



Hildale City Planning Commission

Monday, September 29, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a regular meeting on **Monday, September 29, 2025** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Commission members may be participating electronically by video or telephone conference. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

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Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.gov. 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: City Recorder

Welcome, Introduction and Preliminary Matters: Presiding Officer

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Meeting minutes of August 18, 2025

Reports:

Public Hearing:

2. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-2-26-C, commonly addressed as 720 West Uzona Ave, Hildale, Utah from Single Family Residential (R1-8) to Multi-Family Residential (RM-1) zone.
3. The purpose of this hearing is to receive public comment concerning a request to rezone parcel numbers HD-SHCR-10-13-A & HD-0-3-35-441, commonly addressed as 1160 N Canyon St, Hildale, Utah from RA-1 to R1-8 Zone zone.

Unfinished Commission Business:

- [4.](#) Consideration, discussion and possible action concerning a tabled item requesting to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street from NC to R1-8.

New Commission Business:

- [5.](#) Consideration, discussion and possible approval to rezone parcel number HD-SHCR-2-26-A-1 commonly addressed as 720 W Uzona Ave, Hildale, UT from Single-family (R1-8) to Multi-Family Residential (RM-1) Zone.
- [6.](#) Consideration, discussion and possible approval to rezone parcel numbers HD-SHCR-10-13-A & HD-0-3-35-441, commonly addressed as 1160 N Canyon St, Hildale, Utah from RA-1 to R1-8 zone.

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

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

Monday, August 18, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: City Recorder
PRESENT

Chair Elissa Wall
Vice Chair Thirkle Nielsen - via Zoom
Commissioner Jeromy Williams
Commissioner Russel Jessop
Commissioner Thomas Timpson

ABSENT
Commissioner Rex Jessop
Commissioner Teresa Barlow

Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order at 6:04 pm.

Pledge of Allegiance: By Invitation of Presiding Officer

Chair Wall invited everyone to the pledge.

Conflict of Interest Disclosures: Commissioners

None.

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Minutes for May 20, 2025

Motion made by Commissioner Williams to approve Planning and Zoning Minutes for May 20, 2025,
Seconded by Commissioner Russel Jessop.

Voting Yea: Chair Nielsen, Vice Chair Wall, Commissioner Russel Jessop, Commissioner Williams,
Commissioner Timpson

Motion Carries

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

Motion made by Chair Wall to open public comment, Seconded by Commissioner Jessop.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop,
Commissioner Timpson

Jared Nicol (public): Commented on the absence of a planning and zoning administrator and expressed concern about communication. Addressed adherence to the Hildale City General Plan, citing Hildale Code Section 152-2-2(B) that the Planning Commission shall prepare and recommend a proposed general plan. Urged the Commission to use and annually review the General Plan, implement recommended best-practice action steps for transparency, and ensure decisions align with the City's vision and goals.

Motion made by Chair Wall to close public comment, Seconded by Commissioner Russel Jessop.
Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop,
Commissioner Timpson

Motion Carries

Reports:

None

Public Hearing:

2. The purpose of this hearing is to receive public comment concerning a request to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street, Hildale UT from NC to RM-2.

Motion made by Chair Wall to open Public hearing, Seconded by Commissioner Russel Jessop.
Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop,
Commissioner Timpson

Jared Nicol: Asked for an overview of what was being considered and referenced lack of accessible information packet on the website. Chair noted the agenda was posted and nearby property owners are typically notified by mail.

Applicant/Representative Ross Chatwin: Ross Chatwin. Introduced the request and location details (corner of Jessop Avenue and Hildale Street, northwest corner), proposing a multifamily dwelling. Indicated willingness to provide a fuller overview when called during Commission discussion.

Motion made by Chair Wall to close the hearing, Seconded by Commissioner Williams.
Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Jessop,
Commissioner Timpson

Motion Carries

Unfinished Commission Business:

New Commission Business:

3. Consideration, discussion and possible action concerning a request to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street, Hildale UT from NC to RM-2.

Staff Recommendation read into the record by Commissioner Williams

Staff recommendation subject to the following:

Utility capacity verification through the Joint Utility Committee for water, sewer, and storm water.

Infrastructure improvements: coordinate with Public Works to ensure curb, gutter, sidewalk, and utility improvements meet City standards.

Compatibility buffering: consider transitional buffering/fencing/landscaping for adjacent RA-1 properties if necessary.

Subdivision compliance: any future subdivision must comply with Title 151, including minimum lot size, frontage, and infrastructure standards.

Access and frontage standards: verify adequate street frontage and access for proposed use intensity.

General Plan consistency: development proposals under new zoning must demonstrate consistency with the 2021 Hildale General Plan land use policies.

Conclusion: With appropriate subsequent reviews and verifications, the rezone would utilize existing infrastructure efficiently and represent sound planning practice.

Chair Wall asked the applicant if the Utility Department has been to the property and to give an overview of the project.

Applicant Representative Ross Chatwin:

- Existing connections: one irrigation water connection (not culinary) and power present; sewer is available in Hildale Street and Jessop Avenue.

Commissioner Nielsen clarified existing irrigation connection is not up to current culinary standards.

- Utilities and sign-offs would be pursued post-rezone approval; understands requirements.
- Project intent is to create additional housing potentially suitable for educators; possible interest from the local school to acquire units for teachers. Plan is to sell as individual condominium units.

Commission Discussion:

Commissioners noted the RM-2 zoning minimum lot area requirement is one acre; subject parcel is approximately three-quarters of an acre and therefore does not meet the minimum standard. Concern expressed that approving RM-2 below one acre would conflict with City standards and set precedent.

Alternatives discussed:

Explore RM-1 (noted reduced density; potential impact on project feasibility).

Consider whether multifamily may be allowed via Conditional Use Permit (CUP) under Neighborhood Commercial to achieve more units without a rezone.

Variance: Discussed that variances require demonstration of hardship; likelihood uncertain. Consideration of code text amendment to adjust minimum acreage thresholds (e.g., 0.95 acre) for legacy lots was mentioned as a separate legislative process that would require further City review, including legal counsel input.

Density calculations: Even under RM-2, initial concepts showing 10 units would exceed seven units if the standard is 10 units per acre and the lot is approximately 0.75 acre.

Due to the minimum lot area deficiency, Commission indicated it could not recommend approval of RM-2 as requested.

Motion made by Commissioner Williams to table the request to rezone Parcel HD-SHCR-11-16 (NC) commonly addressed as 1025 North Hildale Street, Hildale UT from NC to RM-2. Seconded by Commissioner Timpson.

Voting Yea: Chair Wall, Vice Chair Nielsen, Commissioner Williams, Commissioner Russel Jessop, Commissioner Timpson

Motion Carries - Item Tabled

4. Consideration, discussion and possible approval of Dark Skies Ordinance.

Item not discussed.

Chair reported the Mayor requested a joint work session with City Council and the Planning and Zoning Commission to discuss this item, the General Plan, and development topics, and to provide orientation for new staff and commissioners. The agenda item remained listed in error.

Work Session Scheduling:

Discussion indicated preference for a weekday at 6:00 PM, a date separate from regular Commission (Mondays) and Council (Wednesdays) meetings. Commissioners expressed general availability after September 15. Staff (City Recorder) will coordinate with the Mayor and circulate proposed dates; commissioners to respond promptly to secure attendance.

Commissioners Comments: (10 minutes total)

Commissioner Timpson - reviewing the criteria on the table. we need to correct the RM-1 zoning (6 units per lot)

Commissioner Williams - every lot was an acre. 10 Units duplex? Unit?

Chair Wall invited Commissioners to email the changes that need to be made.

Executive Session: As needed

None

Adjournment: Presiding Officer

Meeting adjourned at 6:44 pm

Minutes were approved at the Planning Commission Meeting on _____

Maxene Jessop, City Recorder



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/mailing notice
For Office Use Only:
File No. _____

Receipt No. _____

Name: Aaron Barlow **Telephone:** 435-212-4877
Address: 160 West Black Ave, PO Box 2265 **Fax No.** _____

Agent (If Applicable): _____ **Telephone:** _____

Email: aaron4barlowt@gmail.com
Address/Location of Subject Property: 720 West Uzona Ave, Hildale, UT
Tax ID of Subject Property: HD-SHCR-2-26-C **Existing Zone District:** R1-8
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

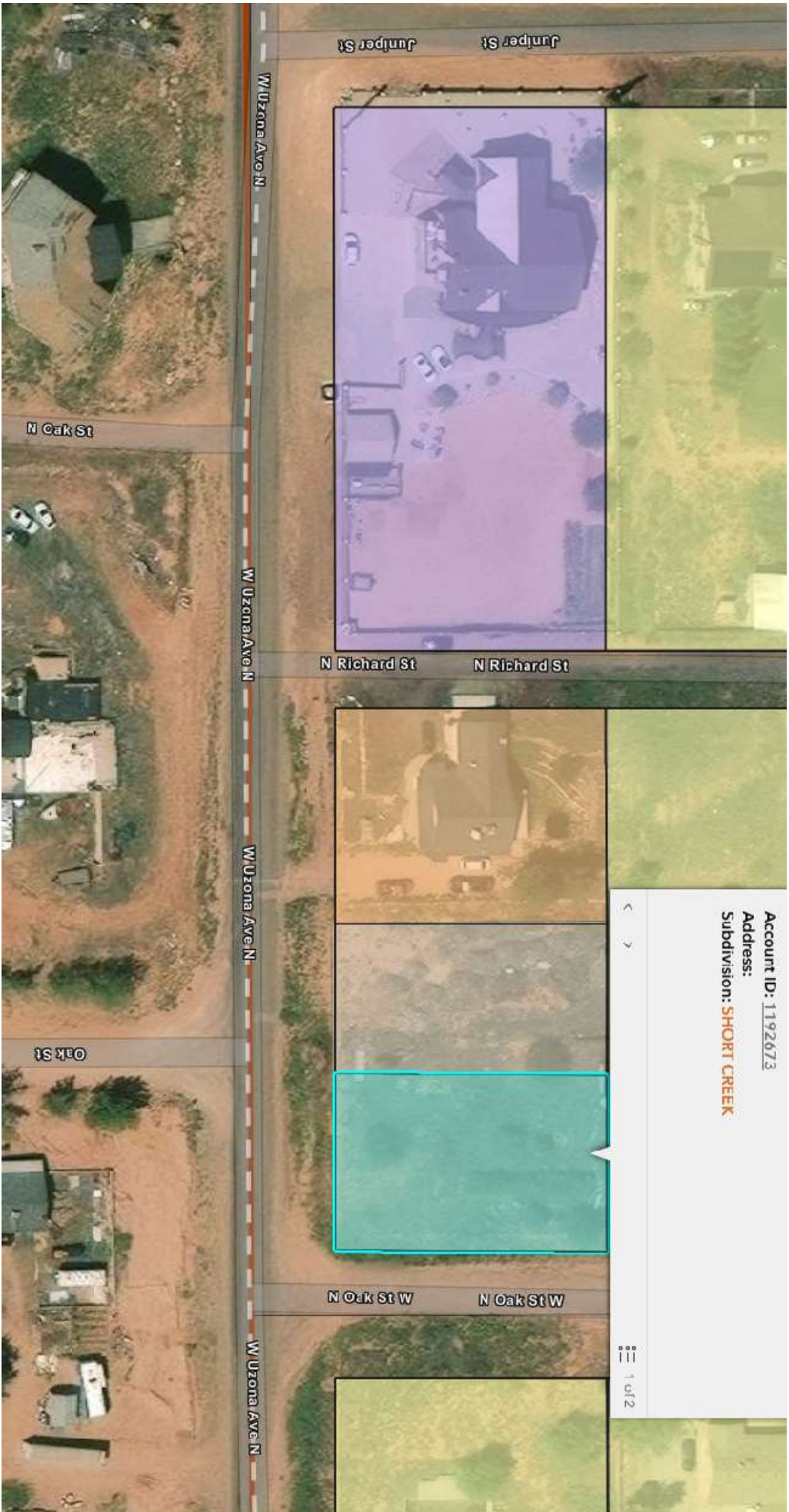
My brother and I are wanting to build a duplex to share in building and land cost.
Proposed Zone RM-1
Submittal Requirements: The zone change application shall provide the following:

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

NOTE: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:00 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: 9/17/25 **Application Complete:** YES ☒ NO ☐
Date application deemed to be complete: 9/17/25 **Completion determination made by:** 9/17/25



(a) Permitted And Conditional Uses:

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

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

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones							
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV	
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 ³ /C	P ³ /C	P ³	N	N	N	N	
Stable, private	N	N	N	N	N	N	N	
Residential uses:								
Assisted living facility	C	C	C	N	N	N	N	
Boarding house	N	N	N	N	N	N	N	
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	Item 2.
Rehabilitation/treatment facility	N	N	N	N	N	N	N	
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	
Residential facility for troubled youth	N	N	N	N	N	N	N	
Short term rental ⁴	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 ²	P	P	P	P	P	P	P	Item 2.
Licensed family child care ²	C	C	C	C	C	C	C	
Residential certificate child care ²	P	P	P	P	P	P	P	
Child care center	N	N	N	N	N	N	N	
Funeral home	N	N	N	N	N	N	N	
Garden center	N	N	N	N	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	
Gasoline service station	N	N	N	N	N	N	N	
Hostel	N	N	N	N	N	N	N	
Hotel	N	N	N	N	N	N	N	
Kennel, commercial	N	N	N	N	N	N	N	
Kennel, residential	P	P	P	P	P	P	P	
Laundry or dry cleaning, limited	N	N	N	N	N	N	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 ²	P	P	P	P	P	P	P	
Personal instruction service, home based ²	P	P	P	P	P	P	P	
Printing and copying, limited	N	N	N	N	N	N	N	
Printing, general	N	N	N	N	N	N	N	
Produce stand	N	N	N	N	N	N	N	
Recreation and entertainment, indoor	N	N	N	N	N	N	N	
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	
Recreational vehicle park	N	N	N	N	N	N	P	
Repair service	N	N	N	N	N	N	N	
Research service	N	N	N	N	N	N	N	
Residential hosting facility	P	P	P	N	N	N	N	
Restaurant, fast food	N	N	N	N	N	N	N	
Restaurant, general	N	N	N	N	N	N	N	
Retail, general	N	N	N	N	N	N	N	
Secondhand store	N	N	N	N	N	N	N	
Shopping center	N	N	N	N	N	N	N	
Tattoo establishment	N	N	N	N	N	N	N	
Tavern	N	N	N	N	N	N	N	
Temporary trailer	P	P	P	P	P	P	P	
Transportation service	N	N	N	N	N	N	N	
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	
Vehicle and equipment repair, general	N	N	N	N	N	N	N	
Vehicle repair, limited	N	N	N	N	N	N	N	

Veterinary service	N	N	N	N	N	N	N	Item 2.
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	

Notes:

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

(b) Accessory Uses:

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

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

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

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

Sec 152-13-4 Development Standards In Residential Zones

Item 2.

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
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
Building standards:							
Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-37-121 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 ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							

Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	Item 2.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	
Setback standards - street side yard:								
Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density 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.

AFFIDAVIT
PROPERTY OWNER

STATE OF ~~UTAH~~ AZCOUNTY OF ~~Washington~~ Mohave

I (we), Aaron Teancum Barlow, 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.

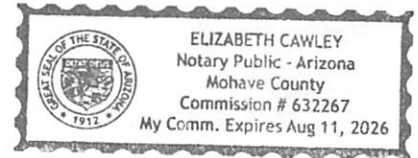
Aaron T Barlow
(Property Owner)

(Property Owner)

Subscribed and sworn to me this

8th day of Aug 2025

E. Cawley
(Notary Public)

Residing in: Mohave CountyMy Commission Expires: 8-11-26

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: _____



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

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

For Office Use Only: **AUG 19 2025**

File No. _____

Receipt No. _____

By: AngelinaName: 285 N LLC (Caleb Williams & Henry Hammon) Telephone: 435.714.2066Address: 285 N Homestead, Colorado City, AZ 86021 Fax No. _____Agent (If Applicable): Caleb Williams Telephone: 435.714.2066Email: calebwill37@gmail.comAddress/Location of Subject Property: 1160 North Canyon StreetTax ID of Subject Property: HD-SHCR-10-13-A & HD-0-3-35-441 Existing Zone District: RA-1**Proposed Zoning District and reason for the request** (Describe, use extra sheet if necessary)Requesting R1-8 to build a few small homes with walkout basements.**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 6:00 p.m. The deadline date to submit the application is 10 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(OFFICE USE ONLY)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Caleb Williams (285 North 11C), 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.

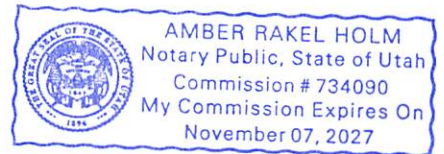
Caleb Williams (285 North 11C)
(Property Owner)

CL

(Property Owner)

Subscribed and sworn to me this 19th day of August 2025

Amber Rakel Holm
(Notary Public)



Residing in: Hildale Utah

My Commission Expires: 11-07-2027

Agent Authorization

I (we), 285 North 11C, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Caleb Williams 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.

Caleb Williams
(Property Owner)

CL

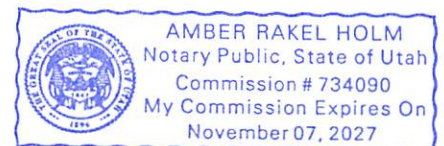
(Property Owner)

Subscribed and sworn to me this 19th day of August 2025

Amber Rakel Holm
(Notary Public)

Residing in: Hildale Utah

My Commission Expires: 11-07-2027



Entity Information:

ENTITY INFORMATION
Search Date and Time: 8/13/2025 4:32:17 PM

Entity Details

Entity Name:	285 NORTH, LLC	Entity ID:	23085080
Entity Type:	Domestic LLC	Entity Status:	Active
Formation Date:	5/11/2020	Reason for Status:	In Good Standing
Approval Date:	5/12/2020	Status Date:	5/11/2020
Original Incorporation Date:	5/11/2020	Life Period:	Perpetual
Business Type:	Real Estate and Rental and Leasing	Last Annual Report Filed:	
Domicile State:	Arizona	Annual Report Due Date:	
		Years Due:	
Original Publish Date:			

Statutory Agent Information

Name:	Henry Hammon	Appointed Status:	Active 5/12/2020
Attention:			
Address:	616 W. Wilkins Ave, COLORADO CITY, AZ 86021, USA		
Agent Last Updated:	5/12/2020	E-mail:	
Attention:		Mailing Address:	P.O. Box 815, COLORADO CITY, AZ 86021, USA
County:	Mohave		

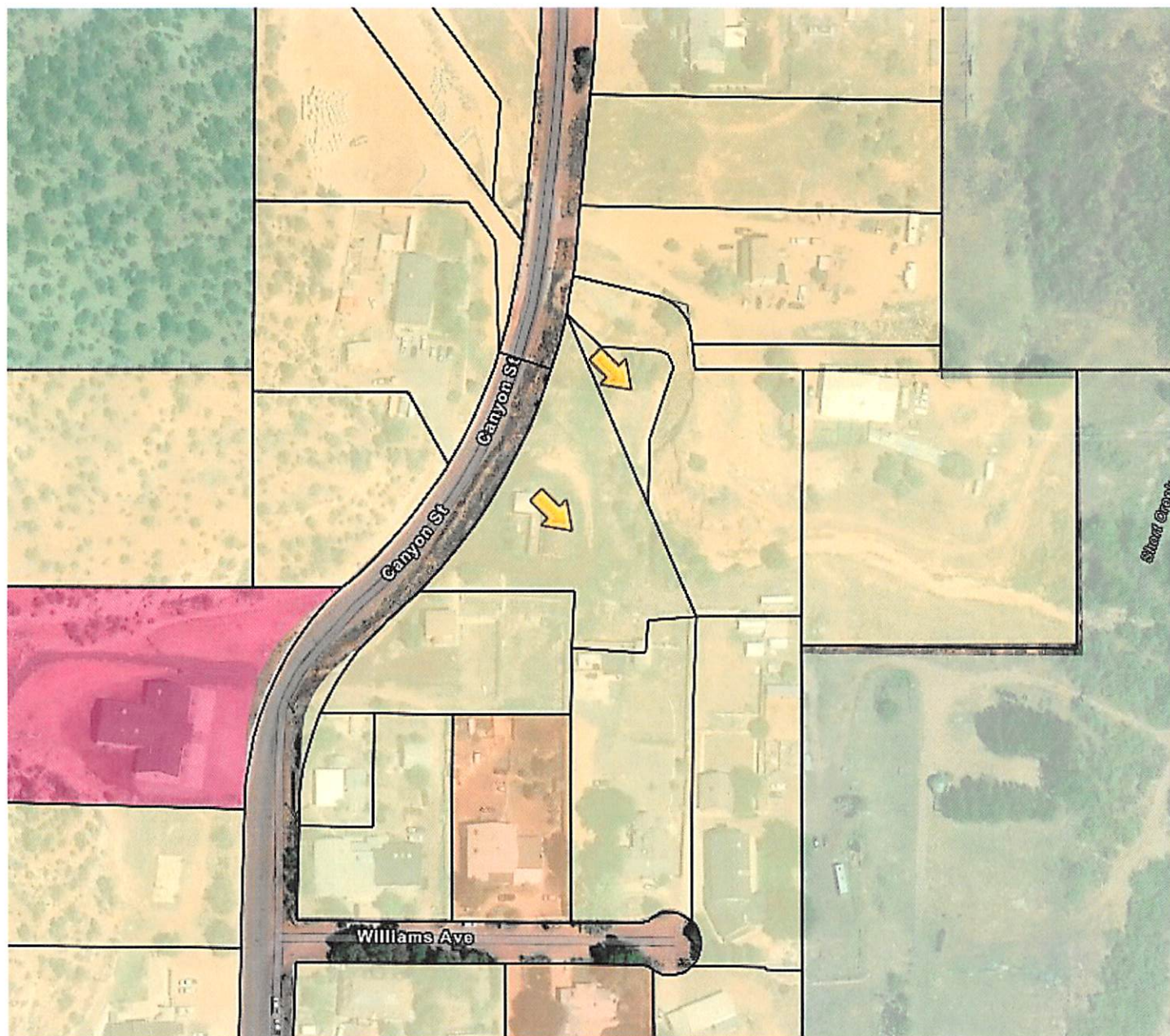
Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Member	Caleb Williams		285 North Homestead, COLORADO CITY, AZ, 86021, Mohave County, USA		5/12/2020
Member	Henry Hammon		285 North Homestead, COLORADO CITY, AZ, 86021, Mohave County, USA		5/12/2020

Page 1 of 1, records 1 to 2 of 2

Address

Attention: Henry Hammon	Address: 285 North Homestead, COLORADO CITY, AZ, 86021, USA	County: Mohave	Last Updated: 5/12/2020
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Item 3.

Legend

Municipal Boundary

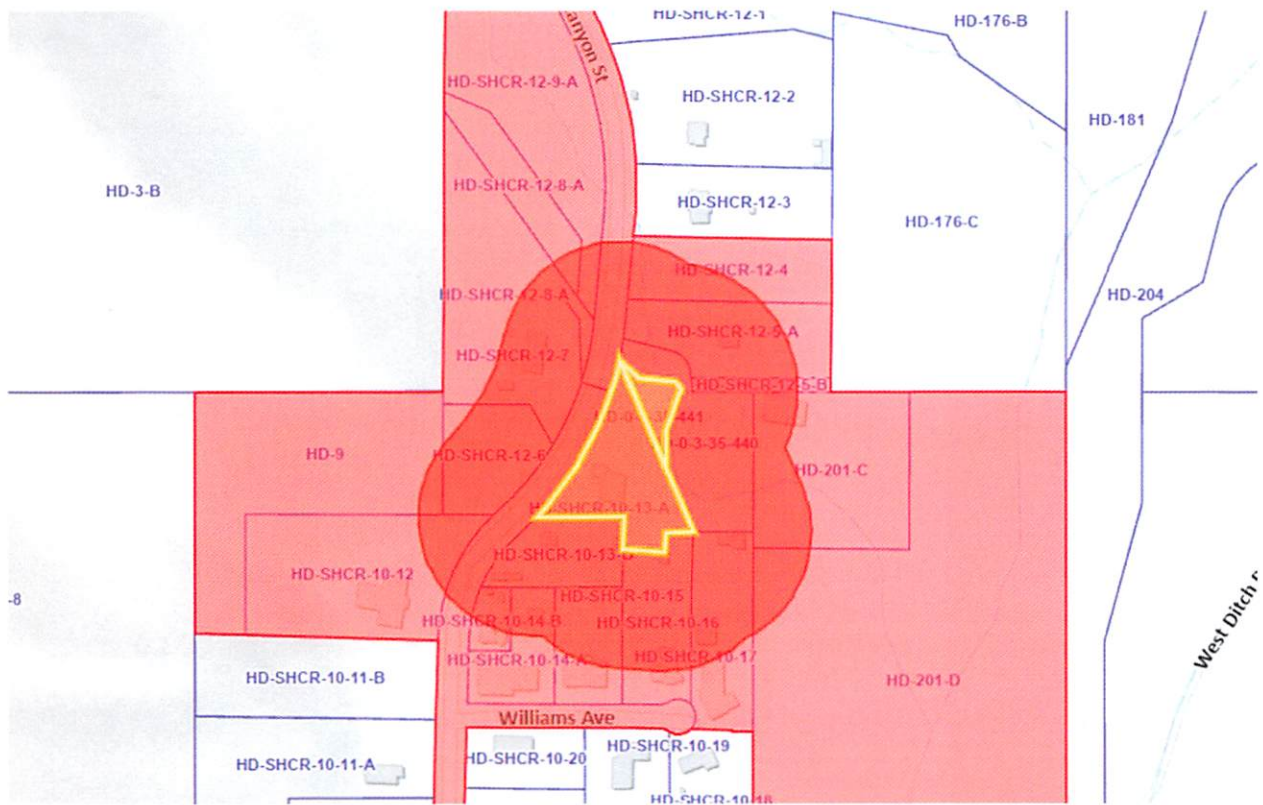
Washington County Parcels

Zoning Viewer

Zoning Districts

- A 40 - Agricultural 40
- A 20 - Agricultural 20
- A 10 - Agricultural 10
- A 5 - Agricultural 5
- RA 1 - Residential-agricultural 1
- RA .5 - Residential-agricultural .5
- R1-15 - Single-family residential 15
- R1-10 - Single-family residential 10
- R1-8 - Single-family residential 8
- R1-6 - Single-family residential 6
- RM-1 - Multiple-family residential 1
- RM-2 - Multiple-family residential 2
- RM-3 - Multiple-family residential 3
- MH/RV - Mobile home/RV park

Mailing List Map:



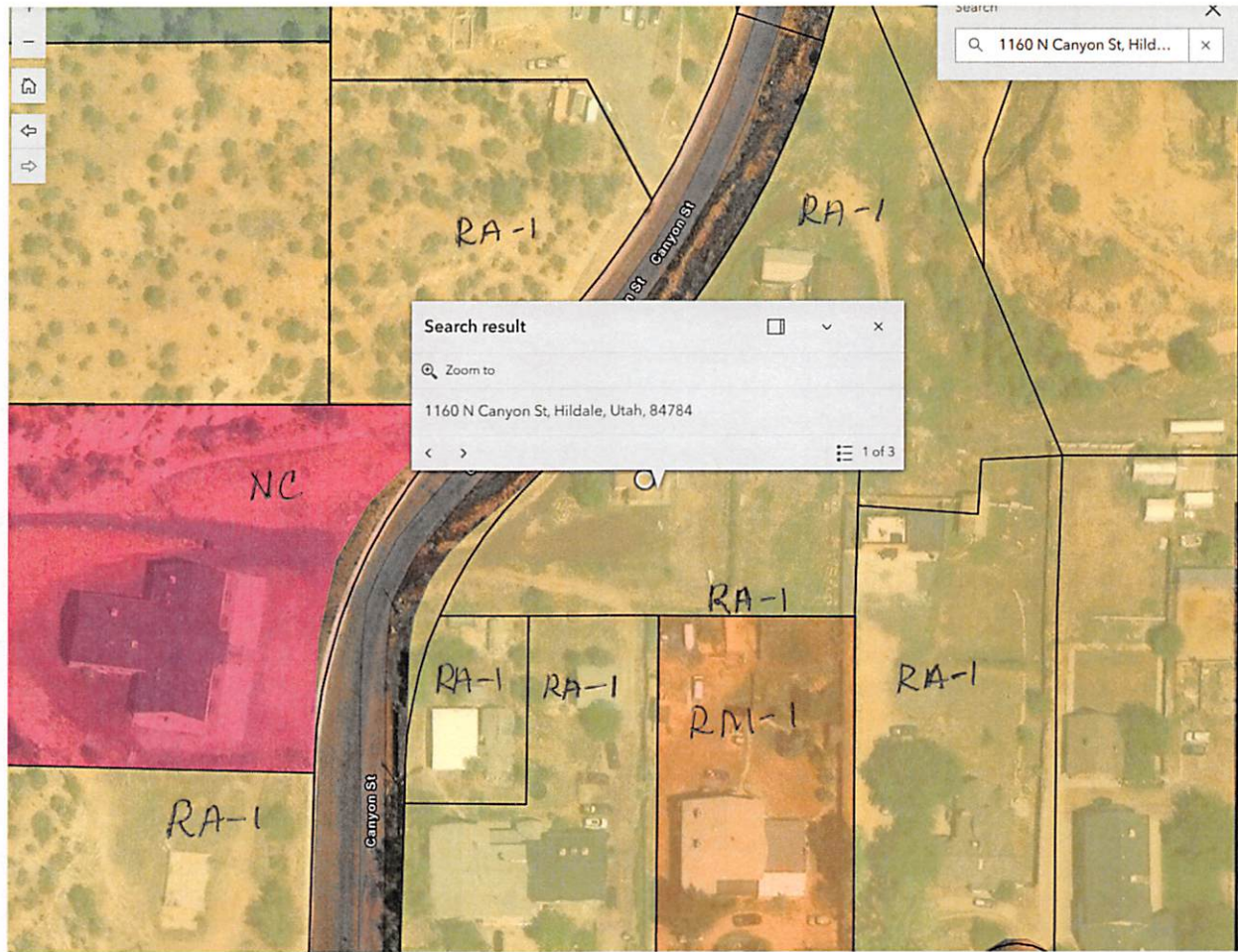
Legal Description HD-SHCR-10-13-A:

Subdivision: SHORT CREEK 10 2ND AMD & EXT (HD) Lot: 13 MORE PARTICULARLY DESCRIBED AS:
LOT 13-A:

BEGINNING AT A POINT BEING S 89°57'35" E 199.74 FEET ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND S 0°00'00" E 266.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35, POINT BEING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF CANYON STREET, POINT ALSO BEING THE POINT OF CURVATURE OF A 683.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 46°13'41" W; AND RUNNING THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE 380.11 FEET THROUGH A CENTRAL ANGLE OF 31°53'13", TO THE NORTHERN MOST POINT OF SHORT CREEK SUBDIVISION #10 2ND AMENDED AND EXTENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH: THENCE S 23°29'00" E 395.16 FEET ALONG SAID BOUNDARY, TO THE NORTHEAST CORNER OF LOT 16 OF SAID SHORT CREEK SUBDIVISION #10 2ND AMENDED AND EXTENDED; THENCE ALONG SAID LOT 16 THE FOLLOWING THREE (3) COURSES: (1) S 86°41'04" W 58.73 FEET, (2) THENCE S 3°43'29" W 39.14 FEET, (3) THENCE N 86°16'31" W 87.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 16: THENCE N 1°07'49" E 67.66 FEET; THENCE S 89°55'14" W 185.76 FEET, TO THE POINT OF BEGINNING. TOG W/ EASEMENT (DOCUMENT 20240014316)

Legal Description HD-0-3-35-441:

S: 26 T: 43S R: 10W S: 35 T: 43S R: 10W BEGINNING AT A POINT BEING S 89°57'35" E 374.91 FEET ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND N 0°00'00" E 65.63 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35, POINT BEING THE NORTHERN MOST POINT OF LOT 13 OF SHORT CREEK SUBDIVISION #10 2ND AMD & EXT, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 46°59'4" E 57.61 FEET; THENCE S 86°07'03" E 67.20 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 36.69 FEET THROUGH A CENTRAL ANGLE OF 105°06'25"; THENCE S 18°59'22" W 84.23 FEET; THENCE S 0°00'00" E 78.64 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 13; THENCE N 23°29'00" W 249.24 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.
CONTAINS 9,927 SQ FT OR 0.23 ACRE MORE OR LESS (DOCUMENT 20240014318)



Sec 152-13-1 Purpose

Sec 152-13-2 Scope

Sec 152-13-3 Uses Allowed

Sec 152-13-4 Development Standards In Residential Zones

Sec 152-13-5 Regulations Of General Applicability

Sec 152-13-6 Regulations For Specific Uses

Sec 152-13-7 Special Regulations

Sec 152-13-8 Illustrations (Reserved)

Sec 152-13-1 Purpose

See section 152-11-2 of this chapter.

Sec 152-13-2 Scope

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

Sec 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

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

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

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES							
	Zones						
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV
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 ³ /C	P ³ /C	P ³	N	N	N	N
Stable, private	N	N	N	N	N	N	N
Residential uses:							
Assisted living facility	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N
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	
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N

Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	
Protective housing facility	N	N	N	N	N	N	Item 3.
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental ⁴	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 ²	P	P	P	P	P	P	P
Licensed family child care ²	C	C	C	C	C	C	C
Residential certificate child care ²	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	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

Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	Item 3.
Parking garage, public	N	N	N	N	N	N	
Parking lot, public	N	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	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

Notes:

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

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessary 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.

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Item 3.

	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3

Design standards:

Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project 30 ft. unit	100 ft. project 30 ft. unit	200 ft. project 30 ft. unit
	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots

Building standards:

Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-7-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.

Setback standards - front yard:

Main building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
----------------------------	--------	--------	--------	--------	--------	--------	--------

Setback standards - rear yard:

Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.

Setback standards - interior side yard:

Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Setback standards - street side yard:

Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density 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:

(a) Design and compatibility standards:

See chapter 33 of this title.

(b) Landscaping and screening:

See chapter 32 of this title.

(c) Motor vehicle access:



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

Item 4.

ZONE CHANGE APPLICATION

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

For Office Use Only:

File No. _____

Receipt No. _____

Name: Ken Karlson Telephone: (435) 619-1829

Address: 2231 Cholla Dr, Desert Springs, AZ Fax No. _____

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

Email: t.c.timpson@live.com

Address/Location of Subject Property: NW Corner Hildale St / Jessop Ave Intersection

Tax ID of Subject Property: HD-SHCR-11-16 Existing Zone District: NC

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
R1-8

It is proposed to split the lot into 3 single-family residential lots

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

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

NOTE: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:00 p.m. The deadline date to submit the application is 10 business days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(OFFICE USE ONLY)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

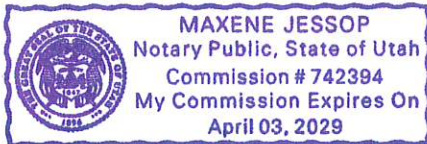
COUNTY OF)

I (we), Ken Carlson, 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.

Ken Carlson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 15 day of September 2025



Maxene Jessop
(Notary Public)

Residing in: Hildale, UT

My Commission Expires: 4-3-29

Agent Authorization

I (we), Ken Carlson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas Timppor 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.

Ken Carlson
(Property Owner)

(Property Owner)

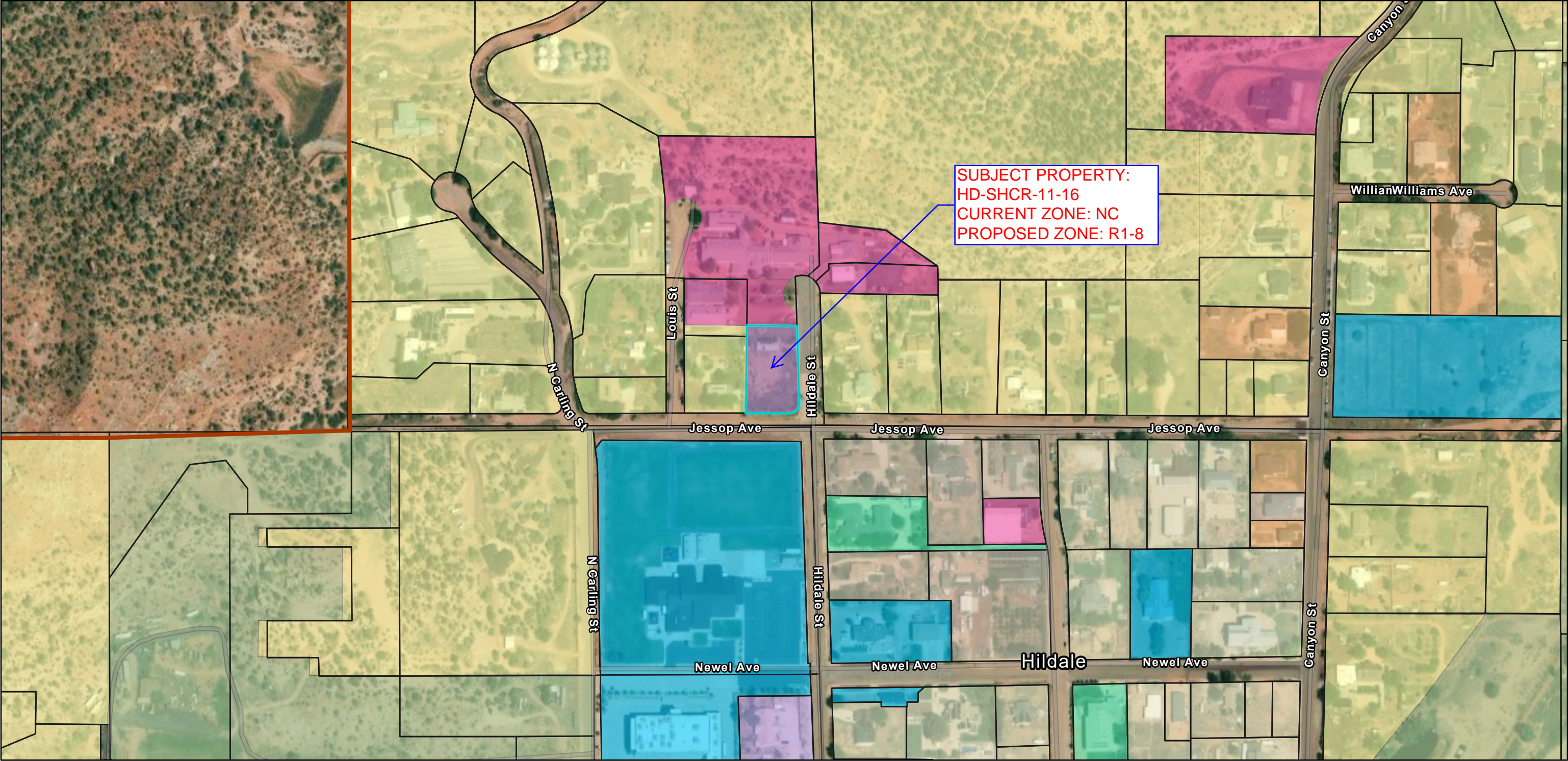
Subscribed and sworn to me this 15 day of September 2025

Maxene Jessop
(Notary Public)

Residing in: Hildale, UT

My Commission Expires: 4-3-29



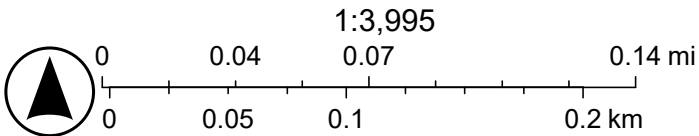


9/26/2025, 12:07:57 PM

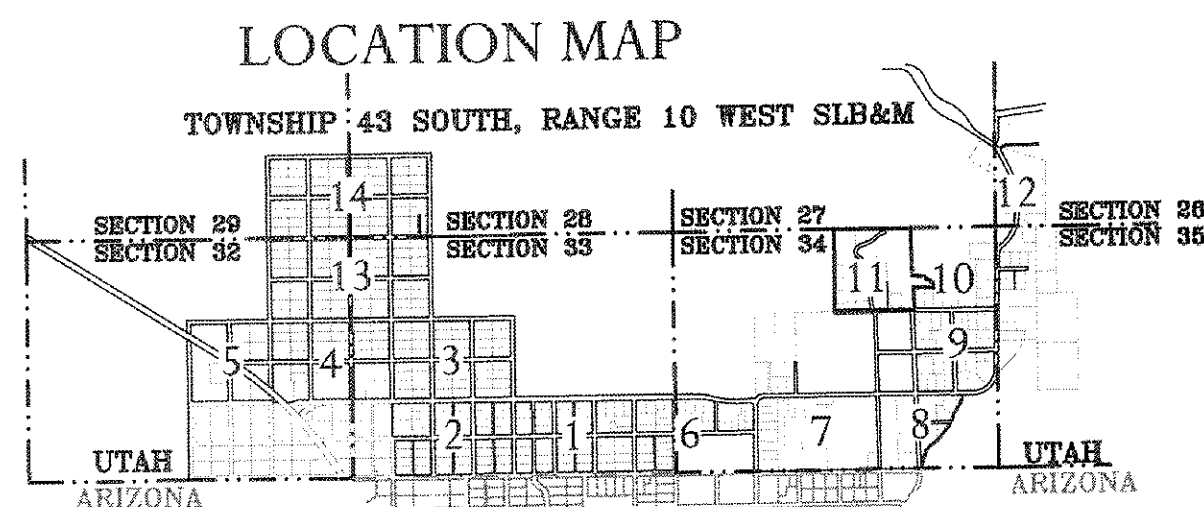
- Municipal Boundary
- Washington County Parcels
- Zoning Districts
 - A-5 - Agricultural 5
 - RA-1 - Residential-agricultural 1

- R1-10 - Single-family residential 10
- R1-8 - Single-family residential 8
- RM-1 - Multiple-family residential 1
- RM-2 - Multiple-family residential 2
- NC - Neighborhood commercial
- GC - General commercial
- PF - Public facilities
- World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	TANGENT	LENGTH
C1	20.00	107°10'49"	27.12	32.41'
C2	325.00	16°2'43"	45.81	91.01'
C3	325.00	1°58'14"	5.59	11.18'
C4	225.00	34°20'12"	69.51	134.84'
C5	225.00	18°22'38"	36.40	72.17'
C6	525.00	9°54'31"	45.51	90.79'
C7	30.00	42°35'11"	11.69	22.39'
C8	53.50	119°14'39"	91.27	111.34'
C9	53.50	66°49'10"	35.29	67.33'
C10	53.50	76°48'20"	42.41	71.72'
C11	94.00	13°48'31"	11.38	22.66'
C12	94.00	26°28'27"	22.11	43.43'
C13	475.00	9°54'31"	41.17	82.14'
C14	275.00	7°20'37"	17.65	35.25'
C15	1185.00	11°10'12"	115.88	231.02'
C16	135.00	55°44'23"	71.39	131.33'
C17	113.00	37°37'11"	38.49	74.19'
C18	113.00	58°5'13"	62.75	114.56'
C21	275.00	26°27'48"	64.56	127.01'
C22	275.00	3°51'57"	9.28	18.55'
C23	275.00	8°42'43"	20.99	41.89'
C24	20.00	72°49'11"	14.75	25.42'
C26	50.00	46°23'00"	21.42	49.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 0°51' W	33.00'
L2	N 0°21'36" W	33.00'
L3	N 89°38'24" E	63.49'
L4	N 89°38'24" E	30.72'
L5	S 0°21'36" E	33.00'
L6	S 17°32'24" E	41.56'
L7	S 72°27'36" W	25.00'
L8	S 17°32'24" E	90.58'
L9	S 17°32'24" E	62.75'
L10	N 72°27'36" E	25.00'
L11	S 17°32'24" E	69.39'
L12	N 17°32'24" W	15.19'
L13	S 25°52'52" E	93.47'
L14	S 25°52'52" E	17.52'
L15	N 42°19'46" W	43.34'
L16	N 47°40'14" E	25.00'
L17	N 47°40'14" E	25.00'
L18	N 42°19'46" W	102.49'
L19	S 42°19'46" E	72.18'
L20	S 47°40'14" W	25.00'
L21	N 42°19'46" W	95.26'
L22	N 42°19'46" W	65.06'
L23	N 47°40'14" E	6.48'
L24	N 42°19'46" W	8.56'
L25	N 47°40'14" E	25.00'
L26	N 1°42'25" E	139.15'
L27	N 12°13'45" W	146.66'
L28	N 77°46'15" E	15.00'
L29	N 77°46'15" E	15.00'
L30	N 12°13'45" W	110.92'
L31	N 12°13'45" W	37.04'
L32	N 77°46'15" E	15.00'
L33	N 77°46'15" E	15.00'
L34	N 12°13'45" W	39.66'
L35	S 40°5'57" E	70.12'
L36	S 67°58'8" E	39.66'
L37	N 22°1'52" E	15.00'
L38	S 67°58'8" E	33.87'
L39	N 22°1'52" E	15.00'
L40	S 89°48'33" E	32.99'
L41	S 1°58'35" E	33.01'
L42	S 0°00'00" E	00.00'
L43	S 19°24'22" E	86.70'
L44	N 23°42'10" E	86.70'
L45	S 0°05'16" E	12.61'
L46	S 0°05'16" E	57.51'
L47	S 0°05'16" E	12.61'

WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUMINUM CAP 1996)

MILE POST 58 (FOUND 3" BRASS CAP)

SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND SPINDLE ACCEPTED AS CLOSING CORNER)

W 1/16TH CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUM. CAP 1996)

SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)

SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUMINUM CAP 1996)

NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUMINUM CAP 1996)

EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (NOT FOUND GLO PRORATED LOCATION)

SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM BRASS CAP 1996 CLOSING CORNER)

MILE POST 60.19 (FOUND 3" BLM BRASS CAP 1996)

BASIS OF BEARING
N 89°53'30" E 11604.55'
(MILE POST 58 TO MILE POST 60.19)

SHORT CREEK SUBDIVISION #11

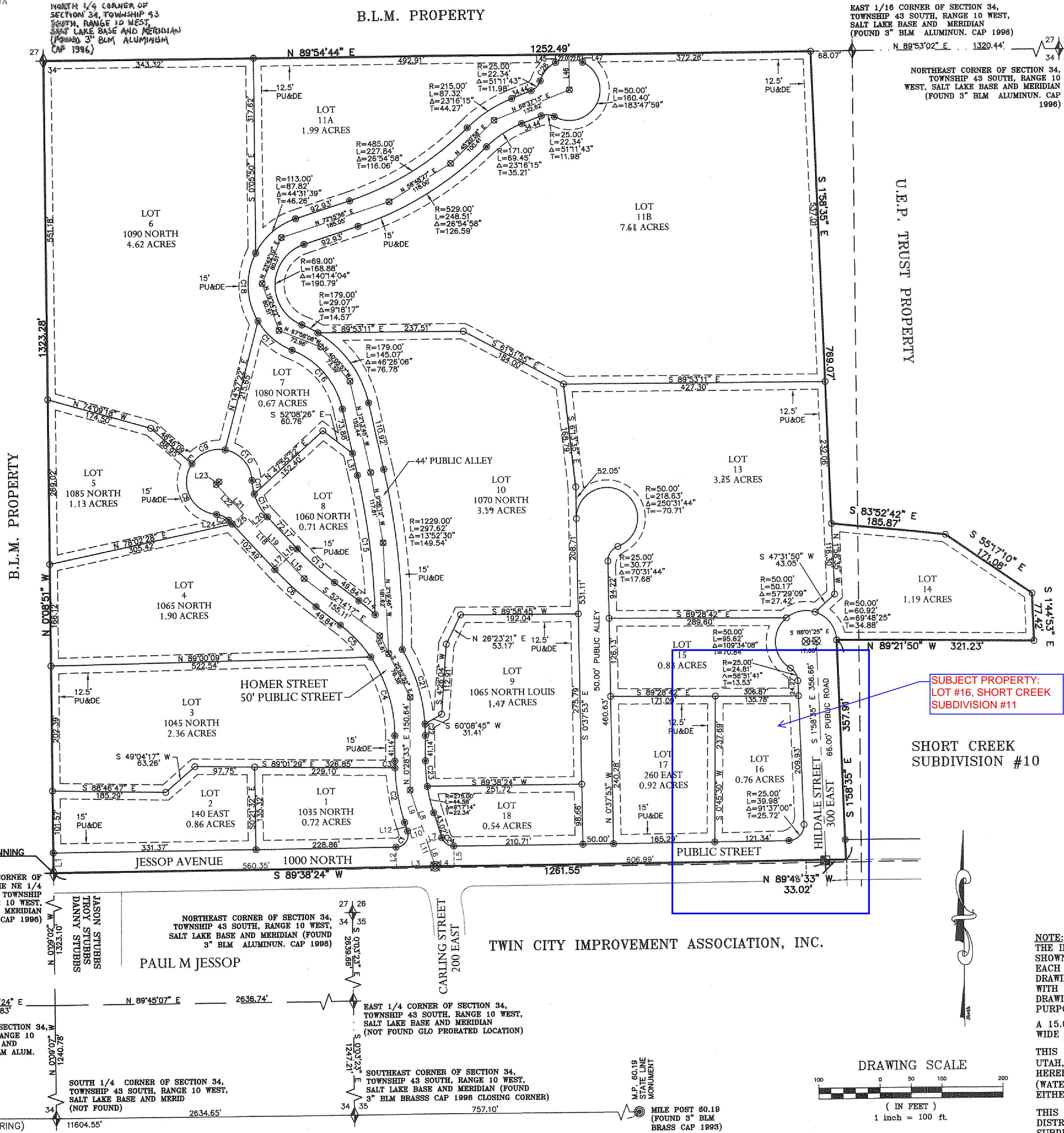
HILDALE, UTAH

LOCATED IN: SECTION 34, T43S, R10W, SLB&M

B.L.M. PROPERTY

EAST 1/16 CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUMINUM CAP 1996)

N 89°53'02" E 1320.44'



SHORT CREEK SUBDIVISION #10

SUBJECT PROPERTY: LOT #16, SHORT CREEK SUBDIVISION #11

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 34; THENCE NORTH 0°05'16" WEST A DISTANCE OF 1323.28 FEET TO THE NORTH 1/4 CORNER; THENCE NORTH 89°54'44" EAST A DISTANCE OF 1252.49 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 1°58'35" EAST A DISTANCE OF 789.07 FEET; THENCE SOUTH 83°52'42" EAST A DISTANCE OF 185.87 FEET; THENCE SOUTH 55°17'10" EAST A DISTANCE OF 171.08 FEET; THENCE SOUTH 1°44'53" EAST A DISTANCE OF 77.42 FEET; THENCE NORTH 89°21'50" WEST A DISTANCE OF 321.23 FEET; THENCE SOUTH 1°58'35" EAST A DISTANCE OF 357.91 FEET; THENCE NORTH 89°48'29" WEST A DISTANCE OF 33.02 FEET; THENCE SOUTH 89°38'24" WEST A DISTANCE OF 1261.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 39.78 ACRES MORE OR LESS

OWNER'S DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, BEING OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, PUBLIC ALLEYS, AND PUBLIC STREETS TO BE HEREINAFTER KNOWN AS SHORT CREEK SUBDIVISION #11. DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. ALSO, GRANTING PUBLIC UTILITY EASEMENTS ALONG ALL STREETS, ALLEYS, AND PARCELS, AS SHOWN, INCLUDING EXISTING UTILITIES NOT SHOWN HEREON WITH THE FOLLOWING DIMENSIONS MEASURED ON EACH SIDE OF CENTERLINE AND BEYOND ENDS: SEWER MAIN LINES 12.5 FEET; ALL ELECTRIC LINES, POLES, GUYS AND ANCHORS 12.5 FEET; ALL OTHER UTILITY LINES 10 FEET.

BRUCE R. WISAN, SPECIAL FIDUCIARY
UNITED EFFORT PLAN TRUST

ACKNOWLEDGMENT:
STATE OF UTAH } S.S.
COUNTY OF Salt Lake }
ON THIS 20 DAY OF Aug, A.D. 2012, BEFORE ME PERSONALLY APPEARED BRUCE WISAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, AND THAT THE INSTRUMENT APPEARING ON THIS DOCUMENT WAS SIGNED BY PROPER AUTHORITY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT IN THE CAPACITY AND FOR THE PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 9/27/14
NOTARY PUBLIC

LEGEND:	
SET 3/4" X 4-3/4" STAINLESS STEEL COTTON GIN SPINDLE	FOUND AND ACCEPTED INTERSECTION POINTS SET BY OTHERS
SET REBAR & CAP, UNLESS OTHERWISE NOTED	FOUND BLM BRASS CAP, UNLESS OTHERWISE NOTED
SET RIVER	CALCULATED POSITION AS PER BLM DEPENDENT RESURVEY DATED 1996.
SET PROPERTY CORNER	STATE LINE MILE POST 3" BRASS CAP
PROPERTY CORNER NOT SET	PUBLIC UTILITY & DRAINAGE EASEMENT.
LOT LINE	
STREET CENTERLINE	
SECTION LINE	
QUARTER SECTION LINE	
1/16TH SECTION LINE	

NOTE:
THE INTENT OF THIS MAP IS TO CREATE LEGAL LOTS WITHIN HILDALE CITY. THE INTERIOR LOT LINES OF THE BLOCKS SHOWN HEREON HAVE BEEN CREATED IN MOST CASES, TO BEST REPRESENT THE OCCUPATIONAL IMPROVEMENTS OF EACH INDIVIDUAL LOT THAT IS CURRENTLY UNDER THE OWNERSHIP OF THE UNITED EFFORT PLAN TRUST. PLANNIMETRIC DRAWINGS BASED UPON HIGH ACCURACY AERIAL PHOTOGRAMMETRY HAVE BEEN UTILIZED IN THIS PROCESS. TOGETHER WITH ONSITE INSPECTION, IN ORDER TO DETERMINE THE CONFIGURATION OF EACH INDIVIDUAL LOT, THE PLANNIMETRIC DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

A 15.0 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL STREET LOT LINES, AND A 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

THIS PLAT HAS BEEN APPROVED BY THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY, STATE OF UTAH, IN AN "AS IS" CONDITION, AND ACCORDINGLY PROSPECTIVE PURCHASERS AND/OR TRANSFEREES ARE HEREBY ADVISED THAT APPROVAL AND RECORDATION OF THIS PLAT DOES NOT IMPLY THAT NECESSARY UTILITIES (WATER, WASTEWATER, ELECTRICITY, GAS), STORMWATER DRAINAGE FACILITIES, OR STREET IMPROVEMENTS ARE EITHER IN PLACE, PLANNED OR AVAILABLE FOR ANY LOT OR PARCEL.

THIS PLAT WAS REVIEWED BY WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS BUT NOT FOR COMPLIANCE WITH WASHINGTON COUNTY SUBDIVISION IMPROVEMENT REQUIREMENTS.

WASHINGTON COUNTY SURVEYOR ON THIS 18 DAY OF August, A.D. 2012, THE ABOVE PLAT HAS BEEN REVIEWED AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF A.D.	RECORDED # DOC # 20140018879
WASHINGTON COUNTY SURVEYOR	5TH DISTRICT COURT JUDGE	WASHINGTON COUNTY RECORDER

Item 4

SHORT CREEK SUBDIVISION #11

A SUBDIVISION OF THE UEP TRUST PROPERTY

PREPARED FOR: UEP TRUST (801)328-2011

132 PIERPONT AVE, SUITE 250 SALT LAKE CITY, UTAH 84101

LOCATED IN T43S, R10W SECTIONS 26-29 & 32-35 SLB&M

SHEET 1 OF SHEETS 1

DATE RECORDED

FILE:47436-FP11

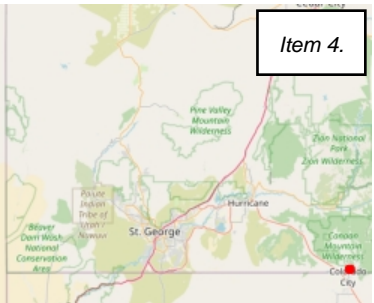
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
No. 6362432
ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

8-19-13
DATE:
ST. GEORGE, UTAH
BUSH AND GUDGELL INC.



HD-SHCR-11-16



Item 4.



SUBJECT PROPERTY:
PROPOSED TO SPLIT THE LOT INTO 3
TOTAL: 0.76 ACRES (33,106 SQ. FT.)
3 EQUAL LOTS: ~ 11,035 SQ. FT. EACH (> 8,000 SF)
TOTAL LOT WIDTH: 237.69 FT
3 EQUAL LOTS: ~ 79.23 FT EA. (> 70 FT)

Legend

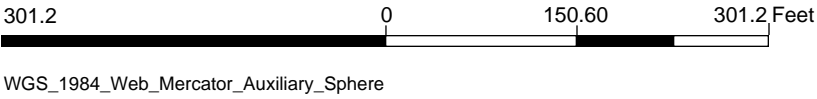
Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim



Notes



DISCLAIMER: 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.

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: September 22, 2025

Re: Zone Change Application -- Aaron Barlow (720 West Uzona Ave, Hildale, UT)

Background

Applicant Aaron Barlow has submitted a request to rezone a parcel located at 720 West Uzona Ave, Hildale, UT, (Tax ID: HD-SHCR-2-26-C). The current zoning is R1-8 (Single-family residential 8) and the request is to rezone to RM-1 (Multiple-family residential 1).

“My brother and I are wanting to build a duplex to share in building and land cost.”

All necessary documentation was submitted as required by Hildale City Municipal Code, including:

- A complete application form and fee
- Legal description and warranty deed
- Existing and proposed zoning maps
- List and map of abutting property zones
- Stamped envelopes for property owners within 250 ft.
- Notarized owner affidavit and agent authorization

Access and Frontage

The parcel has direct street frontage and access along West Uzona Ave. These public roadways provide existing legal access and utility connections suitable for a lot split under the RM-1 (Multiple-family residential 1) zoning requirements.

Steps Required for Zone Change Approval

As provided in Hildale City Municipal Code, the following steps are necessary:

1. Complete Application Submission -- Confirmed

2. Public Notification -- Confirmed
3. Planning Commission Public Hearing -- To be scheduled for September 29, 2025
4. City Council Review and Decision -- Following Commission recommendation
5. Ordinance Adoption & Zoning Map Update -- If approved
6. Final Approval & Recordation -- For legal effect

Surrounding Zoning & Land Use

- North: RA-1 Residential/agricultural lots
- East: RA-1 Residential/agricultural lots
- South: RE-1A (Across the street is Colorado City's Zone Residential Estate-1)
- West: R1-8 Single-family residential

Compliance with General Plan & Zoning Ordinance

The 2021 Hildale General Plan supports the creation of diverse housing options and the efficient use of existing infrastructure in areas where moderate-density development can be integrated compatibly.

Key considerations:

1. General Plan Alignment -- The zone change from R1-8 (Single-family residential 8) to RM-1 (Multiple-family residential 1) can be made consistent with General Plan goals through proper conditions and mitigation measures.
2. Compatibility with Existing Development -- The proposed change represents an increase in density that requires careful consideration of compatibility with adjacent residential areas.
3. Infrastructure & Services -- Public utilities including water, sewer, and electricity are available through Hildale and Garkane Energy, with no known floodplain concerns. Confirmation of system capacity will be necessary for higher-density development.
4. Adverse Impact Assessment -- Potential impacts have been identified that can be addressed through appropriate conditions and mitigation measures.

Staff Recommendation

Conditional Approval Recommended, subject to the following conditions:

1. Utility Capacity Verification -- Applicant must confirm availability of water, sewer, and stormwater services through the Joint Utility Committee (§152-24-4).
2. Infrastructure Improvements -- Coordinate with Public Works to ensure that curb, gutter, sidewalk, and utility improvements meet city standards (§152-39-6).
3. Compatibility Buffering -- Consider transitional buffering (e.g., fencing or landscaping) for adjacent RA-1 properties if determined necessary (§152-33-2).
4. Access & Frontage Standards -- Verify adequate street frontage and access meets requirements for proposed use intensity (§152-35-1).
5. General Plan Consistency -- Development proposals under the new zoning must demonstrate consistency with the 2021 Hildale General Plan land use policies (§152-7-7).
6. Infrastructure -- Require infrastructure improvements prior to development approval (§152-7-7).

Conclusion

The requested zone change from R1-8 (Single-family residential 8) to RM-1 (Multiple-family residential 1) for the property at 720 West Uzona Ave, Hildale, UT can support the city's planning objectives with appropriate conditions to address identified concerns. With appropriate review and verification during subsequent development phases, the proposal represents sound planning practice.

Prepared by:

Hildale City Planning Staff

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: September 22, 2025

Re: Zone Change Application -- 285 N LLC (Caleb Williams & Henry Hammon) (1160 North Canyon Street)

Background

Applicant 285 N LLC (Caleb Williams & Henry Hammon), represented by Caleb Williams, has submitted a request to rezone a 0.23-acre parcel & a 1.25-acre located at 1160 North Canyon Street, Hildale, Utah (Tax ID: HD-0-3-35-441 & HD-SHCR-10-13-A). The current zoning is RA-1 (Residential-agricultural 1) and the request is to rezone to R1-8 (Single-family residential 8) to allow for a future lot split.

Requesting R1-8 to build a few small homes with walkout basements

All necessary documentation was submitted as required by Hildale City Municipal Code, including:

- A complete application form and fee
- Legal description and warranty deed
- Existing and proposed zoning maps
- List and map of abutting property zones
- Stamped envelopes for property owners within 250 ft.
- Notarized owner affidavit and agent authorization

Access and Frontage

These parcels have direct street frontage and access along Canyon Street. These public roadways provide existing legal access and utility connections suitable for a lot split under the R1-8 (Single-family residential 8) zoning requirements.

Steps Required for Zone Change Approval

As provided in Hildale City Municipal Code, the following steps are necessary:

1. Complete Application Submission -- Confirmed
2. Public Notification -- Confirmed
3. Planning Commission Public Hearing -- To be scheduled for September 29, 2025
4. City Council Review and Decision -- Following Commission recommendation
5. Ordinance Adoption & Zoning Map Update -- If approved
6. Final Approval & Recordation -- For legal effect

Surrounding Zoning & Land Use

North: RA-1 Residential/agricultural lots

East: RA-1 Residential/agricultural lots

South: RA-1 Residential/agricultural lots

West: RA-1 Residential/agricultural lots

Compliance with General Plan & Zoning Ordinance

The 2021 Hildale General Plan supports the creation of diverse housing options and the efficient use of existing infrastructure in areas where moderate-density development can be integrated compatibly.

Key considerations:

1. General Plan Alignment -- The zone change from RA-1 (Residential-agricultural 1) to R1-8 (Single-family residential 8) can be made consistent with General Plan goals through proper conditions and mitigation measures.
2. Compatibility with Existing Development -- Compatibility concerns have been identified that can be addressed through appropriate design standards and conditions.
3. Infrastructure & Services -- Public utilities including water, sewer, and electricity are available through Hildale and Garkane Energy, with no known floodplain concerns. Confirmation of system capacity will be necessary at subdivision stage.
4. Adverse Impact Assessment -- Potential impacts have been identified that can be addressed through appropriate conditions and mitigation measures.

Staff Recommendation

Conditional Approval Recommended, subject to the following conditions:

1. Utility Capacity Verification -- Applicant must confirm availability of water, sewer, and stormwater services through the Joint Utility Committee (§152-24-4).
2. Infrastructure Improvements -- Coordinate with Public Works to ensure that curb, gutter, sidewalk, and utility improvements meet city standards (§152-39-6).
3. Subdivision Compliance -- Future subdivision must comply with Title 151 Subdivision Ordinance, including minimum lot sizes, frontage requirements, and infrastructure standards (Title 151).
4. General Plan Consistency -- Development proposals under the new zoning must demonstrate consistency with the 2021 Hildale General Plan land use policies (§152-7-7).
5. Infrastructure -- Require infrastructure improvements prior to development approval (§152-7-7).

Conclusion

The requested zone change from RA-1 (Residential-agricultural 1) to R1-8 (Single-family residential 8) for the property at 1160 North Canyon Street can support the city's planning objectives with appropriate conditions to address identified concerns. With appropriate review and verification during subsequent development phases, the proposal represents sound planning practice.

Prepared by:

Hildale City Planning Staff