



Hildale City Planning Commission

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

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Thursday, October 20, 2022** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Welcome, Introduction and Preliminary Matters: Presiding Officer

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

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

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

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Comments during the public comment or public hearing portions of the meeting may be emailed to manager@hildalecity.com or privately messaged to Hildale City's Facebook page. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

Roll Call of Commission Attendees: Deputy Recorder Barlow

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

1. Planning Commission Minutes September 15, 2022

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

Reports:

Public Hearing:

2. The Commission will receive public comment concerning consideration and possible action on Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements.
3. The Commission will receive public comment concerning consideration and possible action on Zone Change Petition for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave.

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

Unfinished Commission Business:

New Commission Business:

6. Consideration, discussion, and possible action on Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements.
7. Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave.
8. Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona Ave.
9. Consideration, discussion, and possible action on Zone Change Petition for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street, Hildale

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.

From: Harrison Johnson
To: Hildale City Planning & Zoning Commission; Hildale City Mayor
Date: October 7th, 2022
Subject: Text Amendment Staff Report

Applicant Name: John Barlow
Agent: N/A
Application Type: Text Amendment
Date: October 7th, 2022
Prepared by: Harrison Johnson

Summary

This text amendment recommendation was submitted along with two rezone applications that are partially predicated on the passage of this amendment. Staff reviewed this amendment as it was similar to an amendment that was suggested by staff earlier in 2022.

Analysis

The staff's analysis concludes that due the net property tax deficit that increased infill development will aide in providing necessary public services and allow residents to improve their properties while providing essential housing. Staff had previously recommended that Sec 152-39-4 be amended to allow for up to **three** (3) new lots created from just one, bringing the total to four lots, and this application suggests only creating **two** (2) new lots which would create a total of three.

At the time, members of the commission expressed concerns about issues of development including sidewalks and street construction that may arise by allowing property owners to skip the full requirements withing Chapter 39. Staff did not sit idly by, we have one of two possible solutions to this problem:

1. Special Assessment Deed Restrictions: Require property owners who would elect to apply under Sec 152-39-4 to record a restriction which would require them to support a Special Assessment Area designation if one were to come to a vote as per Utah Law. This way, the city could develop entire blocks or neighborhoods at a time when it best suited the residents and when the tax base could theoretically support it.
2. Property Improvement Agreement: Require property owners who would elect to apply under Sec 152-39-4 to agree to improve their property with necessary upgrades at the election of the city council or within an agreed upon time i.e. 10 years.

One of these two solutions may ease the objections that were raised by commission members when this type of change was first introduced.

Recommendation



Staff recommends approval of this application as it satisfies many of the city’s critical goals: need for higher density to increase public services, infill development to increase viability of the existing residential areas, and the opportunity to provide critical housing supply.



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

TEXT AMENDMENT APPLICATION

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	128592514

Name: John Barlow Telephone: 801.824.4232 09/21

Address: 880 North Hildale Street, Hildale, UT 84784 Fax No. _____

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

Email: johnroybarlow@gmail.com

The proposed text amendment would be to what Chapter and section of the current Land Use or City Code Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

The purpose this change would accomplish Allow for lot splits that make 2 more lots.

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

Submittal requirements:

- Completed Applications
- Existing Land Use Ordinance or City Code
- Proposed change to Land Use Ordinance or City Code

Council 10/12
PZ 10/20
Council 11/9

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third thursday of each month at 6:30 p.m. The deadline, for application submissions, is 14 days before the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

1. A subdivision creating no more than two one-new lot may be approved by city staff without the necessity of preparing and filing a preliminary plat or final plat if:
 1. Notice is provided by city as required by this chapter.
 2. The proposed subdivision:
 1. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.
 2. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 3. Has been approved by the culinary water authority and sanitary sewer authority.
 4. Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.
2. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:
 1. Meets the minimum size requirement of applicable zoning; and
 2. Is not used and will not be used for any nonagricultural purpose.
3. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the joint utility committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.
4. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be described by deed and upon approval of city staff, shall be recorded with the county recorder.

From: Harrison Johnson
 To: Hildale City Planning & Zoning Commission; Hildale City Mayor
 Date: October 7th, 2022
 Subject: Zone Change request

Applicant Name: Don and Jill Paulsen
Agent: N/A
Application Type: Zone Change request
Project Address: 320 E Field
Current Zoning: RM-1
Requested Zoning: R1-15
Date: October 7th, 2022
Prepared by: Harrison Johnson

Summary of Application

The Applicant is requesting approval of a Zone Change.

Request 1:

Amend the zoning map to re-zone Parcel HD-SHCR-8-14, commonly addressed as 320 E Field, Hildale, Utah from the current Residential Multi-Family-1 (RM-1) to Single-family residential 15 (R1-15). Should the zone change be approved, the applicant intends to apply for and install short-term rental units.

Background

Below is a summary of actions taken in relation to this zone change application:

- The applicant submitted the application on October 5th, 2022 to the Hildale City offices and paid the fee of \$100.
- The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.
- City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.
- The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by HD-SHCR-8-14 On the East by HD-SHCR-8-13;; On the South by Field Ave; and on the West by Hildale Street; Surrounding properties are zoned RM-1, Neighborhood Commercial, Open Space and RA-.5.

Analysis

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

Sec 152-13-3 Uses Allowed

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

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

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

Agricultural industry	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N
Animals and fowl for recreation and family food production	P 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
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
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
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N

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

2. Notes:

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

3. Accessory Uses:

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

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

4.

Sec 152-13-4 Development Standards In Residential Zones

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

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area 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.
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:

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

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

Sec 152-13-6 Regulations For Specific Uses

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

Sec 152-13-7 Special Regulations

- Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
- Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
- Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.

4. Visual Barriers:

Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.

1. The height of such barrier shall be at least six feet (6').
2. The barrier material and location shall be identified on an approved site plan.

5. Open Space:

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

Recommendation

Staff recommends approval of the zone change request as it is consistent with Hildale City' General Plan.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Street Hildale, Utah from the current Residential Multi-Family-1 (RM-1) to Single-family residential 15 R1-15

Attachments

- a. Zone Change Application
 - a. Warranty Deed
 - b. Affidavit
 - c. Check
 - d. Zoning Map
- b. Washington County Property Report for parcel HD-SHCR-8-14
- c. Draft copy Rezone Letter for Neighboring Properties
- d. Public Hearing Notice



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

ZONE CHANGE APPLICATION

Fee: \$100

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

Name: DAN + TILL PAULSEN / OP RETREAT Telephone: 435-313-3483

Address: 3246 So 2240 EAST ST GEORGE UT Fax No. _____
84790

Agent (If Applicable): _____ Telephone: _____

Email: OPENROADDANCE@GMAIL.COM

Address/Location of Subject Property: 320 EAST FIELD AVE HILDALC, UT

Tax ID of Subject Property: HD-5HCR-8-14 Existing Zone District: RM-1

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

R1-15 To have the option to rent short term areas of the home

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

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

[Signature]
(Property Owner)

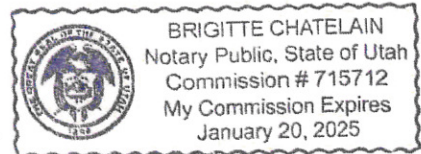
[Signature]
(Property Owner)

Subscribed and sworn to me this 6th day of July 2022

[Signature]
(Notary Public)

Residing in: St. George, Ut.

My Commission Expires: Jan. 20, 2025



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: _____

Request from Dan and Jill Paulsen for re-zoning of property in Hildale, Ut with Parcel ID of HD-SHCR-8-14 from Multiple Family Residential 1 to Neighborhood Commercial.

Attached please find the required items:

1. A Plat map
2. Property map and all abutting properties showing zoning classifications on second page of county profile page. Each property has been given a number on the plat map that corresponds with the county profile information page showing zoning classification on second page and is summarized below:
 - Subject Property HD-SHCR-8-14 currently zoned Multiple Family Residential 1 with a request to rezone to Neighborhood Commercial
 - Abutting property HD-SHCR-8-15 currently zoned Neighborhood Commercial
 - Abutting property HD-SHCR-8-13 currently zoned Multiple Family Residential 1
3. Legal description as outlined on Washington County Ownership page
 - SHORT CREEK 8 (HD)Lot 14
4. Stamped envelopes of names and addresses within 250 feet of subject property as well as a map showing the radius search
5. Evidence of ownership of Dan and Jill Paulsen



MAIL TAX NOTICE TO GRANTEE:
OP Retreat, L.L.C.
3246 S. 2240 E
St. George, UT 84790

WARRANTY DEED

Daniel Paulsen and Jill Paulsen

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

OP Retreat, L.L.C., a Utah Limited Liability Company

GRANTEE

the following tract of land in Washington County, State of Utah, to-wit

Lot 14, SHORT CREEK SUBDIVISION #8, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

TAX ID NUMBER FOR PROPERTY: HD-SHCR-8-14

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 6th day of July, 2022.

[Handwritten signature of Daniel Paulsen]
Daniel Paulsen
[Handwritten signature of Jill Paulsen]
Jill Paulsen

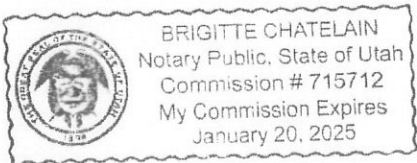
STATE OF: Utah

COUNTY OF: Washington

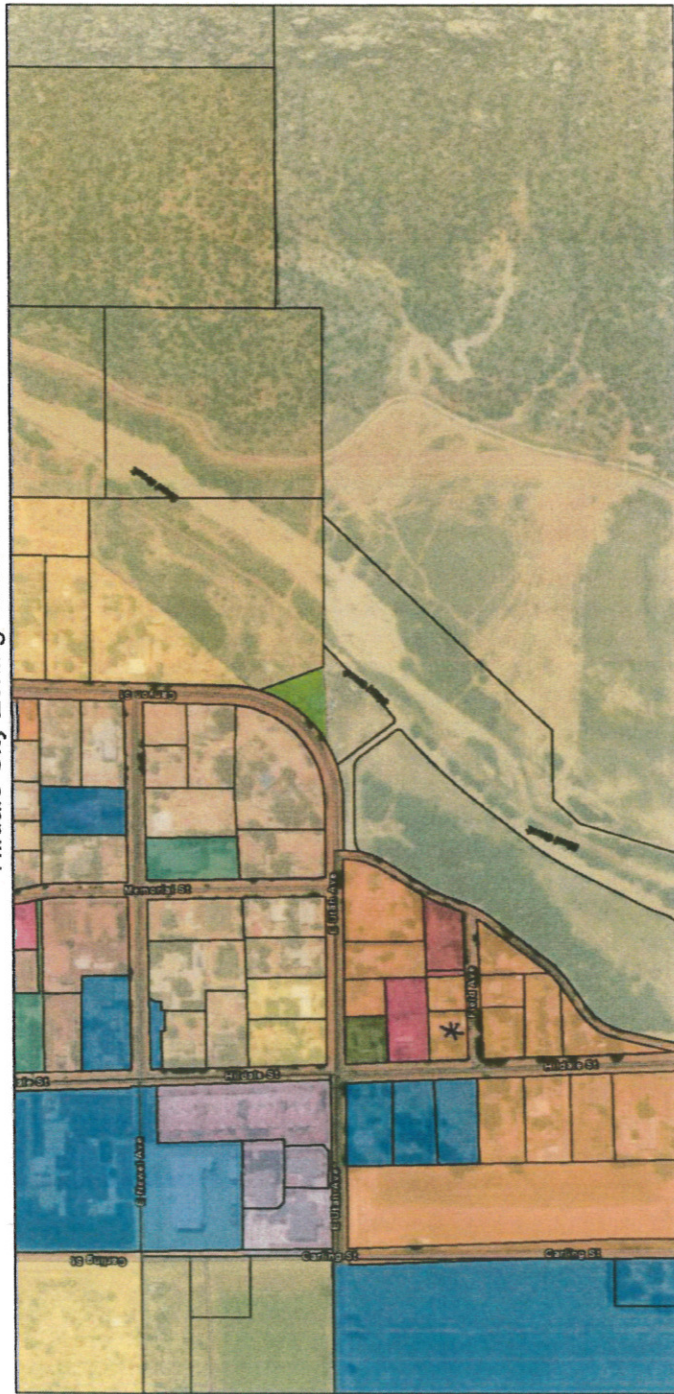
The foregoing instrument was acknowledged before me this 6th day of July, 2022 by **Daniel Paulsen and Jill Paulsen**

Notary Public

Commission Expires:



Hildale City Zoning districts



7/15/2022, 12:07:45 PM

Municipal Boundary
 Parcels

Zoning Districts

 A-10 - Agricultural 10	 A-5 - Agricultural 5	 RA-1 - Residential-agricultural 1	 RA-5 - Residential-agricultural .5	 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	 OS - Open space	 PF - Public facilities	 OTH - Other
---	---	--	---	---	---	---	---	---	--	--	---	--

0 0.04 0.08 0.16 mi
 0 0.05 0.1 0.2 km

1:4,514
 Esri Community Maps Contributor, Coconino County, Utah AGRIC, © OpenStreetMap contributors, Esri, HERE, Garmin, SwKbGraph, GeoTechnology, Inc., METRANSA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sunrise

Hildale City
Sunrise Cloud SMART GIS®

320 E. Newell Ave.
Harrison Johnson



Item 7.

1- Subject Property

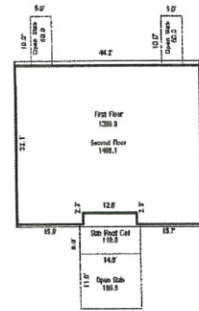
Item 7.

Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.



0148125071
320 E. FIELD



Sketch by Aera P/Teksystems™

Account Summary

Account Number: 0928123
Parcel ID: HD-SHCR-8-14
Account Type: Commercial
Owner Name: Paulsen Dan & Jill

Subdivision: Short Creek
Situs Address: 320 E Field Ave
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Duplex
Year Built: N/A
Square Feet: 2875

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

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www.washco.utah.gov



Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.53
Zoning: Multiple-Family Residential 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

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

Voting Districts

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

** Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Non-primary
Book & Page: N/A
Reference Document: 20210035697

Community/Public Services

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

Schools:

Water Canyon Elementary
 Water Canyon High

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

Utilities

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

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

Solid Waste Collection Day: N/A

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

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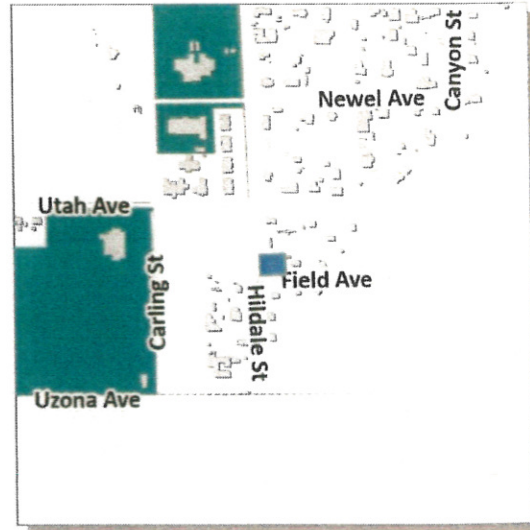


Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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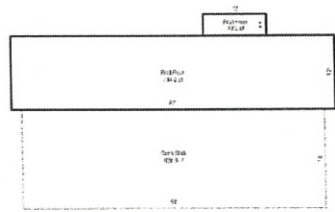


2

Item 7.

Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928130
Parcel ID: HD-SHCR-8-15
Account Type: Residential
Owner Name: Knudson Joseph C

Subdivision: Short Creek
Situs Address: 760 N Hildale St
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Mobile Home
Year Built: 1980
Square Feet: 786

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

Occupancy Type: MH on Vacant Land
Built-As Description: Single Wide
Units: 1
Stories: 1
Percent Complete: 100
Exterior: Metal Siding

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

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Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.97
Zoning: Neighborhood Commercial
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hildale Town
Residential Classification: Primary
Book & Page: N/A
Reference Document: 20160045730

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

Voting Districts

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

** Visit Vote.Utah.gov or <https://geoprodv.washco.utah> for more voting information.*

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*
Schools:
Water Canyon Elementary
Water Canyon High

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

Utilities

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

Solid Waste Collection Day: N/A

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

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

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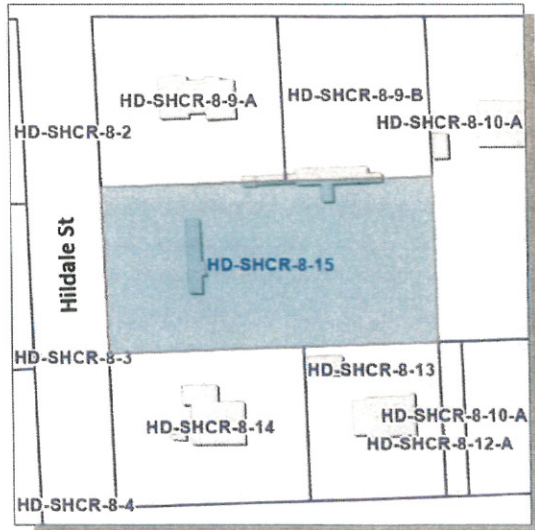
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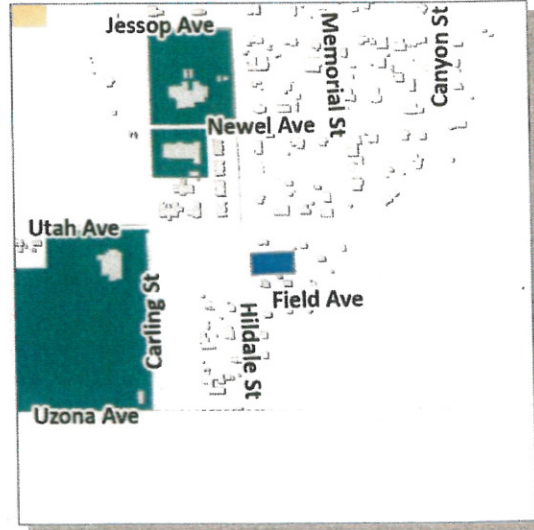


Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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

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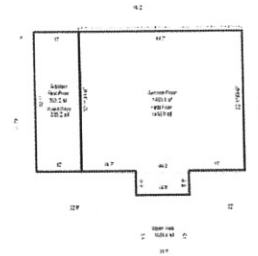
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St. George, UT 84770-3443
www.washco.utah.gov



3

Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928116
Parcel ID: HD-SHCR-8-13
Account Type: Residential
Owner Name: Barlow Nathaniel

Subdivision: Short Creek
Situs Address: 340 E Field Ave
 Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Residential
Year Built: 1969
Square Feet: 3369

Occupancy Type: Single Family Residential
Built-As Description: 2 Story
Units: 2
Stories: 2
Percent Complete: 100
Exterior: Frame Stucco

Roof Type: Gable
Roof Cover: Composition Shingle
HVAC Desc: Central Air to Air
Bedrooms: 6
Bathrooms: 5
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.37
Zoning: Multiple-Family Residential 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

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

Voting Districts

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

** Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Primary
Book & Page: N/A
Reference Document: 20200010269

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept

** In an emergency, ALWAYS dial 9-1-1!*

Schools:

Water Canyon Elementary
 Water Canyon High

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

Utilities

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

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

Solid Waste Collection Day: N/A

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

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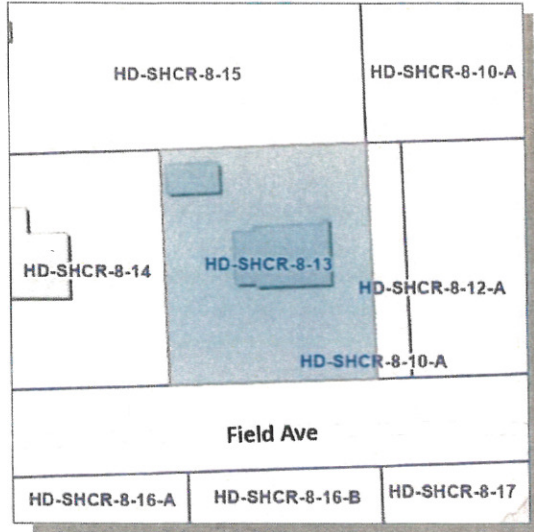
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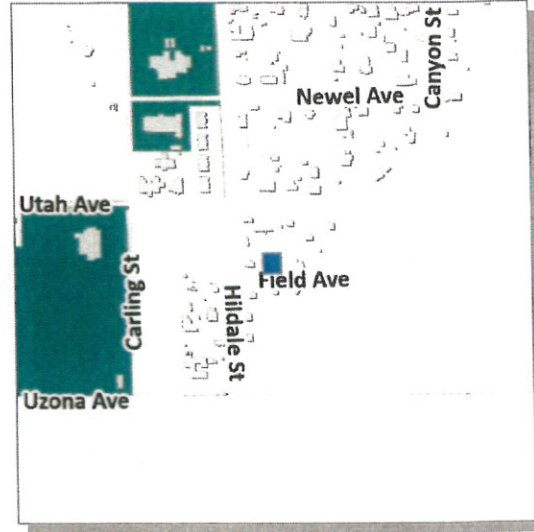


Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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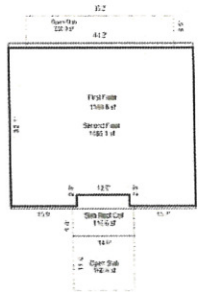
4

Property Report for Parcel HD-SHCR-8-16-A

Selected Assessor CAMA data below updated weekly.



10120111
E. FIELD



Account Summary

Account Number: 0928147
Parcel ID: HD-SHCR-8-16-A
Account Type: Commercial
Owner Name: Barlow Nathaniel B

Subdivision: Short Creek
Situs Address: 325 E Field Ave
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Duplex
Year Built: N/A
Square Feet: 2875

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

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

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Property Report for Parcel HD-SHCR-8-16-A

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.60
Zoning: Multiple-Family Residential 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

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

Tax Information

Tax District: Hildale Town
Residential Classification: Non-primary
Book & Page: N/A
Reference Document: 20210076888

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5
** Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.*

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*
Schools:
Water Canyon Elementary
Water Canyon High

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

Utilities

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

Solid Waste Collection Day: N/A

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

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

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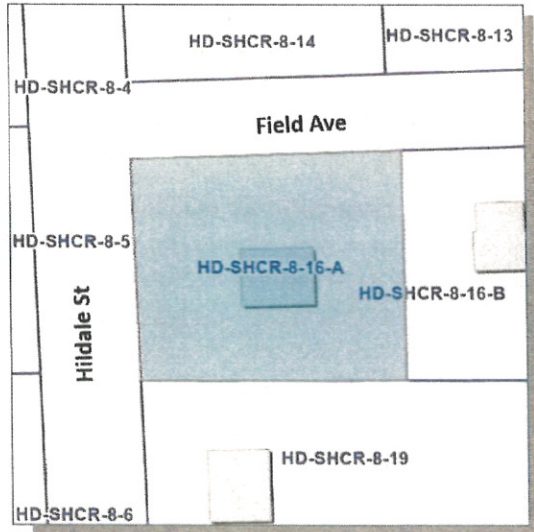
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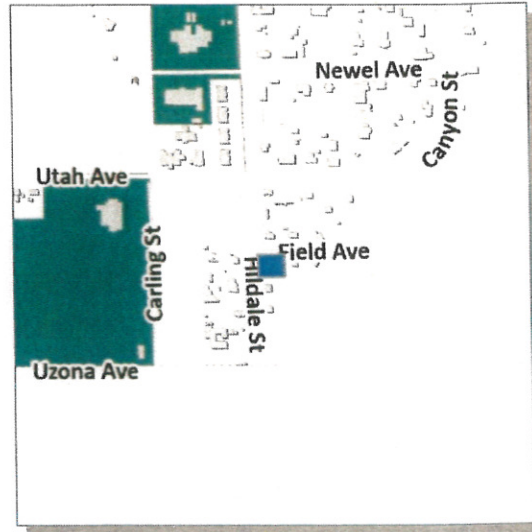


Property Report for Parcel HD-SHCR-8-16-A

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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

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5

Property Report for Parcel HD-SHCR-8-4

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928022
Parcel ID: HD-SHCR-8-4
Account Type: Residential
Owner Name: Short Creek Outdoors

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

Building Characteristics

Building Number: 1
Property Type: Mobile Home
Year Built: 1970
Square Feet: 924

Occupancy Type: MH on Vacant Land
Built-As Description: Single Wide
Units: 1
Stories: 1
Percent Complete: 100
Exterior: Metal Siding

Roof Type: Flat
Roof Cover: Metal
HVAC Desc: Forced Air
Bedrooms: 2
Bathrooms: 2
Garage Square Feet: 600
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

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Washington County, Utah
 County Administration Building
 197 E. Tabernacle Street
 St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel HD-SHCR-8-4

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.99
Zoning: Public Facilities
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

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

Voting Districts

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

** Visit Vote.Utah.gov or <https://qeoprodivm.washco.utah> for more voting information.*

Tax Information

Tax District: Hildale Town
Residential Classification: Primary
Book & Page: N/A
Reference Document: 20210050317

Community/Public Services

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

Schools:
 Water Canyon Elementary
 Water Canyon High

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

Utilities

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

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

Solid Waste Collection Day: N/A

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

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

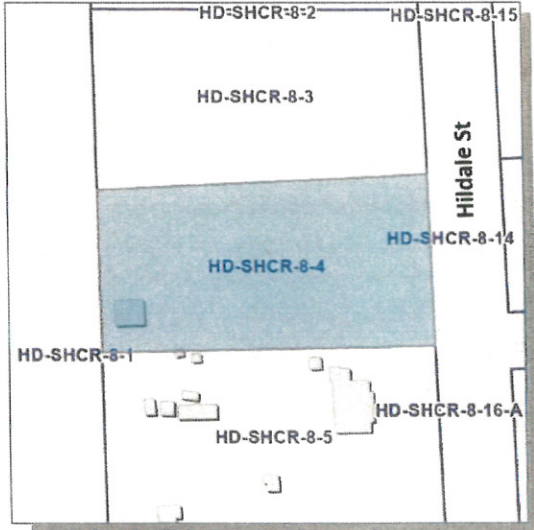
Report Generated 7/6/2022 by Washington County GIS

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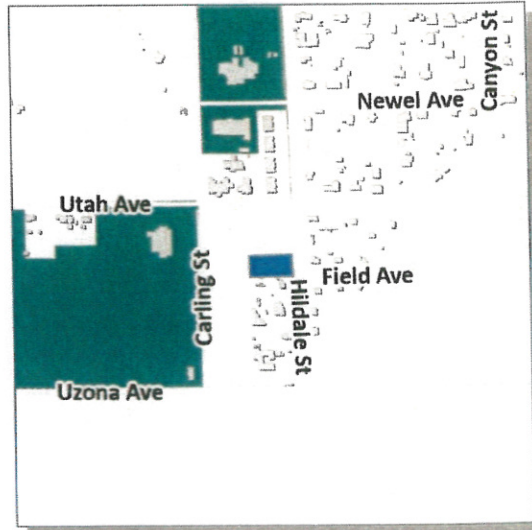


Property Report for Parcel HD-SHCR-8-4

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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Report Generated 7/6/2022 by Washington County GIS

Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Account 0928123

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Account Number 0928123	Name PAULSEN DAN & JILL	Market (2021) \$112,100
Parcel Number HD-SHCR-8-14	3246 S 2240 E	Taxable \$112,100
Tax District 02 - Hildale Town	WASHINGTON, UT 84780	Tax Area: 02 Tax Rate: 0.009859
Acres 0.53		Type Actual Assessed Acres
Situs 320 E FIELD AVE , HILDALE		Non
Legal Subdivision: SHORT CREEK 8 (HD)		Primary \$112,100 \$112,100 0.530
Lot: 14		Improved
Parent Accounts 0148125		
Parent Parcels HD-191		
Child Accounts		
Child Parcels		
Sibling Accounts		
Sibling Parcels		

Transfers

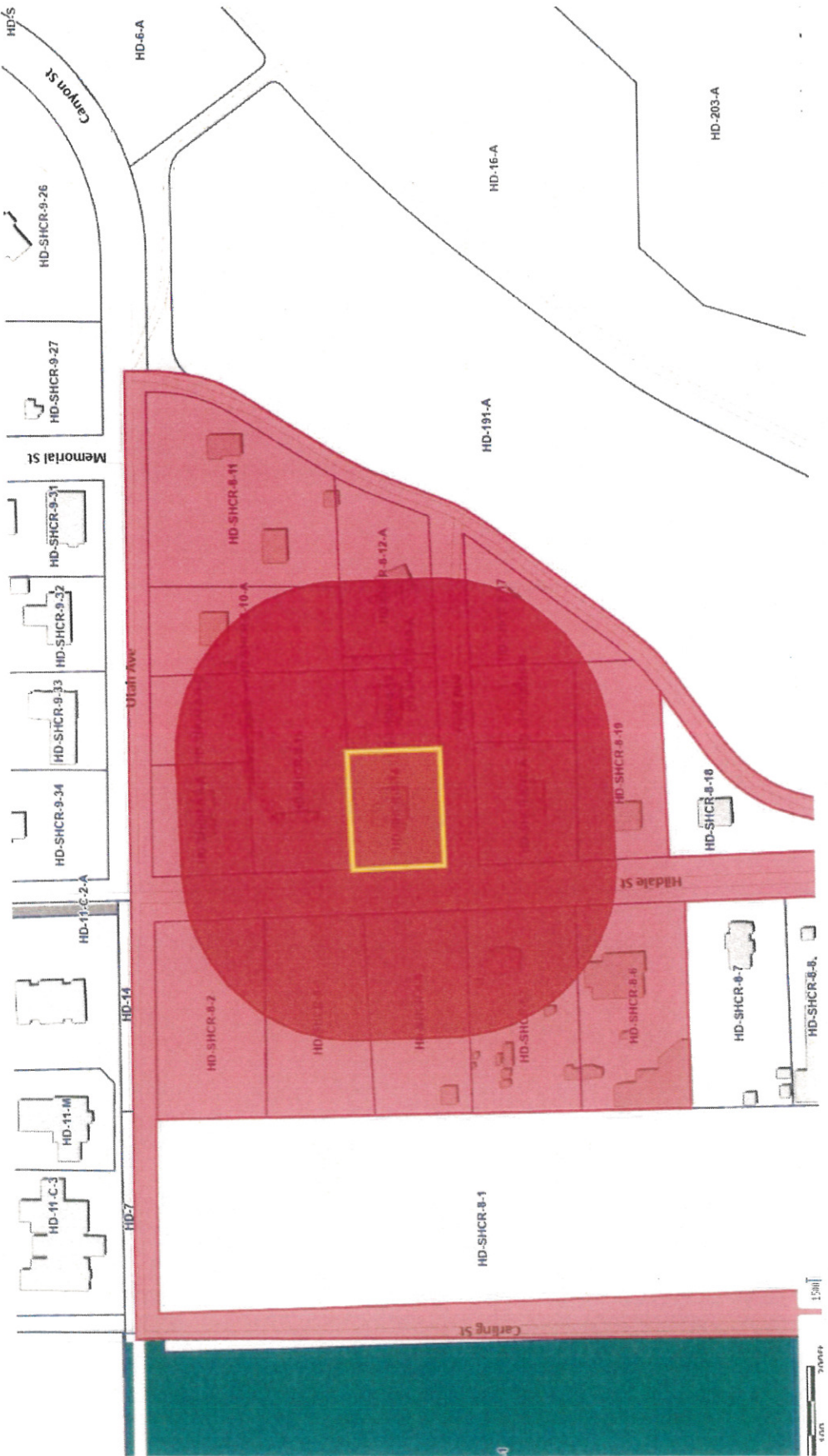
<u>Entry Number</u>	<u>Recording Date</u>	
00952300	06/20/2005 01:58:00 PM	B: 1756 P: 2167
00953497	06/24/2005 02:22:00 PM	B: 1758 P: 2339
20090025382	06/30/2009 03:19:45 PM	
20090025437	07/01/2009 08:14:04 AM	
20140018759	06/23/2014 11:22:28 AM	
20170049314	12/05/2017 02:39:32 PM	
20210035697	05/18/2021 01:55:42 PM	
20220030144	06/08/2022 11:03:32 AM	

Images

<u>Tax Year</u>	<u>Taxes</u>
2021	\$1,105.19
2020	\$924.46

• [GIS](#)





Account 0928123

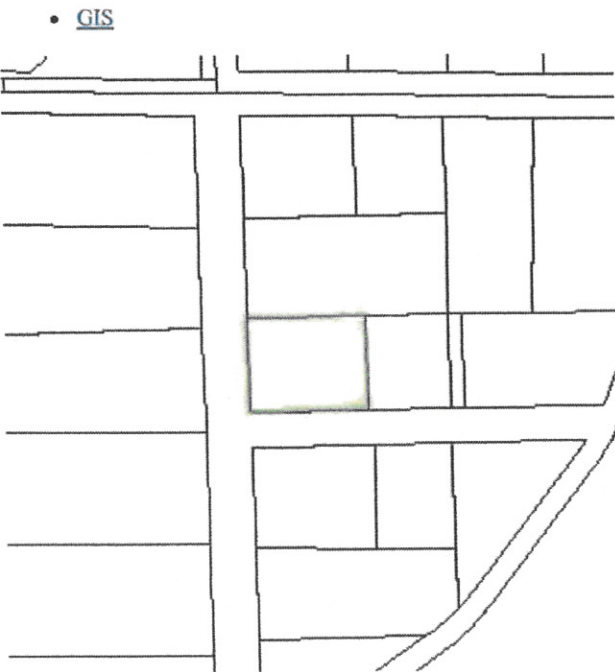
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Images

<u>Tax Year</u>	<u>Taxes</u>
2021	\$1,105.19
2020	\$924.46



Warranty Deed Page 1 of 2
Gary Christensen Washington County
Recorder
06/08/2022 11:03:32 AM Fee \$40.00 By
EAGLE GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Daniel Paulsen and Jill Paulsen
3246 South 2240 East
St. George, UT 84780

File Number: STG-97225-LH
Parcel ID: HD-SHCR-8-14

Warranty Deed

RESPA

ZAKE HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

Grantor, hereby CONVEY(S) IN WARRANTY to

Dan Paulsen and Jill Paulsen, Husband and Wife as Joint Tenants

Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

Lot 14, SHORT CREEK SUBDIVISION #8, according to the Official Plat thereof, on file and of record in the Washington County Recorder's Office, State of Utah.

APN: HD-SHCR-8-14

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

5725

WITNESS, the hand of said grantor, this 1st day of June, 2022

Zake Holdings LLC, an Arizona Limited Liability Company

By: [Signature]
Isaiah Barlow, Manger

By: [Signature]
Jacob L. Barlow, Manager
Hammon

STATE OF UTAH
COUNTY OF WASHINGTON

On this 1st day of June, 2022, before me [Signature], a notary public, personally appeared Isaiah Barlow, Manger of Zake Holdings LLC, an Arizona Limited Liability Company and Jacob L. Barlow, Manager of Zake Holdings LLC, an Arizona Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public



Account 0928123

Location

Account Number 0928123
 Parcel Number HD-SHCR-8-14
 Tax District 02 - Hildale Town
 Acres 0.53
 Situs 320 E FIELD AVE , HILDALE
 Legal Subdivision: SHORT CREEK 8 (HD)
 Lot: 14

Owner

Name PAULSEN DAN & JILL
 3246 S 2240 E
 WASHINGTON, UT 84780

Value

Market (2021) \$112,100
 Taxable \$112,100
 Tax Area: 02 Tax Rate: 0.009859
 Type Actual Assessed Acres
 Non
 Primary \$112,100 \$112,100 0.530
 Improved

Parent Accounts 0148125

Parent Parcels HD-191

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

- [00952300](#)
- [00953497](#)
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[B: 1756 P: 2167](#)

[B: 1758 P: 2339](#)

Images

- [GIS](#)

Tax Year

Taxes

2021 \$1,105.19
 2020 \$924.46



Title



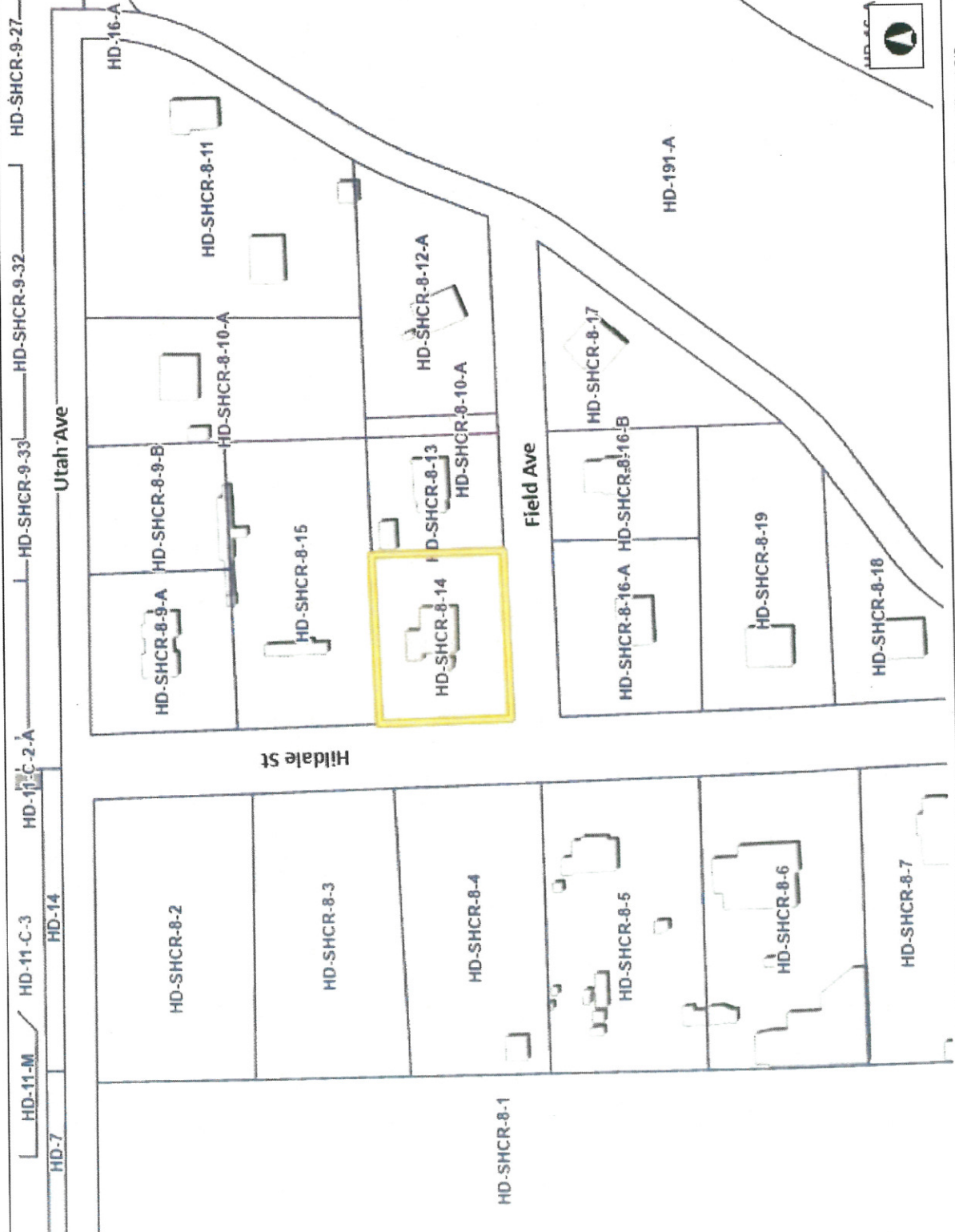
Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- 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



376.2
188.08
0
376.2 Feet

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From: Harrison Johnson
 To: Hildale City Planning & Zoning Commission; Hildale City Mayor
 Date: October 7th, 2022
 Subject: Zone Change request

Applicant Name: John Barlow
Agent: Paul Wilson
Application Type: Zone Change request
Project Address: 740 W Uzona
Current Zoning: RA-1
Requested Zoning: R1-8
Date: October 7th, 2022
Prepared by: Harrison Johnson

Summary of Application

The Applicant is requesting approval of a Zone Change.

Request 1:

Amend the zoning map to re-zone Parcel HD-SHCR-2-26, commonly addressed as 740 N Uzona, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Single-family residential 8 R1-8. Should the zone change be approved, the applicant intends to submit an application for a subdivision on the same parcel.

Background

Below is a summary of actions taken in relation to this zone change application:

- The applicant submitted the application on October 5th, 2022 to the Hildale City offices and paid the fee of \$100.
- The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.
- City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.
- The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by HD-SHCR-2-25 On the East by Oak Street; On the South by Uzona Ave; and on the West by HD-SHCR-2-27; Surrounding properties are zoned RA-1, and RA-.5.

Analysis

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

Sec 152-13-3 Uses Allowed

1. Permitted And Conditional Uses:

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

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

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

Agricultural industry	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N
Animals and fowl for recreation and family food production	P 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
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
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
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N

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

2. Notes:

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

3. Accessory Uses:

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

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.
- 4.

Sec 152-13-4 Development Standards In Residential Zones

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

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area 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.
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:

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

Sec 152-13-6 Regulations For Specific Uses

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

Sec 152-13-7 Special Regulations

1. Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
2. Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.

4. Visual Barriers:

Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.

1. The height of such barrier shall be at least six feet (6').
2. The barrier material and location shall be identified on an approved site plan.

5. Open Space:

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

Recommendation

Staff recommends approval of the zone change request as it is consistent with Hildale City' General Plan.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-2-26, commonly addressed as 740 W Uzona Street Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Single-family residential 8 R1-8

Attachments

- a. Zone Change Application
 - a. Warranty Deed
 - b. Affidavit
 - c. Check
 - d. Zoning Map
- b. Washington County Property Report for parcel HD-SHCR-2-26
- c. Draft copy Rezone Letter for Neighboring Properties
- d. Public Hearing Notice



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

ZONE CHANGE APPLICATION

Fee: Same as original plat fee

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>129432419</u>

100.00
10/05

Name: John Barlow Telephone: 801.824.4232

Address: 725 North Willow PO BOX 2742, Hildale, UT, 84784 Fax No. _____

Agent (If Applicable): Paul Wilson, Civil Science Telephone: 801.768.7200 ext 173

Email: johnroybarlow@gmail.com

Address/Location of Subject Property: 740 West Uzona Avenue, Hildale, Utah 84784

Tax ID of Subject Property: HD-SHCR-2-26 Existing Zone District: RA-1

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

Purpose of rezone application is to split the lot into three seperate lots.

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES NO

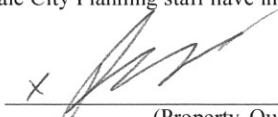
Date application deemed to be complete: _____ Completion determination made by: _____

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)

COUNTY OF Washington

I (we), Richard Lee 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.

X 

(Property Owner)

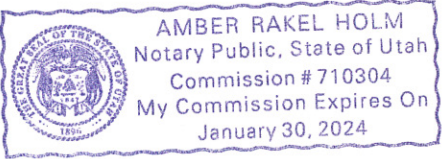
N/A

(Property Owner)

Subscribed and sworn to me this 16 day of June 2022

Amber Rakel Holm

(Notary Public)

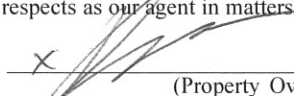


Residing in: Washington County, Utah

My Commission Expires: 1-30-2024

Agent Authorization

I (we), Richard Lee Barlow, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) John Barlow 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.

X 

(Property Owner)

N/A

(Property Owner)

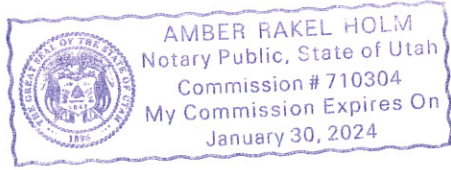
Subscribed and sworn to me this 16 day of June 2022

Amber Rakel Holm

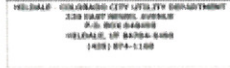
(Notary Public)

Residing in: Washington County, Utah

My Commission Expires: 1-30-2024



Item 8.



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

XBP Confirmation Number: 129432419

▶ Transaction detail for payment to Hildale City.		Date: 10/05/2022 - 2:29:15 PM MT	
Transaction Number: 183155444PT VisaXXXX-XXXX-XXXX-0312 Status: Successful			
Account #	Item	Quantity	Item Amount
ZONE CHANGE APP	Land Use	1	\$100.00

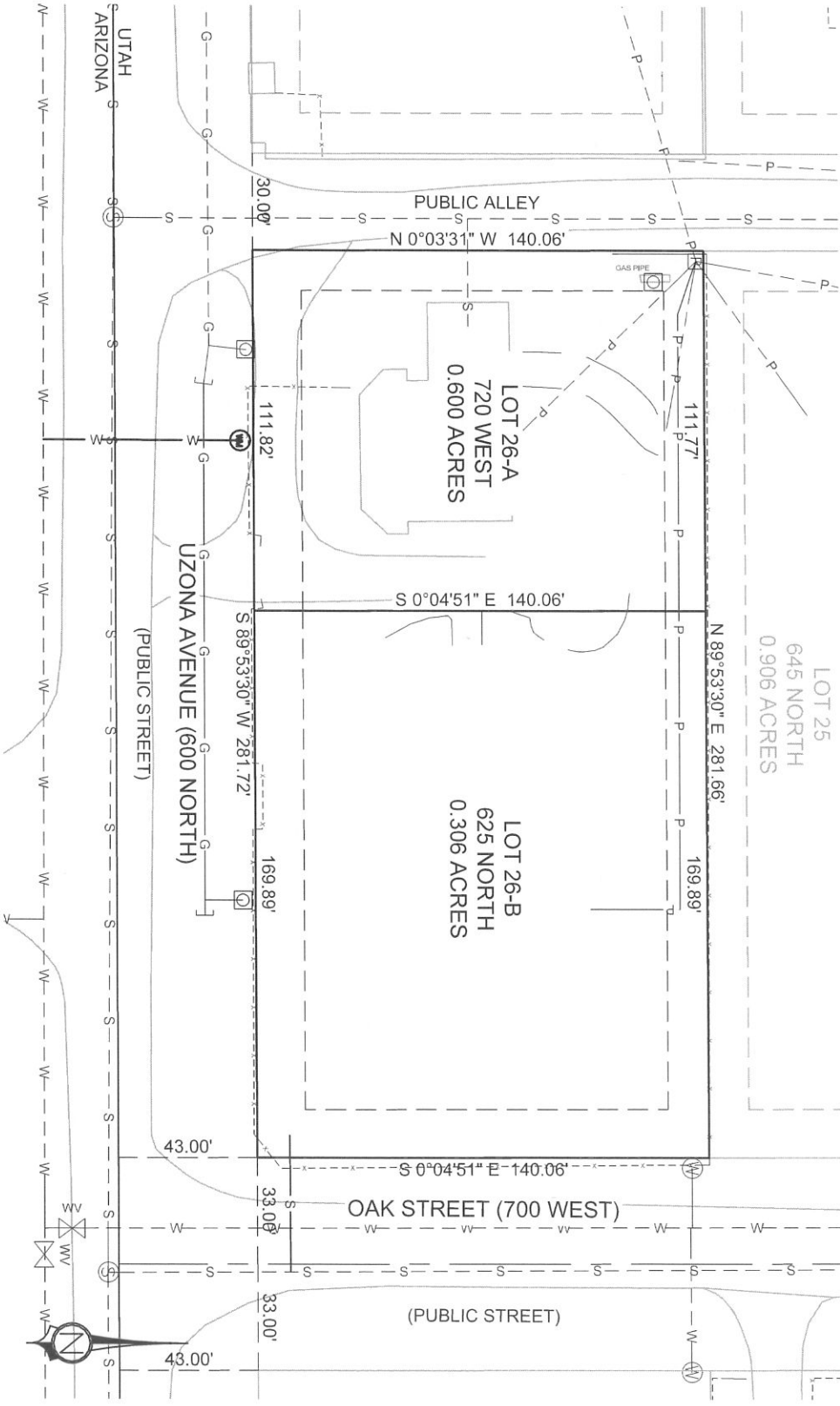
TOTAL: \$100.00

Billing Information
JOHN R BARLOW
725 N WILLOW ST
HILDALE, UT 84784

Transaction taken by: Admin AChatwin

LEGEND

- EASEMENT LINE (SEE NOTES)
- P --- EXISTING POWER
- P --- PROPOSED POWER
- S --- EXISTING SEWER
- S --- PROPOSED SEWER
- W --- EXISTING WATER
- W --- PROPOSED WATER
- W --- PROPOSED 3/4" WATER LATERAL
- W --- FIRE HYDRANT
- W --- WATER GATE VALVE
- X --- EXISTING FENCE
- G --- EXISTING NATURAL GAS
- G --- PROPOSED NATURAL GAS
- (W) EXISTING WATER METER
- (W) PROPOSED WATER METER
- (G) EXISTING GAS METER
- (G) PROPOSED GAS METER
- (S) EXISTING SEWER MANHOLE
- (S) PROPOSED SEWER MANHOLE



FF22223.002	EXHIBIT B	CivilScience <small>1453 S. DIXIE DRIVE, SUITE 150 ST. GEORGE, UT 84770 435.936.0100</small>
LOT 26 PROPOSED UTILITIES		

SURVEYORS CERTIFICATE

I, TRAVIS W. SANDERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 148171-0101 IN THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RESULTS THEREOF ARE SET FORTH ON THIS PLAN AND RECORDED BELOW.



DATE _____

TRAVIS SANDERS PLS
DRAFT COPY FOR RECORD

BOUNDARY DESCRIPTION

ALL OF LOT 26, SHORT CREEK SUBDIVISION #2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, SALT LAKE COUNTY, UTAH, IS SHOWN AS BEING 117.77 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING. THE BOUNDARY LINE OF SAID LOT 26, SHORT CREEK SUBDIVISION #2, IS SHOWN AS BEING 117.77 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING. THE BOUNDARY LINE OF SAID LOT 26, SHORT CREEK SUBDIVISION #2, IS SHOWN AS BEING 117.77 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING. THE BOUNDARY LINE OF SAID LOT 26, SHORT CREEK SUBDIVISION #2, IS SHOWN AS BEING 117.77 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING.

NARRATIVE

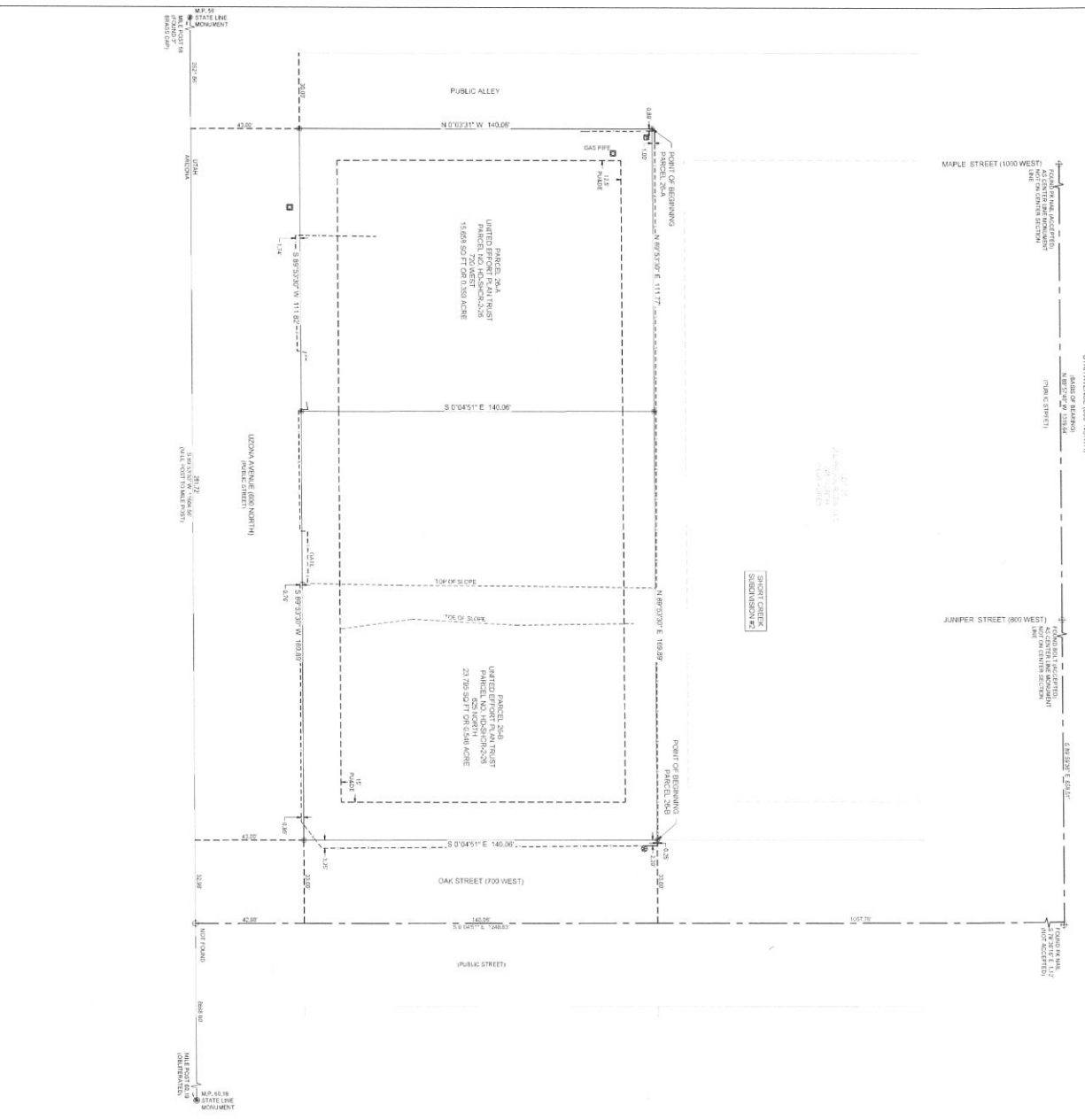
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCELS. THE SURVEY WAS CONDUCTED AT THE REQUEST OF THE CLIENT. THE BOUNDARY OF SAID LOT 26, SHORT CREEK SUBDIVISION #2, IS SHOWN AS BEING 117.77 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING. THE BOUNDARY LINE OF SAID LOT 26, SHORT CREEK SUBDIVISION #2, IS SHOWN AS BEING 117.77 FEET ALONG THE NORTH LINE OF SAID LOT 26 TO THE POINT OF BEGINNING.

LEGEND

- BOUNDARY OF THE PROPERTY (LOT) CORNER TO BE SET FROM 3/4" BUBBLE AND CAP STAMPED DATE, SURVIVAL, SALT LAKE COUNTY, UTAH, ON THE FILE.
- ± BENCH MARK FOUND (CONTROL POINT) AS SHOWN
- BOUNDARY LINE (SEE NOTES)
- - - - - EXISTING FENCE
- ⊕ EXISTING WATER WELL
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GAS METER (OR OTHERWISE NOTED)
- ⊙ EXISTING POWER BOX

NOTES

1. THIS SURVEY WAS CONDUCTED AS A PART OF THE BOUNDARY SURVEY FOR SAID DATA CONCERNING EXISTENCE, SIZE, BIRTH, LOCATION, CAPACITY, OR LOCATION OF ANY OTHER GAS METER, WATER SERVICE FACILITY, OR INSTRUMENT RECORDED HEREIN UNDER OR UNDER ANY OTHER INSTRUMENT RECORDING NUMBER.
2. THE SURVEY WAS CONDUCTED AS A PART OF THE BOUNDARY SURVEY FOR SAID DATA CONCERNING EXISTENCE, SIZE, BIRTH, LOCATION, CAPACITY, OR LOCATION OF ANY OTHER GAS METER, WATER SERVICE FACILITY, OR INSTRUMENT RECORDED HEREIN UNDER OR UNDER ANY OTHER INSTRUMENT RECORDING NUMBER.
3. A 1.5" FOOT IRON NAIL, 1/2" DIA. AND 2" LONG, WAS DRIVEN INTO THE GROUND AT THE POINT OF BEGINNING.
4. THE FIELD WORK WAS PERFORMED ON _____, 2023.



LOCATED IN
SW 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
UNITED FRONT PLAN TRUST

LOT SPLIT
RECORD OF SURVEY PLAT

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 20'
SCALE ONLY VALID FOR 3" x 5" PLATS

DATE RECORDED: _____
DATE OF SURVEY: _____
SCALE OF PLAT: _____
BY: _____



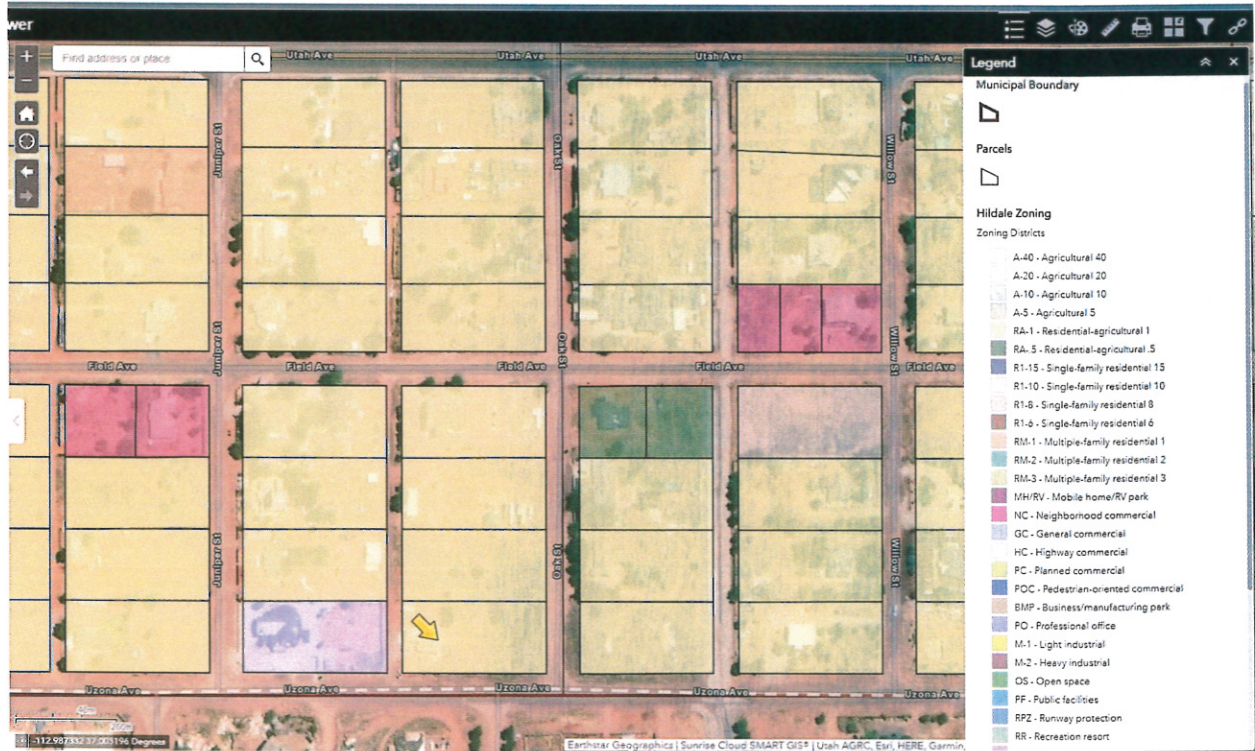
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PLAT #	RECORDED
DATE	2023
SCALE OF PLAT	1" = 20'
BY	TRAVIS SANDERS
SHEET	1
OF	1

RECORD OF SURVEY PLAT
LOCATED IN
SW 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
SALT LAKE BASE & MERIDIAN

Zoning Map

Property: HD-SHCR-2-26



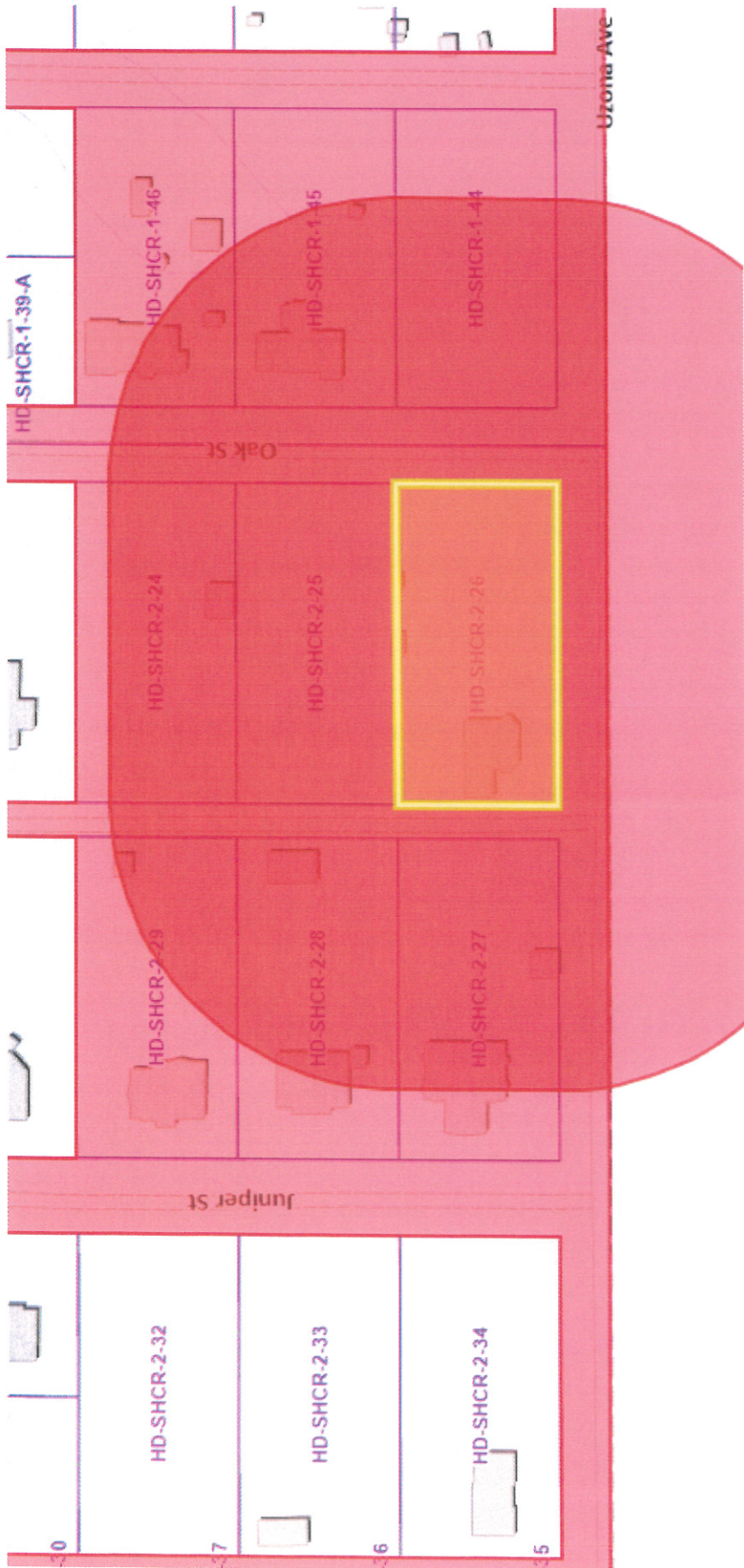


Query: AccountNumID = 0927795

Showing 1 result on 1 page

Account# Summary

0927795	Parcel # HD-SHCR-2-26	Owner: BARLOW RICHARD LEE
	Situs: 740 W UZOMA AVE HILDALE 847840000	Legal Subdivision: SHORT CREEK 2 (HD) Lot: 26
	Acres: 0.91	
	Version: 09/16/2021 04:17:13-915 PM to: MAX	



TAX_ID	FIELD5	FIELD6	FIELD7	FIELD8	FIELD9	FIELD10
HD-SHCR-1-44	JESSOP JASPER	PO BOX 971		BONNERS FERRY	ID	83805-0971
HD-SHCR-2-24	WILLIAMS DAVID L	PO BOX 6		COLORADO CITY	AZ	86021-0006
HD-SHCR-2-27	FISCHER SHEM	620 N JUNIPER ST	PO BOX 841919	HILDALE	UT	84784-1919
HD-SHCR-1-45	GRISWOLD CHRISTOPHER RUSSELL	25172 VIA LAS LOMAS		MURRIETA	CA	92562
HD-SHCR-2-25	JNJ RESOURCES LLC	PO BOX 840425		HILDALE	UT	84784-0425
HD-SHCR-1-46	UNITED EFFORT PLAN	PO BOX 959		HILDALE	UT	84784
HD-SHCR-2-26	BARLOW RICHARD LEE	PO BOX 841518		HILDALE	UT	84787-1518
HD-SHCR-2-29	BARLOW CALEB D, BARLOW NATHANIEL G	PO BOX 843376		HILDALE	UT	84784
HD-SHCR-2-28	CHATWIN RAY & TONI B	PO BOX 841464		HILDALE	UT	84784-1464

TAX_ID	FIELD5	FIELD6	FIELD7	FIELD8	FIELD9	FIELD10
HD-SHCR-1-44	JESSOP JASPER	PO BOX 971		BONNERS FERRY	ID	83805-0971
HD-SHCR-2-24	WILLIAMS DAVID L	PO BOX 6		COLORADO CITY	AZ	86021-0006
HD-SHCR-2-27	FISCHER SHEM	620 N JUNIPER ST	PO BOX 8	HILDALE	UT	84784-1919
HD-SHCR-1-45	GRISWOLD CHRISTOPHER RUSSELL	25172 VIA LAS LOMAS		MURRIETA	CA	92562
HD-SHCR-2-25	JNJ RESOURCES LLC	PO BOX 840425		HILDALE	UT	84784-0425
HD-SHCR-1-46	UNITED EFFORT PLAN	PO BOX 959		HILDALE	UT	84784
HD-SHCR-2-26	BARLOW RICHARD LEE	PO BOX 841518		HILDALE	UT	84787-1518
HD-SHCR-2-29	BARLOW CALEB D, BARLOW NATHANIEL G	PO BOX 843376		HILDALE	UT	84784
HD-SHCR-2-28	CHATWIN RAY & TONI B	PO BOX 841464		HILDALE	UT	84784-1464



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

ZONE CHANGE APPLICATION

Fee: Same as original plat fee 100.00

For Office Use Only:
File No. _____
Receipt No. 129432316

10/05

Name: John Barlow, UEP Project Manager Telephone: 801.824.4232

Address: 1155 N. Canyon Street #959, Hildale, UT 84784 Fax No. _____

Agent (If Applicable): Paul Wilson, Civil Science Telephone: 801.768.7200 ext 173

Email: john@ueptrust.com

Address/Location of Subject Property: 1025 North Canyon Street

Tax ID of Subject Property: HD-SHCR-10-8 Existing Zone District: RA-1

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

Purpose of rezone application is to split the lot into three separate lots.

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)

COUNTY OF Washington

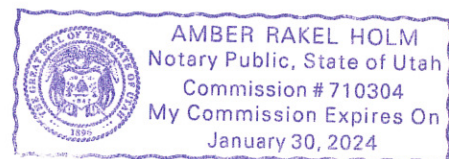
I (we), Jeff Barlow (VEP TRUST), being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true 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.

X Jeff Barlow EXEC. DIR.
(Property Owner)

N/A
(Property Owner)

Subscribed and sworn to me this 14th day of June 2022

Amber Rakel Holm
(Notary Public)



Residing in: Washington, Utah
County

My Commission Expires: 1-30-2024

Agent Authorization

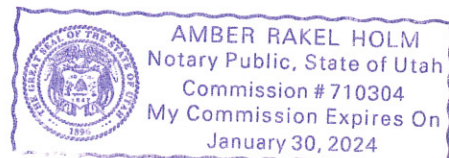
I (we), Jeff Barlow (VEP TRUST), the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) John Barlow to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

X Jeff Barlow EXEC. DIR.
(Property Owner)

N/A
(Property Owner)

Subscribed and sworn to me this 14th day of June 2022

Amber Rakel Holm
(Notary Public)



Residing in: Washington, Utah
County

My Commission Expires: 1-30-2024

Item 9.



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

XBP Confirmation Number: 129432326

▶ Transaction detail for payment to Hildale City.		Date: 10/05/2022 - 2:27:27 PM MT	
Transaction Number: 183155327PT VisaXXXX-XXXX-XXXX-0312 Status: Successful			
Account #	Item	Quantity	Item Amount
Zone Change App	Land Use	1	\$100.00

TOTAL: \$100.00

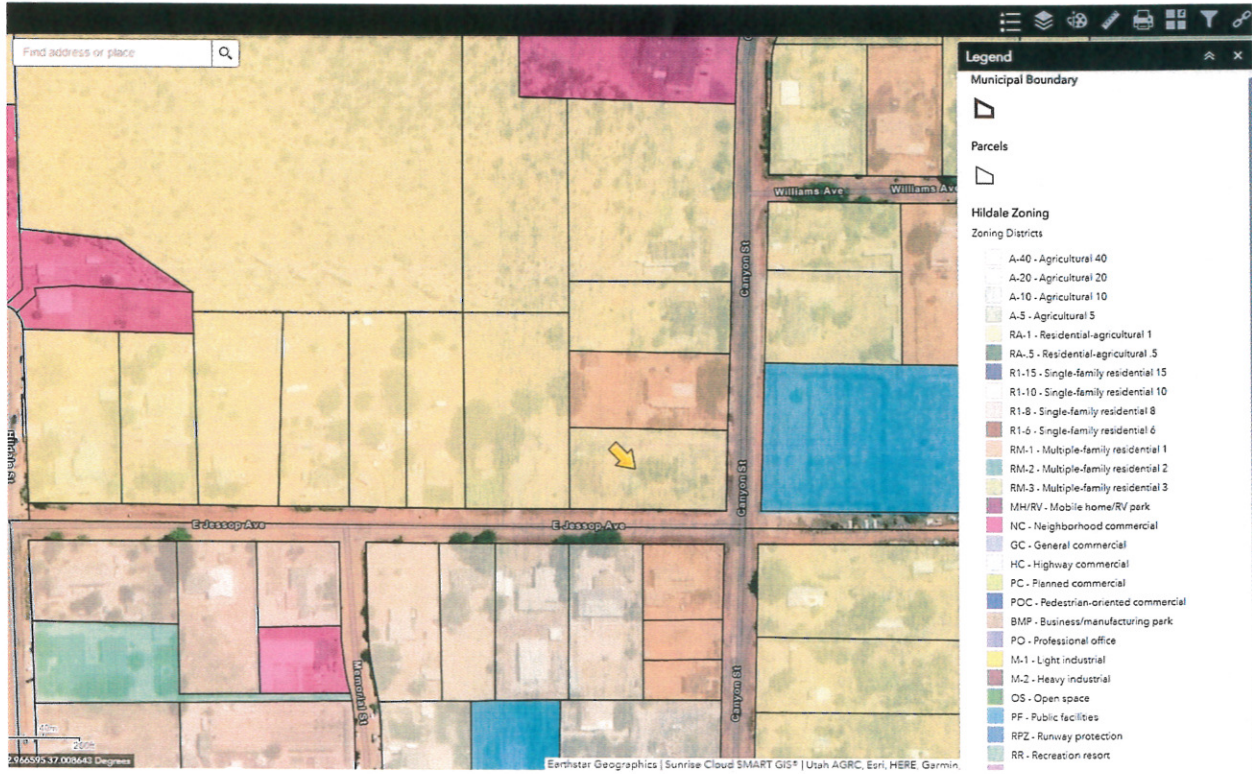
Billing Information
 JOHN R BARLOW
 1155 N CANYON ST
 HILDALE, ST 84784

Transaction taken by: Admin AChatwin

TAX_ID	FIELDS	FIELD6	FIELD7	FIELD8	FIELD9	FIELD10
HD-SHCR-10-10	LAYTON MARTHA, LAYTON RODNEY	1065 N CANYON ST		HILDALE	UT	84784
HD-SHCR-9-19	JOHNSON CHARLES S	PO BOX 840846		HILDALE	UT	84784-0846
HD-SHCR-10-6	BARLOW CALEB	PO BOX 1885		HILDALE	UT	84784
HD-SHCR-10-A	SHORT CREEK OUTDOORS	570 N COLVIN ST	PO BOX 2742	COLORADO CITY	AZ	86021
HD-9	BARLOW JEFF J	PO BOX 843100		COLORADO CITY	AZ	86021-3100
HD-SHCR-9-10	CASTAGNA TROY J	PO BOX 841670		HILDALE	UT	84784-1670
HD-SHCR-9-11	JESSOP GLADE REX SR	455 E JESSOP AVE	PO BOX 3402	HILDALE	UT	84784
HD-SHCR-10-8	UNITED EFFORT PLAN	PO BOX 959		HILDALE	UT	84784
HD-SHCR-9-13-A	UNITED EFFORT PLAN	PO BOX 959		HILDALE	UT	84784
HD-SHCR-9-13-B	RED DIRT DEVELOPEMENT LLC	250 N RED CLIFFS DR	STE 9B # 370	SAINT GEORGE	UT	84790
HD-SHCR-9-12	UNITED EFFORT PLAN	PO BOX 959		HILDALE	UT	84784
HD-SHCR-9-18	JOHNSON RAYO SPENCER, JOHNSON LOIS BIP	PO BOX 840185		HILDALE	UT	84784-0185
HD-SHCR-10-9	GEMSTONE PROPERTIES INC	2608 W 510 N		HURRICANE	UT	84737
HD-SHCR-10-7	COOKE ROBIN E	PO BOX 840156		HILDALE	UT	84784-0156
HD-SHCR-10-21	SWEETROCK VENTURES LLC	34 W 810 S		HURRICANE	UT	84737

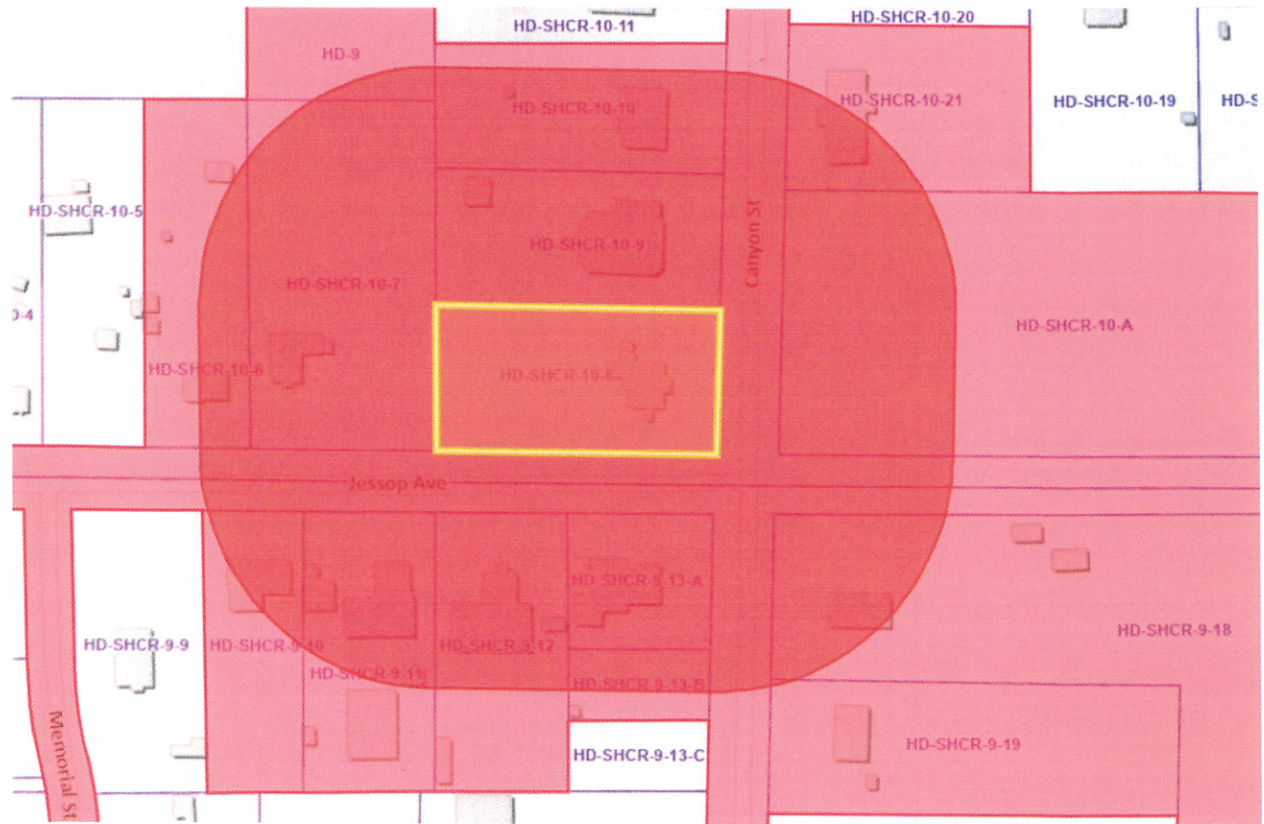
Property Map Showing Existing Use Classifications

Property: HD-SHCR-10-8



Map of Properties within 300 Feet:

Property: HD-SHCR-10-8



Geoco Tax Viewer for HTML5 Results

http://eweb.washco.utah.gov:8080/recorder/taxweb/results.jsp?AccountNumID=928611

AZ UT AZ Con Zoom Apple Valley AV Payroll UEP Cities Allen QB QB Lucid LucidP LD LD Mr. Cooper DocuSign CPA TALEinSale Home town

Search | Help | About | Logout public

 [Printer friendly view](#)

Query: AccountNumID = 0928611

Showing 1 result on 1 page

Account#	Summary
0928611	<p>Parcel #: HD-SHCR-10-8 Situs: 1025 N CANYON ST HILDALE 847840000 Acres: 1.04 Version: 05/18/2022 01:10:21-663 AM to: MAX</p> <p>Owner: UNITED EFFORT PLAN Legal Subdivision: SHORT CREEK 10 AMD (HD) Lot: 8</p>

From: Harrison Johnson
 To: Hildale City Planning & Zoning Commission; Hildale City Mayor
 Date: October 7th, 2022
 Subject: Zone Change request

Applicant Name: United Effort Plan Trust
Agent: Paul Wilson, John Barlow
Application Type: Zone Change request
Project Address: 1025 N Canyon Street
Current Zoning: RA-1
Requested Zoning: R1-8
Date: October 7th, 2022
Prepared by: Harrison Johnson

Summary of Application

The Applicant is requesting approval of a Zone Change.

Request 1:

Amend the zoning map to re-zone Parcel HD-SHCR-10-8, commonly addressed as 740 N Uzona, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Single-family residential 8 R1-8. Should the zone change be approved, the applicant intends to submit an application for a subdivision on the same parcel.

Background

Below is a summary of actions taken in relation to this zone change application:

- The applicant submitted the application on October 5th, 2022 to the Hildale City offices and paid the fee of \$100.
- The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.
- City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.
- The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by HD-SHCR-10-8 On the East by Canyon Street; On the South by Jessop Ave; and on the West by HD-SHCR-10-7; Surrounding properties are zoned RA-1, Open Space, Residential Multi-family and RA-.5.

Analysis

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

Sec 152-13-3 Uses Allowed

1. Permitted And Conditional Uses:

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

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

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

Agricultural industry	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N
Animals and fowl for recreation and family food production	P 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
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
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
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N

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

2. Notes:

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

3. Accessory Uses:

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

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

4.

Sec 152-13-4 Development Standards In Residential Zones

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

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area 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.
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:

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

Sec 152-13-6 Regulations For Specific Uses

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

Sec 152-13-7 Special Regulations

1. Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
2. Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.

4. Visual Barriers:

Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.

1. The height of such barrier shall be at least six feet (6').
2. The barrier material and location shall be identified on an approved site plan.

5. Open Space:

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

Recommendation

Staff recommends approval of the zone change request as it is consistent with Hildale City' General Plan.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-10-8, commonly addressed as 1025 N Canyon Street Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Single-family residential 8 R1-8

Attachments

- a. Zone Change Application
 - a. Warranty Deed
 - b. Affidavit
 - c. Check
 - d. Zoning Map
- b. Washington County Property Report for parcel HD-SHCR-2-26
- c. Draft copy Rezone Letter for Neighboring Properties
- d. Public Hearing Notice