



Hildale City Planning Commission

Tuesday, March 11, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Tuesday, March 11, 2025** 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. Members of the public may also watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

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Comments during the public comment or public hearing portions of the meeting may be emailed to admin@hildalecity.com. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

Roll Call of Commission Attendees: City Recorder

Welcome, Introduction and Preliminary Matters: Presiding Officer

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

- [1.](#) Consideration, discussion and possible approval of Planning and Zoning Minutes for July 18, 2024.
- [2.](#) Consideration, discussion and possible approval of Planning and Zoning Minutes for August 15 , 2024

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

Public Hearing:

- [3.](#) The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-1-36 commonly addressed as 620 North Willow Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).
- [4.](#) The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-1 commonly addressed as 980 North Maple Street Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).

New Commission Business:

- 5. Consideration, discussion and possible action concerning a request to re-zone parcel HD-SHCR-1-36 commonly addressed as 620 North Willow Street, Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).
- 6. Consideration, discussion and possible action concerning the request to rezone parcel HD-SHCR-3-1 commonly addressed as 980 North Maple Street Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-Family (R1-8).

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

Adjournment: Presiding Officer

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



Hildale City Planning Commission

Thursday, July 18, 2024 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Chair Hammon called meeting to order at 6:15pm

Roll Call of Commission Attendees: City Recorder Barlow

PRESENT

Chair Charles Hammon
Commissioner Rex Jessop
Commissioner Thirkle Nielsen
Commissioner Jeromy Williams

ABSENT

Vice Chair Elissa Wall
Commissioner Tracy Barlow
Commissioner Lawrence Stubbs

Pledge of Allegiance:

Chair Hammon lead the pledge

Conflict of Interest Disclosures:

No conflicts

Approval of Minutes of Previous Meetings:

1. **Consideration, discussion, and possible approval of Planning and Zoning Minutes for May 16, 2024**

Commissioners reviewed meeting minutes.

Motion made by Chair Hammon to approve the meeting minutes for May 16, 2024, Seconded by Commissioner Nielsen.

Voting Yea: Chair Hammon, Commissioner Jessop, Commissioner Nielsen, Commissioner Williams

Motion Carries.

Public Comments:

Noted of no members of the audience.

Public Hearing:

2. **The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-3-44 & HD-SHCR-3-45, commonly addressed as 920 N Oak St., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential 1-8 (R1-8).**

Chair Hammon opened public hearing at 6:07pm, second by Commissioner Jessop. All in favor.

No public present or online.

Chair Hammon closed public hearing at 6:10pm, second Commissioner Nielson. All in favor.

- 3. **The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-11-M, commonly addressed as 260 E Utah Ave., Hildale, Utah from General Commercial (GC) to Residential 1-15 (R1-15).**

Item tabled at this time.

Unfinished Commission Business:

New Commission Business:

- 4. **Consideration, Discussion, and possible action concerning a request to rezone parcel HD-SHCR-3-44 & HD-SHCR-3-45, commonly addressed as 920 N Oak St., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential 1-8 (R1-8).**

City Manager Duthie presented the application to the Commissioners.

Commissioners had questions about the goal of the applicant and if they plan to split the lot in the future? Eric explained if they did it would have to come back to them.

Motion made by Commissioner Jessop recommend rezone parcel HD-SHCR-3-44 & HD-SHCR-3-45, commonly addressed as 920 N Oak St., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential 1-8 (R1-8), Seconded by Commissioner Nielsen.

Voting Yea: Chair Hammon, Commissioner Jessop, Commissioner Nielsen, Commissioner Williams

Motion Carries.

- 5. **Consideration, discussion, and possible action concerning a request to rezone parcel HD-11-M, commonly addressed as 260 E Utah Ave., Hildale, Utah from General Commercial (GC) to Residential 1-10 (R1-10).**

Item tabled

Commissioners Comments:

Chair Hammon gave thanks for the Commissioners being present and taking the time to attend the meeting.

Executive Session: As needed

Adjournment: Presiding Officer

Chair Hammon closed meeting at 7:15pm

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Minutes were approved at the Planning Commission Meeting on _____.

Sirrene J. Barlow, City Recorder



Hildale City Planning Commission

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

Minutes

Welcome, Introduction and Preliminary Matters:

Chair Hammon called meeting to order at, 6:08

Roll Call of Commission Attendees: Jessica Bistline

PRESENT

Chair Charles Hammon
Commissioner Rex Jessop
Commissioner Thirkle Nielsen
Commissioner Jeromy Williams

ABSENT

Vice Chair Elissa Wall
Commissioner Tracy Barlow
Commissioner Lawrence Stubbs

Pledge of Allegiance:

Chair Hammon lead the pledge.

Conflict of Interest Disclosures:

Commissioner Jessop stated his brother owns property adjoining the property.

Approval of Minutes of Previous Meetings:

No Minutes

Public Comments:

No public comments.

Reports:

Public Hearing:

- The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-11-M, commonly addressed as 260 E Utah Ave., Hildale, Utah from General Commercial (GC) to Residential 1-15 (R1-15).**

Open Public hearing at 6:09pm Chair Hammon, Second Commissioner Williams. All in Favor

Misty Finicum, the applicant stated why she wanted to rezone.

Willy Jessop was the previous owner and wanted to keep it zoned for this, so it is the same as his property. He would like the zone to not change for fear of it affecting his zone.

Close public hearing at 6:18pm Chair Hammon, Second Commissioner Williams. All in Favor

Unfinished Commission Business:

New Commission Business:

- 2. **Consideration, discussion, and possible action concerning a request to rezone parcel HD-11-M, commonly addressed as 260 E Utah Ave., Hildale, Utah from General Commercial (GC) to Residential 1-15 (R1-15).**

City Manager Duthie presented the application.

Commissioners discussed the zoning with the applicant Mist Finicum.

Julie Hammon is the neighbor to the north and would like explanation on why the zone needs changed.

Misty Finicum explained the allowance of bed and breakfast compared to short term rentals.

Commissioners discussed the different options.

Applicant stated she doesn't want this to affect her neighbors in anyway.

Motion made by Chair Hammon to rezone parcel HD-11-M, commonly addressed as 260 E Utah Ave., Hildale, Utah from General Commercial (GC) to Residential 1-15 (R1-15)., Seconded by Commissioner Nielsen.

Voting Yea: Chair Hammon, Commissioner Nielsen

Voting Nay: Commissioner Jessop, Commissioner Williams

Commissioners Comments:

Commissioners comments of issues not previously discussed in the meeting.

Commissioner Jessop thanked the applicant for wanting to be compliant.

Executive Session: As needed

Adjournment:

Chair Hammon adjourned at 7:12pm

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Minutes were approved at the Planning Commission Meeting on _____.

Sirrene J. Barlow, City Recorder



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

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/ mailing notice

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>211969689</u>

10/9/24
Angelene

Name: Violet Jessop Telephone: 435-212-8104

Address: 585 N Willow St. Fax No. 435-531-6435

Agent (If Applicable): Ross Chatwin Telephone: 435-212-8104

Email: Violetjessop12@gmail.com

Address/Location of Subject Property: 620 North Willow Street

Tax ID of Subject Property: HD-SHCR-1-36 Existing Zone District: R-1

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

R-1-8 8,000 sf Lot for lot split

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

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

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

(OFFICE USE ONLY)

Date Received: _____ Application Complete: YES NO

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

Sec 152-13-1 Purpose

See section 152-11-2 of this chapter.

Sec 152-13-2 Scope

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

Sec 152-13-3 Uses Allowed

Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", or "P³/C" as permitted are indicated by "N". Any use not shown on table 152-13-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same subsection 152-7-18E4 of this chapter.

TABLE 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES							
	Zones						
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:							
Accessory building	P	P	P	P	P	P	P
Agricultural business	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	N	N	N	N
Stable, private	N	N	N	N	N	N	N
Residential uses:							
Assisted living facility	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental ⁴	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N

Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P
Commercial uses:							
Agricultural sales and service	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N
Bed and breakfast, home (Less than or Equal to 2; Owner Occupied)	C	C	C	N	N	N	C
Bed and breakfast inn (Between 3 and 10)	C	C	C	N	N	N	C
Business equipment rental, services, and supplies	N	N	N	N	N	N	N
Camping Hosting Facility	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N
Family child daycare facility ²	P	P	P	P	P	P	P
Licensed family child care ²	C	C	C	C	C	C	C
Residential certificate child care ²	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N

Pawnshop	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

Notes:

See chapter 46 of this chapter.

See chapter 42 of this chapter.

See section 152-37-15 of this chapter for permitted animals and fowl.

See licensing and operations requirements in title 11 of this code.

Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and in

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.

No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garage applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amuse conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES						
	Zones					
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2
Lot standards:						
Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. projec
					30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots
Building standards:						
Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Building coverage: See subsection 10-37-121 of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.
Setback standards - front yard:						
Any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:						
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:						
Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards - street side yard:						
Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 152-13-7C of this chapter.
4. Except as otherwise permitted by subsection 152-13-7B of this chapter.
5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to 10 feet.

Sec 152-13-5 Regulations Of General Applicability

The use and development of real property in residential zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

Design and compatibility standards:

See chapter 33 of this title.

Landscaping and screening:

See chapter 32 of this title.

Motor vehicle access:

See chapter 35 of this title.

Natural resource inventory:

See chapter 31 of this title.

Off street parking:

See chapter 34 of this title.

Signs:

See chapter 36 of this title.

Supplementary development standards:

See chapter 37 of this title.

Sec 152-13-6 Regulations For Specific Uses

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

Sec 152-13-7 Special Regulations

Animals:

Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.

Larger Accessory Buildings:

Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased.

Increased Height:

Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use.

Visual Barriers:

Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.

The height of such barrier shall be at least six feet (6').

The barrier material and location shall be identified on an approved site plan.

Open Space:

In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equal to fifty percent (50%) of all additional floor area.

AFFIDAVIT
PROPERTY OWNER

STATE OF ~~UTAH~~ Arizona *AT*

COUNTY OF Mohave

I (we), Violet 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.

Violet Jessop
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 9th day of October 2024



E. Cawley
(Notary Public)

Residing in: Mohave County, AZ

My Commission Expires: 8-11-26

Agent Authorization

I (we), Violet Jessop, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Ross Chatwin 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.

Violet Jessop
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 9th day of October 2024



E. Cawley
(Notary Public)

Residing in: Mohave County, AZ

My Commission Expires: 8-11-26

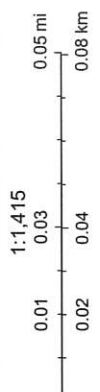
92 Acres

Irrigation and Groundwater System



11/11/2024, 10:40:06 AM

- Municipal Boundary
- Washington County Parcels
- Zoning Districts
 - RA-5 - Residential-agricultural .5
 - R1-8 - Single-family residential 8
 - RA-1 - Residential-agricultural 1



Maxar, Microsoft, Esri Community Maps Contributors, Coconino County, Utah Geospatial Resource Center, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Item 5.

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 for approval, approval with modifications, or denial of 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.



HILDALÉ HILDALÉ CITY UTILITY DEPARTMENT
 230 EAST MAIN STREET
 P.O. BOX 84808
 HILDALÉ, UT 84784
 (435) 874-1100

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

Item 5.

XBP Confirmation Number: 211969689

▶ Transaction detail for payment to Hildale City.		Date: 10/09/2024 - 4:55:01 PM MT	
Transaction Number: 227906411 Visa — XXXX-XXXX-XXXX-7798 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use	1	\$500.00
Notes: Zone Change Application			

TOTAL: \$500.00

Billing Information
 LORI CHATWIN
 620 NORTH WILLOW STREET
 HILDALÉ, UT 84784

Transaction taken by: Admin AChatwin

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

Receipt No: 1.054839 Oct 10, 2024

ROSS CHATWIN

Previous Balance: .00
MISCELLANEOUS
POSTAGE 20.00

Total: 20.00

Cash - Zions Bank
Check No: CASH 20.00

Payor:
ROSS CHATWIN
Total Applied: 20.00

Change Tendered: .00

Duplicate Copy
12/05/2024 2:04 PM

620 N Willow Street

Account 0912676 Viewing Doc Quit Claim Deed

Entry Number 20240031965 Book Page Recording Date 10/09/2024 04:05:05 PM

Fee \$40.00 Consideration Instrument Date 10/09/2024

From MORGAN BRIAN LAND TRUSTEE
To JESSOP VIOLET
SSANVL LAND AND TRUST DATED NOVEMBER 20 2015

Legal Information

Subdivision	Lot	Block	Unit	Building
SHORT CREEK 1 (HD)	36			
Section	Township	Range		

Legal Description

Parcel Number Account Number Vesting Deed

HD-SHCR-1-36 0912676 Account

This document references more accounts than can be displayed. The number of accounts on this document is 1

MAILING & TAX NOTICE MAILED TO

BRIAN MORGAN
P.O. BOX 594
ST GEORGE, UTAH 84771

QUIT CLAIM DEED

Brian Morgan, Land Trustee of the SSANVL Land and Trust, dated November 20, 2015, hereby quit claims, conveys, delivers, and transfers to, VIOLET JESSOP, Grantee, of 620 N Willow street, HILDALE, UTAH 84784, County of WASHINGTON, State of UTAH, for good and valuable consideration, all of Grantor(s) right, title and interest in and to the following described tract of land in County of WASHINGTON, State of UTAH.

The property is one parcel of approximately 0.92 acres of land located at 620 N Willow Street, Hildale, UT 84784. And is Legally Described as, Short Creek Subdivisions Phase 1 Lot 36 according to the official plat thereof on file and of record with the Washington County Recorder's Office (HD SHCR-1-36.)

Witness the hand of said grantor, this 9th day of October, 2024.

Signed in the presence of:

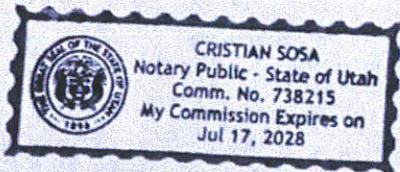
[Signature]
Witness

[Signature]
Brian Morgan,
Land trustee of the SSANVL Land and Trust,
dated November 20, 2015

STATE OF Utah)

COUNTY OF Washington)

On the 9 day of October, 2024, personally appeared before me Cristian Sosa (and Brian Morgan Land Trustee of the SSANVL Land and Trust dated Nov 20, 2015) the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.



[Signature]
Notary Public

2104 W Sunset Blvd
Residing At

July 17 2028
My Commission Expires



Zoning Hearing for 620 N. Willow St.

From Dalton Barlow <daltonbarlow@gmail.com>

Date Thu 11/14/2024 7:30 PM

To City Manager <manager@hildalecity.com>

Hello Eric,

Please consider this email my letter of opposition to the zoning request. As I will be out of town at the time of this meeting.

"My name is Dalton Barlow. I reside at 585 N. Homestead. This re-zone is directly cross the street to the north of my residence. I am apposed to this re-zoning RM-2. I would be fine with R1-8 zone as the 1 acre lot adjacent to this property was recently rezoned. There are 1 acre lots just up the street on Field Avenue and Willow that have also been rezoned to R1-8. I feel this zone fits the area better than allowing multi-family units or townhomes. Thank you for your time."

Sincerely, Dalton Barlow



📞 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

February 12, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-1-36

Address: 620 N Willow St., 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(s) from Residential Agriculture (RA-1) to Residential Single-family (R1-8) Zone. 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=CHAPTER 13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=ordinances#name=CHAPTER%2013%20RESIDENTIAL%20ZONES). The hearing will be held February 27, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@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 first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,



Hildale City Administration



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

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/ mailing notice

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

Name: Samuel Fischer Telephone: (385) 216-0582

Address: 1281 Home Front Circle, Bluffdale, Utah Fax No. _____

Agent (If Applicable): Rosenberg Associates Telephone: (435) 673-8586

Email: codya@racivil.com

Address/Location of Subject Property: 980 N. Maple St.

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

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
(R1-8) Looking to divide the current 1-acre lot into 4 new lots, all with a minimum of 60 foot of road frontage and a minimum of 0.20 acres or 8,800 sq feet.

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

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

NOTE: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:00 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

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PROCESS

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DATE: _____
JOB NO.: _____
DRAWN BY: C.G.A.
SCALE: 1"=60'
DWG: SURVEY-EXHIBIT

DATE	REVISIONS



352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UTAH 84790
435.673.8566
WWW.RACIVIL.COM

EXHIBIT MAP

(CURRENT ZONE RA-1)

SHEET
1
OF 1 SHEET





DATE:	
JOB NO.:	
DRAWN BY:	C.G.A.
SCALE:	1"=60'
DWG:	SURVEY-EXHIBIT
REVISIONS	DATE

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UTAH 84790
435.673.8586
WWW.RACIVIL.COM

EXHIBIT MAP
(PROPOSED ZONE R1-8)

SHEET
1
OF 1 SHEET

AFFIDAVIT
PROPERTY OWNER

STATE OF Idaho)
COUNTY OF Boundary)

I (we), Samuel Fischer, 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.

Samuel C Fischer
(Property Owner)

Samuel C Fischer
(Property Owner)



Subscribed and sworn to me this 6th day of January 2025.

Margo Johnson
(Notary Public)

Residing in: Bonanza Ferry

My Commission Expires: 4/13/25

Agent Authorization

I (we), Samuel Fischer, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Rosenberg Associates 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.

Samuel C Fischer
(Property Owner)

Samuel C Fischer
(Property Owner)



Subscribed and sworn to me this 6th day of January 2025.

Margo Johnson
(Notary Public)

Residing in: Bonanza Ferry

My Commission Expires: 4/13/25



Exhibit "A"

All of Lot 1 of the Short Creek Subdivision #3, as found on file with the Washington County Recorder's Office. Entry No. 20140018625.

Containing 44,014 square feet or 1.01 acres.



January 8, 2025

Special Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
07/01/2024 03:29:36 PM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Westwood Trust of Idaho
38 Songbird Ln
Bonners Ferry, ID 83805

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

SPECIAL WARRANTY DEED

Escrow No: **363-6320520 (JB)**
A.P.N.: **HD-SHCR-3-1**

Jeff J. Barlow, Executive Director of the United Effort Plan Trust, Grantor, of **Hildale**, **Washington** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Samuel Cris Fischer, Trustee of the Westwood Trust of Idaho, dated December 5, 2016, amended December 21, 2019, completely restated on February 1, 2023, Grantee, of **Bonners Ferry**, **Boundary** County, State of **ID**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

Lot 1, SHORT CREEK SUBDIVISION #3, according to the official plat thereof on file and of record in the Washington County recorder's office.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

SUBJECT TO: The matters set forth on Exhibit "A" attached hereto and made a part hereof.

Witness, the hand(s) of said Grantor(s), this **July 01, 2024**.

[Signature page follows]

Case No.: HD-SHCR-3-1

Special Warranty Deed - continued

File No.: 363-6320520 (JB)

Jeff J. Barlow, Executive Director of the United Effort Plan Trust

[Signature]
Jeff J. Barlow, Executive Director

STATE OF UTAH)
County of WASHINGTON)ss.

On July 01 2024, before me, the undersigned Notary Public, personally appeared **Jeff J. Barlow, Executive Director of the United Effort Plan Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 02-08-2025

[Signature]
Notary Public



ROSENBERG ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
352 E. RIVERSIDE DRIVE, SUITE A-2
ST GEORGE, UT 84790
(435) 673-8586

ALTBANK ADD GLACIER BANK
ST. GEORGE, UT 84790



Item 6.

97-310/1243

CHECK DATE

January 13, 2025

PAY Five Hundred Eighteen and 00/100 Dollars

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

AMOUNT 518.00

TWO SIGNATURES REQUIRED



Raymond Altman
James S. Jones
AUTHORIZED SIGNATURE

⑈046145⑈ ⑆124303104⑆ 6000145⑈

Security features. Details on back.

ROSENBERG ASSOCIATES

Check Date: 1/13/2025

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
01.10.25	1/8/2025	000000030103	518.00			518.00
City of Hildale			TOTAL			518.00
TC Bank Checking	6	V841				

Cody ext 105

ROSENBERG ASSOCIATES

Previous Balance: .00
 MISCELLANEOUS 500.00
 Land Use ZONE CHANGE 980
 N MAPLE ST
 MISCELLANEOUS
 POSTAGE 18.00

Total: 518.00

Check - Zions Bank 518.00
 Check No: 6145

Payor: ROSENBERG ASSOCIATES
 Total Applied: 518.00

Change Tendered: .00

01/17/2025 9:02 AM

11dale City
 320 East Newel Avenue
 P. O. Box 840490
 Hildale UT 84784-0490 435-874-2323

Receipt No: 1.055234 Jan 17, 2025

CHAPTER 13 RESIDENTIAL ZONES

- [c 152-13-1 Purpose](#)
- [c 152-13-2 Scope](#)
- [c 152-13-3 Uses Allowed](#)
- [c 152-13-4 Development Standards In Residential Zones](#)
- [c 152-13-5 Regulations Of General Applicability](#)
- [c 152-13-6 Regulations For Specific Uses](#)
- [c 152-13-7 Special Regulations](#)
- [c 152-13-8 Illustrations \(Reserved\)](#)

c 152-13-1 Purpose

see section 152-11-2 of this chapter.

c 152-13-2 Scope

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building or structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

c 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-13-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES							
	Zones						
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:							
Accessory building	P	P	P	P	P	P	P
Agricultural business	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	N	N	N	N
Stable, private	N	N	N	N	N	N	N
Residential uses:							
Assisted living facility	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P

				P-8				
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N
Protective housing facility	N	N	N	N	N	N	N	Item 6.
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N
Short term rental ⁴	P	P	P	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N
Public and civic uses:								
Airport	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P
Commercial uses:								
Agricultural sales and service	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N
Bed and breakfast, home (Less than or Equal to 2; Owner Occupied)	C	C	C	N	N	N	N	C
Bed and breakfast inn (Between 3 and 10)	C	C	C	N	N	N	N	C
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N
Camping Hosting Facility	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N

Convenience store	N	N	N	N	N	N	N
Family child daycare facility ²	P	P	P	P	P	P	Item 6.
Licensed family child care ²	C	C	C	C	C	C	C
Residential certificate child care ²	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P

	Vehicle and equipment rental or sale	N	N	N	N	N	N	N
	Vehicle and equipment repair, general	N	N	N	N	N	N	Item 6.
	Vehicle repair, limited	N	N	N	N	N	N	N
	Veterinary service	N	N	N	N	N	N	N
	Warehouse, self-service storage	N	N	N	N	N	N	N
	Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:								
	Automobile wrecking yard	N	N	N	N	N	N	N
	Freight terminal	N	N	N	N	N	N	N
	Heavy industry	N	N	N	N	N	N	N
	Junk or salvage yard	N	N	N	N	N	N	N
	Laundry services	N	N	N	N	N	N	N
	Manufacturing, general	N	N	N	N	N	N	N
	Manufacturing, limited	N	N	N	N	N	N	N
	Mineral extraction	N	N	N	N	N	N	N
	Wholesale and warehousing, general	N	N	N	N	N	N	N
	Wholesale and warehousing, limited	N	N	N	N	N	N	N

Notes:

- (1) See chapter 46 of this chapter.
- (2) See chapter 42 of this chapter.
- (3) See section 152-37-15 of this chapter for permitted animals and fowl.
- (4) See licensing and operations requirements in title 11 of this code.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
- (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
- (3) Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

c 152-13-4 Development Standards In Residential Zones

Development standards within residential zones shall be as set forth in table 152-13-2 of this section.

Table 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development Standard	Zones							
	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	
Minimum lot standards:								
Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre	1 acre

Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	project	project	project
					30 ft. unit	30 ft. unit	Item 6. hit
	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots

Building standards:

Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-37-21 of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.

Setback standards - front yard:

Any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
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Setback standards - rear yard:

Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.

Setback standards - interior side yard:

Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Setback standards - street side yard:

Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.

"Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.

Except as otherwise permitted by subsection 152-13-7C of this chapter.

Except as otherwise permitted by subsection 152-13-7B of this chapter.

Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.

When this side setback is required, rear setback may be reduced to 10 feet.

c 152-13-5 Regulations Of General Applicability

The use and development of real property in residential zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.

See chapter 34 of this title.

(f) Signs:
See chapter 36 of this title.

(g) Supplementary development standards:
See chapter 37 of this title.

Item 6.

c 152-13-6 Regulations For Specific Uses

the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

c 152-13-7 Special Regulations

- (a) Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
- (b) Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
- (c) Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.
- (d) Visual Barriers:
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of multiple-family development.
- (1) The height of such barrier shall be at least six feet (6').
 - (2) The barrier material and location shall be identified on an approved site plan.
- (e) Open Space:
In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area.

c 152-13-8 Illustrations (Reserved)



February 12, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-3-1

Address: 980 N Maple St., 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(s) from Residential Agriculture (RA-1) to Residential Single-family (R1-8) Zone. The purpose is to divide the current 1 acre lot into 4 new lots, all with a minimum of 60 foot of road frontage and a minimum of 0.20 acres or 8,800 sq feet.

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=CHAPTER 13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=ordinances#name=CHAPTER%2013%20RESIDENTIAL%20ZONES). The hearing will be held February 27, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@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 first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,


Hildale City Administration



February 26, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-3-1

Address: 980 N Maple St., 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(s) from Residential Agriculture (RA-1) to Residential Single-family (R1-8) Zone. 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=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held March 11, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@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 first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,


Hildale City Administration

SOUTH ZION ESTATES LLC
HD-SHCR-13-39
11951 S 645 E
DRAPER, UT 84020

BARLOW PAUL
HD-SHCR-3-2
PO BOX 842128
HILDALE, UT 84784-2128

SOUTH ZION ESTATES LLC
HD-SHCR-13-38
11951 S 645 E
DRAPER, UT 84020

JESSOP ALEX
HD-SHCR-4-17
12376 S JUNIPER HAVEN DR
RIVERTON, UT 84065-3186

FISCHER SAMUEL CRIS TRUSTEE, ET AL
HD-SHCR-3-1
38 SONGBIRD LN
BONNERS FERRY, ID 83805

PRIDE INV LLC
HD-SHCR-4-19
11951 S 645 E
DRAPER, UT 84020

SOUTH ZION ESTATES LLC
HD-SHCR-13-45
11951 S 645 E
DRAPER, UT 84020

PRIDE INV LLC
HD-SHCR-4-18
11951 S 645 E
DRAPER, UT 84020

ALLEMAN RODNEY & CINDY
HD-SHCR-3-7
PO BOX 840506
HILDALE, UT 84784

KNODEL FRANK & MARGEE
HD-SHCR-3-3
PO BOX 1941
HILDALE, UT 84784-1941

SOUTH ZION ESTATES LLC
HD-SHCR-13-37
11951 S 645 E
DRAPER, UT 84020

SOUTH ZION ESTATES LLC
HD-SHCR-13-44
11951 S 645 E
DRAPER, UT 84020

SOUTH ZION ESTATES LLC
HD-SHCR-13-36
11951 S 645 E
DRAPER, UT 84020

COOKE WARREN
HD-SHCR-3-8
PO BOX 842266
HILDALE, UT 84784-2266

BARLOW ZANE
HD-SHCR-3-4
PO BOX 842051
HILDALE, UT 84784

MEMORANDUM

To: Hildale City Planning Commission
From: Hildale City Planning Staff
Date: February 10, 2025
Re: Zone Change Application – Samuel Fischer (980 N. Maple St.)

Background

Applicant Samuel Fischer, represented by Rosenberg Associates, has submitted a request for a zone change on property located at 980 N. Maple St. (Tax ID: HD-SHCR-3-1). The current zoning designation of the property is RA-1 (Residential Agriculture – 1 Acre Minimum), and the applicant is requesting a rezone to R1-8 (Single-Family Residential – 8,800 sq. ft. minimum lot size). The intent of the zone change is to subdivide the existing 1-acre parcel into four separate residential lots, each meeting the minimum frontage of 60 feet and minimum area of 8,800 sq. ft.

Samuel Fischer has provided the necessary documents as outlined in Hildale City Code §152-7-7, including:

- A legal description of the property proposed for rezoning.
 - A map showing the property's location and the existing and proposed zoning classifications.
 - A statement explaining the rationale for the proposed zoning change and how it aligns with the city's General Plan.
 - The names and addresses of all property owners within the required notification distance.
 - Any additional information deemed necessary by the Planning Department.
-

Steps Required for Zone Change Approval

For this zone change to take effect, the following steps must be completed in accordance with Hildale City Code §152-7-7:

1. Submission of Application – The applicant must submit a complete zoning map amendment application to the Planning Department with all required documentation (§152-7-7(B)).
2. Public Notification – The city will provide public notice of the proposed zoning change and schedule a public hearing before the Planning Commission (§152-7-7(C)).
3. Planning Commission Review and Recommendation – The Planning Commission will conduct a public hearing to review the application, consider public input, and evaluate

the proposal based on the criteria outlined in §152-7-7(E). The Commission will then forward a recommendation to the City Council (§152-7-7(D)).

4. City Council Decision – The City Council will hold a public meeting to consider the Planning Commission's recommendation and make a final decision on the zoning map amendment (§152-7-7(F)).
5. Ordinance Adoption & Zoning Map Update – If approved, the City Council will adopt an ordinance formalizing the zone change, and the city's zoning map will be updated accordingly (§152-11-2).
6. Final Approval & Implementation – Once the ordinance is recorded, the property is officially rezoned, and the applicant may proceed with development in compliance with R1-8 zoning regulations (§152-13-1).

Surrounding Zoning & Land Use

The subject property is surrounded by the following zoning designations:

- North: R1-10 (Single-Family Residential – 10,000 sq. ft. minimum)
- East: RA-1 (Residential Agriculture – 1 Acre Minimum)
- South: RA-1 (Residential Agriculture – 1 Acre Minimum)
- West: RA-1 (Residential Agriculture – 1 Acre Minimum)

The property has frontage along Maple Street (to the west) and Jessop Avenue (to the north), both of which provide adequate public road access.

Compliance with the General Plan & Zoning Code

The Hildale City General Plan (2021) supports managed residential growth and encourages higher-density single-family residential development where infrastructure is available and compatibility with existing neighborhoods can be achieved (§152-2-2).

The proposed R1-8 zoning district allows for moderate-density residential development, which is consistent with the R1-10 zoning to the north. However, the surrounding RA-1 zoning (east, south, west) maintains larger lot sizes, potentially creating a transitional land use impact.

Key considerations for approval include:

1. General Plan Alignment: The request supports the city's objectives for managed residential growth and housing diversity (§152-2-2).
2. Compatibility with Surrounding Uses: The request aligns with the R1-10 zoning to the north but introduces a higher density than RA-1 in adjacent areas (§152-13-3).

3. Infrastructure & Services: The property is fronted by public streets (Maple St. & Jessop Ave.), and utility capacity should be confirmed (§152-24-2).
 4. Adverse Impacts: Increased density may impact stormwater drainage and traffic flow, which should be addressed in future subdivision approvals (§152-39-5).
-

Staff Recommendation

Based on the above analysis, staff recommends approval of the requested zone change from RA-1 to R1-8, subject to the following conditions:

1. Verification of water, sewer, and stormwater capacity to support the proposed density (§152-24-4).
2. Coordination with Public Works to ensure adequate infrastructure improvements (§152-39-6).
3. Consideration of buffering measures for adjacent RA-1 properties if necessary (§152-33-2).

This recommendation is based on the findings that the proposed zone change is generally consistent with the General Plan, compatible with adjacent R1-10 zoning, and provides for a logical residential development pattern.

Prepared by:
Hildale City Planning Staff