



Hildale City Planning Commission

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

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **TUESDAY, MAY 20, 2025** 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. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

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

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

Dial by your location

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

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

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

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.com.

All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

Roll Call of Commission Attendees: City Recorder

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Conflict of Interest Disclosures: Commissioners

1. Introduction of newly appointed Commissioner Russell Jessop
2. Replacing Chair Nielsen with Vice Chair Wall
3. Consideration, discussion and possible appointment of open Vice Chair position.

Approval of Minutes of Previous Meetings: Commissioners

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

Public Hearing:

- [5.](#) The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-2-18 commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).
- [6.](#) The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

New Commission Business:

- [7.](#) Consideration, discussion and possible action concerning a request to rezone parcel HD-SHCR-3-2 commonly addressed as Jessop Avenue and Elm Street, Hildale, Utah, from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).
- [8.](#) Consideration, discussion, and possible action concerning a request to rezone parcel HD-SHCR-2-18 commonly addressed as 725 North Oak Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-10).

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

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment: Presiding Officer

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



Hildale City Planning Commission

Monday, April 28, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

Vice Chair Wall called the meeting to order at 6:05 pm.

Roll Call of Commission Attendees: City Recorder Jessop

PRESENT

Chair Thirkle Nielsen
Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Jeromy Williams

ABSENT

Commissioner Teresa Barlow

Pledge of Allegiance: By Invitation of Presiding Officer

Vice Chair Wall lead the pledge.

Conflict of Interest Disclosures: Commissioners

None

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning and Zoning Minutes for March 11, 2025.

Motion made by Vice Chair Wall to approve Planning and Zoning Minutes for March 11, 2025.,
Seconded by Commissioner Jessop.

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

Motion Carries

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

No comments

Reports:

Public Hearing:

2. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-39A commonly addressed as 840 North Maple Street, Hildale, Utah from General Commercial (GC) to Residential Multiple-Family (RM-3).

Motion made by Vice Chair Wall to go into a public hearing concerning a request to rezone parcel HD-SHCR-3-39A commonly addressed as 840 North Maple Street, Hildale, Utah from General Commercial (GC) to Residential Multiple-Family (RM-3), Seconded by Commissioner Williams.

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

Motion Carries

Jim Park addressed himself as the applicant. He pointed out an error on the agenda where it states there is only 1 parcel and explained why there are 3 parcels on the application.

Motion made by Vice Chair Wall to close public hearing concerning a request to rezone parcel HD-SHCR-3-39A, commonly addressed as 840 North Maple Street, Hildale, Utah from General Commercial (GC) to Residential Multiple-Family (RM-3), Seconded by Commissioner Williams.

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

Motion Carries

Unfinished Commission Business:

New Commission Business:

3. Consideration, discussion, and possible action concerning a request to rezone parcel HD-SHCR-3-39A, commonly addressed as 840 North Maple Street, Hildale, Utah from General Commercial (GC) to Residential Multiple-Family (RM-3)

Commissioner Williams had questions on the utilities/water pressure of the area.

Vice Chair Wall invited Jerry Postema to give the Staff Report on this parcel.

Jerry Postema gave a report and confirmed there is adequate water pressure on this parcel.

Motion made by Commissioner Jessop to approve a request to rezone parcel HD-SHCR-3-39A, HD-SHCR-3-36A-1, & HD-SHCR-3-36-B commonly addressed as 840 North Maple Street, Hildale, Utah from General Commercial (GC) to Residential Multiple-Family (RM-3), Seconded by Vice Chair Wall.

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

Motion Carries

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Commissioner Jessop requested a zone map that can be viewed during the meetings.

Recorder Jessop introduced Russell Jessop to the commissioners as a possible candidate for a commissioner.

The Commissioners expressed gratitude and extended a welcome invitation to Russell Jessop

Executive Session: As needed

NA

Adjournment: Presiding Officer

Meeting adjourned at 6:25pm.

Minutes were approved at the Planning Commission Meeting on _____.

Maxene Jessop, City Recorder



📞 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

Item 5.

May 5, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-2-18

Address: 725 N Oak St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Residential Agriculture (RA-1) to Residential Single family (R1-10) Zone to allow for a lot split. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held May 20, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

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

Sincerely,


Hildale City Administration



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

Item 5.

ZONE CHANGE APPLICATION

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

For Office Use Only:

File No. _____

Receipt No. _____

Name: Cynthia Knudson Telephone: (435) 212-0235

Address: PO Box 840584 Hildale, UT 84784 Fax No. _____

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

Email: t.c.timpson@live.com

Address/Location of Subject Property: 725 N Oak Street, Hildale, UT 84784

Tax ID of Subject Property: HD-SHCR-2-18 Existing Zone District: RA-1
Short Creek 2 (HD) lot 18

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

Proposed to rezone subject property to R1-10 to allow for lot split.

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

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

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

(OFFICE USE ONLY)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323
Receipt No: 1.000055619 May 1, 2025

CYNTHIA KNUDSON

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION	500.00
MISCELLANEOUS	
ENVELOPE MAILING FEES	28.00
Total:	528.00
Check - Zions Bank	
Check No: 6463	528.00
Payor:	
CYNTHIA KNUDSON	
Total Applied:	528.00
Change Tendered:	.00

05/01/2025 4:20 PM

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

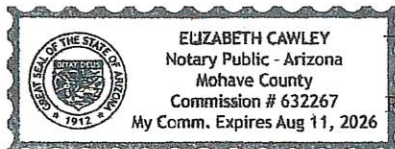
COUNTY OF)

I (we), Cynthia Knudson, 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.

Cynthia Knudson
(Property Owner)

Cynthia Knudson
(Property Owner)

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



E. Cawley
(Notary Public)

Residing in: Mohave, AZ

My Commission Expires: 8-11-25

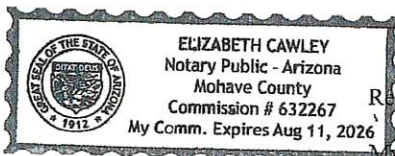
Agent Authorization

I (we), Cynthia Knudson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas C. Timpson 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.

Cynthia Knudson
(Property Owner)

Cynthia Knudson
(Property Owner)

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



E. Cawley
(Notary Public)

Residing in: Mohave, AZ

My Commission Expires: 8-11-25

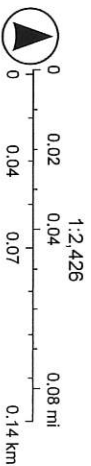
Hildale City Zoning District Map



4/15/2025, 1:50:50 PM

- Municipal Boundary
- Washington County Parcels
- Zoning Districts
- RA-1 - Residential-agricultural 1
- RA-5 - Residential-agricultural .5
- R1-8 - Single-family residential 8
- RM-1 - Multiple-family residential 1
- GC - General commercial
- OS - Open space
- OTH - Other
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata

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



BARLOW CALEB D, ET AL
HD-SHCR-2-29
PO BOX 843376
HILDALE, UT 84784

JESSOP RUSSELL
HD-SHCR-1-39-B
PO BOX 2229
TIOGA, ND 58852

WILLIAMS DAVID L
HD-SHCR-2-24
PO BOX 6
COLORADO CITY, AZ 86021-0006

FISCHER LYNDON L, ET AL
HD-SHCR-2-20
PO BOX 841713
HILDALE, UT 84784

FISCHER GRACANNE
HD-SHCR-2-23
PO BOX 842765
HILDALE, UT 84784

JESSOP RAY JR
HD-SHCR-1-6
PO BOX 840422
HILDALE, UT 84784-0422

ROUNDY WILLIAM DAVIS
HD-SHCR-2-16
PO BOX 1851
HILDALE, UT 84784

KNUDSON CYNTHIA
HD-SHCR-2-18
PO BOX 840584
HILDALE, UT 84784-0584

UNITED EFFORT PLAN
HD-SHCR-2-19
PO BOX 959
HILDALE, UT 84784

STEED JOHN R, ET AL
HD-SHCR-1-7
740 N OAK ST
HILDALE, UT 84784

BARLOW THEODORE A, ET AL
HD-SHCR-2-22
PO BOX 178
HILDALE, UT 84784

JESSOP DONIA MAUREEN, ET AL
HD-SHCR-2-17
PO BOX 840066
HILDALE, UT 84784

STUBBS LARRAINE JESSOP TRUSTEE, ET AL
HD-SHCR-1-8
PO BOX 594
SAINT GEORGE, UT 84771

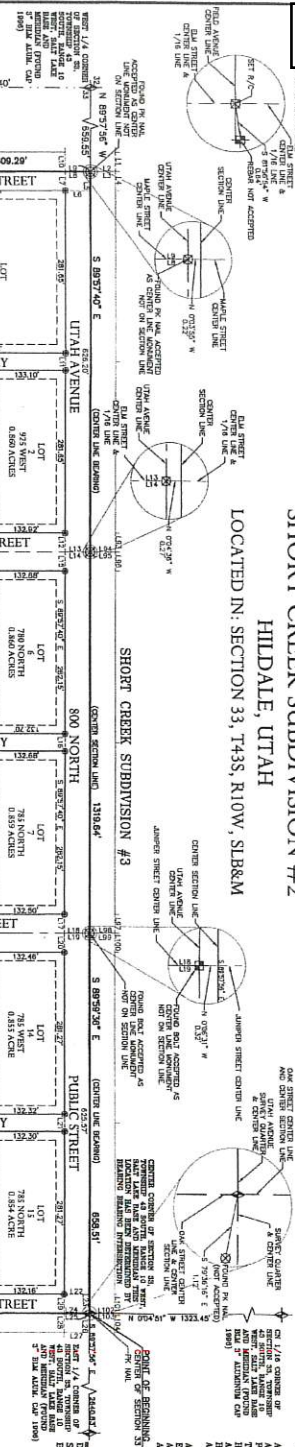
TIMPSON LEROY
HD-SHCR-2-21
PO BOX 841887
HILDALE, UT 84784-1887


UNITED EFFORT PLAN
HD-SHCR-1-46
PO BOX 959
HILDALE, UT 84784

BARLOW DARRON & LEEAL LYMAN
HD-SHCR-1-39-A
685 W FIELD AVE PO BOX 24
HILDALE, UT 84784

HILDALE, UTAH

LOCATED IN: SECTION 33, T43S, R10W, SLB&M

[illegible]



BUSH & GINDELL, INC.
 Engineers • Planners • Surveyors

BASIS OF BEARING
 N 89°53'30" E 116.64-25'
 (WILE POST 09 TO WILE POST 60.19)

WASHINGTON COUNTY SUBMITTOR

ON THIS 12th DAY OF February, A.D. 2014, THE ABOVE PLAT
 WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF
 WASHINGTON COUNTY, MISSOURI, IN ACCORDANCE
 WITH THE PROVISIONS OF THE ACTS OF THE
 LEGISLATURE OF THE STATE OF MISSOURI.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. _____

RECORDED # **DOC # 20140018624**

FILED IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, MISSOURI
 ON FEBRUARY 12, 2014 AT 1:00 PM
 BY _____

RECORDED AT _____

SURVEYOR'S CERTIFICATE

OF LAND LIESING SURROUNDING LOT 103, BEHIND STREETS AND
R. HEDLAND, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT
LAND SURVEYOR, AND THAT I HOLD A LICENSE #0562432.
TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS
SURVEYORS LICENSING ACT AS PRESCRIBED UNDER THE LAWS
OF UTAH. I FURTHER CERTIFY THAT BY ASSIGNMENT OF THE OWNERS
A PORTION OF THE PROPERTY DESCRIBED ON THIS PLAT
SECTION 17-23-17 AND HAVE WARRANTED ALL NEIGHBORHOODS KNOWN
OR AS REPRESENTED ON THIS PLAT TO BE HEDLANDS. AND

SHORT CREEK SUBDIVISION #2

2762W
ROBERT E. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 936243

[illegible]

Charles E. Nichols
BRIEF & NEATLY PREPARED PARAGRAPHS
AND SENTENCES—EASY TO WRITE.
ACKNOWLEDGMENT.

[illegible][illegible][illegible]

DATE RECORDED	SHEET 1	OF TOTALS 1	SHORT CREEK SUBDIVISION #2 A SUBDIVISION OF THE UEP TRUST PROPERTY PREPARED FOR: UEP TRUST (801)326-2011 132 PERROWAY AVE, SUITE 250 SALT LAKE CITY, UTAH 84101 LOCATED IN: SECTION 33, T43S, R9W, SB4M	Drawn : J.SB Date : 7/2013 Designer : Created : .SBM Approved : .SBM Scale : 1"=100' Job No : 47556	 BUSH & GUDGELL, INC. Engineers - Planners - Surveyors 255 East Tabernacle #4 St. George, Utah 84770 Phone (435) 673-2337 / Fax (435) 673-3161 www.bushandgudgell.com						
				No. Date Qty Revision							

Quit Claim Deed Page 1 of 3
Russell Shirts Washington County Recorder
08/18/2017 12:22:28 PM Fee \$14.00 By TRUE
CONCEPT TITLE

Prepared by
Curphey & Badger P.A.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

**After Recording Return To &
Mail Tax Statements To:**
Cynthia Knudson
725 North Oak Street
Hildale, UT 84784

Property Tax ID#: HD-SHCR-2-18
Order #: T-UT29484

QUIT CLAIM DEED

ALLEN MORTGAGE, LC, of 725 North Oak Street, Hildale, UT 84784, as Grantors, quitclaim to CYNTHIA KNUDSON, an unmarried woman, of 725 North Oak Street, Hildale, UT 84784, as Grantees, for the sum of ZERO Dollars (\$0.00), the following described tract of land in the County of Larimer, State of Utah to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: HD-SHCR-2-18
Commonly known as: 725 North Oak Street, Hildale, UT 84784

This conveyance is made subject to the easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

IN WITNESS WHEREOF, first parties have hereunto set their hands and seals the day and year first written above.

ALLEN MORTGAGE, LC

By Allen K. Zitting

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was hereby acknowledged before me this 17th day of August, 2017, by Allen K. Zitting its President of ALLEN MORTGAGE, LC, who are personally known to me or who have produced _____, as identification, and who have signed this instrument willingly.



ELIZABETH CAWLEY
NOTARY PUBLIC, ARIZONA
MOHAVE COUNTY
My Commission Expires
August 31, 2018

[Signature]
Notary Public

My commission expires: Aug 11, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LOT 18, SHORT CREEK SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Property address: 725 North Oak Street, Hildale, Utah 84784

Parcel ID: HD-SHCR-2-18

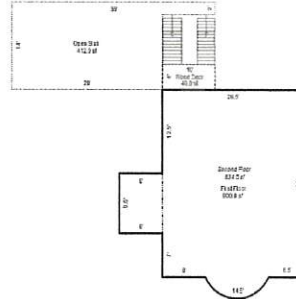
Allen Little

Property Report for Parcel **HD-SHCR-2-18**

Data Updated: 4/13/2025



[Click here for images](#)



Sketch by Tom Smith

[Click here for sketches](#)

Account Summary

Account Number: 0927719
Parcel ID: HD-SHCR-2-18
Owner Name: Knudson Cynthia

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

Building Characteristics

Building Number: 1
Property Type: Residential
Year Built: 1991
Square Feet: 1725
Units: 1
Exterior: Frame Plywood
Roof Cover: Composition Shingle
HVAC Desc: Forced Air

Bedrooms: 4
Bathrooms: 2
Garage Square Feet: N/A
Basement Sq. Ft.: 350
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 many sources and is not guaranteed to be correct. 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 4/15/2025 by Washington County GIS

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



Property Report for Parcel **HD-SHCR-2-18**

Property Information

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

Tax Information

Tax District: Hildale Town
 Residential Classification: Primary
 Book & Page: N/A
 Reference Document: 20170033745

** 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.*

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/>*

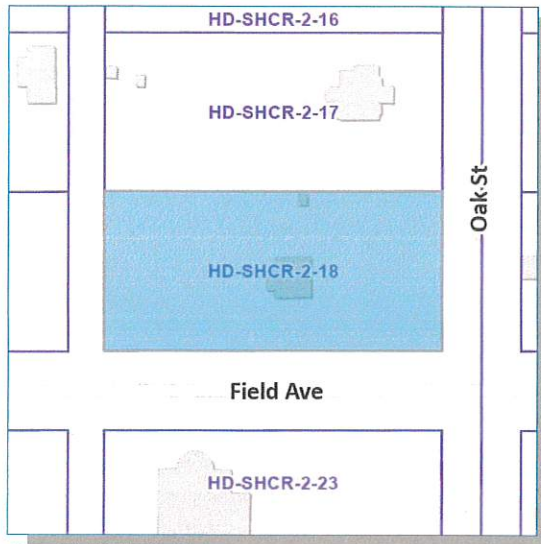
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Report Generated 4/15/2025 by Washington County GIS

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



Property Report for Parcel **HD-SHCR-2-18**



Parcel highlighted in blue.



Overview Map

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. 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 4/15/2025 by Washington County GIS

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



CHAPTER 13 RESIDENTIAL ZONES

[§c 152-13-1 Purpose](#)

[§c 152-13-2 Scope](#)

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[§c 152-13-4 Development Standards In Residential Zones](#)

[§c 152-13-5 Regulations Of General Applicability](#)

[§c 152-13-6 Regulations For Specific Uses](#)

[§c 152-13-7 Special Regulations](#)

[§c 152-13-8 Illustrations \(Reserved\)](#)

Item 5.

§c 152-13-1 Purpose

§e section 152-11-2 of this chapter.

§c 152-13-2 Scope

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

§c 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

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

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

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones							
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV	
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	
Dwelling, earth sheltered	P	P	P	P	P	P	Item 5.
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	
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	Item 5.
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	21
Media service	N	N	N	N	N	N	N

M-edical or dental laboratory	N	N	N	N	N	N	N	
Medical service	N	N	N	N	N	N	N	Item 5.
Motel	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title							
Industrial uses:								22
Automobile wrecking yard	N	N	N	N	N	N	N	N

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

Notes:

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

(b) Accessory Uses:

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

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

Section 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
Minimum 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.	8,000 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	Item 5. 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 10-37-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.

Setback standards - front yard:

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

Setback standards - rear yard:

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

Setback standards - interior side yard:

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

Setback standards - street side yard:

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

Notes:

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 definitions all 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.

ilding.

When this side setback is required, rear setback may be reduced to 10 feet.

Item 5.

§c 152-13-5 Regulations Of General Applicability

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

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.
- (e) Off street parking:
See chapter 34 of this title.
- (f) Signs:
See chapter 36 of this title.
- (g) Supplementary development standards:
See chapter 37 of this title.

§c 152-13-6 Regulations For Specific Uses

Where 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.

§c 152-13-7 Special Regulations

- (a) 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.
- (b) 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.
- (c) Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter, greater building height may be allowed in residential zones pursuant to a conditional use permit.
- (d) 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.
- (e) Open Space:
In multiple-family residential zones, common open space should equal or exceed the ground floor area of the building.

ground floor area plus fifty percent (50%) of all additional floor area.

Item 5.

[c 152-13-8 Illustrations \(Reserved\)](#)



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

Item 6.

ZONE CHANGE APPLICATION

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

For Office Use Only: *anglene*

File No. _____

Receipt No. 1055287

01/29/05

Name: Paul Barlow Telephone: (702) 302-1398

Address: PO Box 842128, Hildale, Utah 84784 Fax No. _____

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

Email: t.c.timpson@live.com

Address/Location of Subject Property: Jessop Ave. / Elm Street Hildale, Utah

Tax ID of Subject Property: HD-SHCR-3-2 Existing Zone District: RA-1
Short Creek 3 (HD) Lot 2

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

Proposed to rezone subject lot to R1-10 to allow for a lot split

(see attached sketch) - Lot #2, Short Creek Subdivision #3

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

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

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

(OFFICE USE ONLY)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.055287 Jan 29, 2025

PAUL BARLOW

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION	500.00
MISCELLANEOUS	
POSTAGE	20.00

Total:	520.00
--------	--------

Check - Zions Bank	
Check No: 0162	520.00
Payor:	
PAUL BARLOW	
Total Applied:	520.00

Change Tendered:	.00
------------------	-----

01/29/2025 12:06 PM

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

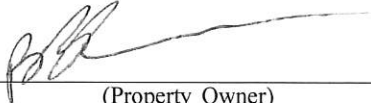
Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Paul 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.


(Property Owner)

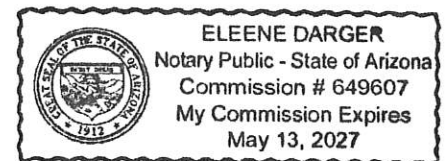
(Property Owner)

Subscribed and sworn to me this 28th day of January 2025

Eleene Darger
(Notary Public)

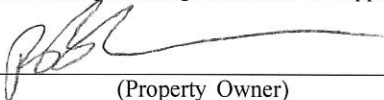
Residing in: Mohave County, AZ

My Commission Expires: 5/13/2027



Agent Authorization

I (we), Paul Barlow, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas Timson 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)

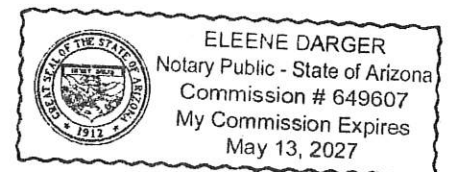
(Property Owner)

Subscribed and sworn to me this 28th day of January 2025

Eleene Darger
(Notary Public)

Residing in: Mohave County, AZ

My Commission Expires: 5/13/2027

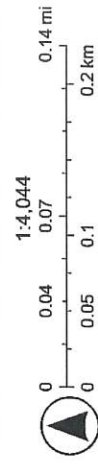


Irrigation and Groundwater System



1/6/2025, 9:49:00 AM

- Municipal Boundary
- Washington County Parcels
- Zoning Districts
 - RA-5 - Residential-agricultural .5
 - R1-10 - Single-family residential 10
 - RM-1 - Multiple-family residential 1
 - RM-2 - Multiple-family residential 2
 - RA-1 - Residential-agricultural 1
 - GC - General commercial
 - HC - Highway commercial
 - M-1 - Light industrial
 - OS - Open space



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FISCHER SAMUEL CRIS TRUSTEE, ET AL
HD-SHCR-3-1
38 SONGBIRD LN
BONNERS FERRY, ID 83805

SOUTH ZION ESTATES LLC
HD-SHCR-13-36
11951 S 645 E
DRAPER, UT 84020

BARLOW RICHARD LEE
HD-SHCR-3-10-PT-B
3098 S 3020 E
SAINT GEORGE, UT 84790

KNODEL FRANK & MARGEE
HD-SHCR-3-3
PO BOX 1941
HILDALE, UT 84784-1941

SOUTH ZION ESTATES LLC
HD-SHCR-13-37
11951 S 645 E
DRAPER, UT 84020

BARLOW ZANE
HD-SHCR-3-4
PO BOX 842051
HILDALE, UT 84784

CHATWIN MARVIN RAY & JESSICA RAE TRS
HD-SHCR-3-15
PO BOX 841464
HILDALE, UT 84784-1464

HOLM BRIGHAM, ET AL
HD-SHCR-3-9-PT-B
PO BOX 843251
HILDALE, UT 84784-3251

ALLEMAN RODNEY & CINDY
HD-SHCR-3-7
PO BOX 840506
HILDALE, UT 84784

SOUTH ZION ESTATES LLC
HD-SHCR-13-38
11951 S 645 E
DRAPER, UT 84020

BARLOW SETH IANTHUS, ET AL
HD-SHCR-3-16
PO BOX 2369
COLORADO CITY, AZ 86021

BARLOW PAUL
HD-SHCR-3-2
PO BOX 842128
HILDALE, UT 84784-2128

SOUTH ZION ESTATES LLC
HD-SHCR-13-39
11951 S 645 E
DRAPER, UT 84020

COOKE WARREN
HD-SHCR-3-8
PO BOX 842266
HILDALE, UT 84784-2266

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
09/13/2024 12:01:02 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

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

Mail Tax Notice To:
Paul Barlow
PO BOX 842128
Hildale, UT 84784

File Number: STG-103321-LH
Parcel ID: HD-SHCR-3-2

Warranty Deed

KAMLAH ROUNDY,

Grantor, hereby CONVEY(S) IN WARRANTY to

Paul Barlow,

Grantee, 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:

SHORT CREEK SUBDIVISION 3, LOT 2, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

APN(S): HD-SHCR-3-2

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS, the hand of said grantor, this 12 day of September, 2024

Kamlah Roundy
Kamlah Roundy

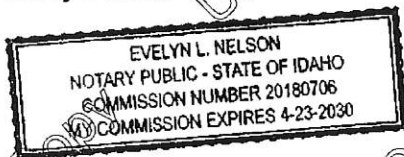
STATE OF Idaho

COUNTY OF Jefferson

On this 12th day of September, 2024, before me
Evelyn L. Nelson, a notary public, personally appeared Kamlah
Roundy, 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

Evelyn L. Nelson
Notary Public



WARRANTY DEED

File No.: STG-103321-L11

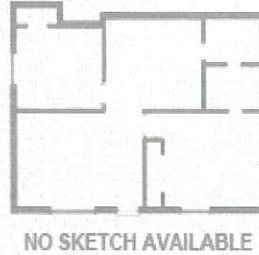
Page 2 of 2

Property Report for Parcel HD-SHCR-3-2

Data Updated: 1/5/2025



[Click here for images](#)



[Click here for sketches](#)

Account Summary

Account Number: 0926569
Parcel ID: HD-SHCR-3-2
Owner Name: Barlow Paul

Subdivision: Short Creek
Situs Address: N/A
 Hildale, UT 84784

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A
Units: N/A
Exterior: 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 many sources and is not guaranteed to be correct. 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 1/6/2025 by Washington County GIS

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



Property Report for Parcel HD-SHCR-3-2

Property Information

Acres: 1.01
Zoning: Residential-Agricultural 1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

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

Voting Districts

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

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

Tax Information

Tax District: Hildale Town
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20240028794

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/>*

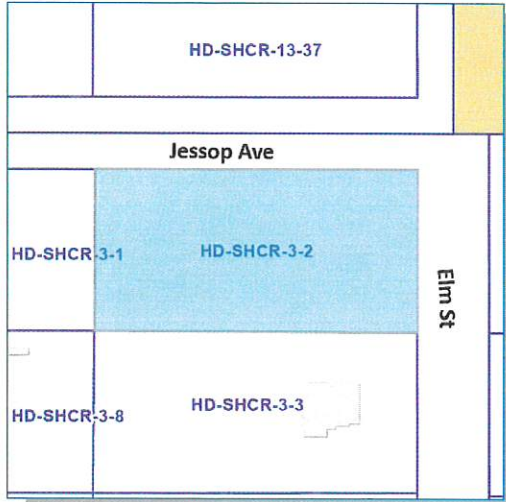
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Washington County, Utah
 County Administration Building
 111 E. Tabernacle Street
 St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **HD-SHCR-3-2**



Parcel highlighted in blue.



Overview Map

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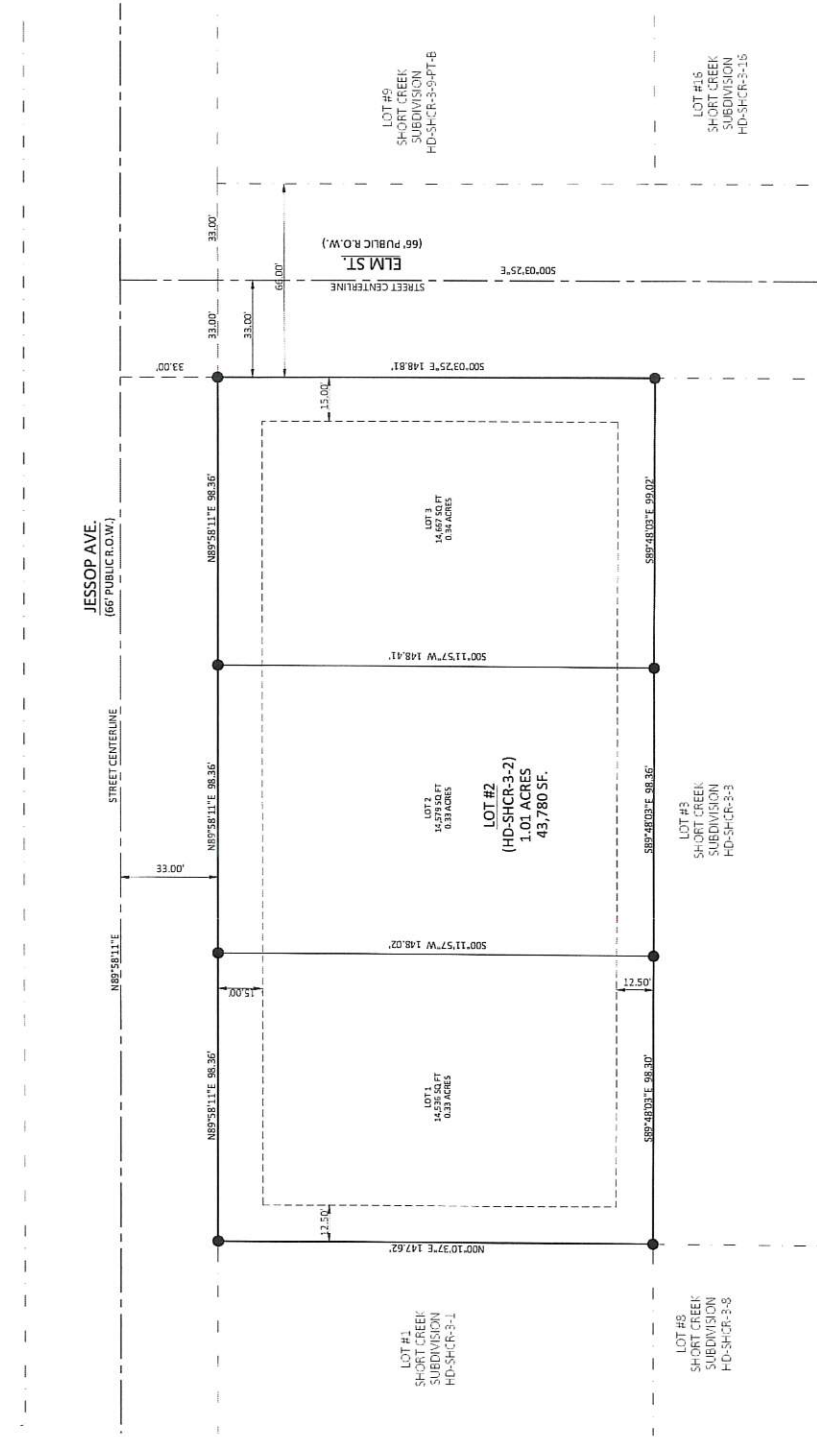
PROPOSED LOT LAYOUT MAP FOR PAUL BARLOW

LOCATED IN THE NW 1/4 OF SECTION 23, T43S, R10W, S18M, HILDAL, UT

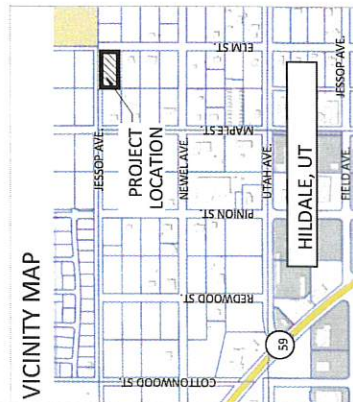
REVISIONS	DATE	DESCRIPTION
1	11/15/21	PROJECT NO.
2	11/15/21	DATE
3	11/15/21	PROJECT NO.
4	11/15/21	DATE
5	11/15/21	PROJECT NO.
6	11/15/21	DATE
7	11/15/21	PROJECT NO.
8	11/15/21	DATE
9	11/15/21	PROJECT NO.
10	11/15/21	DATE
11	11/15/21	PROJECT NO.
12	11/15/21	DATE
13	11/15/21	PROJECT NO.
14	11/15/21	DATE
15	11/15/21	PROJECT NO.
16	11/15/21	DATE
17	11/15/21	PROJECT NO.
18	11/15/21	DATE
19	11/15/21	PROJECT NO.
20	11/15/21	DATE

PROPOSED LOT LAYOUT
C2.3

LOT LAYOUT PLAN



PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



VICINITY MAP

CONTACT INFORMATION

OWNER:
PAUL BARLOW
PO BOX 84228
HILDALE, UT 84744
(702) 302-1386

DEVELOPER:
PAUL BARLOW
PO BOX 84228
HILDALE, UT 84744
(702) 302-1386

ENGINEER:
TCT ENGINEERING
1965 S HAWKIN ST.
SALT LAKE CITY, UT 84119
COLORADO CITY, AZ 86021

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED STREET
- STREET CENTERLINE
- UTILITY & MANHOLE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- "X" INCHES ASPHALT OJ
- "Y" INCHES AGGREGATE BASE
- TRAFFIC CIRCULATION PATTERN
- EXISTING TREE
- EXISTING POWER POLE
- W/ 60' WIDE

CHAPTER 13 RESIDENTIAL ZONES

[c 152-13-1 Purpose](#)

[c 152-13-2 Scope](#)

[c 152-13-3 Uses Allowed](#)

[c 152-13-4 Development Standards In Residential Zones](#)

[c 152-13-5 Regulations Of General Applicability](#)

[c 152-13-6 Regulations For Specific Uses](#)

[c 152-13-7 Special Regulations](#)

[c 152-13-8 Illustrations \(Reserved\)](#)

Item 6.

c 152-13-1 Purpose

See section 152-11-2 of this chapter.

c 152-13-2 Scope

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

c 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

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

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

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones							
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV	
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		
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N		

			RI-10				
Dwelling, two-family	N	N	N	P	P	P	Item 6.
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured 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	41
Animal hospital	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

RL-10

Item 6.

Repair service	N	N	N	N	N	N	N	
Research service	N	N	N	N	N	N	N	Item 6.
Residential hosting facility	P	P	P	N	N	N	N	
Restaurant, fast food	N	N	N	N	N	N	N	
Restaurant, general	N	N	N	N	N	N	N	
Retail, general	N	N	N	N	N	N	N	
Secondhand store	N	N	N	N	N	N	N	
Shopping center	N	N	N	N	N	N	N	
Tattoo establishment	N	N	N	N	N	N	N	
Tavern	N	N	N	N	N	N	N	
Temporary trailer	P	P	P	P	P	P	P	
Transportation service	N	N	N	N	N	N	N	
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	
Vehicle and equipment repair, general	N	N	N	N	N	N	N	
Vehicle repair, limited	N	N	N	N	N	N	N	
Veterinary service	N	N	N	N	N	N	N	
Warehouse, self-service storage	N	N	N	N	N	N	N	
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title							
Industrial uses:								
Automobile wrecking yard	N	N	N	N	N	N	N	
Freight terminal	N	N	N	N	N	N	N	
Heavy industry	N	N	N	N	N	N	N	
Junk or salvage yard	N	N	N	N	N	N	N	
Laundry services	N	N	N	N	N	N	N	
Manufacturing, general	N	N	N	N	N	N	N	
Manufacturing, limited	N	N	N	N	N	N	N	
Mineral extraction	N	N	N	N	N	N	N	
Wholesale and warehousing, general	N	N	N	N	N	N	N	
Wholesale and warehousing, limited	N	N	N	N	N	N	N	

Notes:

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

(b) Accessory Uses:

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

applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas are subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Homebased businesses, when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation, are permitted in 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.

Item 6.

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 10-7-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Minimum distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							
Minimum front yard setback for any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Minimum rear yard setback for main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum rear yard setback for accessory building, including private storage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							
Minimum interior side yard setback for main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum interior side yard setback for accessory building, including private storage	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:							
Minimum street side yard setback for main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.

ites:

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.

c 152-13-5 Regulations Of General Applicability

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

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.
- (e) Off street parking:
See chapter 34 of this title.
- (f) Signs:
See chapter 36 of this title.
- (g) Supplementary development standards:
See chapter 37 of this title.

c 152-13-6 Regulations For Specific Uses

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

c 152-13-7 Special Regulations

- (a) Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneou
with occupied residential use.
- (b) Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, th
maximum size of an accessory building may be increased pursuant to a conditional use permit.
- (c) Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater buildin
height may be allowed in residential zones pursuant to a conditional use permit.
- (d) Visual Barriers:
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed a
perimeter of a multiple-family development.

(1) The height of such barrier shall be at least six feet (6')

(e) Open Space:

In multiple-family residential zones, common open space should equal or exceed the ground floor area of all units 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.

Item 6.

c 152-13-8 Illustrations (Reserved)



Hildale City Public Hearing Notice

Thursday, March 20, 2025 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Thursday, March 20, 2025** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

The Commission will receive public comments during a Public Hearing concerning a request to rezone Parcel HD-SHCR-3-2, commonly addressed as Jessop Ave/Elm St., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential Single Family (R1-10)

and a request to rezone Parcel HD-SHCR-4-8, commonly addressed as Jessop Ave & Redwood St., Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-family (R1-10)

No decisions will be made during the Public Hearing.

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

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

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Dial by your location

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

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

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

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.com. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.



March 10, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-3-2

Address: Jessop Ave & Elm St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Residential Agriculture (RA-1) to Residential Single-family (R1-10) Zone. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held March 20, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

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

Sincerely,


Hildale City Administration

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: May 19, 2025

Re: Zone Change Application – Paul Barlow (Jessop Ave / Elm Street)

Background

Applicant **Paul Barlow**, represented by **Thomas Timpson**, has submitted a request for a zone change for a **1.01-acre parcel** located at **Jessop Avenue / Elm Street**, Hildale, Utah (Tax ID: HD-SHCR-3-2). The current zoning is **RA-1** (Residential Agriculture – 1 Acre Minimum). The applicant is requesting a rezone to **R1-10** (Single-Family Residential – 10,000 sq. ft. minimum lot size) to facilitate a **lot split** into two residential parcels.

All required application materials under **Hildale City Code §152-7-7** have been provided, including:

- Legal property description and warranty deed
- Zoning map with existing and proposed classifications
- Abutting property zones
- Stamped envelopes for notification to nearby property owners (250 ft. radius)
- Signed affidavit and agent authorization
- Property report indicating no flood hazard and existing utility connections

Access and Frontage

The subject property has **dual street frontage** and access:

- **Jessop Avenue** along the **north** boundary
- **Elm Street** along the **west** boundary

Both are **publicly maintained streets** with sufficient width and access to utility infrastructure. These frontages provide adequate legal and physical access for a future two-lot subdivision in compliance with city development standards.

Steps Required for Zone Change Approval

Outlined in §152-7-7:

1. **Complete Application Submission** – Met
2. **Public Notification** – Pending (City to complete)
3. **Planning Commission Public Hearing** – To be scheduled
4. **City Council Review and Decision** – Following PC recommendation
5. **Ordinance Adoption & Zoning Map Update** – If approved by Council
6. **Final Approval** – Upon recordation

Surrounding Zoning & Land Use

Direction	Zoning Designation	Description
North	RA-1	Single-family large lot
East	RA-1	Residential agriculture
South	RA-1	Residential agriculture
West	RA-1	Residential agriculture

The surrounding context is predominantly large-lot residential. The proposed zone change introduces moderate-density residential in a location with adequate access and infrastructure.

Compliance with General Plan & Zoning Ordinance

The **Hildale City General Plan (2021)** encourages residential growth that increases housing options in areas with adequate infrastructure (§152-2-2). Evaluation highlights:

1. **General Plan Consistency** – The R1-10 zone supports single-family development and promotes housing diversity.

2. **Surrounding Use Compatibility** – While the surrounding zoning is RA-1, the proposed lots are consistent with emerging patterns of moderate-density residential in the city.
3. **Infrastructure and Services** – Access to utilities and public streets is available via Jessop Ave and Elm St. Capacity verification will be required at subdivision stage (§152-24-4).
4. **Impact Considerations** – Additional traffic and utility demand will be evaluated further during subdivision review (§152-39-5).

Staff Recommendation

Approval Recommended, subject to the following conditions:

1. **Utility Capacity Verification** – Applicant must confirm availability of water, sewer, and stormwater services through the Joint Utility Committee (§152-24-4).
2. **Infrastructure Improvements** – Coordinate with Public Works to ensure that curb, gutter, sidewalk, and utility improvements meet city standards (§152-39-6).
3. **Compatibility Buffering** – Consider transitional buffering (e.g., fencing or landscaping) for adjacent RA-1 properties if determined necessary (§152-33-2).

Conclusion

The proposed zone change from **RA-1 to R1-10** on this 1.01-acre parcel with access from both **Jessop Avenue and Elm Street** aligns with the General Plan, facilitates responsible infill development, and introduces compatible moderate-density housing. Conditions outlined above will ensure that the transition is orderly and does not negatively impact surrounding uses.

Prepared by:

Hildale City Planning Staff

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: May 19, 2025

Re: Zone Change Application – Cynthia Knudson (725 N Oak Street)

Background

Applicant **Cynthia Knudson**, represented by **Thomas Timpson**, has submitted a request to rezone a **0.85-acre parcel** located at **725 N Oak Street, Hildale, Utah (Tax ID: HD-SHCR-2-18)**. The current zoning is **RA-1** (Residential Agriculture – 1 Acre Minimum), and the request is to rezone to **R1-10** (Single-Family Residential – 10,000 sq. ft. minimum lot size) to allow for a **future lot split**.

All necessary documentation was submitted as required by **Hildale City Code §152-7-7**, including:

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

Access and Frontage

The parcel has **direct street frontage and access along North Oak Street or Field Ave**. These public roadways provide existing legal access and utility connections suitable for a lot split under the R1-10 zoning requirements.

Steps Required for Zone Change Approval

As provided in **§152-7-7**, the following steps are necessary:

1. **Complete Application Submission** – Confirmed
2. **Public Notification** – Pending (to be completed by staff)
3. **Planning Commission Public Hearing** – To be scheduled
4. **City Council Review and Decision** – Following Commission recommendation
5. **Ordinance Adoption & Zoning Map Update** – If approved
6. **Final Approval & Recordation** – For legal effect

Surrounding Zoning & Land Use

Direction	Zoning Designation	Description
North	RA-1	Residential/agricultural lots
East	RA-1	Residential/agricultural lots
South	RA-1	Single-family residential
West	RA-1	Single-family residential

The surrounding area is predominantly residential and agricultural in character, with some gradual transition toward smaller-lot residential use as encouraged by the General Plan.

Compliance with General Plan & Zoning Ordinance

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

Key considerations:

1. **General Plan Alignment** – The zone change from RA-1 to R1-10 is consistent with future land use designations that support infill development and diverse housing stock.
2. **Compatibility with Existing Development** – The change reflects an incremental shift in density that is compatible with existing and planned residential patterns.
3. **Infrastructure & Services** – Public utilities including water, sewer, and electricity are available through Hildale and Garkane Energy, with no known floodplain concerns. Confirmation of system capacity will be necessary at subdivision stage.
4. **Minimal Adverse Impact** – The proposed change is not anticipated to negatively affect adjacent properties, as it maintains single-family residential character.

Staff Recommendation

Approval Recommended, subject to the following conditions:

1. **Utility Capacity Confirmation** – Confirm available capacity for water, sewer, and stormwater infrastructure with the Public Works and Utility departments (§152-24-4).
2. **Subdivision Review** – Lot split proposal must comply with Title 151 Subdivision Ordinance upon rezoning approval.

3. **Access & Frontage Standards** – Confirm all lots resulting from the split have compliant frontage and access on North Oak Street (§152-35-1).
4. **Transitional Design** – Consideration should be given to compatibility and buffering (if needed) with adjacent RA-1 parcels (§152-33-2).

Conclusion

The requested zone change from **RA-1 to R1-10** for the property at **725 N Oak Street** meets the city's General Plan objectives, maintains the residential character of the area, and utilizes existing public infrastructure efficiently. With appropriate verification during subdivision review, the proposal represents sound planning practice.

Prepared by:

Hildale City Planning Staff