



From: Harrison Johnson
To: Hildale City Planning & Zoning Commission; Hildale City Mayor
Date: February 13, 2023
Subject: Text Amendment Staff Report

Applicant Name: Zake Holdings LLC/ Isaiah Barlow
Agent: Thomas Timpson
Application Type: Text Amendment
Date: February 13, 2023
Prepared by: Harrison Johnson

Summary

This text amendment application is requesting that the minimum acreage required for a Recreation Zone, which is currently five (5) acres, be eliminated as a requirement for said zone. Additionally, the applicant is requesting changes to Development Standards in decreasing the frontage requirement from 300 feet to 140 feet and the frontage per unit be decreased from 30 feet to 20 feet. This would enable not only the applicant, but most property owners within one (1) acre of land to become eligible for a zone change to Recreation Resort.

Analysis

Recreation Resort zones are one of the only areas inside Hildale City that allow for both long-term residential use and short-term residential use to co-locate within a single property. This ability provides obvious advantages to property owners and investors as it allows them to cater to both tourists and long-term renters or home buyers. The long-term residents inside a recreation resort zone ostensibly are aware of the touristic and potentially transient nature of their living area if not because of the requirements that the zone must have a pool and an on-site manager, then because of the association that governs and runs the entire property funded by fees from the owners.

The minimum size requirements of five (5) acres provides some positive benefits which include:

1. **Revenue Generation:** Minimum size requirements can help ensure that recreation zones generate enough revenue to be self-sustaining and financially viable. If the zones are too small, they may not generate enough revenue from user fees or concessions to cover their operating costs, making them a financial burden on the city.
2. **User Experience:** Minimum size requirements are also set to ensure that users have a positive experience when visiting recreation zones. For example, if a park is too small, it might be crowded and less enjoyable for visitors.



Drawbacks on larger recreation resort zones can include:

1. **Limited Development Opportunities:** The minimum size requirement may limit the development of new recreation zones, especially where land is expensive and therefore only large and wealthy developers could achieve success in developing them. This could result in fewer recreational opportunities for residents, especially in lower-income neighborhoods.
2. **Increased Cost:** The cost of acquiring and developing land that meets the minimum size requirement can be prohibitively expensive, especially for small developers and local governments. This can discourage development of new recreation zones and limit the ability of the city to provide recreational opportunities to residents.

The City's General Plan does not specifically have designated Recreation Resort areas demarcated which may complicate obtaining approvals for investors and developers. Additionally, community input has largely not been solicited on potential locations for these zones and therefore could create an amount of controversy due to concerns over neighborhood "character".