



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

# ZONE CHANGE APPLICATION

Fee: \$100

|                             |                  |
|-----------------------------|------------------|
| <i>For Office Use Only:</i> |                  |
| File No.                    | _____            |
| Receipt No.                 | <u>134970567</u> |

*Angeline*  
*01/04/23*

Name: John Barlow Telephone: 8018244232

Address: 880 North Hildale Street, Hildale, UT 84784 Fax No. \_\_\_\_\_

Agent (If Applicable): N/A Telephone: \_\_\_\_\_

Email: johnroybarlow@gmail.com

Address/Location of Subject Property: 780 North Lauritzen, Hildale, UT 84784

Tax ID of Subject Property: HD-SHCR-6-7 Existing Zone District: RA-1

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

RM-2: Convert large house to multi-family long-term rental complex.

**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



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Date application deemed to be complete: \_\_\_\_\_ Completion determination made by:

## **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.

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )

COUNTY OF )

I (we), \_\_\_\_\_, 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder  
11/22/2022 01:14:21 PM Fee \$40.00 By  
PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance  
Agency  
98198-22

After Recording Mail To:

PO Box 2742  
Colorado City AZ 85002

Space Above This Line for Recorder's Use

**WARRANTY DEED**

GRANTOR(S) Thomas Williams

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) John Roy Barlow

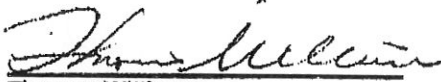
for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Washington County, State of Utah:

**See Attached Exhibit "A"**

Tax Parcel No. HD-SHCR-6-7

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants, Conditions and Restrictions now of record.

WITNESS our hands on 19<sup>th</sup> day of October, 2022.

  
**Thomas Williams**

<sup>Missouri</sup>  
**STATE OF UTAH**  
**COUNTY OF WASHINGTON** <sup>Ukari</sup>

On this 1<sup>st</sup> day of <sup>November</sup> ~~October~~, 2022, before me Jeff Wall, a notary public, personally appeared Thomas Williams, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal.

  
**Notary Public**

Property Report for Parcel HD-SHCR-6-7

**EXHIBIT A**

All of Lot 7, Short Creek Subdivision #6, according to the official plat thereof on file and of record in the Washington County Recorder's Office, State of Utah.

Subdivisor: Short Creek  
Site Address: 700 N. ...  
Map: ...

Account Number: ...  
Parcel ID: ...  
Owner Name: ...

HWAC Desc: ...  
Bedrooms: ...  
Bathrooms: ...  
Garage: ...  
Basement: ...  
Sutcliffe: ...  
Flooring: ...  
Plumbing: ...

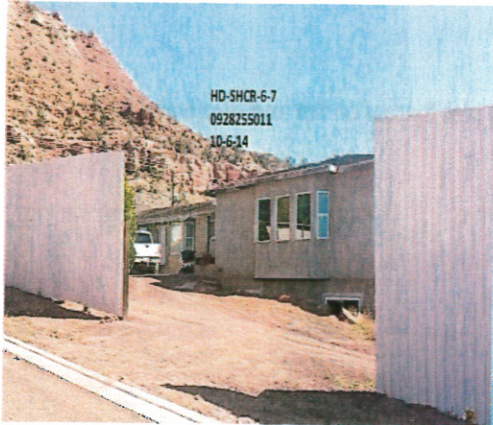
Building Number: ...  
Property Type: ...  
Year Built: ...  
Square Feet: ...  
Gross: ...  
Net: ...  
Gross: ...  
Net: ...

WARRANTY DEED

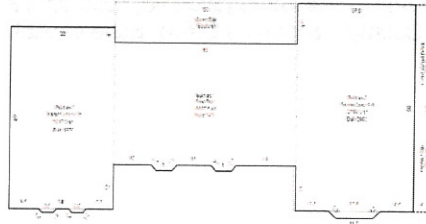


## Property Report for Parcel **HD-SHCR-6-7**

Data Updated: 1/1/2023



[Click here for images](#)



Sketches

[Click here for sketches](#)

### Account Summary

Account Number: 0928255  
Parcel ID: HD-SHCR-6-7  
Owner Name: Williams Thomas

Subdivision: Short Creek  
Situs Address: 780 N Lauritzen St  
Hildale, UT 84784

### Building Characteristics

Building Number: 1  
Property Type: Residential  
Year Built: 2003  
Square Feet: 5688

HVAC Desc: Central Air to Air  
Bedrooms: 2  
Bathrooms: 2  
Garage Square Feet: N/A  
Basement Sq. Ft.: 3717  
Basement Sq. Ft. Finished: N/A  
Swimming Pool: N/A  
Fireplaces: 1  
Finished Attic: N/A

Units: 1  
Exterior: Frame Masonry Veneer  
Roof Cover: Composition Shingle

### LEGAL DESCRIPTION:

Legal Subdivision: SHORT CREEK 6 (HD) Lot: 7

*NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.*

Report Generated 1/4/2023 by Washington County GIS

Washington County, Utah  
County Administration Building  
197 E. Tabernacle Street  
St. George, UT 84770-3443  
[www.washco.utah.gov](http://www.washco.utah.gov)





## Property Report for Parcel **HD-SHCR-6-7**

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### Property Information

Acres: 0.73  
Zoning: Residential-Agricultural 1  
Is Property in a Special Flood Hazard Area? No  
Is Property in a 0.2% Annual Chance Flood Area? No  
Is Property in a Floodway? No

*\* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.  
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.*

### Voting Districts

Washington County Precinct: HIL01  
U.S. Senate District: 27  
U.S. Congressional District: 2  
Utah House District: 72  
Washington County School  
Board District: 5

*\* Visit [Vote Utah gov](http://VoteUtah.gov) or <https://geoprodvm.washco.utah> for more voting information.*

### Utilities

Culinary Water: Hildale - Colorado City  
Sewer: Hildale  
Electricity: Garkane Energy Cooperative, Inc  
Natural Gas: N/A  
Internet Service Providers (Cable): AWI

*\* For more information on Internet services available in your area, see [Decision Data.org](http://DecisionData.org), <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>*

### Tax Information

Tax District: Hildale Town  
Residential Classification: Primary  
Book & Page: N/A  
Reference Document: 20220050855

### Community/Public Services

Law Enforcement: Hildale  
Fire Protection: Colorado City Fire Dept  
*\* In an emergency, ALWAYS dial 9-1-1!*

Schools:  
Water Canyon Elementary  
Water Canyon High  
Water Canyon  
Water Canyon High

*\* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>*

Solid Waste Collection Day: N/A

*\* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>*

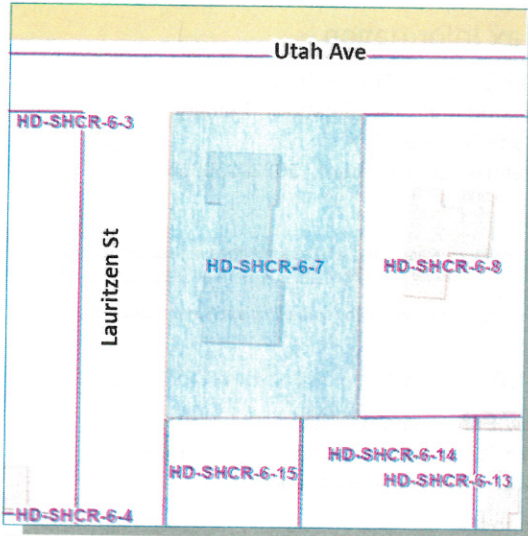
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# Property Report for Parcel **HD-SHCR-6-7**



Parcel highlighted in blue.



Overview Map

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Washington County, Utah  
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[www.washco.utah.gov](http://www.washco.utah.gov)



## Amounts Valid Through: January 4, 2023

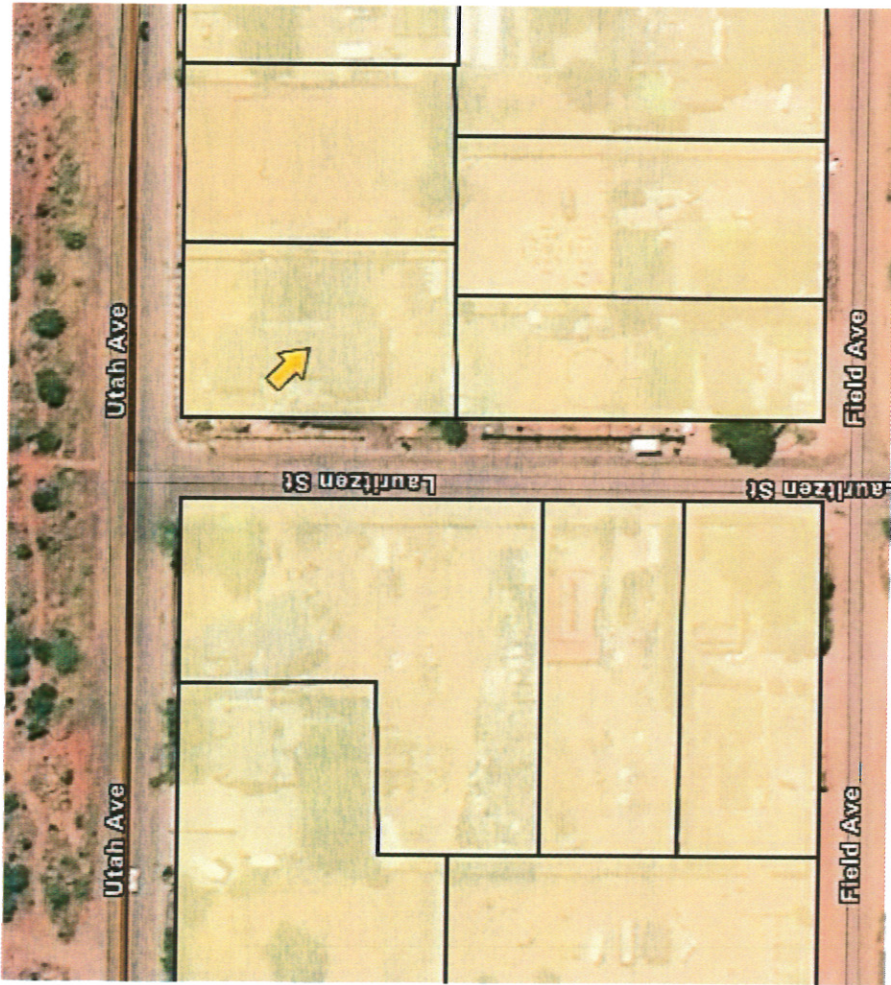
| Original Tax | Year | Tax Due | Penalty Due | Interest Due | Fees Due | Total Due |
|--------------|------|---------|-------------|--------------|----------|-----------|
|              | 2013 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
|              | 2014 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,769.01   | 2015 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,667.05   | 2016 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,415.75   | 2017 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,289.49   | 2018 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,392.33   | 2019 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,594.91   | 2020 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,482.50   | 2021 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |
| \$1,780.79   | 2022 | 0.00    | 0.00        | 0.00         | 0.00     | 0.00      |

Primary Owner: WILLIAMS THOMAS

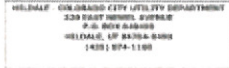
Account Number: 928255

Serial Number: HD-SHCR-6-7

Mailing Address: PO BOX 270, STOCKTON, MO 65785







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

**XBP Confirmation Number: 134970567**

| ▶ Transaction detail for payment to Hildale City.                                                        |          | Date: 01/04/2023 - 5:01:56 PM MT |             |
|----------------------------------------------------------------------------------------------------------|----------|----------------------------------|-------------|
| <b>Transaction Number: 189625172PT</b><br><b>Visa — XXXX-XXXX-XXXX-8349</b><br><b>Status: Successful</b> |          |                                  |             |
| Account #                                                                                                | Item     | Quantity                         | Item Amount |
| ZONE CHANGE APP                                                                                          | Land Use | 1                                | \$100.00    |

**TOTAL: \$100.00**

**Billing Information**

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

Transaction taken by: Admin AChatwin