moderate income housing located within the city;
- (b) An estimate of the need for moderate income housing in the city for the next five (5) years as revised biennially;
- (c) A survey of total residential land use;
- (d) An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- (e) A description of the city's program to encourage an adequate supply of moderate income housing.

PLANNED CENTER: A development comprised of a variety of uses where landscaping, parking and other improvements are provided in a comprehensive and integrated fashion.

PLANNING COMMISSION: The Planning Commission of Hildale City, Utah.

PLAT: A map or depiction of a subdivision showing thereon the division of a tract or parcel of land into lots, blocks, and streets.

PLOT PLAN: A schematic scaled drawing of a building lot or a development which:

- (a) Is less detailed than a site plan, and
- (b) Indicates, as may be required by this ~~chapter~~ Land Use Code, the placement and location of yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, buildings, trash containers, open storage, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed construction or land use.

POST OFFICE: A facility or structure owned or leased by the U.S. postal service and used for collecting, sorting or distributing mail within one or more zip code areas, or providing limited retail services for the general public, such as the sale of stamps, postcards, postal insurance, and related items.

PRINTING AND COPYING, LIMITED: A business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.

PRINTING, GENERAL: The production of books, magazines, newspapers and other printed matter, as well as publishing, engraving and photoengraving, but excluding printing and copying, limited.

PRODUCE STAND: A booth, stall or other area located on agricultural property where produce is sold to the general public.

PROTECTIVE HOUSING FACILITY: See section 152-46-3 of this chapter.

PROTECTIVE SERVICE: A facility providing public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.

PUBLIC: That which is under the ownership or control of the United States government, the State of Utah or any subdivision thereof, Washington County, or the city (or any departments or agencies thereof).

PUBLIC ENTRANCE: An entrance to a building or premises customarily used or intended for use by the general public but excluding fire exits, special employee entrances, and loading dock entrances not generally used by the public.

PUBLIC HEARING: A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

PUBLIC MEETING: A meeting that is required to be open to the public under title 52, chapter 4, open and public meetings, of the Utah Code.

PUBLIC UTILITY SUBSTATION: Any aboveground device of a water, irrigation, sewer, natural gas, electrical, telecommunications (including, but not limited to, radio, telephone and cellular telephone), cable television, or other public or private utility system intended to regulate the function of a utility line or which receives or transmits a signal. Excluded from this definition are:

- (a) Conventional utility poles, features or equipment to be placed on such a pole, light poles;
- (b) Features or equipment whose primary benefit is limited to the building or land use where the feature or equipment is located; and
- (c) Features or equipment with maximum horizontal and vertical dimensions of three feet (3').

REASONABLE ACCOMMODATION: See section 152-46-3 of this chapter.

RECEPTION CENTER: A facility rented for private social gatherings.

RECREATION AND ENTERTAINMENT, INDOOR: An establishment offering recreation, entertainment or games of skill to the general public that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors, video game arcades, racquetball and handball courts, and amusement rides.

RECREATION AND ENTERTAINMENT, OUTDOOR: An establishment offering recreation, entertainment or games of skill to the general public or members wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters, miniature golf courses, tennis courts, and amusement rides. No use involving aircraft of any type is included in this definition.

RECREATIONAL VEHICLE: A vehicular unit that is built on a single chassis with a gross floor area not exceeding 400 square feet designed as temporary living quarters for seasonal, travel, recreation, ~~or and~~-vacation use and which is either self-propelled or is mounted on or pulled by another vehicle, including, but not limited to, a camping trailer, travel trailer, fifth wheel trailer, truck camper, or motor home. A recreational vehicle is self-contained, not requiring outside connection to water, sewer, or power, though connection may be possible.

RECREATIONAL VEHICLE PARK: Any site, tract, or parcel of land on which facilities have been developed to accommodate two (2) or more recreational vehicles for temporary human occupation as temporary living quarters pursuant to the requirements of chapter 43 of ~~this chapter~~the Land Use Code.

RECREATIONAL VEHICLE SPACE: A plot of ground within a recreational vehicle park designed for the accommodation of one (1) recreational vehicle.

REHABILITATION/TREATMENT FACILITY: See section 152-46-3 of this chapter.

REPAIR SERVICE: An establishment primarily engaged in providing repair services, but excluding vehicle and equipment repair. Typical uses include appliance repair shops, computer and other electronic equipment repair, furniture repair and upholstery shops, watch or jewelry repair shops, and musical instrument repair shops.

RESEARCH SERVICE: An establishment engaged in industrial, medical, or scientific inquiries. RESIDENCE: See section 152-46-3 of this chapter.

RESIDENTIAL CERTIFICATE CHILD CARE: Child care provided in a private home for up to eight (8) children. This can include up to (but not more than) two (2) children under the age of two (2).

RESIDENTIAL FACILITY FOR ELDERLY PERSONS: See section 152-46-3 of this chapter.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY: See section 152-46-3 of this chapter.

~~RESIDENTIAL FACILITY FOR TROUBLED YOUTH: See section 5-4-2 of this Code.~~ RESIDENTIAL HOSTING: A limited commercial activity within an owner occupied residential structure where not more than eight (8) sleeping rooms may be rented to paying guests on a nightly basis and meals are not customarily provided pursuant to the requirements of chapter 51 of ~~this chapter~~the Land Use Code.

RESTAURANT, FAST FOOD: An establishment that sells ready to eat food and beverages quickly and which has one or more of the following characteristics:

- (a) Food and beverage orders are not taken at the customer's table;
- (b) Food and beverages are generally served in disposable wrapping or containers; or
- (c) Food and beverages are offered directly to the customer in a motor vehicle from a "drive-up" service window.

RESTAURANT, GENERAL: An establishment that derives not less than fifty percent (50%) of its gross receipts from the sale of food and beverages for consumption on the premises and which has one or more of the following characteristics:

- (a) Food and beverage orders are taken at the customer's table from an individually provided menu;
- (b) Food and beverages are served in nondisposable containers by a restaurant employee at the same table or counter where said items are consumed;
- (c) Food and beverages are generally self-served in nondisposable containers and consumed on the premises; or
- (d) A restaurant having some characteristics of a fast food restaurant, other than drive-up service, which is located exclusively within a shopping center, shares common parking facilities with other businesses within the center, and has access to a common interior pedestrian accessway.

RETAIL, GENERAL: An establishment that rents or sells goods to the public, but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores.

ROAD MASTER PLAN: The roads shown on the future land use map adopted by the city council as part of the city's general plan.

ROOFLINE: The highest point on any building where an exterior wall encloses usable floor space (including roof areas for housing mechanical equipment) and the highest point on any parapet wall if the parapet wall extends around the entire perimeter of the building.

SANITARY SEWER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems.

SCHOOL, ELEMENTARY, MIDDLE, OR HIGH: Any building or group of buildings or premises approved by the state of Utah for public or private elementary or secondary instruction.

SCHOOL, VOCATIONAL: An establishment, for profit or not, offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.

SECONDHAND STORE: A retail establishment that engages in the purchase and resale of used goods such as clothing, furniture, appliances, books, and other household items.

SENIOR CENTER: A facility sponsored or administered by a public or private entity which provides residences or other services for senior citizens.

SENSITIVE LAND: Any land area whose destruction or disturbance could affect the health, safety, or welfare of city residents, including wetlands, steep slopes, floodplains, and unstable soils.

SEXUALLY ORIENTED BUSINESS: See section 152-47-2 of this chapter.

SHOPPING CENTER: A group of three (3) or more commercial establishments that is planned, developed, and managed as a unit with common areas for off street parking and landscaping provided on the property.

SHORT TERM RENTAL OR VACATION RENTAL: To rent, lease, loan, let or otherwise hire out any rental dwelling unit for a period of thirty (30) days or less.

SIGN: See definition in section 152-36-2 of this chapter.

SITE PLAN: A schematic, scaled drawing of a building lot or location which indicates, as may be required by this [chapter Land Use Code](#), the placement and location of yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, buildings, trash containers, open storage, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed construction or land use.

SPECIFIED PUBLIC UTILITY: An electrical corporation, gas corporation, or telephone corporation, as those terms are defined in section 54-2-1 of the Utah Code.

STABLE, PRIVATE: A detached accessory building for the keeping of horses, the majority of which are owned by the occupants of the premises.

STABLE, PUBLIC: A commercial establishment that boards, breeds, trains, raises, or rents horses for riding or other equestrian activities.

START OF CONSTRUCTION: The issuance date of a building permit, provided that construction, repair, reconstruction, placement, or other improvement begins within one hundred eighty (180) days of the permit date. "Begins" means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. "Begins" does not include:

- (a) Land preparation, such as clearing, grading and filling;
- (b) Installation of streets and/or walkways;
- (c) Excavation for a basement, footings, piers, or foundations or the erection of temporary forms; or
- (d) Installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

STORY: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

STREET: A public or private right of way, including avenues, highways, boulevards, parkways, roads, lanes, walks, alleys, viaducts, subways, tunnels, bridges, public easements, and other ways, that provides access to adjoining property, and including the street definitions set forth in chapter 39 of ~~this chapter~~ the Land Use Code.

STRUCTURAL ALTERATION: Any change in supporting members of a building or structure, such as bearing walls, columns, beams or girders.

STRUCTURE: Any building, shelter, sign, wall, fence, pole or other improvement with a fixed location on the ground or attached to something having a location on the ground.

SUBDIVIDER: Any person who undertakes to create a subdivision.

SUBDIVISION: Any land that is divided, resubdivided, or proposed to be divided into two (2) or more lots, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes:

- (a) The division or development of land whether by deed, metes and bounds description, devise and testacy, ~~lease~~, map, plat, or other recorded instrument, and
- (b) Except as provided in the exceptions below, a division of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

Subdivision does not include:

- (a) A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable provision of ~~this chapter~~ the Land Use Code;
- (b) A recorded agreement between owners of adjoining ~~properties~~ unsubdivided lots adjusting their mutual boundaries if no new lot is created and the adjustment does not result in a violation of applicable requirements of ~~this chapter~~ the Land Use Code; ~~or~~
- (c) A recorded document, executed by the owner of record, revising the legal descriptions of ~~more than one contiguous parcel of property~~ multiple unsubdivided lots, or one

unsubdivided lot and one subdivided lot, into one legal description encompassing all such ~~parcels of property~~ lots;

- (d) ~~The joining of a subdivided lot to an unsubdivided lot does not constitute a subdivision as to the unsubdivided lot.~~ A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division:
- (1) is in anticipation of future land use approvals on the parcel or parcels;
 - (2) does not confer any land use approvals; and
 - (3) has not been approved by the land use authority;
- (e) A lot line adjustment;
 (f) A road, street, or highway dedication plat; or
 (g) A deed or easement for a road, street, or highway purpose.

SUBSTANTIAL ACTION: Action taken in good faith to exercise development rights authorized pursuant to a development approval given under the authority of this ~~chapter~~ Land Use Code.

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, or improvement of a building or structure, the total cost of which equals or exceeds, or, if before completion, is estimated to equal or exceed, fifty percent (50%) of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement includes the first alteration of any wall, ceiling, floor, or other structural part of the building or structure.

TAKEOFF AND LANDING OF AIRCRAFT: Any method of propulsion allowing aircraft to leave the ground or land on the ground, including, but not limited to, helicopters, airplanes, gliders, ultralights, or other aircraft.

TANDEM PARKING: See definition of Parking, Tandem.

TATTOO ESTABLISHMENT: Any location, place, area, structure, or business used for the practice of affixing a permanent mark or design on or under the skin by a process of cutting for the purpose of scarring or pricking or ingraining an indelible pigment, dye, or ink in the skin, or instruction for such a practice.

TAVERN: An establishment licensed by the Utah alcoholic beverage control commission for serving liquor by the drink to the general public.

TEMPORARY DWELLING: See definition of Dwelling, Temporary.

TEMPORARY TRAILER: A temporary trailer or structure utilized solely by a builder during construction of a project for purposes incidental to the construction work on the property.

TENT: A structure, enclosure or shelter constructed of fabric or pliable material supported by a lightweight framework, designed as temporary living quarters for recreational camping purposes.

TINY HOME: A unit that:

- (a) Is designed and marketed as temporary living quarters for recreational, camping, travel, or seasonal use;
- (b) Requires a special highway movement permit for transit; and
- (c) Is built on a single chassis mounted on wheels with a gross trailer area not exceeding four hundred (400) square feet in the setup mode; and
- (d) Is not self-contained, requiring outside water, power, and sewer connections.

TRANSITIONAL HOUSING FACILITY: See section 152-46-3 of this chapter.

TRANSPORTATION SERVICE: An establishment that moves people or goods and services. Typical uses include taxicab service, passenger autos for rent with drivers, ambulance service, and parcel delivery service.

TRAVEL TRAILER: A vehicular unit without motive power which:

- (a) In the traveling mode, is eight (8) body feet or less in width and forty (40) body feet or less in length, or when erected on site, is not more than three hundred twenty (320) square feet; and
- (b) Is designed as temporary living quarters for travel, recreation, and vacation use.

USE: The purpose or activity for which land, a lot, or building or structure thereon, is designed, arranged or intended, or for which it is occupied or maintained.

USE, ACCESSORY: A subordinate use customarily incidental to a permitted or conditional use and located on the same lot as such use.

USE, CONDITIONAL: A main use that, because of its unique characteristics or potential impact on the city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

USE, ILLEGAL: A use that is not allowed where located as a permitted use, conditional use, accessory use, or non-conforming use.

USE, INCOMPATIBLE: A use which is different in activity, intensity, or utilization which is or will be in conflict with uses on adjoining lots.

USE, MAIN: The primary purpose for which a lot or structure is designed, arranged or intended, or for which it is occupied or maintained as allowed by the provisions of this ~~chapter~~ Land Use Code.

USE, NON-CONFORMING: A use of land that:

- (a) Legally existed before the current zoning designation of the land where the use is located;

- (b) Has been maintained continuously since the time the land use ordinance zoning designation governing the land changed; and
- (c) Because of subsequent land use ordinance or zoning changes, does not conform with the zoning regulations that now govern the land.

USE, PERMITTED: A main use of a building, structure, or land allowed in one or more of the respective zones set forth in this ~~chapter~~ Land Use Code and which may be lawfully established provided it conforms with applicable provisions of ~~this chapter~~ the Land Use Code.

USE, TEMPORARY: A use not allowed as a permitted, conditional or accessory use where located and which is established for a limited time with the intent to discontinue the use upon expiration of the time period authorized by a temporary use permit.

UTILITY, MAJOR: A facility, other than collection or distribution lines or supporting structures thereto, of any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. Excludes corporate or general offices, storage or service buildings or yards, gas or oil processing, manufacturing or storage facilities or postal facilities, or other uses defined in this section. Typical uses include commercial radio, television and microwave communication towers, electric generation plants or substations, railroad switching yards, reservoirs, sanitary landfills and water and wastewater treatment plants.

UTILITY, MINOR: A facility of any agency under public franchise or ownership to provide services deemed necessary to support development which involve only minor structures, such as poles and lines, but not including utility substations.

VARIANCE: A waiver or modification granted to a height, bulk, area, width, setback, separation, or other numerical or quantitative requirement of this ~~chapter~~ Land Use Code.

VEHICLE: A properly licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one place to another.

VEHICLE AND EQUIPMENT RENTAL OR SALE: An establishment engaged in the sale or rental, from the premises, of motor vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rental, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental and farm equipment and machinery sales and rental.

VEHICLE AND EQUIPMENT REPAIR, GENERAL: An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair and paint and body shops.

VEHICLE REPAIR, LIMITED: An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, but not including paint and body shops or other general vehicle repair services. Typical uses include businesses engaged in the following activities: electronic tune ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc.

VETERINARY SERVICE: An establishment providing medical care and treatment for large and small animals, which may include accessory grooming or boarding services. Veterinary service does not include an animal hospital.

VICINITY PLAN: A drawing showing the relationship of proposed real property development to adjoining property.

VIOLATION: The act of disregarding, disobeying, neglecting, omitting or refusing to comply with the requirements or enforcement of this [chapter Land Use Code](#).

WAREHOUSE, SELF-SERVICE STORAGE: An enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.

WHOLESALE AND WAREHOUSING, GENERAL: An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.

WHOLESALE AND WAREHOUSING, LIMITED: An establishment that is engaged in the small scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. Limited wholesale and warehouse area will generally be under fifty thousand (50,000) square feet in area and operate during conventional business hours.

WIRELESS TELECOMMUNICATIONS FACILITY: See section 152-50-4 of this chapter.

YARD: An open space located between a front, rear, or side building line and an adjoining lot line which is unoccupied and unobstructed from the ground upward by any portion of a building or structure, except as specifically provided in this [chapter Land Use Code](#).

YARD DEPTH: The least horizontal distance between a lot line and a building line.

YARD, FRONT: A space on the same lot extending across the full width of the lot between the front building line and the front lot line. The depth of the front yard is the minimum distance required by this [chapter Land Use Code](#) between the front lot line and the front building line.

YARD, REAR: A space on the same lot extending across the full width of the lot between the rear building line and rear lot line. The depth of the rear yard is the minimum distance required by this ~~chapter~~ Land Use Code between the rear lot line and rear building line.

YARD, SIDE: A space on the same lot extending from the front building line to the rear building line between the side building line and the side lot line. The width of a side yard is the minimum distance required by this ~~chapter~~ Land Use Code between the side building line and the side lot line.

ZONE: An area of the incorporated territory of the City as shown on the official zoning map which has been given a designation which regulates and restricts the erection, construction, reconstruction, alteration, repair or use of buildings or structures, or the use of land all as set forth in this ~~chapter~~ Land Use Code.

ZONING ADMINISTRATOR: The person charged with principal responsibility for interpreting and applying the provisions of this ~~chapter~~ Land Use Code.

ZONING MAP: A zoning map adopted by the City Council pursuant to the provisions of section 10-9a-501 of the Utah Code.

SECTION 3: AMENDMENT “Sec 152-39-3 Definitions” of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-39-3 Definitions

The following words and phrases used in this chapter, in addition to those listed in chapter 3 of this chapter, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context:

~~ADJACENT LANDOWNERS: Any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof. AFFECTED ENTITY: As stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the Utah department of transportation, if: The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land; The entity has filed with the municipality a copy of the entity's general or long range plan; or The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.~~

BLOCK: The land surrounded by streets and other rights of way other than an alley, or land which is designated as a block on any recorded subdivision plat.

~~BONA FIDE DIVISION OR PARTITION OF LAND FOR AGRICULTURAL PURPOSES: The division of a parcel of land into two (2) or more lots none of which is less than five (5) acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created. CITY: Hildale City, Utah.~~

~~CITY COUNCIL: The city council of Hildale City, Utah.~~

~~CITY ENGINEER: The city engineer of Hildale City, Utah, or a consulting engineering firm designated as the city engineer by the city council.~~

~~CITY PLANNER: The professional planner of Hildale City, Utah, or person designated as such by the Hildale City council.~~

COMMUNICATIONS EASEMENT: An exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or tele-communications or telecommunications services.

COMMUNICATIONS INFRASTRUCTURE: Facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

COUNTY: Washington County, Utah.

CULINARY WATER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

DEDICATION: Land set aside by an owner for any general and public uses.

EASEMENT: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

~~FINAL PLAT: The final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this chapter and adopted pursuant thereto.~~

~~GENERAL PLAN: A plan, labeled "General Plan of Hildale City", including maps or reports or both, which has been approved by the city council as required by law, or such plan as it may be amended from time to time.~~

JOINT UTILITY COMMITTEE: A committee consisting of representatives from each major utility provider, including but not limited to water, gas, power, sewer, phone, and public works, and chaired by the Public Works Director.

~~LOT: A separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.~~

LOT RIGHT OF WAY: A strip of land of not less than twenty six feet (26') wide connecting a lot to a street for use as private access to that lot.

~~OFFICIAL ZONING MAP: A zoning map adopted by the city council pursuant to the provisions of section 152-9a-501, Utah Code Annotated, 1953, as amended.~~

OPEN SPACE: Designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

~~PERSON: Any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.~~ PLANNING COMMISSION: The Hildale City planning commission.

~~PLAT: A map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.~~

SANITARY SEWER AUTHORITY: Colorado City-Hildale City Utility Department.

SECURITY: An escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

STREET: A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than twenty six feet (26') wide which has been made public by right of use and which affords the principal access to the abutting property.

Street, Arterial: A street, existing or proposed, which serves or is intended to serve as a major trafficway, and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

Street, Collector: A street, existing or proposed, which is the main means of access to an arterial street system.

Street, Cul-De-Sac: A street which originates from a designated city street with no other outlet and forcing a radius turn area, not to exceed six hundred sixty feet (660') in length without the written approval of the city council, the planning commission and the fire chief.

Street, Private: A right of way or easement in private ownership not dedicated or maintained as a public street. Street, Residential: A street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

~~SUBDIVIDER: Any individual, firm, association, syndicate, copartnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for himself or for another. SUBDIVISION: Includes: A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance; A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances; or The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and Except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes. A recorded document executed by the owner of record, revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use ordinances. The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the unsubdivided parcel of property or subject the unsubdivided parcel to the provisions of this chapter.~~

(a) ~~Does not include:~~

SECTION 4: AMENDMENT “Sec 152-40B-1 Definitions Of Words And Phrases” of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-40B-1 Definitions Of Words And Phrases

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meanings they have in common usage and to give this chapter its most reasonable application:

ALLUVIAL FAN FLOODING: Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

APEX: A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

AREA OF SHALLOW FLOODING: A designated AO, AH, or VO zone on a community's flood insurance rate map (FIRM) with a one percent (1%) chance or greater annual chance of flooding to an average depth of one to three feet (3') where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD: The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, zone A usually is refined into zones A, AE, AH, AO, A1-99, VO, V1-30, VE or V.

BASE FLOOD: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASEMENT: Any area of the building having its floor subgrade (below ground level) on all sides.

CRITICAL FEATURE: An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

DEVELOPMENT: Any manmade change in improved and unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

ELEVATED BUILDING: A nonbasement building:

- (a) built, in the case of a building in zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and
- (b) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters. In the case of zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of section 60.3(e)(5) of the national flood insurance program regulations.

EXISTING CONSTRUCTION: For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures".

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD INSURANCE RATE MAP (FIRM): An official map of a community, on which the federal emergency management agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY: The official report provided by the federal emergency management agency. The report contains flood profiles, water surface elevation of the base flood, as well as the flood boundary-floodway map.

FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) The overflow of inland or tidal waters.
- (b) The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD PROTECTION SYSTEM: Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes Hildale tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOODPLAIN MANAGEMENT: The operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS: Land use ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOODPLAIN OR FLOOD PRONE AREA: Any land area susceptible to chronic flooding or a catastrophic flood event~~being inundated by water from any source~~, including but not limited to land areas within the 100-year flood plain designated by the Federal Emergency Management Agency (see definition of Flood Or Flooding).

FLOODPROOFING: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY (REGULATORY FLOODWAY): The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FUNCTIONALLY DEPENDENT USE: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the department of interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the national register;
- (b) Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of interior; or
- (d) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the secretary of the interior; or
 - (2) Directly by the secretary of the interior in states without approved programs.

INFRASTRUCTURE: Roads, bridges, pipelines, cabling, power lines, utility or any other public or private constructed improvement.

LEVEE: A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

LEVEE SYSTEM: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of section 60.3 of the national flood insurance program regulations.

MANUFACTURED HOME: A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MEAN SEA LEVEL: For purposes of the national flood insurance program, the national geodetic vertical datum (NGVD) of 1929, or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

NEW CONSTRUCTION: For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

RECREATIONAL VEHICLE: A vehicle which is:

- (a) Built on a single chassis;
- (b) Four hundred (400) square feet or less when measured at the largest horizontal projections;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

START OF CONSTRUCTION: For other than new construction or substantial improvements under the coastal barrier resources act (Pub. L. 97-348), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE: A walled and roofed building, including a gas or liquid storage tank, that is principally aboveground, as well as a manufactured home.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed.

The term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions, or
- (b) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

VARIANCE: A grant of relief to a person from the requirement of this chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this chapter. (For full requirements see section 60.6 of the national flood insurance program regulations.)

VIOLATION: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION: The height, in relation to the national geodetic vertical datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

SECTION 5: AMENDMENT “Sec 152-47-2 Definitions” of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-47-2 Definitions

For the purpose of this chapter, the following terms shall have the meanings set forth below and shall apply in addition to the terms defined in chapter 3 of this chapter. Whenever a word or phrase used in this chapter is not defined herein or in chapter 3 of this chapter, but is defined in related sections of Utah Code Annotated or in other city ordinances or resolutions, such definitions are incorporated herein and shall apply as if set forth herein in full, unless the context clearly appears otherwise.

BUSINESS LICENSE AUTHORITY: Hildale City manager or designees.

CORRIDOR:

- (a) SR-59, all inclusive.
- (b) Utah Avenue, all inclusive.
- (c) Canyon Street, all inclusive.
- (d) Central Street, all inclusive.

EMPLOY: Hiring an individual to work for pecuniary or any other form of compensation, whether such person is hired on the payroll of the employer as an independent contractor, as an agent or in any other form of employment relationship.

ESCORT: Any person who, for pecuniary compensation or any form of consideration, dates, socializes, visits, consorts with or accompanies or offers to date, consort, socialize, visit or accompany another or other to or about social affairs, entertainment or places of amusement, or within any place of public or private quarter. "Escort" shall not be construed to include persons who provide business or personal service such as licensed private nurses, aides for the elderly or handicapped, social secretaries or similar service personnel whose relationship with their patron is characterized by a bona fide contractual relationship having a duration of more than twelve (12) hours and who provide a service not principally characterized as dating or socializing. "Escort" shall also not be construed to include persons providing services such as singing telegrams, birthday greetings or similar activities characterized by appearances in a public place, contracted for by a party other than the person for whom the service is being performed and of a duration not longer than one hour.

ESCORT SERVICE: An individual or entity who, for pecuniary compensation, furnishes or offers to furnish escorts, or provides or offers to introduce patrons to escorts.

ESCORT SERVICE RUNNER: Any third person, not an escort, who, for pecuniary compensation, acts in the capacity of an agent or broker for an escort service, escort or patron by contacting or meeting with escort services, escorts or patrons at any location within Hildale City, whether or not such third person is employed by such escort service, escort, patron or by another business, or is an independent contractor or self-employed.

HISTORIC BUILDINGS OR SITES: Those buildings or sites found on either the national or state historic registers or the Hildale City register of cultural and historic resources.

NUDE AND SEMINUDE DANCING AGENCY: Any person, agency, firm, corporation, partnership, or any other entity or individual, which furnishes, books or otherwise engages or offers to furnish, book or otherwise engage the service of a professional dancer for performance or appearance at a business licensed for nude entertainment, seminude dancing bars or adult theaters.

NUDE ENTERTAINMENT BUSINESS: A business, including adult theater, where employees perform or appear in the presence of patrons of the business in a state of nudity or seminudity. A business shall also be presumed to be a nude entertainment business if the business holds itself out as such a business.

NUDITY OR STATE OF NUDITY: A state of dress in which the ~~nipple and areola of the female breast, or~~ male or female genitals, pubic region or anus are covered by less than the covering required in the definition of "seminude".

OUTCALL SERVICES: Services of a type performed by a sexually oriented business employee outside of the premises of the licensed sexually oriented business, including, but not limited to, escorts, models, dancers and other similar employees.

PATRON: Any person who contracts with or employs any escort services or escort, or the customer of any nude entertainment business.

PECUNIARY COMPENSATION: Any commission, fee, salary, tip, gratuity, hire, profit, reward or any other form of consideration.

PERSON: Any person, unincorporated association, corporation, LLC, partnership or other legal entity.

PUBLIC PARK: A park, playground, swimming pool, golf course, bike or jogging path, or athletic field within Hildale City which is under the control, operation or management of Hildale City.

RELIGIOUS INSTITUTION: A building which is used primarily for religious worship and related religious activities.

SCHOOL: An institution of learning or instruction primarily catering to minors, whether public or private. This definition shall include daycares, preschools, nursery schools, kindergarten, elementary schools, junior high schools, middle high schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education.

SEMINUDE: A state of dress in which ~~opaque clothing covers no more than the nipple and areola of the female breast, and~~ the male or female genitals, pubic region and anus shall be fully covered by an opaque covering no narrower than four inches (4") wide in the front and five inches (5") wide in the back, which shall not taper to less than one inch (1") wide at the narrowest point.

SEXUALLY ORIENTED BUSINESS EMPLOYEES: Those employees who work on the premises of a sexually oriented business in activities related to the sexually oriented portion of the business. This includes all managing employees, dancers, escorts, models and other similar employees whether or not hired as employees, agents or as independent contractors. Sexually oriented business employees shall not include individuals whose work is unrelated to the sexually oriented portion of the business, such as janitors, bookkeepers and similar employees. Sexually oriented business employees shall not include cooks, serving persons, bartenders and similar employees, except where they may be managers or supervisors of the business. All persons making outcall meetings under this chapter, including escorts, models, guards, escort runners, drivers, chauffeurs and other similar employees, shall be considered sexually oriented business employees.

SEXUALLY ORIENTED BUSINESSES: Those businesses defined as follows:

Adult Arcade:

An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors or similar machines, or other image producing machines, for viewing by five (5) or fewer persons each, are regularly used to show films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Bookstore, Adult Novelty Store Or Adult Video Store:

A commercial establishment which has as a significant or substantial portion of its stock in trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising to the sale or rental, for any form of consideration, of any one or more of the following:

- (a) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes, slides or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".
- (b) Instruments, devices or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.
- (c) An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as adult bookstore, adult novelty store or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store or adult video store so long as one of its principal business purposes is offering for sale or rental, for some form of consideration, the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas".

Adult Cabaret:

A nightclub, bar, restaurant, "bottle club" or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features:

- (a) Persons who appear nude or in a state of nudity or seminude;
- (b) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
- (c) Films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Motel:

A motel, hotel or similar commercial establishment which:

- (a) Offers public accommodations, for any form of consideration, which provides patrons with closed circuit television transmissions, films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right of way, or by means of any off premises advertising, including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; or
- (b) Offers a sleeping room for rent for a period of time less than ten (10) hours; or
- (c) Allows a tenant or occupant to subrent the sleeping room for a time period of less than

ten (10) hours.

Adult Motion Picture Theater:

A commercial establishment where films, motion pictures, videocassettes, slides or similar photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.

Adult Theater:

A theater, concert hall, auditorium or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified sexual activities" or "specified anatomical areas".

Massage Parlor:

Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as a part of or in connection with "specified sexual activities" or where any person providing such treatment, manipulation or service related thereto, exposes his or her "specified anatomical areas". The definition of sexual oriented businesses shall not include the practice of massage in any licensed hospital, nor by a licensed physician, surgeon, chiropractor or osteopath, nor by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor or osteopath, nor by trainers for any amateur, semi-professional or professional athlete or athletic team or school athletic program.

Nude Entertainment Business:

A business, including adult theater, where employees perform or appear in the presence of patrons of the business in a state of nudity or seminudity. A business shall also be presumed to be a nude entertainment business if the business holds itself out as such a business.

Nude Model Studio:

Any place where a person who regularly appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration, to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by other persons.

Seminude Dancing Bars:

Any business which sells or allows the consumption of any alcoholic beverage on its premises that permits dancing, modeling or other performance or appearance however characterized, in a state of seminudity.

Sexual Encounter Establishment:

A business or commercial establishment, that as one of its primary business purposes, offers for any form of consideration, a place where two (2) or more persons may congregate, associate or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas" or activities when one or more of the persons is seminude. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

SPECIFIED ANATOMICAL AREA: Any of the following:

- (a) Less than completely and opaquely covered human genitals, pubic region, buttocks, or ~~anus or female breasts below a point immediately above the top of the areolae~~; or
- (b) Human male genitals in a discernible turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Any of the following:

- (a) The fondling or other intentional touching of human genitals, pubic region, buttocks, or ~~anus or female breasts~~;
- (b) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
- (c) Masturbation, actual or simulated;
- (d) Human genitals in a state of sexual stimulation, arousal or tumescence;
- (e) Flagellation or torture by or upon a person clad in undergarments, a mask or bizarre costume, or the condition of being fettered, bound or otherwise physically restrained on the part of the one so clothed; or
- (f) Excretory functions as part of or in connection with any of the activities set forth in subsections A through E of this definition.

SUBSTANTIAL ENLARGEMENT OF A SEXUALLY ORIENTED BUSINESS: Increase in the floor areas occupied by the business by more than fifteen percent (15%), as the floor areas exist at the time the business receives its initial sexually oriented business license under the applicable Hildale City licensing provisions in effect at the time of initial issuance.

SECTION 6: EFFECTIVE DATE This Ordinance shall be in full force and effect after the required approval and publication according to law.

PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember JVar Dutson	_____	_____	_____	_____
Councilmember Maha Layton	_____	_____	_____	_____
Councilmember Stacy Seay	_____	_____	_____	_____
Councilmember Jared Nicol	_____	_____	_____	_____
Councilmember Lawrence Barlow	_____	_____	_____	_____

Presiding Officer

Attest

Donia Jessop, Mayor, Hildale City

Athena Cawley, City Recorder
Hildale City

**HILDALE CITY
ORDINANCE 2021-011**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF HILDALE CITY, UTAH
AMENDING THE HILDALE CITY LAND USE ORDINANCE RELATING TO
CAMPING HOSTING FACILITIES**

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Municipal Land Use Development and Management Act, Title 10, Chapter 9a of the Utah Code to enact land use regulations;

WHEREAS, on August 19, 2021, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input for the proposed land use regulation, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has prepared and recommended to the Hildale City Council a proposed land use regulation that represents the Planning Commission's recommendation for regulating the use and development of land within all the area of the City of Hildale, and has forwarded to the City Council all objections filed with it;

WHEREAS, the court appointed fair housing monitor has reviewed the proposed land use regulation and has indicated he is not opposed to its adoption; and

WHEREAS, the City Council has given careful consideration to the recommendation of the Planning Commission as well as any public comments, and has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the proposed land use regulation.

NOW THEREFORE, be it ordained by the Council of the Hildale City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "Sec 152-7-9 Conditional Use Permit" of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-7-9 Conditional Use Permit

(a) Purpose:

This section sets forth procedures for considering and approving conditional use permits.

(b) Authority:

(1) The Planning Commission is authorized to issue conditional use permits for the following uses:

Agricultural industry
 Agricultural Sales and Service
 Assisted living facility
 Automobile wrecking yard
~~Camping Hosting Facility~~
 Dwelling, multi-family
 Dwelling, single-family
 Dwelling, temporary
 Dwelling, two-family
 Kennel, Commercial
 Gas and fuel, storage and sales
 Greater heights and size than permitted by the Code.
 Guesthouse or casita without direct access to main dwelling unit
 Metal buildings in commercial and residential zones
 Off Road Recreational Vehicle Rental
 Public stable
 Licensed family child care
 Reception center
 Recreation and entertainment, outdoor
 Residential facility for troubled youth

- (2) The Zoning Administrator is authorized to issue conditional use permits for the following uses:

Animals and fowl for recreation and family food production
 Guesthouse or casita without direct access to main dwelling unit
 Dwelling, multi-family
 Dwelling, single-family
 Dwelling, temporary
 Dwelling, two-family

- (c) Initiation:

A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

- (d) Procedure:

An application for a conditional use permit shall be considered and processed as provided in this subsection.

- (1) A complete application shall be submitted to the Office of the Zoning Administrator in a form established by the Administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

- a. The name, address and telephone number of the applicant and the applicant's agent, if any;
- b. The address and parcel identification of the subject property;
- c. The zone, zone boundaries and present use of the subject property;
- d. A description of the proposed conditional use;
- e. A plot plan showing the following:
 1. Applicant's name;
 2. Site address;
 3. Property boundaries and dimensions;
 4. Layout of existing and proposed buildings, parking, landscaping, and utilities; and

5. Adjoining property lines and uses within one hundred feet (100') of the subject property;
 - f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
 - h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.
- (2) After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 152-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.
 - (3) A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.
 - (4) The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.
 - (5) After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
 - (6) A record of all conditional use permits shall be maintained in the Office of the Zoning Administrator.
- (e) Approval Standards:
- The following standards shall apply to the issuance of a conditional use permit:
- (1) A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this chapter.
 - (2) Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2o of this section:
 - a. Standards for agricultural industry:
 1. Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
 2. Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
 3. Evidence must be provided on how the applicant will maintain control of flies and vermin.
 - b. Standards for agricultural sales and service:

1. Adequate safeguards must be provided to ensure safe storage and handling of agricultural chemicals.
 2. Evidence must be provided on how the applicant will maintain control of vermin.
 3. All outdoor storage areas for agricultural sales and service uses, and all areas to be used for servicing implements shall be enclosed by a sight-obscuring fence. Aesthetically pleasing landscaping shall be provided around the perimeter of the fence.
 4. No more than five percent of retail shelf, floor, counter and overhead display space may be devoted to the sale of grocery or other non-agricultural products, and there shall be no exterior advertisement of the availability of such products.
- c. Standards for assisted living facility:
1. The facility shall comply with building, safety, and health regulations applicable to similar structures.
 2. The facility shall be licensed by the State of Utah.
 3. A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.
- d. Standards for automobile wrecking yard:
1. All storage areas for vehicles, parts, materials or junk shall be enclosed by a sight-obscuring fence not less than six feet high, and in any event of sufficient height that all such stored items will be obscured from view. Aesthetically pleasing landscaping shall be provided around the perimeter of the fence.
 2. A concrete slab, equipped with appropriate equipment to collect and contain hazardous materials, shall be provided for all dismantling operations.
 3. Any "crusher" operation must be during the hours of 8 a.m. to 5 p.m. Monday through Friday with no holiday operations.
 4. There shall be multiple entrances with aisles wide enough to accommodate access by the appropriate emergency vehicles. No aisles shall dead end into another aisle, fence or building.
- e. Standards for dwelling, multi-family; dwelling, single-family; dwelling, temporary; dwelling, two-family:
1. A two-family dwelling, or a multi-family dwelling contained within a standalone structure shall be governed by the development standards of the RM-2 zone, to the extent that such standards are inconsistent with the development standards of the applicable zone.
 2. A single-family dwelling shall be governed by the development standards of the R-1-8 zone, to the extent that such standards are inconsistent with the development standards of the applicable zone.
 3. A conditional use permit shall be valid for a period not to exceed thirty years.

- f. Standards for kennel, commercial;
 - 1. Adequate fencing and/or enclosures must be provided to ensure dogs are confined safely and in conformance with acceptable animal husbandry standards.
 - 2. Applicant must provide a plan for how excrement will be handled to prevent it becoming a nuisance and must follow the plan.
 - 3. Evidence must be provided on how the applicant will maintain control of flies and vermin.
 - 4. A minimum parcel size of 1 acre will be required.
 - 5. Kennels shall not be constructed closer than 100 feet from any dwelling on adjacent parcels.
 - 6. A sign shall be provided identifying the operator of the kennel and a 24-hour emergency phone number.
 - 7. If breeding or whelping operations will be conducted on the property, the applicant must provide a plan to staff the kennel a minimum of eighteen hours per day.
 - 8. No more than six dogs over the age of four months shall be allowed per acre of lot area.
- g. Standards for greater heights and size than permitted by the Code:
 - 1. The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater.
 - 2. The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least thirty five percent (35%) of the lot on which it is located as a pervious surface, and must be for a use permitted in the zone in which it is located.
- h. Standards for guesthouse or casita without direct access to main dwelling unit:
 - 1. Applicant must be willing to sign a restrictive notice that will be recorded in the Office of the Washington County Recorder limiting the use of the guesthouse or casita to family members or nonpaying guests unless the casita meets the development standards for a rental unit.
 - 2. Guesthouse or casita must meet size, setback, and height restrictions for the zone in which it is located.
 - 3. Guesthouse or casita must be served by the same utility connections as the main structure on the site.
- i. Standards for metal buildings in commercial and residential zones:
 - 1. In Residential (R-1) Zones the height and size may not be greater than permitted in the zone.
 - 2. The building must meet the following design standards:
 - i. Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
 - ii. Details of proposed colors and materials, including color chips, samples, and colored building elevations,

shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

- iii. Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
 - iv. In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.
- j. Standards for public stable:
- 1. Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.
 - 2. Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
 - 3. Evidence must be provided on how the applicant will maintain control of flies and vermin.
 - 4. Site must contain adequate off street parking for customers. All trailers must be contained on site.
- k. Standards for licensed family child care:
- 1. Applicant must obtain and maintain compliance with all required licenses/approvals from applicable agencies and all regulations applicable to licensed family child care.
 - 2. Child care activities shall be clearly incidental to the dwelling or residential use.
 - 3. Signage shall be limited to one nonilluminated nameplate sign that does not exceed twelve square feet in area.
 - 4. Alterations shall not be made to the dwelling or the yard area that change the residential character.
 - 5. There must be no more than one employee that does not reside on the premises.
 - 6. Any vehicles associated with the child care use that are regularly parked on-site must have a gross vehicle weight rating of ten thousand pounds or less, and have no more than two axles.
- l. Standards for a reception center:
- 1. Hours of operation must be compatible with adjoining uses and comply with Hildale City noise regulations.
 - 2. Parking must be provided.
 - 3. The use of on street parking to provide up to forty percent (40%) of the required parking may be permitted if adjoining uses are not residential uses and the street is fully Improved.
 - 4. The center must have an approved site plan.
 - 5. If beer, wine, or other alcoholic beverages are served, the center must be licensed by the State Alcohol Control Board

- m. Standards for recreation and entertainment, outdoor:
 1. Any structure established in connection with the use shall have a setback of not less than 100 feet from any lot line, except that where such lot line abuts a street, the front setback from the development standards for the applicable zone shall apply.
- n. Standards for residential facility troubled youth:
 1. The operator must be willing to enter into a non-disclosure agreement with the City and confidentially share information about occupants as necessary to make a decision regarding or to enforce a conditional use permit.
 2. The operator must adopt and enforce a policy that the facility may not be occupied by any youth who has previously been found guilty of a crime of moral turpitude or a sex-related offense.
 3. The facility must be supervised 24 hours a day by a qualified adult at least ten years older than the oldest youth resident.
 4. The facility must not be located within one-half mile of another existing residential facility for troubled youth, a public or private school, a public library, a public park or playground, measured in a straight line between the nearest property boundaries.
 5. Alterations shall not be made to the dwelling or the yard area that change the residential character.
 6. There must be no more than one employee that does not reside on the premises.
 7. Any vehicles associated with the residential facility use that are regularly parked on-site must have a gross vehicle weight rating of ten thousand pounds or less, and have no more than two axles.
- o. Standards for animals and fowl for recreation and family food production:
 1. Adequate fencing must be provided to ensure animals and fowl are confined safely.
 2. Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
 3. Evidence must be provided on how the applicant will maintain control of flies and vermin.
 4. The number of fowl will be limited by the point system used in section 152-37-15 of this chapter.
 5. Livestock numbers may be limited at the Administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.
- p. Standards for off-highway vehicle rentals:
 1. Applicant must be operating a bed and breakfast or residential hosting facility on the same property in conformity with this

chapter.

2. Applicant must have a valid Hildale City business license for off-highway vehicle rentals.
3. Off-highway vehicles may only be rented to guests of the bed and breakfast or residential hosting facility.
4. Only one off-highway vehicle may be rented per guest room.

(f) Appeal Of Decision:

Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal the decision in accordance with the provisions of section 152-7-19 of this chapter.

(g) Effect Of Approval:

A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this chapter or any other title of this Code.

- (1) A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
- (2) Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

(h) Amendment:

The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

(i) Revocation:

A conditional use permit may be revoked as provided in section 152-9-6 of this chapter.

- (1) In addition to the grounds set forth in section 152-9-6 of this chapter, any of the following shall be grounds for revocation:
 - a. The use for which a permit was granted has ceased for one year or more;
 - b. The holder or user of a permit has failed to comply with the conditions of approval or any City, State, or Federal law governing the conduct of the use;
 - c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or
 - d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
- (2) No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(j) Expiration:

A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within

one year after approval.

SECTION 2: **AMENDMENT** "Sec 152-12-2 Scope" of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-12-2 Scope

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

SECTION 3: **AMENDMENT** "Sec 152-12-3 Uses Allowed" of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-12-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 152-12-1 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 152-12-1 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 152-12-1 PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Agricultural Permitted Uses				
Use	Zones			
	A-40	A-20	A-10	A-5

Agricultural uses:				
Accessory building	P	P	P	P
Agricultural business	P	P	P	P
Agricultural industry	P	P	P	P
Agriculture	P	P	P	P
Animal specialties	P	P	P	P
Animals and fowl for recreation and family food production	P	P	P	P
Stable, private	P	P	P	P
Residential uses:				
Assisted living facility	P	P	P	P
Building, accessory	P	P	P	P
Dwelling, earth sheltered	P	P	P	P
Dwelling, single-family	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	P
Dwelling, temporary	P	P	P	P
Guesthouse	P	P	P	P
Manufactured home	P	P	P	P
Residential facility for elderly persons ¹	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P
Residential facility for troubled youth	N	N	N	N
Short term rental	N	N	N	N
Public and civic uses:				
Auditorium or stadium	N	N	N	N
Cemetery	P	P	P	P
Church or place of worship	P	P	P	P
Club or service organization	P	P	P	P
Convalescent care facility	N	N	N	N
Cultural service	P	P	P	P
Golf course	N	N	N	N
Hospital	N	N	N	N
Park	P	P	P	P
Protective service	P	P	P	P

Reception center	C	C	C	C
Stable, public	P	P	P	P
Utility, minor	P	P	P	P
Utility substation	P	P	P	P
Commercial uses:				
Agricultural sales and service	P	P	C	C
Animal hospital	P	P	P	P
Bed and breakfast, INN	C	C	C	C
Bed and breakfast, home	C	C	C	C
Camping Hosting Facility	€	€	€	€
<u>Camping Hosting Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Family child daycare facility ²	P	P	P	P
Licensed family child care ²	C	C	C	C
Residential certificate child care ²	P	P	P	P
Garden center	P	P	P	P
Kennel, residential	P	P	P	P
Media service	N	N	N	N
Off-Road Recreational Vehicle Rental	C	C	C	C
Personal care service, home based ²	P	P	P	P
Personal instruction service, home based ²	P	P	P	P
Produce stand	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C
Vehicle repair, limited	N	N	N	N
Veterinary service	P	P	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Alcoholic beverage manufacturing 30,000 square feet and under	P	P	P	P

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-12-1 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 agricultural zones shall include, but are not limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages, carports, 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 applicable provision of this code. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Keeping of machinery, livestock, and farming equipment as needed for agricultural use. Nurseries and greenhouses. Playhouses, patios, porches, gazebos, and incidental storage buildings. Produce stands. Swimming pools and hot tubs for use by residents and their guests. Temporary real estate offices, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

SECTION 4: **AMENDMENT** "Sec 152-43-2 Scope" of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-43-2 Scope

No manufactured/mobile home or recreational vehicle shall be used or occupied except within an approved manufactured/mobile home park or subdivision, or recreational vehicle park, or as specifically provided by a provision of this chapter or this ~~chapter~~code. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other Laws.

SECTION 5: **AMENDMENT** "Sec 152-43-3 Uses Allowed" of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-43-3 Uses Allowed

(a) Permitted And Conditional Use:

A manufactured/mobile home park or subdivision, and recreational vehicle park may be established in an MH/RV zone as set forth in chapter 13, "Residential Zones", of this chapter, subject to the provisions of this chapter, or as otherwise specifically provided in this chapter or this chapter. In the event a provision of this chapter conflicts

with a provision in another chapter of this chapter, the provision of this chapter shall apply.

(b) Location Of An Occupied Manufactured/Mobile Home:

No occupied manufactured/mobile home shall be located anywhere within the city except as follows:

- (1) A manufactured home, when attached to a permanent foundation in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with applicable building code, may be located within any single-family residential zone subject to the requirements of that zone; or
- (2) Within an approved manufactured/mobile home park or subdivision; or
- (3) As a dwelling unit on a bona fide farm or ranch when allowed by the zone where the ranch or farm is located; or
- (4) Any of the following temporary uses, subject to the issuance of a temporary use permit pursuant to the requirements of section 152-7-16 and chapter 48 of this chapter:
 - a. Construction field office for use by contractors or as a temporary place of business for an owner or lessee while a permanent building is under construction on the same site;
 - b. Dwelling for members of an immediate family (parents, children, brothers, or sisters), subject to the requirements of section 152-43-4 of this chapter;
 - c. Sales office for manufactured/mobile homes or recreational vehicles, when allowed by the zone where the office is located;
 - d. Sales office for the sale of dwellings in a subdivision or other residential project.

(c) Location Of An Occupied Recreational Vehicle:

No occupied recreational vehicle shall be located anywhere within the city except as follows:

- (1) Within a:
 - a. Recreational vehicle park;
 - b. Manufactured/mobile home park, subject to the requirements of subsection 152-43-6A2b of this chapter; or
 - c. ~~Designated camping area~~ Campground, subject to the requirements of Chapter 52 of this code; and
- (2) As a dwelling for members of an immediate family (parents, children, brothers, or sisters), subject to the requirements of section 152-43-4 of this chapter.
- (3) This section shall not be construed to prohibit the occupation of a recreational vehicle by visitors to occupants of a single-family residential lot improved with one single-family residence for a time not exceeding two (2) weeks (14 days) in any ninety (90) day period.

(d) Location Of An Unoccupied Manufactured/Mobile Home Or Recreational Vehicle:

An unoccupied manufactured/mobile home or recreational vehicle may be located as follows:

- (1) On a sales lot, when allowed by the zone where the lot is located; and
- (2) Long term storage of a recreational vehicle or manufactured/mobile home for maintenance operations, reconstruction, or construction is permitted only

within an enclosed area and only in a zone allowing such use.

- (3) This subsection shall not be construed to prohibit the storage of an unoccupied recreational vehicle on the property of the vehicle's owner or in a commercial lot approved for the storage of recreational vehicles.

(e) Emergency Or Temporary Parking:

Emergency or temporary parking of an unoccupied manufactured/mobile home or recreational vehicle outside an approved manufactured/mobile home park or subdivision, or recreational vehicle park, or other authorized place may be permitted for a period not exceeding forty eight (48) hours. This limitation does not apply to an unoccupied manufactured/mobile home or recreational vehicle located in an authorized sales area.

SECTION 6: **AMENDMENT** “Sec 152-43-6 Development Standards” of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-43-6 Development Standards

The development of a manufactured home park or subdivision, or recreational vehicle park or park model development shall conform to applicable standards and requirements of this section and as set forth in table 152-43-1 of this section unless modified by a planned development approved pursuant to chapter 23 of this chapter.

(a) General Requirements:

- (1) Layout: Land not contained within individual lots or spaces, roads or parking shall be set aside and developed as parks, playgrounds, trails, and service areas for the common use and enjoyment of occupants of the development, and the visitors thereto.

(2) Location:

- a. A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;
- b. A recreational vehicle park should generally be located:
 1. Adjacent to or in close proximity to a major collector or arterial road as shown in the city's transportation master plan;
 2. Near adequate shopping facilities; and
- c. A park model development shall be located on property zoned MH/RV.

(3) Plan Preparation:

Plans for a manufactured home park or subdivision, or recreational vehicle park or park model development shall be prepared by a licensed architect, licensed engineer and/or licensed land surveyor.

(b) Building Standards:

All standards shown in table 152-43-1 of this section must be met.

(c) Site Improvements:

- (1) Access To Lots And Spaces:

Sufficient access shall be provided to each manufactured home, or recreational vehicle lot or space or park model to allow maneuvering of homes or vehicles into position.

- a. The accessway shall be kept free from trees and other obstructions.
- b. Paving under a manufactured home is not required if adequate support is provided as required by applicable building codes. Use of planks, steel mats or other means to support the manufactured home during placement is allowed so long as the same are removed upon completion of placement.

(2) Common Area:

Except for a manufactured home subdivision, one or more common areas equal to at least ten percent (10%) of the land area of the development shall be set aside for the joint use and enjoyment of occupants. Land covered by vehicular roadways, sidewalks and off street parking shall not be included in calculating this ten percent (10%) common area requirement; provided, however, that in initial phases of development, the minimum area shall be not less than one-half (1/2) acre or ten percent (10%) of the land area under development, whichever is greater.

(3) Connection To City Services:

Each manufactured home, recreational vehicle, or park model shall be connected to the city water system and wastewater disposal system, except as otherwise allowed by the regulations for such systems.

(4) Landscaping:

Any area not covered by a manufactured home or recreational vehicle or park model, hard surfacing, or a building shall be landscaped per an approved site plan.

(5) Laundry:

A laundry may be provided for the convenience of residents within a manufactured home park or subdivision, or recreational vehicle park or park model development, but not for the general public.

(6) Lighting:

Shall be provided to meet safety standards and shall be shown on the site plan.

(7) Parking:

Off street parking requirements for a manufactured home park or subdivision, or recreational vehicle park or park model development shall be provided on each lot or space as follows:

- a. Manufactured home park or subdivision: Two (2) parking spaces per lot or space.
- b. Recreational vehicle park: One parking space per RV space.
- c. Park model development: One parking space per park model space.
- d. Each parking space shall have a minimum width of nine feet (9') and minimum depth of eighteen feet (18').
- e. Before a lot or space may be occupied, all off street parking areas and driveways shall be surfaced with a material acceptable to the city.

(8) Roadway Design:

Accessways within a manufactured home park or recreational vehicle park or park model park shall conform to construction design standards and specifications adopted by the city, with a minimum width of thirty feet (30'),

unless modified by a planned development approved pursuant to chapter 23 of this chapter.

(9) Roads Within A Manufactured Home Subdivision:

Roads within a manufactured home subdivision shall conform to construction design standards and specifications adopted by the city unless modified by a planned development approved pursuant to chapter 23 of this chapter.

(10) Skirting:

Each manufactured home shall be skirted.

(11) Storage,

Waste Receptacles, And Additions:

- a. All storage and solid waste receptacles other than individual homeowner trash receptacles shall be contained within an enclosure at least six feet (6') high.
- b. All patios, carports, garages and other additions to a manufactured home shall be compatible in design and construction with the associated home. Such facilities shall be constructed in accordance with applicable building codes and kept in good repair.

(12) Storm Drainage Facilities:

Storm drainage facilities shall be constructed to protect residents of the development as well as adjacent property owners in accordance with applicable provisions of this code and the adopted storm drainage plan as reasonably determined by the city engineer.

(d) Standards Specific To Recreational Vehicle Parks And Park Model Parks:

- (1) No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel.
- (2) Recreational vehicle parks shall not be used as permanent residences, except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.
- (3) No "park model" units shall be permitted within a recreational vehicle park except a number of park models may be approved in the park to be used as short term vacation rentals. However, a park model development may be approved to allow recreational vehicles but not campers or tents in the development.
- (4) Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.
- (5) Each self-propelled recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability.
- (6) No permanent room addition shall be attached to recreational vehicle nor shall any permanent structure be constructed on a recreational vehicle lot.
- (7) Room additions may be permitted on park models if all setbacks are met and pursuant to the issuance of a building permit before construction.
- (8) A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.
- (9) Conversion of an established residential park or park model development to another residential use, shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required.

(e) Table 152-43-1:

TABLE 152-43-1 DEVELOPMENT STANDARDS MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS

Development Standard	Manufactured Home Subdivision	Manufactured Home Park	Recreational Vehicle Park/ Park Model Development
General standards:			
Location	See subsection A2 of this section		
Minimum development size	10 acres	10 acres	5 acres
Ownership	Individual lots	Park must remain single parcel	Park must remain single parcel
Plan preparation	Licensed architect, licensed engineer and/or licensed land surveyor required; see subsection A3 of this section		
Required zone	MH/RV; see chapter 13 of this title		
Building standards:			
Maximum height, service building	35 ft.	35 ft.	35 ft.
Maximum height, accessory building	12 ft.	12 ft.	12 ft.
Lot/space standards:			
Minimum lot/space area	5,700 sq. ft.	4,000 sq. ft.	1,400 sq. ft.
Minimum lot/space width	60 ft.	50 ft.	35 ft.
Minimum lot/space depth	95 ft.	70 ft.	40 ft.
Setback standards:			
Front yard	15 ft.	15 ft.	5 ft.
Rear yard	10 ft.	10 ft.	5 ft.
Side yard,			

	interior	10 ft.	8 ft.	7 ft.
	Side yard, street	20 ft.	15 ft.	7 ft.
	Accessory building	5 ft.; if adjacent to exterior boundary or utility easement, then 10 ft.	3 ft.; if adjacent to exterior boundary or utility easement, then 7.5 ft.	5 ft.
	Separation between structures	20 ft.	20 ft.	14 ft.
Site improvements:				
	Access to lots and spaces	Sufficient area to maneuver homes or vehicles required; see subsection C1 of this section		
	Common area	Not required	10% of land area; see subsection C2 of this section	
	Connection to city services	Must connect to city water system and wastewater disposal system; see subsection C3 of this section		
	Landscaping	Open and unpaved areas must be landscaped; see subsection C4 of this section		
	Laundry	Laundry may be provided for residents, but not general public; see subsection C5 of this section		
	Roadway and accessway design	See subsections C8 and C9 of this section		

SECTION 7: AMENDMENT “Sec 152-52-1 Purpose” of the Hildale Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 152-52-1 Purpose

The purpose of this chapter is to establish use and development regulations for camping hosting facilities to minimize, as applicable, the impact on the natural environment, and to assure their the compatibility of camping hosting facilities with adjoining uses.

SECTION 8: AMENDMENT “Sec 152-52-3 Definitions” of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-52-3 Definitions

Reserved

~~For the purpose of this chapter, the following terms shall have the meanings set forth below and shall apply in addition to the terms defined in chapter 3 of this chapter: Hosting Facility; Camping; Campsite; Designated for Fire; Designated for Sleeping; Cooking Device; Lighting Device; Vehicle Parking Space;~~

SECTION 9: AMENDMENT “Sec 152-52-4 Conformity With Standards And Business License Required” of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-52-4 Conformity With Standards And Business License Required

No camping hosting facility shall be established unless:

- (a) The facility can meet the development standards of this chapter and regulations of general applicability in this Code;
- (b) A business license has been issued in accordance with the regulations in title 11 of this Code;
- (c) Operation of a camping hosting facility without a current Hildale City business license is considered a violation and each day of operation shall be considered a separate offense.

SECTION 10: AMENDMENT “Sec 152-52-5 Development Standards; Camping Hosting Facilities” of the Hildale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 152-52-5 Development Standards; Camping Hosting Facilities

The development standards set forth in this section shall apply to all camping hosting facilities.

- (a) Location:
A camping hosting facility may be established in any zone where allowed as a

permitted or conditional use, and shall conform to applicable commercial construction codes, zoning requirements, ~~Utah State Health Department requirements~~ and the requirements of any other applicable codes and/or ordinances adopted by Hildale City.

(b) Health Code Compliance:

Prior to and at all times after commencing operations, a camping hosting facility shall obtain and maintain local public health department approval, and shall comply with all applicable health codes.

(c) Property Manager:

The owner of a camping hosting facility shall appoint a property manager and provide the Hildale City business licensing office with contact information for the property manager, who shall be:

- (1) Authorized to represent the owner with respect to all aspects of the management and maintenance of the facility;
- (2) Authorized to receive official notices on the owner's behalf, including service of legal process; and
- (3) Within a reasonable distance to enable the property manager to appear and respond to emergencies during all times that the camping hosting facility is occupied.

(d) Maximum Length of Stay:

No campsite in a camping hosting facility shall be occupied for any consecutive period of more than twenty-nine (29) days. For purposes of this subsection, a guest who has occupied any campsite in the same camping hosting facility for twenty-nine consecutive days may not rent another campsite in the same camping hosting facility for a period of at least forty-eight (48) hours.

(e) Number of Campsites:

Rentable campsites shall be limited to not more than eight (8) campsites per acre.

(f) Fire Safety Requirements:

- (1) Each rentable campsite will have at least (1) fire extinguisher that meets the specifications ~~inspection requirements~~ deemed necessary by the Fire Chief of Hildale City which shall be inspected annually by a qualified inspector.
- (2) Open burning shall only be permitted within the confines of an approved fire ring or fireplace, which shall be at least twenty-five (25) feet from any tent, recreational vehicle, structure or other combustible material, shall be completely extinguished whenever not attended, and shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous. Guests shall be prominently notified of these restrictions.
- (3) Charcoal, gas or other open-flame cooking devices, other than shall be operated at least ten (10) feet from any tent, recreational vehicle, structure or other combustible material. The minimum distance specified by this subsection shall not apply between a recreational vehicle and a cooking device designed to be affixed to that vehicle.
- (4) There shall be a ~~2~~clearing with a horizontal radius of at least fifteen (15) feet and a vertical height of at least eight (8) feet, which shall be kept relatively free of trees, brush, and tall weeds and dry grass, around any permanent structure, stationary recreational vehicle, or tent. ~~is designated for fire, is designated for sleeping, is a cooking device, is a lighting device, or is a vehicle parking space.~~
- (5) To the extent that the requirements of this section may be inconsistent with

applicable building or fire codes, the provisions of the building and fire codes shall apply.

(g) Tents:

Any tent provided by a camping hosting facility to overnight guests shall be maintained in good repair, and shall be adequately roped, braced and anchored to withstand the elements of weather and prevent against collapsing.

(h) Recreational Vehicles (RV's):

- (1) Any recreational vehicle provide by a camping hosting facility to overnight guests shall be maintained in good repair and, if designed to be self-propelled, shall be capable of moving under its own power.
- (2) No more than 50% of the campsites in a camping hosting facility may be designated, marketed or used to accommodate a recreational vehicle.
- (3) Any camping hosting facility having two (2) or more campsites designated, marketed, or used to accommodate recreational vehicles shall, in addition to the development standards set forth in this section, be subject to the development standards set forth in Chapter 43 of this code applicable to recreational vehicle parks. To the extent that the development standards applicable to recreational vehicle parks conflict with the development standards set forth in this section, the conflicting provisions of Chapter 43 shall apply.

(i) Numbering:

- (1) Each structure and campsite used in connection with a camping hosting facility shall be assigned a unique unit number, which shall be posted prominently thereon, and shall be indicated by location on a map of the camping hosting facility for emergency response purposes.
- (2) The owner of the camping hosting facility shall keep the emergency response map up to date and on file with the emergency dispatch center.

(j) Structures:

- (1) Any structure used in connection with a camping hosting facility shall be of permanent construction, meeting the requirements of Building Code.
- (2) No structure shall be permitted on a lot containing a camping hosting facility except for accessory uses permitted in, and conforming to the development standards applicable to the zone in which the camping hosting facility is located.

(k) Lighting:

Any exterior lighting shall comply with the following:

- (1) All lighting devices shall be shielded or hooded so as to prevent light from producing glare onto adjacent properties that may reasonably be expected to result in visual discomfort or loss of privacy;
- (2) Lighting devices shall be designed or shielded such that all light emitted by the fixture is projected below a horizontal plane; and
- (3) Parking spaces and aisles, roads and driveways shall be illuminated only to the extent necessary to meet the functional needs of safe circulation and protection of pedestrians.

(l) Meals:

If meals are offered, meals shall be served only:

- (+) ~~F~~o overnight guests.

(m) Landscaping:

Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip, and existing native vegetation.

(n) Parking:

Non-frontage, off street parking shall be provided as follows:

- (1) Two (2) spaces for owner.
- (2) At least one (1) space per campsite.
- (3) Parking must be located on the same property as the campsites.
- (4) Tandem parking ~~is permitted for~~ shall be counted as one (1) space ~~only for purposes of this subsection.~~
- (5) Off street parking may not be provided within the front yard setback other than the existing driveway.
- (6) ~~Landscaping is required between parking and adjoining residential properties.~~

(o) Signs:

Only one on-site (1) sign not larger than ~~one two~~ foot by ~~two three~~ foot (12' x 23') in size may be used to advertise a camping hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.

(p) Setbacks:

No tent, stationary recreational vehicle, or permanent structure shall be located within any setbacks required under the development standards applicable to the zone in which a camping hosting facility is located.

(q) Street Standards:

A camping hosting facility shall front upon ~~be located on~~ a street that meets Fire Code requirements as a fire apparatus access road.

(r) Sensitive Lands:

Development of any camping hosting facility, including driveways, roads, trails, campsites, and common areas, is hereby expressly made subject to Chapter 24 of this code, "Sensitive Lands."

(s) Drainage:

Any camping hosting facility shall be engineered to provide adequate surface drainage to ensure that stormwater and wastewater will not be discharged onto adjacent properties beyond naturally existing conditions.

(t) Other Regulations:

A camping hosting facility is subject to all other applicable sections of this Code, including, but not limited to, Building and Fire Codes, noise ordinances, transient lodging facility regulations, and transient room tax requirements.

SECTION 11: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 12: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 13: **EFFECTIVE DATE** This Ordinance shall be in full force and effect after the required approval and publication according to law.

PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember JVar Dutson	_____	_____	_____	_____
Councilmember Maha Layton	_____	_____	_____	_____
Councilmember Stacy Seay	_____	_____	_____	_____
Councilmember Jared Nicol	_____	_____	_____	_____
Councilmember Lawrence Barlow	_____	_____	_____	_____

Presiding Officer

Attest

Donia Jessop, Mayor, Hildale City

Athena Cawley, City Recorder Hildale City

NORTHWEST REGIONAL ATTAINMENT COMMITTEE

MISSION STATEMENT

The Northwest Regional Attainment Committee will assist Mohave and LaPaz County communities in designing and achieving initiatives aimed at increasing industry recognized credentials, certificates, and degree attainment to close the workforce gaps and improve economic vitality.

Goals and Strategies for Northwest Regional Attainment Committee:

Pillar 1: EARLY CHILDHOOD THROUGH HIGH SCHOOL

1. Emphasize high school graduation and promote best practices for certificate, college, and career readiness.
2. Support students through a pathway to certificates, college, and career.

Pillar 2: POSTSECONDARY ACCESS AND SUCCESS

3. Through policy and innovation, work collaboratively to address barriers to credential and degree completion.
4. Ensure pathways and options for education beyond high school are available to all.
5. Champion strategies to make postsecondary educational options more affordable.

Pillar 3: WORKFORCE AND BUSINESS DEVELOPMENT

6. Attract businesses to Arizona with well-educated and highly skilled workers and jobs.
7. Promote businesses with proven success in fostering certificate and degree completion among employees.
8. Develop and expand partnerships between industries and educational providers to align current and future workforce needs.

Pillar 4: SYSTEMS AND STRUCTURES

9. Utilize metrics and data systems to support thoughtful partnerships and collaboration in pursuit of the 60 percent post high school attainment goal.
10. Increase public awareness of the options and value of pathways for education beyond high school.

Joint Government Regional Collaboration

Goals & Objectives

1. Regional Economic Development
2. Increased Public Access to Resources
3. Collaboration/Support in Solving Regional Issues/Challenges

3rd Friday each month at 11am (10am AZT) by ZOOM

CONTACT:

Matthew Zitting
Cell: 801-903-3204
admin@uzonachamber.org

September 29 - October 1, 2021

Salt Palace Convention Center

Agenda

Agenda will be updated as workshops are confirmed.

September 29, 2021

Jordan Valley Water Conservation Garden

8:40 AM-10:20 AM

Mobile Tour

Spots Taken: 3/50

"The Main Street Effect": How The Main Streets Can Help With Community Revitalization

8:45 AM-11:00 AM

Mobile Tour

Spots Taken: 0/15

Exhibit Hall Open

9:00 AM-6:00 PM

Networking

Breakfast with Exhibitors

9:00 AM-10:45 AM

Networking

St. Vincent de Paul Food Prep

9:00 AM-11:00 AM

Service Project

Spots Taken: 0/20

Stitching Hearts Project

9:00 AM-11:00 AM

Service Project

Spots Taken: 3/20

Opening Session featuring John Volanthen

10:45 AM-12:50 PM

General Session

New & Improved!

1:00 PM-2:00 PM

Workshop

We Can Do It!

1:00 PM-2:00 PM

Workshop

PID's - People In Distress Or Public Infrastructure Districts?

1:00 PM-2:00 PM

Workshop

Refreshment Break with Exhibitors

2:00 PM-3:00 PM

Networking

Rapid Growth Caucus

3:00 PM-4:15 PM

Workshop

Traditional Rural Caucus

3:00 PM-4:15 PM

Workshop

Establish Mid-Size Caucus

3:00 PM-4:15 PM

Workshop

Rural Hub & Resort Caucus

3:00 PM-4:15 PM

Workshop

1st & 2nd Class Cities Caucus

3:00 PM-4:15 PM

Workshop

Service Project: Stitching Hearts

4:30 PM-6:00 PM

Activity/Event

Spots Taken: 1/20

Exhibitor & Attendee Reception

5:00 PM-6:00 PM

Activity/Event

September 30, 2021

Recorder's Responsibility for Compliance of Required Training

8:00 AM-9:30 AM

Recorders Day

Emerging Utah

8:30 AM-10:15 AM

General Session

GRAMA Certification Preparation and Panel Discussion

9:45 AM-11:45 AM

Recorders Day

Housing Tools 101 For Elected & Appointed Officials

10:30 AM-11:50 AM

Workshop

Rural Roundup! A Showcase of Resources for Rural Utah

10:30 AM-11:50 AM

Workshop

Collaboration In Asset Based Development

10:30 AM-11:50 AM

Workshop

Water, Water Everywhere, But Not A Drop To Drink

10:30 AM-11:50 AM

Workshop

General Session & Lunch

12:00 PM-1:30 PM

General Session

Ogden BRT via FrontRunner

1:45 PM-5:20 PM

Mobile Tour

Spots Taken: 6/25

The State Wants To Get You Moving!

2:00 PM-3:15 PM

Workshop

How About Yes In My Backyard!

2:00 PM-3:15 PM

Workshop

Keynote Follow-Up

2:00 PM-3:15

Item 20.

Workshop

What's That Buzzing Noise?

2:00 PM-3:15 PM

Workshop

We Can Work Together!

2:00 PM-3:15 PM

Workshop

Missing Middle Housing: Are You Missing The Middle?

2:00 PM-3:15 PM

Workshop

Rural Roundup Showcase

2:30 PM-4:30 PM

Activity/Event

Sphere of Influence for Municipal Recordors

2:45 PM-4:15 PM

Recordors Day

Creative Transportation Strategies

3:30 PM-4:30 PM

Workshop

What "Equity" Has to do with Local Government

3:30 PM-4:30 PM

Workshop

Using USU's Utah Wellbeing Survey Project For Planning

3:30 PM-4:30 PM

Workshop

#CitiesWork - A Call To Action

3:30 PM-4:30 PM

Workshop

Are You Mixed Up On Mixed Use?

3:30 PM-4:30 PM

Workshop

Missing Middle Housing Walking Tour

3:30 PM-4:30 PM

Mobile Tour

Spots Taken: 0/20

Recorders & Clerks: Women In Leadership

4:30 PM-5:30 PM

Recorders Day

Dinner at the Utah Olympic Oval

Activity/Event

October 1, 2021

ULCT Business Session

8:15 AM-10:45 AM

General Session

Ethical Skills For Government Leaders

11:00 AM-12:15 PM

Workshop

Protect, Use & Provide

11:00 AM-12:15 PM

Workshop

What Role Can Cities Play In Suicide Prevention?

11:00 AM-12:15 PM

Workshop

Closing Lunch: #CitiesWork

12:15 PM-1:45 PM

General Session



One Utah Summit

HOSTED AT SUU

About The Summit

This year marks the 34th anniversary of the Utah Rural Summit as the premier gathering place for convening Utah's top leaders and decision-makers to discuss rural Utah's challenges and opportunities.

This year's Summit supports Gov. Cox's vision for #OneUtah with three days of informative, fun-filled activities, and networking opportunities.

We look forward to seeing you at #1utfall in Cedar City this October.

Sign-up for our email newsletter and visit this website frequently to receive updates about the One Utah Summit.

About Gov. Cox's One Utah Roadmap

The One Utah Summit proudly supports Gov. Cox's "[One Utah Roadmap](#)" initiative. One of the Roadmap's six priorities is an increased focus on rural Utah and meeting its critical policy and infrastructure needs.

The One Utah Summit supports Gov. Cox's rural Utah priorities by convening Utah's top leaders and decision-makers to discuss rural Utah's opportunities and challenges.



Speakers



Spencer J. Cox

Utah's 18th governor

Gov. Spencer Cox grew up in rural Utah, and his family lived and farmed in Sanpete County for six generations. Until he was elected governor, he lived in Fairview and commuted 200 miles almost daily to maintain his residence there during his eight years of service as Utah's lieutenant governor.

Because Gov. Cox understands the needs of Utah's rural areas, he's committed to bringing citizens in every part of the state equal access to prosperity. One of his six priorities outlined in his administration's One Utah Roadmap is Rural Matters, which includes meeting critical infrastructure and policy needs.



Deidre M. Henderson

Utah's Lieutenant Governor

Deidre M. Henderson became Utah's ninth Lt. Gov. in January of 2021. Before her election to the second-highest official of the state, she served for eight years in the Utah State Senate representing South Utah County. During her years in the Utah Senate, Lt. Gov. Henderson gained a reputation as a strong conservative, a champion for government transparency, and a vocal advocate for women and families.

She served as chair of the Senate Rules Committee, the Revenue and Taxation Committee, and the Education Committee. Her efforts gained recognition by numerous civic groups, including Legislator of the Year by the Fraternal Order of Police and Taxpayer Advocate of the Year by the Utah Taxpayers Association. In 2020 she was named a Libertas Institute Defender of Liberty.



Brad Bonham

CEO and Co-founder, Walker Edison

Brad Bonham co-founded Walker Edison in 2006 and has since built an innovative e-commerce based manufacturing model that provides the highest quality of stylish, ready-to-assemble home furnishings shipped straight to consumers.

He has been recognized as the CEO of one of the 50 fastest growing businesses in Utah for several years, and named one of the Forty under 40 by Utah Business magazine. Bonham teaches college-level courses in business entrepreneurship.



Janice Brooks

Chairwoman, Utah Humanities Council

Janice Brooks serves as chairwoman of the Utah Humanities Council and is a governing board member for Intermountain Healthcare St. George Regional Hospital.

Brooks has extensive experience in strategic communications, public affairs, corporate social responsibility analysis, crisis management, constituency and community relations, and several other specialized areas. She held top-secret clearance and was a security specialist for the Department of Energy for nine years. Brooks also served as chairwoman of the Commissioners Committee for the National Association of Housing and Redevelopment Officials. She is the former CEO of Green Valley Spa and Resort in St. George, Utah.



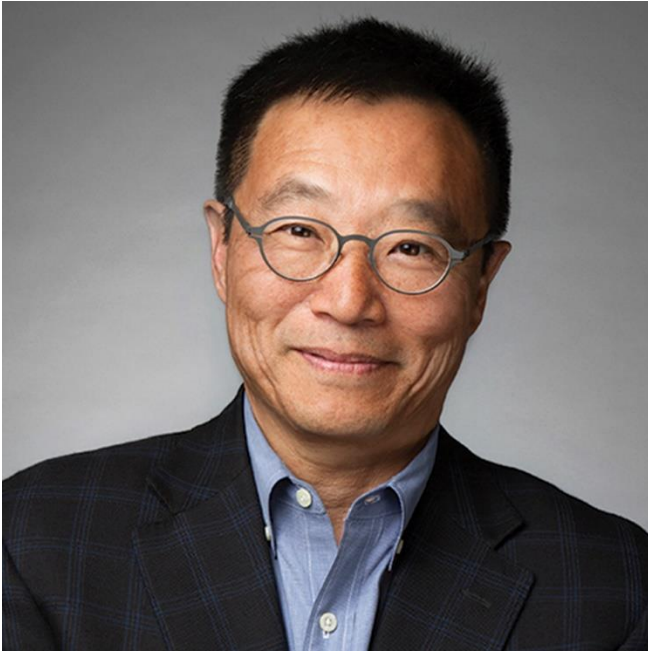
Thom Carter

Governor's Energy Advisor

Thom Carter is the energy advisor for Gov. Spencer J. Cox, and the executive director of the Governor's Office of Energy Development.

Before these positions, Carter was the executive director of the Utah Clean Air Partnership (UCAIR), a nonprofit focused on bringing communities together to improve Utah's air. During his time with UCAIR, he played an essential role in helping the Wasatch Front areas reach attainment for the first time in more than a decade. He also played a vital role in helping individuals, businesses, and communities to find practical solutions to Utah's unique air quality challenges.

In his current role, Carter serves on several boards and commissions, including the Envision Utah Board and the Western Interstate Energy Board.



David Chen

CEO and Chairman, Equilibrium

Dave Chen is the CEO and Chairman of Equilibrium, leading the firm's growth, overseeing its strategy, and heading its investment product development. In addition, he serves on Equilibrium's Board of Directors.

Chen is also the firm's founder, a move emanating from his long-standing interest in and commitment to sustainability and capital markets. His focus on sustainability intensified while he worked in the venture capital sector, leading initiatives in regional economic development and participating in climate change policy development.



Ron Gibson

President, Utah Farm Bureau

Ron Gibson, affectionately known as the "Milkman," is a fifth-generation dairy farmer in Weber county. He previously served as District 2 director of Utah Farm Bureau Federation, Weber County president, Weber County vice president, and the county and state Young Farmer and Rancher chairman.



Miles Hansen

President & CEO, World Trade Center Utah

Miles Hansen is the president and CEO of World Trade Center Utah, an organization dedicated to promoting prosperity across the state by attracting investment and increasing exports. Before joining World Trade Center Utah, he was the director for Gulf Affairs at the National Security Council in the White House.

Hansen also served diplomatic tours at the U.S. Consulate in Dhahran, Saudi Arabia; at the U.S. Embassy Yerevan, Armenia, and; in the Iran Regional Presence Office at U.S. Consulate General Dubai. Before joining the State Department as a Thomas R. Pickering Fellow, Hansen started his career in Utah as a special assistant in the Lieutenant Governor office.



Dan Hemmert

Executive Director, Utah Governor's Office of Economic Opportunity

Dan Hemmert serves as the Utah Governor's Office of Economic Opportunity executive director, where he is responsible for implementing Gov. Spencer J. Cox's vision of economic opportunity and prosperity for Utahns.

Hemmert was selected to serve as Go Utah's executive director based on his previous business and legislative experience. He's been a C-level executive at a successful venture-backed startup, a private equity investment professional, and managed a private asset management firm.

At the time of his appointment, Hemmert served in the Utah State Senate, where he was the Senate Majority Whip. He is a strong advocate for Utah and brings his unique perspective and skills to advocate for the state.



Jon M. Huntsman, Jr.

U.S. Ambassador

Jon Huntsman spent considerable time in public service at the state, national, and international levels. He began his career in public service as a staff assistant to President Ronald Reagan. Since then, he served each of the five U.S. presidents since then in critical roles around the world, including as the Ambassador to Singapore, Deputy Assistant Secretary of Commerce for Asia, U.S. Trade Ambassador, U.S. Ambassador to China, and most recently, U.S. Ambassador to Russia.

He currently serves on the boards of Ford Motor Company and Chevron and previously served as Chairman of the Atlantic Council and on the boards of Caterpillar Corporation and Hilton. Huntsman previously served as a trustee of the U.S. Naval Academy Foundation, the University of Pennsylvania, the Reagan Presidential Foundation, and Chairman of the Huntsman Cancer Foundation.



Gary Hoogeveen

President and CEO, Rocky Mountain Power

Gary Hoogeveen is president and chief executive officer of Rocky Mountain Power. He is responsible for the company's transmission and distribution operations, customer service, regulatory, and legislative affairs in Idaho, Utah, and Wyoming. Hoogeveen is also responsible for PacifiCorp's coal fueling and mining operations and all natural gas-fired, coal-fired, and geothermal generation operations.

He currently serves on the Salt Lake City Chamber of Commerce Board of Governors, the EDCUtah Board of Advisors, the Envision Utah Board of Directors, and the Utah Sports Commission Board of Trustees.



Missy Larsen

Vice President, Corporate Communications, doTERRA International

Over the past 28 years, Missy Larsen has become recognized for her collaboration and results-focused work in business, nonprofits, and government leadership. She has built a successful career on a passion for connecting resources for community-building initiatives.

Before joining the innovative team at doTERRA, Larsen served as chief of staff to Utah Attorney General Sean Reyes. Larsen launched her career as press secretary for the late U.S. Congressman Bill Orton. In 1994, she opened Intrepid PR. After a decade of success at Intrepid, she left the agency to care for her four children while representing Utah businesses and organizations upon request. Larsen is the founding chair of SafeUT, currently chairs the Utah Refugee Connection board, and serves on numerous boards for organizations, including the World Trade Center Utah, Salt Lake Chamber, Anti Bullying Coalition, and Hale Centre Theatre.



Stephen Lisonbee

Senior Advisor for Rural Affairs

Stephen Lisonbee serves as Gov. Cox's Senior Advisor for Rural Affairs. He has been involved in community, economic, and workforce development in Utah for more than 20 years.

He is currently the assistant vice president of the Office of Regional Services at Southern Utah University, where he oversees departments and centers focusing on community, economic and workforce development programs and partnerships. In a first-of-its-kind partnership, he will continue in this role in addition to his Senior Advisor position in the Cox/Henderson administration.

AGENDA

Day 1

The Social at the 2021 One Utah Summit will be filled with fun and engaging activities to kick off the Summit! We can't wait to see you there!

- Dinner will be provided
- Greenshow entertainment
- Early 2021 One Utah Summit check-in
- Tour of the Utah Shakespeare Festival
- Amazing networking opportunities
- Pirates of Penzance Show at the Utah Shakespeare Festival

Day 2

This year's Summit supports Gov. Cox's vision for #OneUtah with informative, fun-filled activities, and networking opportunities.

- Breakfast before the mainstage presentations
- Mainstage speaker presentations
- [State Bank Business Challenge lunch](#)
- Exhibition show
- 12 engaging breakout sessions

Day 3

Leadership Day features opportunities for developing the leader in you. Learn with Utah's top leaders about best practices and principles you can begin applying today. Perfect for developing your leadership portfolio in government, non-profit and business sectors.

- Learn with Gov. Spencer J. Cox
- Keynote on Leading with Creativity, Kindness and Inclusion with Janice Brooks, Chairman of Utah Humanities Council
- Six engaging breakout sessions including:
 - Communication and Social Media Success with Good4Utah KTVX
 - Managing the Juggernaut of Change with Utah Division of Arts and Museums
 - Think Big and Grow Global: Sales, Marketing and E-Commerce with World Trade Center Utah
- Board and commission meetings
- Breakfast and lunch is included in your registration