



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

ZONE CHANGE APPLICATION

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

*Chief, LLC
Amira Development LLC
+*

For Office Use Only:

File No. _____

Receipt No. _____

Name: Steven Park + Gary Tucke Telephone: 435-590-6370

Address: 1306 S. Millie CV, ST6, UT 84790 Fax No. _____

Agent (If Applicable): _____ Telephone: 435-590-6378

Email: jim@wewiningnylaw.com

Address/Location of Subject Property: 840 N. Maple St. Hildale, UT 84784

Tax ID of Subject Property: HD-SHCR-3-39A
36A-1 Existing Zone District: 6C
36-B

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

RM-3 → 37 unit townhome project on 1.8 +/- acres.

20 units already existing as water canyon resort. New Project/conversion:

Submittal Requirements: The zone change application shall provide the following: "Water Canyon Villas"

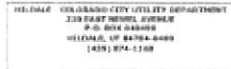
- See attached letter + Exhibits*
- ☒ a. The name and address of every person or company the applicant represents.
 - ☒ b. An accurate property map showing the existing and proposed zoning classifications.
 - ☒ c. All abutting properties showing present zoning classifications.
 - ☒ d. An accurate legal 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: _____



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

XBP Confirmation Number: 227711117

Transaction detail for payment to Hildale City.		Date: 04/04/2025 - 9:19:40 AM MT	
Transaction Number: 240171380 Visa — XXXX-XXXX-XXXX-8639 Status: Successful			
Account #	Item	Quantity	Item Amount
	Land Use	1	\$500.00
Notes: ZONE CHANGE APPLICATION			
	Misc. Office Revenue	1	\$42.00
Notes: POSTAGE TO MAIL OUT 21 ENVELOPES			

TOTAL:	\$542.00
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Billing Information
STEVEN PARK
840 N MAPLE ST
ST GEORGE, UT 84790
jim@wewininjurylaw.com

Transaction taken by: Admin AChatwin

Date: April 4, 2025
To: Hildale City
From Applicant(s): Gary Tooke (Chief, LLC), Steven Park (Individually and Amira Development, LLC)
Project: Water Canyon Villas (fka Water Canyon Resort)
Zone Change Application
Lots: HD-SHCR-3-39-A (as adjusted) & HD-SHCR-3-36-A-1 (as adjusted) & HD-SHCR-3-36-B
3 Parcels affected.

Please accept this letter in conjunction with the Zone Change Application referenced above. Below you will find the requirements listed on the Application.

- a. Name and Address of Every Person or Company Applicant represents.
Below:
 - i. Gary Mills Tooke, 300 W. 2025 S. #14, St. George, Utah 84770
 - ii. Steven James Park, 1173 S. 250 W. Ste 311, STG, UT 84770
 - iii. Amira Development, LLC, 1173 S. 250 W. Ste 311, STG, UT 84770
 - iv. Chief, LLC, 1173 S. 250 W. Ste 311, STG, UT 84770See also Attached Exhibit D
- b. An accurate property map showing the existing and proposed zoning classifications. See Exhibit A, attached hereto.
- c. All abutting properties showing present zoning classifications. See Exhibit A, attached hereto.
- d. An accurate legal description of the properties to be rezoned. See Exhibits B, B-1, B-2 & B-3 attached hereto.
- e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning. (Attached)
- f. Warranty Deeds/Affidavits showing evidence that the applicant has control of the property. (Attached Exhibits C)

Exhibit B

NOTE: On November 21, 2024 Hildale City approved the attached Lot Line Adjustment creating lots HD-SHCR-3-39-A (as adjusted) & HD-SHCR-3-36-A-1 (as adjusted) & HD-SHCR-3-36-B. It has been approved and will be filed with the County this week.

Lot 1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 39 SHORT CREEK SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING THENCE N 00°03'55" W 145.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 39 SHORT CREEK SUBDIVISION PHASE 3 ; THENCE S 89°58'39" E ALONG THE NORTH LINE OF LOTS 39 AND 36 SHORT CREEK SUBDIVISION PHASE 3 372.06 FEET; THENCE S00°01'21" W 59.28 FEET; THENCE N 89°58'39" W 6.83 FEET; THENCE S 00°01'21" W 85.81 FEET; TO THE SOUTH LINE OF LOT 36 SHORT CREEK SUBDIVISION PHASE 3; THENCE N 89°58'22" W 365.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.225 ACRES

Lot 2

BEGINNING AT THE SOUTHEAST CORNER OF LOT 36 SHORT CREEK SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING THENCE N 89°58'22" W ALONG THE SOUTH LINE OF SAID LOT 36 228.33 FEET; THENCE N 00°01'21" E 85.81 FEET; THENCE S 89°58'39" E 6.83 FEET; THENCE N 00°01'21" E 59.28 FEET; TO THE NORTH LINE OF SAID LOT 36; THENCE S 89°58'39" E 221.30 FEET ALONG THE NORTH LINE OF SAID LOT 36 TO NORTHEAST CORNER OF SAID LOT 36; THENCE S 00°03'25" E 145.11 FEET TO THE POINT OF BEGINNING. CONTAINS 0.750 ACRES

Legal Description of to Water Canyon Villa Project to be rezoned as listed on the Plat for Water Canyon Villas (attached hereto as Exhibit B-1 below comprised of Lots 1 & 2)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 39 SHORT CREEK SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE AND RUNNING THENCE N00°03'55" W 145.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 39 SHORT CREEK SUBDIVISION PHASE 3 ; THENCE S89°58'39" E ALONG THE NORTH LINE OF LOTS 39 AND 36 SHORT CREEK SUBDIVISION PHASE 3 593.36 FEET; THENCE S00°03'25" E 145.11 FEET TO THE SOUTH LINE OF LOT 36 SHORT CREEK SUBDIVISION PHASE 3; THENCE N89°58'22" W 593.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.976 ACRES

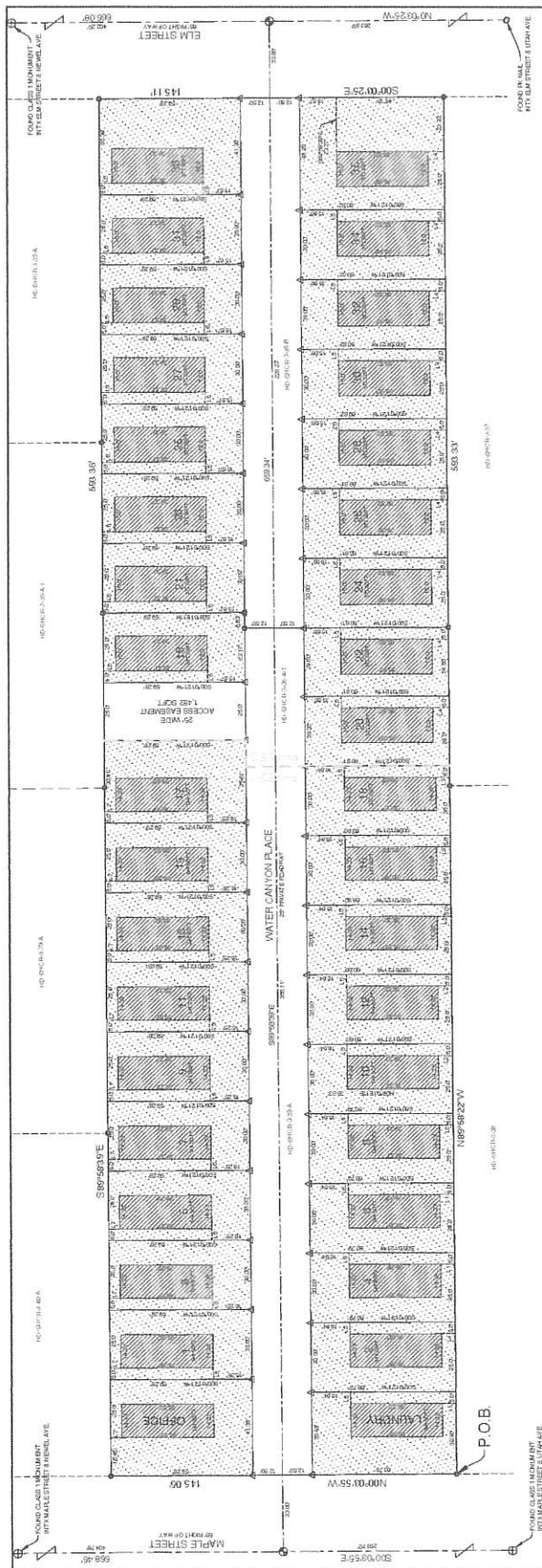
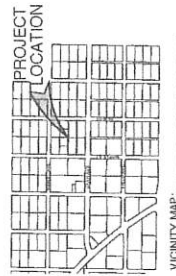


EXHIBIT B-1



LINE TABLE		
#	LENGTH	DIRECTION
L1	5.81'	S00°01'21"W
L2	5.82'	S00°01'21"W
L3	5.62'	S00°01'31"W
L4	6.02'	S00°01'11"W
L5	5.93'	N49°46'29"W
L6	5.25'	S00°01'31"W
L7	4.25'	S00°01'31"W

LEGEND:

- [illegible]

LEGAL DESCRIPTION*

beginning at the southwest corner of lot 29 short green, blue which phases 4, as recorded and on file in the Washington County Recorder's Office and running thence north 35° 35' 14.26 feet to the northwest corner of lot 30 short green, blue which phase 3, thence blue 50° 30' 5" e along the north line of lots 30 and 31 short green, blue which phases 3 and 4, thence blue 50° 30' 5" e 145.11 feet to the south line of lot 30 short green, blue which phase 3, south line of lot 30 short green, blue which phase 3, 250.00 feet to the point of beginning.

UNIVERSITY OF CALIFORNIA, BERKELEY

MICHAEL W. BURDT, CHIEF ENGINEER CERTIFICANT, THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER 32671 IN ACCORDANCE WITH TITLE 5, CHAPTER 21, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LICENSE NO. 41, FURTHER CERTIFY THAT BY AUTHORITY OF THE CHARTER I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-20-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED THE MONUMENTS AS REQUESTED ON THE PLAT TO BE REENTRANCED AS:

SEVEN CANYONS WATER CANYON VILLAS



WATER CANYON VILLAS

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T4S, R10W, S18E 1M
CITY OF HEDALE, WASHINGTON COUNTY, UTAH

10F2

[illegible]



EXHIBIT ~~4~~ B-2

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

November 21, 2024

Washington County Recorder
87 N. 200 East Suite 101
St. George, UT 84770

To Whom It May Concern:

Hildale City has considered and approved a lot line adjustment as identified in the application by Chief, LLC (Gary Tooke) received on November 19, 2024 in relation to the properties of 840 N. Elm Street, Hildale, Utah and concerning the parcels HD-SHCR-3-36-A, and HD-SHCR-3-39-A.

If you have any questions or concerns, please contact me.

Sincerely,

Eric Duthie
Hildale City Manager
Planning and Zoning Administrator



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☎ 435-874-2603
🌐 www.hildalecity.com

Mayor: Donia Jessop
Councilmembers: JVar Dutson, Brigham Holm, Luke Merideth, Terrill Musser, Darlene Stubbs
City Manager: Eric Duthie

ALL OF LOTS HD-SHCR-3-36-A & HD-SHCR-3-39-A, SHORT CREEK SUBDIVISION #3
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 33, T43S, R10W, S.L.B.&M.
HILDALÉ, WASHINGTON COUNTY, UTAH



LEGEND:

+	FOUND CENTRIL INCREMENT AS OF 10/1/1970
●	FOUND VERLUM AND CAP MARKED IN 3. 10/1/1970
○	FOUND VERLUM AND CAP MARKED IN 3. 10/1/1970
④	FOUND VERLUM AND CAP MARKED IN 3. 10/1/1970
---	LOT LINE
---	ADJACENT LOT LINE (NOT A PART)

SURVEYOR'S CERTIFICATE:



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LOT LINES IN LOTS 35, 36, 39 AND 40 SHORT CREEK SUBDIVISION PHASE 3 A) RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. PLOT 4 20 MINUTE AS SHOWN BETWEEN

LEGAL DESCRIPTION LOT 1:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 SHORT CRETIC SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE N 07°00'W IN 1/46.00 FEET TO THE NORTHEAST CORNER OF (GOLD LOT 19) SHORT CRETIC SUBDIVISION PHASE 3; THENCE S 8°52'30" E ALONG THE NORTH LINE OF LOT 20 AND 21 SHORT CRETIC SUBDIVISION PHASE 3; THENCE S 8°52'30" E 1/46.00 FEET TO THE SOUTHWEST CORNER OF LOT 22 SHORT CRETIC SUBDIVISION PHASE 3; THENCE S 8°52'30" E 1/46.00 FEET TO THE SOUTHLINE OF LOT 23 SHORT CRETIC SUBDIVISION PHASE 3; THENCE N 1°00'00" E 1/46.00 FEET TO THE POINT OF BEGINNING, CONTAINS 1.325 (R3)

LEGAL DESCRIPTION LOT 2:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 38 SHORT CREEK SUBDIVISION PHASE
ONE, AS RECORDED, AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE;
THENCE N 07°23'11" E 272.30 FEET; W ALONG THE SOUTH LINE OF SAID LOT 38 229.33 FEET;
THENCE N 07°23'11" E 65.61 FEET; THENCE S 89°02'27" E 6.53 FEET; THENCE N 07°07'11" E
10.00 FEET; TO THE NORTH LINE OF SAID LOT 38; THENCE S 89°02'27" E 271.30 FEET
ALONG THE NORTH LINE OF SAID LOT 38 TO NORTHEAST CORNER OF SAID LOT 38;
THENCE S 00°00'00" E 6.54 IN FEET TO THE POINT OF BEGINNING, CONTAINING 0.765 ACRES.

LEGAL DESCRIPTION LOT 3:
COMMENCING AT SOUTHWEST CORNER OF LOT 48 SHORT CREEK SUBDIVISION PHASE 3
AS RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE
S 89° 52' E ALONG THE SOUTH LINE OF SAID LOT 48 167.60 FEET TO THE POINT OF
BEGINNING AND RUNNING THENCE IN 0° 00' 00" W 148.08 FEET TO THE ACQUIN LINE OF
SAID LOT 48; THENCE S 89° 52' E ALONG SAID NORTH LINE 37.77 FEET; THENCE S
0° 00' 00" W 148.08 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE N 89° 52' E 167.79
FEET TO THE POINT OF BEGINNING. CONTAINS 1.008 ACRES.

DATE	10/23/2014
DRAWN BY	P.A.M.
CHECKED BY	M.P.
CUST	GT



SCALE T = 47

LOT LINE ADJUSTMENT
MILLS GARY TOOKE TRUST
ALL OF LOTS HD-SHC-R-30-A & HD-SHC-R-30-A, SHORT CREEK SUBD
HILDALVE, UTAH 84784

PREMIER Design & Engineering
75 EAST 100 NORTH, UTAH 84721 (435) 382-2287

SAFETY

~~EXHIBIT~~ B-3

Exhibit C

When recorded mail to:

8 James Park
1173 S. 250 W. Ste 311
St. George, Utah 84770

DOC # 20220010372

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
02/22/2022 11:15:28 AM Fee \$ 40.00
By PARK S JAMES



APN: HD-SHCR-3-36-A & HD-SHCR-3-39-A

WARRANTY DEED

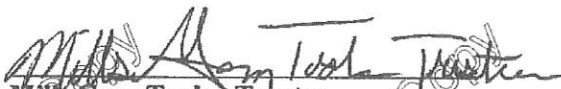
THIS INDENTURE WITNESSETH that the following **Mills Gary Tooke, Trustee of the Mills Gary Tooke Trust u/a/d 5/1/2002**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby Grant, Convey and Warrant to **CHIEF, LLC a Utah limited liability company**, hereinafter "**Grantee**", all of the interest in that real property situated in the County of Washington, State of Utah, bounded and described as follows:

See Exhibit "A"

Parcel Numbers: **HD-SHCR-3-36-A and HD-SHCR-3-39-A**
Grantee's Address: **840 N. Elm #2372, Hildale, Utah 84784**

Subject to any rights of way, reservations, restrictions, easements and conditions of record. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To be effective this January 1, 2020.

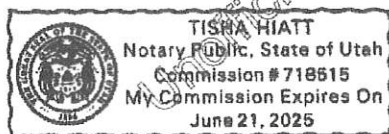

Mills Gary Tooke, Trustee

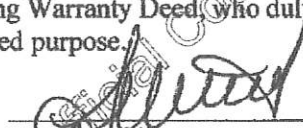
STATE OF UTAH

:ss.

COUNTY OF WASHINGTON)

On January 27, 2022, personally appeared before me **Mills Gary Tooke, Trustee of the Mills Gary Tooke Trust u/a/d 5/1/2002**, Grantor and signer of the above Warranty Deed, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose name is signed on the preceding Warranty Deed, who duly acknowledged to me that he executed the same voluntarily for its stated purpose.




Notary Public

My Commission Expires: 6/21/2025

EXHIBIT A

Parcel 1. HD-SHCR-3-36-A

Subdivision: SHORT CREEK 3 (HD) Lot: 36 ALSO: BEGINNING AT THE SOUTHWEST CORNER OF LOT 35 SHORT CREEK SUBDIVISION #3 AS RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER LOCATED IN ST. GEORGE, UTAH, AND RUNNING THENCE N0°03' 40"W 146.29 FEET ALONG THE WEST LINE OF SAID LOT 35 TO THE NORTHWEST CORNER OF SAID LOT 35; THENCE S89°59' 09"E 148.88 FEET ALONG THE NORTH LINE OF SAID LOT 35; THENCE S0°03' 40"E 146.31 FEET TO THE SOUTH LINE OF SAID LOT 35; THENCE N89°58' 39"W 148.88 FEET ALONG THE SOUTH LINE OF SAID LOT 35 TO THE POINT OF BEGINNING.

Parcel 2. HD-SHCR-3-39-A

Subdivision: SHORT CREEK 3 (HD) Lot: 39 ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 40 SHORT CREEK SUBDIVISION #3 AS RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER LOCATED IN ST. GEORGE, UTAH, AND RUNNING THENCE N89°58' 39"W 148.88 FEET ALONG THE SOUTH LINE OF SAID LOT 40; THENCE N0° 03' 40"W 148.88 FEET TO THE NORTH LINE OF SAID LOT 40; THENCE S89°17' 23"E 148.89 FEET ALONG SAID NORTH LINE OF LOT 40 TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE S0° 03' 40"E 146.29 FEET ALONG THE EAST LINE OF SAID LOT 40 TO THE POINT OF BEGINNING.

DOC # 20240034192

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
10/29/2024 04:44:02 PM Fee \$ 40.00
By DIXIE TITLE COMPANY



MAIL TAX NOTICE TO:
Steven Park

1173 S 250 W #311

St. George UT 84770

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 8-24-19C
WHEN RECORDED MAIL TO: SAME AS ABOVE
TAX ID NO: HD-SHCR-3-36-A

WARRANTY DEED

Chief, LLC, a Utah Limited Liability Company

OF HILDALE, COUNTY OF WASHINGTON, STATE OF UTAH; HEREBY CONVEY AND WARRANT TO GRANTOR(S)

Amira Development LLC, a Utah Limited Liability Company as to an undivided 85.44% interest and Steven Park,
as to an undivided 14.56% interest

OF ST GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH; FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH: GRANTEE(S)

SEE ATTACHED LEGAL DESCRIPTION

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and
Restrictions of Record, LESS AND EXCEPTING any and all water rights associated herewith.

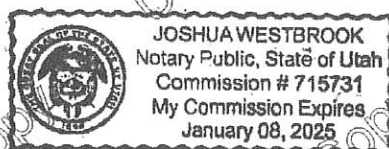
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 28th DAY OF OCTOBER, 2024.

Chief, LLC, a Utah Limited Liability Company

Steven James Park, Authorized Agent

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

ON OCTOBER 28, 2024, PERSONALLY APPEARED BEFORE ME, STEVEN JAMES PARK, WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS AN AUTHORIZED AGENT OF CHIEF, LLC, A UTAH LIMITED LIABILITY COMPANY, THE LIMITED
LIABILITY COMPANY THAT EXECUTED THE HEREIN INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE
FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES
OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH
STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.



NOTARY PUBLIC

BEGINNING AT THE SOUTHEAST CORNER OF LOT 36 SHORT CREEK
SUBDIVISION PHASE 3 AS RECORDED AND ON FILE IN THE WASHINGTON
COUNTY RECORDERS OFFICE AND RUNNING THENCE N 89°58'22" W ALONG
THE SOUTH LINE OF SAID LOT 36 228.33 FEET; THENCE N 00°01'21" E 85.81
FEET; THENCE S 89°58'39" E 6.83 FEET; THENCE N 00°01'21" E 59.28 FEET; TO
THE NORTH LINE OF SAID LOT 36; THENCE S 89°58'39" E 221.30 FEET ALONG
THE NORTH LINE OF SAID LOT 36 TO NORTHEAST CORNER OF SAID LOT 36;
THENCE S 00°03'25" E 145.11 FEET TO THE POINT OF BEGINNING. CONTAINS
0.750 ACRES

[Return to Search Results](#)**You searched for:** SerialNumDocID = HD-SHCR-3-36-B

3 items found, displaying all items.1

Description	Summary	Add All to My Images
Map (Conveying Property) 20140018625	06/20/2014 11:43:33 AM, Parcel Number: HD-SHCR-3-1, HD-SHCR-3-2, HD-SHCR-3-3, ... Related: From: UNITED EFFORT PLAN, WISAN To: SHORT CREEK SUBDIVISION 3 BRUCE R TR Subdivision: SHORT CREEK 3 (HD) S: 33 T: 43S R: 10W BEGINNING AT THE CENTER OF SAID SECTION 33 AND RUNNING TH...	View Image Add to My Images
Warranty Deed 20240034192	10/28/2024 04:44:02 PM, Parcel Number: HD-SHCR-3-36-A, HD-SHCR-3-36-B Related: From: CHIEF LLC To: AMIRA DEV LLC, PARK STEVEN Subdivision: SHORT CREEK 3 (HD) Lot: 36 BEGINNING AT THE SOUTHEAST CORNER OF LOT 36 SHORT CREEK S...	View Image Add to My Images
Record of Survey RS008345-21	07/01/2021 11:28:11 AM, Parcel Number: HD-SHCR-3-33, HD-SHCR-3-34, HD-SHCR-3-40-A, ... Related: From: MILLS GARY TOOKE TRUST To: Subdivision: SHORT CREEK 3 (HD) S: 33 T: 43S R: 10W Lot: 36, Subdivision: SHORT CREEK 3 (HD) Lot: 39, Subdivision: SHORT CREEK 3 (HD) Lot: 35, ...	View Image Add to My Images

3 items found, displaying all items.1

[Return to Search Results](#)

