



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: Same as original plat fee 160.00

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>134970401</u>

Angela
01/04/23

Name: John Barlow, UEP Project Manager Telephone: 801.824.4232

Address: 1155 N. Canyon Street #959, Hildale, UT 84784 Fax No. _____

Agent (If Applicable): Paul Wilson, Civil Science Telephone: 801.768.7200 ext 173

Email: john@ueptrust.com

Address/Location of Subject Property: 785 North Lauritzen

Tax ID of Subject Property: HD-SHCR-6-3 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RA-0.5

Purpose of rezone application is to split the lot into two separate lots.

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: _____

- F. The City Staff person will decide to either: approve the application, approve the application with conditions, or deny the application.
- G. If the lot split is approved, the property descriptions of each parcel prepared in a deed form can be recorded at the County Recorder Office.
- H. When in the opinion of City Staff, there are significant issues related to the lot split, the Staff may forward the application to the Planning Commission for the hearing and decision.
- I. The decision of the City Staff may be appealed to the Planning Commission.

IMPROVEMENT REQUIREMENTS:

Section 10-39-4 of the Land Use Ordinance identifies the improvements required within a subdivision. Even though a lot split is exempt from typical plat submittal requirements, it must still comply with the standards of section 10-39-4, since it is a subdivision. Typically, improvements will include the provision for sewer, water and drainage, along with the construction of curb, gutter, and sidewalk and paving as necessary to match existing paving (or entirely new paving when the street is unimproved.) Such improvements are required on all street frontages of the proposed parcels.



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Fee: \$300.00

LOT SPLITS

For Office Use Only:
File No. _____
Receipt No. 134970461
Angeline
01/04/23

APPLICATION & SUBMITTAL CHECKLIST

Owner(s) Name: Jeff Barlow, Exec. Director for UEP Trust **Telephone:** 435-874-1126

Address: 1155 N Canyon St., PO Box 959, Hildale, UT 84784 **Fax No.** _____

Agent (If applicable) Travis Sanders; Paul Wilson **Agent's Phone:** 435-862-1211

Address of Subject Property: 785 N Lauritzen St.

Tax ID of Subject Property: HD-SHCR-6-3 **Zone District** RA-1

Proposed Use: (Describe, use extra sheet if necessary) Splitting the lot in two - one at 0.55 and one at 0.89 would

create an additional lot to be used as another RA-1 lot for future building.

This application shall be accompanied by the following:

- 1. One paper copy of plat drawn to scale (typically one-inch equals 50 feet or larger) on an 8 1/2 x 11-inch sheet. Larger if needed to show reasonable detail. One digital copy of plat emailed to planning@hildalecity.com
- 2. The plat to show the following detail:
 - Scale, north point
 - Streets and the right of way width
 - Dimensions of proposed lots
 - Location of all buildings and distances from resulting lot lines
 - The location of any significant natural features (creeks, washes, cliffs, etc.)
 - The name, address and phone number of the person or firm who prepared the plat
- 3. Legal description of each of the resulting parcels.
- 4. A completed form from the Washington County Treasurer's office for property located within the lot split verifying that all taxes or special assessments payable on all property within the limits of the lot split are paid in full

Note: It is important that all applicable information noted above is submitted with the application.

(Office Use Only)

Date Received: _____ Received by: _____

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

LOT SPLITS

PURPOSE:

A lot split is a subdivision of land creating no more than 1 new lot. This type of division may, after a public hearing, be approved by City Staff, without the necessity of preparing and filing a preliminary or final plat.

PROCESS:

- A. After submittal of a lot split application, City Staff will review the application to determine whether the proposed lot:
- 1.) is not transverse by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.
 - 2.) does not impact an existing easement or right of way or, if it does have an impact, evidence that the impact will not impair the use of any such easement or right of way.
 - 3.) has been approved by the culinary water authority and sanitary sewer authority;
 - 4.) is in a zoned area and the lots will meet all the requirements of the zone and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.
- B. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this Chapter if the lot or parcel:
- 1) meets the minimum size requirement of applicable zoning; and
 - 2) is not used and will not be used for any nonagricultural purpose.
- C. The creation of a lot under subsection A above shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by all members of the Joint Utility Committee.
- In lieu of an approved utility plan the Joint Utility Committee may approve a deed restriction stating no utilities are currently stubbed to this lot. This deed shall be recorded with the new lot.
- No building permit will be issued for a lot until the approved improvements are constructed and accepted by the City department heads.
- D. The boundaries of each lot or parcel created under subsection A or B above shall be geographically illustrated on a record of survey map submitted with the application for approval by City staff. A deed describing both parcels of ground with any necessary easements shall be prepared to be recorded at the office of the Washington County Recorder.

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.

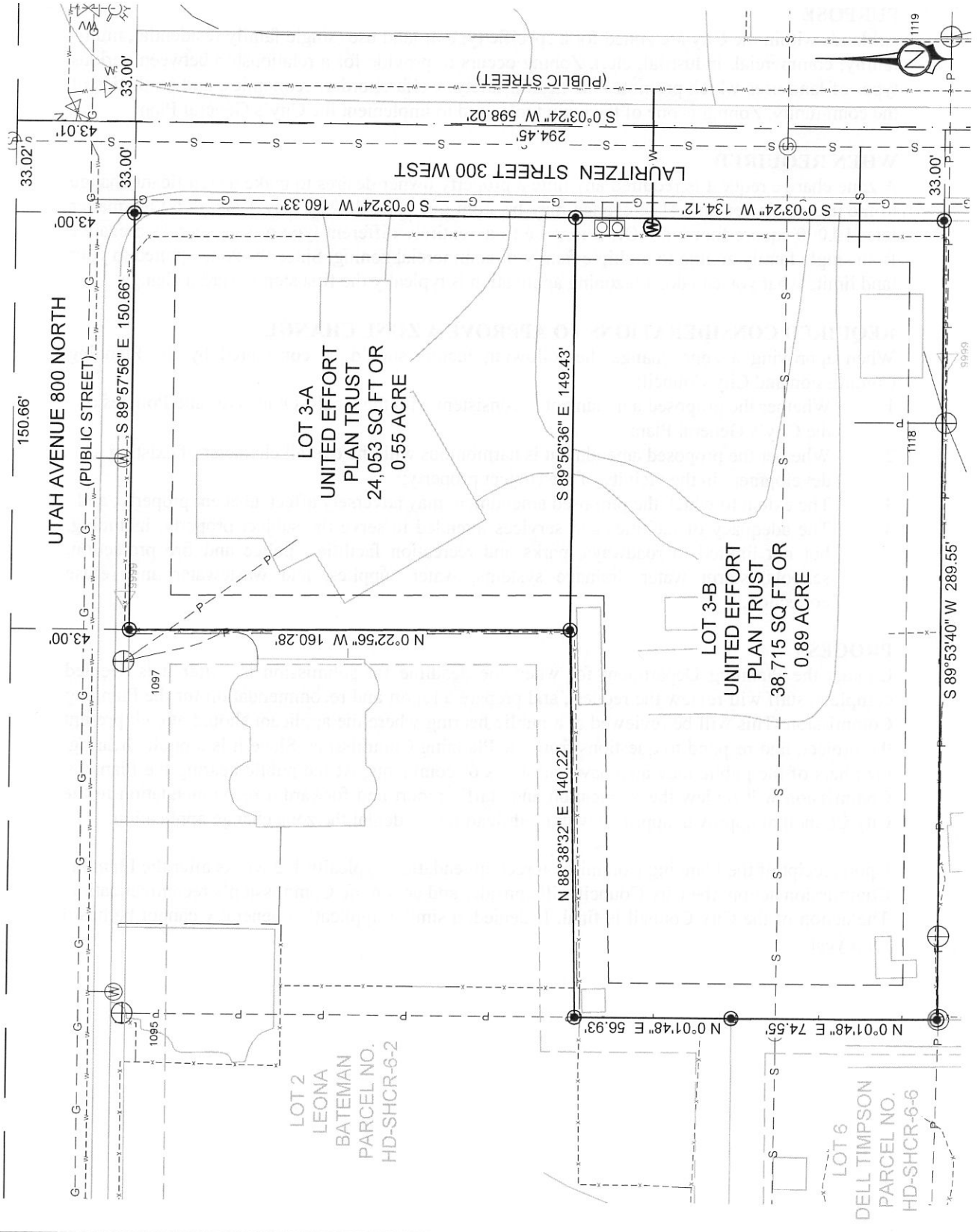


1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PARCEL NO. HD-SHCR-6-3

PROPOSED UTILITIES

FF20068.006



SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE PERSONALLY AND INDEPENDENTLY RECONSIDERED THE RECORD OF SURVEY AND THE PLAT AND DEEDS THEREON AND I AM Satisfied THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SITUATION ON THE GROUND AND I AM NOT PROVIDING ANY SERVICE TO THE PUBLIC BY THIS RECORD OF SURVEY.



DATE: _____
 TRAVIS W. SANDERS, P.L.S.

BOUNDARY DESCRIPTION

ORIGINAL LEGAL DESCRIPTION:
 LOT 3, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDS OF DEEDS TO BE KNOWN AS:

THE SOUTHWEST CORNER OF LOT 3, SHORT CREEK SUBDIVISION #6, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN THE COUNTY OF WASHINGTON, STATE OF UTAH, AND RABBIT HOLE, 289 STAMPAK, 1000 W. 1000 N. AND 1000 W. 1000 N. ALONG THE EAST LINE OF LOT 2 OF SAID SUBDIVISION, THENCE IN 22°26' W 162.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE S 89°32'41" W 154.12 FEET TO THE POINT OF BEGINNING.

PARCEL 3.4:
 CONTAINS 2,103.50 SQ FT OR 0.51 ACRE MORE OR LESS

PARCEL 3.4:
 BEGINS AT THE SOUTHWEST CORNER OF LOT 3, SHORT CREEK SUBDIVISION #6, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN THE COUNTY OF WASHINGTON, STATE OF UTAH, AND RABBIT HOLE, 289 STAMPAK, 1000 W. 1000 N. AND 1000 W. 1000 N. ALONG THE EAST LINE OF LOT 2 OF SAID SUBDIVISION, THENCE IN 22°26' W 162.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE S 89°32'41" W 154.12 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED LOT 3 AND TO SET THE POINT OF BEGINNING AND THE CENTER LINE OF THE EASEMENT GRANTING TO THE UNITED EFFORT PLAN TRUST. THE BOUNDARY OF THE EASEMENT GRANTING TO THE UNITED EFFORT PLAN TRUST IS SHOWN ON THIS PLAT. THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A BASIS FOR THIS SURVEY: ANY INSTRUMENT CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR REVIEW AND CONSIDERATION.

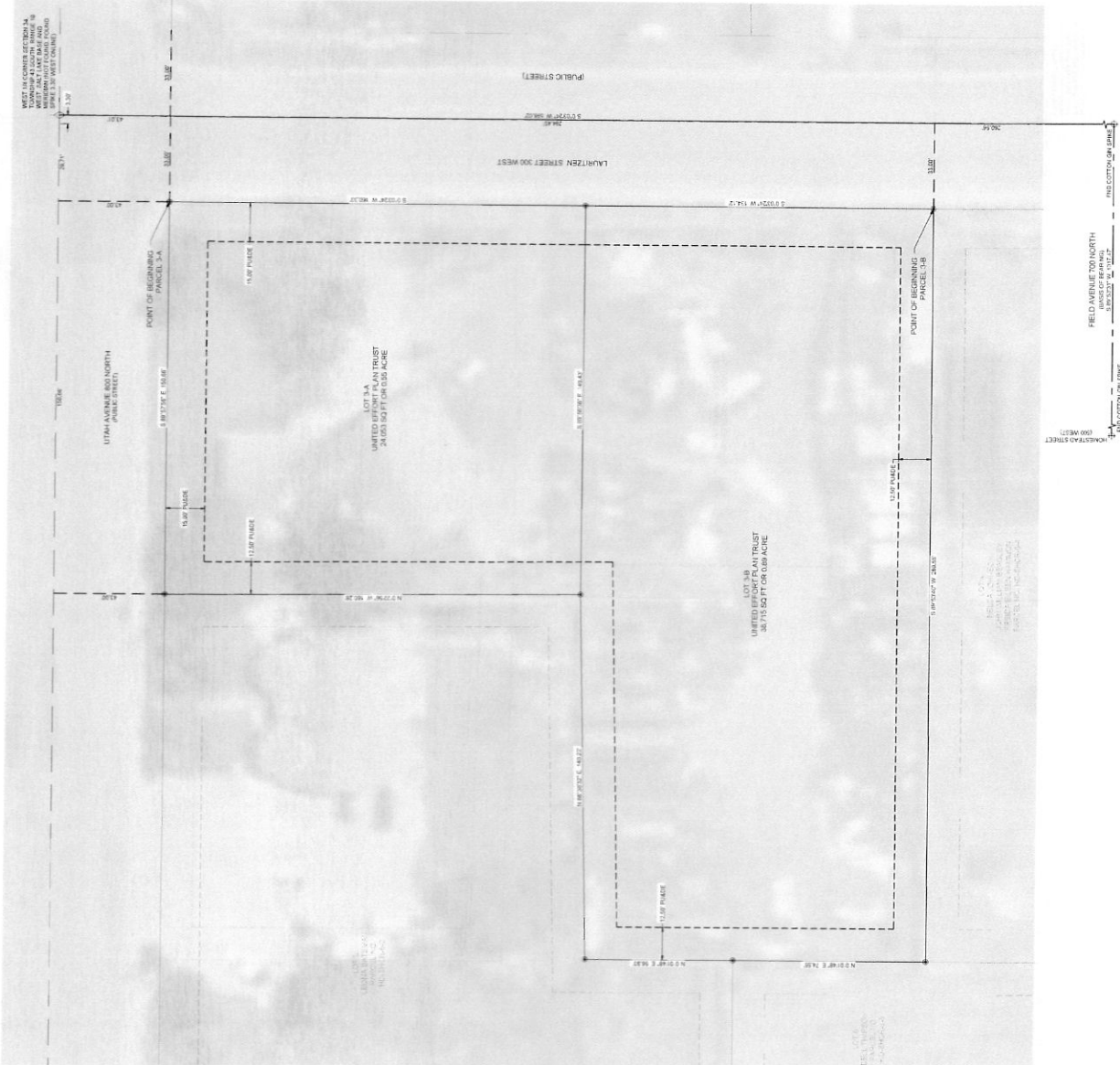
20190803 SHORT CREEK SUBDIVISION #6, COMPLETED ON AUGUST 11, 2014, ISSUED BY ROBERT R. HERNIMANSON.

LEGEND

- SECTIONAL MONUMENTATION (NOT FOUND) CALCULATED LOCATION
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH UP BEIRN AND CAP STAMPED CIVIL SCIENCE UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN
- EASEMENT LINE (SEE NOTES)

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO VERIFY OR SHOW EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, THE DEPTH, LOCATION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, THE SURVEYOR HAS CONTACTED THE APPROPRIATE AGENCIES OR OTHERS.
2. THIS SURVEY IS BASED ON THE INFORMATION PROVIDED TO THE SURVEYOR BY THE UNITED EFFORT PLAN TRUST. THE SURVEYOR HAS NO OTHER EVIDENCE ON WHICH TO CORRECT OR CURB THE RECORD. INCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, RIGHTS OF WAY, AND OTHER RIGHTS ARE SHOWN ON THIS PLAT AS SHOWN ON THE RECORD.
3. A 15.5 FOOT WIDE PUBLIC UTILITY, ROADWAY AND SIDEWALK EASEMENT EXISTS ON ALL FRONT LOT LINES, AND A 15.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL SIDE AND BACK LOT LINES, AS PER RECORDED PLAT #1.
4. THE FIELD WORK WAS PERFORMED ON AUGUST 29, 2020.



RECORD OF SURVEY PLAT

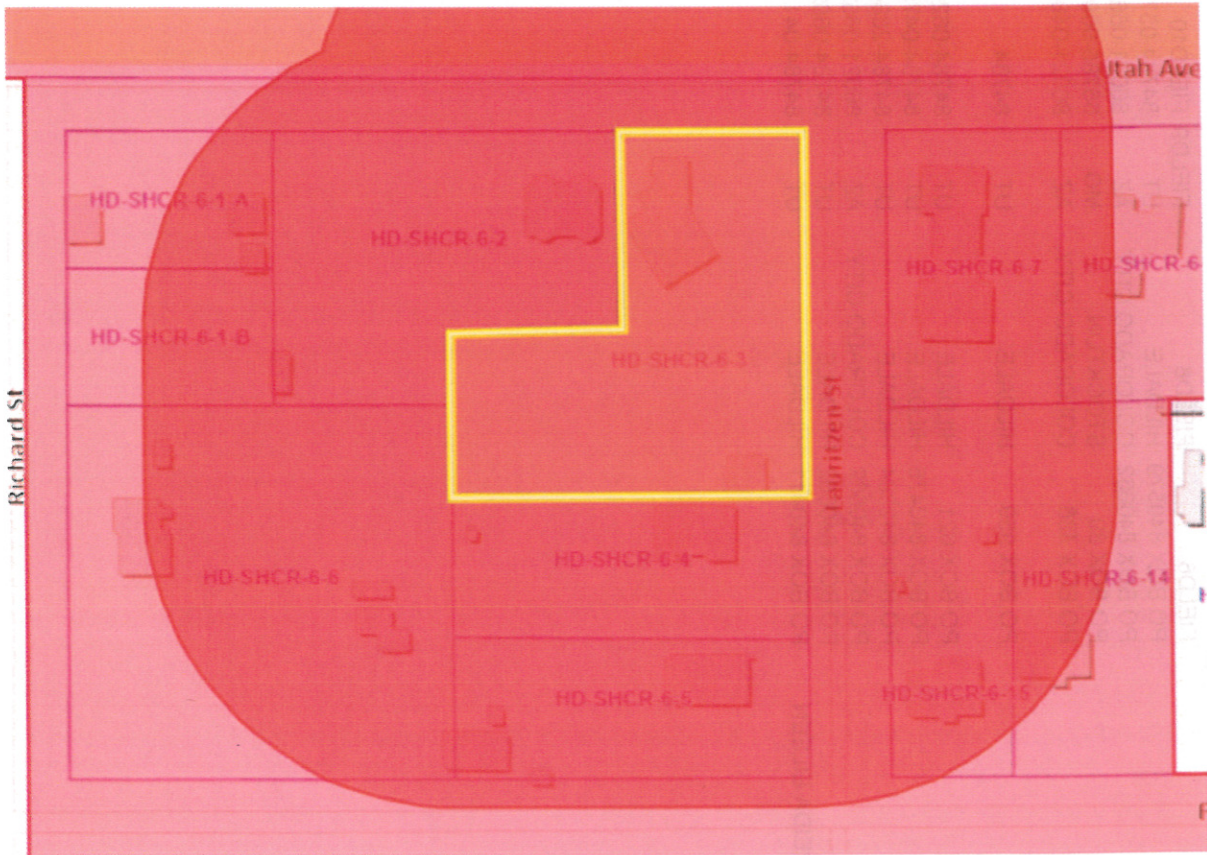
LOCATED IN
 SE 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
 SALT LAKE BASE AND MERIDIAN
 PREPARED FOR
 UNITED EFFORT PLAN TRUST

PLAT # 171000000
 DATE 08/29/20
 CALCULATED BY TRS
 FOR SCALE 1" = 20'
 SHEET 1 OF 1

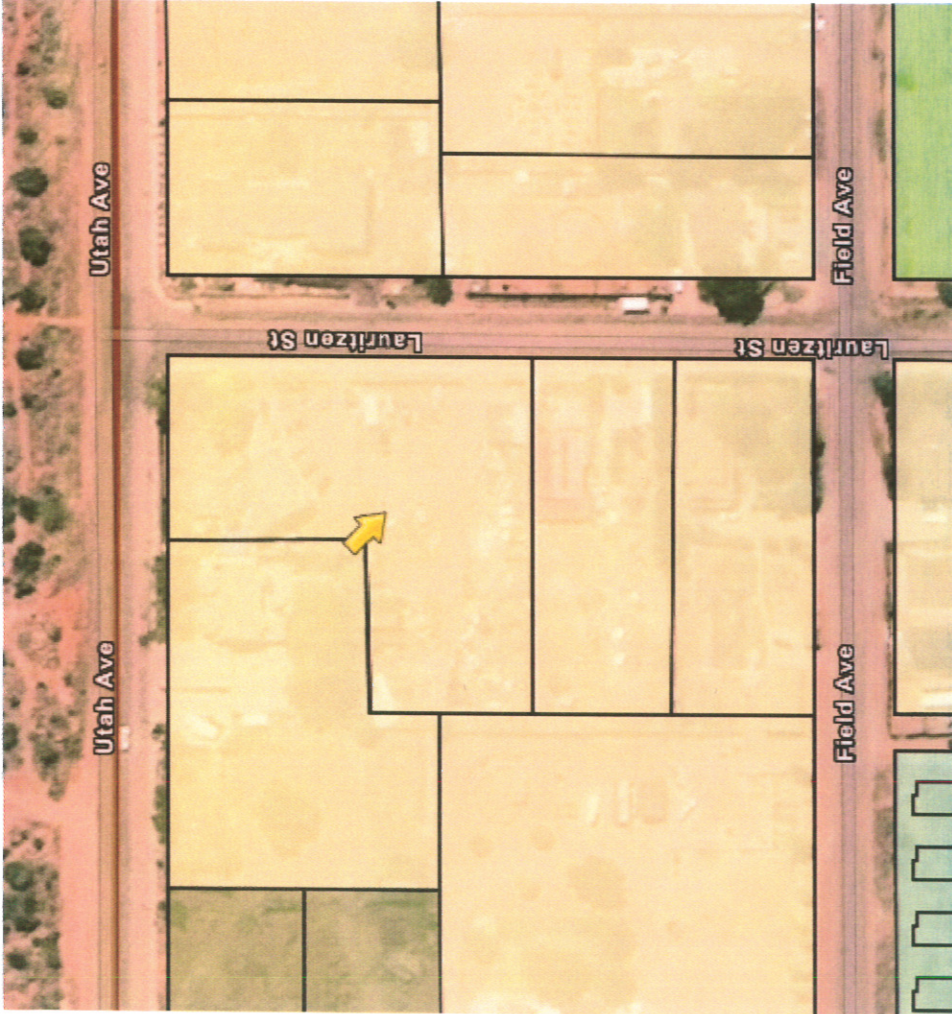
RECORD OF SURVEY PLAT
 LOCATED IN
 SE 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
 SALT LAKE BASE AND MERIDIAN

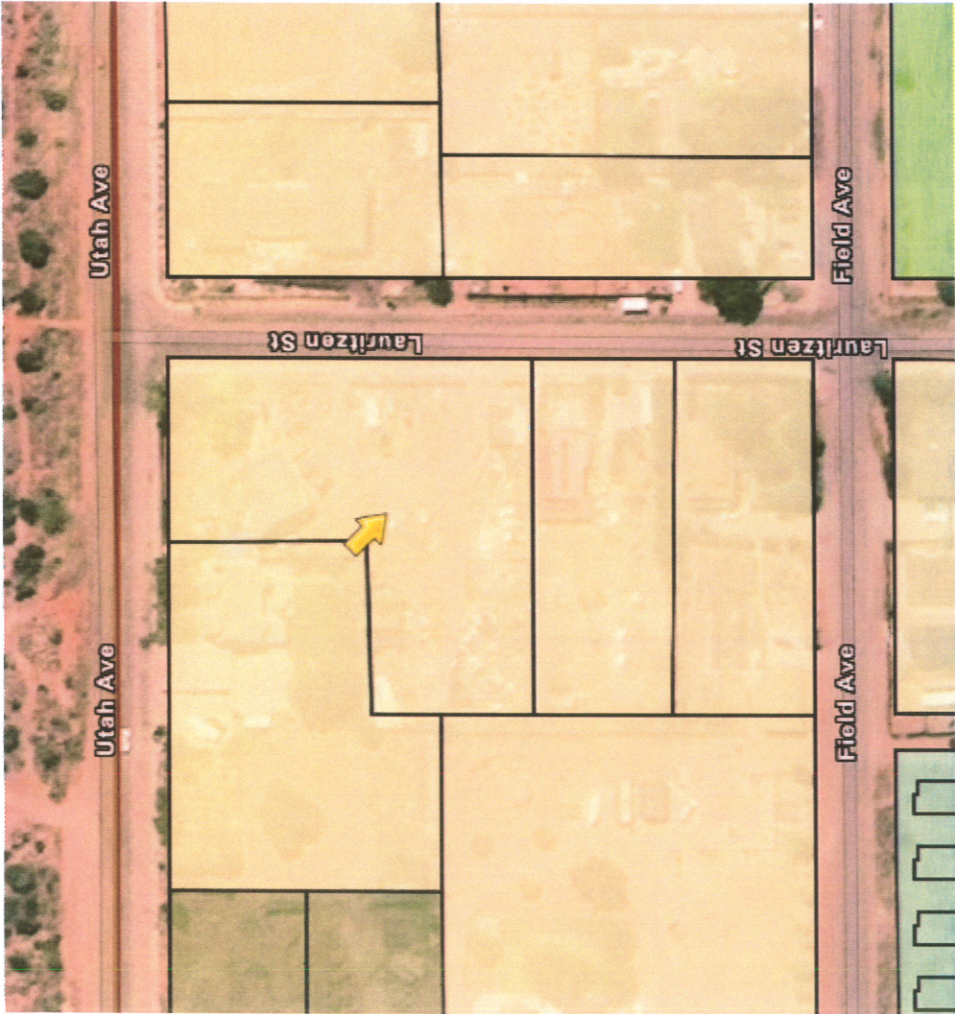


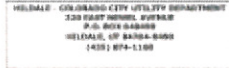
1453 S. OAKS DRIVE, SUITE 150
 ST. GEORGE, UT 84790
 435.966.0700



TAX_ID	FIELD5	FIELD6	FIELD8	FIELD9	FIELD10
HD-SHCR-6-5	COX KATHRYN, COX EARLENE	PO BOX 840579	HILDALE	UT	84784-0579
HD-SHCR-6-1-B	TIMPSON DELL JESSOP JR	PO BOX 840662	COLORADO CITY	AZ	86021-0662
HD-SHCR-6-7	WILLIAMS THOMAS	PO BOX 89	STOCKTON	MO	65785-0089
HD-SHCR-6-2	BATEMAN LEONA	PO BOX 486	COLORADO CITY	AZ	86021-0486
HD-SHCR-6-3	UNITED EFFORT PLAN	PO BOX 959	HILDALE	UT	84784
HD-SHCR-6-15	BARLOW THOMAS VAUGHN TR	PO BOX 621	HILDALE	UT	84784-0621
HD-SHCR-6-8	WILLIAMS ALISON P & JEROMY R, WILLIAMS THOMAS G	PO BOX 840475	HILDALE	UT	84784-0475
HD-SHCR-6-14	HOLM ALEC	PO BOX 842884	HILDALE	UT	84784-2884
HD-SHCR-6-1-A	TIMPSON DELL JESSOP JR	PO BOX 840662	COLORADO CITY	AZ	86021-0662
HD-SHCR-6-6	TIMPSON DELL	PO BOX 840662	HILDALE	UT	84784-0662
HD-SHCR-6-4	JOHNSON NELDA, BEAGLEY JOHN WILLIAM, HAMMON FREIDA EILEEN	PO BOX 840411	HILDALE	UT	84784-0411







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

XBP Confirmation Number: 134970461

▶ Transaction detail for payment to Hildale City.		Date: 01/04/2023 - 4:58:35 PM MT	
Transaction Number: 189625067PT Visa — XXXX-XXXX-XXXX-8349 Status: Successful			
Account #	Item	Quantity	Item Amount
ZONE CHANGE APP	Land Use	1	\$100.00
LOT SPLIT	Land Use	1	\$300.00

TOTAL: \$400.00

Billing Information

JOHN BARLOW
785 NORTH LAURITZEN ST
HILDALE, UT 84784
(801) 824-4232

Transaction taken by: Admin AChatwin