

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: September 22, 2025

Re: Zone Change Application -- 285 N LLC (Caleb Williams & Henry Hammon) (1160 North Canyon Street)

Background

Applicant 285 N LLC (Caleb Williams & Henry Hammon), represented by Caleb Williams, has submitted a request to rezone a 0.23-acre parcel & a 1.25-acre located at 1160 North Canyon Street, Hildale, Utah (Tax ID: HD-0-3-35-441 & HD-SHCR-10-13-A). The current zoning is RA-1 (Residential-agricultural 1) and the request is to rezone to R1-8 (Single-family residential 8) to allow for a future lot split.

Requesting R1-8 to build a few small homes with walkout basements

All necessary documentation was submitted as required by Hildale City Municipal Code, including:

- A complete application form and fee
- Legal description and warranty deed
- Existing and proposed zoning maps
- List and map of abutting property zones
- Stamped envelopes for property owners within 250 ft.
- Notarized owner affidavit and agent authorization

Access and Frontage

These parcels have direct street frontage and access along Canyon Street. These public roadways provide existing legal access and utility connections suitable for a lot split under the R1-8 (Single-family residential 8) zoning requirements.

Steps Required for Zone Change Approval

As provided in Hildale City Municipal Code, the following steps are necessary:

1. Complete Application Submission -- Confirmed
2. Public Notification -- Confirmed
3. Planning Commission Public Hearing -- To be scheduled for September 29, 2025
4. City Council Review and Decision -- Following Commission recommendation
5. Ordinance Adoption & Zoning Map Update -- If approved
6. Final Approval & Recordation -- For legal effect

Surrounding Zoning & Land Use

North: RA-1 Residential/agricultural lots

East: RA-1 Residential/agricultural lots

South: RA-1 Residential/agricultural lots

West: RA-1 Residential/agricultural lots

Compliance with General Plan & Zoning Ordinance

The 2021 Hildale General Plan supports the creation of diverse housing options and the efficient use of existing infrastructure in areas where moderate-density development can be integrated compatibly.

Key considerations:

1. General Plan Alignment -- The zone change from RA-1 (Residential-agricultural 1) to R1-8 (Single-family residential 8) can be made consistent with General Plan goals through proper conditions and mitigation measures.
2. Compatibility with Existing Development -- Compatibility concerns have been identified that can be addressed through appropriate design standards and conditions.
3. Infrastructure & Services -- Public utilities including water, sewer, and electricity are available through Hildale and Garkane Energy, with no known floodplain concerns. Confirmation of system capacity will be necessary at subdivision stage.
4. Adverse Impact Assessment -- Potential impacts have been identified that can be addressed through appropriate conditions and mitigation measures.

Staff Recommendation

Conditional Approval Recommended, subject to the following conditions:

1. Utility Capacity Verification -- Applicant must confirm availability of water, sewer, and stormwater services through the Joint Utility Committee (§152-24-4).
2. Infrastructure Improvements -- Coordinate with Public Works to ensure that curb, gutter, sidewalk, and utility improvements meet city standards (§152-39-6).
3. Subdivision Compliance -- Future subdivision must comply with Title 151 Subdivision Ordinance, including minimum lot sizes, frontage requirements, and infrastructure standards (Title 151).
4. General Plan Consistency -- Development proposals under the new zoning must demonstrate consistency with the 2021 Hildale General Plan land use policies (§152-7-7).
5. Infrastructure -- Require infrastructure improvements prior to development approval (§152-7-7).

Conclusion

The requested zone change from RA-1 (Residential-agricultural 1) to R1-8 (Single-family residential 8) for the property at 1160 North Canyon Street can support the city's planning objectives with appropriate conditions to address identified concerns. With appropriate review and verification during subsequent development phases, the proposal represents sound planning practice.

Prepared by:

Hildale City Planning Staff