



From: Harrison Johnson
To: Hildale City Planning & Zoning Commission; Hildale City Mayor
Date: October 7th, 2022
Subject: Text Amendment Staff Report

Applicant Name: John Barlow
Agent: N/A
Application Type: Text Amendment
Date: October 7th, 2022
Prepared by: Harrison Johnson

Summary

This text amendment recommendation was submitted along with two rezone applications that are partially predicated on the passage of this amendment. Staff reviewed this amendment as it was similar to an amendment that was suggested by staff earlier in 2022.

Analysis

The staff's analysis concludes that due the net property tax deficit that increased infill development will aide in providing necessary public services and allow residents to improve their properties while providing essential housing. Staff had previously recommended that Sec 152-39-4 be amended to allow for up to **three** (3) new lots created from just one, bringing the total to four lots, and this application suggests only creating **two** (2) new lots which would create a total of three.

At the time, members of the commission expressed concerns about issues of development including sidewalks and street construction that may arise by allowing property owners to skip the full requirements withing Chapter 39. Staff did not sit idly by, we have one of two possible solutions to this problem:

1. Special Assessment Deed Restrictions: Require property owners who would elect to apply under Sec 152-39-4 to record a restriction which would require them to support a Special Assessment Area designation if one were to come to a vote as per Utah Law. This way, the city could develop entire blocks or neighborhoods at a time when it best suited the residents and when the tax base could theoretically support it.
2. Property Improvement Agreement: Require property owners who would elect to apply under Sec 152-39-4 to agree to improve their property with necessary upgrades at the election of the city council or within an agreed upon time i.e. 10 years.

One of these two solutions may ease the objections that were raised by commission members when this type of change was first introduced.

Recommendation



Staff recommends approval of this application as it satisfies many of the city's critical goals: need for higher density to increase public services, infill development to increase viability of the existing residential areas, and the opportunity to provide critical housing supply.