



# Hildale City Planning Commission

Thursday, December 15, 2022 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a regular public meeting on **December 15, 2022**, at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Commission members may be participating electronically by video or telephone conference. The meeting will be broadcast to the public on Facebook Live under Hildale's City page. Members of the public may also watch the City of Hildale through the scheduled Zoom meeting.

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

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

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](mailto:manager@hildalecity.com) or privately messaged to Hildale City's Facebook page. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

**Roll Call of Commission Attendees:** Deputy City Recorder Barlow

**Welcome, Introduction and Preliminary Matters:** Presiding Officer

**Pledge of Allegiance:** By Invitation of Presiding Officer

**Conflict of Interest Disclosures:** Commissioners

**Approval of Minutes of Previous Meetings:** Commissioners

Approval for meeting minutes for September 15, 2022, October 20, 2022, and November 17, 2022.

- [1.](#) Planning and Zoning Minutes 9-15-2022
- [2.](#) Planning and Zoning Minutes 10-20-2022
- [3.](#) Planning and Zoning Minutes 11-17-2022

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

**Reports:**

**Public Hearing:**

4. The Hildale City Planning Commission will receive public comment concerning possible rezoning of parcel HD-SHCR-1-17, commonly addressed as 495 W Utah Ave, from the current zone designation of Residential Multi-Family-1 to Residential Multifamily-3 (RM-3).

**Unfinished Commission Business:**

**New Commission Business:**

5. Consideration, discussion, and possible action concerning rezoning of parcel HD-SHCR-1-17, commonly addressed as 495 W Utah Ave, from the current zone designation of Residential Multi-Family-1 to Residential Multifamily-3 (RM-3). Rezoning Application 495 West Utah Ave.
6. Staff Report SwitchPoint 495 W. Utah Ave

**Commissioners Comments:** (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

**Executive Session:** As needed

**Adjournment:** Presiding Officer

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.



## Hildale City Planning Commission

Thursday, September 15, 2022 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

### Minutes

#### Welcome, Introduction and Preliminary Matters: Presiding Officer

Vice Chair Wall called meeting to order at 6:02pm

#### Roll Call of Commission Attendees: Deputy City Recorder Barlow

##### PRESENT

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

##### ABSENT

Chair Charles Hammon  
Commissioner Tracy Barlow  
Commissioner Derick Holm

##### Staff

Harrison Johnson, Sirrene Barlow

#### Pledge of Allegiance:

Pledge lead by Vice Chair Wall.

#### Conflict of Interest Disclosures:

No conflicts at this time.

#### Approval of Minutes of Previous Meetings:

##### 1. Consideration and discussion of Minutes for Planning and Zoning Meeting August 18, 2022.

Commissioners reviewed the minutes.

Motion made by Commissioner Jessop to approve minutes for August 18, 2022, Seconded by Commissioner Stubbs.

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

#### Public Comments:

No Public Comments.

**Public Hearing:**

- 2. **The Commission will receive public comment concerning consideration and possible recommendation on a proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay.**

Public Hearing open at 6:04pm

No Public Comments.

Public Hearing closed at 6:05pm

**Unfinished Commission Business: None**

**New Commission Business:**

- 3. **Consideration, discussion, and possible recommendation on proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay.**

Harrison Johnson presented PowerPoint to the Board. Commissions discussed and asked questions.

Motion made by Commissioner Fischer to table proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay, Seconded by Commissioner Jessop.

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

**Commissioners Comments:**

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

**Executive Session:** As needed

**None**

**Adjournment:**

Meeting adjourned by Vice Chair Wall at 6:46pm

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Minutes were approved at the Planning Commission Meeting on \_\_\_\_\_.

\_\_\_\_\_

Athena Cawley, City Recorder





## Hildale City Planning Commission

Thursday, October 20, 2022 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

### Minutes

#### Welcome, Introduction and Preliminary Matters:

Chair Hammon called the meeting to order at 6:03.

#### Roll Call of Commission Attendees:

##### PRESENT

Chair Charles Hammon  
Vice Chair Elissa Wall  
Commissioner Rex Jessop  
Commissioner Derick Holm

##### ABSENT

Commissioner Nathan Fischer  
Commissioner Tracy Barlow  
Commissioner Lawrence Stubbs

##### Staff

Harrison Johnson, Sirrene Barlow

#### Pledge of Allegiance:

Pledge lead by Chair Hammon.

#### Conflict of Interest Disclosures:

No Conflicts at this time.

#### Public Comments:

No Public present.

#### Reports:

#### Public Hearing:

No Public Present.

Chair Hammon open public hearing at 6:05.

Chair Hamon closes public hearing at 6:06.

All in favor.

2. **The Commission will receive public comment concerning consideration and possible action on Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements.**

3. **The Commission will receive public comment concerning consideration and possible action on Zone Change Petition for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave.**
4. **The Commission will receive public comment concerning consideration and possible action on Zone Change Petition for Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona Ave.**
5. **The Commission will receive public comment concerning consideration and possible action on Zone Change Petition for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street, Hildale**

**Unfinished Commission Business:**

None at this time.

**New Commission Business:**

6. **Consideration, discussion, and possible action on Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements.**

Harrison Johnson presented to Commissioners text amendment to Sec 152-39-4. Commissioners asked questions concerning what serves our community better.

Chair Hammon would like to see more research done before City Council Meeting.

Motion made by Commissioner Holm to denied text amendment plat. Motion fails for lack of second.

Motion made by Vice Chair Wall to approve the text amendment to Sec 152-39-4 with the special assessment dead restriction, Seconded by Commissioner Jessop.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop

Voting Nay: Commissioner Holm

7. **Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave.**

Harrison Johnson presented to Commissioners the zone changes for parcel in question.

Eric Duthie spoke of the concern of other cities and the views from them.

Motion made by Chair Hammon that approval is recommended for zone change Petition parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave, Seconded by Vice Chair Wall.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Holm

8. **Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona Ave.**

Harrison Johnson presented the application for zoning changing to one lot to three single lots.

Motion made by Chair Hammon to recommend the rezone Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona Ave, Seconded by Vice Chair Wall.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Holm

**9. Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street, Hildale**

Harrison Johnson presented the application for the UEP Trust to rezone with the intention to split the lot into 3.

Motion made by Vice Chair Wall to recommend approval for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street, Hildale, Seconded by Commissioner Jessop.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Holm

**Commissioners Comments:**

Commissioners comments of issues not previously discussed in the meeting.

Chair Hammon voiced appreciation for Harrison Johnson for his efforts.

**Executive Session:** As needed

**Adjournment:** Presiding Officer

Chair Hammon Adjourned meeting at 7:00pm.

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.

Minutes were approved at the Planning Commission Meeting on \_\_\_\_\_.

\_\_\_\_\_  
Athena Cawley, City Recorder



## Hildale City Planning Commission

Thursday, November 17, 2022 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

### Minutes

#### Welcome, Introduction and Preliminary Matters:

Chair Hammon called the meeting to order at 6:00pm.

#### Roll Call of Commission Attendees:

##### PRESENT

Chair Charles Hammon  
Vice Chair Elissa Wall joined at 6:14pm  
Commissioner Nathan Fischer  
Commissioner Tracy Barlow  
Commissioner Derick Holm

##### ABSENT

Commissioner Rex Jessop  
Commissioner Lawrence Stubbs

##### Staff

Harrison Johnson, Eric Duthie, Sirrene Barlow

#### Pledge of Allegiance:

Pledge lead by Commissioner Fischer.

#### Conflict of Interest Disclosures:

Not at this time.

#### Public Comments:

No public present.

#### Reports:

#### Public Hearing:

None

#### Unfinished Commission Business:

None

#### New Commission Business:

1. **Consideration, discussion, and possible approval and authorization to submit a Rural Communities Grant, in the amount of up to six hundred thousand dollars (\$600,000), to the Utah Office of Economic Development.**

Harrison Johnson presented to Council the desire to of approval for Rural Communities Grant. To hope increase wages for those seeking to have a place to start a start a business. There will be different equipment purchases included in the use of the grant money.

City Manager Duthie clarified the use of the building and future goals that would bring opportunities for the future of the community.

Commissioner discussed the what the future might look like with these opportunities.

Motion made by Chair Hammon, to approve authorization to submit a Rural Communities Grant, in the amount of up to six hundred thousand dollars (\$600,000), to the Utah Office of Economic Development. Seconded by Vice Chair Wall.

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

**Commissioners Comments:**

No Comments at this time.

**Executive Session:** As needed

**Adjournment:**

Meeting adjourned at 6:35pm

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.

Minutes were approved at the Planning Commission Meeting on \_\_\_\_\_.

\_\_\_\_\_  
Athena Cawley, City Recorder



ENTERED

NOV 14 2022

Initial: Angelene

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

# ZONE CHANGE APPLICATION

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>131889404</u>

11/14/22  
Angelene

Name: Friends of Switchpoint Telephone: 435-862-5265

Address: 495 W Utah Ave Fax No. \_\_\_\_\_

Agent (If Applicable): Spencer Holmes Telephone: 435-862-5265

Email: spencer.holmes@switchpointCRC.org

Address/Location of Subject Property: 495 W Utah Ave

Tax ID of Subject Property: HD-SHCR-1-17 Existing Zone District: Residential

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

Rm-3

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

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

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

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_ Application Complete: YES  NO



📞 435-874-2323

📠 435-874-2603

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

Item 5.



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

XBP Confirmation Number: 131889404

▶ Transaction detail for payment to Hildale City.		Date: 11/14/2022 - 1:49:54 PM MT	
<b>Transaction Number: 185964511PT</b> <b>Visa — XXXX-XXXX-XXXX-7015</b> <b>Status: Successful</b>			
Account #	Item	Quantity	Item Amount
Zone Change App	Land Use	1	\$100.00

**TOTAL: \$100.00**

**Billing Information**

FRIENDS OF SWITCH POINT  
SPENCER HOLMES  
495 WEST UTAH AVENUE  
HILDALE, UT 84784  
(435) 862-5265  
spencer.holmes@switchpointcrc.org

**Transaction taken by: Admin AChatwin**



## **ZONE CHANGE APPLICATION (General Information)**

### **PURPOSE**

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

### **WHEN REQUIRED**

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

### **REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE**

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

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

### **PROCESS**

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

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

**AFFIDAVIT**  
**PROPERTY OWNER**

STATE OF UTAH )

COUNTY OF )

I (we), Friends of switchpoint, 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.

David Dangerfield  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 11 day of November 2022.

Sonjia Naron  
(Notary Public)



**SONJIA NARON**  
**NOTARY PUBLIC - STATE OF UTAH**  
**My Comm. Exp. 03/30/2023**  
**Commission # 705275**  
Residing in: St George UT  
My Commission Expires: 3/30/23

Agent Authorization

I (we), David Dangerfield, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Spencer Holmes 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.

David Dangerfield  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 11 day of November 2022.

Sonjia Naron  
(Notary Public)

Residing in: St George UT  
My Commission Expires: 3/30/23



**SONJIA NARON**  
**NOTARY PUBLIC - STATE OF UTAH**  
**My Comm. Exp. 03/30/2023**  
**Commission # 705275**

**FIRST AMENDMENT  
TO  
BYLAWS  
OF  
FRIENDS OF SWITCHPOINT  
a Utah nonprofit corporation  
(2017)**

WHEREAS, pursuant to Article XIV, Amendments, of the Bylaws of Friends of Switchpoint (“Bylaws”), the Bylaws are amended to this First Amendment to Bylaws (“Amended Bylaws”) which are consistent with the purposes described in Article III of the Bylaws or any applicable Federal, State or local law. The Amended Bylaws were approved at a meeting of the Board by the affirmative vote of two-thirds (2/3) of all Members present and forming a quorum;

WHEREAS, notice of the meeting of the Board by which the Bylaws were to be amended, repealed or added to, or new bylaws were adopted, included notice of such proposed action, and were sent to each Member at least seven (7) days prior to the date of the meeting or by participating in the vote the notice was waived;

WHEREAS, Article IV, Board and Board Members, Section 1. General, of the Bylaws currently states in its entirety:

**1. General.** The Board shall manage the affairs of the Friends of the Volunteer Center. The Board shall be comprised of no more than fifteen (15) persons (Members) nor less than nine (9). Board members shall be residents of the geographical area served by the Friends of the Volunteer Center and shall reflect the variety of constituencies served by the Friends of the Volunteer Center. It shall include the Officers of the Board described in Article V.


NOW THEREFORE, Article IV, Board and Board Members, Section 1. General, of the Bylaws is hereby amended and replaced in its entirety to state as follows:

**1. General.** The Board shall manage the affairs of the Friends of Switchpoint. The Board shall be comprised of no more than eleven (11) persons (Members) nor less than seven (7). Board members shall be residents of the geographical area served by the Friends of Switchpoint and shall reflect the variety of constituencies served by the Friends of Switchpoint. It shall include the Officers of the Board described in Article V. The City will appoint two persons to serve on the Board, and those appointees will serve at the pleasure of the City’s Mayor and the City Council. In selecting the two Board members, the City will make every effort to select appointees who have experience and expertise in a variety of areas which contribute to and further the mission of Friends of Switchpoint and the objectives under this Agreement.

WHEREAS, this amendment to the Bylaws was submitted in writing and was adopted by a majority vote of at least two-thirds (2/3) of the members of the Board at the Meeting on February 13, 2017.

IN WITNESS WHEREOF, the Board of Directors hereby approves this **FIRST AMENDMENT TO BYLAWS OF FRIENDS OF SWITCHPOINT.**

**FRIENDS OF SWITCHPOINT**

  
Name: David Dangerfield  
Its: Chairman

Warranty Deed Page 1 of 4  
Russell Shirts Washington County Recorder  
09/23/2019 09:46:06 AM Fee \$40.00 By RAMPART  
TITLE INSURANCE AGENCY

When recorded mail deed and tax notice to:  
Friends of Switchpoint, Inc.  
948 North 1300 West, #2  
St. George, UT 84770

# WARRANTY DEED

GRANTOR(S): **Samuel Cris Fischer, Samuel Carlos Fischer, and Lindsey Daniel Fischer, Trustees of the Westwood Trust, dated June 27, 2016**

Hereby CONVEY and WARRANT to:

GRANTEE(S): **Friends of Switchpoint, Inc., a 501(c)3 Corporation**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of Utah:

Lot 17, SHORT CREEK SUBDIVISION # 1, according to the Official Plat thereof, on file and of record in the Office of the Washington County Recorder, State of Utah.

Tax ID No.: HD-SHCR-1-17

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 19th day of September, 2019.

Samuel Cris Fischer, Samuel Carlos Fischer and Lindsey Daniel Fischer, Trustees of the Westwood Trust, dated June 27, 2016

By: Samuel Cris Fischer Trustee  
Samuel Cris Fischer, Trustee

By: Samuel Carlos Fischer Trustee  
Samuel Carlos Fischer, Trustee

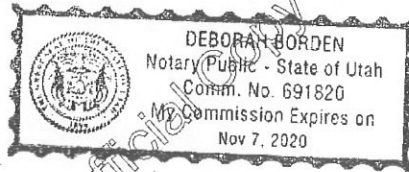
By: \_\_\_\_\_  
Lindsey Daniel Fischer, Trustee

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 19th day of September, 2019, before me, a notary public, personally appeared Samuel Cris Fischer, Samuel Carlos Fischer, and Lindsey Daniel Fischer, Trustees of Samuel Cris Fischer, Samuel Carlos Fischer and Lindsey Daniel Fischer, Trustees of the Westwood Trust, dated June 27, 2016, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Deborah Borden  
Notary Public



WARRANTY DEED

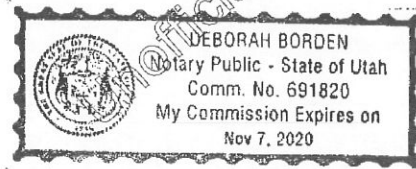


STATE OF UTAH  
COUNTY OF WASHINGTON

On this 19th day of September, 2019, before me, a notary public, personally appeared Samuel Cris Fischer, Samuel Carlos Fischer, Trustees of Samuel Cris Fischer, Samuel Carlos Fischer and Lindsey Daniel Fischer, Trustees of the Westwood Trust, dated June 27, 2016, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Deborah Borden  
Notary Public



WITNESS the hand(s) of said grantor(s), this 19th day of September, 2019.

Samuel Cris Fischer, Samuel Carlos Fischer and  
Lindsey Daniel Fischer, Trustees of the  
Westwood Trust, dated June 27, 2016

By: \_\_\_\_\_  
Samuel Cris Fischer, Trustee

By: \_\_\_\_\_  
Samuel Carlos Fischer, Trustee

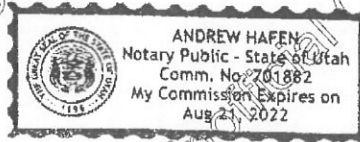
By: Lindsey Daniel Fischer, Trustee  
Lindsey Daniel Fischer, Trustee

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 19th day of September, 2019, before me, a notary public, personally appeared ~~Samuel Cris Fischer, Samuel Carlos Fischer, and Lindsey Daniel Fischer, Trustees of Samuel Cris Fischer, Samuel Carlos Fischer and Lindsey Daniel Fischer, Trustees of the Westwood Trust, dated June 27, 2016,~~ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public



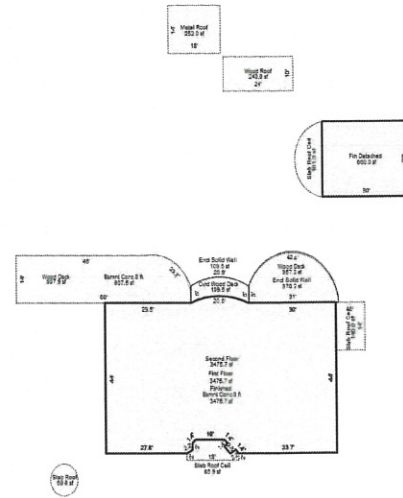


# Property Report for Parcel HD-SHCR-1-17

Data Updated: 10/23/20



[Click here for images](#)



[Click here for sketches](#)

## Account Summary

**Account Number:** 0912481  
**Parcel ID:** HD-SHCR-1-17  
**Owner Name:** Friends Of Switch Point Inc

**Subdivision:** Short Creek  
**Situs Address:** 495 W Utah Ave  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1975  
**Square Feet:** 6952

**HVAC Desc:** Forced Air  
**Bedrooms:** 17  
**Bathrooms:** 14  
**Garage Square Feet:** 660  
**Basement Sq. Ft.:** 4283  
**Basement Sq. Ft. Finished:** 3476  
**Swimming Pool:** N/A  
**Fireplaces:** 5  
**Finished Attic:** N/A

**Units:** 1  
**Exterior:** Frame Masonry Veneer  
**Roof Cover:** Composition Shingle

*NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.*

Report Generated 10/24/2022 by Washington County GIS

**Washington County, Utah**  
 County Administration Building  
 197 E. Tabernacle Street  
 St. George, UT 84770-3443  
[www.washco.utah.gov](http://www.washco.utah.gov)



# Property Report for Parcel HD-SHCR-1-17

## Property Information

**Acres:** 0.93  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** No  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprodvm.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** N/A  
**Book & Page:** N/A  
**Reference Document:** 20190038516

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the W. County Solid Waste website at <http://www.wcsw.org/>*

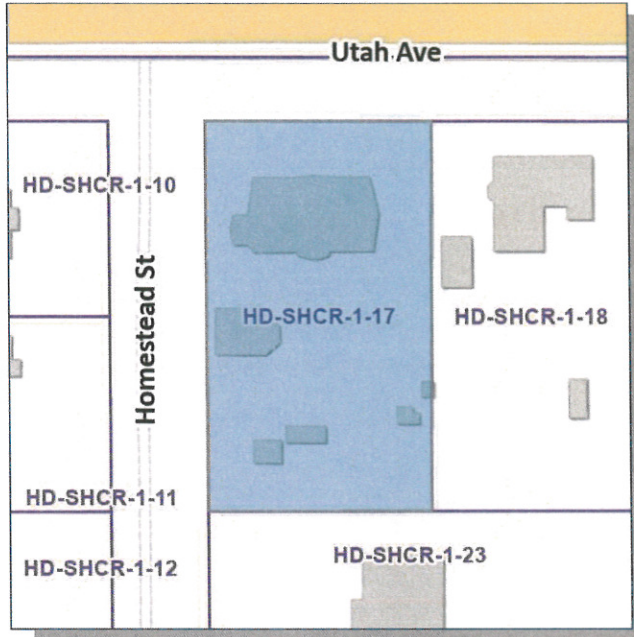
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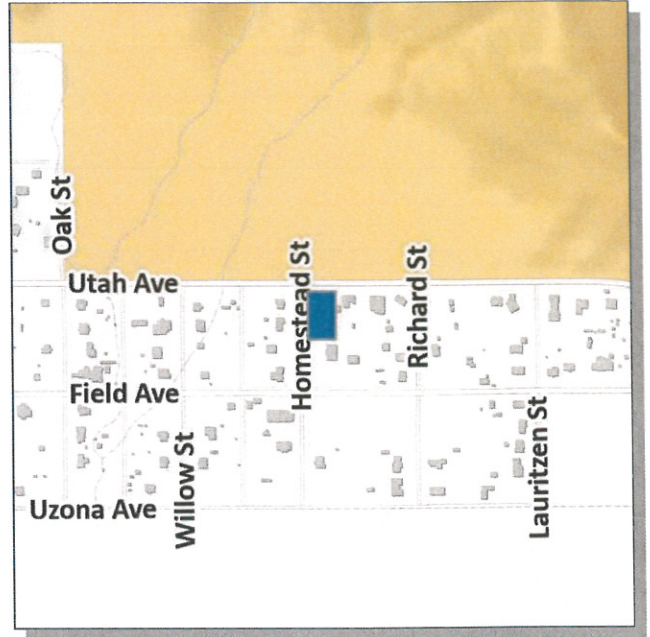
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# Property Report for Parcel HD-SHCR-1-17



Parcel highlighted in blue.



Overview Map

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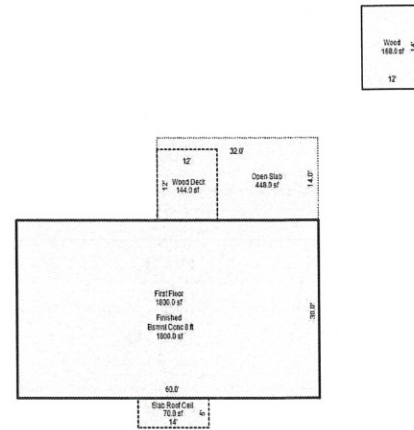


# Property Report for Parcel HD-SHCR-1-20

Data Updated: 10/23/20



[Click here for images](#)



Sketch by Appi Sketch

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## Account Summary

**Account Number:** 0912513  
**Parcel ID:** HD-SHCR-1-20  
**Owner Name:** Burnham Lisa & Alma

**Subdivision:** Short Creek  
**Situs Address:** 425 W Utah Ave  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1996  
**Square Feet:** 1800

**Units:** 1  
**Exterior:** Frame Stucco  
**Roof Cover:** Composition Shingle

**HVAC Desc:** Forced Air  
**Bedrooms:** 6  
**Bathrooms:** 4  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** 1800  
**Basement Sq. Ft. Finished:** 1800  
**Swimming Pool:** N/A  
**Fireplaces:** 2  
**Finished Attic:** N/A

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# Property Report for Parcel **HD-SHCR-1-20**

## Building Characteristics

**Building Number:** 2  
**Property Type:** Residential  
**Year Built:** 1980  
**Square Feet:** 816

**Units:** 1  
**Exterior:** Masonry Concrete Block  
**Roof Cover:** Composition Shingle

**HVAC Desc:** Forced Air  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** N/A  
**Basement Sq. Ft. Finished:** N/A  
**Swimming Pool:** N/A  
**Fireplaces:** N/A  
**Finished Attic:** N/A

## Property Information

**Acres:** 0.85  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** No  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** N/A  
**Reference Document:** 20220021313

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

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## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

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## Property Report for Parcel HD-SHCR-1-20

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### Utilities

**Culinary Water:** Hildale - Colorado City

**Sewer:** Hildale

**Electricity:** Garkane Energy Cooperative, Inc

**Natural Gas:** N/A

**Internet Service Providers (Cable):** AWI

\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

**Solid Waste Collection Day:** N/A

\* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>

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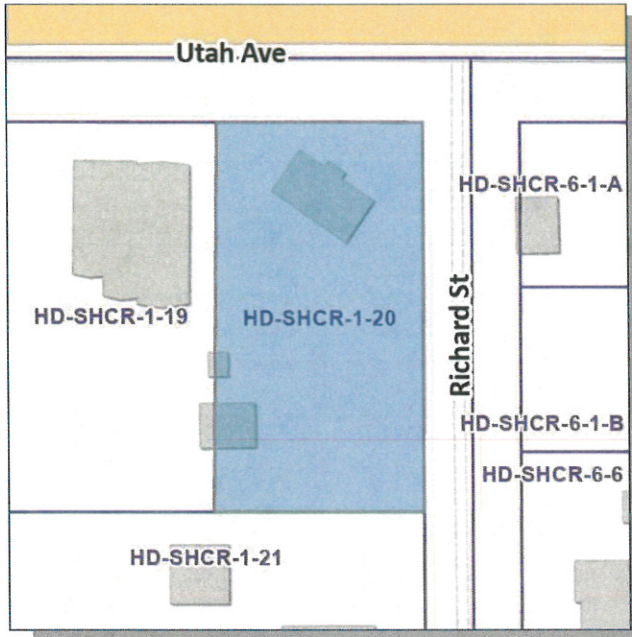
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# Property Report for Parcel HD-SHCR-1-20



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Overview Map

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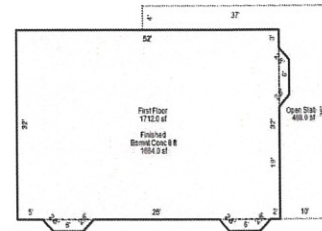


# Property Report for Parcel HD-SHCR-1-22

Data Updated: 10/23/20



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Sketch by Amy Storch

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## Account Summary

**Account Number:** 0912537  
**Parcel ID:** HD-SHCR-1-22  
**Owner Name:** Jessop Sterling K Jr & Sharon H

**Subdivision:** Short Creek  
**Situs Address:** 725 N Richard St  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1995  
**Square Feet:** 1712  
  
**Units:** 1  
**Exterior:** Frame Siding  
**Roof Cover:** Composition Shingle

**HVAC Desc:** Central Air to Air  
**Bedrooms:** 6  
**Bathrooms:** 3  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** 1664  
**Basement Sq. Ft. Finished:** 1664  
**Swimming Pool:** N/A  
**Fireplaces:** 1  
**Finished Attic:** N/A

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# Property Report for Parcel **HD-SHCR-1-22**

## Property Information

**Acres:** 0.61  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** No  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoproduct.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** N/A  
**Reference Document:** 20210042884

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

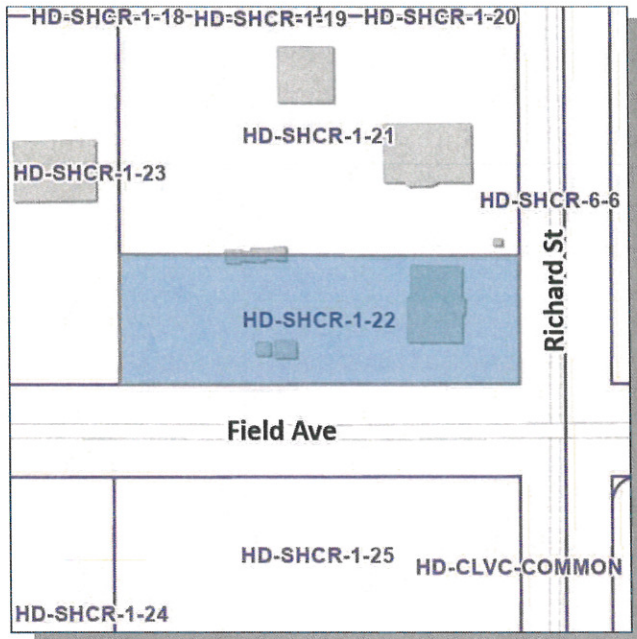
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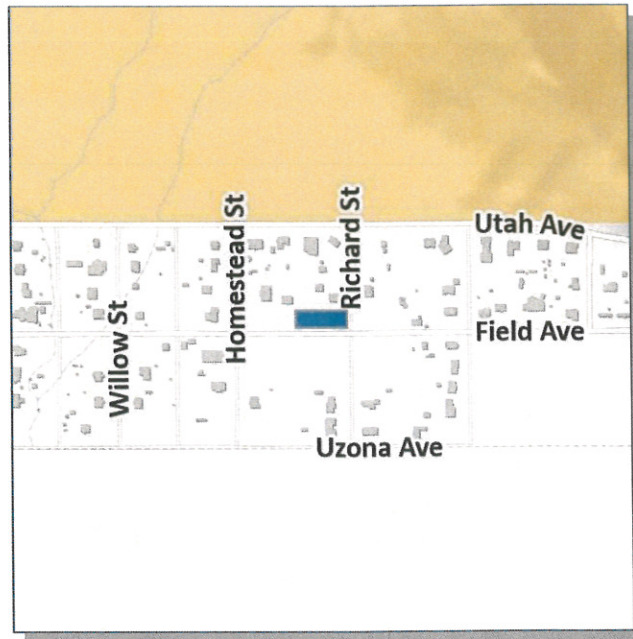
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# Property Report for Parcel HD-SHCR-1-22



Parcel highlighted in blue.



Overview Map

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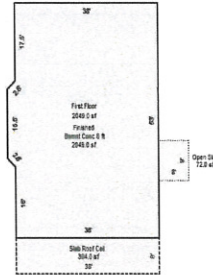
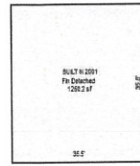


# Property Report for Parcel HD-SHCR-1-21

Data Updated: 10/23/20



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Sketch by Apex Sketch

[Click here for sketches](#)

## Account Summary

**Account Number:** 0912520  
**Parcel ID:** HD-SHCR-1-21  
**Owner Name:** United Effort Plan

**Subdivision:** Short Creek  
**Situs Address:** 745 N Richard St  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1990  
**Square Feet:** 2049  
  
**Units:** 1  
**Exterior:** Frame Masonry Veneer  
**Roof Cover:** Composition Shingle

**HVAC Desc:** Forced Air  
**Bedrooms:** 6  
**Bathrooms:** 4  
**Garage Square Feet:** 1260  
**Basement Sq. Ft.:** 2049  
**Basement Sq. Ft. Finished:** 1260  
**Swimming Pool:** N/A  
**Fireplaces:** 1  
**Finished Attic:** N/A

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# Property Report for Parcel **HD-SHCR-1-21**

## Property Information

**Acres:** 1.13  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** No  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprodm.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** B: 1758 P: 2339  
**Reference Document:** 953497

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the W. County Solid Waste website at <http://www.wcsww.org/>*

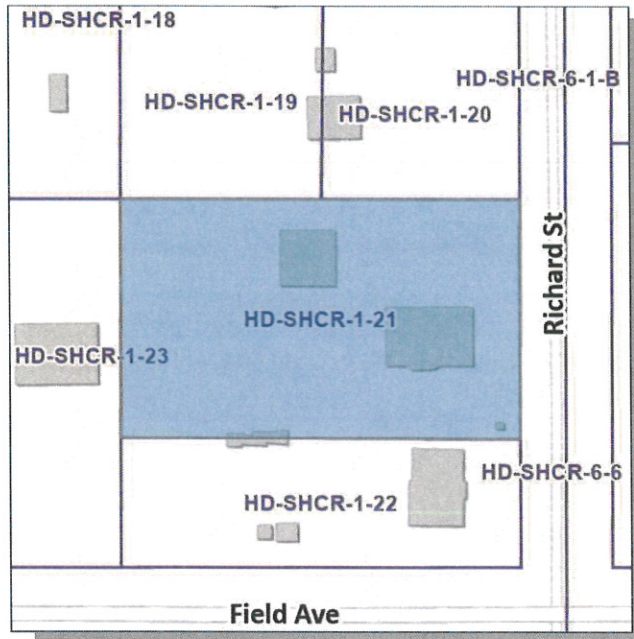
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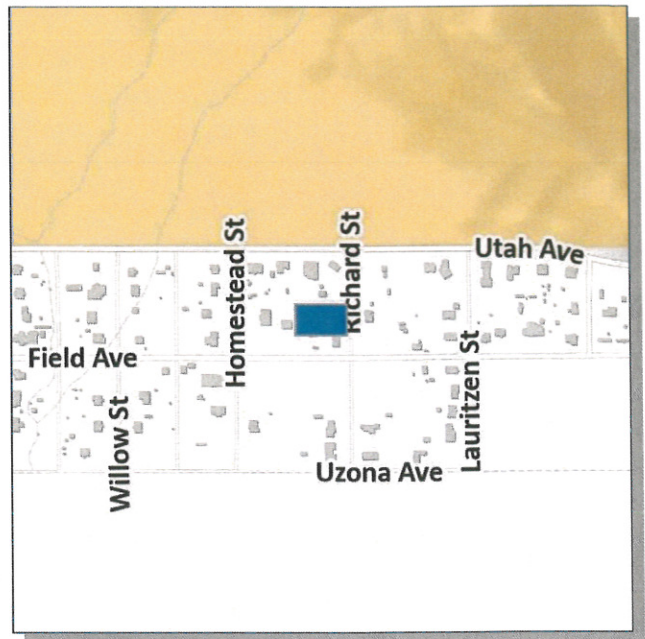
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# Property Report for Parcel HD-SHCR-1-21



Parcel highlighted in blue.



Overview Map

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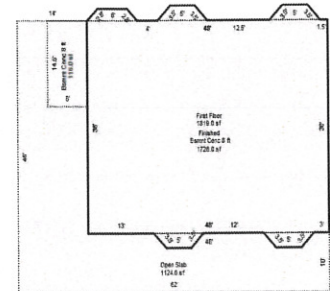
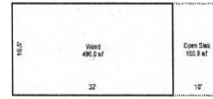


# Property Report for Parcel HD-SHCR-1-12

Data Updated: 10/23/20



[Click here for images](#)



Sketch by Steve Smith

[Click here for sketches](#)

## Account Summary

**Account Number:** 0912436  
**Parcel ID:** HD-SHCR-1-12  
**Owner Name:** Jessop Glade Jr & Mattie

**Subdivision:** Short Creek  
**Situs Address:** 745 N Homestead St  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1995  
**Square Feet:** 1819

**HVAC Desc:** Central Air to Air  
**Bedrooms:** 6  
**Bathrooms:** 4  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** 1844  
**Basement Sq. Ft. Finished:** 1728  
**Swimming Pool:** N/A  
**Fireplaces:** N/A  
**Finished Attic:** N/A

**Units:** 1  
**Exterior:** Frame Plywood  
**Roof Cover:** Composition Shingle

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# Property Report for Parcel HD-SHCR-1-12

## Property Information

**Acres:** 0.85  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** Yes  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

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## Voting Districts

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**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

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## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** N/A  
**Reference Document:** 20170050850

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the W. County Solid Waste website at <http://www.wcsww.org/>*

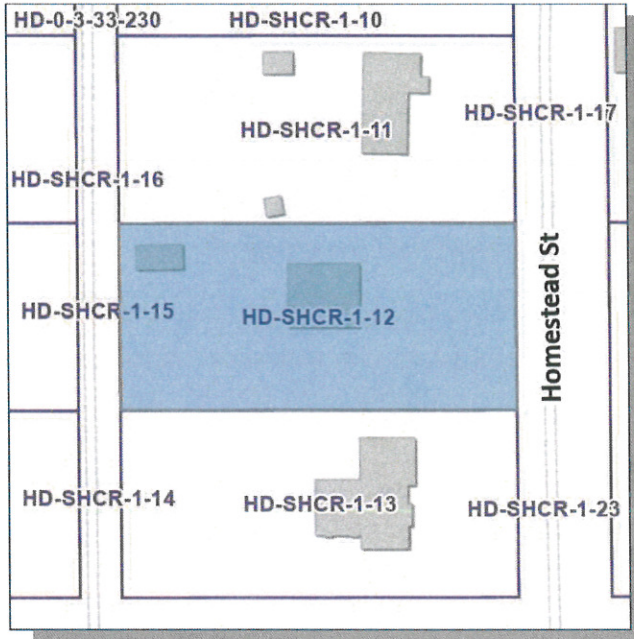
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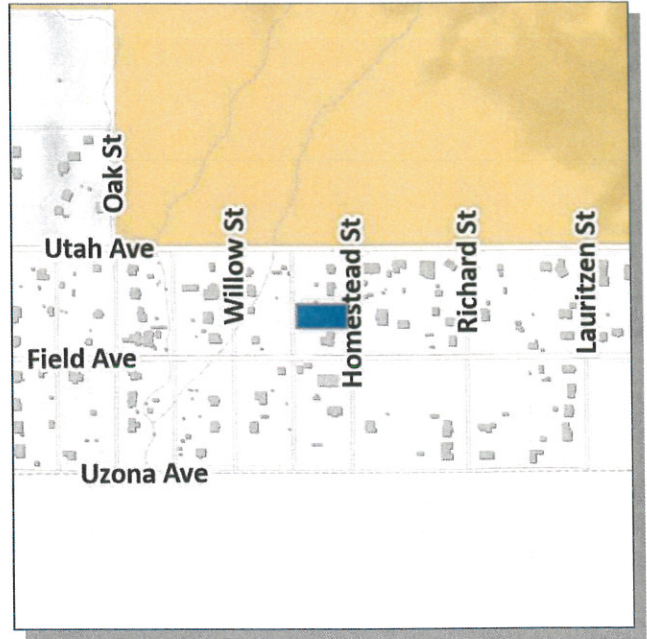
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# Property Report for Parcel HD-SHCR-1-12



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Overview Map

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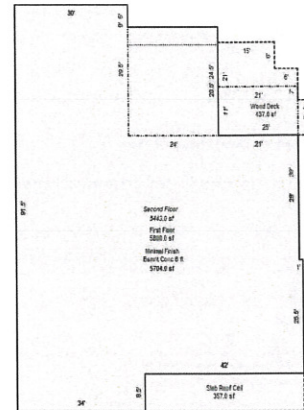


# Property Report for Parcel HD-SHCR-1-19

Data Updated: 10/23/20



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Download Area Sketch

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## Account Summary

**Account Number:** 0912506  
**Parcel ID:** HD-SHCR-1-19  
**Owner Name:** Johnson Ida Timpson

**Subdivision:** Short Creek  
**Situs Address:** 445 W Utah Ave  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1975  
**Square Feet:** 11243

**HVAC Desc:** Forced Air  
**Bedrooms:** 12  
**Bathrooms:** 10  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** 5704  
**Basement Sq. Ft. Finished:** N/A  
**Swimming Pool:** N/A  
**Fireplaces:** 2  
**Finished Attic:** N/A

**Units:** 1  
**Exterior:** Frame Plywood  
**Roof Cover:** Composition Shingle

*NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.*

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# Property Report for Parcel **HD-SHCR-1-19**

## Property Information

**Acres:** 0.88  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** No  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprodm.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Non-primary  
**Book & Page:** N/A  
**Reference Document:** 20210077533

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the W. County Solid Waste website at <http://www.wcsww.org/>*

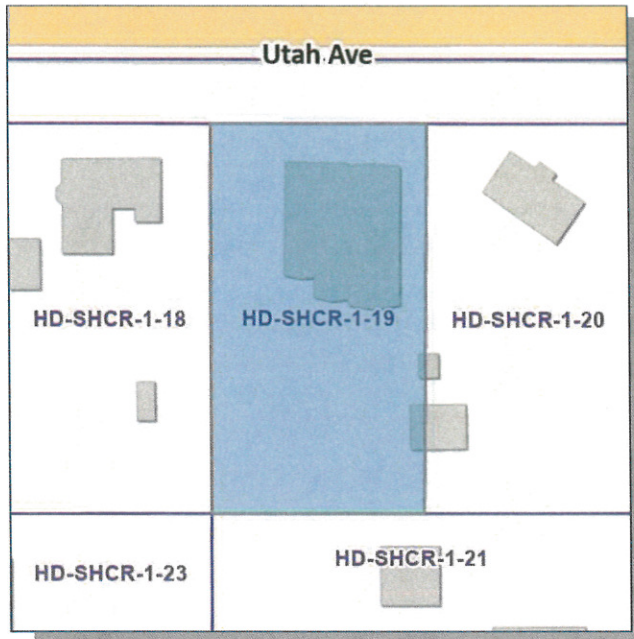
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# Property Report for Parcel HD-SHCR-1-19



Parcel highlighted in blue.



Overview Map

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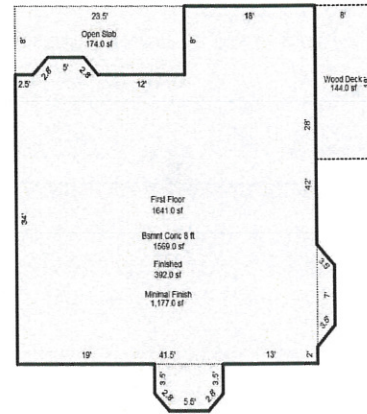


# Property Report for Parcel HD-SHCR-1-10

Data Updated: 10/23/20



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SketchUp AreaSketch

[Click here for sketches](#)

## Account Summary

**Account Number:** 0912412  
**Parcel ID:** HD-SHCR-1-10  
**Owner Name:** Lundell Daniel

**Subdivision:** Short Creek  
**Situs Address:** 785 N Homestead St  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1999  
**Square Feet:** 1641

**Units:** 1  
**Exterior:** Frame Stucco  
**Roof Cover:** Composition Shingle

**HVAC Desc:** Central Air to Air  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** 1569  
**Basement Sq. Ft. Finished:** 392  
**Swimming Pool:** N/A  
**Fireplaces:** N/A  
**Finished Attic:** N/A

*NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.*

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# Property Report for Parcel **HD-SHCR-1-10**

## Property Information

**Acres:** 0.85  
**Zoning:** Residential-Agricultural .5  
**Is Property in a Special Flood Hazard Area?** Yes  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprodvm.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see [DecisionData.org](http://DecisionData.org), <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** N/A  
**Reference Document:** 20190045667

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the W. County Solid Waste website at <http://www.wcsww.org/>*

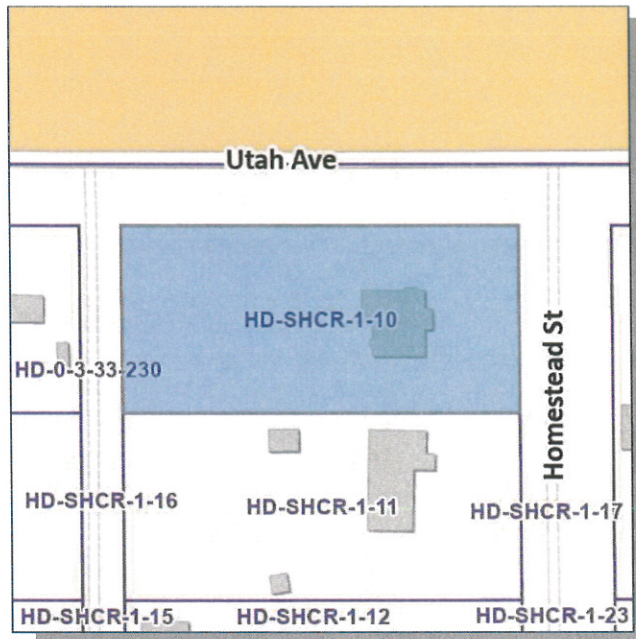
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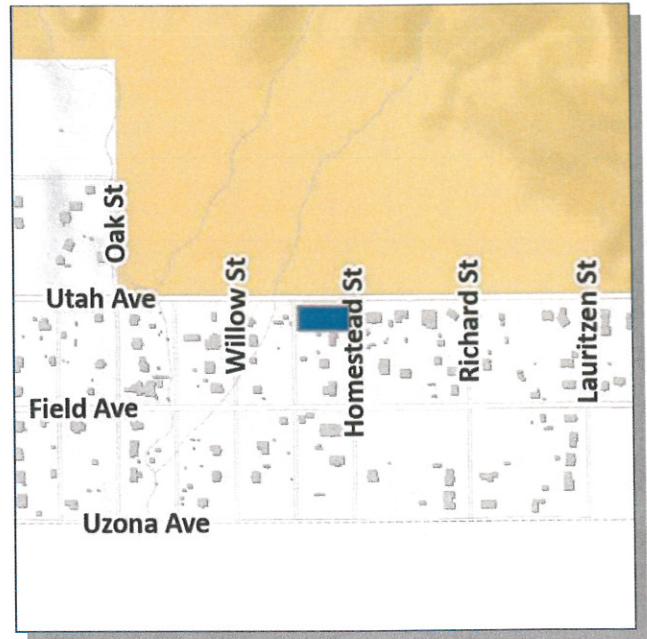
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# Property Report for Parcel HD-SHCR-1-10



Parcel highlighted in blue.



Overview Map

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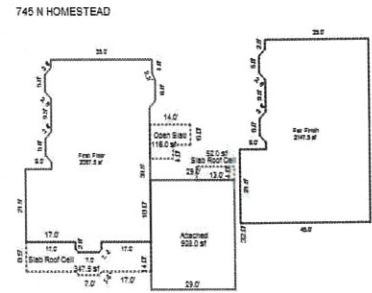


# Property Report for Parcel HD-SHCR-1-13

Data Updated: 10/23/20



[Click here for images](#)



Sketch by Apex Medina™

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## Account Summary

**Account Number:** 0912443  
**Parcel ID:** HD-SHCR-1-13  
**Owner Name:** Pride Inv Llc

**Subdivision:** Short Creek  
**Situs Address:** 725 N Homestead St  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1993  
**Square Feet:** 2088

**Units:** 1  
**Exterior:** Frame Siding  
**Roof Cover:** Composition Shingle

**HVAC Desc:** Heat Pump  
**Bedrooms:** 6  
**Bathrooms:** 3.5  
**Garage Square Feet:** 928  
**Basement Sq. Ft.:** 2148  
**Basement Sq. Ft. Finished:** 2148  
**Swimming Pool:** N/A  
**Fireplaces:** 1  
**Finished Attic:** N/A

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# Property Report for Parcel **HD-SHCR-1-13**

## Property Information

**Acres:** 0.85  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** Yes  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprosvm.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see [DecisionData.org](http://DecisionData.org), <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Non-primary  
**Book & Page:** N/A  
**Reference Document:** 20160040386

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

### Solid Waste Collection Day: N/A

*\* For more information on solid waste and recycling services, visit the W. County Solid Waste website at <http://www.wcsww.org/>*

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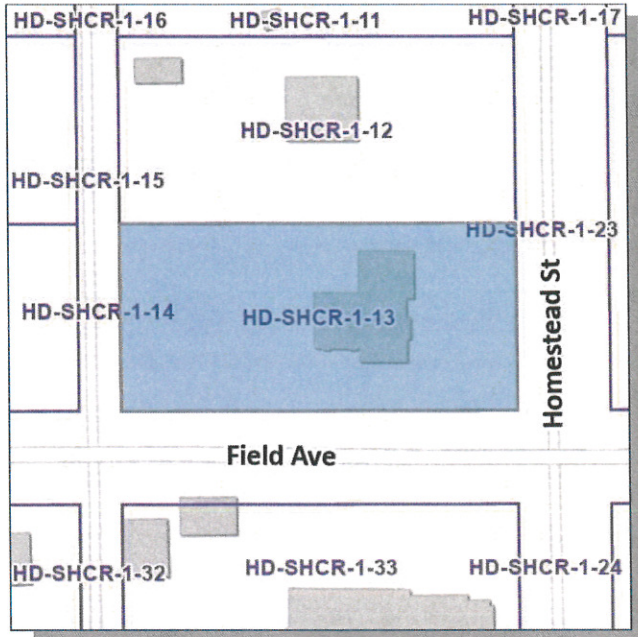
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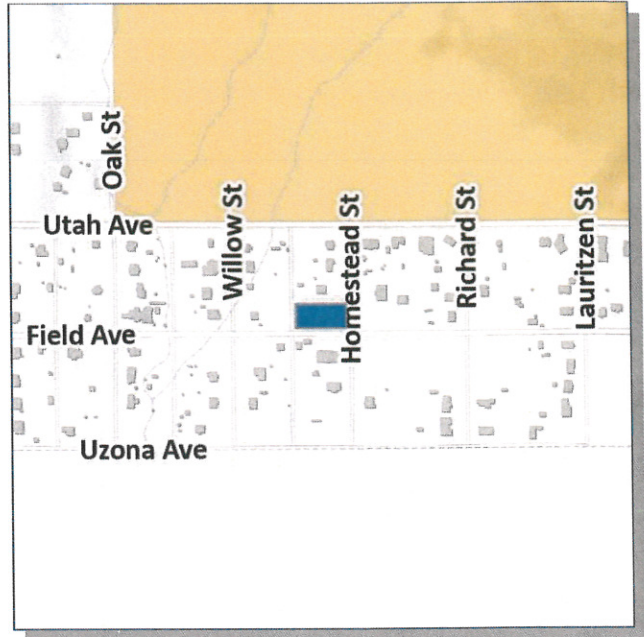




# Property Report for Parcel HD-SHCR-1-13



Parcel highlighted in blue.



Overview Map

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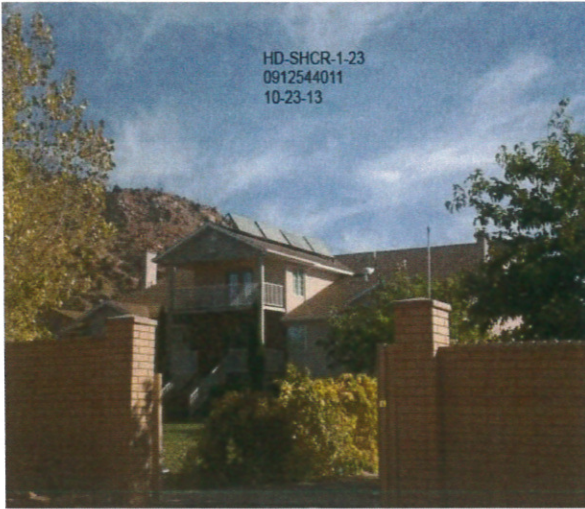
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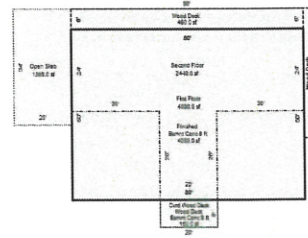
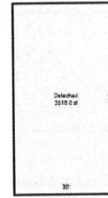


# Property Report for Parcel HD-SHCR-1-23

Data Updated: 10/23/20



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SketchUp App/Cloud

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## Account Summary

**Account Number:** 0912544  
**Parcel ID:** HD-SHCR-1-23  
**Owner Name:** United Effort Plan

**Subdivision:** Short Creek  
**Situs Address:** 740 N Homestead St  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1995  
**Square Feet:** 6440

**HVAC Desc:** Central Air to Air  
**Bedrooms:** 12  
**Bathrooms:** 6  
**Garage Square Feet:** 2016  
**Basement Sq. Ft.:** 4160  
**Basement Sq. Ft. Finished:** 4000  
**Swimming Pool:** N/A  
**Fireplaces:** N/A  
**Finished Attic:** N/A

**Units:** 1  
**Exterior:** Frame Stucco  
**Roof Cover:** Comp Shingle Heavy

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# Property Report for Parcel HD-SHCR-1-23

## Property Information

**Acres:** 1.78  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** Yes  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprosvm.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see [DecisionData.org](http://DecisionData.org), <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** B: 1758 P: 2339  
**Reference Document:** 953497

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

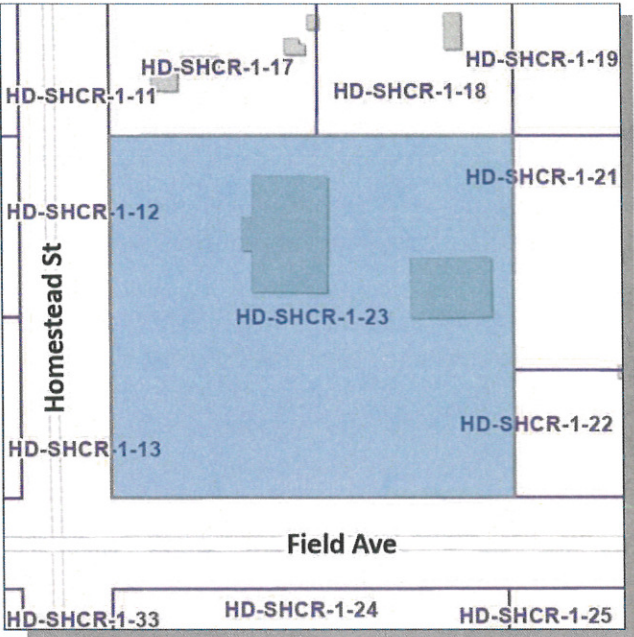
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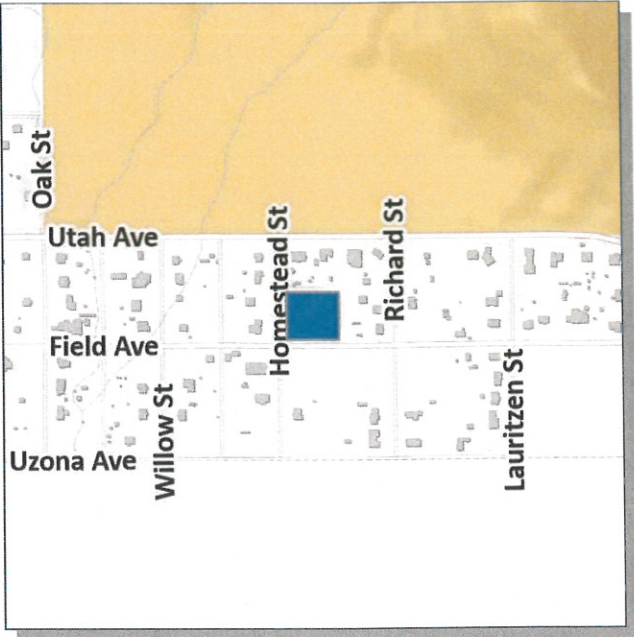




# Property Report for Parcel HD-SHCR-1-23



Parcel highlighted in blue.



Overview Map

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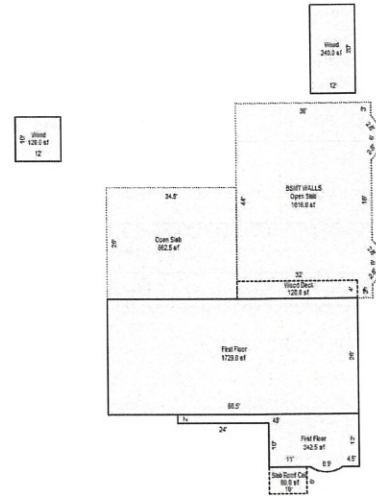


# Property Report for Parcel HD-SHCR-1-11

Data Updated: 10/23/20



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SketchBy.com Search

[Click here for sketches](#)

## Account Summary

**Account Number:** 0912429  
**Parcel ID:** HD-SHCR-1-11  
**Owner Name:** United Effort Plan

**Subdivision:** Short Creek  
**Situs Address:** 765 N Homestead St  
Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Mobile Home  
**Year Built:** 1989  
**Square Feet:** 2072

**HVAC Desc:** Forced Air  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Garage Square Feet:** N/A  
**Basement Sq. Ft.:** N/A  
**Basement Sq. Ft. Finished:** N/A  
**Swimming Pool:** N/A  
**Fireplaces:** N/A  
**Finished Attic:** N/A

**Units:** 1  
**Exterior:** Hardboard Sheet  
**Roof Cover:** Composition Shingle

*NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.*

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# Property Report for Parcel **HD-SHCR-1-11**

## Property Information

**Acres:** 0.85  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** Yes  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
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## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

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## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see [DecisionData.org](http://DecisionData.org), <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** B: 1758 P: 2339  
**Reference Document:** 953497

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>*

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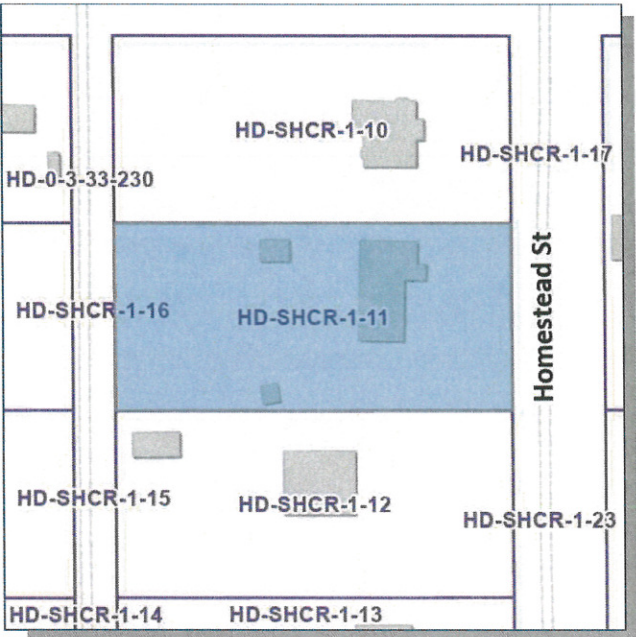
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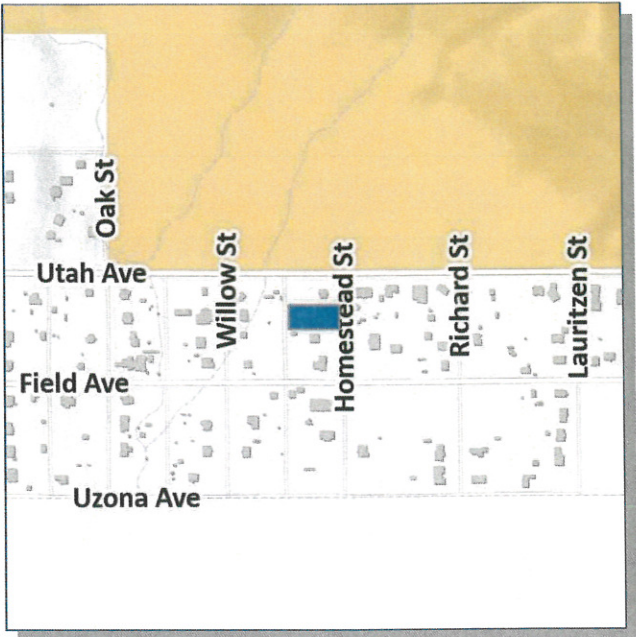




# Property Report for Parcel HD-SHCR-1-11



Parcel highlighted in blue.



Overview Map

*NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.*

Report Generated 10/24/2022 by Washington County GIS

**Washington County, Utah**  
County Administration Building  
197 E. Tabernacle Street  
St. George, UT 84770-3443  
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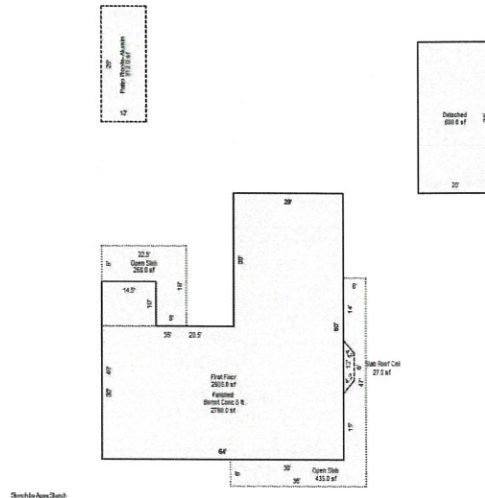


# Property Report for Parcel HD-SHCR-1-18

Data Updated: 10/23/20



[Click here for images](#)



[Click here for sketches](#)

## Account Summary

**Account Number:** 0912498  
**Parcel ID:** HD-SHCR-1-18  
**Owner Name:** United Effort Plan

**Subdivision:** Short Creek  
**Situs Address:** 465 W Utah Ave  
 Hildale, UT 84784

## Building Characteristics

**Building Number:** 1  
**Property Type:** Residential  
**Year Built:** 1970  
**Square Feet:** 2935

**HVAC Desc:** Forced Air  
**Bedrooms:** 10  
**Bathrooms:** 6  
**Garage Square Feet:** 680  
**Basement Sq. Ft.:** 2790  
**Basement Sq. Ft. Finished:** 2790  
**Swimming Pool:** N/A  
**Fireplaces:** 1  
**Finished Attic:** N/A

**Units:** 1  
**Exterior:** Frame Stucco  
**Roof Cover:** Composition Shingle

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# Property Report for Parcel HD-SHCR-1-18

## Property Information

**Acres:** 0.86  
**Zoning:** Residential-Agricultural 1  
**Is Property in a Special Flood Hazard Area?** No  
**Is Property in a 0.2% Annual Chance Flood Area?** No  
**Is Property in a Floodway?** No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
 City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

## Voting Districts

**Washington County Precinct:** HIL01  
**U.S. Senate District:** 27  
**U.S. Congressional District:** 2  
**Utah House District:** 72  
**Washington County School Board District:** 5

*\* Visit [Vote.Utah.gov](http://Vote.Utah.gov) or <https://geoprodm.washco.utah> for more voting information.*

## Utilities

**Culinary Water:** Hildale - Colorado City  
**Sewer:** Hildale  
**Electricity:** Garkane Energy Cooperative, Inc  
**Natural Gas:** N/A  
**Internet Service Providers (Cable):** AWI

*\* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

## Tax Information

**Tax District:** Hildale Town  
**Residential Classification:** Primary  
**Book & Page:** N/A  
**Reference Document:** 20190011594

## Community/Public Services

**Law Enforcement:** Hildale  
**Fire Protection:** Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

### Schools:

Water Canyon Elementary  
 Water Canyon High  
 Water Canyon  
 Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

**Solid Waste Collection Day:** N/A

*\* For more information on solid waste and recycling services, visit the W. County Solid Waste website at <http://www.wcsw.org/>*

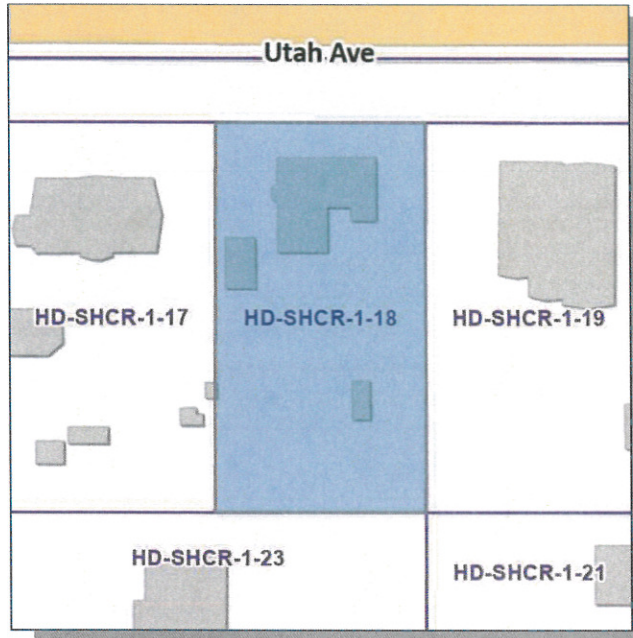
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# Property Report for Parcel HD-SHCR-1-18



Parcel highlighted in blue.



Overview Map

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**JESSOP GLADE JR & MATTIE**  
HD-SHCR-1-12  
PO BOX 607  
HILDALE, UT 84784-0607

**UNITED EFFORT PLAN**  
HD-SHCR-1-23  
PO BOX 959  
HILDALE, UT 84784

**FRIENDS OF SWITCH POINT INC**  
HD-SHCR-1-17  
948 N 1300 W # 2  
SAINT GEORGE, UT 84770

**UNITED EFFORT PLAN**  
HD-SHCR-1-21  
PO BOX 959  
HILDALE, UT 84784

**BURNHAM LISA & ALMA**  
HD-SHCR-1-20  
PO BOX 2771  
HILDALE, UT 84784-2771

**UNITED EFFORT PLAN**  
HD-SHCR-1-18  
PO BOX 959  
HILDALE, UT 84784

**LUNDELL DANIEL**  
HD-SHCR-1-10  
250 E ROLLING HILLS RD  
WASHINGTON, UT 84780-8230

**PRIDE INV LLC**  
HD-SHCR-1-13  
11951 S 645 E  
DRAPER, UT 84020

**UNITED EFFORT PLAN**  
HD-SHCR-1-11  
PO BOX 959  
HILDALE, UT 84784

**JOHNSON IDA TIMPSON**  
HD-SHCR-1-19  
445 W UTAH AVE  
HILDALE, UT 84784

**JESSOP STERLING K JR & SHARON H**  
HD-SHCR-1-22  
PO BOX 841641  
HILDALE, UT 84784

From: Harrison Johnson  
 To: Hildale City Planning & Zoning Commission; Hildale City Mayor  
 Date: December 6, 2022  
 Subject: Zone Change request

**Applicant Name:** Friends of Switchpoint  
**Agent:** Spencer Holmes  
**Application Type:** Zone Change request  
**Project Address:** RA-1  
**Requested Zoning:** RM-3  
**Date:** December 6, 2022  
**Prepared by:** Harrison Johnson

**Summary of Application**

The Applicant is requesting approval of a Zone Change.

Request 1:

Amend the zoning map to re-zone Parcel HD-SHCR-1-17, commonly addressed as 495 W Utah Ave, Hildale, Utah from the current Residential Agricultural-1 (RA-1) to Residential Multifamily-3 (RM-3).

**Background**

The applicant submitted the application on November 14<sup>th</sup>, 2022 to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

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

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

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

**General Plan and Zoning**

The property is bounded on the North by Utah Avenue abutting public lands and the Canaan Mountain Wilderness; On the East by residential property addressed 465 W Utah Ave; On the South by a residential property addressed at 740 N Homestead Street; and on the West by Homestead Street; Surrounding properties are zoned RA-1, RA-.5 and Open Space.

**Analysis**

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

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

1. Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-13-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES							
	Zones						
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:							
Accessory building	P	P	P	P	P	P	P
Agricultural business	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N

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



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

Media service	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based <sup>2</sup>	P	P	P	P	P	P	P
Personal instruction service, home based <sup>2</sup>	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N

Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

2. Notes:

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

3. Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

4.

**Sec 152-13-4 Development Standards In Residential Zones**

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

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area <sup>2</sup>	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
Building standards:							
Maximum height, main building <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-37-121 of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							

Any building <sup>5</sup>	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage <sup>6</sup>	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							
Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards - street side yard:							
Main building <sup>7</sup>	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

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

**Sec 152-13-5 Regulations Of General Applicability**

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

1. Design and compatibility standards:  
See chapter 33 of this title.
2. Landscaping and screening:  
See chapter 32 of this title.
3. Motor vehicle access:  
See chapter 35 of this title.
4. Natural resource inventory:  
See chapter 31 of this title.
5. Off street parking:  
See chapter 34 of this title.
6. Signs:  
See chapter 36 of this title.
7. Supplementary development standards:  
See chapter 37 of this title.

**Sec 152-13-6 Regulations For Specific Uses**

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

**Sec 152-13-7 Special Regulations**

1. Animals:  
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
2. Larger Accessory Buildings:  
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. Increased Height:  
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.
4. Visual Barriers:  
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.
  1. The height of such barrier shall be at least six feet (6').
  2. The barrier material and location shall be identified on an approved site plan.

5. Open Space:

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

**Recommendation**

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

**Sample Motions – ZONING CHANGE**

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-1-17 commonly addressed as 495 W Utah Ave. from the current Residential Agricultural-1 (RA-1) to Residential Mulitfamily-3 (RM-3).

**Attachments**

- a. Zone Change Application
  - a. Warranty Deed
  - b. Affidavit
  - c. Check
  - d. Zoning Map
- b. Washington County Property Report for parcel HD-SHCR-1-17
- c. Draft copy Rezone Letter for Neighboring Properties
- d. Public Hearing Notice