



Hildale City Planning Commission

Wednesday, March 16, 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 **16th day of March, 2021** 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)

Dial by your location

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

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

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

Comments during the public comment or public hearing portions of the meeting may be emailed to 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. Consideration, discussion, and approval of meeting minutes for February 17th, 2022.

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

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)

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.

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 17, 2022 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

Meeting called to order by Vice-Chairman Fischer at 6:00pm.

Roll Call of Commission Attendees: City Recorder

Roll call taken by Deputy Recorder Barlow.

PRESENT

Commissioner Charles Hammon
Commissioner Derick Holm
Commissioner Nathan Fischer
Commissioner Tracy Barlow Via Zoom
Commissioner Rex Jessop joined via Zoom @ 6:48

Staff

Harrison Johnson, Roger Carter

Pledge of Allegiance: By Invitation of Presiding Officer

Pledge of Allegiance lead by Commissioner Hammon.

Conflict of Interest Disclosures: Commissioners

Commissioner Hammon may have a conflict of interest with Item 4.

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion, and approval of meeting minutes for 10/20/2021

Commissioners reviewed meeting minutes.

Motion made by Commissioner Hammon to approve meeting minutes for 10/20/2021, Seconded by Commissioner Holm. Voting Yea: Commissioner Hammon, Commissioner Holm, Commissioner Fischer, Commissioner Barlow. Absent Commissioner Jessop.

Motion Carries

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

No public comments.

Reports:

No Reports

Public Hearing: Notice is hereby given to the members of the Planning Commission and the public, that the Planning Commission will hold a public hearing on Thursday, February 17, 2022 at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784 to receive public comments regarding

- Zone Change for HD-SHCR-1-1 from RA-1 to RM-1

- Zone Change for HD-SCHR-4-12 from RA-1 to R1-10
- Text Amendment to Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements
- Zone Change for HD-1-5 from RA-1 to R1-8

Commissioner Fischer open Public Hearing at 6:07pm.

No public comments.

Closed Public Hearing 6:09.

Unfinished Commission Business:

No business.

New Commission Business:

2. Consideration, discussion, and possible recommendation for Land Development Text Amendment current language Sec 152-39-4, to proposed language amending to Sec 152-39-4.

Harrison Johnson presented to Commissioners the text amendment. Including a way to make homes more affordable by allowing up to 4 lot split. Commissioners discussed concerns of the change, including the concern of going from 1-3 to 3-4 for the lot split. Discussion if curb and gutter should be required with a lot split.

Commissioners have great reservation. Roger Carter gave Commissioners some direction in how to go about the concerns to have the wording changed in the text amendment.

Motion made by Commissioner Holm to deny the text amendment wording, Seconded by Commissioner Hammon.

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

After further discussion Commissioner Barlow recommended to reopen this discussion in order to table this for next meeting.

Chairman Fischer reopened the discussion and allowed voting.

Motion made by Commissioner Barlow to table this item until next meeting. Seconded by Commissioner Hammon. Vote Yea: Commissioner Jessop, Commissioner Hammon, Commissioner Barlow. Vote Nay: Commissioner Holm.

3. Consideration, discussion, and possible recommendation for re-zoning Parcel HD-1-5, commonly addressed as 725 N Willow. Current zoning RA-1 to change to zoning R1-8.

Harrison Johnson presented to Commissioners details of the above rezoning and concern of illegal lot split from previous owners. The current applicants would like to have the lot split legally. Commissioners discussed in detail the need to make lot splits legal.

Motion made by Commissioner Hammon to recommendation for re-zoning Parcel HD-1-5, commonly addressed as 725 N Willow. Current zoning RA-1 to change to zoning R1-8., Seconded by Commissioner Barlow.

Voting Yea: Commissioner Hammon, Commissioner Holm, Commissioner Fischer, Commissioner Barlow. Absent Commissioner Jessop.

Motion Carries

4. Consideration, discussion, and possible recommendation for Zone Change for commonly addressed as 925 N Pinion. Current zone RA-1 changed to RI-10.

Harrison Johnson presented to Commissioners the application for this zoning change. Commissioners discussed concerns and questions for the rezone.

Motion made by Commissioner Hammon to recommendation for Zone Change for commonly addressed as 925 N Pinion. Current zone RA-1 changed to RI-10, Seconded by Commissioner Holm.
Voting Yea: Commissioner Hammon, Commissioner Holm, Commissioner Fischer, Commissioner Barlow. Absent Commissioner Jessop.

Motion Carries

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.
None

Executive Session: As needed
None

Adjournment: Presiding Officer

Vice Chair Fischer adjourned meeting at 7:56 pm

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Minutes were approved at the Planning Commission Meeting on _____.

Athena Cawley, City Recorder



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

Item 1.

ZONE CHANGE APPLICATION

Fee: \$100

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

Name: Daniel Knudson / Property Privacy Services TR Telephone: (702) 704-4556

Address: PO Box 668, Colorado City, AZ 86021 Fax No. _____

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

Email: t.c.timpson@live.com

Address/Location of Subject Property: Four Lots South of Field Ave., Between Richard St. and Homestead St.

HD-SHCR-1-24, HD-SHCR-1-25

Tax ID of Subject Property: HD-SHCR-1-26, HD-SHCR-1-31 Existing Zone District: RA-1

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

Rezone parcels to RM-3. With request to have nightly rentals an allowed use.

Reason: To allow for construction of a townhouse project with amenities, similar to that shown in attached exhibit.

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

Legal Description: Short Creek Subdivision #1, Lot #24 (0.93 acres), Lot #25 (0.94 acres), Lot #26 (0.94 acres), Lot #31 (0.93 acres)

- 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

Richard Street
Project Trust
PO Box 668
Colorado City,
AZ 86021

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



Item 1.

🕒 435-874-2323

📄 435-874-2603

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

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

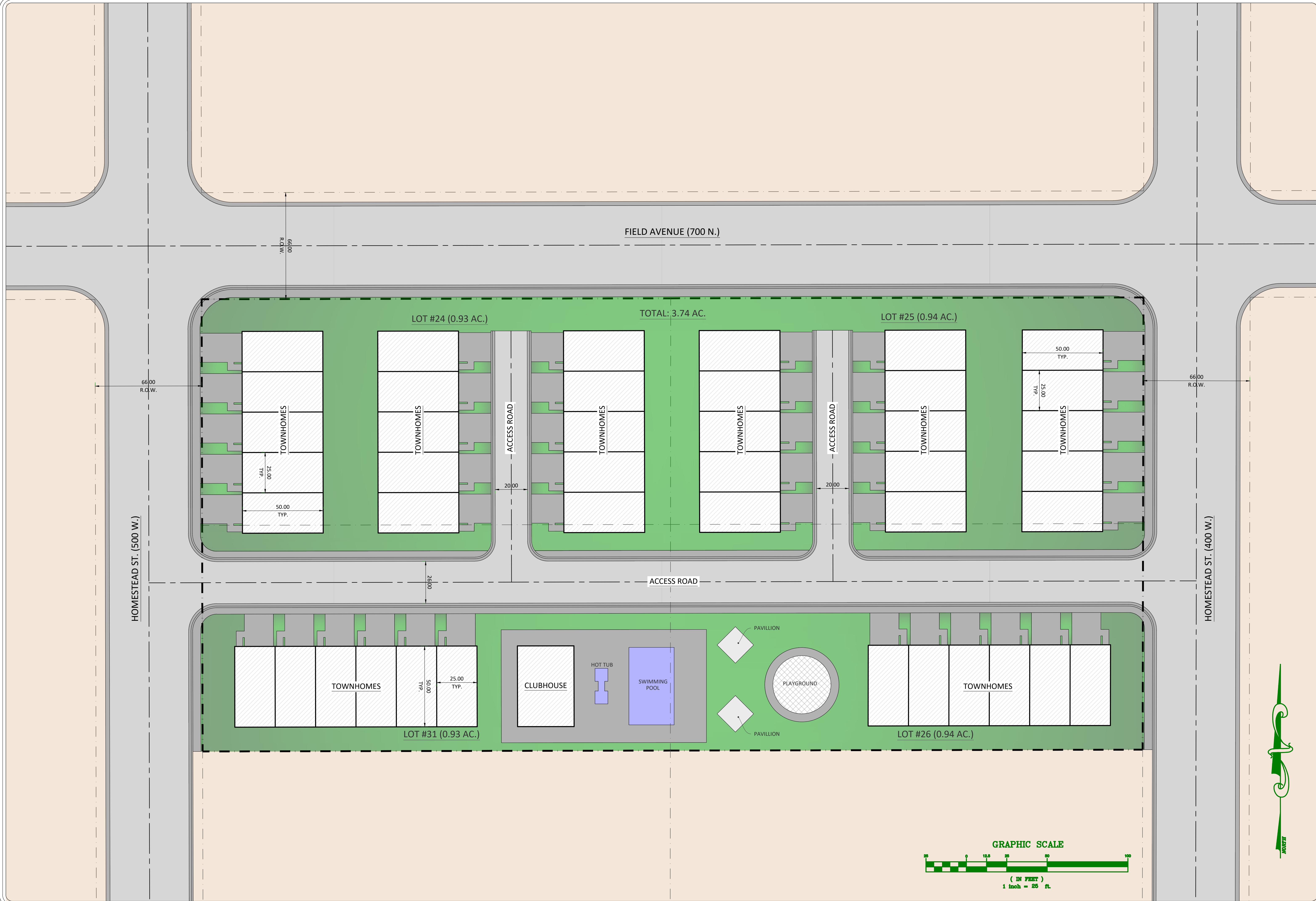
When approving a zone change the following factors should be considered by the Planning Commission and City Council:

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.



TCT ENGINEERING
 1965 S HAMMON ST, COLORADO CITY, AZ
 TEL: (480) 619-6477
 E-MAIL: t.crimson@live.com

**SITE DEVELOPMENT PLAN CONCEPT
 FOR DANIEL KNUDSON**
 LOTS 24, 25, 26, & 31, SHORT CREEK SUBDIVISION #1
 HILDALE, WASHINGTON COUNTY, UTAH

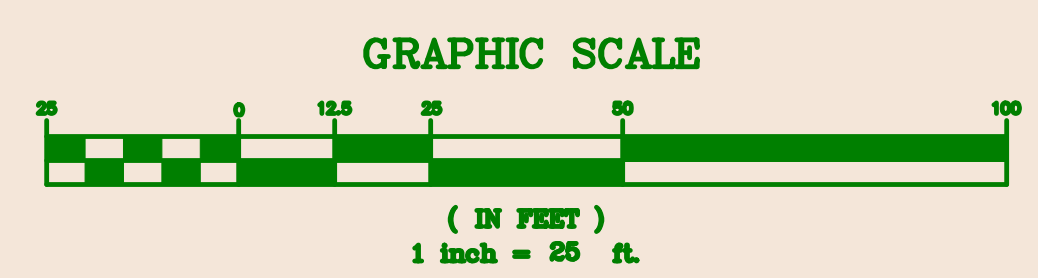
REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 220107
 CAD DWG. FILE: 220107.1 DK TH Concept.dwg
 DRAWN BY: TCT
 DESIGNED BY: TCT
 FIELD CREW:
 CHECKED BY:
 DATE: 1-12-22

SHEET:
**CONCEPTUAL
 SITE LAYOUT
 V2**

C1



Hildale City Zoning districts



2/15/2022, 4:38:36 PM

Municipal Boundary

Parcels

Zoning District Overlays

PDO - Planned development overlay

Zoning Districts

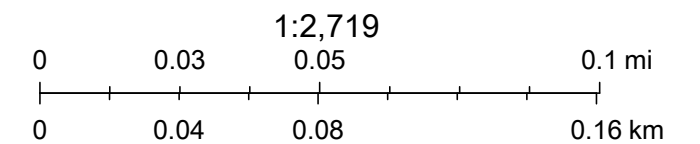
RA-1 - Residential-agricultural 1

RA-.5 - Residential-agricultural .5

RM-2 - Multiple-family residential 2

NC - Neighborhood commercial

OS - Open space



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KNODEL FRANK H & MARGEE C
HD-SHCR-1-28
PO BOX 1941
HILDALE, UT 84784-1941

PRIDE INV LLC
HD-SHCR-1-13
11951 S 645 E
DRAPER, UT 84020

CLIFF VIEW LLC
HD-CLVC-COMMON
3532 W GALAXY PARK PL
WEST JORDAN, UT 84088

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-35
PO BOX 840521
HILDALE, UT 84784-0521

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-31
PO BOX 668
COLORADO CITY, AZ 86021

JESSOP STERLING K JR & SHARON H
HD-SHCR-1-22
PO BOX 841641
HILDALE, UT 84784

BARLOW JEREMIAH SILVESTER, ET AL
HD-SHCR-6-30
PO BOX 841428
HILDALE, UT 84784-1428

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-33
PO BOX 840521
HILDALE, UT 84784-0521

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-26
PO BOX 668
COLORADO CITY, AZ 86021

UNITED EFFORT PLAN
HD-SHCR-1-23
PO BOX 959
HILDALE, UT 84784

HARRIS KAREN
HD-SHCR-1-30
PO BOX 840705
HILDALE, UT 84784-0705

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-25
PO BOX 668
COLORADO CITY, AZ 86021

UNITED EFFORT PLAN
HD-SHCR-1-21
PO BOX 959
HILDALE, UT 84784

JESSOP GLADE JR & MATTIE
HD-SHCR-1-12
PO BOX 607
HILDALE, UT 84784-0607

TIMPSON DELL
HD-SHCR-6-6
PO BOX 840662
HILDALE, UT 84784-0662

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-29
PO BOX 840521
HILDALE, UT 84784-0521

BARLOW CHARLOTTE J
HD-SHCR-6-31
PO BOX 426
HILDALE, UT 84784-0426

UNITED EFFORT PLAN
HD-SHCR-1-27
PO BOX 959
HILDALE, UT 84784

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-34
PO BOX 840521
HILDALE, UT 84784-0521

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-24
PO BOX 668
COLORADO CITY, AZ 86021

SHORT CREEK SUBDIVISION #1

HILDALE, UTAH

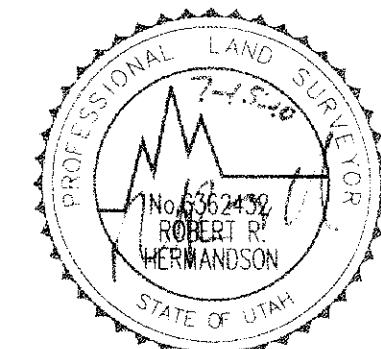
LOCATED IN: SECTION 33, T43S, R10W, SLB&M

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE #6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT TO BE HEREAFTER KNOWN AS:

SHORT CREEK SUBDIVISION #1

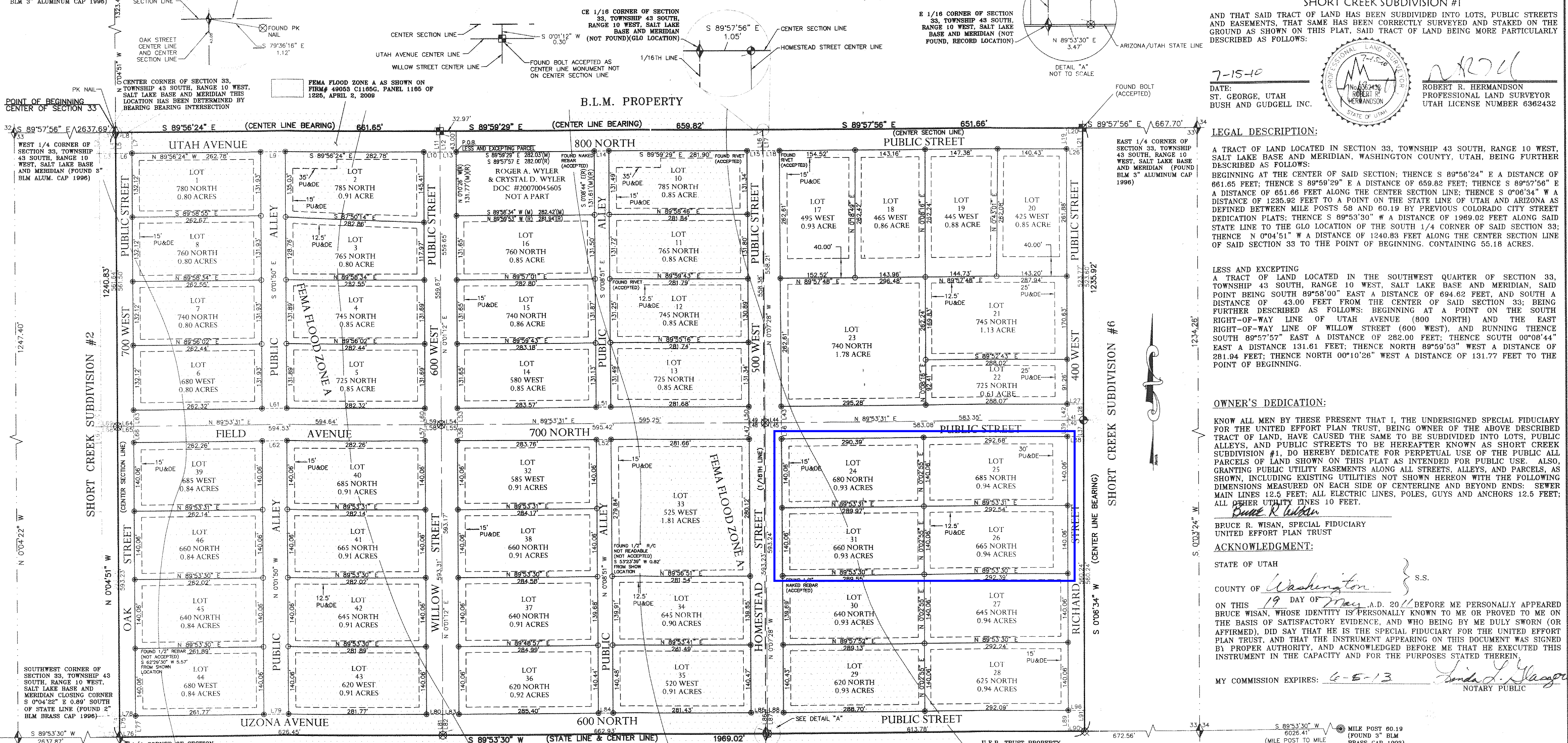
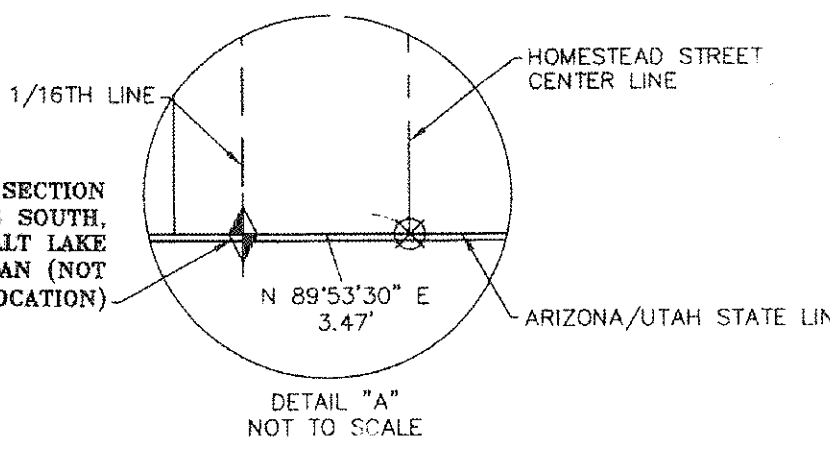
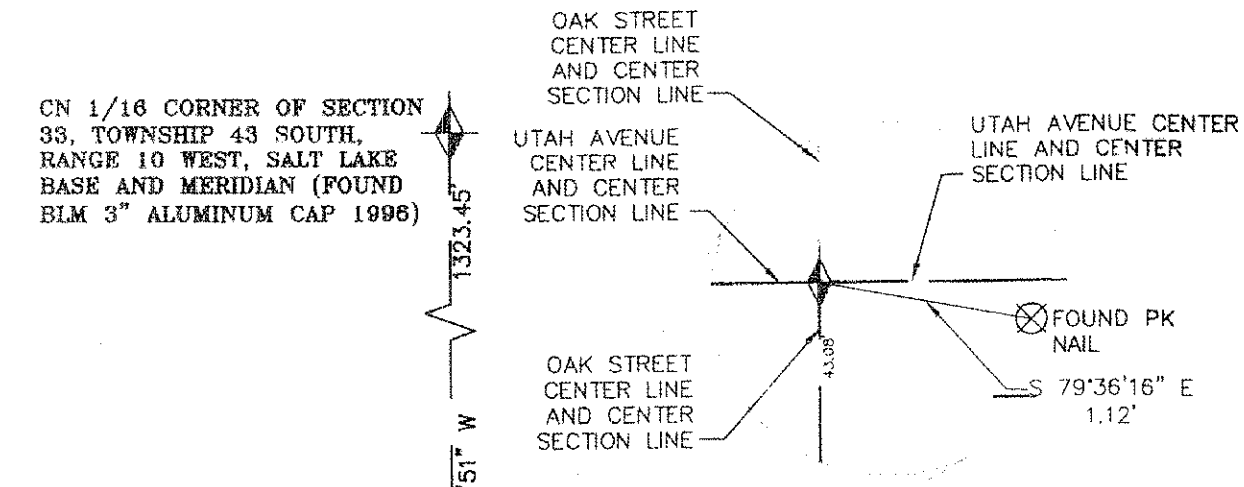
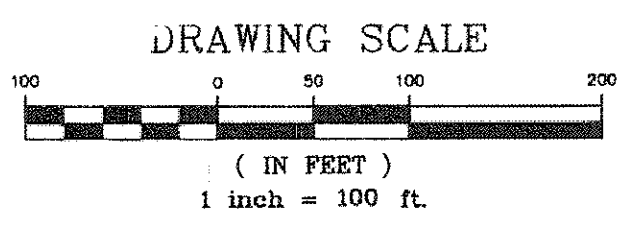
AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS, THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



7-15-10

DATE: ST. GEORGE, UTAH
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION; THENCE S 89°56'24" E A DISTANCE OF 661.65 FEET; THENCE S 89°57'56" E A DISTANCE OF 659.82 FEET; THENCE S 89°57'56" E A DISTANCE OF 651.66 FEET ALONG THE CENTER SECTION LINE; THENCE S 0°06'34" W A DISTANCE OF 1235.92 FEET TO A POINT ON THE STATE LINE OF UTAH AND ARIZONA AS DEFINED BETWEEN MILE POSTS 58 AND 60.19 BY PREVIOUS COLORADO CITY STREET DEDICATION PLATS; THENCE S 89°53'30" W A DISTANCE OF 1969.02 FEET ALONG SAID STATE LINE TO THE GLO LOCATION OF THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE N 0°04'51" W A DISTANCE OF 1240.83 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING, CONTAINING 55.18 ACRES.

LESS AND EXCEPTING

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°58'00" EAST A DISTANCE OF 694.62 FEET, AND SOUTH A DISTANCE OF 43.00 FEET FROM THE CENTER OF SAID SECTION 33; BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF UTAH AVENUE (800 NORTH) AND THE EAST RIGHT-OF-WAY LINE OF WILLOW STREET (600 WEST), AND RUNNING THENCE SOUTH 89°57'57" EAST A DISTANCE OF 282.00 FEET; THENCE SOUTH 00°08'44" EAST A DISTANCE 131.61 FEET; THENCE NORTH 89°59'53" WEST A DISTANCE OF 281.94 FEET; THENCE NORTH 00°10'26" WEST A DISTANCE OF 131.77 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, BEING OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC ALLEYS, AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS SHORT CREEK SUBDIVISION #1, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, ALSO, GRANTING PUBLIC UTILITY EASEMENTS ALONG ALL STREETS, ALLEYS, AND PARCELS, AS SHOWN, INCLUDING EXISTING UTILITIES NOT SHOWN HEREON WITH THE FOLLOWING DIMENSIONS MEASURED ON EACH SIDE OF CENTERLINE AND BEYOND ENDS: SEWER MAIN LINES 12.5 FEET; ALL ELECTRIC LINES, POLES, GUYS AND ANCHORS 12.5 FEET; ALL OTHER UTILITY LINES 10 FEET.

BRUCE R. WISAN, SPECIAL FIDUCIARY
UNITED EFFORT PLAN TRUST

ACKNOWLEDGMENT:

STATE OF UTAH } S.S.
COUNTY OF Washington }
ON THIS 19 DAY OF May, A.D. 2011 BEFORE ME PERSONALLY APPEARED BRUCE WISAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, AND THAT THE INSTRUMENT APPEARING ON THIS DOCUMENT WAS SIGNED BY PROPER AUTHORITY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT IN THE CAPACITY AND FOR THE PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 6-5-13
Sandra L. Yagor, NOTARY PUBLIC

LEGEND:

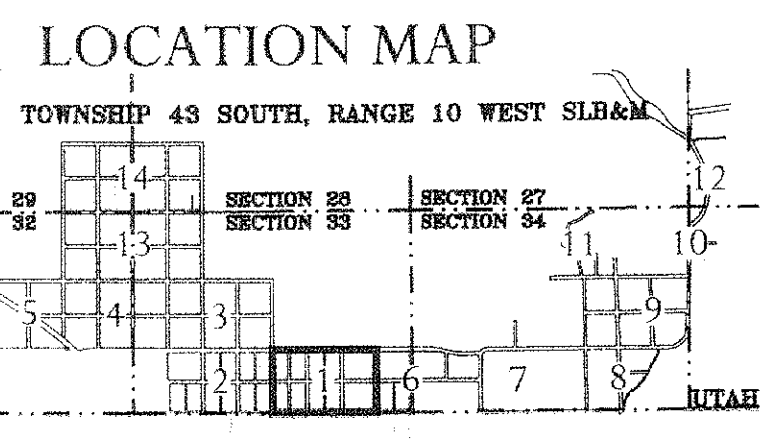
- ⊕ SET 3/4" X 4-3/4" STAINLESS STEEL COTTON GIN SPINDLE
- ⊕ FOUND AND ACCEPTED INTERSECTION POINTS SET BY OTHERS
- ⊕ SET REBAR & CAP, UNLESS OTHERWISE NOTED
- ⊕ FOUND BLM BRASS CAP, UNLESS OTHERWISE NOTED
- ⊕ SET RIVET
- ⊕ SET PROPERTY CORNER
- ⊕ PROPERTY CORNER NOT SET
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- 1/16TH SECTION LINE
- ⊕ CALCULATED POSITION AS PER BLM DEPENDENT SURVEY DATED 1996.
- ⊕ STATE LINE MILE POST 3" BRASS CAP
- ⊕ PUBLIC UTILITY & DRAINAGE EASEMENT.

NOTE: THE INTENT OF THIS MAP IS TO CREATE LEGAL LOTS WITHIN HILDALE CITY. THE INTERIOR LOT LINES OF THE BLOCKS SHOWN HEREON HAVE BEEN CREATED IN MOST CASES, TO BEST REPRESENT THE OCCUPATIONAL IMPROVEMENTS OF EACH INDIVIDUAL LOT THAT IS CURRENTLY UNDER THE OWNERSHIP OF THE UNITED EFFORT PLAN. PLANIMETRIC DRAWINGS BASED UPON HIGH ACCURACY AERIAL PHOTOGRAMMETRY HAVE BEEN UTILIZED IN THIS PROCESS, TOGETHER WITH ON-SITE INSPECTION, IN ORDER TO DETERMINE THE CONFIGURATION OF EACH INDIVIDUAL LOT. THE PLANIMETRIC DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

A 15.0 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL STREET LOT LINES, AND A 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

THIS PLAT HAS BEEN APPROVED BY THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY, STATE OF UTAH, IN AN "AS IS" CONDITION, AND ACCORDINGLY PROSPECTIVE PURCHASERS AND/OR TRANSFERREES ARE HEREBY ADVISED THAT APPROVAL AND RECORDATION OF THIS PLAT DOES NOT IMPLY THAT NECESSARY UTILITIES (WATER, WASTEWATER, ELECTRICITY, GAS), STORMWATER DRAINAGE FACILITIES, OR STREET IMPROVEMENTS ARE EITHER IN PLACE, PLANNED OR AVAILABLE FOR ANY LOT OR PARCEL.

THIS PLAT WAS REVIEWED BY WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS BUT NOT FOR COMPLIANCE WITH WASHINGTON COUNTY SUBDIVISION IMPROVEMENT REQUIREMENTS.



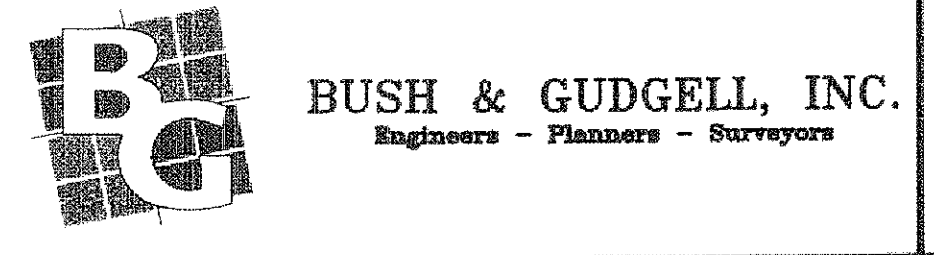
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	32.93	N 89°59'26" W	L25	33.00	N 89°53'26" E	L49	33.01	N 89°53'31" E
L2	43.00	N 00°00'24" E	L26	33.00	N 89°53'26" E	L50	33.00	N 89°53'31" E
L3	33.00	N 89°59'09" E	L27	33.00	N 89°53'26" E	L51	30.00	N 89°53'31" E
L4	42.95	N 00°04'51" W	L28	32.88	N 89°53'34" W	L52	30.00	N 89°53'31" E
L5	43.08	N 00°04'51" W	L29	33.13	N 00°06'33" W	L53	33.00	N 89°53'29" E
L6	33.00	N 89°59'09" E	L30	33.00	N 89°53'26" W	L54	33.07	N 89°53'31" E
L7	43.00	N 00°02'04" E	L31	33.00	N 00°06'29" E	L55	32.92	N 89°53'31" E
L8	33.00	N 89°58'24" E	L32	33.13	N 89°53'31" W	L56	33.00	N 00°06'29" E
L9	50.00	N 89°58'24" E	L33	32.88	N 89°53'31" W	L57	33.00	N 00°06'29" E
L10	33.00	N 89°58'48" E	L34	33.00	N 00°06'29" W	L58	33.07	N 89°53'31" W
L11	42.98	N 00°01'12" E	L35	33.00	N 89°53'26" W	L59	32.92	N 89°53'31" W
L12	42.99	N 00°01'12" E	L36	32.87	N 00°06'34" E	L60	33.00	N 00°06'29" E
L13	33.00	N 89°58'48" W	L37	33.13	N 00°06'34" E	L61	30.00	N 89°53'31" E
L14	30.00	N 89°59'24" E	L38	33.00	N 89°53'31" E	L62	30.00	N 89°53'31" E
L15	33.00	N 89°52'32" E	L39	33.00	N 00°06'29" W	L63	33.00	N 00°06'29" E
L16	42.92	N 00°07'28" W	L40	33.13	N 89°53'31" E	L64	33.00	N 89°53'31" E
L17	43.09	N 00°07'28" W	L41	32.88	N 89°53'31" E	L65	32.98	N 89°53'31" W
L18	33.00	N 89°52'32" W	L42	33.00	N 00°06'29" E	L66	33.00	N 89°53'31" W
L19	43.00	N 00°02'04" E	L43	33.00	N 00°06'29" E	L67	33.00	N 00°06'29" W
L20	33.00	N 89°57'56" W	L44	32.99	N 89°53'31" E	L68	33.00	N 89°53'31" E
L21	43.04	N 00°06'34" E	L45	33.00	N 89°53'31" W	L69	32.98	N 89°53'31" E
L22	42.98	N 00°06'34" E	L46	33.00	N 00°06'29" E	L70	33.00	N 00°06'29" E
L23	32.94	N 89°57'56" E	L47	33.00	N 00°06'29" W	L71	33.00	N 89°53'09" E
L24	43.00	N 00°02'04" E	L48	32.99	N 89°53'31" E	L72	43.00	N 89°53'26" E

BASIS OF BEARING
N 89°53'30" E 11604.55'
(MILE POST 58 TO MILE POST 60.19)

WASHINGTON COUNTY SURVEYOR
ON THIS 19 DAY OF May, A.D. 2011, THE ABOVE PLAT HAS BEEN REVIEWED AS REQUIRED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Washington County Surveyor

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF May, A.D. 2011
Washington County Surveyor

RECORDED # DOC # 20130028275
SHEET 1 OF SHEETS 1
DATE RECORDED
Deputy Washington County Recorder



SHORT CREEK SUBDIVISION #1
A SUBDIVISION OF THE UEP TRUST PROPERTY
PREPARED FOR: UEP TRUST (801)328-2011
132 PIERPONT AVE., SUITE 250 SALT LAKE CITY, UTAH 84101
LOCATED IN: SECTION 33, T43S, R10W, SLB&M

Drawn: P.W. Date: 8/2010
Designer: P.W.
Checked: R.H.
Approved: R.H.
Scale: 1"=100'
Job No.: 47438

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

Warranty Deed Page 1 of 2
Gary Christensen Washington County
Recorder
10/06/2021 02:44:16 PM Fee \$40.00 By
LEGAL TITLE INSURANCE AGENCY, LLC

4002-871
WHEN RECORDED
MAIL TAX NOTICES TO:
PO Box 668
Colorado City, AZ 86021

WARRANTY DEED

Ranch Creek Holdings, LLC, a Utah limited liability company

Grantor,

of Hildale, Utah
hereby CONVEYS and WARRANTS to

Property Privacy Services, Trustee of the Richard Street Project Trust, dated 5th day of October, 2021

Grantee,

of Hildale, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON, State of Utah, to-wit:

LOT 24, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

LOT 25, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

LOT 26, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

LOT 31, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Tax Serial No.: Parcel 1: HD-SHCR-1-24, Parcel 2: HD-SHCR-1-25, Parcel 3: HD-SHCR-1-26, Parcel 4: HD-SHCR-1-31

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 5th day of October, 2021



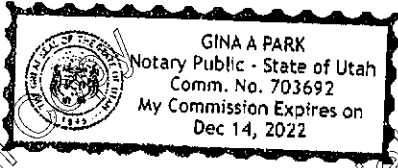
Ranch Creek Holdings, LLC, by William R. Jessop, Manager

STATE OF UTAH

COUNTY OF Washington

On the 5th day of October, 2021, personally appeared before me Willam R. Jessop, who being duly sworn, says that he the Manager of the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said limited liability company by authority of its articles of its organization, operating agreement, or by authority of its resolutions of its members, and said William R. Jessop acknowledged to me that said limited liability

company executed the same.



Gina A. Park

Notary Public
Residing at Washington, Utah:
My Commission Expires:

12-14-2022

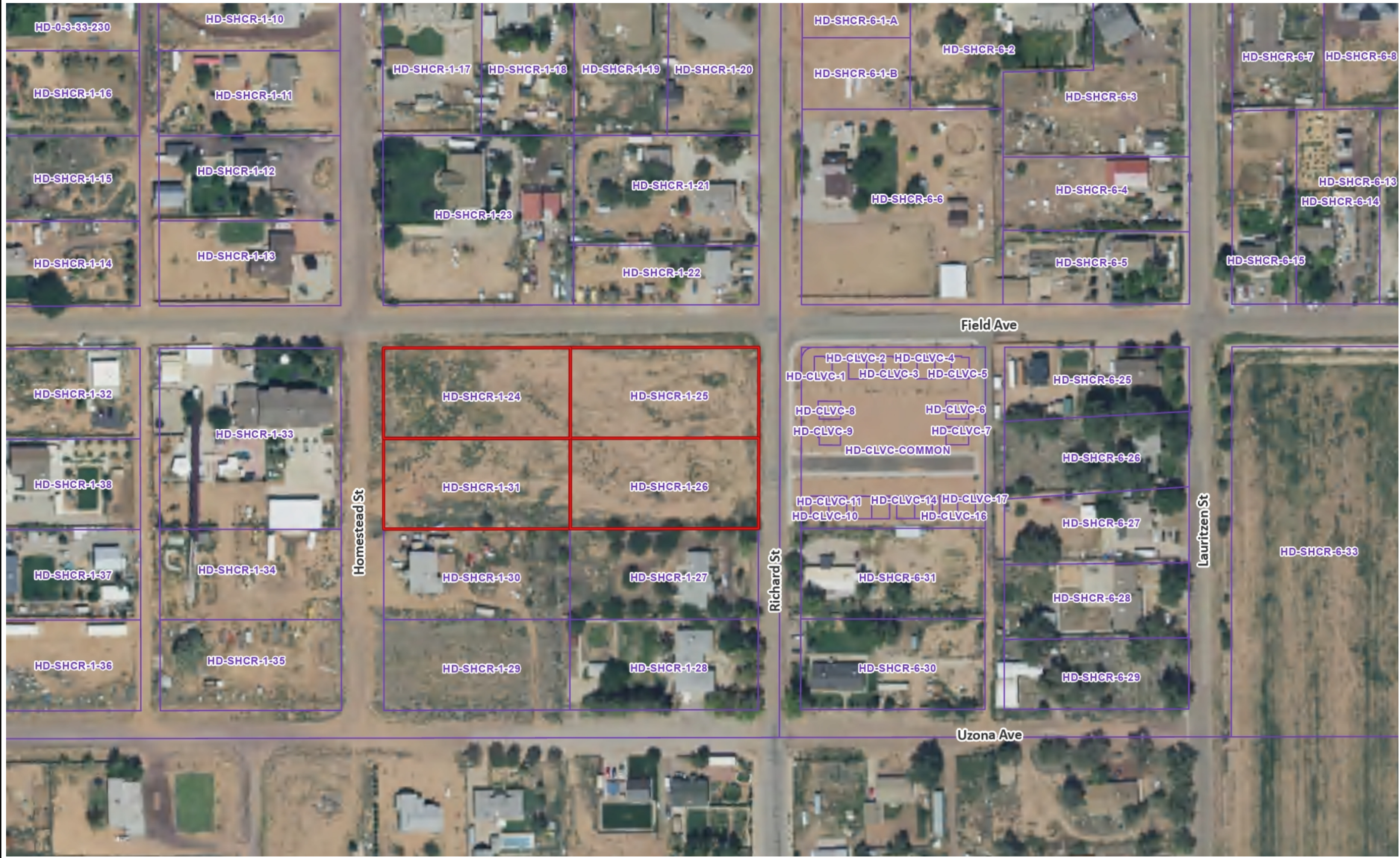
DOCUMENT: *Warranty Deed*
HD-S#CR-1-31
HD-S#CR-1-24
HD-S#CR-1-25
HD-S#CR-1-26



Title



Item 1.



Legend
Parcels



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.

Notes



Property Report for Parcel **HD-SHCR-1-24**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912551
 Parcel ID: HD-SHCR-1-24
 Account Type: Vacant Land
 Owner Name: Property Privacy Services Tr

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

Building Characteristics

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

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

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Report Generated 2/21/2022 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-1-24**

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.93
 Zoning: Residential-Agricultural 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: N/A
 Book & Page: N/A
 Reference Document: 20210065479

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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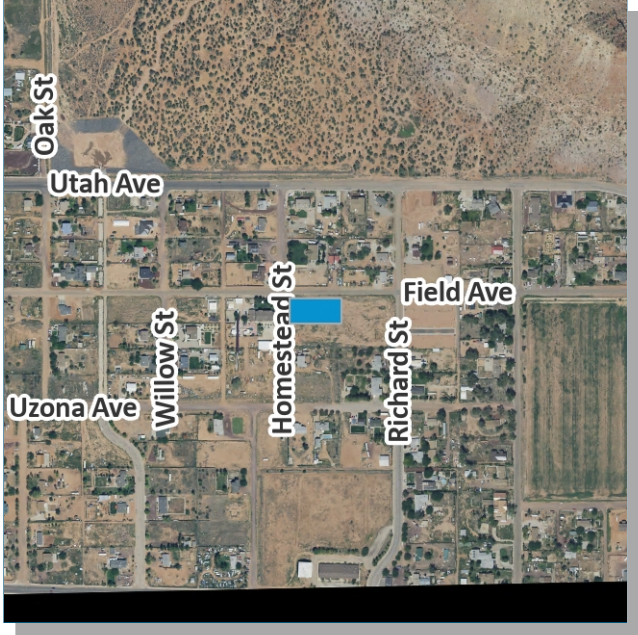
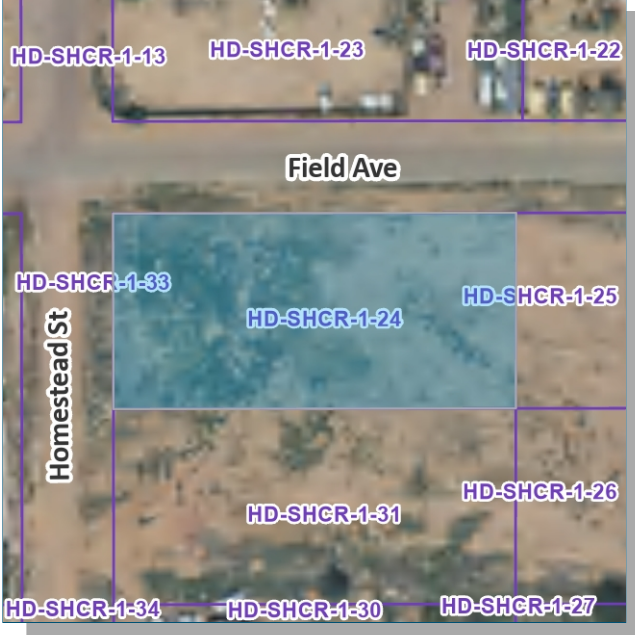
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Property Report for Parcel **HD-SHCR-1-24**

Selected Assessor CAMA data below updated weekly.



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Property Report for Parcel **HD-SHCR-1-25**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912568
 Parcel ID: HD-SHCR-1-25
 Account Type: Vacant Land
 Owner Name: Property Privacy Services Tr

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

Building Characteristics

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

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

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Property Report for Parcel **HD-SHCR-1-25**

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.94
 Zoning: Residential-Agricultural 1
 Is Property in a Special Flood Hazard Area? No
 Is Property in a 0.2% Annual Chance Flood Area? No
 Is Property in a Floodway? No

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

Voting Districts

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

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

Tax Information

Tax District: Hildale Town
 Residential Classification: N/A
 Book & Page: N/A
 Reference Document: 20210065479

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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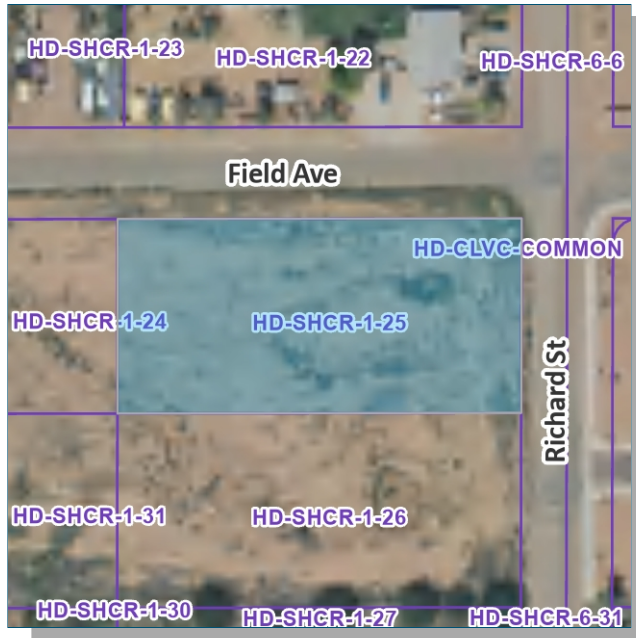
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www.washco.utah.gov



Property Report for Parcel **HD-SHCR-1-25**

Selected Assessor CAMA data below updated weekly.



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-1-26**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912575
 Parcel ID: HD-SHCR-1-26
 Account Type: Vacant Land
 Owner Name: Property Privacy Services Tr

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

Building Characteristics

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

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

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Property Report for Parcel **HD-SHCR-1-26**

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.94
 Zoning: Residential-Agricultural 1
 Is Property in a Special Flood Hazard Area? No
 Is Property in a 0.2% Annual Chance Flood Area? No
 Is Property in a Floodway? No

* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
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Voting Districts

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

Tax Information

Tax District: Hildale Town
 Residential Classification: N/A
 Book & Page: N/A
 Reference Document: 20210065479

Community/Public Services

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

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

Utilities

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

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

Solid Waste Collection Day: N/A

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

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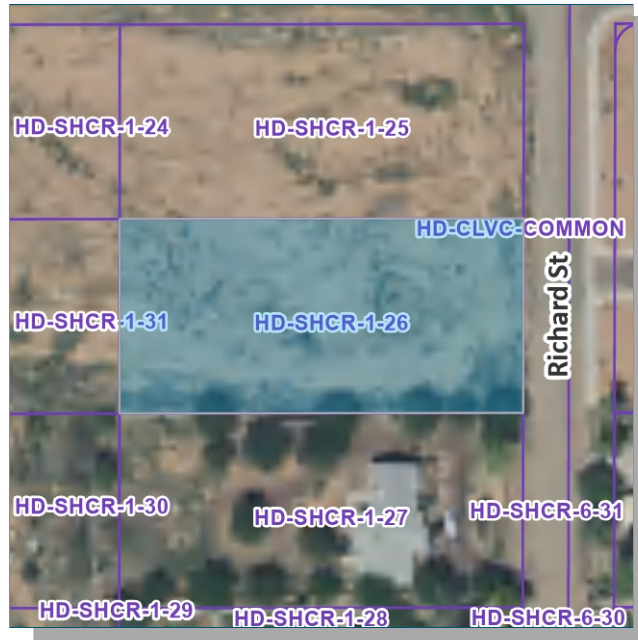
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Property Report for Parcel **HD-SHCR-1-26**

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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Property Report for Parcel **HD-SHCR-1-31**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912621
 Parcel ID: HD-SHCR-1-31
 Account Type: Vacant Land
 Owner Name: Property Privacy Services Tr

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

Building Characteristics

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

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



Property Report for Parcel **HD-SHCR-1-31**

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.93
 Zoning: Residential-Agricultural 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

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Tax Information

Tax District: Hildale Town
 Residential Classification: N/A
 Book & Page: N/A
 Reference Document: 20210065479

Community/Public Services

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

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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/>

Solid Waste Collection Day: N/A

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

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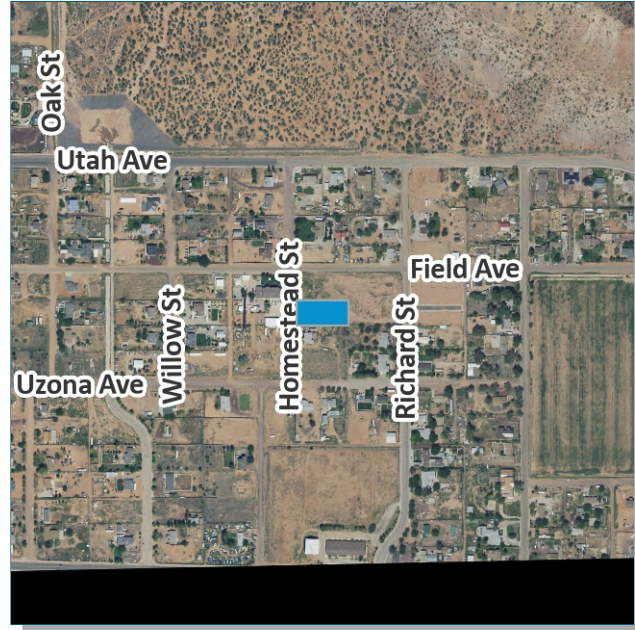
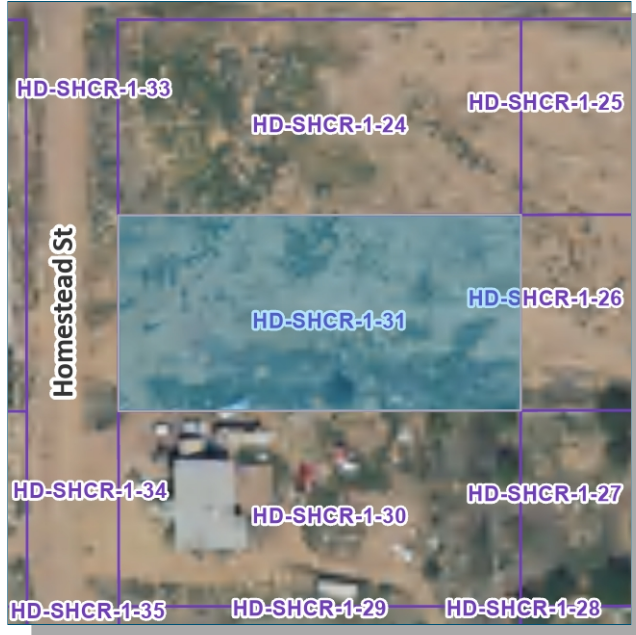
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Property Report for Parcel **HD-SHCR-1-31**

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

Receipt No: 1.050941 Feb 25, 2022

DANIEL KNUDSON

Previous Balance: .00

MISCELLANEOUS

Land Use ZONE CHANGE APP 100.00
4 LOTS

Total: 100.00

Check - Zions Bank

Check No: 0117 100.00

Payor:

DANIEL KNUDSON

Total Applied: 100.00

Change Tendered: .00

02/25/2022 3:52 PM



Hildale City Public Hearing Notice Planning Commission

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

Public Hearing Notice Planning Commission

Notice is hereby given to the members of the Hildale City Planning Commission and the public, that the Planning Commission will hold a public hearing on **Wednesday, March 16, 2022 at 6:00 p.m. (MDT)**, at 320 East Newel Avenue, Hildale City, Utah 84784.

- 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)

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

Applicant Name: Daniel Knudson / Property Privacy Services TR
Agent: Thomas Timpson
Application Type: Zone Change request
Project Address: Four Lots South of Field Ave., Between Richard St. and Homestead St.
Current Zoning: RA-1
Requested Zoning: RM-3
Date: March 10th, 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 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. Should the zone change be approved, the applicant intends to submit an application for subdivision and construct Townhomes.

The applicant intends construct roughly 42 townhomes with water features and communal use facilities.

Background

The applicant submitted the application on February 25th, 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 Field Avenue; On the East by Richard Street; On the South by 645 N Richard Street and 640 N Homestead Street, and on the West by Homestead Street; Surrounding properties are zoned RA-1, and RM-2.

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 10-37-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.

Setback standards - front yard:							
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

Hildale City Staff has some concerns with this level of multi-family housing being located just next to another higher density housing subdivision just to the East as there may be issues with higher traffic that are not accounted for. Street conditions and traffic control should seriously be considered when deliberating on this application. However, Hildale is in need of affordable housing and where the applicant is willing to provide it, Hildale staff sees the need to balance the aforementioned factors with this most prevailing need. Page | 7

Hildale City Staff recommends approval with a caveat that the applicant will work with Staff and Council to mitigate the issues mentioned and to realize the benefits this development may bring.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested HD-SHCR-1-24, HD-SHCR-1-25 HD-SHCR-1-26, and HD-SHCR-1-31 from the current Residential Agriculture Zone (RA-1) to Residential Multifamily-3 contingent on applicant satisfying Hildale City's density concerns.

Attachments

- a. Zone Change Application
 - a. Warranty Deed
 - b. Affidavit
 - c. Check
 - d. Zoning Map
- b. Washington County Property Report for parcel HD-SHCR-1-24, HD-SHCR-1-25 HD-SHCR-1-26, HD-SHCR-1-31
- c. Draft copy Rezone Letter for Neighboring Properties
- d. Public Hearing Notice

Zone Tax Performance Analysis

Applicant Name: Daniel Knudson / Property Privacy Services TR
Agent: Thomas Timpson
Application Type: Zone Change request
Project Address: Four Lots South of Field Ave., Between Richard St. and Homestead St.
Current Zoning: RA-1
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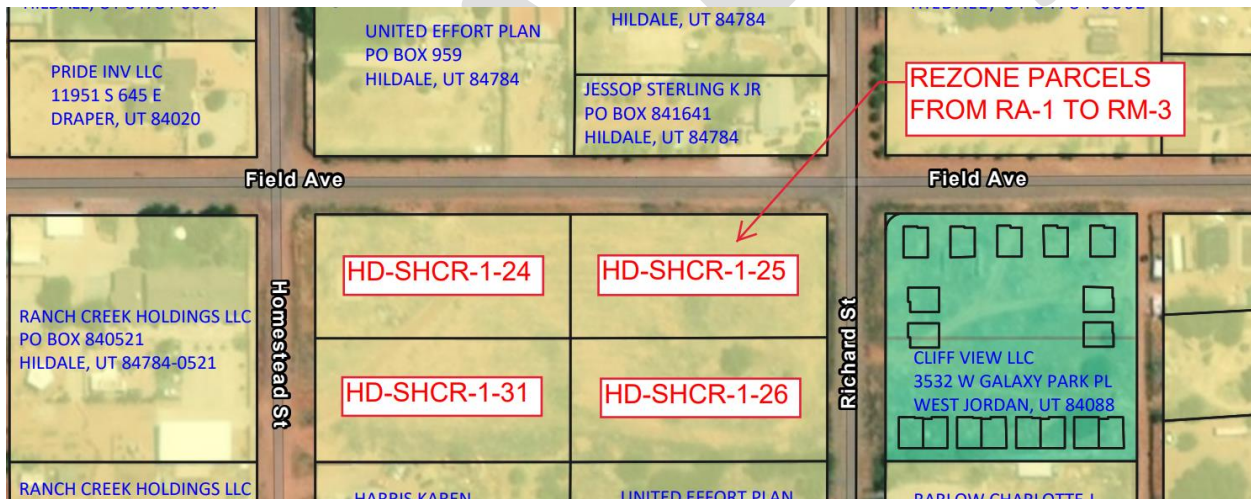


Figure 1 Location of Lots to be Rezoned

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.

Average Acreage: .94

Average Tax Assessed Value 2021: \$55,000

CTVA: \$58,510

Mayor: Donia Jessop

Councilmembers: Lawrence Barlow, JVar Dutson, Brigham Holm, Terrill Musser, Stacy Seay

City Manager: Eric Duthie

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 Agriculture- 1 Acre

CAZP: \$123,059.48

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: Residential Multifamily-3

PAZP: Currently there are no properties in Hildale with the residential multifamily zone. So we are using one from Hurricane reverse weighted for Hildale:

Knollwood Townhomes

Acreage: .03

Tax Assessed Value 2021: 104,995

Knollwood Townhomes PAZP: \$3,499,833

Hildale-to-Hurricane Property Value (Zillow 2022): 94%

Estimated Hildale PAZP: \$3,289,843.02

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: \$576.85

Estimated Proposed Tax Per Acre: \$32,434.56

Narrative: In conducting this analysis, there are considerable assumptions made due to the relative recency of high-density multifamily housing. However, it's safe to assume that these properties would have significantly higher property tax performance than their current undeveloped state. In contrast with nearly all other residential zone categories, RM-3, once developed, could provide Hildale with significant tax boon that could directly support underperforming tax districts.

Mayor: Donia Jessop

Councilmembers: Lawrence Barlow, JVar Dutson, Brigham Holm, Terrill Musser, Stacy Seay

City Manager: Eric Duthie