



Hildale City Planning Commission

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

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Monday, August 18, 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

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 recorder@hildalecity.com. 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 Minutes for May 20, 2025

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

Reports:

Public Hearing:

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

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.

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

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment: Presiding Officer

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



Hildale City Planning Commission

Tuesday, May 20, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

Commissioner Jessop called the meeting to order at 6:06 pm.

Roll Call of Commission Attendees: City Recorder

PRESENT

Chair Thirkle Nielsen
Commissioner Rex Jessop
Commissioner Teresa Barlow
Commissioner Russel Jessop

ABSENT

Vice Chair Elissa Wall
Commissioner Jeromy Williams

Pledge of Allegiance: By Invitation of Presiding Officer

Commissioner Rex Jessop led the pledge.

Conflict of Interest Disclosures: Commissioners

None

Appointments to Boards & Commissions: Commissioners

1. Consideration, discussion and possible appointment of open Vice Chair position.

Motion made by Commissioner Jessop to table replacing the Chair and Vice-Chair and appointing another Vice-Chair, Seconded by Commissioner Barlow.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop Commissioner Barlow

Motion Carries

2. Replacing Chair Nielsen with Vice Chair Wall

Item tabled.

Motion made by Commissioner Jessop to establish an electronic meeting on May 20, 2025, Seconded by Chair Nielsen.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

3. Introduction of newly appointed Commissioner Russell Jessop

Mayor Jessop introduced Russel Jessop as the new Commissioner. She explained that he was sworn in at the last Council Meeting.

Approval of Minutes of Previous Meetings: Commissioners

4. Consideration, discussion and possible approval of Planning and Zoning Minutes for April 28, 2025..

Motion made by Chair Nielsen to approve Planning and Zoning Minutes for April 28, 2025, Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop Commissioner Barlow

Motion Carries

Public Hearing:

Motion made by Chair Nielsen to go into a Public Hearing, Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Jessop, Commissioner Barlow

5. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-2-18, commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Motion made by Chair Nielsen to go into a Public Hearing concerning a request to rezone parcel HD-SHCR-2-18, commonly addressed as 725 North Oak Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Barlow, Commissioner Russel Jessop

Motion Carries

Mayor Jessop explained the reason for a public hearing.

Commissioner Rex Jessop invited the public to comment.

Mayor Jessop read a letter from Ray Jessop stating he is ok with the re-zone if there are not multiple lot splits due to the possibility of Airbnb's surrounding his home.

Motion made by Commissioner Russel Jessop to close the public hearing on agenda item #5, Seconded by Chair Nielsen.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

6. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-2, commonly addressed as Jessop Avenue and Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Motion made by Commissioner Jessop to go into hearing to receive public comment concerning a request to rezone parcel HD-SHCR-3-2, commonly addressed as Jessop Avenue and 985 North Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Barlow, Commissioner Russel Jessop

Motion Carries

No public comments

Motion made by Commissioner Russel Jessop to exit hearing to receive public comment concerning a request to rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and 985 North Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Rex Jessop.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

New Commission Business:

7. Consideration, discussion and possible action concerning a request to rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Mayor Jessop gave the staff report as in the packet.

Commissioner Jessop asked for clarification on the purpose of the zone change. Does the zone need to be changed to do the requested lot split?

Applicant Paul Barlow clarified that they plan to split it into 1/3 acre lots and so yes they need this zone change to split the lots.

Mayor Jessop asked the applicant if they are aware that they will not have water pressure until the pressure pump project is completed.

Chair Nielsen commented that he is in favor only if the applicant understands they cannot get a C of O until the booster pump is in.

Commissioner Rex Jessop asked the applicant if they understand the conditions of this approval.

Applicant Paul Barlow asked if he were to submit for a building permit regardless of whether he split the lot or not, would he be rejected a building permit right now even with the water and sewer hook ups already there, or would he just want to keep it 1 acre.

Mayor Jessop answered explaining the fine print on the bottom of the Building Permit where it states you will not be issued a C of O until all the criteria has been passed off, so the building permit will be granted but not the C of O until there is adequate water pressure.

Commissioner Russel Jessop asked how long it is going to take to get the booster pumps in.

Mayor Jessop explained that it will take 8 to 9 months after the bids have gone out in June. She explained some of the set backs.

Motion made by Commissioner Russel Jessop to approve a rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and 985 North Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Chair Nielsen.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion Carries

8. Consideration, discussion, and possible action concerning a request to rezone parcel HD-SHCR-2-18 commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

Commissioner Rex Jessop invited Mayor Jessop to give Staff Report on this item.

Mayor Jessop read the entire staff report (in the packet).

Rex Jessop asked applicant if they are planning to split the lots.

Applicant Thomas Timpson spoke on their intention and purpose for re-zoning and that they plan to split the lot into 3rds. He explained that there is an existing residence that will be located in the middle third lot.

Motion made by Commissioner Rex Jessop to approve the rezone of parcel HD-SHCR-2-18 commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10), Seconded by Commissioner Barlow.

Voting Yea: Chair Nielsen, Commissioner Rex Jessop, Commissioner Russel Jessop, Commissioner Barlow

Motion carries.

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

None

Commissioners' Comments: (10 minutes total)

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

Commissioner Rex Jessop asked about the map that was requested last meeting.

Mayor Jessop will get that followed through.

Executive Session: As needed

NA

Adjournment: Presiding Officer

The meeting was adjourned at 6:52 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: Ken Karlson **Telephone:** 435 619 1829
Address: 2231 Cholla Dr. Desert Springs AZ **Fax No.** _____

Agent (If Applicable): Ross Chatwin **Telephone:** 435 212-8104
Email: RossChat@gmail.com
Address/Location of Subject Property: 1025 N Hildale Street
Tax ID of Subject Property: HD-SHCR-11-16 **Existing Zone District:** Neighborhood Commercial
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RM-2
Want to do MF-HD High Density Multi family
Submittal Requirements: The zone change application shall provide the following:

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

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

(OFFICE USE ONLY)

Date Received: _____ **Application Complete:** YES ☐ NO ☐
Date application deemed to be complete: _____ **Completion determination made by:** _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

COUNTY OF Clark)



I (we), Ken Karlson, 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 Karlson
(Property Owner)

Ken Karlson
(Property Owner)

Subscribed and sworn to me this 1st day of July 2025

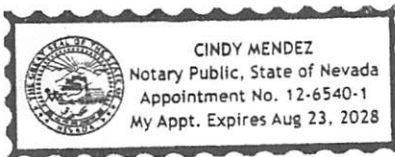
Cindy Mendez
(Notary Public)

Residing in: Mesquite, NV

My Commission Expires: August 23, 2028

Agent Authorization

I (we), Ken Karlson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Ross Chetwin 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 Karlson
(Property Owner)

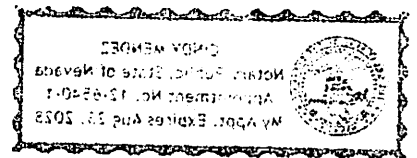
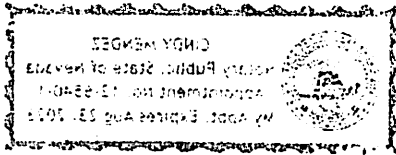
Ken Karlson
(Property Owner)

Subscribed and sworn to me this 1st day of July 2025

Cindy Mendez
(Notary Public)

Residing in: Mesquite, NV

My Commission Expires: August 23, 2028

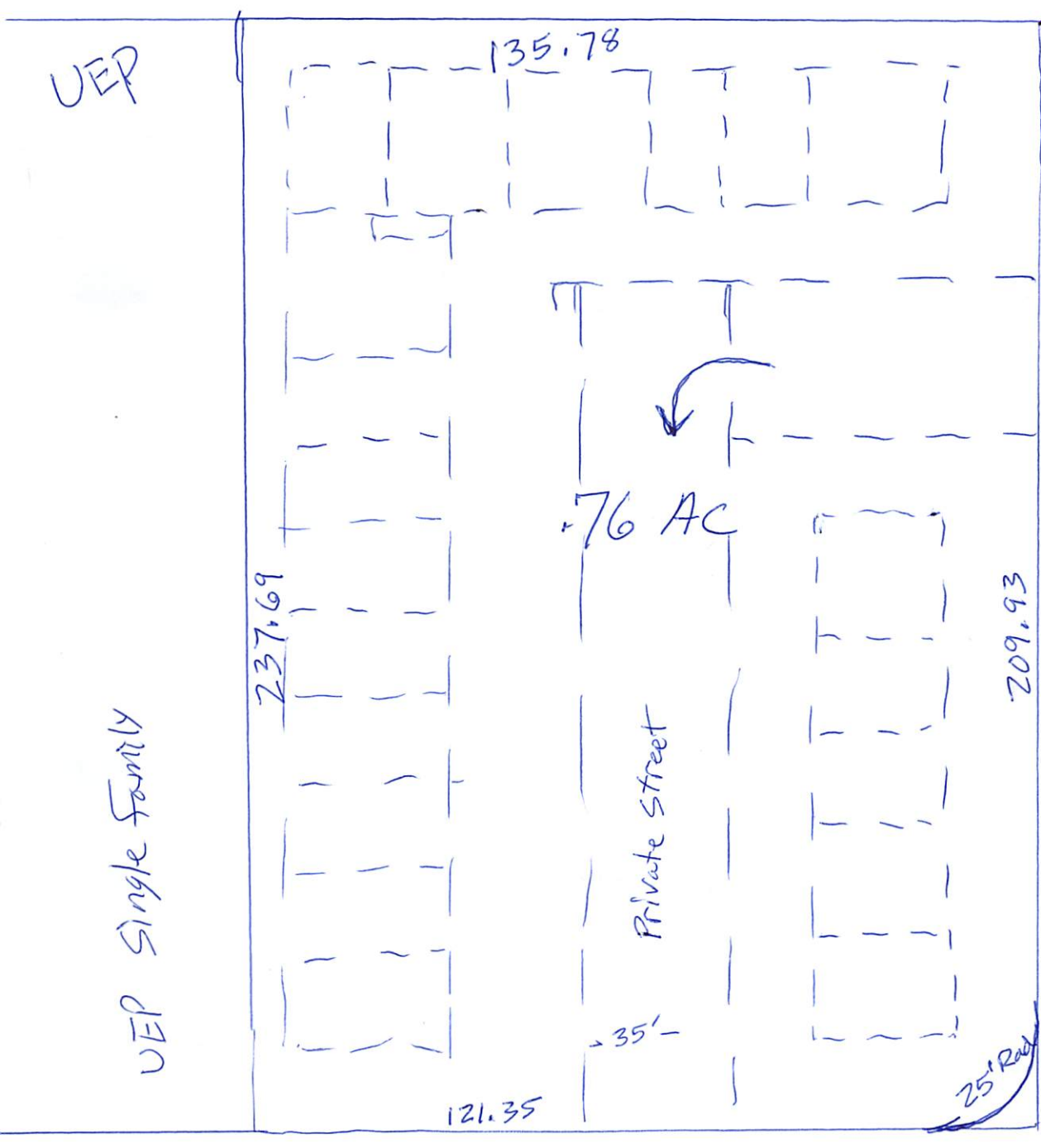


Spin
Laundrymat

Apartments
Gemstone 1025 N Hildale Street

medial clinic
St. Water Store

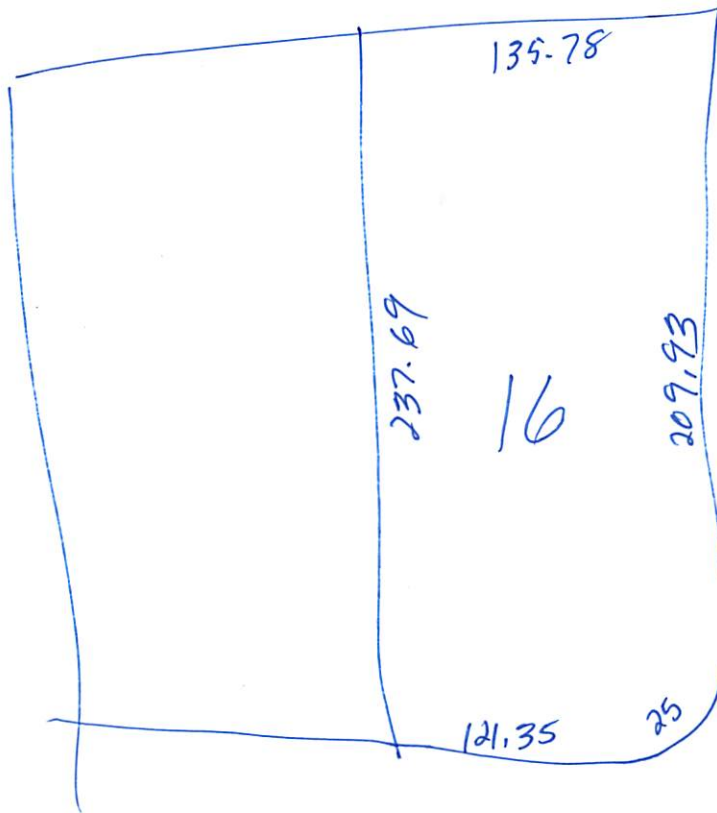
Item 2.



Jessop Ave

Proposed 20 Town Home units
Elementary School

Apartments



**EXHIBIT A
LEGAL DESCRIPTION**

Parcel ID# HD-SHCR-11-16 and HD-SHCR-9-30-1

All of the North 1/2 of Lot 30, SHORT CREEK SUBDIVISION #9 Amended and Extended, according to the official plat thereof on file in the Office of the County Recorder of Washington County, State of Utah

AND

All of Lot 16, SHORT CREEK SUBDIVISION #11, according to the official plat thereof on file in the Office of the County Recorder of Washington County, State of Utah

SUBJECT TO easements, restrictions and rights of way of record.

DOC # 20250011126

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
04/03/2025 02:24:47 PM Fee \$ 40.00
By CHRISTENSEN PATTIE

Item 2.

WHEN RECORDED, RETURN TO:

Pattie S. Christensen
12903 S 300 E
Draper, Utah 84020

MAIL TAX NOTICES TO:

Ken Karlson and Kendra Olson, trustees
502 E. Bellevue Way
Draper, Utah 84020

Parcel ID# **HD-SHCR-11-16 and HD-SHCR-9-30-1**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given by Kendra Olsen, with an address of 502 E Bellevue Way, Draper, Utah 84020 ("Grantor"), to Ken Karlson and Kendra Olson, as trustees of The Ken Karlson Trust, u/a/d March 24, 2025, with an address of 502 E. Bellevue Way, Draper, Utah 84020 ("Grantee").

For valuable consideration, Grantor does hereby convey and warrant unto Grantee, as to all persons claiming by or through Grantor, the real property and premises located in the County of Washington, State of Utah described on the attached Exhibit A

DATED EFFECTIVE AS OF March 24, 2025.

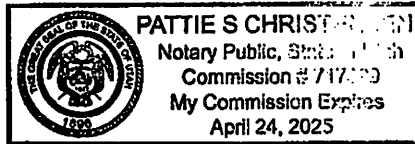
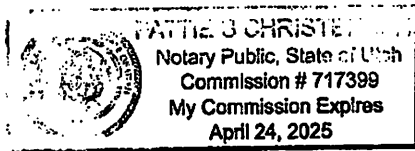

Kendra Olsen

STATE OF UTAH)
 :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 24th day of March,
2025, by Kendra Olsen.



NOTARY PUBLIC



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 10-37-12l of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							
Any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							

Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	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	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	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.



August 6, 2025

RE: Notice of Public Hearing — Re-zone Request
Parcel Number: HD-SHCR-11-16
Address: 1025 N Hildale St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from (NC) Neighborhood Commercial to RM-2 Multi-family residential Zone to allow for Proposed 10 Town home Units. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held August 18, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

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

Sincerely,


Hildale City Administration

10 Unit Town Home

Laundry Mat
↖

Gemstone Apartments
↑

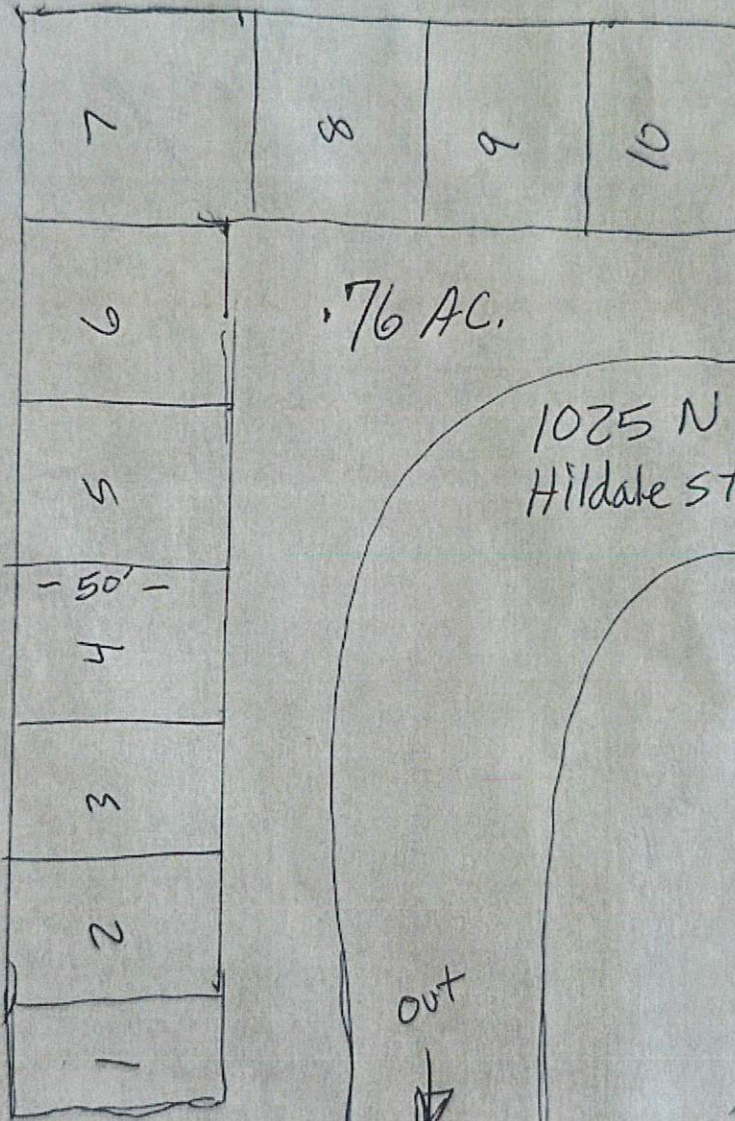
Proposed for
Ken Karlson

135.78

UEP

237.69

+26'-1"



.76 AC.

1025 N
Hildale Street

209.93

Hildale Street

OUT
↓

25' R

121.35

Jessie Ave

Public School

Apartments
↘

10 Unit Town Home

Laundry Mat
↖

Gemstone Apartments
↑

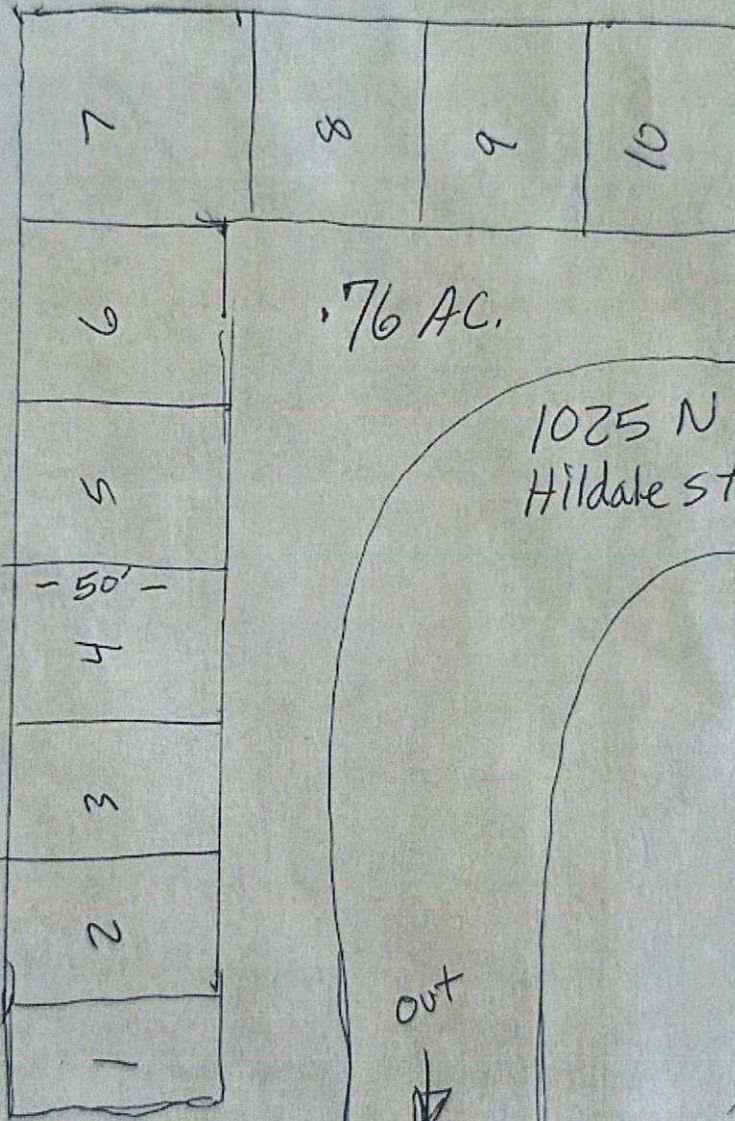
Proposed for
Ken Karlson

135.78

UEP

237.69

+26'-1"



76 AC.

1025 N
Hildale Street

209.93

Hildale Street

Out
↓

25' R

121.35

Jessel Ave

Public School

✓ Apartments

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: August 18, 2025

Re: Zone Change Application -- Ken Karlson (1025 N Hildale Street)

Background

Applicant Ken Karlson, represented by Ross Chatwin, has submitted a request to rezone a 0.76-acre parcel located at 1025 N Hildale Street, Hildale, Utah (Tax ID: HD-SHCR-11-16). The current zoning is NC (Neighborhood commercial) and the request is to rezone to RM-2 (Multiple-family residential 2) to allow for a proposed 20 Unit Town Home Development.

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 Hildale Street, Jessop Ave. These public roadways provide existing legal access and utility connections suitable for a lot split under the RM-2 (Multiple-family residential 2) 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 - Pending (to be completed by staff)
3. Planning Commission Public Hearing - To be scheduled for August 18, 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: NC Neighborhood commercial
- East: RA-1 Residential/agricultural lots
- South: PF Public facility
- 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 NC (Neighborhood commercial) to RM-2 (Multiple-family residential 2) is consistent with future land use designations that support infill development and diverse housing stock.

2. Compatibility with Existing Development - The proposed change maintains compatibility with surrounding development and enhances the area's planning objectives.

3. Infrastructure & Services - Public utilities including water, sewer, and electricity are available through Hildale and Not specified, with no known floodplain concerns. Confirmation of system capacity will be necessary for higher-density development.

4. Adverse Impact Assessment - The proposed change is not anticipated to negatively affect adjacent properties or community character.

Staff Recommendation

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. Subdivision Compliance - Future subdivision must comply with Title 151 Subdivision Ordinance, including minimum lot sizes, frontage requirements, and infrastructure standards (Title 151).
5. Access & Frontage Standards - Verify adequate street frontage and access meets requirements for proposed use intensity (§152-35-1).
6. General Plan Consistency - Development proposals under the new zoning must demonstrate consistency with the 2021 Hildale General Plan land use policies (§152-7-7).

Conclusion

The requested zone change from NC (Neighborhood commercial) to RM-2 (Multiple-family residential 2) for the property at 1025 N Hildale Street meets the city's General Plan objectives, maintains compatibility with surrounding development, and utilizes existing public infrastructure efficiently. With appropriate review and verification during subsequent development phases, the proposal represents sound planning practice.

Prepared by:

Hildale City Planning Staff