



Hildale City Planning Commission

Thursday, August 18, 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 **August 18, 2022 at 6:00 p.m. (MDT)**, at 320 East Newel Avenue, Hildale City, Utah 84784.

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

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

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

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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

Welcome, Introduction and Preliminary Matters: Presiding Officer

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

1. Planning Commission Meeting Minutes March 16, 2022 and May 19, 2022

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

Reports: None

Public Hearing:

2. The Commission will receive public comment concerning consideration and possible recommendation of re-zone for parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave, from the current zone designation of Residential Multi-Family-1 zone to Neighborhood Commercial (NC).

3. The Commission will receive public comment concerning consideration and possible recommendation of re-zone for parcel HD-SHCR-9-13-B, commonly addressed as 965 N Canyon Street, from the current zone designation of Residential Multi-family-1 (RM-1) to Residential Single Family- 8 (R1-8).

Unfinished Commission Business: None

New Commission Business:

4. Consideration and possible recommendation of re-zone for parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave, from the current zone designation of Residential Multi-Family-1 zone to Neighborhood Commercial (NC).
5. Consideration and possible recommendation of re-zone for parcel HD-SHCR-9-13-B, commonly addressed as 965 N Canyon Street, from the current zone designation of Residential Multi-family-1 (RM-1) to Residential Single Family- 8 (R1-8).
6. Consideration and discussion of Lot Line Adjustment Application for 1280 W Utah Ave & 865 N Redwood Street.
7. Consideration and discussion of Land Use Project.

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

Wednesday, March 16, 2022 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: Deputy Recorder Barlow

Meeting called to order by Deputy Recorder Barlow, opening meeting at 6:00 pm

City Manager Duthie asked for nominations from Commissioners for a Chair Commissioners.

Commissioner Barlow nominated Commissioner Hammon as Chair, Commissioner Jessop second. All in favor.

Commissioner Hammon nominated as Temp Chair.

PRESENT

Commissioner Rex Jessop
Commissioner Charles Hammon (temp Chair)
Commissioner Derick Holm
Commissioner Tracy Barlow

ABSENT

Commissioner Nathan Fischer

Staff

Eric Duthie, Harrison Johnson, Sirrene Barlow

Welcome, Introduction and Preliminary Matters:

Temp Chair Hammon welcomed the commissioners and staff to the meeting.

Pledge of Allegiance:

Commissioner Barlow lead the pledge of allegiance.

Conflict of Interest Disclosures:

No Conflicts at this time.

Approval of Minutes of Previous Meetings:

1. Consideration, discussion, and approval of meeting minutes for February 17th, 2022.

Commissioners discussed meeting minutes from last meeting.

Motion made by Commissioner Barlow made a motion to approve the meeting minutes for February 17, 2022, Seconded by Commissioner Holm.

Voting Yea: Commissioner Jessop, Commissioner Hammon, Commissioner Holm, Commissioner Barlow

Motion Carries.

Public Comments:

No public comments.

Reports: None**Public Hearing:**

2. **The Commission will receive public comment concerning a request to re-zone parcels HD-SHCR-1-24, HD-SHCR-1-25, HD-SHCR-1-26, HD-SHCR-1-31 from the current Residential Agriculture (RA-1) Zone to Residential Multi-Family 3 (RM-3)**

Temp Chair Hammon Open Public Hearing at 6:06 pm.

No public comment.

Temp Chair Hammon closed Public Hearing at 6:06 pm.

Unfinished Commission Business: None**New Commission Business:**

3. **Consideration, discussion, and possible recommendation for re-zoning Parcels HD-SHCR-1-24, HD-SHCR-1-25 HD-SHCR-1-26, HD-SHCR-1-31, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Multi-Family Residential RM-3.**

City Manager Duthie presented to Commissioners the application in question. Staff has previously discussed this application with the applicant.

Harrison Johnson presented in detail the application and goals.

Thomas Timpson presented the interest to have the zone changed and the goals.

Commissioners discussed the pros and cons of the project and the concern of density.

Recommend motion of denial by Commissioner Holm No Second. Motion failed

Moved to recommend approve for re-zoning Parcels HD-SHCR-1-24, HD-SHCR-1-25 HD-SHCR-1-26, HD-SHCR-1-31, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Multi-Family Residential RM-2. Second by Commissioner Jessop.

Motion made by Commissioner Barlow, Seconded by Commissioner Jessop.

Voting Yea: Commissioner Jessop, Commissioner Hammon, Commissioner Barlow

Voting Nay: Commissioner Holm

Motion Carries

Commissioners Comments:

Commissioners commented of issues not previously discussed in the meeting.

Commissioners discussed if there was any other applications of interest for the Planning and Zoning Board. City Manager Duthie informed the Commissioners there was interest that were being reviewed.

Executive Session: As needed

None

Adjournment:

Temp Chair Hammon adjourned meeting at 06:33.

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Minutes were approved at the Planning Commission Meeting on _____.

Athena Cawley, City Recorder

Pending For Approval



Hildale City Planning Commission

Thursday, May 19, 2022 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: City Manager Duthie

PRESENT

Chair Charles Hammon
Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Lawrence Stubbs

ABSENT

Commissioner Nathan Fischer
Commissioner Tracy Barlow
Commissioner Derick Holm

Staff

Eric Duthie
Harrison Johnson

Welcome, Introduction and Preliminary Matters:

1. Introduction of newly appointed Commission members Elisa Wall and Lawrence Stubbs

City Manager Duthie introduced two new members to the board. Elissa Wall and Lawrence Stubbs. Both introduced themselves and spoke in gratitude to be apart of this Commission.

2. Nominations and selection of Commission Chair and Vice-Chair

City Manager called for nominations for a Chair. Commissioner Hammon was nominated by Commissioner Stubbs. All in favor.

Chair Hammon asked for volunteers for Vice Chair. Commissioner Wall nominated Commissioner Stubbs.

Chair Hammon nominated Commissioner Wall, All in favor.

Motion carries with Commissioner Wall as Vice Chair.

Pledge of Allegiance:

Chair Hammon lead the pledge.

Conflict of Interest Disclosures: Commissioners

None at this time.

Approval of Minutes of Previous Meetings: Commissioners

3. Consideration, discussion, and approval of March 16, 2022, Zoning Commission meeting minutes.

Tabled

Public Comments:

No Comments at this time.

Reports: Overview of Commission responsibilities, education, and training opportunities.

4. Overview of Commission responsibilities, education, and training opportunities.

Harrison Johnson presented to the Commissioners the duty and responsibilities of Planning and Zoning Commission.

Public Hearing: NONE

Unfinished Commission Business: NONE

New Commission Business:

5. Discussion concerning Short Creek Subdivision #7 2nd Amended & Extended Lot Line Adjustment

Commissioners discussed the process for subdivisions and what is required.

6. Zoning Code Revision introduction to process

City Manager introduced Rural Community Consultant and the part they are doing to help with projects and Rezoning.

Michele with Rural Community Consultant joined by zoom. Presenting updates on the Zoning Revision process.

Commissioners Comments:

Commissioners commented of issues not previously discussed in the meeting.

Executive Session:

None

Adjournment:

Chair Hammon adjourned meeting at 7:33pm.

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

Minutes were approved at the Planning Commission Meeting on _____.

Athena Cawley, City Recorder



Hildale City Planning Commission Public Hearing Notice

Thursday, August 18, 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 **August 18, 2022** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

The Commission will receive public comment concerning the following requests:

Re-zone parcel HD-SHCR-8-14, commonly addressed as 320 E Field Ave, from the current zone designation of Residential Multi-Family-1 zone to Neighborhood Commercial (NC)

Re-zone parcel HD-SHCR-9-13-B, commonly addressed as 965 N Canyon Street, from the current zone designation of Residential Multi-family-1 (RM-1) to Residential Single Family- 8 (R1-8)

From: Harrison Johnson
To: Hildale City Planning & Zoning Commission; Hildale City Mayor
Date: August 1, 2022
Subject: Zone Change request

Applicant Name: Don & Jill Paulsen
Agent: N/A
Application Type: Zone Change request
Project Address: 320 E Field Ave
Current Zoning: RM-1
Requested Zoning: NC
Date: August 1, 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 East Field Avenue, Hildale, Utah from the current Residential Multifamily-1 (RM-1) to Neighborhood Commerical (NC). Should the zone change be approved, the applicant intends to use the property to host short term rentals.

Background

The applicant submitted the application on July 7th, 2022, to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

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

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

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

General Plan and Zoning

The property is bounded on the North by HD-SHCR-8-15; 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, Public Facilities, and Neighborhood Commercial.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-15-1 Uses allowed; and Sec 152-15-4 Development Standards In Commercial Zones, as follows:

Sec 152-13-3 Uses Allowed

Permitted And Conditional Uses:

Permitted and conditional uses allowed within Commercial Zones shall be as set forth in table 152-15-1 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 152-15-1 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 152-15-1

| PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES | | | | | |
|--|-------|----|----|----|-----|
| | Zones | | | | |
| | NC | GC | HC | PC | POC |
| Residential uses: | | | | | |
| Building, accessory | P | N | N | P | P |
| Dwelling, multiple-family ⁴ | C | N | N | P | P |
| Dwelling, single-family ⁴ | C | N | N | P | N |
| Dwelling, temporary | C | N | N | N | N |
| Dwelling, two-family ⁴ | C | N | N | P | P |

Chairperson: Charles Hammon
Vice-Chairperson: Elyssa Wall
Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop

| | | | | | |
|---|---|---|---|---|---|
| Manufactured home | N | N | N | N | N |
| Manufactured/mobile home park | N | N | N | N | N |
| Protective housing facility | N | N | N | N | N |
| Rehabilitation/treatment facility | N | P | P | P | P |
| Residential facility for elderly persons ¹ | P | N | N | P | P |
| Residential facility for persons with a disability ¹ | P | N | N | P | P |
| Residential facility for troubled youth | N | N | N | N | N |
| Transitional housing facility | N | N | N | N | N |
| Public and civic uses: | | | | | |
| Auditorium or stadium | N | P | P | P | N |
| Bus terminal | N | P | P | P | N |
| Cemetery | P | P | P | P | P |
| Church or place of worship | P | P | P | P | P |
| Club or service organization | P | P | P | P | P |
| Convalescent care facility | N | P | P | P | N |
| Cultural service | P | P | P | P | P |
| Golf course | P | P | P | P | P |
| Government service | N | P | P | P | N |
| Hospital | N | P | P | P | N |
| Operations center | N | P | P | P | P |
| Park | P | P | P | P | P |
| Post office | P | P | P | P | P |
| Protective service | P | P | P | P | P |
| Reception center | C | P | P | P | P |
| Utility, major ³ | N | N | N | C | C |
| Utility, minor ³ | P | P | P | P | P |
| Utility substation ³ | P | P | P | P | P |
| Commercial uses: | | | | | |
| Agricultural sales and service | N | P | P | P | N |
| Animal hospital | P | P | P | P | N |
| Bail bond service | N | P | P | P | N |
| Bank or financial institution | P | P | P | P | P |
| Bed and breakfast, home | C | N | N | N | N |
| Bed and breakfast inn | C | P | P | P | N |
| Business equipment rental, services, and supplies | P | P | P | P | P |
| Car wash | P | P | P | P | P |
| Club, private | N | P | P | P | N |

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|---|---|---|---|---|---|
| Construction sales and service | N | P | P | N | N |
| Convenience store | P | P | P | P | P |
| Family child daycare facility ² | P | N | N | N | N |
| Licensed family child care ² | P | N | N | N | N |
| Residential certificate child care ² | P | N | N | N | N |
| Child care center | P | P | P | P | P |
| Funeral home | N | P | P | P | N |
| Garden center | P | P | P | P | P |
| Gas and fuel, storage and sales | N | N | N | N | N |
| Gasoline service station | P | P | P | P | N |
| Hostel | N | P | P | P | N |
| Hotel | N | P | P | P | N |
| Kennel, commercial | C | P | C | C | C |
| Kennel, residential | P | N | N | N | N |
| Laundry or dry cleaning, limited | P | P | P | P | P |
| Liquor store | N | P | P | P | N |
| Media service | P | P | P | P | P |
| Medical or dental laboratory | N | P | P | P | N |
| Medical service | P | P | P | P | P |
| Motel | N | P | P | P | N |
| Office, general | P | P | P | P | P |
| Parking garage, public | N | P | P | P | P |
| Parking lot, public | N | P | P | P | P |
| Pawnshop | N | N | P | P | N |
| Personal care service | P | P | P | P | P |
| Personal instruction service | P | P | P | P | P |
| Printing and copying, limited | P | P | P | P | P |
| Printing, general | N | P | P | P | P |
| Produce stand | P | P | P | N | P |
| Recreation and entertainment, indoor | P | P | P | P | P |
| Recreation and entertainment, outdoor | N | P | P | P | N |
| Recreational vehicle park | N | N | P | P | N |
| Repair service | P | P | P | P | P |
| Research service | N | P | P | P | N |
| Restaurant, fast food | P | P | P | P | P |
| Restaurant, general | P | P | P | P | P |
| Retail, general | P | P | P | P | P |

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| | | | | | |
|---|--|---|---|---|---|
| Secondhand store | P | P | P | P | P |
| Shopping center | P | P | P | P | P |
| Takeoff and landing of aircraft | N | N | N | N | N |
| Tattoo establishment | P | P | P | N | N |
| Tavern | P | P | P | P | P |
| Temporary trailer | P | P | P | P | P |
| Transportation service | N | P | P | P | N |
| Vehicle and equipment rental or sale | N | P | P | P | N |
| Vehicle and equipment repair, general | N | P | P | N | N |
| Vehicle repair, limited | N | P | P | P | P |
| Veterinary service | P | P | P | N | N |
| Warehouse, self-service storage | P | P | N | N | N |
| Wireless telecommunication facility | See section 10-50-5, table 10-50-1 of this title | | | | |
| Industrial uses: | | | | | |
| Alcoholic Beverage Manufacturing 30,000 square feet and under | N | P | P | P | N |
| Laundry services | N | N | N | P | N |
| Wholesale and warehousing, general | N | N | N | P | N |
| Wholesale and warehousing, limited | N | N | N | N | N |

1. Notes:

1. See chapter 46 of this chapter.
2. See chapter 42 of this chapter.
3. See chapter 45 of this chapter.
4. In the area designated as Downtown District on the General Plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 Zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-2 Zone would apply. No new residential uses are permitted.

2. Accessory

Permitted and conditional uses set forth in table 152-15-1 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. 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 commercial zones shall include, but not be limited to, the following: Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure. Accessory dwelling units for security and maintenance personnel. Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Recreational areas and facilities for the use of employees. Recycling collection stations. Refreshment stands and food and beverage sales located in uses involving public assembly. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

Sec 152-15-4 Development Standards In Commercial Zones

Development standards within residential zones shall be as set forth in table 152-15-2 of this section.

TABLE 152-15-2

| DEVELOPMENT STANDARDS IN COMMERCIAL ZONES | | | | | |
|--|---|----------------|----------------|----------------|----------------|
| Development | Zones | | | | |
| Standard | NC | GC | HC | PC | POC |
| Lot standards: | | | | | |
| Minimum lot area | No requirement | No requirement | No requirement | 5 acres | 5 acres |
| Minimum lot width | No requirement | No requirement | No requirement | No requirement | No requirement |
| Building standards: | | | | | |
| Maximum height, main building ¹ | 35 feet | 35 feet | 55 feet | 55 feet | 55 feet |
| Maximum height, accessory building | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet |
| Setback standards - front yard: | | | | | |
| All buildings ² | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet |
| Setback standards - rear yard: | | | | | |
| Main building | New building on a lot abutting an existing agricultural or residential use: 10 feet | | | | |
| Accessory building | Otherwise: No requirement | | | | |
| Setback standards - interior side yard: | | | | | |
| Main building | New building on a lot abutting an existing agricultural or residential use: 10 feet | | | | |
| Accessory building | Otherwise: No requirement | | | | |
| Setback standards - street side yard: | | | | | |
| Main building | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet |
| Accessory building | Not permitted | Not permitted | Not permitted | Not permitted | Not permitted |

Notes:

- 1.Except as otherwise permitted by subsection 152-15-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

Sec 152-15-5 Regulations Of General Applicability

The use and development of real property in commercial 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 chapter.
2. Landscaping and screening: See chapter 32 of this chapter.
3. Motor vehicle access: See chapter 35 of this chapter.
4. Natural resource inventory: See chapter 31 of this chapter.
5. Off street parking: See chapter 34 of this chapter.
6. Signs: See chapter 36 of this chapter.
7. Supplementary development standards: See chapter 37 of this chapter.

Sec 152-15-6 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 152-15-7 Special Regulations

1. Increased Height:
Notwithstanding the height limitations shown in section 152-15-4, table 152-15-2 of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.
2. Use Within An Enclosed Building:
Each use specified in section 152-15-3, table 152-15-1 of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.
3. Dust, Odor, Smoke, Noise, And Vibration:
Each use specified in section 152-15-3, table 152-15-1 of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.
4. Highway Commercial Zone Location:
For property abutting SR-59, the Highway Commercial Zone shall begin at the highway right-of-way line and shall extend a distance of five hundred feet (500') from the State highway right-of-way line, except as otherwise depicted by the zoning map.

Chairperson: Charles Hammon
Vice-Chairperson: Elyssa Wall
Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop

5. Vendor

Carts:

Vendor carts are subject to the following definitions, rules and limitations:

1. Definitions:

1. LONG TERM VENDOR CART: A vendor cart that is not removed from its site and is properly stored when not in use.

NEXT QUALIFIED APPLICANT: An applicant for a vendor cart business license who has submitted a complete application for a specific location and paid the applicable application fee based on the date application fee was paid and determination of a complete application made, whichever shall be last.

SEASONAL VENDOR CART: A vendor cart meeting all the requirements of this section which is permitted for a specific season, either summer or winter. Summer seasonal permits allow operation from April 1 to September 30 and winter seasonal permits allow operation from October 1 to March 31. The holder of a seasonal vendor cart permit may renew up to thirty (30) days prior to the first date of the season if the location where the permit is sought is not occupied by another seasonal vendor cart and the seasonal vendor cart business license has been renewed.

SHORT TERM VENDOR CART: A vendor cart that is removed from its site and properly stored out of public view each day.

SPECIAL EVENT CART: A wagon, cart, booth, or similar temporary structure designed and used for the sale of goods and services at a special event for which the City has issued a special event permit pursuant to title 11, chapter 112 of this Code.

VENDOR CART: A temporary structure in the form of a wagon, cart trailer, truck, or other mobile structure designed and intended for the sale of goods and services. The term "vendor cart" includes a long term vendor cart, or a short term vendor cart.

2. Rules And Limitations:

1. Vendor Cart Locations:

Long term vendor carts and short term vendor carts are permitted only in those land use zones where commercial uses are an allowed or conditional land use. Special event vendor carts are permitted anywhere within the City if authorized by a special event permit issued by the City or at a special event sponsored by the City.

2. Vendor Cart General Design Standards: Long term vendor carts and short term vendor carts are subject to the following general design standards:

1. All long term vendor carts and short term vendor carts must be constructed of a professional quality for use as a vending cart.
2. All long term vendor carts and short term vendor carts must be in good working condition, with no broken or rusty parts. All exterior materials must be kept clean and in neat appearance. Metal and/or wood may be used as exterior finishes. Metal surfaces shall be suitable for long term use in an exterior location. Metal vendor cart exteriors must have finished edges, concealed seams, and overlapping joints. Wood details and finishes must be suitable for long wear in an exterior location and finished in a craftsmanlike manner.
3. Siding and other compatible materials used on a vendor cart must wrap all sides of the vendor cart.
4. Long term vendor carts must be windproof, waterproof and locked when not in operation.
5. Vendor cart must be on wheels.

3. Additional Requirements For All Vendor Carts:

1. Vendor carts must be located on private property except food vendors granted space by permit at city owned recreation sites if such permit is established.
2. Vendor cart owners shall improve the immediate area around their business through the installation of pavers, landscaping, awnings, and/or short term decks to help the vendor carts to look less temporary, and to blend into the surrounding character.
3. When a vendor cart is independently connected to the city's culinary or irrigation water systems, power system or the sewer system, all applicable fees must be paid.
4. Generators are prohibited for vendor carts, except for use as an emergency source of power when the permanent source of power to the vendor cart is temporarily unavailable.
5. Property owner and/or vendor shall maintain the premises and the cart in a clean, safe, and orderly condition at all times.
6. Operators of vendor carts must obtain and maintain in full force and effect throughout the permit a valid city of Hildale business license.
7. Customer seating for a vendor cart is limited to a maximum of either four (4) seats or one picnic table not to exceed eight feet (8') in length or diameter. Additionally, vendor carts may have one condiment table.
8. The operator of a vendor cart shall comply with all applicable health regulations.
9. All storage boxes, cartons, and coolers used in connection with the operation of a vendor cart shall be hidden from public view.
10. Short term vendor carts must be removed from the site and properly stored out of public view each day.
11. Umbrellas or shade structures may be used on a vendor cart. Tents on or at vendor carts are prohibited.
12. All signage must be attached to a vendor cart. Freestanding signage on or for a short term vendor cart is prohibited except for one two foot by three foot (2' x 3') A-frame sign that may be displayed when the vendor cart is in operation. Said sign may not be located on a public sidewalk.
13. A vendor cart site must not create a public safety hazard. Accordingly, no aboveground pipes are permitted. Extension cords may be used only if the cord is located outside an area where the public has access.
14. Vendor carts must comply with regulations for grease traps and waste disposal must be at an approved facility.

4. Special Event Carts:

Special event carts may be approved only in connection with and pursuant to the procedures for the review and approval of an event permit issued by the city pursuant to title 11, chapter 112 of this code or at a special event sponsored by the city or at an event held at Maxwell Park. Special event carts are subject to the applicable terms and conditions of the event permit. The provisions of this chapter do not apply to special event vendor carts.

5. Limitation On Number Of Vendor Cart Permits:

1. The total number of vendor carts permits that may be issued by the city under this chapter are seven (7) for all areas of the city, limited to four (4) year round permits and three (3) seasonal permits for each season. Two (2) additional full time permits may be issued in the gateway industrial area.
2. The limitations of subsection E2e(1) of this section do not require the closure or removal of any vendor cart operating within the city as of the effective date of this section, pursuant to a valid business license.
3. If the holder of a vendor cart business license is not operating the vendor cart at the licensed location such that the vendor cart is not open for business for at least fifty percent (50%) of the normal operating hours for a continuous period of ninety (90) days, the license shall be revoked and the next qualified applicant for a vendor cart business license shall be issued a permit. Use of the cart at special events does not constitute operation of a vendor cart.
4. If the total number of vendor carts permitted by the city ever drops below the cap number established in subsection E2e(1) of this section, the zoning administrator shall authorize a new vendor cart permit submitted by the next qualified applicant to be processed. A qualified applicant must have: a) submitted a completed application; and b) paid the required application fee. If the next qualified applicant is not issued a business license within thirty (30) days of publicthey are eligible for a vendor cart permit, the applicant will be moved to the bottom of the list and the next qualified applicant notified.

6. Right To Continue:

On the effective date of this section, all vendor carts for which a valid business license exists may continue to be operated under the terms and conditions of their existing approved site plan and business license until the first to occur of:

1. the business license is revoked by city in accordance with its procedures;
 2. the business license is voluntarily surrendered or expires;
 3. the lease on the property is not renewed by the landowner; or
 4. the vendor cart is otherwise required to be closed or removed for any lawful reason. Upon the occurrence of any event described in the preceding section, the owner or operator of the vendor cart that was previously permitted must obtain a new approval and in connection therewith must be brought into compliance with the requirements of this section.
7. Conditions Of Approval:
The zoning administrator may impose reasonable conditions when approving a vendor cart permit under this section. Such conditions may include, if appropriate, the requirement that the permittee provide a monetary guarantee to the city, in a form acceptable to the city attorney, ensuring the complete removal of the vendor cart, site cleanup, and site revegetation, when the vendor cart license expires without being renewed, or is revoked.

Recommendation

Staff recommends denial of the zone change request as it reduces the existing housing availability in Hildale, is already abutting another neighborhood commercial zone and is inconsistent with the General Plan. (see addendum A for future land use map from General Plan)

It should be noted that the Planning and Zoning Commission is currently working on updating the future land use map and it will likely include recreation and resort districts where non-owner occupied vacation rentals will be permitted and encouraged.

Sample Motions – ZONING CHANGE

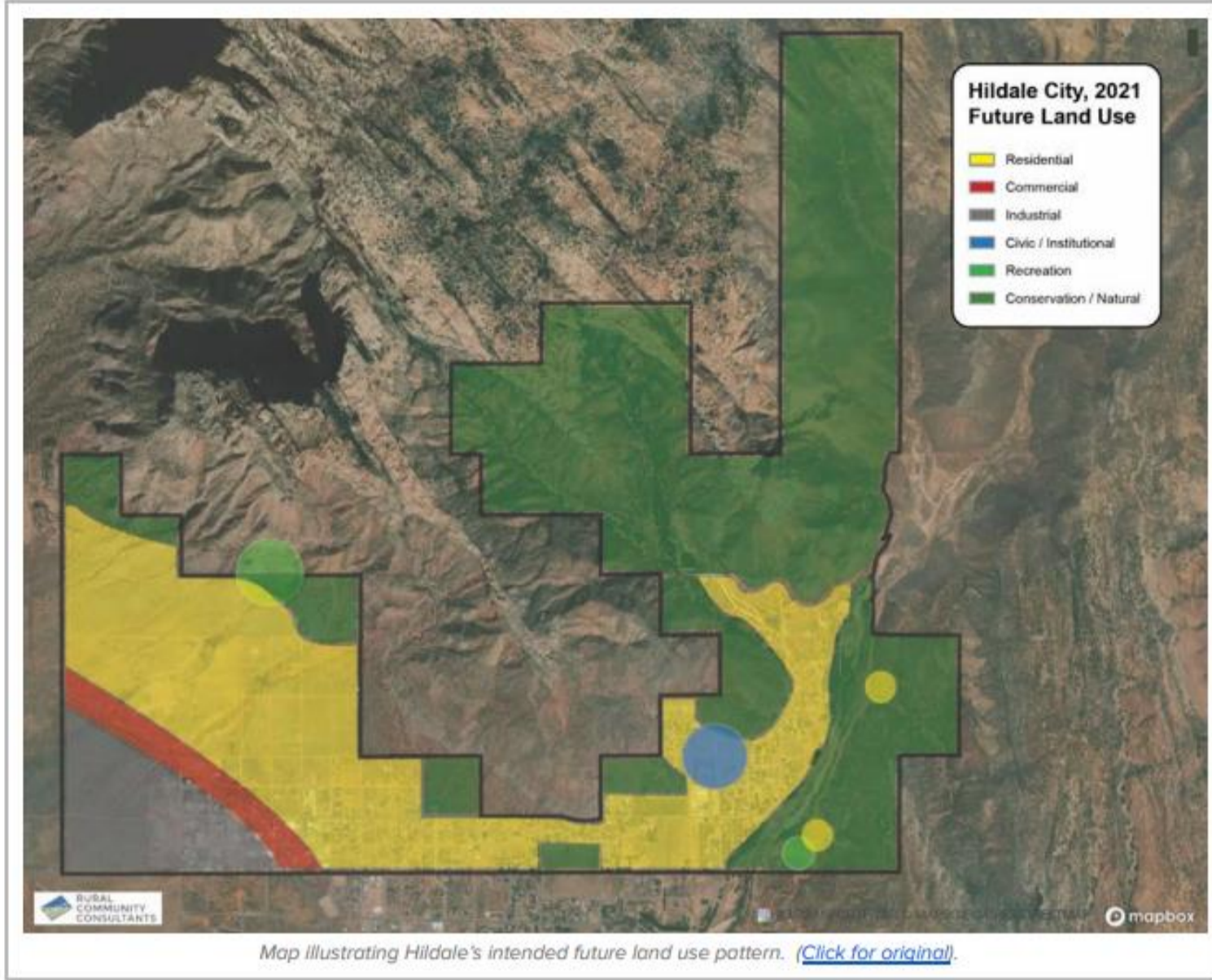
1. I move to recommend denial of the zoning map amendment requested for Parcel HD-SHCR-8-14, commonly addressed as 320 E Field Street Hildale, Utah from the current Residential Multi-family (RM-1) to Neighborhood Commercial (NC).

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

DRAFT

Addendum A- Future Land Use Map from General Plan



DR

Zone Tax Performance Analysis

Applicant Name: Dan & Jill Paulsen
Agent: N/a
Application Type: Zone Change request
Project Address: 320 East Field Avenue
Current Zoning: RM-1
Requested Zoning: NC
Date: August 1, 2022
Prepared by: Harrison Johnson



Figure 1 Location of Lots to be Rezoned

Current Tax Value Per Acre (CTVA)

CTVA is estimated by looking at the previous tax year’s assessment to calculate the amount of tax value per acre. This helps identify it’s tax performance currently with what may be built a result of the rezone.

Acreage: .53

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop

Tax Assessed Value 2022: \$112,100

CTVA: \$211,509

Current Average Zone Performance (CAZP)

CAZP is measured by calculating the average tax assessed value of all properties in Hildale with similar zoning.

Current Zone: Residential Multi-family 1

CAZP: \$ \$202,356.85

Proposed Average Zone Performance (PAZP)

PAZP is measured by calculating the average tax assessed value of all properties in Hildale with similar zones of the proposed zone.

Proposed Zone: NC

PAZP: \$290,004.87

Hildale Tax Analysis

Hildale tax analysis will identify what taxes are collected from the applicant properties and what taxes may be collected from the property once full project completion.

Hildale Tax Rate: .9859%

Current Annual Tax Per Acre: \$2,085.27

Estimated Proposed Tax Per Acre: \$2,859.14

Narrative: As with most commercial zones the zone tax performance is generally higher than any residential and that proves out in the previous tax year of 2021. Neighborhood Commercial zones do not necessarily perform as well as their commercial zoning counterparts but if street and utility infrastructure remains residential in nature and cost, it may become tax sustainable in the future. Therefore, this move to Neighborhood Commercial would help the city with its net residential property tax deficit.

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop



RECEIVED
JUL 07 2022

Item 4.

BY:

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

ZONE CHANGE APPLICATION

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. _____

Name: Dan & Jill Paulsen Telephone: 435-414-4048

Address: 3246 S. 2240 E St. George, UT 84790 Fax No. n/a

Agent (If Applicable): _____ Telephone: _____

Email: jillpaulsensellshomes@gmail.com

Address/Location of Subject Property: 320 E. Field Ave. Hildale

Tax ID of Subject Property: HD-STCR-8-14 Existing Zone District: multi-family res 1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
We would like to get this property zoned as Neighborhood Commercial so we can do vacation rentals.

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

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

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

(Office Use Only)
Date Received: _____ Application Complete: YES NO



🕒 435-874-2323

☎ 435-874-2603

Date application deemed to be complete: _____ Completion determination made by: www.hildalecity.com

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

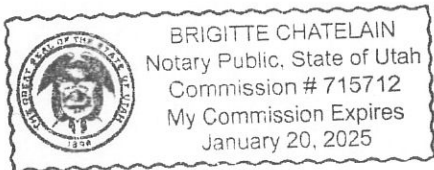
STATE OF: Utah

COUNTY OF: Washington

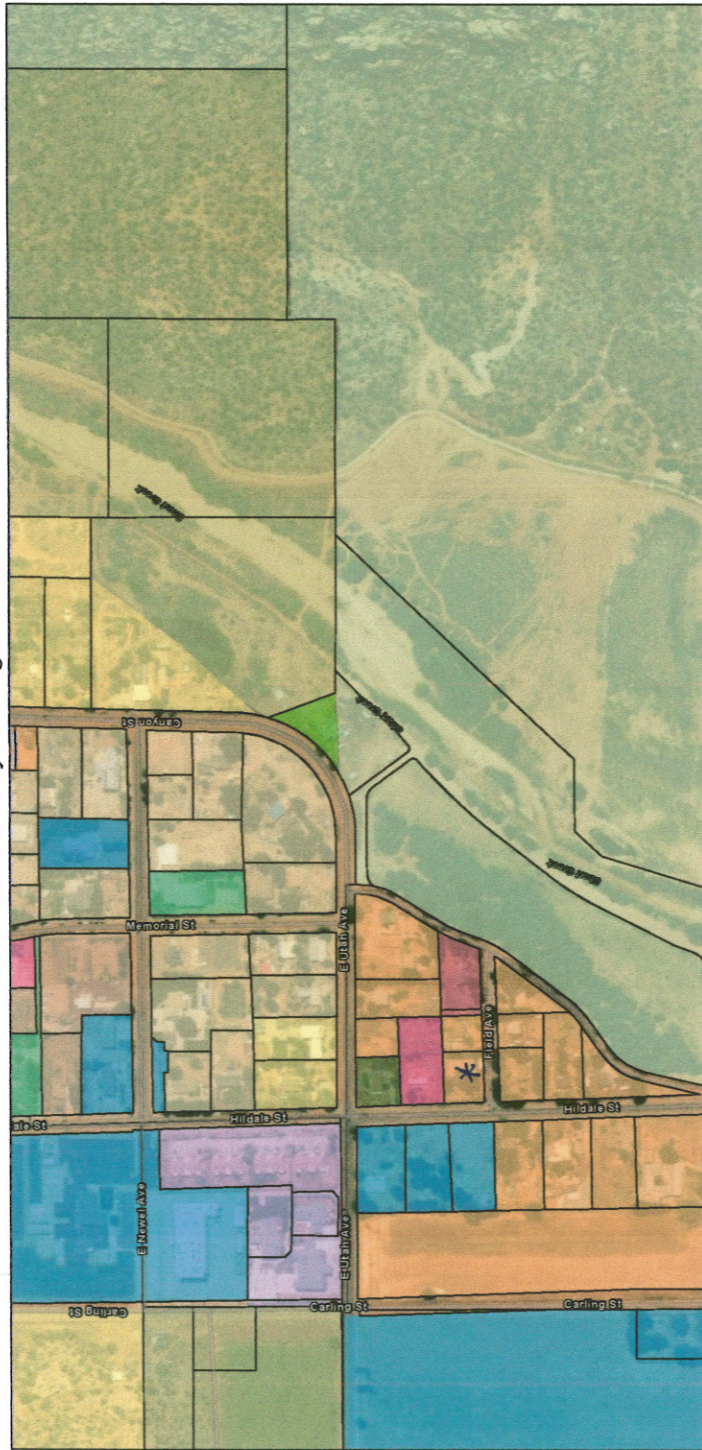
The foregoing instrument was acknowledged before me this 6th day of July, 2022 by **Daniel Paulsen and Jill Paulsen**

[Handwritten signature of Notary Public]

Notary Public
Commission Expires:



Hildale City Zoning districts



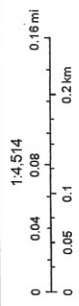
7/5/2022, 12:07:45 PM

Municipal Boundary

Parcels

Zoning Districts

- 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



Eri Community Maps Contributors, Coconino County, Utah AGRC, OpenStreeMap, Metacarta, Inc., MET/NASA, USGS, Bureau of Land Management, EPA, NIFS, US Census Bureau, USDA, Sunrise

Hildale City
Sunrise Cloud SMART GIS®

Item 4.

320 E. Newell Ave.
Harrison Johnson

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

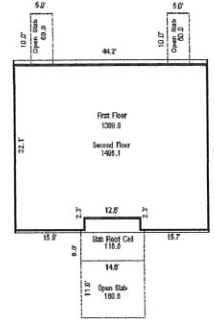
Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.



0148125071
320 E. FIELD



Sketch by Apex IT/Modem**

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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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-8-14

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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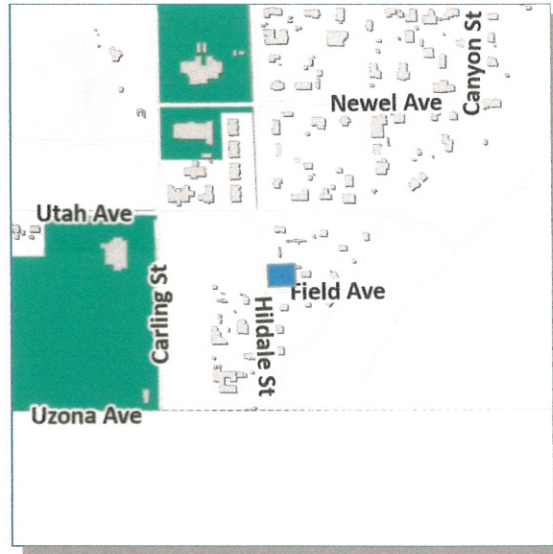


Property Report for Parcel HD-SHCR-8-14

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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.

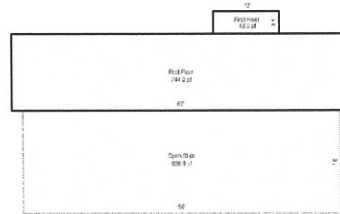
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www.washco.utah.gov



Property Report for Parcel HD-SHCR-8-15

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.



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

** 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://geoprodvm.washco.utah> for more voting information.*

Utilities

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

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

Tax Information

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

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/>*

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.

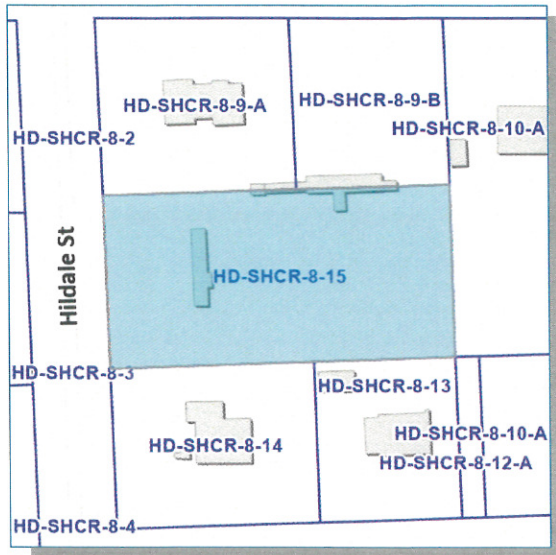
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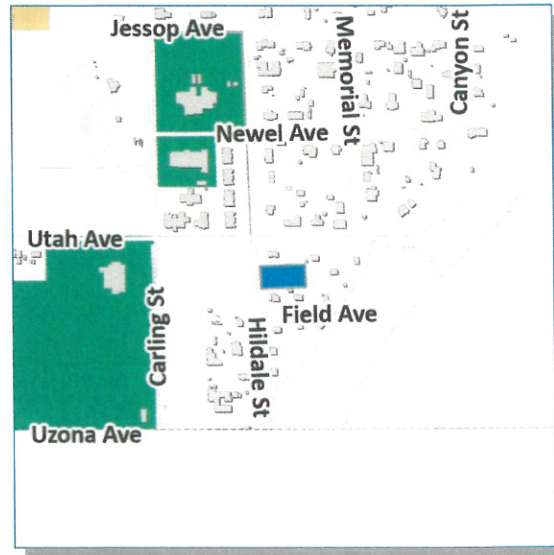


Property Report for Parcel HD-SHCR-8-15

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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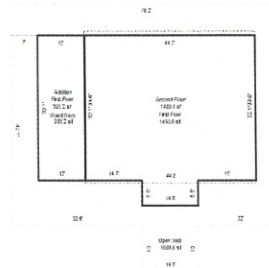


3

Item 4.

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

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

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-8-13

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

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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.*

Utilities

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

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

Tax Information

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

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.

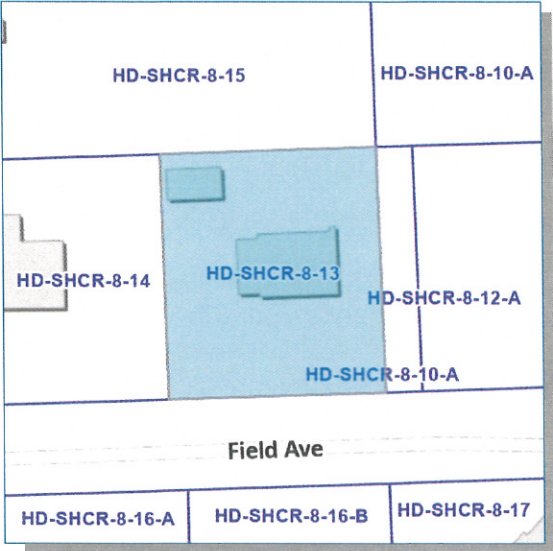
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 County Administration Building
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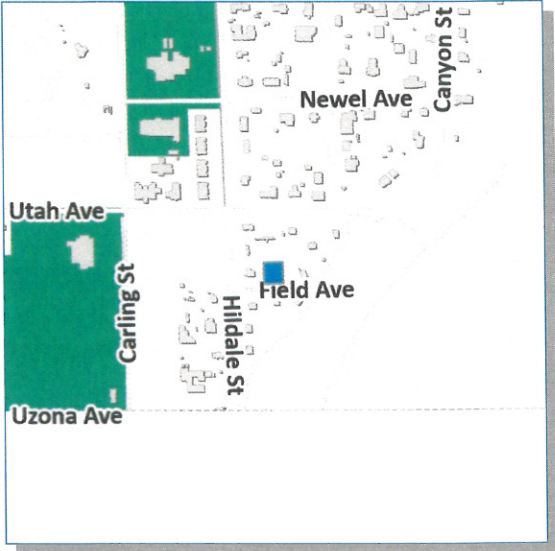


Property Report for Parcel HD-SHCR-8-13

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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-8-16-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.*

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://geoprodvm.washco.utah> for more voting information.*

Utilities

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

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

Tax Information

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

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/>*

Solid Waste Collection Day: N/A

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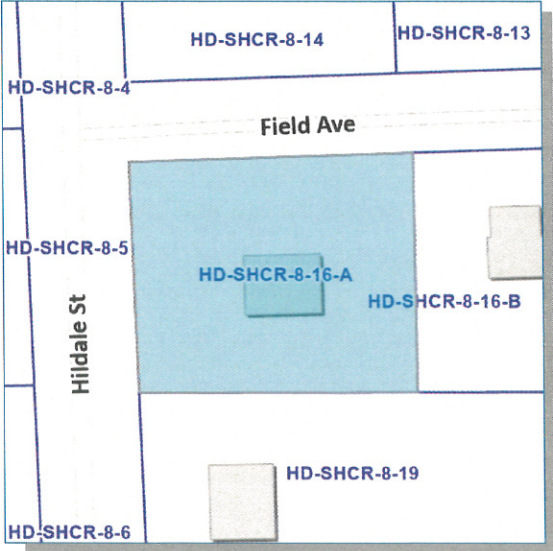
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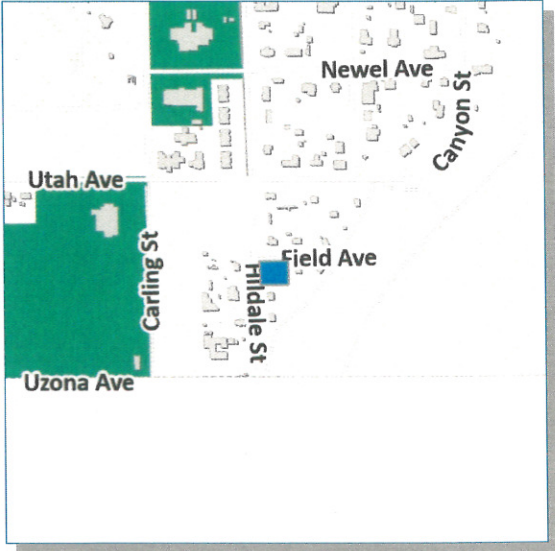


Property Report for Parcel HD-SHCR-8-16-A

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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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

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Utilities

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

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

Tax Information

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

Solid Waste Collection Day: N/A

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

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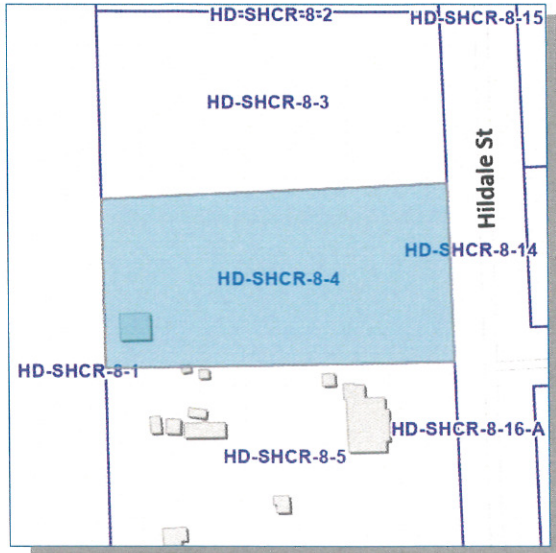
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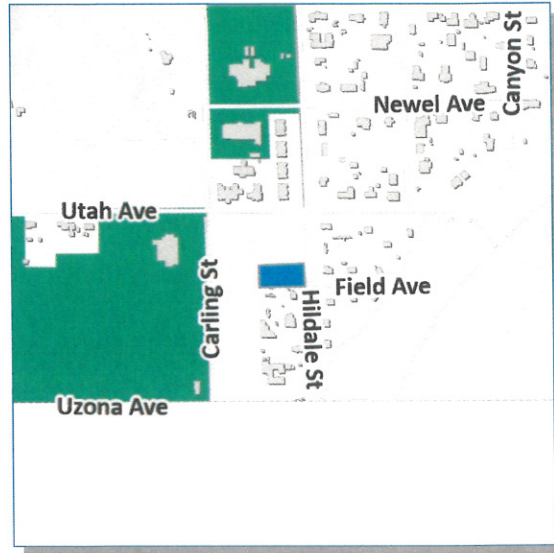


Property Report for Parcel HD-SHCR-8-4

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

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

Recording Date

| | | |
|-----------------------------|--|---------------------------------|
| 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

Tax Year

Taxes

| | |
|------|------------|
| 2021 | \$1,105.19 |
| 2020 | \$924.46 |

- [GIS](#)



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Parent Accounts 0148125

Parent Parcels HD-191

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Child Parcels

Sibling Accounts

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Taxes

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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)
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| Entry Number | Recording Date | |
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Images

| Tax Year | Taxes |
|----------|------------|
| 2021 | \$1,105.19 |
| 2020 | \$924.46 |

• [GIS](#)



From: Harrison Johnson
 To: Hildale City Planning & Zoning Commission; Hildale City Mayor
 Date: August 10, 2022
 Subject: Zone Change request

Applicant Name: Charles Hammon
Agent: N/A
Application Type: Zone Change request
Project Address: 965 N Canyon
Current Zoning: RM-1
Requested Zoning: R1-8
Date: August 10, 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-9-13-B, commonly addressed as 965 N Canyon Street, Hildale, Utah from the current Residential Multifamily-1 (RM-1) to Single-family residential 8 (R1-8).

Background

The applicant submitted the application on July 26, 2022 to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

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

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

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

General Plan and Zoning

The property is bounded on the North by HD-SHCR-9-13-B On the East by Canyon Street; On the South by HD-SHCR-9-13-C; and on the West by HD-SHCR-9-12; Surrounding properties are zoned RA-1, RM-1 and R1-10.

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 10-37-121 of this title | 50% of lot | 50% of lot | 50% of lot | 50% of lot | 50% of lot | 50% of lot | 50% of lot |
| Distance between buildings | No requirement | No requirement | No requirement | No requirement | 20 ft. | 20 ft. | 20 ft. |
| Setback standards - front yard: | | | | | | | |

| | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|
| Any building ⁵ | 24 ft. | 25 ft. | 25 ft. | 25 ft. | 25 ft. | 25 ft. | 25 ft. |
| Setback standards - rear yard: | | | | | | | |
| Main building | 19 ft. | 20 ft. | 20 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| Accessory building, including private garage ⁶ | 19 ft. | 20 ft. | 20 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| Setback standards - interior side yard: | | | | | | | |
| Main building | 9 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| 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 remains consistent with Hildale City' General Plan. The property since being split from the larger parcel is now building a single family residential home and thus does not lower the available housing units, in fact, as this is new construction on previously unimproved land, it actually increases the number of units available.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-9-13-B, commonly addressed as 965 North Canyon Street from the current Residential Multi-Family (RM-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-9-13-B
- c. Draft copy Rezone Letter for Neighboring Properties
- d. Public Hearing Notice

Zone Tax Performance Analysis

Applicant Name: Charles Hammon
Agent: N/a
Application Type: Zone Change request
Project Address: 965 North Canyon Street
Current Zoning: RM-1
Requested Zoning: R1-8
Date: August 10, 2022
Prepared by: Harrison Johnson

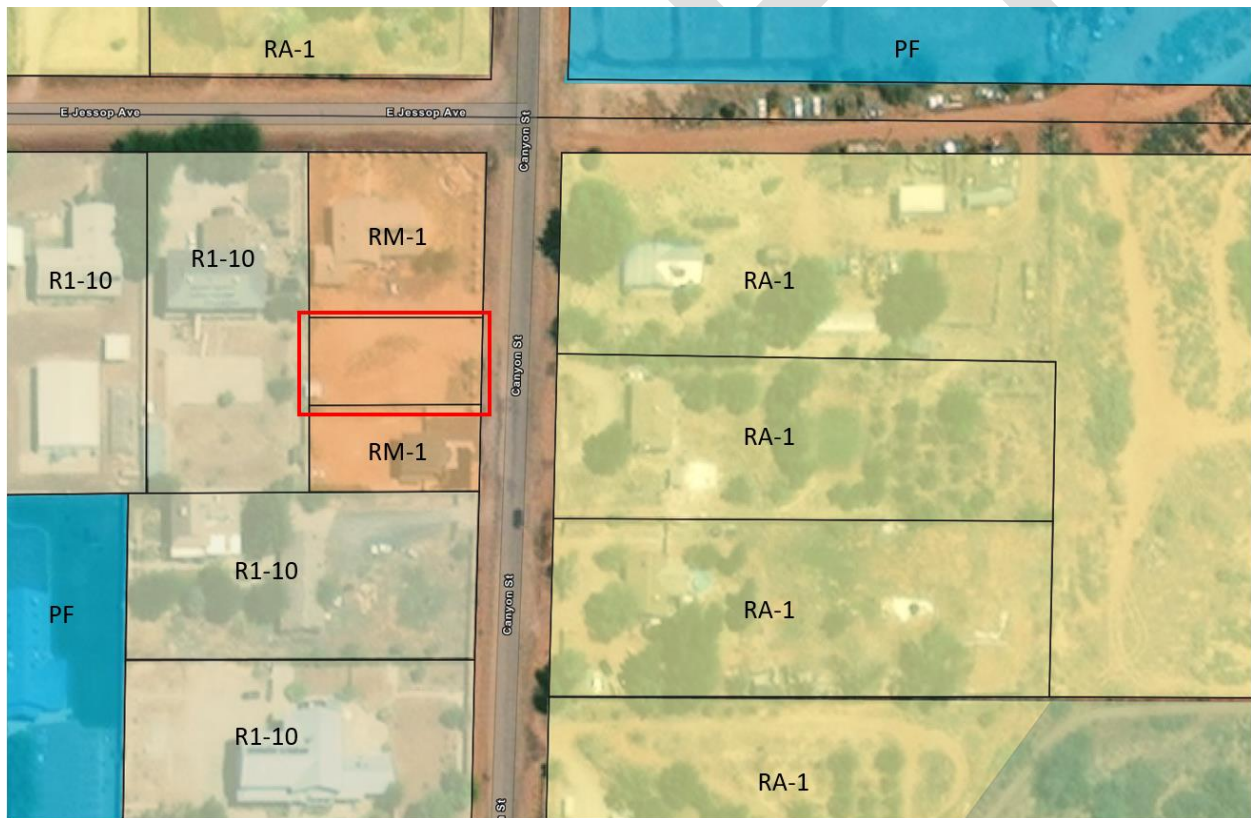


Figure 1 Location of Lots to be Rezoned

Current Tax Value Per Acre (CTVA)

CTVA is estimated by looking at the previous tax year’s assessment to calculate the amount of tax value per acre. This helps identify it’s tax performance currently with what may be built a result of the rezone.

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop

Acreage: .26

Tax Assessed Value 2021: \$32,000

CTVA: \$123,076

Current Average Zone Performance (CAZP)

CAZP is measured by calculating the average tax assessed value of all properties in Hildale with similar zoning.

Current Zone: Residential Multi-family 1

CAZP: \$ \$202,356.85

Proposed Average Zone Performance (PAZP)

PAZP is measured by calculating the average tax assessed value of all properties in Hildale with similar zones of the proposed zone.

Proposed Zone: R1-8

PAZP: \$199,399

Hildale Tax Analysis

Hildale tax analysis will identify what taxes are collected from the applicant properties and what taxes may be collected from the property once full project completion.

Current Annual Tax Per Acre: \$ \$1,213.40

Estimated Proposed Tax Per Acre: \$ \$1,965.88

Narrative: Due to the lot being assessed as unimproved land, the CTVA will be lower than it would be if it were a productive Multi-family zone. However, any building upon unimproved land will increase the amount of tax revenue collected. Therefore, the zone change will likely increase the sustainability in terms of infrastructure upkeep and maintenance.

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop

ZONE CHANGE APPLICATION

City of Hildale
320 East Newel Avenue
Hildale, UT 84784
(435) 874-1160
FAX (435) 874-2603

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. _____

Name: Charles Hammon _____ **Telephone:** 435-619-4586 _____

Address: 965 North Canyon Street, Hildale, UT 84784 _____ **Fax No.** 435-608-4586 _____

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

Email: charles@exceldesign.us _____

Address/Location of Subject Property: 965 North Canyon Street _____

Tax ID of Subject Property: HD-SHCR-9-13-B _____ **Existing Zone District:** RM-1 _____

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Proposing to change this property from RM-1 to R1-8

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 second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means 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 waste water and refuse collection.

PROCESS

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

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

AFFIDAVIT
PROPERTY OWNER

STATE OF ~~UTAH~~ Arizona
:ss
COUNTY OF Mohave

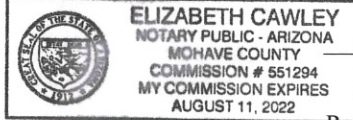
I (we), Charles Hammer, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct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

(Property Owner)

Subscribed and sworn to me this 26th day of July 2022.



[Signature]

(Notary Public)

Residing in: Mohave County

My Commission Expires: Aug 11, 2022

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: _____

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

Receipt No: 1.051599 Jul 26, 2022

CHARLES HAMMON

| | |
|----------------------|--------|
| Previous Balance: | .00 |
| MISCELLANEOUS | |
| Land Use ZONE CHANGE | 100.00 |
| | ----- |
| Total: | 100.00 |
| | ===== |
| Check - Zions Bank | |
| Check No: 1337 | 100.00 |
| Payor: | |
| CHARLES HAMMON | |
| Total Applied: | 100.00 |
| | ----- |
| Change Tendered: | .00 |
| | ===== |

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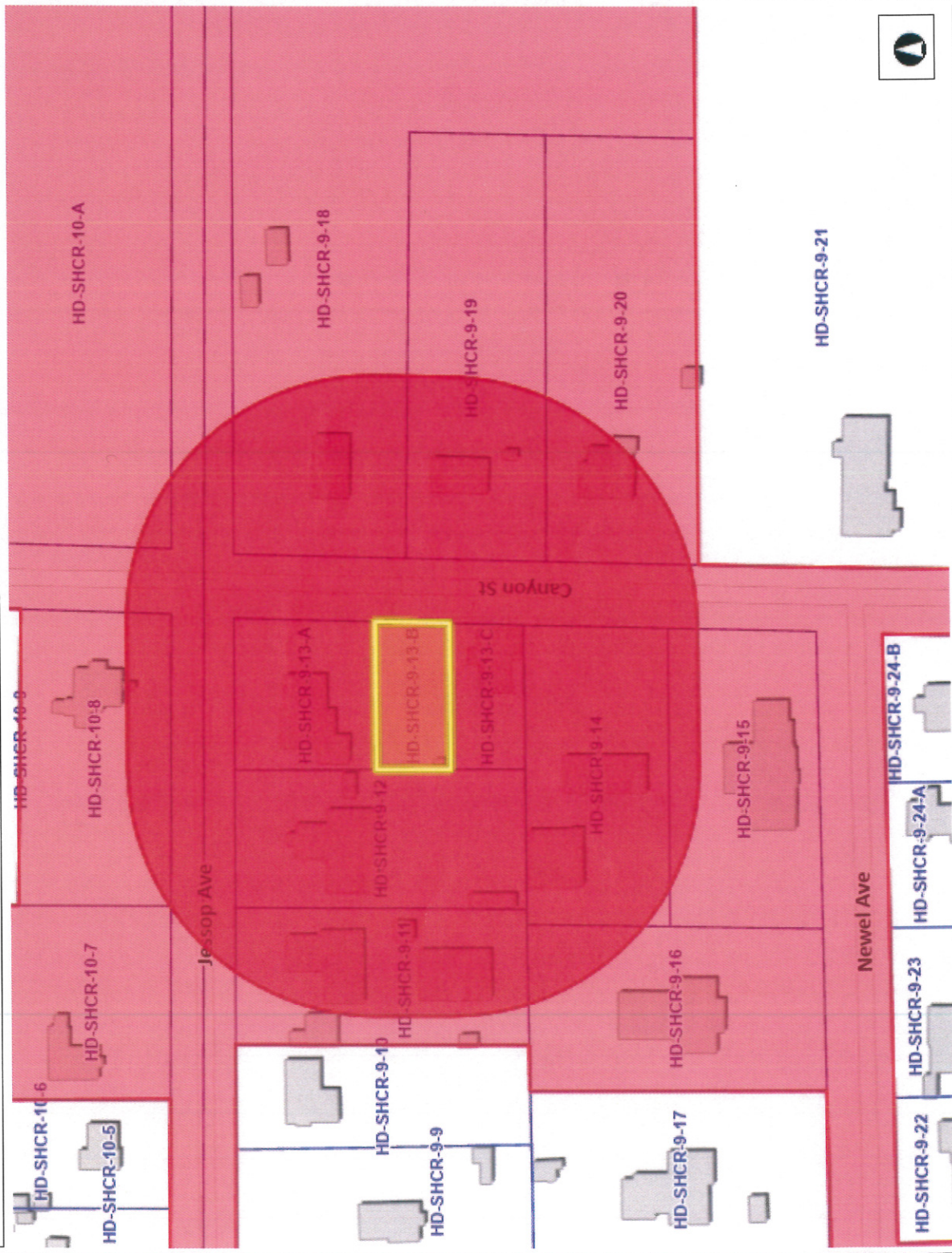


Legend

| | |
|------------------|-------------------------------------|
| | Parcels |
| Ownership | |
| | U.S. Forest Service |
| | U.S. Forest Service Wilderness |
| | Bureau of Land Management |
| | Bureau of Land Management Wildlife |
| | National Park Service |
| | Shiwits 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

Title



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



Hildale City Zoning districts



7/21/2022, 5:38:16 PM

- Municipal Boundary
- Parcels
- Zoning Districts
- RA-1 - Residential-agricultural 1
- R 1-10 - Single-family residential 10
- RM-1 - Multiple-family residential 1
- PF - Public facilities

1:1,128
 0 0.01 0.02 0.03 0.04 mi
 0 0.01 0.02 0.03 0.06 km

Esri Community Maps Contributors, Coconino County, Utah AGRC,
 © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SwireGraph,
 Geotechnologies, Inc., METANASA, USGS, Bureau of Land
 Management, EPA, NPS, US Census Bureau, USDA, Mobar.

Hildale City
 Sunrise Cloud SMART GIS®

Item 5.

2

DOC # 20220021804

Item 5.

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/19/2022 01:06:32 PM Fee \$ 40.00
By EXCEL DESIGN ASSOCIATES



Recording Requested by:
Red Dirt Development
17470 N. Pacesetter Way
Scottsdale, AZ 85255
(801)973-7325

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Charles Hammon
PO Box 190
Colorado City, AZ 86021

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

A.P.N.: HD-SHCR-9-13-B

Red Dirt Development, LLC, an Arizona limited liability company, Grantor, of Colorado City, Mohave County, State of AZ, hereby CONVEY AND WARRANT to

Charles Hammon, a Single Man, Grantee, of Colorado City, Mohave County, State of AZ, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Washington County, State of Utah:

PART OF LOT 13, SHORT CREEK SUBDIVISION #9, AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 13, SHORT CREEK SUBDIVISION #9 AMENDED & EXTENDED; SAID POINT BEING LOCATED ON THE WEST LINE OF CANYON STREET (500 EAST STREET) AND THE SOUTH LINE OF JESSOP AVENUE (1000 NORTH STREET); THENCE SOUTH 01°22'39" WEST, ALONG THE EAST LINE OF SAID LOT 13, AND WEST LINE OF SAID CANYON STREET, 141.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°22'39" WEST ALONG SAID LINES, 75.03 FEET; THENCE DEPARTING SAID LINES AND RUNNING SOUTH 89°50'27" WEST, 148.58 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°03'23" WEST, ALONG SAID LINE, 75.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING NORTH 89°50'27" EAST, 150.45 FEET TO THE POINT OF BEGINNING.

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

A.P.N.: HD-SHCR-9-13-B

Warranty Deed - continued

Witness, the hand(s) of said Grantor(s), this April 14th, 2022.

Red Dirt Development Company, LLC, an Arizona limited liability company

By: Caleb Cawley
Name: Caleb Cawley
Title: Member

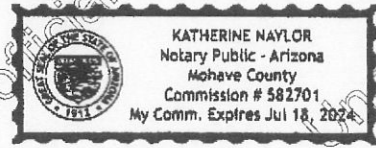
STATE OF Arizona
County of MoHAVE ss.

On April 14, 2022, before me, the undersigned Notary Public, personally appeared **Caleb Cawley, Member of Red Dirt Development, an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7-18-24

Katherine Naylor
Notary Public



To: Planning Commission
Cc: Eric Duthie, Shawn Guzman
From: Harrison Johnson
Date: August 16th, 2022
Subject: Staff Report on Lot Line Adjustment Application

Applicant Name: Don Timpson
Agent: Thomas Knudson
Application Type: Lot Line Adjustment
Project Address: 1280 W Utah Ave & 865 N Redwood Street
Date: August 16th, 2022
Prepared by: Harrison Johnson

Summary of Application

This application is to adjust the lot lines for the following lots: HD-SHCR-4-33, HD-SHCR-4-37, HD-SHCR-4-36, HD-SHCR-4-35 in order to build a new structure for Plus One.

- All affected property owners are signed petitioners to this application
- There are no public rights-of-way or roads affected in this application
- There are changes to the Public Utilities Easements (PUE), and PUE providers have all reviewed the application and expressed they have no concerns
- There are no new lots being created

One of the affected property owners, Robert and Amanda Knudson did receive a lot split approval on June 21st, 2021, however they failed to record it with the county recorder. They have signed as a petitioner to this application and have confirmed that they wish to rescind their lot split approval in order to advance the lot line adjustment application.

Compliance with State Law

This applications falls under Utah Code Section 10-9a-523 and Utah 10-9a-608 for Lot Line adjustments as the lots are part of a previous subdivision.

There is no requirement for a public hearing due to an exemption outlined in 10-9a-608(2)a(III):

- *adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;*

A public meeting is required however as the lot line adjustment application does affect PUEs.

Compliance with City Ordinance

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop

This application is considered under the Hildale Sec 152-7-17 Routine And Uncontested Matters.

- The lots in question are zoned Highway Commercial (HC) the change in lot lines does not conflict with development standards.

There are no other concerns or conflicts with local city ordinance in relation to this application.

Staff Recommendation

As this application falls under Hildale Sec 152-7-17 Routine and Uncontested Matters, the Planning Commission may designate the Zoning Administrator as the approval authority.

This staff review recommends that this application for lot line adjustment is approved.

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

SUBDIVISION LOT LINE ADJUSTMENT APPLICATION

320 E Newel Ave
Hildale, UT 84784
planning@hildalecity.com

Fee: \$300

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

Name(s): Don Timpson

Telephone: (435) 467-2466

Address: 1185 West Utah Avenue, Hildale, UT 84784

Email: timpsond@yahoo.com

Address(es) of Subject Property: 1280 W. Utah Ave, Hildale, UT & 865 N Redwood St., Hildale, UT

Parcel Nos. of Subject Property: HD-SHCR-4-33, HD-SHCR-4-37, HD-SHCR-4-36, HD-SHCR-4-35

Subdivision Name: Short Creek Subdivision #4 Phase: _____

Submittal Requirements: This application must be accompanied by the following:

- a. Signature sheet reflecting name, address, phone number and signature of each owner affected.
- b. Proposed amended plat (showing only the portion of the plat to be amended).
- c. Drawing of the proposed new configuration of the lots with accurate dimensions and the locations of any buildings or other structures.
- d. Proposed form of boundary line agreement or quitclaim deed.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

Date Complete: _____ Completion determination made by: _____

Signature Sheet for Lot Line Adjustment Application

Regarding Parcel Nos: HD_SHCR-4-33, HD-SHCR-4-37, HD-SHCR-4-36, & HD-SHCR-4-35



Don Timpson
PlusOne Company
PO Box 840639
Hildale, UT 84784
(435) 467-2466

 *PK*

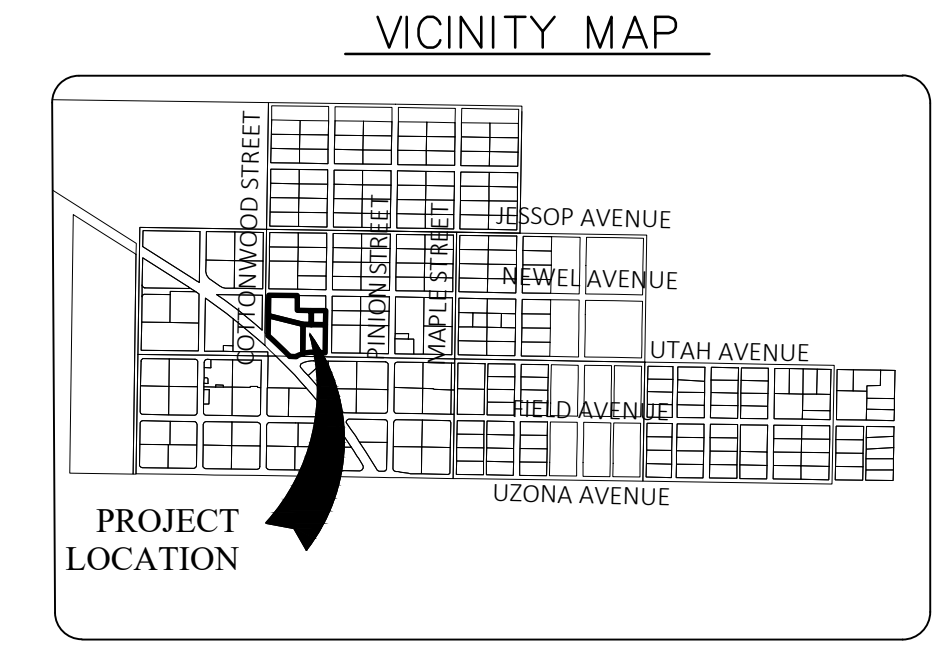
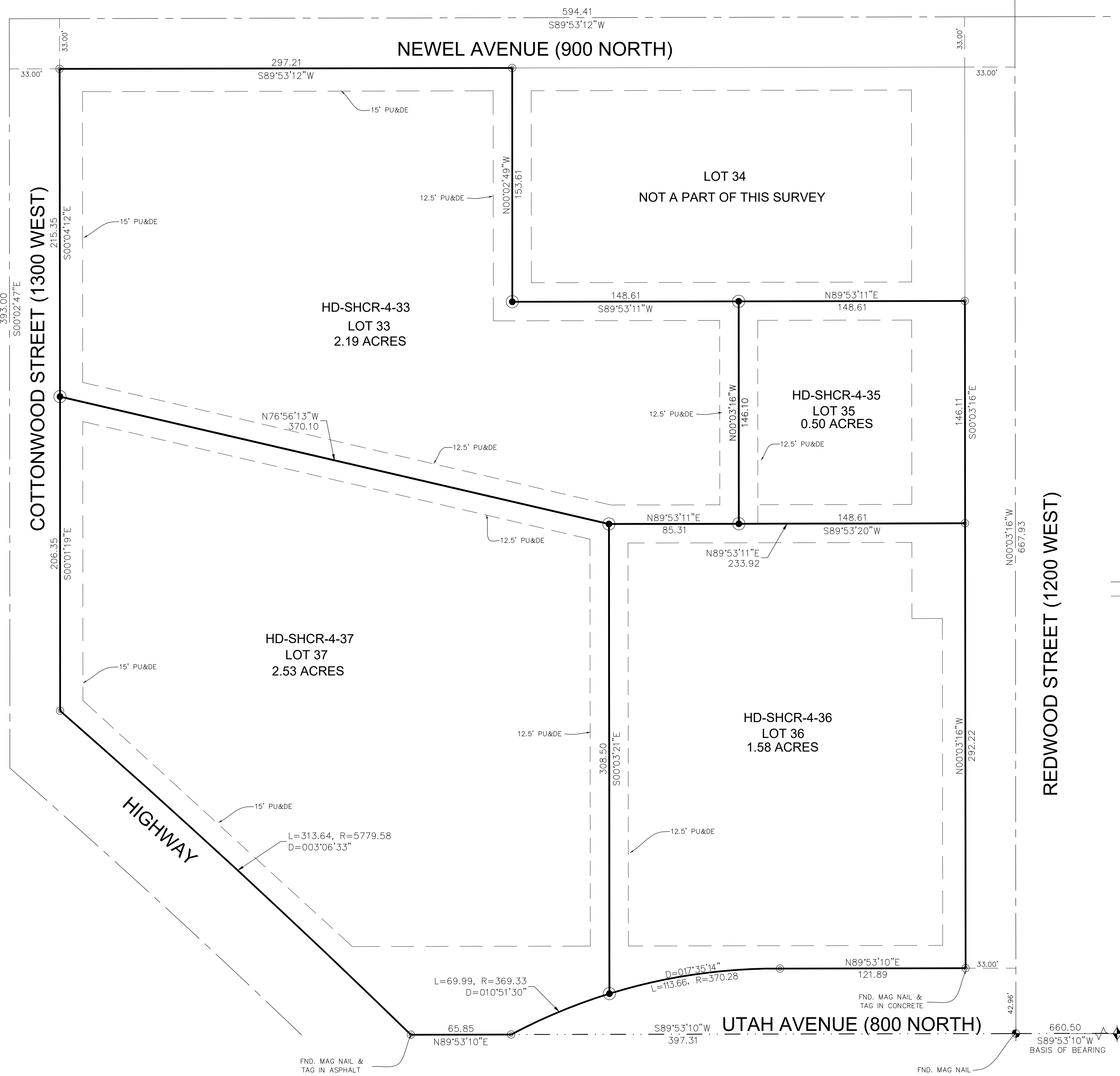
Robert Knudson
PO Box 841669
Hildale, Utah 84784
(435) 467-0890

 *AK*

Amanda Knudson
PO Box 841669
Hildale, Utah 84784
(435) 619-7037

SHORT CREEK SUBDIVISION #4 AMENDING LOTS 33, 35, 36 & 37

SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN,
HILDALE, UTAH



GENERAL NOTES & RESTRICTIONS

1. There exists a 15.00 foot public utility and drainage easement along all street lot lines and a 12.50 foot public utility easement along all side and rear lot lines unless otherwise noted. No buildings or structures, e.g. pools, walls, or fences, will be allowed to be built in the easement area and the owner bears the risk of loss or damage to those improvements resulting for the exercise of the easement rights.

- LEGEND**
- ◆ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
 - SPECIFICS PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
 - ⊙ SPECIFICS FOUND PROPERTY CORNER MONUMENT BUSH & GUDGELL REBAR & CAP PLS 6.362432, OR AS NOTED.
 - CENTERLINE
 - - - EASEMENT LINE

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO DO A LOT LINE ADJUSTMENT TO LOTS 33, 35, 36 & 37 OF THE SHORT CREEK SUBDIVISION #4 AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20140018626. THIS WILL ALSO AMEND THE EASEMENTS ALONG EACH REVISED PROPERTY LINES. NO OTHER CHANGES ARE INTENDED.

ACKNOWLEDGMENT

State of Utah)
County of Washington)

On this _____ day of _____ A.D. 2021, personally appeared Don Timpson, CEO of PLUSONE Company, a Utah Corporation, proved on the basis of satisfactory evidence to be the person whose names is subscribed to in this document, and acknowledged he executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

Notary Public (signature) _____
No stamp required (Utah Code 46-1-16(6))

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

BOUNDARY DESCRIPTION

LOTS 33, 35, 36 & 37 OF SHORT CREEK SUBDIVISION #4 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED AT ENTRY #20140018626 OF THE WASHINGTON COUNTY RECORDER'S OFFICE.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, AND PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

**SHORT CREEK SUBDIVISION #4 AMENDING
LOTS 33, 35, 36 & 37**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HILDALE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY AND DRAINAGE EASEMENTS. ALL LOTS, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO THE CITY OF HILDALE, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

PLUSODON TIMPSON, CEO, OF PLUSONE COMPANY
ROBERT KNUDSON
AMANDA KNUDSON

ACKNOWLEDGMENT

State of Utah)
County of Washington)

On this _____ day of _____ A.D. 2021, personally appeared ROBERT KNUDSON AND AMANDA KNUDSON, Husband and Wife, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

Notary Public (signature) _____
No stamp required (Utah Code 46-1-16(6))

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°53'10" WEST, BETWEEN THE EAST 1/4 CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND THE CENTERLINE MONUMENT LOCATED AT UTAH AVENUE AND REDWOOD STREET.

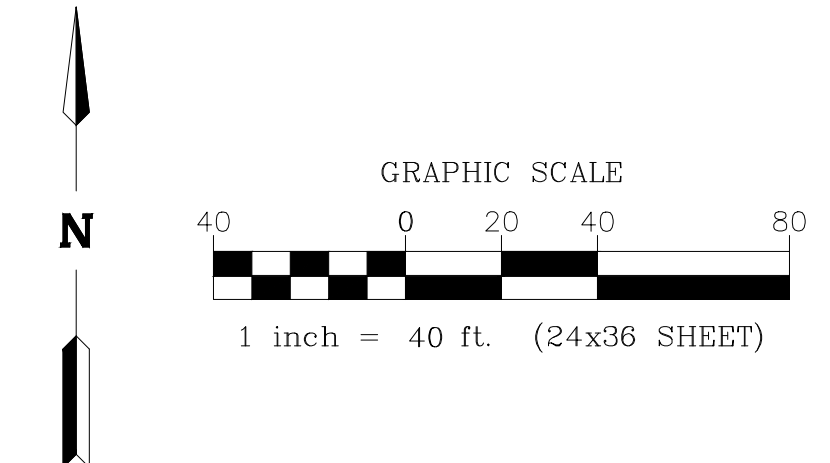
SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, HILDALE, UTAH

FINAL PLAT OF
**SHORT CREEK SUBDIVISION #4, AMENDING
LOTS 33, 35, 36 & 37**

1552-02 SVY FINAL PLAT.DWG (MARCH 2, 2021)

ALPHA ENGINEERING

43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com



| Hildale City Utility Department Approval | City Engineer Approval | Approval as to Form | Approval and Acceptance by Hildale City | Treasurer Approval |
|--|--|---|--|---|
| I hereby verify that this office examined this Amended Plat and hereby recommends approval on this the _____ day of _____ A.D. 2021. | I hereby verify that this office examined this Amended Plat and hereby recommends approval on this the _____ day of _____ A.D. 2021. | Approved as to Form, this the _____ day of _____ A.D. 2021. | We, the Mayor and City Council of Hildale City, Utah, have reviewed the above Amended Subdivision Final Plat and by authorization of said City Council have approved it on this the _____ day of _____, 2021, with all commitments and obligations pertaining thereto. | I, Washington County Treasurer, certify on this _____ day of _____ A.D. 2021 that all taxes, special assessments, and fees due and owing on this Amended Subdivision Final Plat have been paid in full. |
| Utility Department Hildale City | City Engineer Hildale City | City Attorney Hildale City | Attest: City Recorder, Hildale City Mayor, Hildale City | Washington County Treasurer Washington County Recorder |

LOT LINE ADJUSTMENT AGREEMENT

THIS AGREEMENT is made and entered into the _____ day of _____, 20____, by and between _____, the owner(s) of Parcel No. _____ and _____, the owner(s) of Parcel No. _____ (collectively referred to as the “Parties” or the “Adjoining LotOwners”).

RECITALS

WHEREAS, Section 10-9a-103(65)(c) of the Utah Code Annotated and Section 152-3-4 of the Hildale City Code both exempt lot line adjustment between adjoining lot owners from the approval and filing requirements of a subdivision, by excluding from the definition of the term “Subdivision” a recorded agreement between owners of adjoining subdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances;

AGREEMENT

NOW, THEREFORE, in consideration of the terms and representations herein contained, the parties hereby represent and agree as follows:

1. The undersigned Adjoining Lot Owners hereby represent and agree: that they are the legal title owners of adjoining parcels of real property; that they mutually desire and agree to adjust the location of their mutual boundary line running between their adjoining parcels; that, in so adjusting their mutual boundary line, no new lot will be created thereby; and that the adjustment does not violate any applicable land use ordinances.
2. Attached hereto as Exhibit “A,” and by this reference incorporated herein, is a drawing showing the adjusted boundary line between the Adjoining Lot Owners, together with the new legal descriptions for each lot, as prepared and stamped by a Utah licensed Land Surveyor.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed the day and year first above written

SIGNATURES OF ADJOINING LOT OWNERS:

Owner, Parcel No. _____

Co-Owner, Parcel No. _____

Owner, Parcel No. _____

Co-Owner, Parcel No. _____

STATE OF UTAH)
 : ss.
County of Washington)

On this _____ day of _____, 20____, before me personally appeared _____, owner(s) of Parcel No. _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are signed above on this Agreement, and acknowledged before me that they signed it voluntarily for its stated purpose.

Notary Public

STATE OF UTAH)
 : ss.
County of Washington)

On this _____ day of _____, 20____, before me personally appeared _____, owner(s) of Parcel No. _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are signed above on this Agreement, and acknowledged before me that they signed it voluntarily for its stated purpose.

Notary Public