



# Hildale City Planning Commission

Thursday, May 16, 2024 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

## Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a regular public meeting on **Thursday, May 16, 2024**, at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

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

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

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

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+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](mailto: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.

**Roll Call of Commission Attendees:** City Recorder Barlow

**Welcome, Introduction and Preliminary Matters:** Chair Hammon

**Pledge of Allegiance:** By Invitation of Chair Hammon

**Conflict of Interest Disclosures:** Commissioners

**Approval of Minutes of Previous Meetings:** Commissioners

1. Consideration, discussion, and possible approval of Planning and Zoning Minutes for March 21, 2024.

**Public Comments:** (3 minutes each - Discretion of Chair Hammon)

**Reports:**

Court Monitor Roger Carter to present information to Commission concerning the Utah Conflict of Interest statutes. (10 minutes Mr. Carter)

**Public Hearing: NONE**

**Unfinished Commission Business:**

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

**New Commission Business: NONE**

**Commissioners Comments:** (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

**Executive Session:** As needed

**Adjournment:** Chair Hammon

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, March 21, 2024 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

### Minutes

#### Welcome, Introduction and Preliminary Matters:

Meeting Called to Session by Chair Hammon at 6:01 PM

#### Roll Call of Commission Attendees: Treasurer Eidenier

##### PRESENT

Chair Charles Hammon  
Vice Chair Elissa Wall  
Commissioner Rex Jessop  
Commissioner Lawrence Stubbs  
Commissioner Thirkle Nielsen  
Commissioner Jeromy Williams

##### ABSENT

Commissioner Tracy Barlow

#### Pledge of Allegiance:

Pledge of Allegiance Lead by Chair Hammon

#### Conflict of Interest Disclosures:

No Conflicts

#### Approval of Minutes of Previous Meetings:

1. **Consideration, discussion, and possible approval of the Commission meeting minutes of February 15, 2024**

Commissioners reviewed the minutes.

Motion made by Vice Chair Wall to approve Commission meeting minutes of February 15, 2024,  
Seconded by Commissioner Williams.

Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Jessop, Commissioner Stubbs,  
Commissioner Nielsen, Commissioner Williams  
Motion Carries.

#### Public Comments:

Jared Nicole apricates the meeting minutes on the website.

#### Public Hearing:

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

Chair Hammon made a motion to Open the Public Hearing at 6:07pm, Seconded by Vice Chair Wall, All in Favor

City Manager Duthie Spoke on the Topic for clarification.

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

Sariah Hammon opposes the text amendment.

Jared Nicole opposes the text amendment.

Motion made by Vice Chair Wall to close the public hearing, Second by Commissioner Jessop.

All in Favor.

**Unfinished Commission Business:**

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

Chair Hammon Presented the agenda topic.

City Manager Duthie Said "Last month this came before the board and there was some double maps that showed different things and City Manager Duthie had made an error that they wanted to go to the 1-8 zone not the 1-10"

The previous vote will not go to council.

The Board Discussed the Rezone with the City Manager.

Chair Hammon spoke on support of the possibility of smaller single family homes/lots in the area this is located.

Motion Made by Jessop to Approve the request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed 495 East Newel Ave., Hildale, Utah from Residential 1-10 (R-1-10) to Residential 1-8 (R1-8), Seconded by Vice Chair Wall, All in Favor  
Motion Carries.

**New Commission Business:**

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

Chair Hammon Presented the Agenda Item to the Council.

City Manager Duthie - staff stand point is sitting this one out.

Last month this item was previously Tabled because it called for a Public Hearing and a Public Meeting. But the Hearing is with the P&Z and the Meeting is with the City Council.

Chair Hammon brought up items that were not entirely accurate in the Public Hearing.

The Board discussed more on the topic.

Chair Hammon compared the Cliff View Cottages project to what is be requested with this change in land use ordinance.

John Barlow Spoke on the Agenda Item.

Motion made by Chair Hammon to Approve the recommendation to Hildale City Council concerning a proposed change to Land Use Ordinance 152-26-3 Minimum Acreage, lowering the minimum acreage for Planned Recreational Resort Zone from "at least five (5) acres" to at least two (2) acres. 2 acer Minimum, With a 8 Unit per Acer Maximum, Seconded by Vice Chair Wall.  
Voting Yea: Chair Hammon, Vice Chair Wall, Commissioner Williams  
Voting Nay: Commissioner Jessop, Commissioner Nielsen  
Voting Abstaining: Commissioner Stubbs  
Motion Carries.

**Commissioners Comments:**

Commissioners' comments of issues not previously discussed in the meeting.

Vice Chair Wall has a question about if the board can come together and propose changes to text amendments.

**Executive Session:** As needed

**Adjournment:**

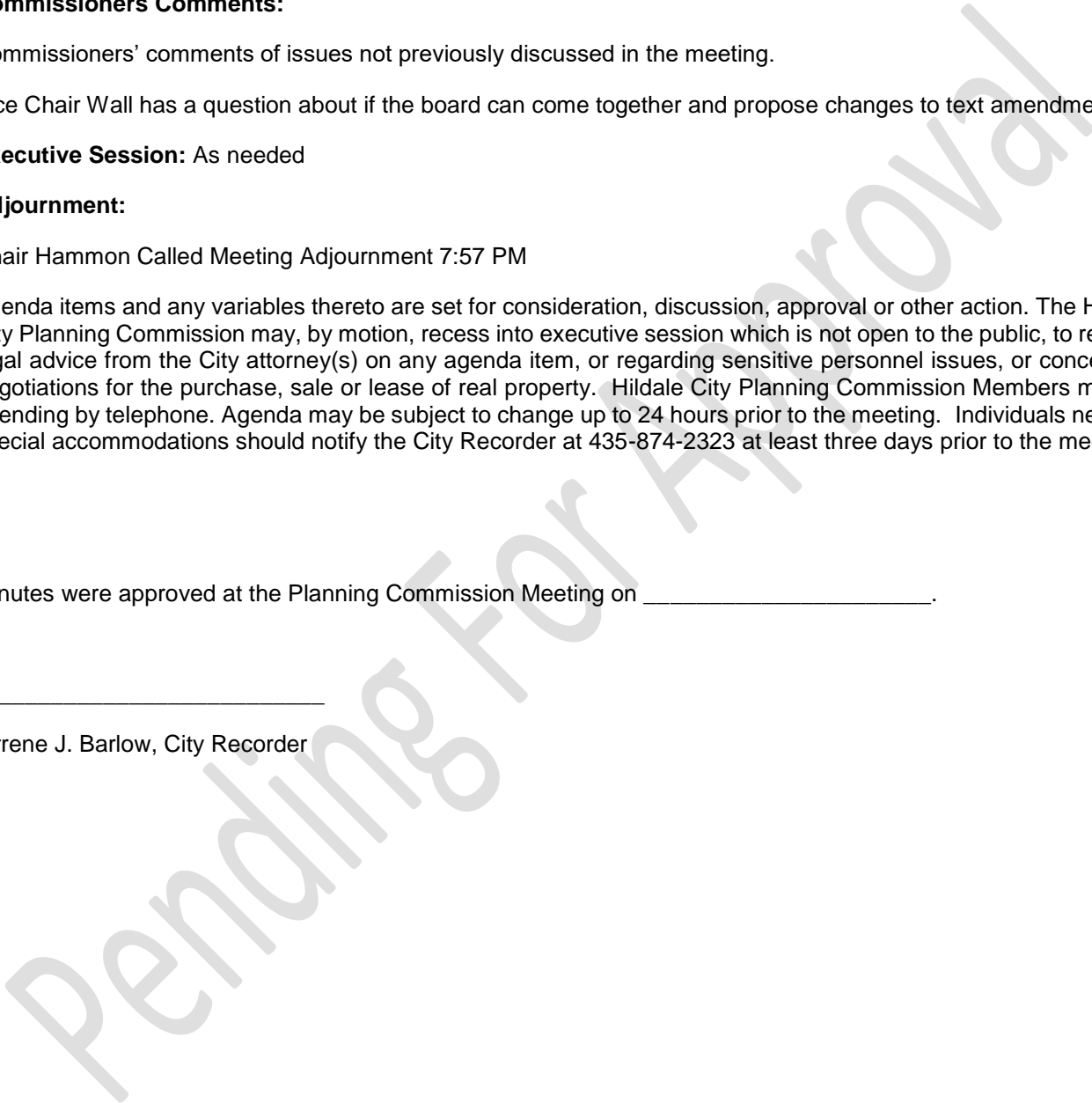
Chair Hammon Called Meeting Adjournment 7:57 PM

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

Minutes were approved at the Planning Commission Meeting on \_\_\_\_\_.

\_\_\_\_\_

Sirrene J. Barlow, City Recorder



From: Eric Duthie, Hildale City Manager  
To: Hildale City Planning and Zoning Commission;  
Date: May 13, 2024  
Subject: Zone Change request

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**Applicant Name:** Richard Barlow  
**Agent:** John Barlow/Jeff Barlow  
**Application Type:** Zone Change request  
**Project Address:** 985 N. Juniper St., Hildale, UT 84784  
**Current Zoning:** Residential Agriculture 1 (RA1)  
**Requested Zoning:** Recreational Resort (RR)  
**Date:** May 13, 2024  
**Prepared by:** City Manager Eric Duthie

**Summary of Application**

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel HD-SHCR-3-10 and 3-41, commonly addressed as 985 N. Juniper St., Hildale, Utah from the current Residential Agriculture 1 Zone (RA1) to Planned Recreational Resort Zone (RR).

**Background**

The applicant submitted the application on January 22, 2024, to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

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

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

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

The Public Hearing was conducted as part of the Zoning Commission regular meeting on March 21, 2024. The Commission received public comment concerning the rezone request.

The Commission delayed action of the rezone request pending a Text Amendment review and possible action concerning a text amendment change to the Recreational Resort code by the Hildale City Council.

On May 9, 2024, the Hildale City Council approved a Text Amendment reducing the minimum acreage required for a RR zone to 3.5 acres with a density reduction of 8 units per acre.

Since the public hearing was conducted previously and comment received by the Commission concerning the rezone request, it is now revisited for possible action by the Commission.

### **General Plan and Zoning**

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

### **Analysis**

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-13-3 Uses allowed; and Sec 152-13-4 Development Standards In Residential Zones, as follows:

#### **Sec 152-26-1 Purpose And Objectives**

1. Purpose:

The recreation resort zone is established to designate certain areas within the city of Hildale where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term (30 days or less) basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.

2. Objective:

The objective of the recreation resort zone is to allow full-service resort developments with short- and long-term residential use combined with those commercial and public facilities necessary to create a desirable resort atmosphere.

#### **Sec 152-26-3 Minimum Acreage**

The recreation resort zone shall be applied only to projects consisting of at least three and one-half (3.5) acres.

### Sec 152-26-4 Site Location

The recreation resort zone shall only be allowed on collector or higher street classification. However, a lower street classification may be considered if the applicant can demonstrate that the development would have no negative affect to adjoining properties.

### Sec 152-26-5 Uses Allowed

All uses must be shown on a preliminary site plan presented with the application to change an area on the zoning map to recreation resort.

#### 1. Permitted Uses:

Permitted uses allowed within the recreation resort zone are as follows:

1. Single and multiple dwelling unit residential, including condominium and townhouse complexes. Unit and/or complex owners may reside in the dwelling units or offer them for rent or lease either long term or short term.
2. Any commercial use related to the support or servicing of those uses referred to in subsection A1 of this section and the facilities related thereto including, but not limited to:
  - Childcare facilities.
  - Indoor and outdoor recreation facilities.
  - On site property management.
  - Personal care services.
  - Professional office space related to property management.
  - Restaurant and outdoor dining.
  - Retail stores.
  - Sales and rental offices.
3. Motel, hotel, bed and breakfast inn, or boarding house.

#### 2. Prohibited Uses:

Any use not listed 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.

#### 3. Accessory Uses:

Permitted and conditional uses set forth above 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:  
 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. Household pets. Nurseries and greenhouses, when used for resort landscape or food production. Playgrounds, patios, porches, gazebos, and incidental storage buildings in accordance with the approved site plan for the zone. Short term storage and parking areas and facilities for recreational vehicles, boats, and trailers which are incidental and otherwise related to other approved uses. Swimming pools and hot tubs; tennis and other sport courts; clubhouses; and other common recreation or sport facilities for use by residents and their guests.

**Sec 152-26-6 Development Standards For Recreational Resort**

- 1. Recreation resort zones shall be established on the city zoning map and may be amended from time to time by ordinance. The recreation resort zone is intended only for resort development directly providing the following minimum facilities and services:
  - 1. a swimming pool and clubhouse and;
  - 2. an on-site rental or property manager. Those resort developments in which full time/permanent residential use is authorized or contemplated shall be subject to covenants, conditions, and restrictions and governed by a property owners' association or other similar governing body.
- 2. Development standards within the recreational resort shall be set forth in table 152-26-1 of this section.

**TABLE 152-26-1**

Lot standards:		
	Average lot area	n/a
	Minimum lot area or acreage	3.5 acres Total
	Minimum lot width and/or project frontage	300 feet project 30 feet unit
	Maximum density per acre	8 units or lots

Building standards:		
	Maximum height, main building <sup>1</sup>	35 feet
	Maximum height, accessory building <sup>1</sup>	20 feet
	Building coverage	50 percent per site plan
	Distance between buildings	20 feet
Setback standards - front:		
	Any building - pedestrian entrance	15 feet from back of sidewalk
	Garage or parking building <sup>3</sup>	25 feet from back of sidewalk
Setbacks - rear:		
	Main building	10 feet
	Accessory building, including private garage <sup>2</sup>	10 feet
Setback standards - interior side yard:		
	Main building	10 feet
	Accessory building, including private garage <sup>2</sup>	10 feet
Setback standards - street side yard:		
	Main building	20 feet
	Accessory building	Not permitted
	Parking	See note 3

3. Notes:

1. Except a greater height may be approved subject to a conditional use permit.
2. If located at least 10 feet from main building, 2 feet.
3. If alternate parking, such as underground parking facilities or parking structure is provided, garage setbacks may be altered by the planning commission.

4. An application for a zone map change to recreation resort zone shall be accompanied by a completed preliminary site plan application as set forth in section 152-7-10 of this chapter. An approved final site plan shall be required before construction or site work in a recreation resort zone.

#### **Sec 152-26-7 Regulations Of General Applicability**

The use and development of real property in the recreation resort zone shall conform at a minimum to regulations of general applicability as set forth in the following chapters of this chapter:

1. Design and compatibility standards:  
See chapter 33 of this chapter.
2. Landscaping and screening:  
See chapter 32 of this chapter.
3. Motor vehicle access:  
See chapter 35 of this chapter.
4. Natural resource inventory:  
See chapter 31 of this chapter.
5. Off street parking:  
See chapter 34 of this chapter.
6. Signs:  
See chapter 36 of this chapter.
7. Supplementary development standards:  
See chapter 37 of this chapter.

#### **Recommendation**

On May 9, 2024, Hildale City Council approved a text amendment lowering the minimum acreage for Recreational Resort Zone from a five (5) acre minimum to a three and one-half (3.5) acre minimum; And limiting the density to eight (8) units per acre.

Staff recommends approval of the zone change request with the following requirements, in addition to any additional reasonable requirements the Commission or City Council decides.

Staff recommends the following:

#### **Existing Structures:**

- The applicant will provide, at applicants cost, a structural engineering report certifying all existing structures as sound and certified for occupancy. The authenticated “engineers stamped” report will be submitted to the Hildale City Building Inspector

within 30 days of the rezone approval. The Building inspector will review and accept, deny, or reply that corrections are needed before the unit can be occupied.

- Should any existing structure NOT be certified for occupancy by a structural engineer, the unit shall be repaired to receive approval of a structural engineer or disassembled within 60 days of the structural report response from the Building Inspector.

Existing infrastructure:

- The applicant will meet with the Hildale City Utilities Department to locate, identify, and present for inspection all existing utility lines, connections, etc. concerning water, wastewater, natural gas, and fiber as currently exists. Should the Utility Department determine any line, connection, etc. is substandard, insufficient, or noncompliant with current City Code, the applicant, at their cost, will bring all the identified concerns into compliance within 60 days of notice, subject to all impact and other fees.
- The applicant will meet with the Hildale City Public Works Department to locate, identify, and present for inspection all issues concerning transportation, solid waste, flood mediation, etc. as currently exists. Should the Department determine any mitigation is necessary the applicant, at their cost, will bring all the identified concerns into compliance within 60 days of notice.

Additional:

- The applicant will comply with all that all development and building codes when considering additional structures, amenities, utilities, or other additions.
- The applicant will immediately provide a map designating and identifying units by number and show accessible access points for emergency vehicles and providers should an emergency occur. This map is to be maintained and updated to the Dispatch Center of Hildale Emergency Services whenever a structural or transportation change or addition occurs.
- The applicant will modify all public signage to comply with current Hildale signage codes.
- The applicant will provide an on-site rental or property manager. Those resort developments in which full time/permanent residential use is authorized or contemplated shall be subject to covenants, conditions, and restrictions and governed by a property owners' association or other similar governing body.

**HILDALE CITY  
ORDINANCE 2024-02**

**AN ORDINANCE REVISING RECREATION RESORT ZONE DENSITY, BY RECLASSIFYING DENSITY FROM FIFTEEN UNITS PER ACRE PERMITTED TO EIGHT ACRES PERMITTED.**

**WHEREAS**, the City Council of Hildale, Utah has determined that it is in the best interests of the City and its residents to revise density requirements in City Code from time to time; and

**WHEREAS**, the City Council of Hildale, Utah has determined that it is in the best interests of the City and its residents to revise the density of Recreational Resort Zone from fifteen (15) units per acre to eight (8) units per acre; and

**WHEREAS**, notice of a public hearing on the text amendment has been provided as required by law;

**NOW THEREFORE**, be it ordained by the Hildale City Council, in the State of Utah, as follows:

**(1) SECTION 152-26-3 Minimum Acreage**

The recreation resort zone shall be applied only to projects consisting of at least three and one-half (3.5) acres.

**(2) SECTION 152-26-6 Development Standards For Recreational Resort**

TABLE 152-26-1

Maximum density per acre of 8 units

**SECTION 3. SEVERABILITY.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

**SECTION 4. REPEAL OF CONFLICTING ORDINANCES.**

All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 5: EFFECTIVE DATE.**

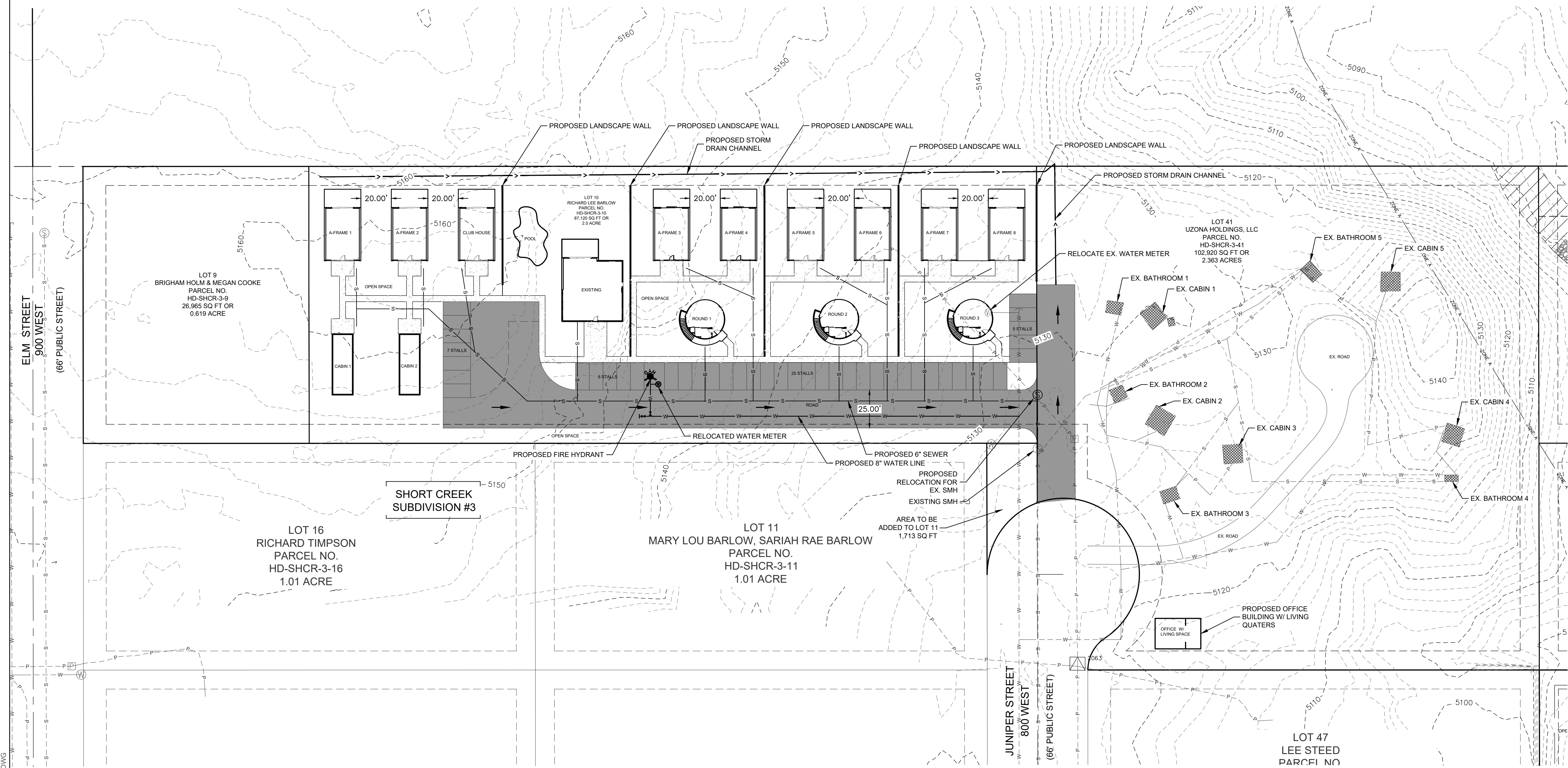
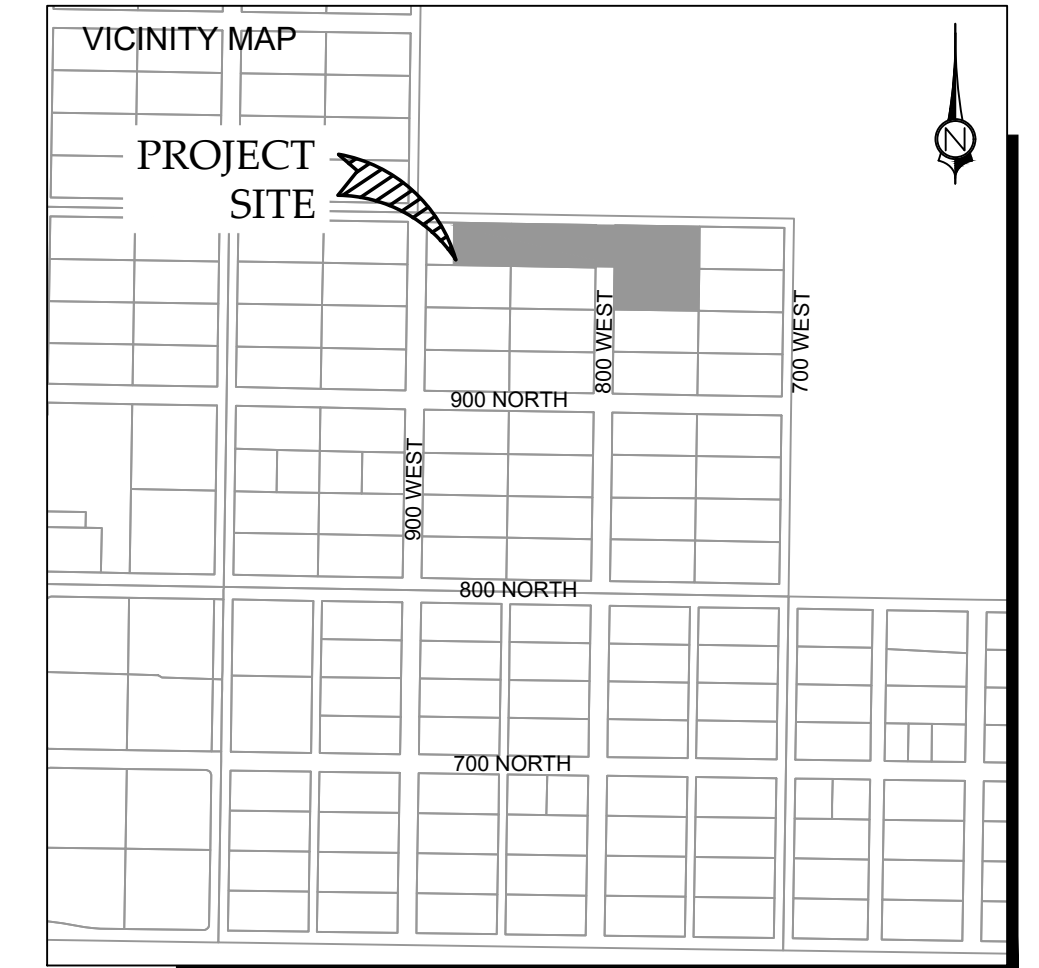
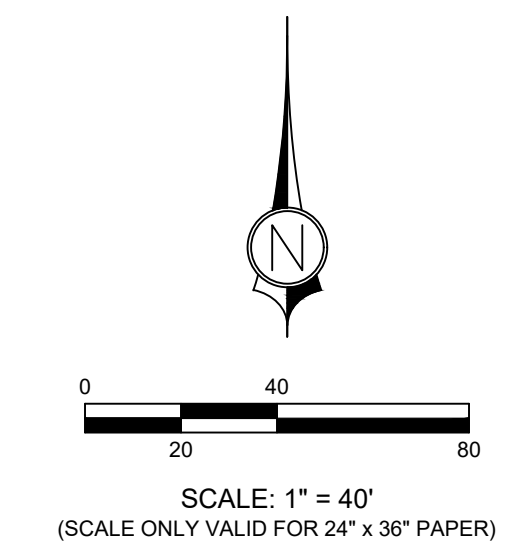
This Ordinance shall be in full force and effect after the required approval and publication according to law.

**PASSED AND ADOPTED** BY THE HILDALE CITY COUNCIL, STATE OF UTAH, ON THIS 9th DAY OF MAY 2024.

		YES	NO	ABSTAIN	ABSENT
JVar Dutson	Council Member				
Brigham Holm	Council Member				
Terrill Musser	Council Member				
Luke Merideth	Council Member				
Darlene Stubbs	Council Member				

\_\_\_\_\_  
Donia Jessop, Mayor  
Attest:

\_\_\_\_\_  
(seal)  
Sirrene Barlow, City Recorder



**PROJECT INFORMATION**

TOTAL AREA: 4.36 ACRES  
NEW STRUCTURES: 10,833 SQ FT  
NEW ASPHALT / CONCRETE: 29,024 SQ FT  
NEW OPEN SPACE: 39,448 SQ FT  
EXISTING STRUCTURES: 1,291 SQ FT  
EXISTING OPEN SPACE: 97,363 SQ FT  
EXISTING ROAD: 4,265 SQ FT

**RED CANYON**  
PRELIMINARY SITE  
NW 1/4 SECTION 33, TOWNSHIP 23 S, RANGE 10 W, SLB&M

**LEGEND**

	FIRE HYDRANT
	WATER GATE VALVE
	EXISTING WATER GATE VALVE
	3/4" WATER SERVICES WITH BOXES
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER MANHOLE
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENT LINE
	DRAINAGE DIRECTION
	OPEN SPACE
	PROPOSED PRIVATE ROAD AND PARKING

**PROJECT INFORMATION**  
SUBDIVISION AREA: LOTS 10 AND 41 OF THE SHORT CREEK SUBDIVISION #3.  
ZONING: CURRENT ZONES: RA-1 RESIDENTIAL AGRICULTURE  
RA-5 RESIDENTIAL AGRICULTURE  
PROPOSED ZONE: RR RECREATIONAL RESORT  
TOTAL UNITS: 20  
SETBACKS:  
SIDE = 10'  
FRONT = 20'  
ADJOINING SIDE = 10'  
PHASING: PROJECT TO BE DEVELOPED IN A SINGLE PHASE.  
CONTACT: JEFF BARLOW  
1155 N CANYON ST, PO BOX 3100  
HILDALE, UT 84784  
928-530-8002

**PRELIMINARY SITE PLAN**  
RED CANYON  
HILDALE, UTAH

Fx23118.00  
05/06/2024  
**SHEET**  
1 OF 1

PATH: L:\UT\PROJECTS\ACTIVE 2023\F23118.00 - RED CANYON\HILDALE\F23118.MXD DWG





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

# ZONE CHANGE APPLICATION

Fee: \$100 *01/22/24 AC*

*For Office Use Only:*  
File No. \_\_\_\_\_  
Receipt No. 163803671

Name: Richard Barlow & Uzona Holdings, LLC Telephone: 435-817-7741

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

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

Email: johnroybarlow@gmail.com

Address/Location of Subject Property: 985 North Juniper Street, Hildale, Utah 84784

Tax ID of Subject Property: HD-SHCR-3-10 & 3-41 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
Planned Recreational Resort (RR) Planned Use: single family dwellings, non-owner occupied, leased for 30 days or less as outline in HC 152-26-1

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

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

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

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_ Application Complete: YES  NO

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



## **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.

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )

COUNTY OF )

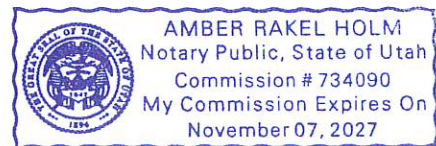
I (we), Richard Lee Barlow & Uzona Holdings LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all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

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 22nd day of January 2024

Amber Rake Holm  
(Notary Public)



Residing in: Hildale, Utah

My Commission Expires: 11-07-2027

Agent Authorization

I (we), Richard Barlow & Uzona Holdings, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) John Barlow & Jeff Barlow 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.

[Signature]  
(Property Owner)

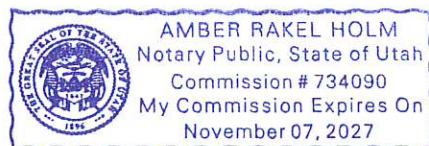
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 22nd day of January 2024

Amber Rake Holm  
(Notary Public)

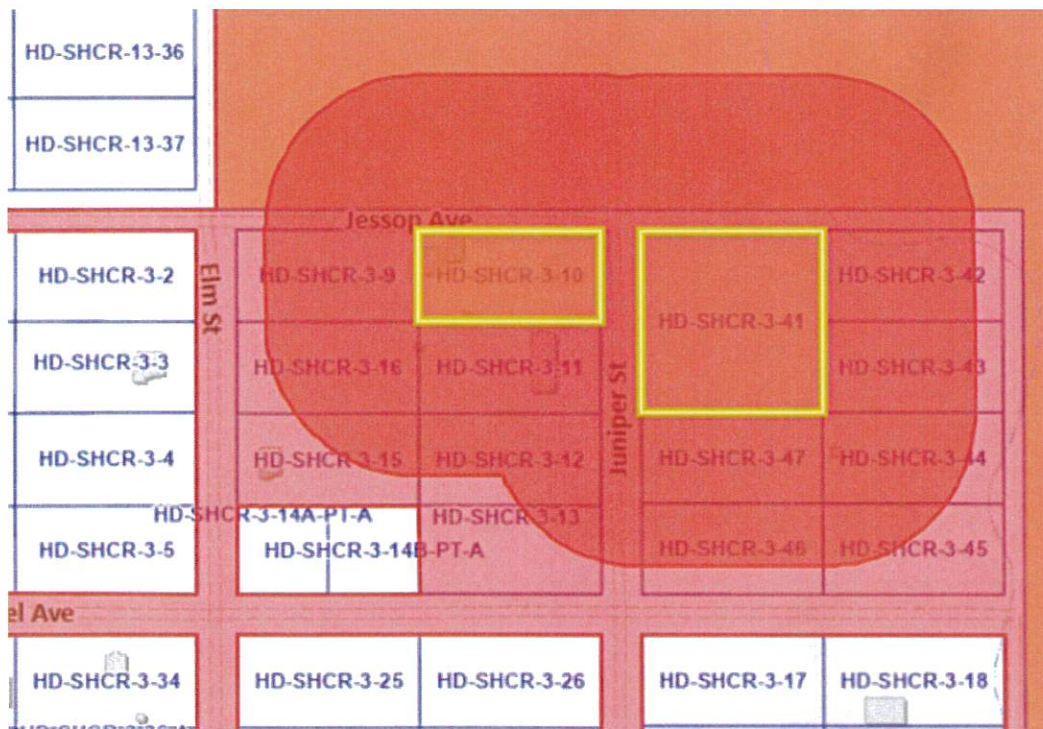
Residing in: Hildale, Utah

My Commission Expires: 11-07-2027

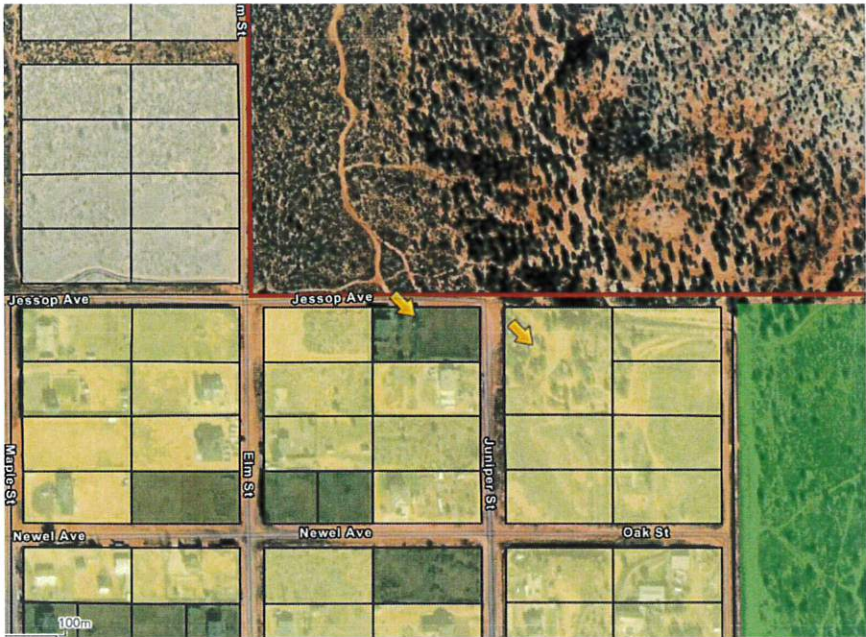


TAX_ID	FIELD5	FIELD6	FIELD7	FIELD8	FIELD9	FIELD10
HD-SHCR	WILLIAMS DANIEL	PO BOX 842112		HILDALE	UT	84784-2112
HD-SHCR	BATEMAN KEVIN	PO BOX 976		COLORADO CITY	AZ	86021-0976
HD-SHCR	STEED THOMAS RAY	PO BOX 843277		HILDALE	UT	84784
HD-SHCR	BARLOW RICHARD LEE	485 E NEWEL AVE		HILDALE	UT	84784
HD-SHCR	BATEMAN KEVIN	PO BOX 976		COLORADO CITY	AZ	86021-0976
HD-SHCR	BARLOW MARYLOU, HAMMON SARIAH RAE	PO BOX 842696		HILDALE	UT	84784
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	BARLOW RICHARD LEE	485 E NEWEL AVE		HILDALE	UT	84784
HD-SHCR	DOCKSTADER E DARLENE	PO BOX 2395		COLORADO CITY	AZ	86021-2395
HD-SHCR	HOLM BRIGHAM, COOKE MEGAN	PO BOX 843251		HILDALE	UT	84784-3251
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	UZONA HOLDINGS LLC	PO BOX 841518		HILDALE	UT	84784-1518
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	TIMPSON RICHARD	PO BOX 733		COLORADO CITY	AZ	86021
HD-SHCR	CHATWIN MARVIN RAY & JESSICA RAE TRS	PO BOX 841464		HILDALE	UT	84784-1464
HD-SHCR	BARLOW RICHARD LEE	485 E NEWEL AVE		HILDALE	UT	84784

250' Property Owner Mailing List Map



# Zoning Map



- Washington County Parcels
- Hildale Zoning
- Zoning Districts
  - A-40 - Agricultural 40
  - A-20 - Agricultural 20
  - A-10 - Agricultural 10
  - A-5 - Agricultural 5
  - RA-1 - Residential-agricultural 1
  - RA-.5 - Residential-agricultural .5
  - R1-15 - Single-family residential 15
  - R1-10 - Single-family residential 10
  - R1-8 - Single-family residential 8
  - R1-6 - Single-family residential 6
  - RM-1 - Multiple-family residential 1
  - RM-2 - Multiple-family residential 2
  - RM-3 - Multiple-family residential 3
  - MH/RV - Mobile home/RV park
  - NC - Neighborhood commercial
  - GC - General commercial