

From: Eric Duthie, Hildale City Manager
To: Hildale City Council;
Date: September 20, 2023
Subject: Zone Change request

Applicant Name: Jeff Barlow
Agent: John Barlow
Application Type: Zone Change request
Project Address: 380 E. Utah Ave.
Current Zoning: R1-10
Requested Zoning: RM1
Date: August 25, 2023
Prepared by: City Manager Eric Duthie

Summary of Application

The Applicant is requesting approval of a Zone Change.

Request 1:

Amend the zoning map to re-zone Parcel HD-SHCR-9-31, commonly addressed as 380 E. Utah Ave., Hildale, Utah from the current Residential 1-10 Zone (R1-10) to Residential Multifamily -1 Zone (RM-1). Should the zone change be approved, the applicant intends to match the zone to the existing use.

Background

The applicant submitted the application on August 25, 2023, to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by 885 N. Memorial Street; On the East by 360 E. Utah Ave.; On the South by Utah Ave.; and on the West by Memorial Street. The Properties immediately adjoining the location are zoned R1-10.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-13-3 Uses allowed; and Sec 152-13-4 Development Standards In Residential Zones, as follows:

[Sec 152-13-3 Uses Allowed.](#)

See attachment in Packet.

Recommendation

Staff recommends approval of the zone change request.

Sample Motions – ZONING CHANGE

1. I move to approve the zoning map amendment requested for Parcel HD-SHCR-9-31, commonly addressed as 380 E. Utah Ave., Hildale, Utah from the current Residential 1-10 Zone (R1-10) to Residential Multifamily -1 Zone (RM-1).