



435-874-2323
435-874-2603
www.hildalecity.com

TEXT AMENDMENT APPLICATION

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	128592514

Name: John Barlow Telephone: 801.824.4232 09/21
 Address: 880 North Hildale Street, Hildale, UT 84784 Fax No. _____
 Agent (If Applicable): N/A Telephone: _____
 Email: johnroybarlow@gmail.com

The proposed text amendment would be to what Chapter and section of the current Land Use or City Code Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

The purpose this change would accomplish Allow for lot splits that make 2 more lots.

If request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

Submittal requirements:

- Completed Applications
- Existing Land Use Ordinance or City Code
- Proposed change to Land Use Ordinance or City Code

*Council 10/12
PZ 10/20
Council 11/9*

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 thursday of each month at 6:30 p.m. The deadline, for application submissions, is 14 days before 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: _____

Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

1. A subdivision creating no more than two one-new lot may be approved by city staff without the necessity of preparing and filing a preliminary plat or final plat if:
 1. Notice is provided by city as required by this chapter.
 2. The proposed subdivision:
 1. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.
 2. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 3. Has been approved by the culinary water authority and sanitary sewer authority.
 4. Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.
2. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:
 1. Meets the minimum size requirement of applicable zoning; and
 2. Is not used and will not be used for any nonagricultural purpose.
3. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the joint utility committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.
4. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be described by deed and upon approval of city staff, shall be recorded with the county recorder.