



Hildale City Planning Commission

Thursday, March 21, 2024 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a regular meeting on **Thursday, March 21, 2024** 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

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

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

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

Comments during the public comment or public hearing portions of the meeting may be emailed to 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: City 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. Consideration, discussion and possible approval of the Commission meeting minutes of February 15, 2024

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

Public Hearing:

2. This is an opportunity for the public to be heard concerning a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential 1-8 (R1-8).

3. Public comment will be received concerning a request to amend Hildale City Code 152-26-3, to lower the minimum acreage required in a Planned Recreational Resort Zone from five (5) acres to two (2) acres.

Unfinished Commission Business:

4. Consideration, discussion, and possible recommendation to the Hildale City Council to approve a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential 1-8 (R1-8)

New Commission Business:

5. Consideration, discussion, and possible recommendation to Hildale City Council concerning a proposed change to Land Use Ordinance 152-26-3 Minimum Acreage, lowering the minimum acreage for Planned Recreational Resort Zone from "at least five (5) acres" to at least two (2) acres.

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

Thursday, February 15, 2024 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Roll Call of Commission Attendees:

PRESENT

Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Tracy Barlow
Commissioner Lawrence Stubbs
Commissioner Thirkle Nielsen
Commissioner Jeromy Williams

ABSENT

Chair Charles Hammon

Staff: Eric Duthie, Sirrene Barlow, Sammie Cawley, Roger Carter.

Pledge of Allegiance:

Pledge lead by Vice Chair Wall.

Conflict of Interest Disclosures

No conflict at this time.

Approval of Minutes of Previous Meetings:

1. **Consideration, discussion, and possible approval of the minutes of the December 21, 2023, Planning and Zoning meeting.**

Commissioners reviewed the minutes.

Motion made by Vice Chair Wall to approve minutes of the December 21, 2023, Planning and Zoning meeting., Seconded by Commissioner Stubbs.

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

Motion Carries.

Public Comments:

Jared Nicole spoke on the upcoming zone change and voiced his disagreement with this.

Reports:

2. **Introduction and Orientation of new Commissioners.**

The Commissioners welcomed the new Commissioners, Thirkle Nielsen and Jeromy Williams.

Public Hearing:

3. **This hearing is an opportunity for the public to be heard concerning a request to re-zone Parcel HD-SHCR-3-10 & 3-41, commonly addressed as 985 N. Juniper St., Hildale, Utah from Residential Agricultural 1 (RA-1) to Planned Recreational Resort (RR).**

Vice Chair Wall made a motion to open the Public Hearing at 6:15pm, Second by Commissioner Jessop.

City Manager Duthie gave an overview of the agenda item.

City Manager Duthie read into the meeting emails that were received regarding this item.

From: Dan Lane <danlane828@gmail.com>
Sent: Tuesday, February 13, 2024 6:55 PM
To: City Manager <manager@hildalecity.com>
Subject: The planning and zoning board

My name is Dan Lane. I live across the street from the property you want to rezone. I would like to see it remain residential and not recreational resort. Me and my family live here. I don't think I want "resort" traffic around my children and grandchildren. Please keep it residential for the people who live here.

thank you Dan Lane

From: Marylou Lane <maryloulane77@gmail.com>
Sent: Tuesday, February 13, 2024 6:20 PM
To: City Manager <manager@hildalecity.com>
Subject: Re-Zoning request HD-SHCR-3-10 & 3-41

For the meeting on February 15, 2024 @ 6:00pm.

Hello, My name is Marylou Lane

My home borders the proposed zoning change.

I am asking to keep this area a residential agricultural zone, with little impact on the surroundings and municipal services.

I feel like the dream that Mr Barlow has is amazing. But I do not feel like this is the right location. There are other areas that are by far, more well suited for this kind of zoning.

Please preserve the character of our city's semi rural area. Please keep this a family area. This is my heritage. I want to see my children raising their children here.

Our City's logo is "Welcome Home". Please listen to the residents, the people that actually live here. This is my sanctuary.

Please keep the "**Welcome**" to my home, and my hometown.

Say **no** to the zone change.

Thank you for your time and efforts to build our community.

Jared Nicole-lives in this neighborhood. He brought up the concerns he compared to the City code. He would strongly oppose this.

Vice Chair wall made a motion to close the Public Hearing at 6:29pm, second by Commissioner Nielsen. All in Favor.

4. **This hearing is an opportunity for the public to be heard concerning a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential Multiple Family (RM-1).**

Vice Chair Wall made a motion to open the Public Hearing at 6:30pm, Second by Commissioner Jessop. All in Favor.

John Barlow would encourage this change.

Vice Chair wall made a motion to close the Public Hearing at 6:32pm, second by Commissioner Williams. All in Favor.

Unfinished Commission Business:

New Commission Business:

5. **Consideration, discussion, and possible recommendation to Hildale City Council concerning a proposed change to Land Use Ordinance 152-26-3 Minimum Acreage, lowering the minimum acreage for Planned Recreational Resort Zone from "at least five (5) acres" to at least two (2) acres.**

John Barlow presented this application to the Commissioners. He gave a brief description of the goal.

Commissioners discussed in detail the goal and growth of the community.

After a lengthy discussion the Commissioners have agreed to Table this Item until a Public Hearing could be done.

Tabled

6. **Consideration, discussion, and possible recommendation to the Hildale City Council to approve a request to re-zone Parcel HD-SHCR-3-10 & 3-41, commonly addressed as 985 N. Juniper St., Hildale, Utah from Residential Agricultural 1 (RA-1) to Planned Recreational Resort (RR).**

City Manager Duthie presented to the Commissioners the details of this application.

Being the land ordinance is not in compliance this will not be able to be voted on at this time.

Roger Carter addressed the Commissioners and gave recommendation on not voting until the text amendment is processed on way or another.

Vice Chair Wall made a motion to table for 60 days. All in Favor.

7. Consideration, discussion, and possible recommendation to the Hildale City Council to approve a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential Multiple Family (RM-1).

City Manager Duthie presented the application request to the Commissioners.

Commissioners talked in great details.

Motion made by Commissioner Jessop to recommend Hildale City Council to approve a request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential Multiple Family (RM-1), Seconded by Vice Chair Wall.

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

Motion Carries.

Commissioners Comments:

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment:

Vice Chair adjourned meeting at 8:03pm.

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 _____.

Sirrene J. Barlow, City Recorder

From: Eric Duthie, Hildale City Manager
To: Hildale City Planning and Zoning Commission;
Date: March 18, 2024
Subject: Zone Change request

Applicant Name: Lynn Gutzwiler
Agent: N/A
Application Type: Zone Change request
Project Address: 495 East Newel Ave., Hildale, UT 84784
Current Zoning: Residential 1-10 (R1-10)
Requested Zoning: Residential 1-8 (R1-8)
Date: January 22, 2024
Prepared by: City Manager Eric Duthie

Summary of Application

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed as 495 East Newel Ave., Hildale, UT from the current Residential 1-10 Zone (R1-10) to Residential 1-8 Zone (R1-8).

Background – REQUIREMENTS CONFIRMED

The applicant submitted the application on January 22, 2024, 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 (included).

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

General Plan and Zoning

The property is bounded on the North by Jessop Avenue; On the East by Juniper Street; On the South by structures zoned RA-1; and on the West by structures zoned RA-1.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-11-2 Uses allowed; and Sec 152-11-2 Development Standards In Residential Zones, as follows:

Sec 152-11-2 Zone Purposes and Allowances

The purpose of the R1-15, R1-10, R1-8, and R1-6 zones is to permit development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones							
	R1-15	R1- 10	R1-8	RM- 1	RM- 2	RM- 3	MH/RV	
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	p	p	P	N	N	N	N	
Transitional housing facility	N	N	N	N	N	N	N	

Sec 152-11-2 Zone Development Standards

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 sf	15,000 sf	10,000 sf	8,000 sf	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sf	12,000 sf	8,000 sf	6,400 sf	10,000 sf	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
I	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 sf	1,200 sf	1,200 sf	500 sf	1,000 sf	1,000 sf	500 sf
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	None	None	None	None	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

Recommendation

Staff recommends approval of the zone change request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed as 495 East Newel Ave., Hildale, UT from the current Residential 1-10 Zone (R1-10) to Residential 1-8 Zone (R1-8).

Sample Motion – ZONING CHANGE

I move to recommend approval, to the Hildale City Council, of the zoning map amendment for to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed as 495 East Newel Ave., Hildale, UT from the current Residential 1-10 Zone (R1-10) to Residential 1-8 Zone (R1-8).



NOV 22 2023

435-874-2323

435-874-2603

www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. 1053649

check # 3551
angelene

Name: Lynn Gutzwiller Telephone: 385-237-7416

Address: 358 East Bridlewalk Lane, Murray UT. 84107 Fax No. _____

Agent (If Applicable): _____ Telephone: 385-237-7416

Email: gutzywest@gmail.com

Address/Location of Subject Property: 495 East Newel Avenue, Hildale, UT. 84784

Tax ID of Subject Property: See Attached Existing Zone District: R1-10

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

See attached paper.

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

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

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

(OFFICE USE ONLY)

Date Received: _____ Application Complete: YES NO

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



495 E. Newel Ave REZONE MAF

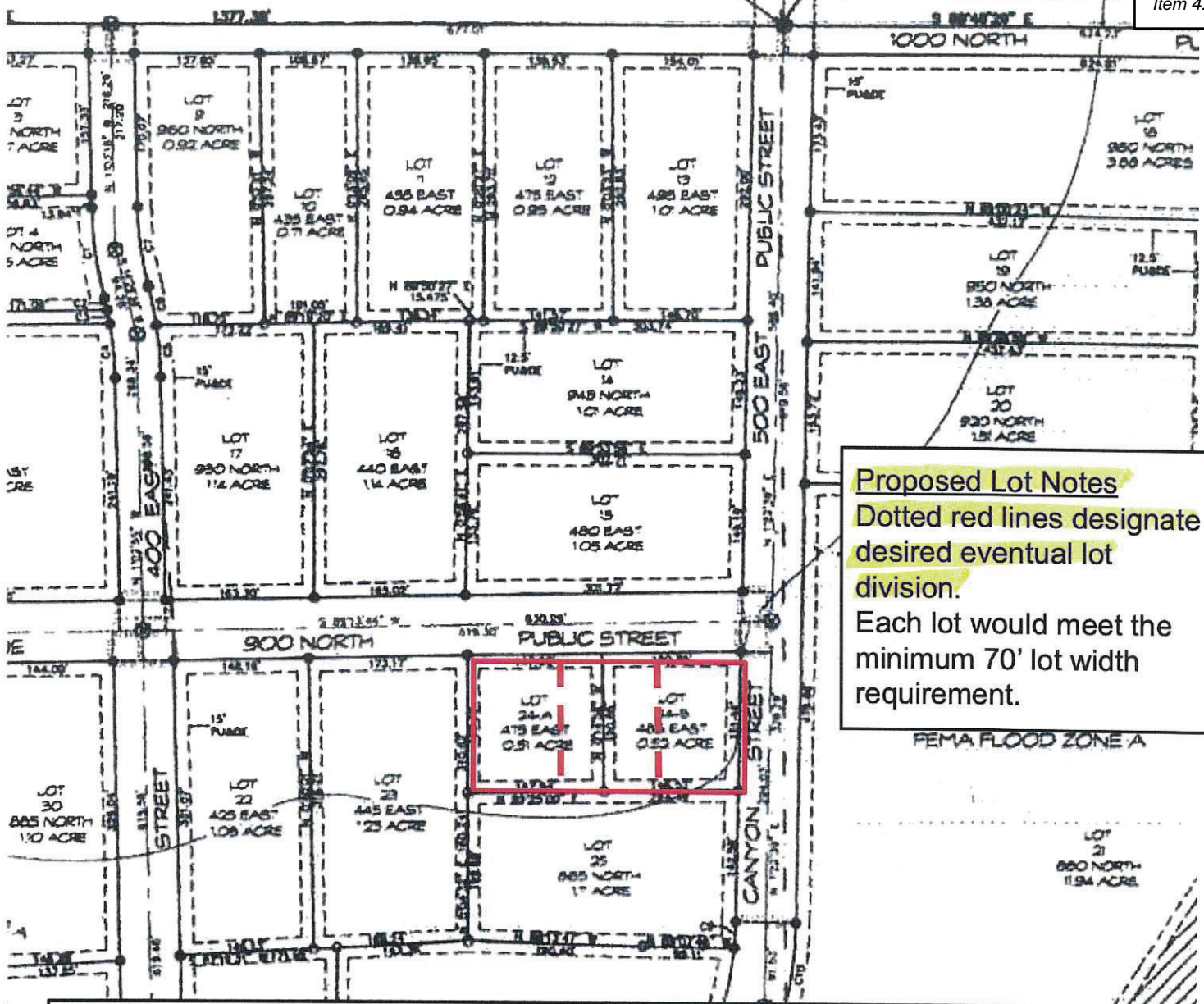


Item 4.

SEE DETAIL "A"

SHORT CREEK SUBD

Item 4.



Proposed Lot Notes
 Dotted red lines designate desired eventual lot division.
 Each lot would meet the minimum 70' lot width requirement.

FEMA FLOOD ZONE A

Existing Lot Notes

Existing zoning for properties highlighted in red are R1-10. Proposed zoning for red properties would be R1-8.

Current square footage for Lot 24.A - 11325 square feet

Current square footage for Lot 24.B - 11761 square feet

Total for lots combined - 23,086 square feet

Per Hildale Municiple Code - R1-10 minimal lot size - 8,000 square feet

Per Hildale Municiple Code - R1-8 minimal lot size - 6,400 square feet

Applicant would like to rezone to R1-8 with plans to divide the property into 3 lots of 7,695 square feet each. This would be well over the minimum lot size for R1-8 zoning.

Tax ID of Subject Property - HD-SHCR-9-24-B-1 & HD-SHCR-9-24-B-2

Re: 495 East Newell Ave, Hildale, UT

Item 4.

Rachael Coleman <rachael.coleman@jordandistrict.org>

Wed 12/6/2023 2:18 PM

To: Nathan Fischer <NathanF@hildalecity.com>; Lynn Gutzwiller <lynn.gutzwiller@jordandistrict.org>
Cc: Eric Duthie <EricD@hildalecity.com>; Jerry Postema <jerryp@hildalecity.com>

Thanks for your email. We understand that we will need to run new utility lines to the rezoned lot split (495 East Newell Ave.) and are willing to incur those costs.

Thanks so much,
Rachael Coleman
Lynn Gutzwiller

On Thu, Oct 5, 2023 at 12:03 PM Nathan Fischer <NathanF@hildalecity.com> wrote:

Greetings

The sewer line in Newel Ave is proposed. (not installed yet and will need to be completed to serve sewer to Lot 24-A and lot 24-B1) This will be at property owners expense.

The water meter shown on 24-B2 currently serves 24-A. We will require a new water service to be installed to serve 24-A as well as one for 24-B1

Gercane Energy handles the power, please reach out to them and they will be happy to answer any power related questions.

Thank you

Nathan Fischer

Phone: 435.922.5135

Utility Department

Email: nathanf@hildalecity.com



HCC UTILITY DEPARTMENT

MAXIMIZE COMMUNICATIONS

320 E Newel Ave, PO Box 840490

Hildale, UT 84784

Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
10/27/2023 09:38:56 AM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

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

Mail Tax Notice To:
Lynn Gutzwiller
358 E Bridewalk Lane
Murray, Utah 84107

File Number: STG-100495-LH
Parcel ID: HD-SHCR-9-24-B-1 &
HD-SHCR-9-24-B-2

Warranty Deed

TERRILL JOHNSON,

Grantor, hereby CONVEY(S) IN WARRANTY to

Lynn Gutzwiller,

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

SEE ATTACHED EXHIBIT "A"

APN: HD-SHCR-9-24-B-1 & HD-SHCR-9-24-B-2

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

****See Deed Restrictions attached hereto and made a part hereof**

SHANN

WITNESS, the hand of said grantor, this 26 day of October, 2023

Terrill Johnson
Terrill Johnson

STATE OF UTAH
COUNTY OF WASHINGTON

On this 26 day of October, 2023, before me Leslie Hepler, a notary public, personally appeared Terrill Johnson, 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

Leslie Hepler
Notary Public



Eagle Gate Title Insurance Agency, Inc
File STG-100495-LH

Exhibit "A": Legal Description

LOT 24-B-1, SHORT CREEK SUBDIVISION #9 AMENDED AND EXTENDED,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE
WASHINGTON COUNTY RECORDER'S OFFICE, MORE SPECIFICALLY DESCRIBED
AS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF NEWEL AVENUE,
SAID POINT BEING S 89°13'44" W 75.38 FEET ALONG SAID LINE FROM THE
NORTHEAST CORNER OF LOT 24, SHORT CREEK SUBDIVISION #9, RECORDED AND
ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF
UTAH, AND RUNNING THENCE S 0°34'11" W 151.14 FEET, TO THE SOUTH LINE OF
SAID LOT 24; THENCE S 89°25'00" W 73.33 FEET; THENCE N 0°14'28" W 150.86 FEET,
TO A POINT ON THE SAID RIGHT OF WAY LINE OF NEWEL AVENUE; THENCE N
89°13'44" E 75.48 FEET, TO THE POINT OF BEGINNING.

LOT 24-B-2, SHORT CREEK SUBDIVISION #9 AMENDED AND EXTENDED,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE
WASHINGTON COUNTY RECORDER'S OFFICE, MORE SPECIFICALLY DESCRIBED
AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 24, SHORT CREEK SUBDIVISION
#9, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON
COUNTY, STATE OF UTAH, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY
LINE OF CANYON STREET; AND RUNNING THENCE SOUTH 1°22'39" WEST 151.44
FEET, ALONG SAID LINE; THENCE SOUTH 89°25'00" WEST 73.23 FEET; THENCE
NORTH 0°34'11" EAST 151.14 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY
LINE OF NEWEL AVENUE; THENCE NORTH 89°13'44" EAST 75.38 FEET, ALONG SAID
LINE, TO THE POINT OF BEGINNING.

APN(S): HD-SHCR-9-24-B-1 & HD-SHCR-9-24-B-2

Deed Restriction

**SUBJECT TO: No Utilities have been provided to these lots.
The City of Hildale will not issue any building permit for each lot
until all utilities have been installed at the cost of the Grantee,
herein.**


Lynn Gutzwiller

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

Receipt No: 1.053649 Nov 22, 2023

LYNN GUTZWILLER

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION	100.00
495 EAST NEWEL AVENUE	

Total:	100.00
--------	--------

Check - Zions Bank	
Check No: 3551	100.00
Payor:	
LYNN GUTZWILLER	
Total Applied:	100.00

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

11/22/2023 4:35 PM



📞 435-874-2323
📠 435-874-2603
🌐 www.hildalecity.com

March 11, 2024

RE: Notice of Public Hearing — Re-zone Request
Parcel Numbers: HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2
Address: 495 East Newel Ave., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to rezone the above-listed parcel from Residential 1-10 (R-1-10) to Residential 1-8 (R1-8).

Residential 1-10 (RA-1-10) permits development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

Residential 1-8 (R1-8) permits development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

Development standards in residential zones vary and can be found, in detail, at Hildale City Land Use Ordinance, available from City Hall, or at https://hildale.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_13_RESIDENTIAL_ZONES

The hearing will be held Thursday, March 21, 2024, at 6:00 pm (MDT), at Hildale City Hall, at 320 East Newel Avenue, Hildale, Utah. Any objections, questions or comments can be submitted in person at the Hildale City Hall, or by mail to:

City of Hildale Zoning Administrator
P.O. Box 840490, Hildale, Utah 84784
or Zoning Administrator (435) 874-2323
or at manager@hildalecity.com.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after the day of the public hearing. Each written objection filed with the municipality will be provided to the Hildale City Council.

Sincerely,

Eric Duthie, City Manager / Zoning Administrator

[Back to normal view](#)

Item 4.

Query: AccountNumID = 0929791

Showing 1 result on 1 page

Account# Summary

0929791	Parcel #: HD-SHCR-9-16	Owner: <i>WASHINGTON COUNTY</i>
	Situs: <i>440 E NEWEL AVE HILDALE</i>	Legal: Subdivision: SHORT CREEK 9 AMD & EXT
	<i>847840000</i>	(HD) Lot: 16
	Acres: 1.14	
Version: 05/13/2023 08:15:32-910 PM to: MAX		

[Back to normal view](#)

Query: AccountNumID = 0929784

Showing 1 result on 1 page

Account# Summary

0929784	Parcel #: HD-SHCR-9-15	Owner: <i>ALLRED JAMES RULON AKA JIM</i>
	Situs: <i>480 E NEWEL AVE HILDALE</i>	Legal: Subdivision: SHORT CREEK 9 AMD & EXT
	<i>847840000</i>	(HD) Lot: 15
	Acres: 1.05	
Version: 05/08/2020 02:12:39-700 AM to: MAX		

[Back to normal view](#)

Query: AccountNumID = 0929830

Showing 1 result on 1 page

Account# Summary

0929830	Parcel #: HD-SHCR-9-20 Situs: 920 N CANYON ST HILDALE 847840000 Acres: 1.51	Owner: WAYMAN LUCINDA, WAYMAN JOSEPH S Legal: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 20
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Version: 06/21/2023 08:51:25-148 AM to: MAX

[Back to normal view](#)

Query: AccountNumID = 0929847

Showing 1 result on 1 page

Account# Summary

0929847	Parcel #: HD-SHCR-9-21 Situs: 880 N CANYON ST HILDALE 847840000 Acres: 11.94	Owner: DOCKSTADER LEAH L Legal: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 21
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Version: 07/26/2022 03:20:26-949 PM to: MAX

[Back to normal view](#)

Item 4.

Query: AccountNumID = 0929885

Showing 1 result on 1 page

Account# Summary

0929885	Parcel #: HD-SHCR-9-25 Situs: 865 N CANYON ST HILDALE 847840000 Acres: 1.11	Owner: <i>BARLOW DANIEL E</i> Legal: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 25
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Version: 07/26/2022 03:20:32-872 PM to: MAX

[Back to normal view](#)

Query: AccountNumID = 1010469

Showing 1 result on 1 page

Account# Summary

1010469	Parcel #: HD-SHCR-9-24-A	Owner: <i>JESSOP RON M</i>
	Situs: <i>475 E NEWEL AVE HILDALE</i>	Legal: Subdivision: SHORT CREEK 9 AMD & EXT
	<i>84784</i>	(HD) Lot: 24-A
	Acres: 0.51	
Version: 06/15/2021 01:36:22-763 PM to: MAX		

[Back to normal view](#)

Item 4.

Query: AccountNumID = 0929861

Showing 1 result on 1 page

Account# Summary

0929861	Parcel #: HD-SHCR-9-23	Owner: <i>BARLOW JOHN</i>
	Situs: <i>445 E NEWEL AVE HILDALE</i>	Legal: Subdivision: SHORT CREEK 9 AMD & EXT
	<i>847840000</i>	(HD) Lot: 23
	Acres: 1.23	
Version: 03/06/2024 04:55:34-554 PM to: MAX		

[Back to normal view](#)

Query: AccountNumID = 0929777

Showing 1 result on 1 page

Account# Summary

0929777	Parcel #: HD-SHCR-9-14 Situs: 945 N CANYON ST HILDALE 847840000 Acres: 1.01	Owner: UNITED EFFORT PLAN Legal: Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 14
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Version: 05/08/2020 02:12:20-822 AM to: MAX

To Whom It May Concern:

In response to the note about email request below, I am confirming that Lynn Gutzwiller (property owner) will take full responsibility for all utility costs necessary as a part of the lot separation for the lots noted below.

An email response has also been sent to this regard.

Thank you,

Lynn Gutzwiller

Copy of original message below.

Greetings

The sewer line in Newel Ave is proposed. (not installed yet and will need to be completed to serve sewer to Lot 24-A and lot 24-B1) This will be at property owners expense.

The water meter shown on 24-B2 currently serves 24-A . We will require a new water service to be installed to serve 24-A as well as one for 24-B1

Gercane Energy handles the power, please reach out to them and they will be happy to answer any power related questions.

Thank you



435-874-2323

435-874-2603

www.hildalecity.com

TEXT AMENDMENT APPLICATION

Fee: \$100 1/22/24 *pe*

For Office Use Only:	
File No.	_____
Receipt No.	163803671

Name: Richard Barlow Telephone: 435-817-7741

Address: 985 North Juniper Street, Hildale, Utah 84784 Fax No. _____

Agent (If Applicable): John & Jeff Barlow Telephone: 801.824.4232

Email: johnroybarlow@gmail.com

The proposed text amendment would be to what Chapter and section of the current Land Use or City Code 152-26-3

The purpose this change would accomplish Lower the minimum acreage for Planned Recreational Resort Zone

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

Submittal requirements:

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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

Richard Lee Barlow
985 North Juniper Street,
Hildale, Utah 84784

January 22, 2024

Hildale City Planning Commission
325 East Newel Avenue,
Hildale, Utah 84784

Subject: Text Amendment Request Recreational Resort (RR)

Dear Commissioners

I am writing to request a text amendment to the Hildale City Zoning Ordinance, specifically to Section 162-26-3, which regulates the minimum lot size for the Recreational Resort (RR) zone. Currently, the ordinance requires a minimum of 5 acres for any project in the RR zone. I propose to lower this requirement to two acres.

Current Code:

Sec 152-26-3 Minimum Acreage

The recreation resort zone shall be applied only to projects consisting of at least five (5) acres.

Propose Code :

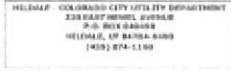
Sec 152-26-3 Minimum Acreage

The recreation resort zone shall be applied only to projects consisting of at least two (2) acres.

I respectfully request that the Planning Commission review and approve my text amendment request, and forward it to the City Council for adoption. I appreciate your time and consideration, and I look forward to hearing from you.

Sincerely,

Richard Lee Barlow



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

XBP Confirmation Number: 163803671

Transaction detail for payment to Hildale City.		Date: 01/22/2024 - 3:07:42 PM MT	
Transaction Number: 211841171 Visa — XXXX-XXXX-XXXX-0699 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use	1	\$100.00
Notes: Zone Change App. Richard Barlow & Uzona Holdings LLC @ 985 N Juniper St			
	Land Use	1	\$350.00
Notes: Preliminary Site Plan Review App. Richard Barlow @ 985 N Juniper St			
	Land Use	1	\$100.00
Notes: Text Amendment App. Richard Barlow @ 985 N Juniper St			

TOTAL: \$550.00

Billing Information
RICHARD LEE BARLOW
985 NORTH JUNIPER STREET
HILDALE, UT 84784
(801) 824-4232
johnroybarlow@gmail.com

Transaction taken by: Admin AChatwin