



☎ 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

TEXT AMENDMENT APPLICATION

Fee: Variable (\$100)

For Office Use Only:

File No. _____

Receipt No. _____

Name: Zake Holdings, LLC / Isaiah Barlow **Telephone:** (435) 212-8028

Address: PO Box 2432, Colorado City, AZ 86021 **Fax No.** _____

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

Email: t.c.timpson@live.com

The proposed text amendment would be to what Chapter and section of the current Land

Use or City Code Section 152-26-3: Minimum Acreage

The purpose this change would accomplish see attached narrative

If request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

Submittal requirements:

Completed Applications

Existing Land Use Ordinance or City Code

Proposed change to Land Use Ordinance or City Code

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 thursday of each month at 6:30 p.m. The deadline, for application submissions, is 14 days before 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: _____

Text Amendment Purpose Statement & Description

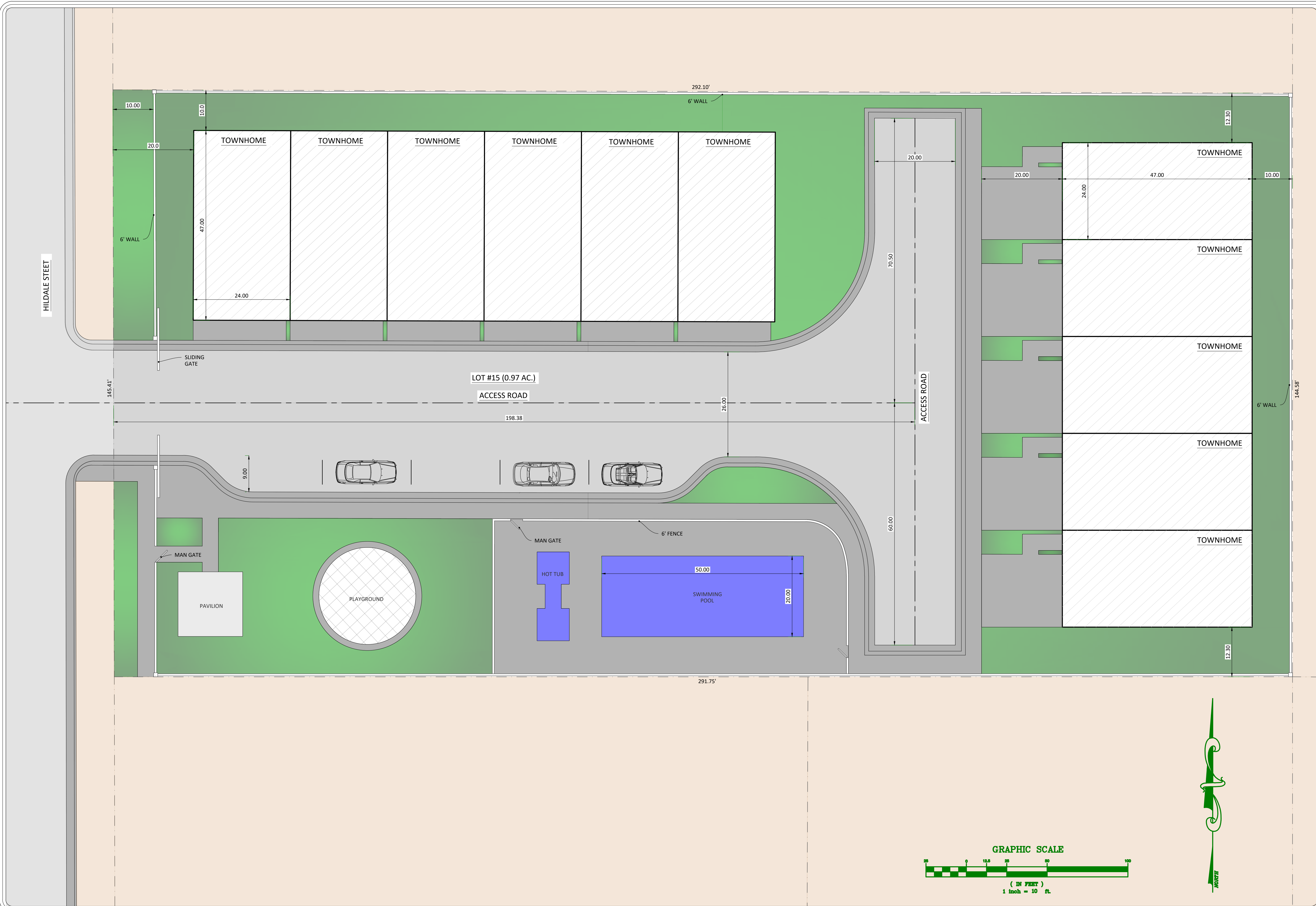
Existing Land Use Ordinance:

Hildale City Code Section 152-26-3: Minimum Acreage currently reads:

The recreation resort zone shall be applied only to projects consisting of at least five (5) acres.

Proposed Change to Land Use Ordinance:

It is proposed to eliminate the minimum acreage requirement for the Recreation Resort (RR) zone. This would allow the development of smaller recreation resort projects as long as they meet other zoning requirements such as swimming pool, clubhouse, etc. For example, attached is a preliminary site layout plan for a gated townhouse community on a one (1) acre lot intended to meet all requirements with the exception of the minimum size. The Recreation Resort zone allows for residential dwelling units to be occupied by the owners thereof on a full- or part-time basis, and allows for rental of residential units on an overnight or short-term basis. Changing the code as requested would facilitate smaller nightly rental projects within the City to operate on a legitimate basis.



TCT ENGINEERING
1965 S HAMMON ST, COLORADO CITY, AZ
TEL: (435) 619-6477
E-MAIL: tclimpson@live.com

SITE DEVELOPMENT PLAN CONCEPT
ZAKE HOLDINGS, LLC
LOT 15 SHORT CREEK SUBDIVISION #8
HILDALE, WASHINGTON COUNTY, UTAH

REVISIONS		
REV	DATE	DESCRIPTION
▲		
▲		
▲		
▲		

PROJECT NO: 220629
CAD DWG. FILE: 220629 SUB Concept.dwg
DRAWN BY: SEW
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 2-3-22

SHEET:
CONCEPTUAL SITE LAYOUT
V1

C1