



Hildale City Planning Commission

Thursday, July 22, 2021 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, to include public hearings, on **Thursday, July 22, 2021**, at 320 East Newel Avenue, Hildale, Utah 84784 at **6:00 pm (MDT)**.

<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 Chair's discretion.

Call to Order: Board Chair Holm

Roll Call: City Recorder Cawley

Pledge of Allegiance: Invitation of Board Chair Holm

Public Comment: Discretion of Board Chair Holm - 3 minute limit each.

Approval of Minutes: Commissioners

1. May 3, 2021 Meeting Minutes

Introduction of Zoning Administrator: City Manager Duthie - 2 Minutes

2. Introduction of designated Zoning Administrator Kesselring

PUBLIC HEARINGS: Chair Holm - No time limit

3. The Commission will receive public comment concerning a requested Rezone of Parcel HD-SHCR-4-9, commonly addressed as 985 N. Pinion Street, Hildale, Utah.
4. The Commission will receive public comment concerning a requested Rezone of Parcel HD-SHCR-3-14, commonly addressed as 920 N. Elm Street, Hildale, Utah.
5. The Commission will receive public comment concerning final Site Plan approval for Parcel HD-HDIP-21, commonly addressed as 1385 W. Field Avenue, Hildale, Utah for the establishment of a storage facility.

New Commission Business:

6. Consideration and discussion of the draft Hildale City General Plan.
(15 minutes Michael Hansen, Consultant)
7. Consideration, discussion, and possible approval of a Rezone of Parcel HD-SHCR-4-9, commonly addressed as 985 N. Pinion Street, Hildale, Utah.
(15 minutes Zoning Administrator Kesselring)
8. Consideration, discussion, and possible approval of a Rezone of Parcel HD-SHCR-3-14, commonly addressed as 920 N. Elm Street, Hildale, Utah
(15 minutes Zoning Administrator Kesselring)
9. Consideration, discussion, and possible final Site Plan approval for Parcel HD-HDIP-21, commonly addressed as 1385 W. Field Avenue, Hildale, Utah for the establishment of a storage facility.
(15 minutes Zoning Administrator Kesselring)
10. Consideration, discussion, and possible selection of Board Chair and other officers.
(15 minutes Zoning Administrator Kesselring)

Adjournment

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

320 East Newel Avenue, Hildale, Utah 84784

Monday, May 03, 2021, 6:00 pm

Present:

Commissioners: Charles Hammon (excused), Jenn Kesselring, Nathan Fischer (excused), Tracy Barlow (excused), Brigham Holm, Derick Holm, Rex Jessop

Recorder: Athena Cawley

Staff: Eric Duthie, Christian Kesselring

Public: Thomas Timpson

Court Monitor: Roger Carter

#1. Call to Order.

Meeting called to order at 6:05 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Brigham led the crowd in the pledge of allegiance.

#4. Public Comment

No public comment

#5. Consideration, Discussion and Possible Action on Approving Meeting Minutes for June 18, 2020 and January 26, 2021.

Rex Jessop moved to Approve Meeting Minutes for June 18, 2020 and January 26, 2021.

Derick seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

#6. Public Hearing

The Commission will receive public comment concerning a request to re-zone Parcel HD-SHCR-4-35, commonly addressed as 865 N. Redwood St. Hildale, Utah from the current Residential Agriculture (RA-1) Zone to Highway Commercial (HC) Zone for the west half of the parcel; and from the current Residential Agriculture (RA-1) Zone to Residential Agriculture 0.5 (RA-0.5) Zone for the east half.

**Rex Jessop moved to go into the Public Hearing.
Derick Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

There was a brief discussion on ordinances concerning this item. No public comment.

**Rex Jessop moved to go out of the Public Hearing.
Derick Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

#7. New Commission Business

- A. Discussion, consideration, and possible action concerning a request to re-zone Parcel HD-SHCR-4-35, commonly addressed as 865 N. Redwood St., Hildale, Utah from the current Residential Agriculture (RA-1) Zone to Highway Commercial (HC) Zone for the west half of the parcel; and from the current Residential Agriculture (RA-1) Zone to Residential Agriculture 0.5 (RA-0.5) Zone for the east half.**

City Manager Duthie presented rezoning information for parcels on Redwood, Cottonwood, Newel and Utah Streets.

Thomas Timpson explained the layout of the parcel on Redwood St. and the change requested for rezone. The Commissioners discussed and asked questions as to the zoning in the area with City Manager Duthie giving details. The staff recommends that the Commissioners recommend for the City Council to approve the re-zone request.

Jenn Kesselring moved to recommend to the City Council to re-zone Parcel HD-SHCR-4-35, 865 N. Redwood St., Hildale, Utah from the current Residential Agriculture (RA-1) Zone to Highway Commercial (HC) Zone for the west half of the parcel; and from the current Residential Agriculture (RA-1) Zone to Residential Agriculture 0.5 (RA-0.5) Zone for the east half.

Rex Jessop seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		

Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

B. Discussion, consideration, and possible action concerning a Final Site Plan Review for commercial building and parking lot on Parcel HD-SHCR-4-37, commonly addressed as 1280 West Utah Avenue, Hildale, Utah.

Thomas Timpson represented the plans of adding on to the current building at 1280 West Utah Ave. The primary purpose of use is an office building which will be a 3-story building. Plus One owns the property to the North and will add on to the building at a later date. City Manager Duthie presented a staff report and gave a review of the Final Site Plan.

There was discussion on the parking access from Redwood Street to accommodate with the improvements. Commissioner Jessop inquired about flood control on Redwood St. to which City Manager Duthie said there has been discussion between Public Works, UDOT and the Flood Plain Manager.

Derick Holm moved to approve Final Site Plan Review for commercial building and parking lot on Parcel HD-SHCR-4-37, 1280 West Utah Avenue, Hildale, Utah with the following conditions that the City and property owner have the flexibility to change the ingress and egress allowed into the project and to have it in writing. Rex Jessop seconded. Roll call vote:

	YES	NO	ABSTAIN
Brigham Holm	X		
Derick Holm	X		
Rex Jessop	X		
Jenn Kesselring	X		

Motion carried.

#8. Adjournment

With no other business meeting adjourned at 6:50 pm.

Minutes were approved at Planning Commission meeting on _____.



To: Hildale City Mayor, Council, Zoning Commission, and Staff
From: Eric Duthie, City Manager
Date: July 12, 2021
Re: Zoning Administrator Designation

Effective July 12, 2021, I am designating Christian Kesselring as Hildale City Zoning Administrator. The term of this appointment is indefinite, until another Zoning Administrator is designated.

I am confident Christian knows the Municipal Code thoroughly and subscribes to the philosophy of assisting residents to become compliant in all issues applicable to the zoning code.

This designation is authorized under Hildale Municipal Code Title XV, Chapter 6, Section 152-6-8, which states the following:

1. Appointment:
The City Manager shall designate a staff person who shall be primarily responsible for administering and enforcing this chapter. Such person shall be known as the Zoning Administrator.

The role, responsibility, authority, and duties of the Zoning Administrator are listed in the remainder of Section 152-6-8, as follows:

2. Interpretation:
The Zoning Administrator shall interpret the ordinance to members of the public, City departments, and to other branches of government, subject to general and specific policies established by the Planning Commission and City Council. Upon request, the Zoning Administrator shall make a written interpretation of the text of this chapter pursuant to section 152-7-18 of this chapter.
3. Administrative Duties:
The Zoning Administrator shall accomplish or cause to be accomplished all administrative actions required by this chapter, including the giving of notice, holding of hearings, preparation of staff reports and receiving and processing of appeals.
4. Negotiation And Advice:
The Zoning Administrator may negotiate with and advise all persons making application for any project which requires approval by the Planning Commission or City Council.

Mayor: Donia Jessop
City Council: Maha Layton, Lawrence Barlow
Stacy Seay, JVar Dutson, Jared Nicol

320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784

RE: Hildale GP: Hearing Questions?

Item 6.

Michael Hansen <mhansen@jonesanddemille.com>

Tue 7/20/2021 3:29 PM

To: Christian Kesselring <ChristianK@hildalecity.com>; Eric Duthie <EricD@hildalecity.com>; Recorder <recorder@hildalecity.com>; Athena Cawley <athenac@hildalecity.com>

You should be able to download the latest version of the plan at this link:

<https://docs.google.com/document/d/1OxkN3JQxQM6X5TWA4oDVNe-xsDeMZZVYFRUcFS0hE3w/edit?usp=sharing>



Mike Hansen, AICP

Planning Director

Rural Community Consultants

m: 801.550.5075

From: Christian Kesselring <ChristianK@hildalecity.com>

Sent: Tuesday, July 20, 2021 3:27 PM

To: Eric Duthie <EricD@hildalecity.com>; Michael Hansen <mhansen@jonesanddemille.com>; Recorder <recorder@hildalecity.com>; Athena Cawley <athenac@hildalecity.com>

Subject: RE: Hildale GP: Hearing Questions?

We will need materials for our packet by tomorrow morning at the very latest. Eric, do you already have everything?

Christian Kesselring
City Attorney

phone: 435.874.2323
mobile: 801.860.9384



320 E Newel Ave
PO Box 840490, Hildale, UT 84784

From: Eric Duthie <EricD@hildalecity.com>

Sent: Tuesday, July 20, 2021 11:54 AM

To: Michael Hansen <mhansen@jonesanddemille.com>; Recorder <recorder@hildalecity.com>; Athena Cawley <athenac@hildalecity.com>; Christian Kesselring <ChristianK@hildalecity.com>

Subject: Re: Hildale GP: Hearing Questions?

OK.

Thanks Mike.

I look forward to turning attention to closing this project.

eric

Eric Duthie

City Manager

ericd@hildalecity.com

Mobile: 435.592.5346 Office: 435.874.2323 Fax: 435.874.2603

320 E Newel Ave. PO Box 840490, Hildale, UT 84784





July 9, 2021

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-4-9

Address: 985 North Pinion Street, Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel from Residential Agriculture 0.5 (RA-0.5) to Residential 1-10 (R-1-10) for the purpose of splitting the lot. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office, or at:

<https://hildale.municipalcodeonline.com/book?type=ordinances#name=PREFACE>

The hearing will be held Thursday, July 22, 2021, at 6:00 pm (MDT), at Hildale City Hall, which is located 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,
Attn: Planning and Zoning Administrator
P.O. Box 840490
Hildale, Utah 84784

The Interim Zoning Administrator can be reached by phone at (435) 874-2323, or by email 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
Interim Zoning Administrator

ZONE CHANGE APPLICATION

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

Fee: \$100

<i>For Office Use Only:</i>	
File No.	
Receipt No.	100574803

FD cc Angelina 6/4/21

Name: Shane Tooke & Brett Burlingame **Telephone:** (435) 229-4747

Address: 840 North Elm Street **Fax No.** 435-608-4586

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

Email: qualitymounts@aol.com

Address/Location of Subject Property: 985 North Pinion Street

Tax ID of Subject Property: HD-SHCR-4-9 **Existing Zone District:** RA-0.5

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Rezone to R1-10 to split into one 1/4 acre lot and one 3/4 acre lot.

Legal Description: All of Lot 9 Short Creek Subdivision #4.

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

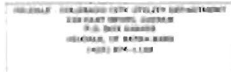
- a. The name and address of every person or company the applicant represents;
- b. An accurate property map showing the existing and proposed zoning classifications;
- c. All abutting properties showing present zoning classifications;
- d. An accurate legal description of the property to be rezoned;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

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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



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

Item 7.

XBP Confirmation Number: 100574823

Transaction detail for payment to Hildale City.			Date: 06/04/2021 - 2:00:35 PM
Transaction Number: 149836996PT Visa — XXXX-XXXX-XXXX-6793 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use	1	\$100.00
Notes: 985 NORTH PINION STREET			
	Land Use	1	\$100.00
Notes: 920 NORTH ELM STREET			
			TOTAL: \$200.00

Billing Information
GARY OR SHANE TOOKE
BRETT BURLINGAME
920 N ELM ST AND 985 N
PINION ST
HILDALE, UT 84784

Transaction taken by: AChatwin

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
COUNTY OF Washington :SS

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

[Signature]

(Property Owner)

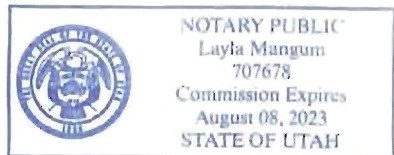
[Signature]

(Property Owner)

Subscribed and sworn to me this 4th day of June 2021.

Layla Mangum

(Notary Public)



Residing in: Utah

My Commission Expires: 08/08/2023

Agent Authorization

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

(Property Owner)

(Property Owner)

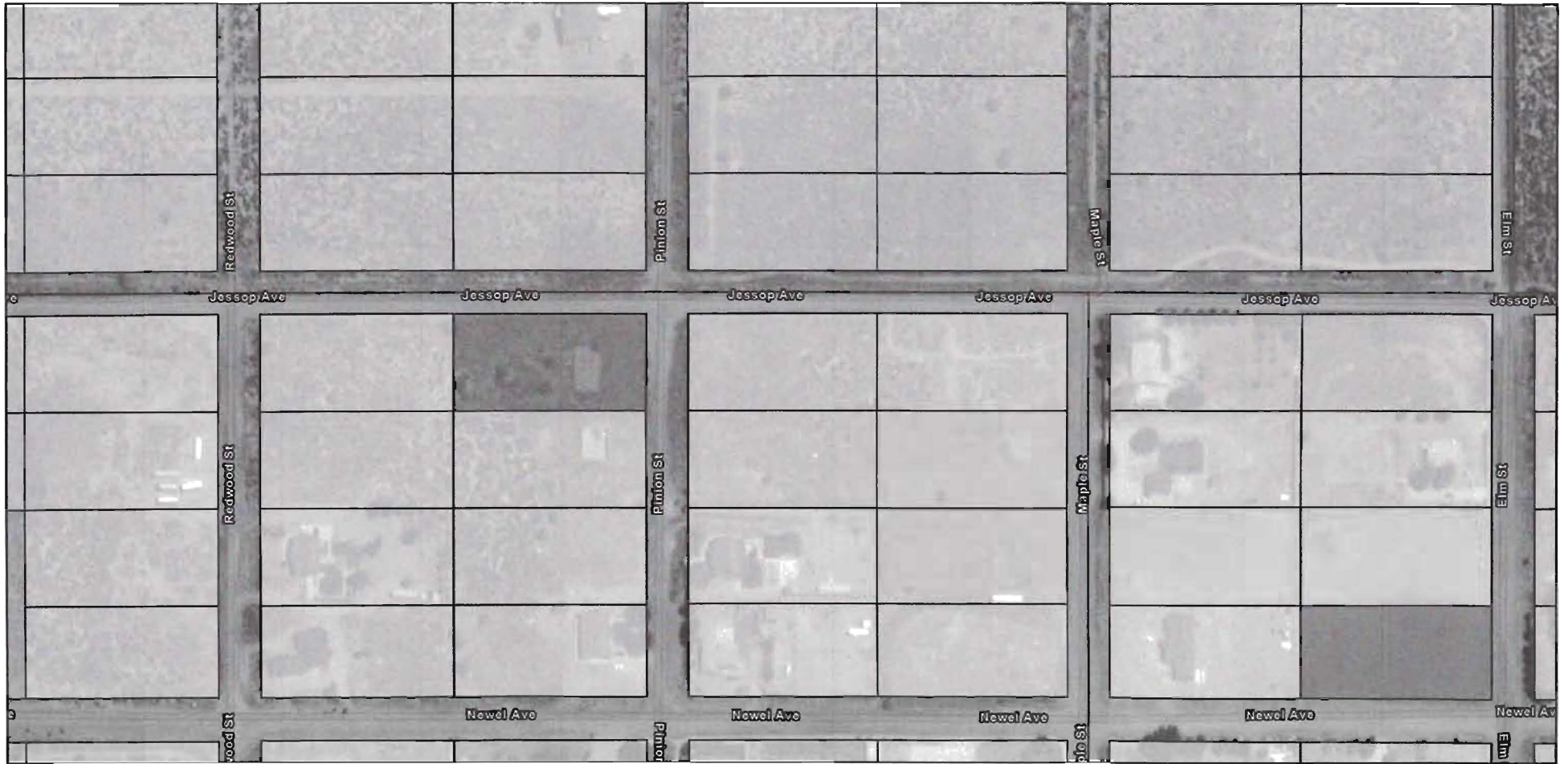
Subscribed and sworn to me this _____ day of _____ 20__.

(Notary Public)

Residing in: _____

My Commission Expires: _____

Hildale City Zoning districts



5/14/2021, 12:43:36 PM

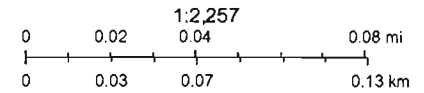
Municipal Boundary

Parcels

Zoning Districts

RA-1 - Residential-agricultural 1

- RA-.5 - Residential-agricultural .5
- GC - General commercial
- R1-10 - Single-family residential 10
- HC - Highway commercial
- RM-2 - Multiple-family residential 2
- M-1 - Light industrial

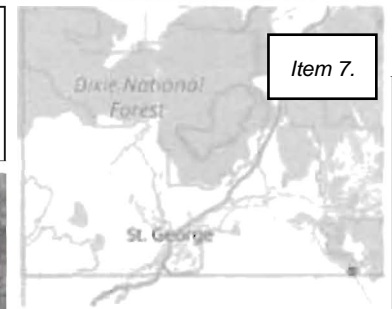


Maxar, Microsoft, Esri Community Maps Contributors, Coconino County, Utah AGRC, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sunrise

Hildale City
Sunrise Cloud SMART GIS®



Title



Item 7.



Legend

- Site Address Points
- ZIP Codes
- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim



Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

• **MAD LEMON LLC**
HD-SHCR-4-15
409 3 RD AVE EAST
WILLISTON, ND 58801

• **BLACKMORE ARTHUR JR**
HD-SHCR-4-10
PO BOX 46
HAUULA, HI 96717-0046

• **SOUTH ZION ESTATES LLC**
HD-SHCR-13-53
11951 S 645 E
DRAPER, UT 84020

• **JEFFS JESSE H**
HD-SHCR-4-14
PO BOX 842100
HILDALE, UT 84784-2100

• **UNITED EFFORT PLAN**
HD-SHCR-4-22
PO BOX 959
HILDALE, UT 84784

• **JESSOP CURTIS**
HD-SHCR-4-8
PO BOX 2108
TIOGA, ND 58852

• **SOUTH ZION ESTATES LLC**
HD-SHCR-13-54
11951 S 645 E
DRAPER, UT 84020

• **SOUTH ZION ESTATES LLC**
HD-SHCR-13-46
11951 S 645 E
DRAPER, UT 84020

• **PRIDE INV LLC**
HD-SHCR-4-23
11951 S 645 E
DRAPER, UT 84020
CITY EXPENDED

• **SOUTH ZION ESTATES LLC**
HD-SHCR-13-52
11951 S 645 E
DRAPER, UT 84020

• **SOUTH ZION ESTATES LLC**
HD-SHCR-13-47
11951 S 645 E
DRAPER, UT 84020

• **JEFFS RICHARD B**
HD-SHCR-4-11
PO BOX 842100
HILDALE, UT 84784-2100

• **SOUTH ZION ESTATES LLC**
HD-SHCR-13-55
11951 S 645 E
DRAPER, UT 84020

• **JOHNSON CADE, ET AL**
HD-SHCR-4-9
PO BOX 842372
HILDALE, UT 84784
CITY EXPENDED

• **UNITED EFFORT PLAN**
HD-SHCR-4-16
PO BOX 959
HILDALE, UT 84784



HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Application Type: Re-Zone (Amendment to Zoning Map)

Applicant Name: Shane Tooke/Brett Burlingame

Project Address: 985 N Pinion St

Current Zoning: RA-.5

Proposed Zoning: R1-10

Legislative/Administrative Proceeding: Legislative

Approval Authority: Hildale City Council

Appeal Authority: Hildale City Hearing Officer

Date of Public Hearing: July 22, 2021

Location of Public Hearing: Hildale City Hall

Notice to Mailed to Neighbors: July 9, 2021

Summary of Application

The applicant is requesting an amendment to the zoning map to change lot HD-SCHR-4-9 from Residential Agricultural half-acre (RA-0.5) to Single-Family Residential 10 (R1-10).

Background

The subject lot is located on the southwest corner of Pinion Street and Jessop Avenue. It was zoned RA-1 with the adoption of the zoning map in 2018. A former property owner then obtained a rezone to RA-.5 in early 2020, for the purpose of being able to split the lot.

The applicant plans to split the lot unevenly, into one lot of about 0.75 acres and one lot of about 0.25 acres. The RA-.5 zone has a minimum lot area of 0.40 acres and would not allow the intended configuration. The R1-10 zone would, however, with a minimum lot size of about 0.184 acres.

General Plan and Zoning

The general plan designated this lot for low-density residential.

Standards for Approval/Denial

Hildale City Code 152-7-7(e) outlines the minimum considerations the Commission should consider when making this recommendation to the Council:

1. Whether the proposed amendment is consistent with 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Staff Analysis

Please keep in mind that the list of consideration above and discussed below are NOT a comprehensive list of consideration, but the minimum amount of consideration.

PZ Commission can make a recommendation based on: ANY RATIONAL BASIS. This is the most flexible level of discretion given to you under the law.

Is the applicant request consistent with the General Plan's (GP) goals, objectives, and policies?

This factor is mixed for the reasons explained below.

The General Plan has designated the area as low-density residential, which in the general plan indicates 1-3 dwelling units per acre and primarily detached, single-family housing with accessory dwelling units and on-site agriculture. The Single-Family Residential 10 zone allows for substantially higher density, which would not be consistent with that designation.

The requested zoning designation would otherwise be consistent with the "Land Use and Circulation Goals, Policies, Objectives, and Actions" listed in the General Plan. (See page 23, 24 and 28 of GP: http://hildalecity.com/wp-content/uploads/2016/12/HildaleCityGeneralPlan_IDFinal-v1op4.pdf).

Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

Yes. The existing development surrounding this location is generally zoned as Residential Agricultural, consisting of single-family homes on large lots. The purpose of the Residential Agricultural zones is:

to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the city's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

While R1-10 zoning will permit higher-density development than envisioned for Residential Agricultural zones, it remains focused on detached single-family homes, which would be harmonious with existing development.

Will the proposed amendment adversely affect adjacent property?

There is no reason to believe granting the requested zoning will adversely affect adjacent property. The R1-10 zone is generally more restrictive on permitted uses than the RA-.5 zone.

Is there 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, stormwater drainage systems, water supplies, and wastewater and refuse collection?

There are adequate facilities to support the requested level of density.

Staff Recommendation

Staff recommends granting the requested zone change. As explained above, the analysis weighs in favor of the applicant. Also, it is worth noting that immediately to the north of the subject lot there are approximately 100 acres of raw land that were recently changed to R1-10 zoning, and we are anticipating development of substantial infrastructure in the area.



Caution

Ask yourself the following questions before voting.

1. Do I have a conflict of interest that has not been disclosed?
2. Am I granting this application based on who the applicant is?
3. In our discussion or in my own personal deliberations, did I/we consider the applicant's:
 - Color
 - Disability
 - Family Status
 - Sex/Gender
 - Race
 - Religion
 - National Origin
 - Familial Status
 - Military Service

If the answer is yes to any of the questions above, STOP. Consult with City Planning and Zoning Administrator, City Manager, City Attorney or Court Appointed Monitor Roger Carter ((435) 319-0840 or rrcivicus@gmail.com).



Sample Motions

(Approve without conditions) I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-4-9 based on the findings set forth in the staff report and (if applicable) for the following additional reasons:

(Approve with conditions) I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-4-9 with the following conditions: **[list conditions]**.

[e.g. The lot split is approved within a stated deadline.]




(Deny) I move we recommend the City Council deny the zoning map amendment requested for lot(s) HD-SHCR-4-9 based on the findings set forth in the staff report and (if applicable) for the following additional reasons:

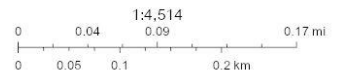
(Postpone) I move we postpone considering the zoning map amendment application to the next regular planning commission meeting, and direct staff to provide more information about _____
_____.

Hildale City Zoning Map



7/21/2021, 2:51:29 PM

-  Municipal Boundary
-  Parcels
- Zoning Districts**
-  A-20 - Agricultural 20
-  RA-1 - Residential-agricultural 1
-  RA-.5 - Residential-agricultural .5
-  R1-10 - Single-family residential 10
-  RM-1 - Multiple-family residential 1
-  RM-2 - Multiple-family residential 2
-  GC - General commercial
-  HC - Highway commercial
-  M-1 - Light industrial
-  PF - Public facilities



Esrri Community Maps Contributors, Coconino County, Utah AGRC, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sunrise Cloud SMART

Hildale City
Sunrise Cloud SMART GIS®

Mayor: Donia Jessop
City Council: Maha Layton, Lawrence Barlow
 Stacy Seay, JVar Dutson, Jared Nicol

320 East Newel Ave.
 P.O. Box 840490
 Hildale, UT 84784



📞 435-874-2323

Item 8.

📞 435-874-2603

🌐 www.hildalecity.com

July 9, 2021

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-3-14

Address: 920 North Elm Street, Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel from Residential Agriculture 1 (RA-1) to Residential Agriculture 0.5 (RA-0.5) for the purpose of splitting the lot. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office, or at:

<https://hildale.municipalcodeonline.com/book?type=ordinances#name=PREFACE>

The hearing will be held Thursday, July 22, 2021, at 6:00 pm (MDT), at Hildale City Hall, which is located 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,
Attn: Planning and Zoning Administrator
P.O. Box 840490
Hildale, Utah 84784

The Interim Zoning Administrator can be reached by phone at (435) 874-2323, or by email 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
Interim Zoning Administrator

ZONE CHANGE APPLICATION

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

Fee: \$100

For Office Use Only:
File No.
Receipt No. 100574623

PDEC Angelina 6/14/21

Name: Gary Tooke Telephone: (435) 703-0453

Address: 840 North Elm Street Fax No. 435-608-4586

Agent (If Applicable): _____ Telephone: _____

Email: qualitymounts@aol.com

Address/Location of Subject Property: 920 North Elm Street

Tax ID of Subject Property: HD-SHCR-3-14 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Rezone to RA-0.5 to split in half.

Legal Descriptions: All of Lot 14, Short Creek Subdivision Plat #3

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

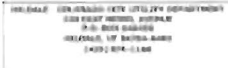
- a. The name and address of every person or company the applicant represents;
- b. An accurate property map showing the existing and proposed zoning classifications;
- c. All abutting properties showing present zoning classifications;
- d. An accurate legal description of the property to be rezoned;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

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES NO

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



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

Item 8.

XBP Confirmation Number: **100574823**

▶ Transaction detail for payment to Hildale City.		Date: 06/04/2021 - 2:00:35 PM	
Transaction Number: 149836996PT Visa — XXXX-XXXX-XXXX-6793 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use	1	\$100.00
Notes: 985 NORTH PINION STREET			
	Land Use	1	\$100.00
Notes: 920 NORTH ELM STREET			
TOTAL:			\$200.00

Billing Information
 GARY OR SHANE TOOKE
 BRETT BURLINGAME
 920 N ELM ST AND 985 N
 PINION ST
 HILDALE, UT 84784

Transaction taken by: AChatwin

ZONE CHANGE APPLICATION (General Information)

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

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

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
 :SS
COUNTY OF Washington

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

[Signature]
(Property Owner)

Subscribed and sworn to me this 4th day of June 21
Louyla Mangum
(Notary Public)

Residing in: Utah
My Commission Expires: 08/08/2023



Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

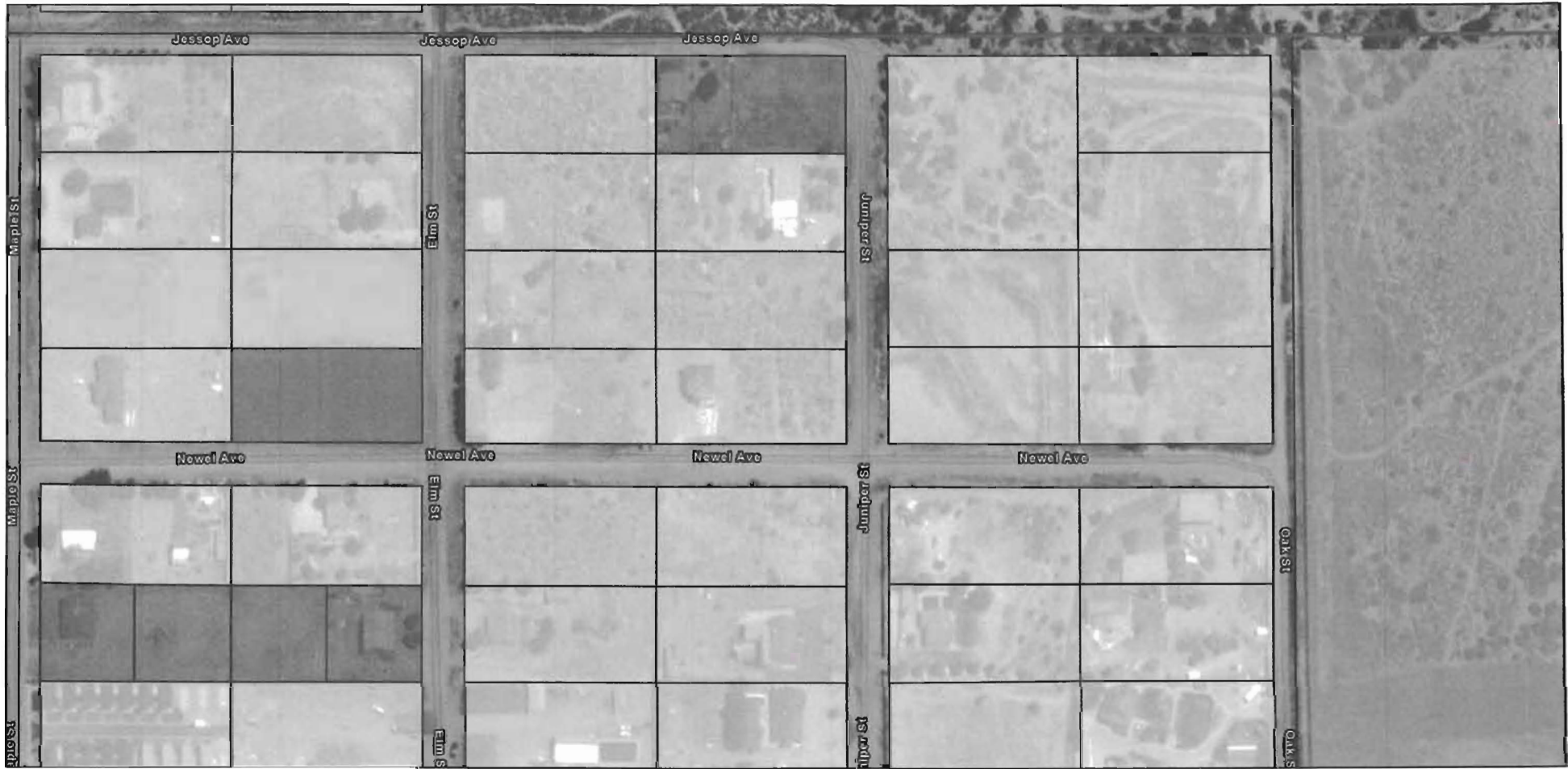
(Notary Public)

Residing in: _____

My Commission Expires: _____

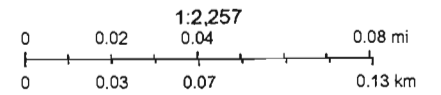


Hildale City Zoning districts



5/14/2021, 11:57:35 AM

- Municipal Boundary
- Parcels
- Zoning Districts
- RA-1 - Residential-agricultural 1
- RA-5 - Residential-agricultural .5
- R1-10 - Single-family residential 10
- RM-1 - Multiple-family residential 1
- OS - Open space



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Hildale City
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- **DOCKSTADER E DARLENE**
HD-SHCR-3-13
PO BOX 2395
COLORADO CITY, AZ 86021-2395
- **DUTSON LEE**
HD-SHCR-3-25
PO BOX 841586
HILDALE, UT 84784-1586
- **DAVIS CHLOE E**
HD-SHCR-3-35-A
PO BOX 840159
HILDALE, UT 84784-0159
- **CHATWIN MARVIN RAY & JESSICA RAE TRS**
HD-SHCR-3-15
PO BOX 841464
HILDALE, UT 84784-1464
- **SUNSET CAPITAL GROUP LLC**
HD-SHCR-3-16
PO BOX 1490
COLORADO CITY, AZ 86021-1490
- **WILLIAMS DANIEL**
HD-SHCR-3-12
PO BOX 842112
HILDALE, UT 84784-2112
- **DUTSON JOHN L**
HD-SHCR-3-32
PO BOX 1562
HILDALE, UT 84784-1562
- **BARLOW ZANE**
HD-SHCR-3-4
PO BOX 842128
HILDALE, UT 84784-2128
- **TOOKE MILLS GARY TR**
HD-SHCR-3-14
PO BOX 651
SAINT GEORGE, UT 84771-0651
- **COOKE JUSTIN LYNN, ET AL**
HD-SHCR-3-26
PO BOX 3145
COLORADO CITY, AZ 86021-3145
- **BARLOW PAUL**
HD-SHCR-3-5
PO BOX 842128
HILDALE, UT 84784-2128
- **NICOL MISTY**
HD-SHCR-3-27
865 N JUNIPER ST
HILDALE, UT 84784
- **BARLOW MARYLOU, ET AL**
HD-SHCR-3-11
PO BOX 2696
COLORADO CITY, AZ 86021-2696
- **JESSOP RICHARD & PRISCILLA**
HD-SHCR-3-34
8148 S 2425 E
OGDEN, UT 84405-9514
- **KNODEL FRANK & MARGEE**
HD-SHCR-3-3
PO BOX 1941
HILDALE, UT 84784-1941



HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Application Type: Re-Zone (Amendment to Zoning Map)
Applicant Name: Gary Tooke
Project Address: 920 N Elm St
Current Zoning: RA-1
Proposed Zoning: RA-.5
Legislative/Administrative Proceeding: Legislative
Approval Authority: Hildale City Council
Appeal Authority: Hildale City Hearing Officer

Date of Public Hearing: July 22, 2021
Location of Public Hearing: Hildale City Hall
Notice to Mailed to Neighbors: July 9, 2021

Summary of Application

The applicant is requesting an amendment to the zoning map to change lot HD-SCHR-3-14 from Residential Agricultural 1 (RA-1) to Residential Agricultural .5 (RA-.5).

Background

The subject lot is located on the northeast corner of Elm Street and Newel Avenue. It was zoned RA-1 with the adoption of the zoning map in 2018.

The applicant plans to split the lot into two lot of approximately 0.49 acres each. The RA-1 zone has a minimum lot area of 0.80 acres and would not allow the intended configuration. The RA-.5 zone would, however, with a minimum lot size of 0.40 acres.

General Plan and Zoning

The general plan designated this lot for low-density residential.

Standards for Approval/Denial

Hildale City Code 152-7-7(e) outlines the minimum considerations the Commission should consider when making this recommendation to the Council:

1. Whether the proposed amendment is consistent with 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, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Staff Analysis

Please keep in mind that the list of consideration above and discussed below are NOT a comprehensive list of consideration, but the minimum amount of consideration.

PZ Commission can make a recommendation based on: ANY RATIONAL BASIS. This is the most flexible level of discretion given to you under the law.

Is the applicant request consistent with the General Plan's (GP) goals, objectives, and policies?

Yes.

The General Plan has designated the area as low-density residential, which in the general plan indicates 1-3 dwelling units per acre and primarily detached, single-family housing with accessory dwelling units and on-site agriculture. The Residential Agricultural .5 zone allows for 2.5 dwelling units per acre, which would be consistent with that designation.

The requested zoning designation would otherwise be consistent with the "Land Use and Circulation Goals, Policies, Objectives, and Actions" listed in the General Plan. (See page 23, 24 and 28 of GP: http://hildalecity.com/wp-content/uploads/2016/12/HildaleCityGeneralPlan_IDFinal-v1op4.pdf).

Is the proposed amendment harmonious with the overall character of existing development in the vicinity of the subject property?

Yes. The existing development surrounding this location is generally zoned as Residential Agricultural, consisting of single-family homes on large lots. The purpose of the Residential Agricultural zones is:

to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the city's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

Will the proposed amendment adversely affect adjacent property?

No. There is no reason to believe granting the requested zoning will adversely affect adjacent property. The RA-.5 zone is generally equally as restrictive on permitted uses as the RA-1 zone.

Is there 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, stormwater drainage systems, water supplies, and wastewater and refuse collection?

There are adequate facilities to support the requested level of density.

Staff Recommendation

Staff recommends granting the requested zone change. As explained above, the analysis weighs in favor of the applicant.



Caution

Ask yourself the following questions before voting.

1. Do I have a conflict of interest that has not been disclosed?
2. Am I granting this application based on who the applicant is?
3. In our discussion or in my own personal deliberations, did I/we consider the applicant's:
 - Color
 - Disability
 - Family Status
 - Sex/Gender
 - Race
 - Religion
 - National Origin
 - Familial Status
 - Military Service

If the answer is yes to any of the questions above, STOP. Consult with City Planning and Zoning Administrator, City Manager, City Attorney or Court Appointed Monitor Roger Carter ((435) 319-0840 or rrcivicus@gmail.com).



Sample Motions

(Approve without conditions) I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-4-9 based on the findings set forth in the staff report and (if applicable) for the following additional reasons:

(Approve with conditions) I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-4-9 with the following conditions: **[list conditions]**.

[e.g. The lot split is approved within a stated deadline.]

(Deny) I move we recommend the City Council deny the zoning map amendment requested for lot(s) HD-SHCR-4-9 based on the findings set forth in the staff report and (if applicable) for the following additional reasons:

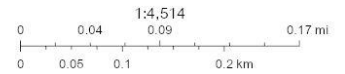
(Postpone) I move we postpone considering the zoning map amendment application to the next regular planning commission meeting, and direct staff to provide more information about _____
_____.

Hildale City Zoning Map



7/21/2021, 3:02:32 PM

- Municipal Boundary
- Parcels
- RA-1 - Residential-agricultural 1
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- M-1 - Light industrial
- OS - Open space



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Hildale City
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Mayor: Donia Jessop
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320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784



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

FINAL SITE PLAN APPLICATION

Fee: Variable

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

Name: GLADE JESSOP **Telephone:** 435-212-8080

Address: 745 N HOMESTEAD ST, HILDALE, UT 84784 **Fax No.** _____

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

Email: BROKENSAGECO@GMAIL.COM

Address/Location of Subject Property: 1385 W FIELD AVE, HILDALE, UT

Tax ID of Subject Property: HD-HDIP-21 **Zone District:** HEAVY INDUSTRIAL

Proposed Use: (Describe, use extra sheet if necessary) STORAGE UNITS

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" = 100'
- Submit one (1) set of plans on 11 x 17-inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required. Submit electronic copy of plans to planning@hildalecity.com
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

- a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary;
- b) Layout, dimensions, and names of existing and future road rights-of-way;
- c) Project name, North arrow, and tie to a section monument;
- d) The boundary lines of the project site with bearings and distances;
- e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- g) Location of man-made features including irrigation facilities, bridges, and buildings
- h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density;
- i) Identification of property, if any, not proposed for development, and;
- j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

(Site Review Application – Page 2)

2) Grading and drainage plan showing the following:

- a) North arrow, scale, and site plan underlay;
- b) Topography contours at two (2) foot intervals;
- c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan;
- d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater;
- e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

- a) North arrow, scale, and site plan underlay
- b) All existing and proposed utilities including but not limited to sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;
- c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations;
- d) Location and dimensions of all utility easements; and
- e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance;

5) Building elevations for all buildings showing the following:

- a) Accurate front, rear, and side elevations drawn to scale;
- b) Exterior surfacing materials and colors, including roofing material and color;
- c) Outdoor lighting, furnishings and architectural accents; and
- d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

- 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters;
- 2) A traffic impact analysis;
- 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property; and
- 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

NOTE: It is important that all applicable information noted above 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 for submissions is 14 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 due to 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: _____

FINAL SITE PLAN REVIEW (General Information)

PURPOSE

The final site plan review process is established to encourage adequate advanced planning and assure a quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hildale City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The final site plan review is only required on the following types of projects:

- a. Any multiple-family residential use;
- b. Any public or civic use;
- c. Any commercial use; or
- d. Any industrial use.

When a final site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to site plan approval.

As an option, prior to developing the detail required for a final site plan review, an applicant may wish to process a preliminary site plan pursuant to Section 10-7-10 C2 of the Land Use Ordinance. This optional process is intended to assist an applicant by providing preliminary City comments and direction on a project with less initial cost. However, the submittal, review, and approval of an application for a preliminary site plan does not create any vested rights to develop the project site. Development rights are only vested with the approval of a final site plan.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department 2 weeks prior by no later than 5:00 PM to the regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and staff's report, and approve, approve with conditions, or deny the final site plan.

APPEALS

The decision of the Planning Commission is final unless an appeal is made. An appeal is filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. A public hearing is generally scheduled within a few weeks of the appeal. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Site Plan Approval Process

Site Plan approval is required for all commercial, industrial, and multi-family residential development. This includes a commercial use in a building in a commercial zone previously used for residential. It is also required for any development within a Planned Development Overlay (PDO). This is an extra requirement for development within the overlay to ensure the stated overlay purpose of providing development better than that possible under straight zoning.

Final Site Plan can be run simultaneously with a subdivision plat.

1. Meet with Planning Staff to review proposed application and schedule a site visit if necessary.
2. **Preliminary Site Plan:** Have a preliminary site plan prepared subject to the requirements on the application checklist and submit it with a completed application and payment of application fee.
3. Submission must be made by the deadline for Planning Commission submission which is 2 weeks prior to the scheduled meeting date.
4. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.
5. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.
6. A preliminary site plan does not require a motion from the Planning Commission but require Staff, Joint Utility, and Planning Commission comments be incorporated into the final site plan.
7. Before a final site plan is prepared, construction drawings must be submitted to the Joint Utilities Committee for review and signatures.
8. **Final Site Plan:** Based on preliminary site plan comments and requirements on the application checklist on final site plan application, prepare final site plan and submit with a completed application and payment of application fee.
9. Submission must be made by the deadline for Planning Commission submission which is 5:00 pm on the Monday three weeks and one day prior to the meeting date.
10. If construction drawings have not been signed at least one week prior to the regular meeting date, the application will not be placed on the next agenda but will be delayed until the following meeting. This is providing the construction drawings are signed at least one week prior to that meeting.
11. Planning Staff will write comments on the application materials and submit the comments with the application to the Planning Commission for review prior to the Planning Commission meeting.
12. The applicant must appear at the Planning Commission meeting to answer questions and hear comments.
13. The Planning Commission is the land use authority for site plans.

14. After final site plan is approved, and a plat is not required, to move ahead on the project, an engineer's bid for any public facilities, which will be located on the project, should be submitted for approval to the City's Engineer. After the bid is approved a bond or letter of credit for 110% of the approved amount should be filed with the City. A pre-construction meeting will then be scheduled before construction begins.

Comments:

A preliminary site plan, which accompanies an application for a PDO Overlay zone change is the only site plan which goes to the City Council. The Council approves the specific details of the preliminary site plan by approving the zone change. This can include setbacks, distances between buildings, land uses, and recreation facilities if it is a small project. On large projects the preliminary site plan is normally subject to a development agreement because the preliminary plan does not contain that level of detail and generally outlines basic land uses, traffic patterns, and park sites.

AFFIDAVIT
PROPERTY OWNER

STATE OF ~~UTAH~~ ARIZONA)
 : ss
COUNTY OF MOHAVE)

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

Glade Jessop
(Property Owner)

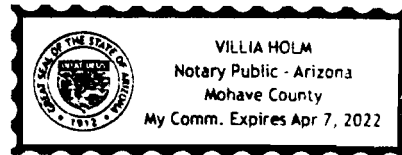
(Property Owner)

Subscribed and sworn to me this 12th day of July, 2021.

Villia Holm
(Notary Public)

Residing in: Colorado City, Az

My Commission Expires: 4-7-2022



Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary Public)

Residing in: _____

My Commission Expires: _____

Plans

Eric Duthie <EricD@hildalecity.com>

Tue 6/22/2021 11:46 AM

To: brokensageco@gmail.com <brokensageco@gmail.com>

Rex,

As i reviewed the plans, they look great.

However, as I reviewed the application, I think I need you to change this from a Plat to a Final Site Plan application, see the following link:

<http://hildalecity.com/administration/community-development/planning-commission/applications/>

Planning & Zoning Applications | Hildale City

320 East Newel Ave. P.O. Box 840490 Hildale, UT 84784. Phone: (435) 874-2323 Fax: (435) 874-2603

Email: hello@hildalecity.com

hildalecity.com

Please complete and submit the application back to me.
I will schedule this for the July 15, 2021 PZ Commission meeting.
You will also need to pay the fee, which we will provide.

I am also sorry for the missed calls.
One thing is on top of another around here.
I guess it will be that way for some time.
eric

Eric Duthie

City Manager

ericd@hildalecity.com

Mobile: 435.592.5346 Office: 435.874.2323 Fax: 435.874.2603

320 E Newel Ave. PO Box 840490, Hildale, UT 84784



GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HILLDALE CITY UTILITY STANDARDS & SPECIFICATIONS AND WITH CITY SPECIAL SERVICES (SPECIAL CONSTRUCTION DIVISION) AND ANY OTHER APPLICABLE APPLICABLE STANDARDS ISSUED BY THE UTILITIES DIVISION, THE UTILITY REGULATORY COMMISSION, AND ALL LOCAL CITY ORDINANCES AND ORDINANCES APPLICABLE.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PREVENT EXISTING APPROPRIATIONS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES OWNED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOT BREAK OR REMOVE ANY WATER MAINS OR SEWER LINES HAVE BEEN INSTALLED OR LACED IN PLACE UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HILLDALE AND ASH CREEK SPECIAL SERVICE DISTRICT, AND THE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT THEIR OPERATIONS DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY MISCELLANEOUS AND VERTICAL TRANSPIRENCIES BETWEEN NEW CONSTRUCTION AND EXISTING SUBJECTS TO PREVENT PROPER DRAINAGE AND FOR RECORDS AND CHECKS TO NEW CONSTRUCTION. LEGEND OF TRANSPIRENCIES TO BE AS SHOWN ON PLANS, OR AS DISCUSSED IN THE FIELD BY A CITY INSPECTOR.
8. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMITS SURVEY INSTRUMENTS. ANY INSTRUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.

FIRE DEPARTMENT NOTES:

1. NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
2. AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMPLETELY MATERIAL.
3. PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.

SHEET INDEX	
SHEET	DESCRIPTION
C1	COVER SHEET
C2	SITE & DIMENSION PLAN
C3	GROUND & DRAINAGE PLAN
C4	UTILITIES PLAN
C5	NOT USED

COVER SHEET
HILLDALE STORAGE
CITY OF HILLDALE,
WASHINGTON COUNTY, UTAH

HILLDALE CITY APPROVAL

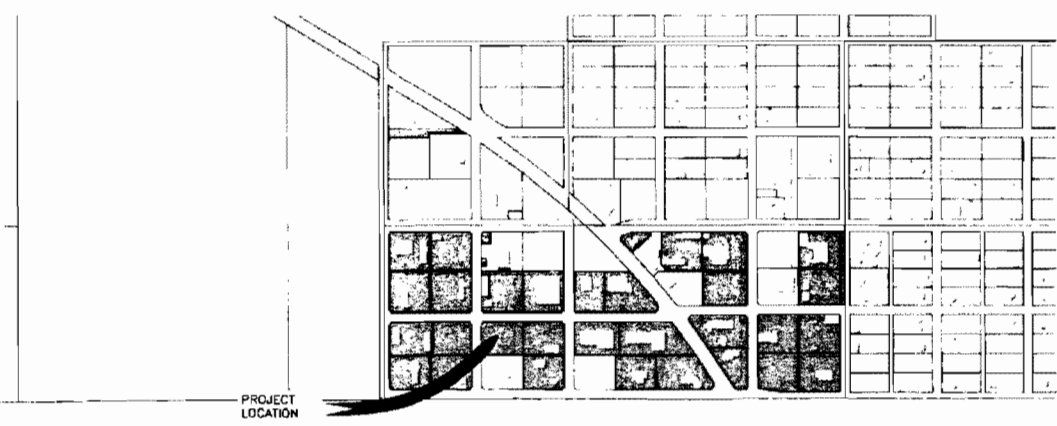
_____	DATE
_____	DATE
_____	DATE

NO.	DATE	REVISIONS

RAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
510 NORTH 1000 WEST SUITE 3 HILLDALE UTAH 84751
TEL: 435-333-2255 FAX: 435-333-3785

COVER SHEET
HILLDALE STORAGE
FOR
MR. REX JESSOP
CITY OF HILLDALE WASHINGTON COUNTY
HILLDALE INDUSTRIAL PARK

DATE	4/23/2021
SCALE	1"=20'
SHEET	1



CALL BEFORE YOU DIG!

AT LEAST TWO BUSINESS
DAYS BEFORE YOU DIG CALL:
1-800-482-6111

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE
CONFORMANCE OF THE CONTRACTOR ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION
AND PROTECTION OF ALL UTILITIES.
PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY
FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

NO.	DATE	REVISIONS

B/E ENGINEERING, PC
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 FAX: (435) 636-2376 TEL: (435) 636-2329

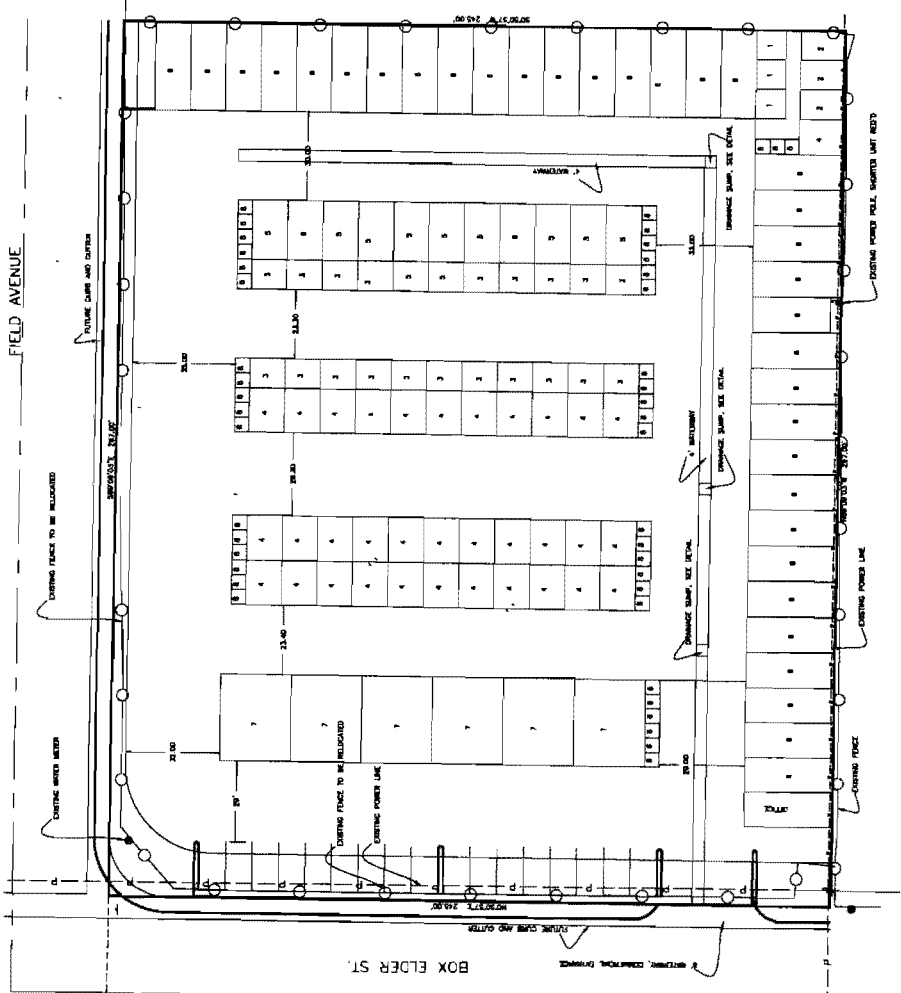
SITE PLAN
 HILDALE STORAGE
 FOR
REX JESSOP
 CITY OF HERRING, WASHINGTON COUNTY
 HEDDLE INDUSTRIAL PARK

PROJECT NO.	2021-001
DRAWN BY	REX JESSOP
CHECKED BY	
DATE	4/21/2021
SHEET	1
TOTAL SHEETS	1

2

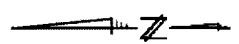
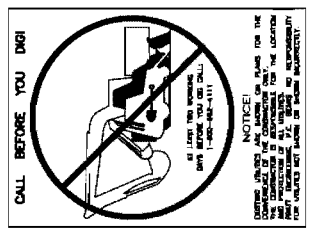
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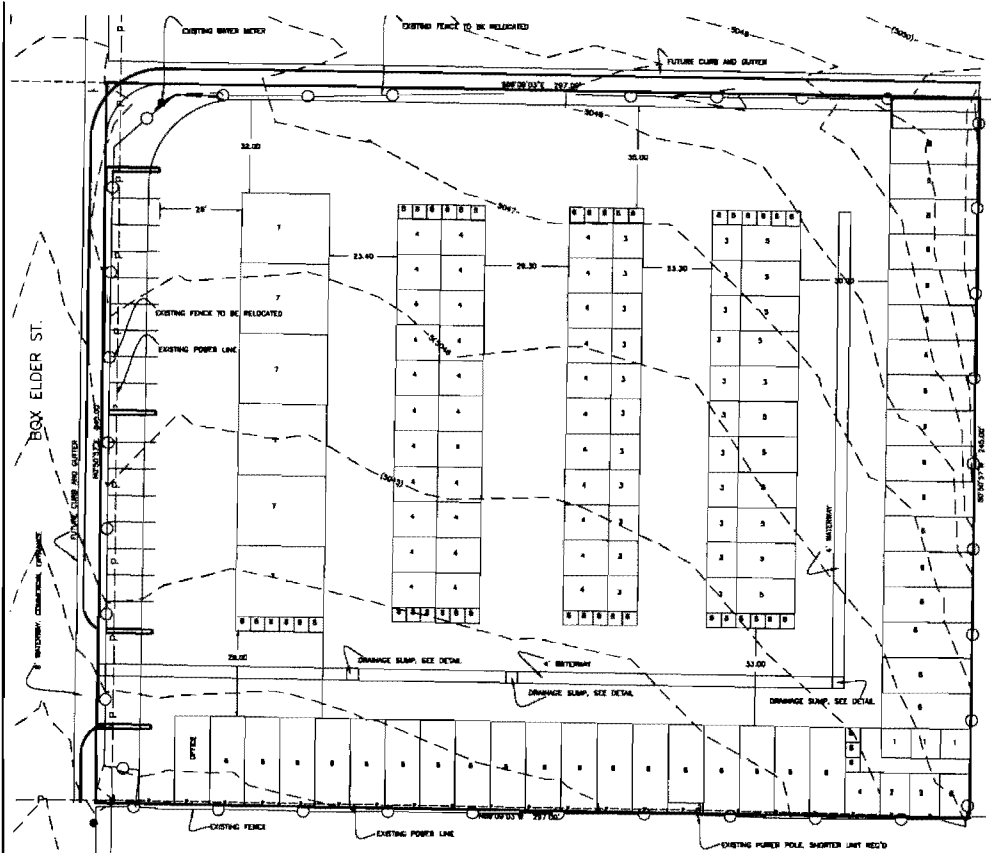
SITE PLAN
 HILDALE STORAGE
 CITY OF HERRING,
 WASHINGTON COUNTY, UTAH



UNIT	CH.	SIZE
1	3	10'x10'
2	3	10'x10'
3	3	10'x10'
4	3	10'x10'
5	3	10'x10'
6	3	10'x10'
7	3	10'x10'
8	3	10'x10'
9	3	10'x10'
10	3	10'x10'

INDEX TO UNITS



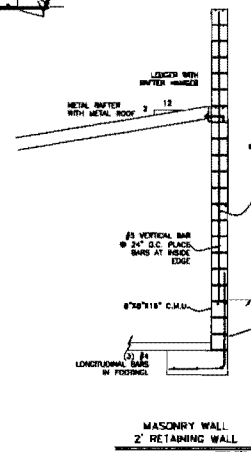
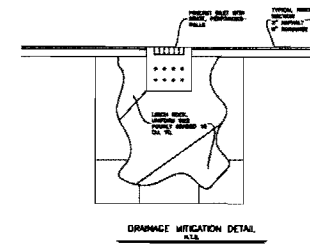


GRADING/DRAINAGE PLAN

HILDALE STORAGE
CITY OF HILDALE,
WASHINGTON COUNTY, UTAH

LEGEND

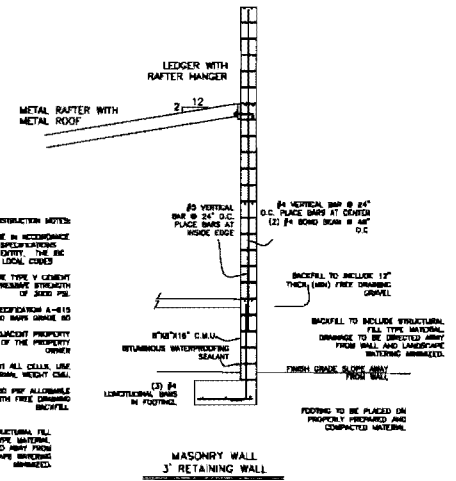
- - - - - EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- (3770)--- EXISTING CONTOUR LABELS
- 3770--- PROPOSED CONTOUR LABELS
- GRADE BREAK



MASONRY WALL
2' RETAINING WALL

CONSTRUCTION NOTES:
SEMI AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING LOCAL ENTITY, THE IRC 2018 AND ALL APPLICABLE LOCAL CODES.
CONCRETE TO INCLUDE TYPE V LIGNENT OBTAINING A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
REBAR TO MEET ASTM SPECIFICATION A-615 FOR STEEL REINFORCING BARS.
CONSTRUCTION ON ADJACENT PROPERTY MUST INCLUDE APPROVAL OF THE PROPERTY OWNER.
TYPE S MORTAR, GROUT ALL CELLS, USE NORMAL WEIGHT CMU.
DESIGN BASED ON 2000 PSF ALLOWABLE SOIL PRESSURE WITH FREE DRAINING BACKFILL.
BACKFILL TO INCLUDE STRUCTURAL FILL TYPE MATERIAL DRAINAGE TO BE COLLECTED AWAY FROM WALL AND LANDSCAPE BENCHING FINISHED.

REAR WALL DETAIL



MASONRY WALL
3' RETAINING WALL

NO.	DATE	DESCRIPTION

RAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 100 WEST SUITE 300 HERRINGDALE UTAH 84737
PH: 435-933-9338 FAX: 435-933-9338

GRADING/DRAINAGE PLAN
HILDALE STORAGE
FOR
REX JESSOP
CITY OF HILDALE WASHINGTON COUNTY UTAH
HILDALE INDUSTRIAL PARK C17A

SCALE: 1"=20'
DATE: 4/23/2021
FILE NAME: JESSOP
DRAWING NO: 44-11
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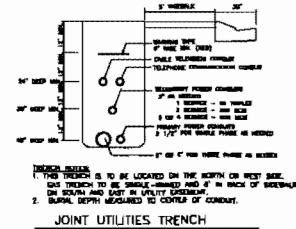
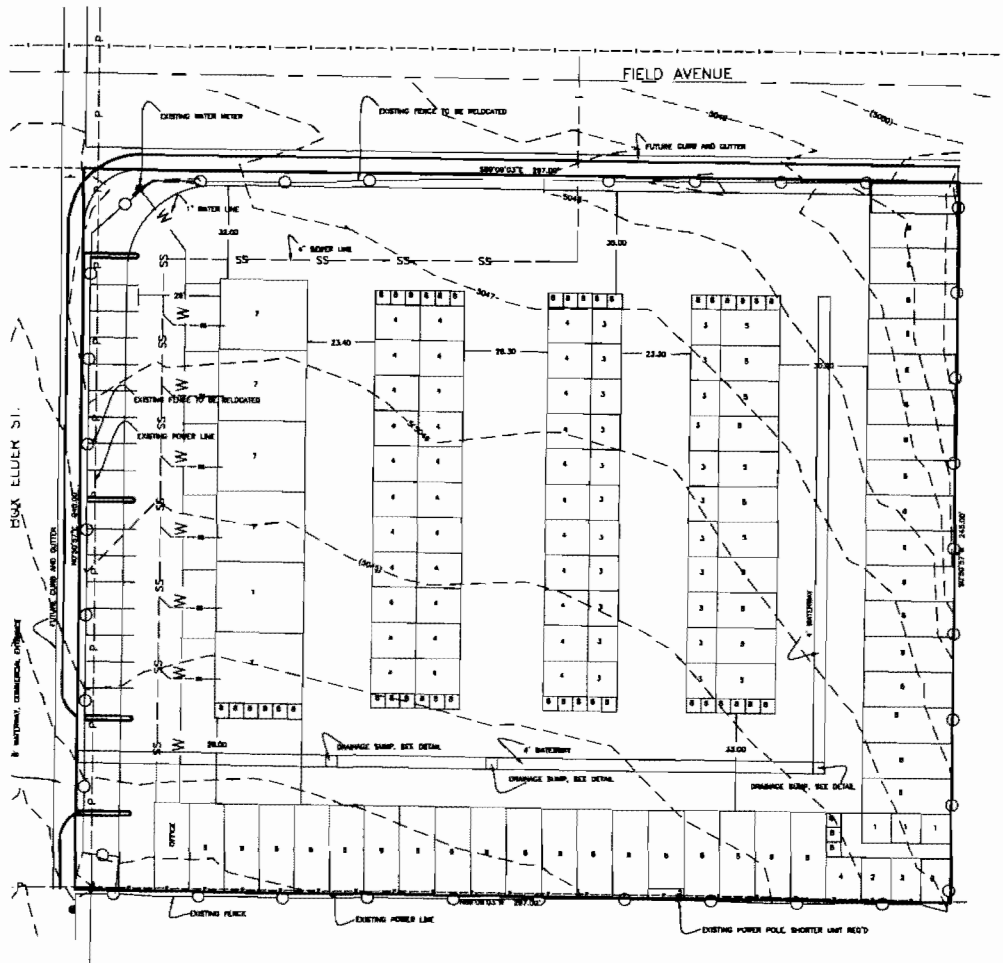
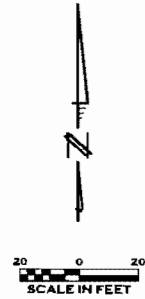
UTILITY PLAN
HILDALE STORAGE
CITY OF HILDALE,
WASHINGTON COUNTY, UTAH

LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW SEWER LINE
- W — W — WATER LINE
- WATER METER
- WATER HYDRANT
- P — POWER
- V — WATER VALVES
- G — GAS LINE
- BACKFLOW PREVENTER
- SEWER CLEANOUT

POWER KEY

- METAL DOUBLE SOCKET METER PACK WITH TWO 100 AMP 2" VOLT METER BRASS
- METAL 2" PVC WITH 200 MCM TRIPLES
- EXISTING SECONDARY BOX
- EXISTING 3-PHASE WALK
- EXISTING TRANSFORMER
- EXISTING PAN-11
- EXISTING STREET LIGHT



- NOTES:
1. THE TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE. SEE TRENCH TO BE SHOWN HERE AND 4" IN BACK OF SIDEWALK ON SOUTH AND EAST IN UTILITY EASEMENT.
 2. BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.
- JOINT UTILITIES TRENCH

DOMINION ENERGY NOTES:

1. DEVELOPER MUST CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JESS BURTON 432-741-1317.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL CONNECTION VOTS HOME AT DEVELOPER'S EXPENSE. IF CHANGES/COMMENTS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CORDING LOCATIONS (1158 E. 200 N.—ST. BOUND).
3. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALKS WILL BE GRABBED AT FULL 10 FOOT WIDTH, TO WITHIN 6 INCHES OF THE BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
4. ALL TRENCHES SHALL BE BACKFILLED OR CLEANED AWAY. ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE REMOVED.
5. PROPERTY LOT LINES, BACK OF CURB, AND DRIVE MUST BE STAYED BY DEVELOPER THROUGHOUT. GAS WILL BE INSTALLED.
6. POWER, WATER, BLOWER LINES, COUPLERS, OR OTHER HAZARDS NOT CLEARLY IDENTIFIABLE SHALL BE MARKED BY DEVELOPER.
7. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THE PROJECT.
8. CONTACT CHRIS HANSEN 432-741-1144 AT LEAST TWO WEEKS PRIOR TO BEING READY FOR SCHEDULED INSTALLATION.
9. PERFORMANCE INSTRUCTIONS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHICH POWER TRENCH IS MARKED. DISTANCE ARE WITHIN 6 INCHES OF SIDEWALK, AND THE 10 FOOT UTILITY EASEMENT IS GRABBED TO THE TOP BACK OF CURB.
10. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR ODDING AREA, BEFORE DIGGING PLEASE CALL: BEFORE DIGGING 432-242-1001.

POWER NOTES FOR HILDALE STORAGE

TDS TELECOM NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIMETER TO FEED THE PROJECT WILL BE BILLED TO THE DEVELOPER.
2. THE WILL PROVIDE CONDUITS, PLEASE CONTACT DAVIS AT 432-743-4822 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY OUTSTANDING REMAINING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVIS TELEPHONE WITH TDS AT 432-743-4822.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WELL AS DAMAGES CAUSED BY OTHER CONTRACTORS.
6. WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURY LINK NOTES

LINEN INTERNET (FIBER OPTIC NOTES (RESIDENTIAL))

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CHECKINGS. LAMEN SUB CONTRACTOR (MILES ROAD) WILL PLACE CONDUIT IN TRENCH. CALL 432-432-8043 18 DAYS PRIOR TO REQUIRED CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/SUBSIDGES IN CONDUIT INDICATING FROM SHIMPOPER BRIGATEL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND ANY REPAIR IS BEAT OF SERVICE.
3. CONTACT LAMEN ENGINEER AT 865-474-7339 OR BRANTON.PETERSON@LAMEN.COM WITH ANY QUESTIONS OR COMMENTS TO JAC PLANS.
4. ANY LAMEN FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

WASTEWATER NOTES

1. ANY FLOOR DRAIN, UTILITY SINKS AND OR ANYTHING OTHER THAN SANITARY SINKS SHALL HAVE AN INTERCEPTOR AND SINKS MANHOLE.
2. CLEAN OUT TO BE LOCATED 5' FROM BUILDING.

REVISIONS

NO.	DATE	DESCRIPTION

RAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HILDALE, UTAH 84037
PH: 432-732-9785 TEL: 432-732-9785

UTILITY SHEET
HILDALE STORAGE
FOR
REX JESSOP
CITY OF HILDALE, WASHINGTON COUNTY, UTAH
HILDALE INDUSTRIAL PARK

CAD FILE NO: 0000000000
FILE NAME: 4/23/2021
DATE: 4/23/2021
SCALE: 1"=20'
SHEET: 4 OF 4

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HILDALE CITY "DESIGN STANDARDS & SPECIFICATIONS"; AND TWIN CITY SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. FROM DAMAGE, ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HURRICANE AND ASH CREEK SPECIAL SERVICE DISTRICT, AND THE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCES WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
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FIRE DEPARTMENT NOTES:

1. NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
2. AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIAL.
3. PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.

SHEET INDEX

SHEET	DESCRIPTION
C1	COVER SHEET
C2	SITE & DIMENSION PLAN
C3	GRADING & DRAINAGE PLAN
C4	UTILITIES PLAN
C5	NOT USED

COVER SHEET

HILDALE STORAGE

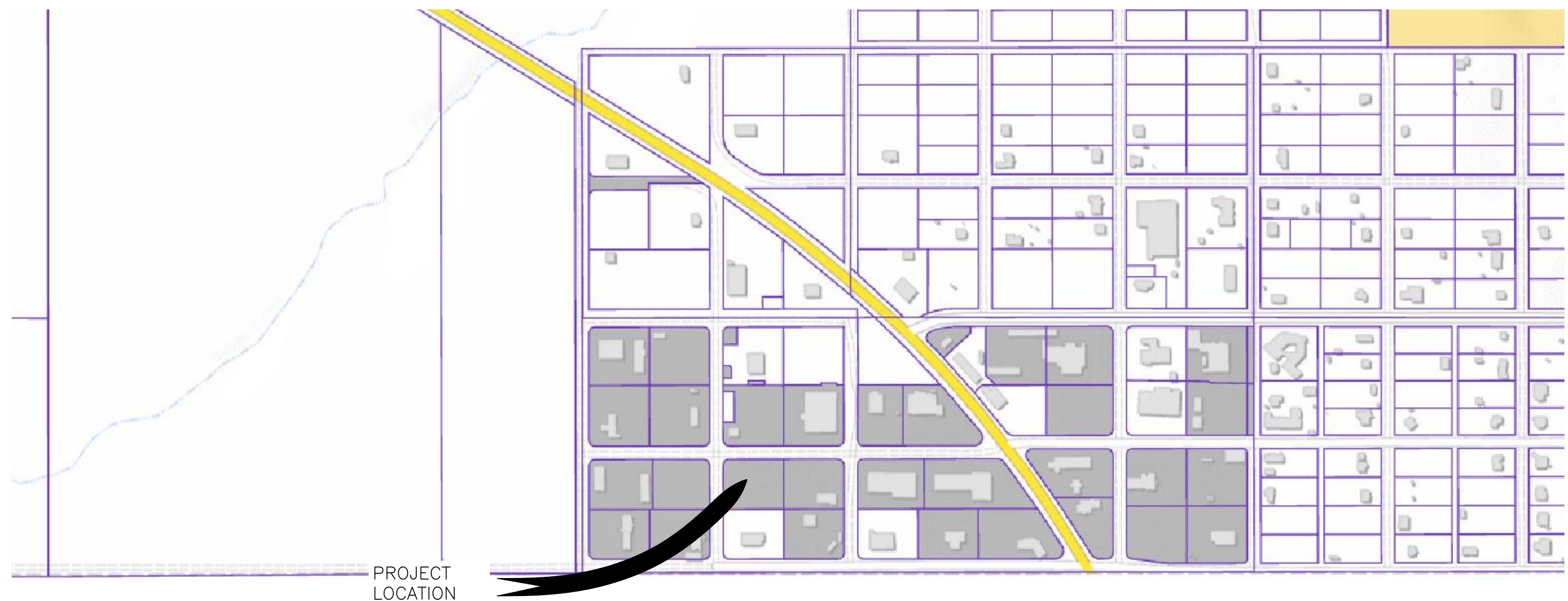
CITY OF HILDALE,
WASHINGTON COUNTY, UTAH

HILDALE CITY APPROVAL

	DATE
	DATE
	DATE

REVISIONS

NO.	DATE	APPROVED BY	REMARKS



PROJECT LOCATION

VICINITY MAP
N.T.S.

CALL BEFORE YOU DIG!



NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Pratt Engineering, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-5765

COVER SHEET
HILDALE STORAGE
FOR
MR. REX JESSOP
CITY OF HILDALE, WASHINGTON COUNTY
HILDALE INDUSTRIAL PARK

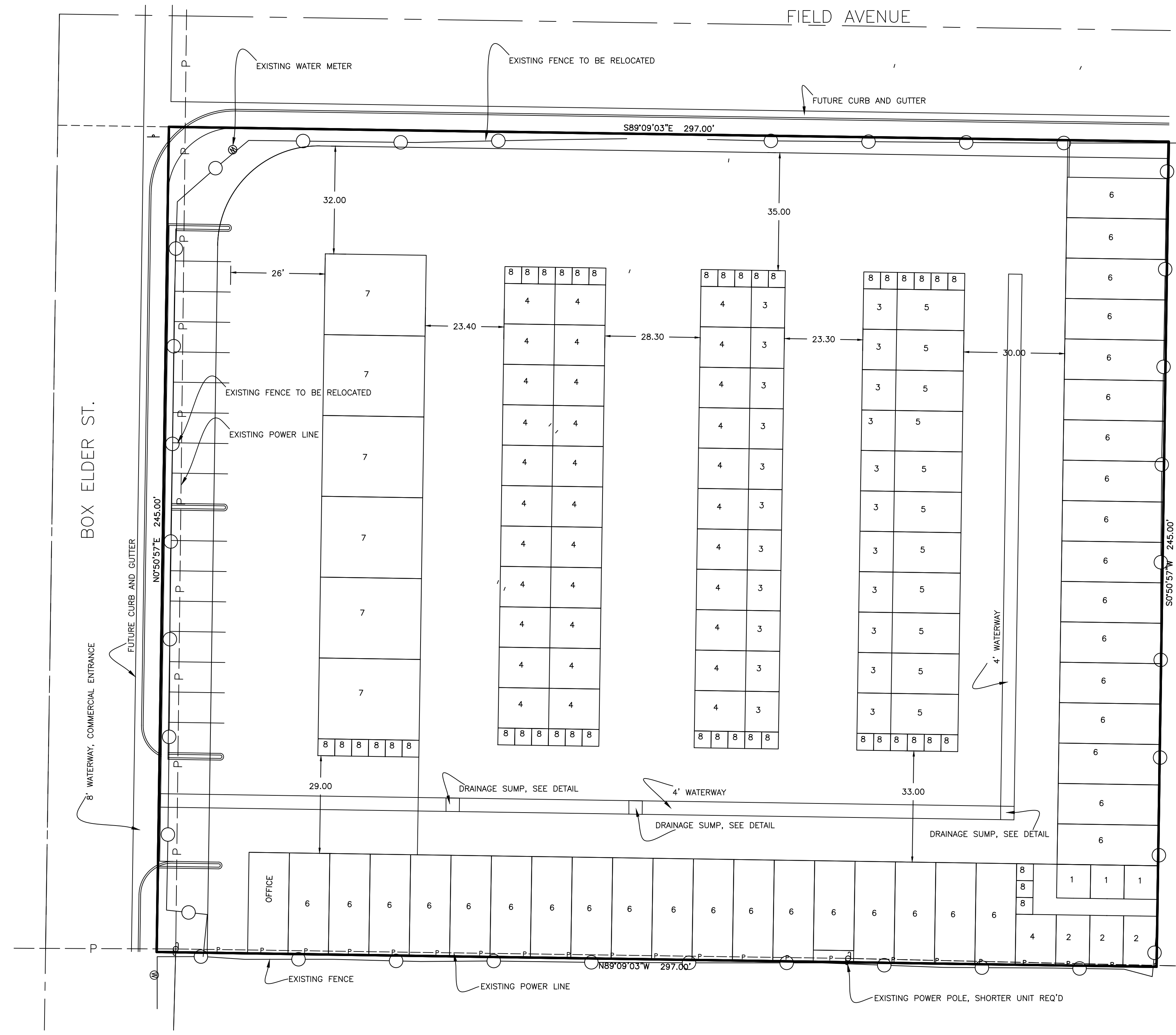
JOB/CLIENT NO.:

FILE NAME:
4/23/2021
DATE:
SCALE:
1"=20'

SHEET
1
OF 4

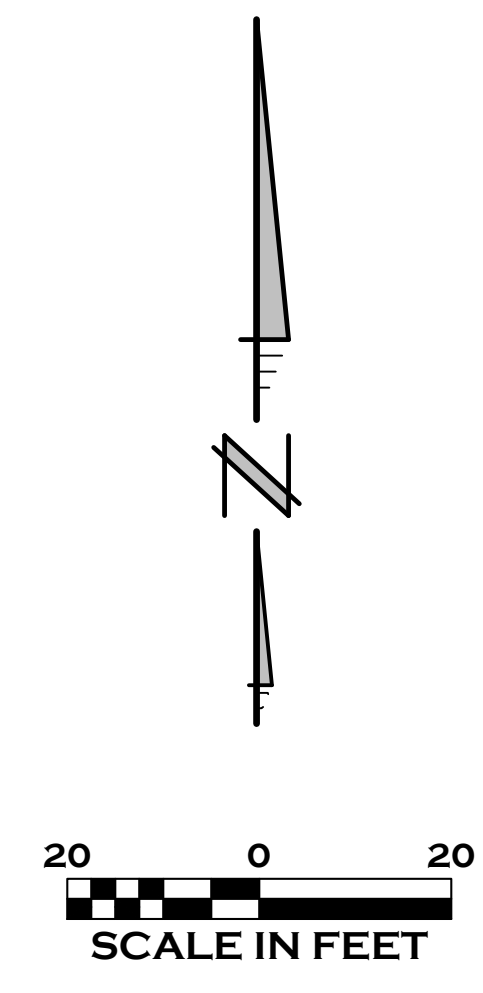
SITE PLAN

HILLDALE STORAGE
CITY OF HILLDALE,
WASHINGTON COUNTY, UTAH



UNIT	QTY.	SIZE
1	3	10'x10'
2	3	10'x15'
3	22	12'x10'
4	34	12'x15'
5	11	12'x20'
6	37	12'x30'
7	6	24'x30'
8	43	5'x5'

INDEX TO UNITS



CALL BEFORE YOU DIG!

AT LEAST TWO WORKING DAYS BEFORE YOU DIG CALL: 1-800-662-4111

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

SITE PLAN
HILLDALE STORAGE
FOR
REX JESSOP
CITY OF HILLDALE, WASHINGTON COUNTY,
HILLDALE INDUSTRIAL PARK

JOB/CLIENT NO.:

FILE NAME:
4/21/2021
DATE:
SCALE:
SITE PLAN

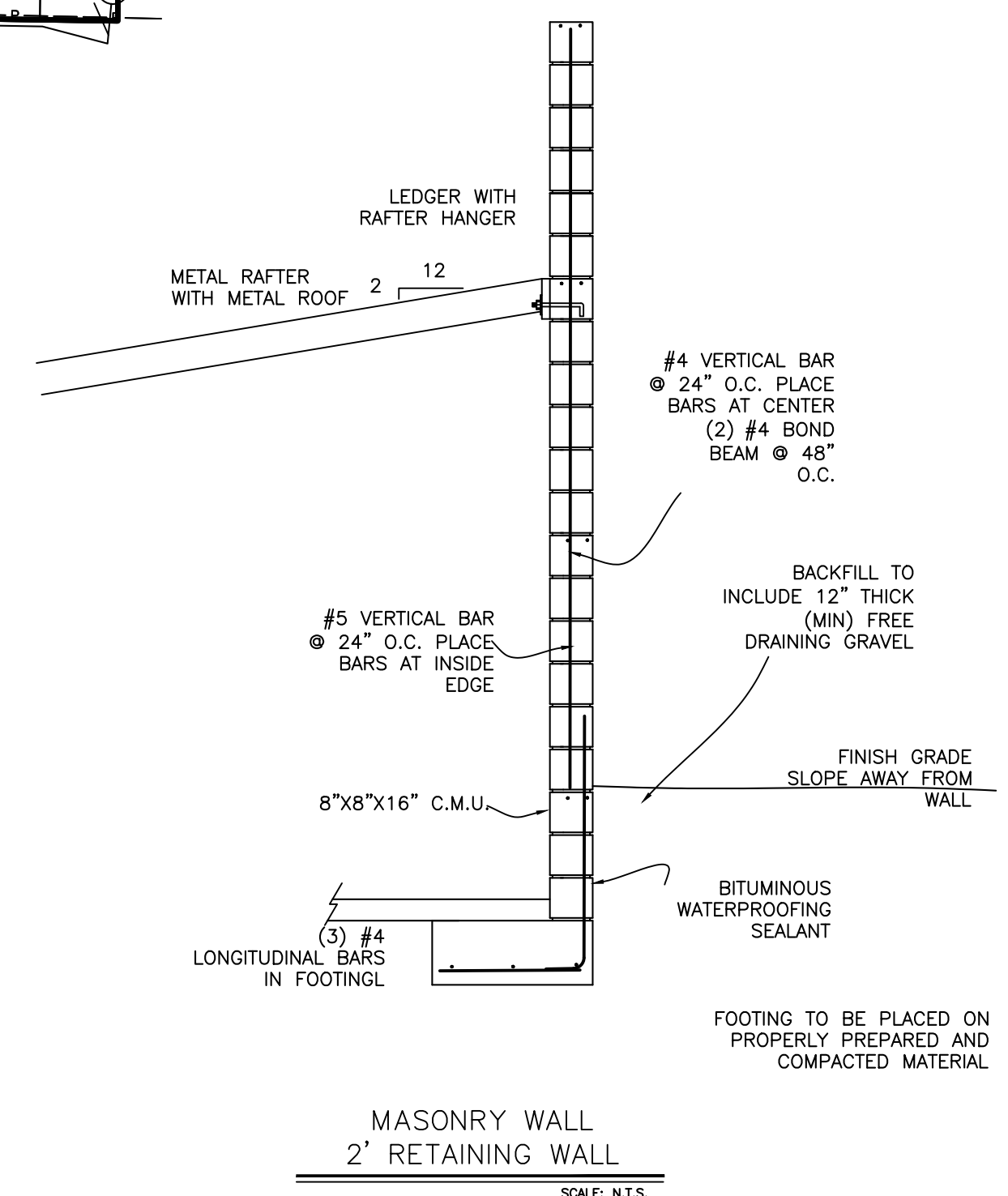
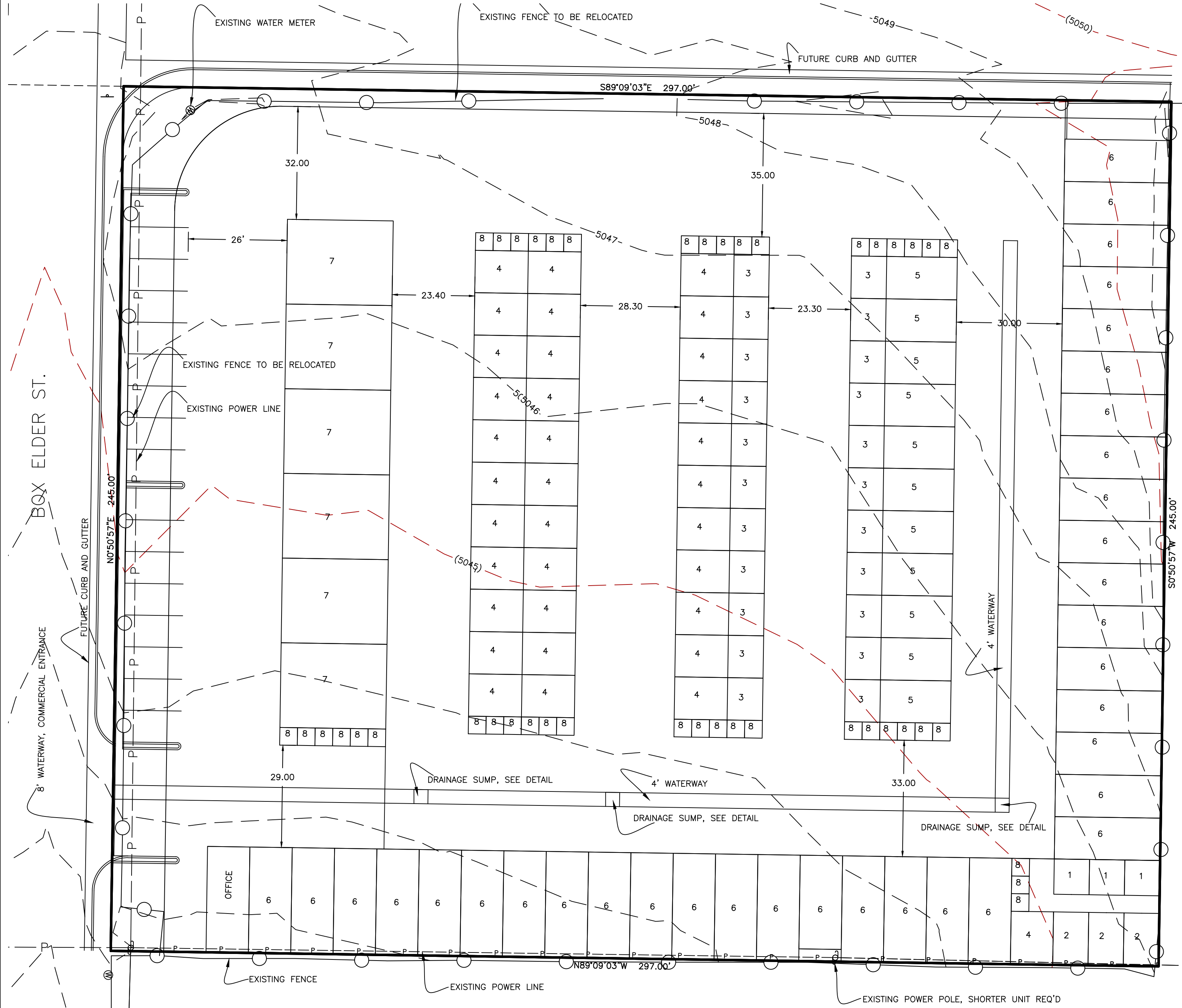
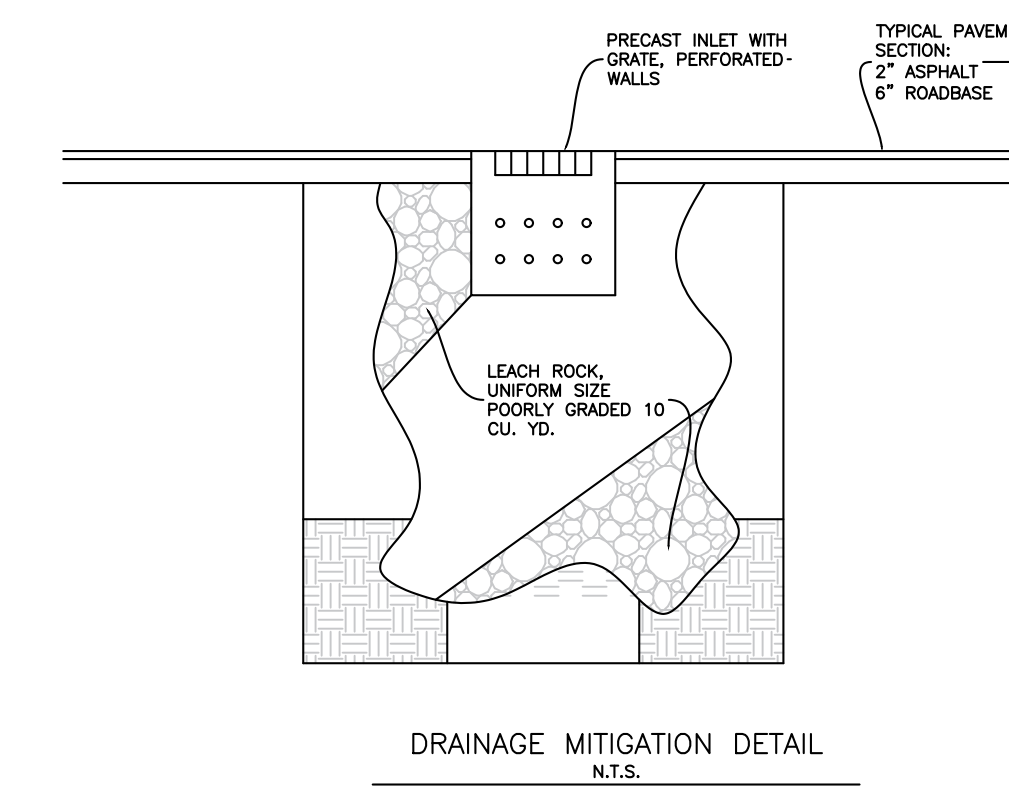
SHEET
2
OF 4

GRADING/DRAINAGE PLAN

HILLDALE STORAGE CITY OF HILLDALE, WASHINGTON COUNTY, UTAH

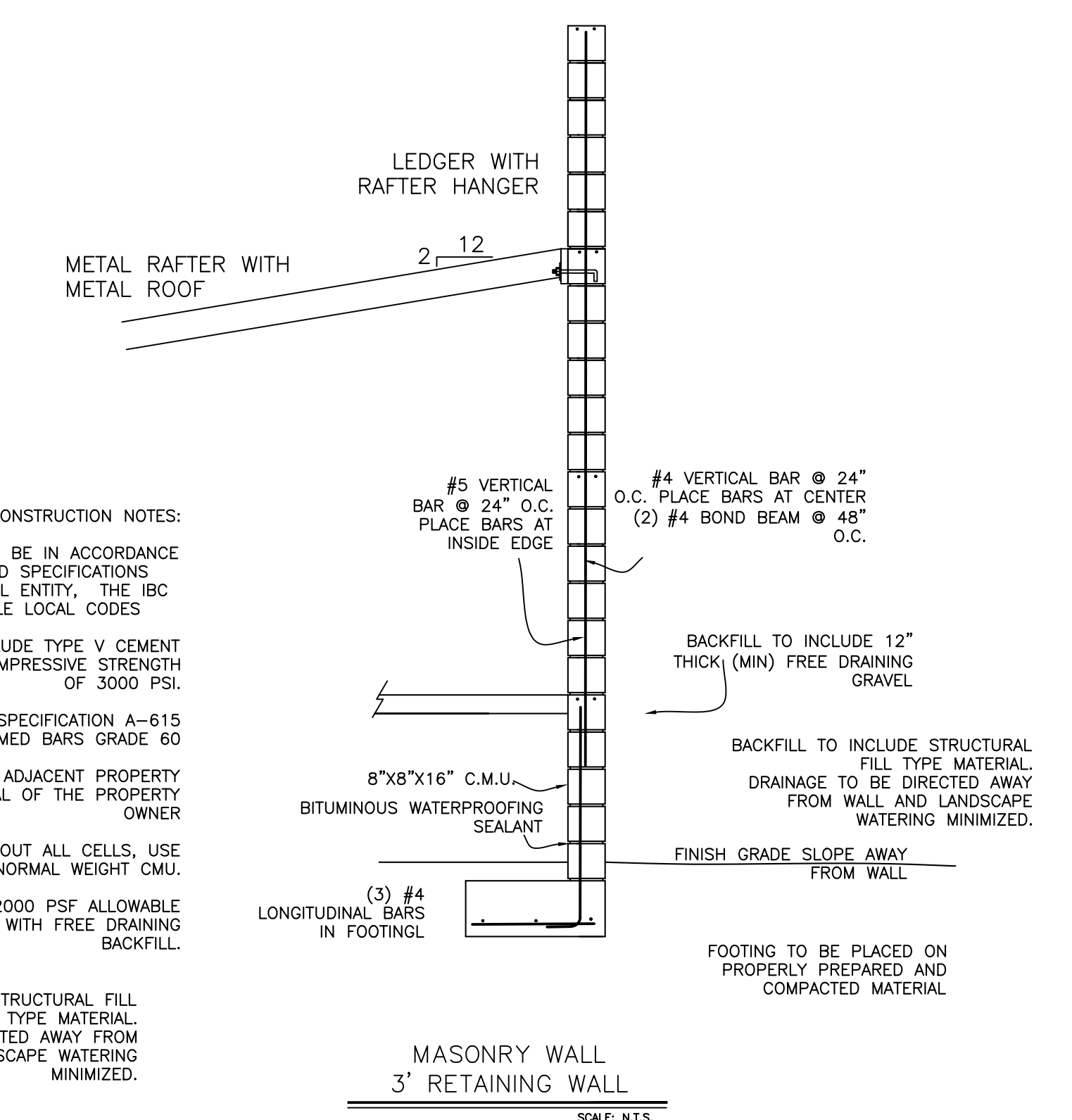
LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- (5270)--- EXISTING CONTOUR LABELS
- 5270--- PROPOSED CONTOUR LABELS
- GB--- GRADE BREAK



CONSTRUCTION NOTES:
 WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING LOCAL ENTITY, THE IBC 2018 AND ALL APPLICABLE LOCAL CODES
 CONCRETE TO INCLUDE TYPE V CEMENT OBTAINING A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 REBAR TO MEET ASTM SPECIFICATION A-615 FOR DEFORMED BARS GRADE 60
 CONSTRUCTION ON ADJACENT PROPERTY MUST INCLUDE APPROVAL OF THE PROPERTY OWNER
 TYPE S MORTAR, GROUT ALL CELLS, USE NORMAL WEIGHT CMU.
 DESIGN BASED ON 2000 PSF ALLOWABLE SOIL PRESSURE WITH FREE DRAINING BACKFILL.

BACKFILL TO INCLUDE STRUCTURAL FILL TYPE MATERIAL. DRAINAGE TO BE DIRECTED AWAY FROM WALL AND LANDSCAPE WATERING MINIMIZED.



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REVISIONS

PRAT ENGINEERING, P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 FAX: (435) 635-5765 TEL: (435) 635-2329

GRADING/DRAINAGE PLAN
 HILLDALE STORAGE
 FOR
 REX JESSOP
 CITY OF HILLDALE, WASHINGTON COUNTY, UTAH
 HILLDALE INDUSTRIAL PARK, UTAH

JOB/CLIENT NO.: JESSOP
 FILE NAME: 4/23/2021
 DATE:
 SCALE: 1"=20'
 SHEET ## OF #

UTILITY PLAN

HILDALE STORAGE

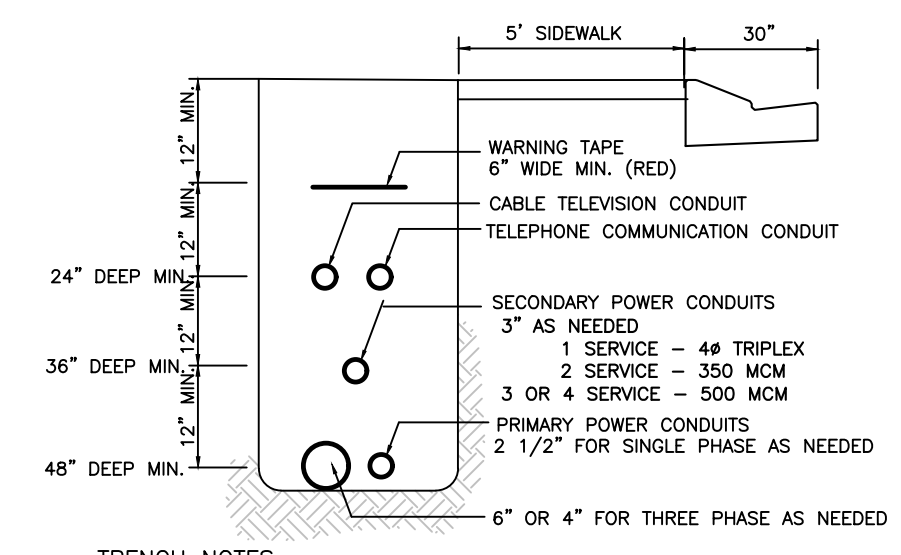
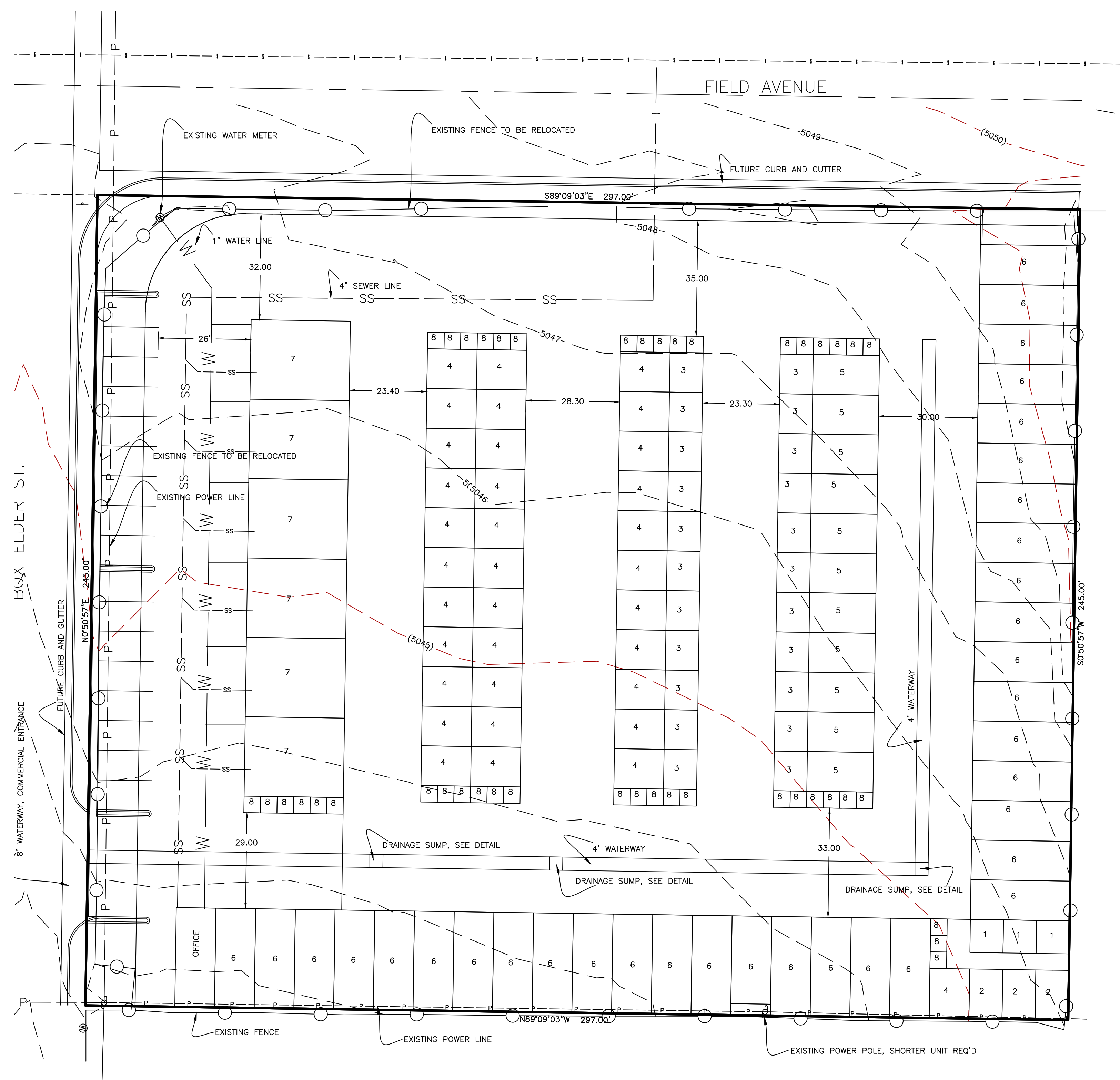
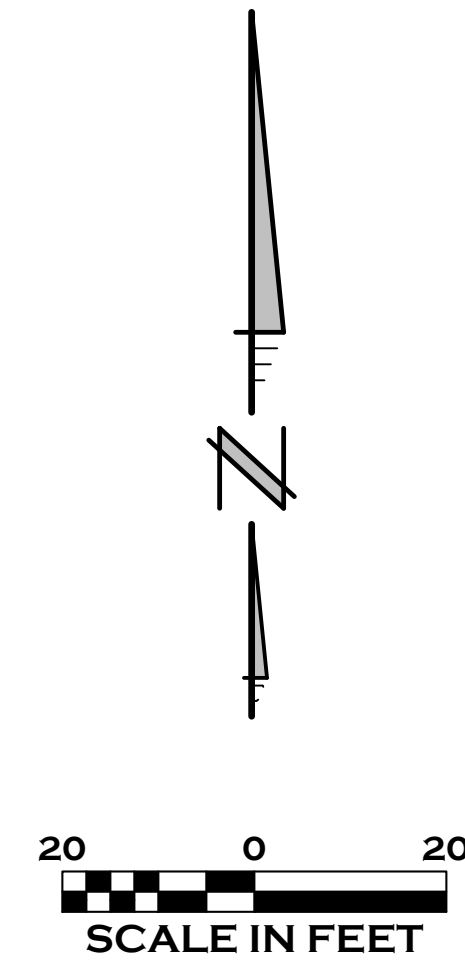
CITY OF HILDALE,
WASHINGTON COUNTY, UTAH

LEGEND

- SS---SS---SS--- EXISTING SEWER LINE
- ⊙ EXISTING SEWER MANHOLE
- SS--- 4" --- NEW SEWER LINE
- W---W---W--- WATER LINE
- ⊙ WATER METER
- ⊕ WATER HYDRANT
- WV--- POWER
- ⊕ WATER VALVES
- GAS--- GAS LINE
- ⊙ BACKFLOW PREVENTER
- ⊙ SEWER CLEANOUT

POWER KEY

- INSTALL DOUBLE SOCKET METER PACK WITH TWO 100 AMP 240 VOLT METER MAINS
- INSTALL 3" PVC WITH 350 MCM TRIPLEX
- EXISTING SECONDARY BOX
- EXISTING 3-PHASE VAULT
- EXISTING TRANSFORMER
- EXISTING PMH-11
- EXISTING STREET LIGHT



- TRENCH NOTES:
1. THIS TRENCH IS TO BE LOCATED ON THE NORTH OR WEST SIDE.
 2. GAS TRENCH TO BE SINGLE-MAINED AND 8" IN BACK OF SIDEWALK ON SOUTH AND EAST IN UTILITY EASEMENT.
 3. BURIAL DEPTH MEASURED TO CENTER OF CONDUIT.

JOINT UTILITIES TRENCH

DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON 4356746157
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N--ST GEORGE).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10 FOOT WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED BE CLEARED AWAY. ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT CRAIG HANSEN, 4356746144 AT LEAST TWO WEEKS PRIOR TO BEING READY FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTICE**GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6 INCHES OF SUBGRADE, AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD 4355596547

POWER NOTES FOR HILDALE STORAGE

TDS TELECOM NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUTVEIN WITH TDS AT 435-703-8932
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS
6. WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURY LINK NOTES

LUMEN INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. LUMEN SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT LUMEN ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
4. ANY LUMEN FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

WASTEWATER NOTES

1. ANY FLOOR DRAINS, UTILITY SINKS AND OR ANYTHING OTHER THAN SANITARY SEWER SHALL HAVE AN INTERCEPTOR AND SAMPLE MANHOLE
2. CLEAN OUT TO BE LOCATED 5' FROM BUILDING

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PRAT ENGINEERING, P.C.
 CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
 TEL: (435) 635-2329
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UTILITY SHEET
 HILDALE STORAGE
 FOR
 REX JESSOP
 CITY OF HILDALE, WASHINGTON COUNTY, UTAH
 HILDALE INDUSTRIAL PARK

JOB/CLIENT NO.:
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 FILE NAME:
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 1"=20'
 SHEET
4
 OF 4

From: Eric Duthie, Hildale City Manager
To: Hildale Planning Commission
Date: July 21, 2021
Subject: Chair selection procedure

In a recent Commission meeting, Chair Holm indicated it was time to open the selection of a Board Chair according to the City Code. As such, staff has provided the following reference from the City Code and recommends the Commission exercise the option of opening the position of Commission Chairperson for nominations:

Sec 152-6-4 Planning Commission, Section (c) Organization and Procedure states:
“The planning commission shall be organized and exercise its powers and duties as follows:
(1) Members of the planning commission shall select one of its members as chairperson to oversee the proceedings and activities of the planning commission, and shall adopt rules for the transaction of business and the conduct of its proceedings.
a. The chairperson shall serve for a term of one year.
b. The chairperson, with the advice and consent of the planning commission, shall appoint one of the planning commission members as alternate chairperson to act in the absence of the chairperson. The chairperson and alternate chairperson may be re-elected for successive terms.”

Should the Commission opt to exercise this option, the following procedure is recommended:

1. A motion is made from a member to open nominations for the position of Board Chairperson.
2. If the motion is NOT seconded, the motion dies, and the Chair remains in position until another motion is successful at another meeting.
3. If a second is received, then the Chair opens the floor for nominations.
4. Each nomination should receive a second and be accepted by the person nominated.
5. When no further nominations are forthcoming, the Chair shall close the nomination from the floor.
6. The Chair will then call for a vote on each nomination put forward. This can be a voice vote, or by roll call.
7. A majority of votes cast is not required for election.
8. If the votes are tied, the voting shall continue until a Chairperson is elected.
9. The nominee receiving the most votes will be elected as Chairperson and will preside at future meetings.