

RCOG

Hildale City is seeking funding to conduct a strategic planning study that will assess the readiness and potential of its industrial park to support future economic growth. This initiative responds to a critical need to evaluate the city's existing commercial and industrial assets through a lens of marketability, infrastructure adequacy, and regulatory alignment.

The project will begin with targeted stakeholder engagement, including strategic communication with current leaseholders, to ensure that the planning process reflects local needs and opportunities. A licensed real estate professional will prepare parcel-level marketability reports for approximately 70 properties, providing data-driven insights into zoning, lease status, and development potential. For parcels with existing structures, mechanical, electrical, and plumbing (MEP) engineers will conduct technical evaluations to identify deficiencies and modernization needs. These assessments will be complemented by architectural inspections and cost estimating to determine the scope and cost of bringing buildings into code compliance—an essential step in making the park attractive to new tenants and investors. A civil engineering review will evaluate the surrounding public infrastructure, including roads, utilities, accessibility, and fire suppression systems, to identify gaps and prioritize upgrades. All findings will be integrated into a GIS-based web map, a modern visualization tool that will empower the city's economic development team to market available properties effectively and transparently.

Finally, the project will include a review and update of Hildale's commercial and industrial zoning codes to ensure they reflect current industry standards and are conducive to business attraction and retention. This planning effort will provide a foundational dataset and strategic roadmap for future investment, positioning Hildale City as a competitive and business-ready community in the region.