



435-874-2323

435-874-2603

www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$1000.00

For Office Use Only:

File No. _____

Receipt No. _____

Name: Allen Feller Telephone: 435-628-6706

Address: 523 E Sunland Drive Suite B, St. George, Ut 84790 Fax No. _____

Agent (If Applicable): Allen and Tyson Feller Telephone: 435-628-6706

Email: jessica@fellereat.com

Address/Location of Subject Property: Approximately: 1700W State St. Hildale, Ut 84784

Tax ID of Subject Property: HD-0-3-32-310 & HD-184 Existing Zone District: A-20

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Residential / R-1-8

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

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 for approval, approval with modifications, or denial of 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: _____

Agent Authorization

I (we), LEE ESPLIN, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) ALLEN EYSON FELLER 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.

Allen Eyson Feller, Pres. Esplin Cattle Co.

(Property Owner)

(Property Owner)

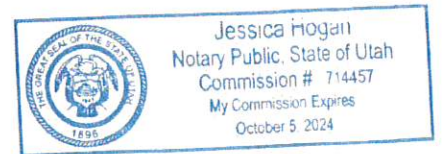
Subscribed and sworn to me this 20 day of JUNE 2023

Jessica Hogan

(Notary Public)

Residing in: WASHINGTON, UT

My Commission Expires: 10/05/2024



CENTENNIAL UTAH PROPERTIES LC
HD-0-3-32-110
PO BOX 930
COLORADO CITY, AZ 86021-0930

CENTENNIAL UTAH PROPERTIES LC
HD-0-3-29-220
PO BOX 930
COLORADO CITY, AZ 86021-0930

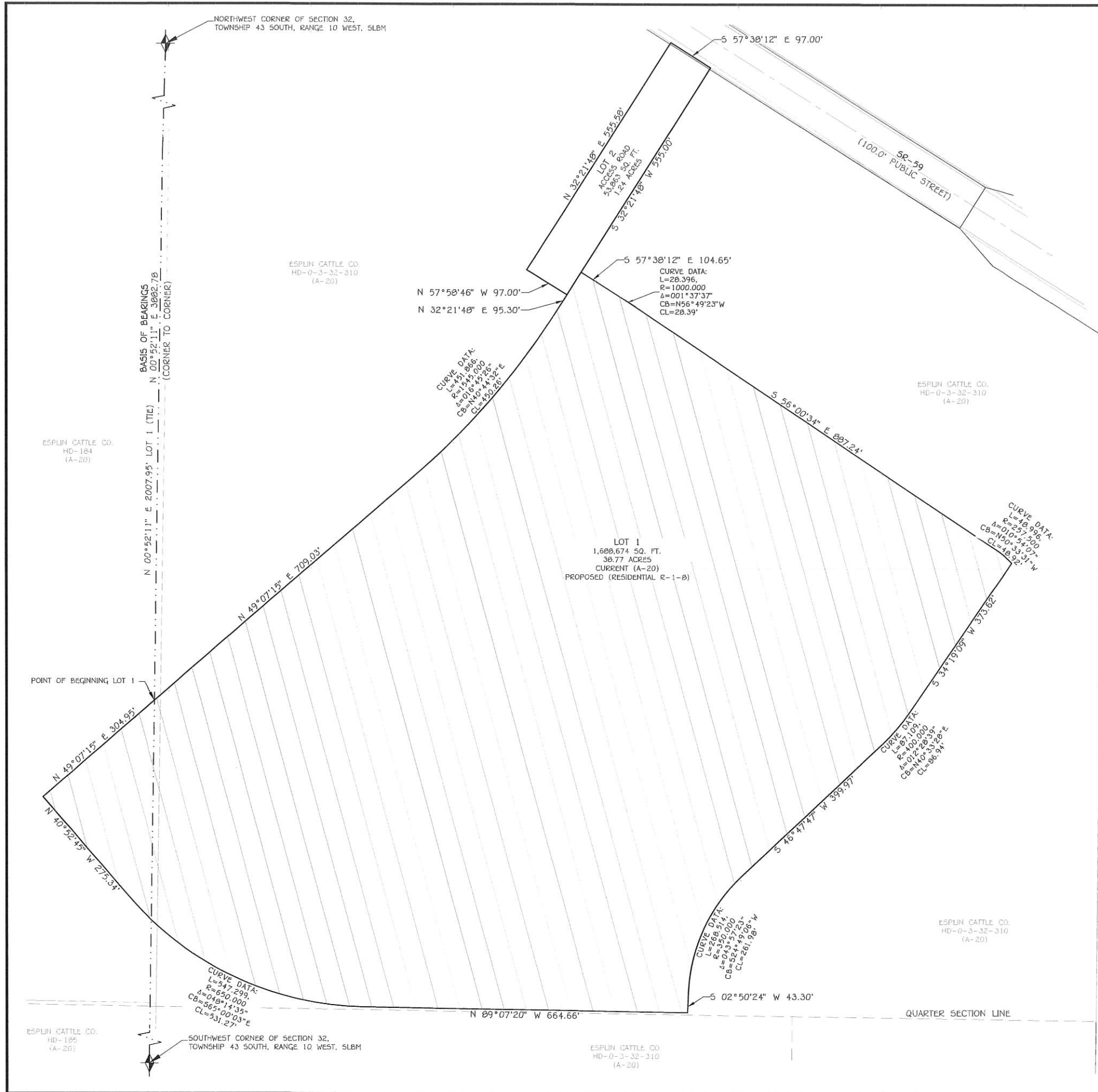
ESPLIN CATTLE CO
HD-184
867 LIZZIE LN
SAINT GEORGE, UT 84790

ESPLIN CATTLE CO
HD-183-A
867 LIZZIE LN
SAINT GEORGE, UT 84790-2254

ESPLIN CATTLE CO
HD-0-3-32-310
867 LIZZIE LN
SAINT GEORGE, UT 84790-2254

TONY BIZ LLC
HD-0-3-32-315
1142 N AIRPORT RD
CEDAR CITY, UT 84721

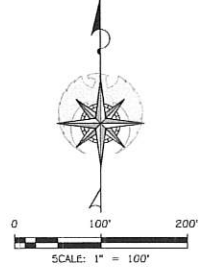
ESPLIN CATTLE CO
HD-185
867 LIZZIE LN
SAINT GEORGE, UT 84790



LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF SECTION 32 SAID POINT LIES SOUTH 00°52'11" WEST 2,007.95 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, S1/4; RUNNING THENCE NORTH 49°07'15" EAST 709.03 FEET; THENCE NORTHEASTERLY ALONG A 1,545.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 44°32' EAST 450.26 FEET, CENTER POINT LIES NORTH 40°52'45" WEST) THROUGH A CENTRAL ANGLE OF 16°49'22", A DISTANCE OF 451.87 FEET; THENCE NORTH 32°21'48" EAST 95.30 FEET; THENCE SOUTH 97°39'12" EAST 104.65 FEET; THENCE SOUTHEASTERLY ALONG A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 96°49'23" EAST 28.39 FEET, CENTER POINT LIES SOUTH 32°21'48" WEST) THROUGH A CENTRAL ANGLE OF 01°37'37", A DISTANCE OF 28.40 FEET; THENCE SOUTH 96°00'34" EAST 887.24 FEET; THENCE SOUTHEASTERLY ALONG A 257.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 50°33'31" EAST 48.92 FEET, CENTER POINT LIES SOUTH 33°59'28" WEST) THROUGH A CENTRAL ANGLE OF 10°54'07", A DISTANCE OF 49.00 FEET; THENCE SOUTH 34°19'09" WEST 373.62 FEET; THENCE SOUTHWESTERLY ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°33'28" WEST 86.94 FEET, CENTER POINT LIES NORTH 99°40'51" WEST) THROUGH A CENTRAL ANGLE OF 12°28'39", A DISTANCE OF 87.11 FEET; THENCE SOUTH 46°47'47" WEST 399.97 FEET; THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 24°49'06" WEST 261.98 FEET, CENTER POINT LIES SOUTH 43°12'13" EAST) THROUGH A CENTRAL ANGLE OF 43°57'23", A DISTANCE OF 268.91 FEET; THENCE SOUTH 02°50'24" WEST 43.30 FEET; THENCE NORTH 89°07'20" WEST 664.66 FEET; THENCE NORTHWESTERLY ALONG A 650.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 69°00'03" WEST 531.27 FEET, CENTER POINT LIES NORTH 00°52'40" EAST) THROUGH A CENTRAL ANGLE OF 40°14'39", A DISTANCE OF 547.30 FEET; THENCE NORTH 40°52'45" WEST 275.34 FEET; THENCE NORTH 49°07'15" EAST 304.95 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,688,675 SQUARE FEET OR 38.77 ACRES.



- LEGEND:**
- SECTION MONUMENT
 - PROPERTY LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - ADJACENT PROPERTY LINE

REV.	DATE	NOTES

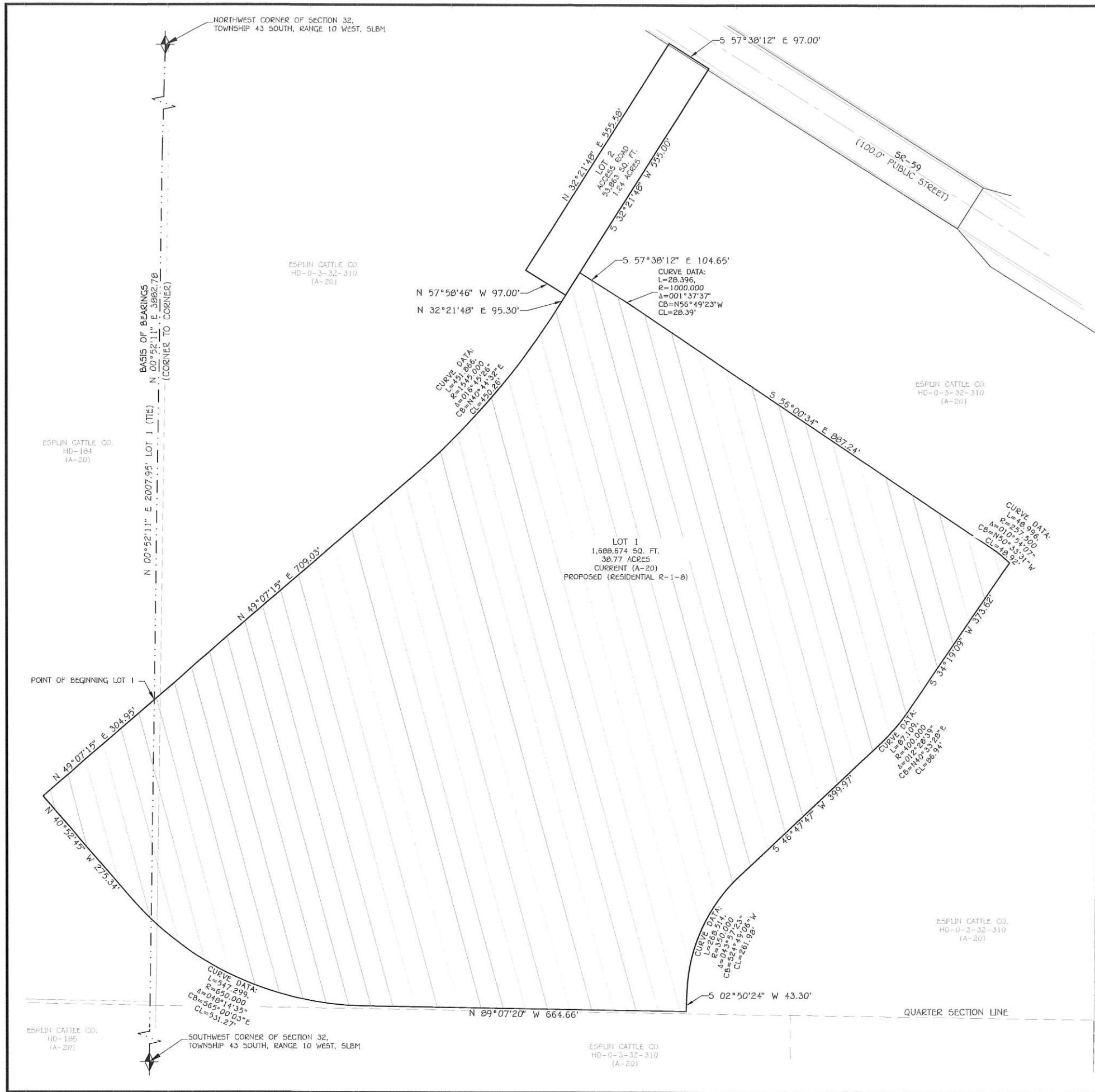
AMERICAN
CONSULTING & ENGINEERING

1173 SOUTH 250 WEST, SUITE 804
OFFICE: (435) 286-5330

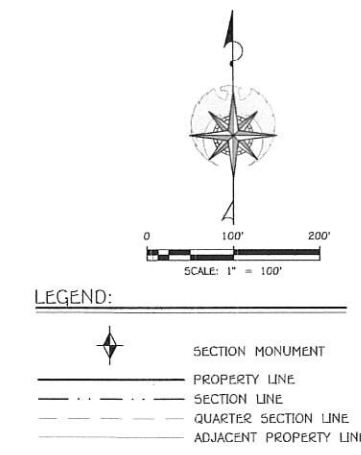
ZONE CHANGE
HILDALE 40 ACRES
06/21/2023

HILDALE CITY, WASHINGTON COUNTY, UTAH
SECTIONS 31,32 TOWNSHIP 43 SOUTH, RANGE 10 WEST, SLB&M

DATE: 06/21/2023
JOB #: 23-003
FILE: ROS.dwg
SHEET 1 / 1

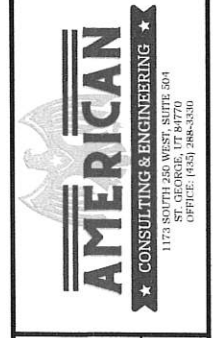


LEGAL DESCRIPTION
BEGINNING AT A POINT ON THE WESTERLY LINE OF SECTION 32 SAID POINT LIES SOUTH 00°52'11" WEST 2,007.95 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SLBM, RUNNING THENCE NORTH 49°07'15" EAST 709.03 FEET; THENCE NORTHEASTERLY ALONG A 1,545.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 40°44'32" EAST 450.26 FEET, CENTER POINT LIES NORTH 40°52'49" WEST) THROUGH A CENTRAL ANGLE OF 16°49'28", A DISTANCE OF 451.87 FEET; THENCE NORTH 32°21'48" EAST 95.30 FEET; THENCE SOUTH 57°38'12" EAST 104.65 FEET; THENCE SOUTHEASTERLY ALONG A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 56°49'23" EAST 28.39 FEET, CENTER POINT LIES SOUTH 32°21'48" WEST) THROUGH A CENTRAL ANGLE OF 01°37'37", A DISTANCE OF 28.40 FEET; THENCE SOUTH 56°00'34" EAST 887.24 FEET; THENCE SOUTHEASTERLY ALONG A 257.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 50°33'31" EAST 48.92 FEET, CENTER POINT LIES SOUTH 33°59'28" WEST) THROUGH A CENTRAL ANGLE OF 10°54'07", A DISTANCE OF 49.00 FEET; THENCE SOUTH 34°19'09" WEST 373.62 FEET; THENCE SOUTHWESTERLY ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 40°33'28" WEST 86.94 FEET, CENTER POINT LIES NORTH 55°40'51" WEST) THROUGH A CENTRAL ANGLE OF 12°28'39", A DISTANCE OF 87.11 FEET; THENCE SOUTH 46°47'47" WEST 399.97 FEET; THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 24°49'06" WEST 261.98 FEET, CENTER POINT LIES SOUTH 43°12'13" EAST) THROUGH A CENTRAL ANGLE OF 43°57'23", A DISTANCE OF 268.91 FEET; THENCE SOUTH 02°50'24" WEST 43.30 FEET; THENCE NORTH 09°07'20" WEST 664.66 FEET; THENCE NORTHWESTERLY ALONG A 650.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 65°00'03" WEST 531.27 FEET, CENTER POINT LIES NORTH 00°52'40" EAST) THROUGH A CENTRAL ANGLE OF 48°14'35", A DISTANCE OF 547.30 FEET; THENCE NORTH 40°52'45" WEST 275.34 FEET; THENCE NORTH 49°07'15" EAST 304.95 FEET; TO THE POINT OF BEGINNING.
CONTAINING 1,688,675 SQUARE FEET OR 38.77 ACRES.



TONY BIZ LLC
HD-0-3-32-315
(LIGHT INDUSTRIAL)

REV.	DATE	NOTES

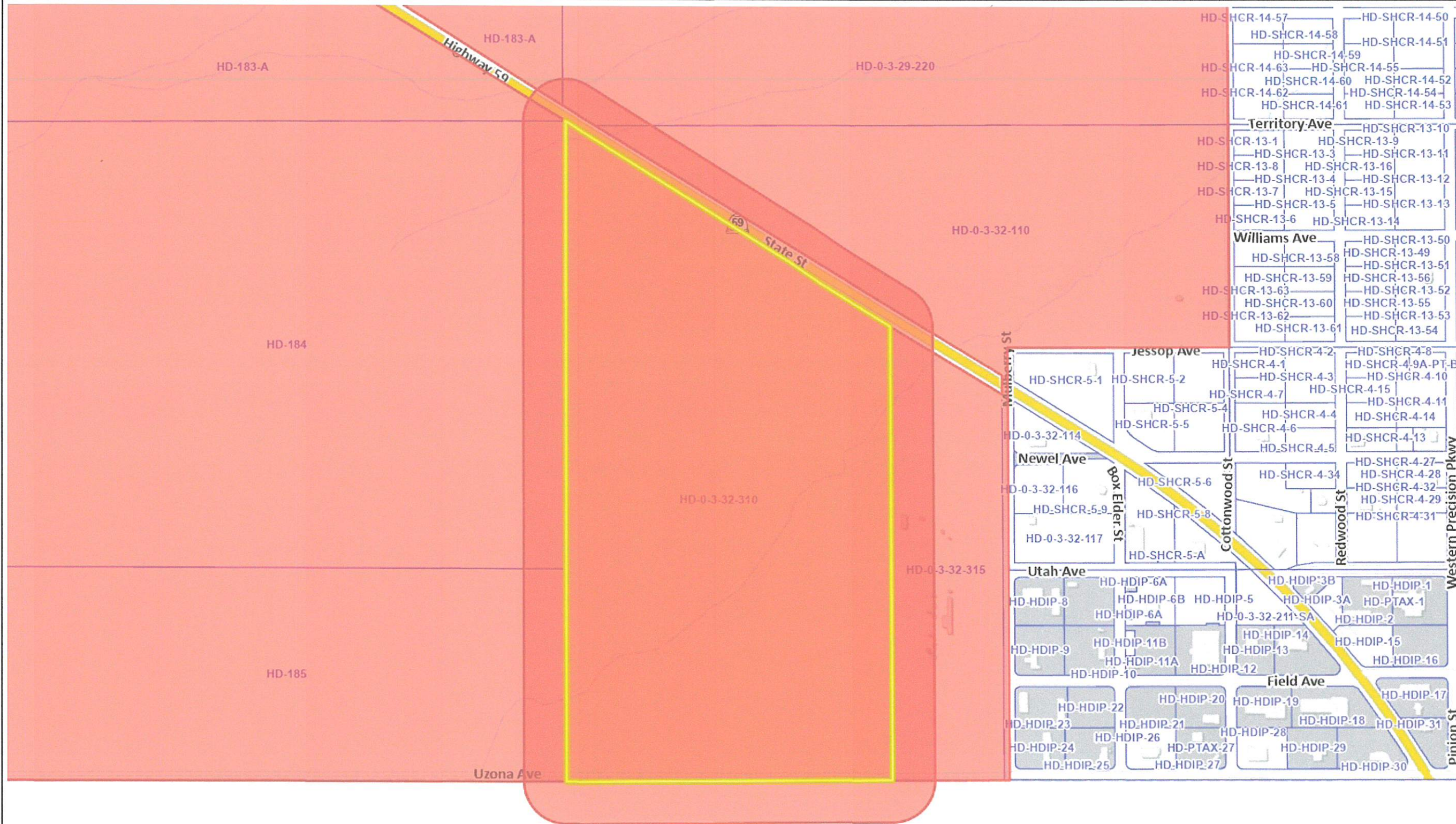


ZONE CHANGE
HILDALE 40 ACRES
06/21/2023
HILDALE CITY, WASHINGTON COUNTY, UTAH
SECTIONS 31,32 TOWNSHIP 43 SOUTH, RANGE 10 WEST, SLB&M

DATE: 06/21/2023
JOB #: 23-003
FILE: ROS.dwg
SHEET 1 / 1



Mailing Label Map 250' Radius

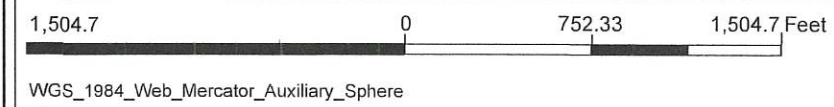


Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

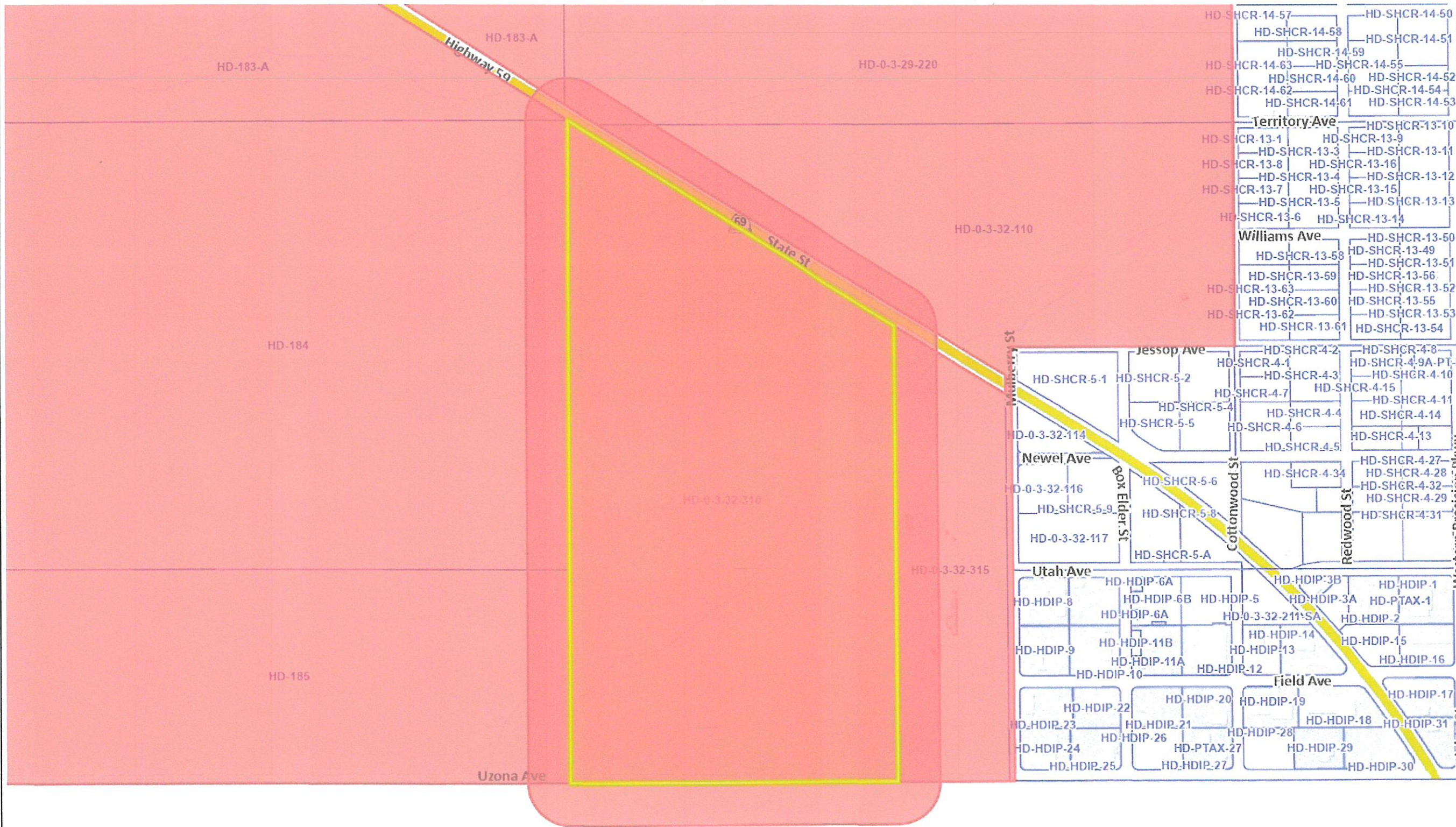


DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

Notes



Mailing Label Map 250' Radius



Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wildemess
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim



WGS_1984_Web_Mercator_Auxiliary_Sphere

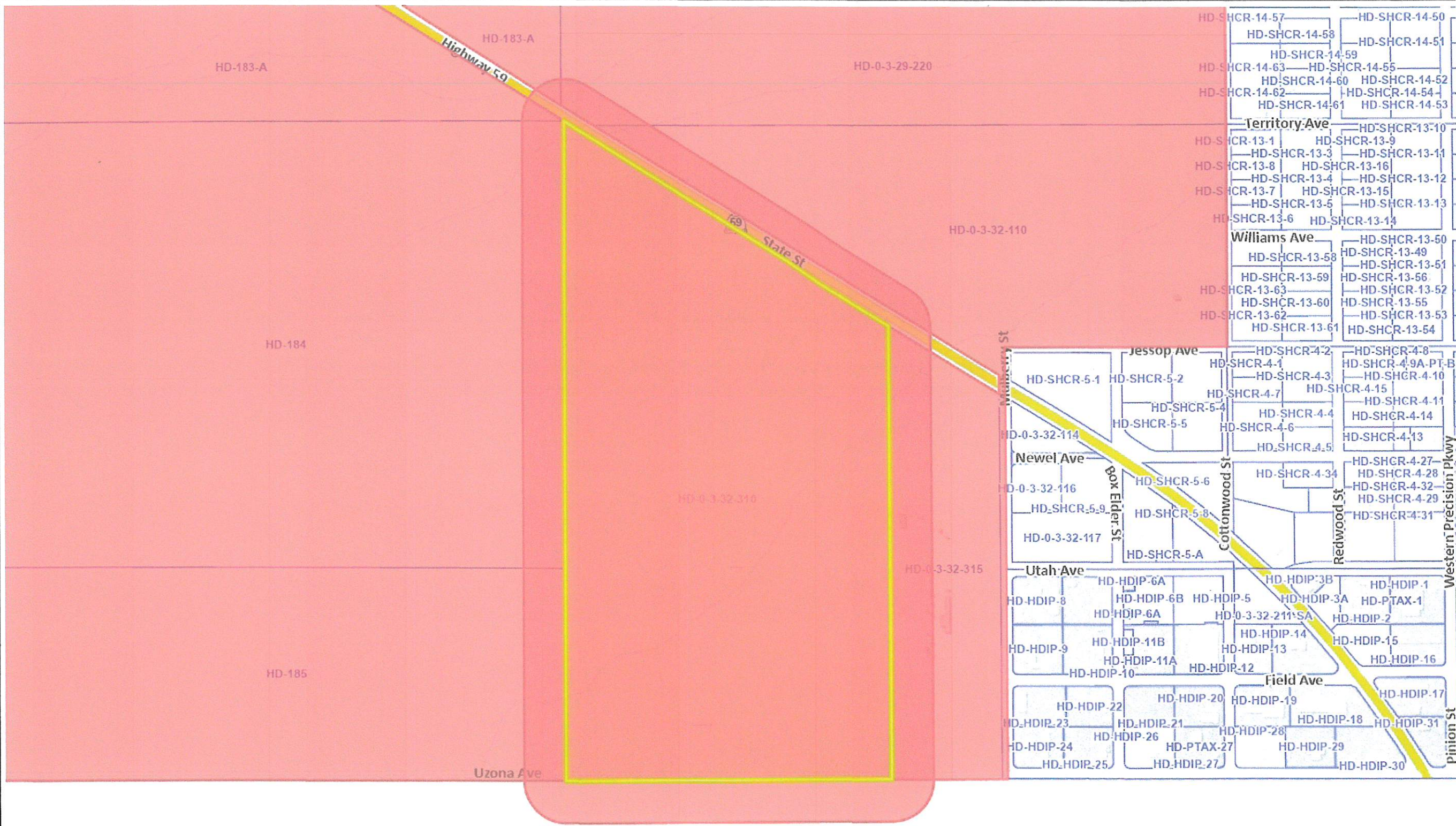
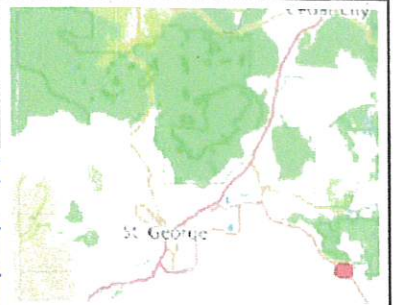
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

Notes





Mailing Label Map 250' Radius

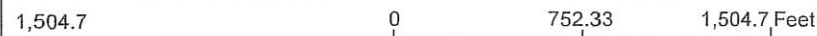


Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim



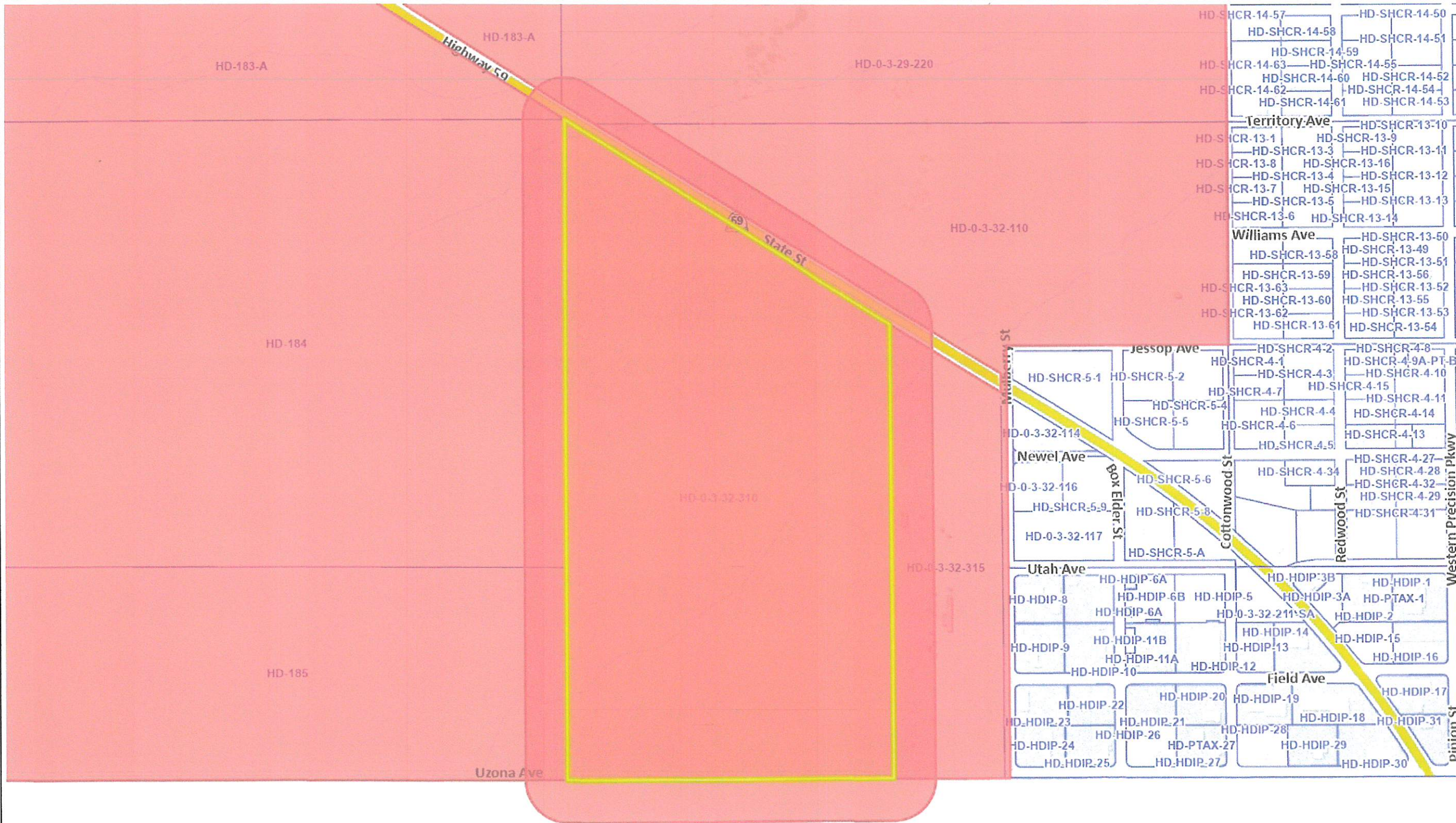
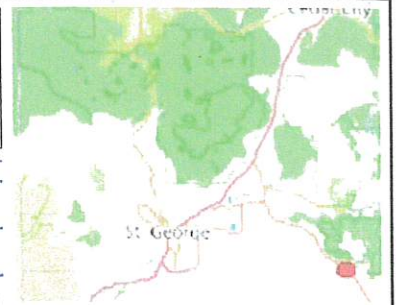
WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: 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.

Notes



Mailing Label Map 250' Radius

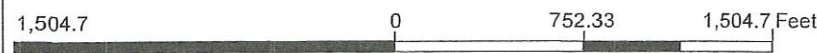


Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim



WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: 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.

Notes