



☎ 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/mailling notice

For Office Use Only: *anglene*

File No. _____

Receipt No. 1055287

01/29/05

Name: Paul Barlow Telephone: (702) 302-1398

Address: PO Box 842128, Hildale, Utah 84784 Fax No. _____

Agent (If Applicable): Thomas Timpson Telephone: (435) 619-6477

Email: t.c.timpson@live.com

Address/Location of Subject Property: Jessop Ave. / Elm Street Hildale, Utah

Tax ID of Subject Property: HD-SHCR-3-2 Existing Zone District: RA-1
Short Creek 3 (HD) Lot 2

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

Proposed to rezone subject lot to R1-10 to allow for a lot split

(see attached sketch) - Lot #2, Short Creek Subdivision #3

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 6:00 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: _____

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.055287 Jan 29, 2025

PAUL BARLOW

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION	500.00
MISCELLANEOUS	
POSTAGE	20.00

Total:	520.00
--------	--------

Check - Zions Bank	
Check No: 0162	520.00
Payor:	
PAUL BARLOW	
Total Applied:	520.00

Change Tendered:	.00
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01/29/2025 12:06 PM

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), Paul Barlow, 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.

[Signature]
(Property Owner)

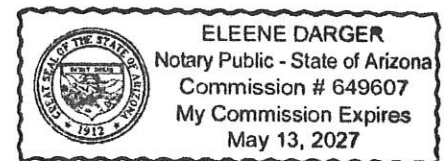
(Property Owner)

Subscribed and sworn to me this 28th day of January 2025

Eleene Darger
(Notary Public)

Residing in: Mohave County, AZ

My Commission Expires: 5/13/2027



Agent Authorization

I (we), Paul Barlow, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas Timson 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.

[Signature]
(Property Owner)

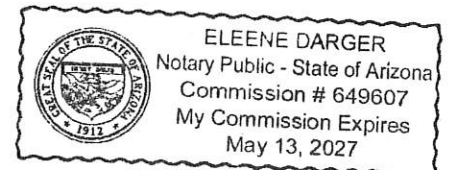
(Property Owner)

Subscribed and sworn to me this 28th day of January 2025

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(Notary Public)

Residing in: Mohave County, AZ

My Commission Expires: 5/13/2027

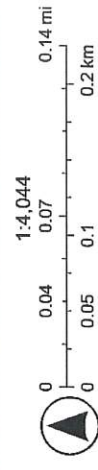


Irrigation and Groundwater System



1/6/2025, 9:49:00 AM

- Municipal Boundary
- Washington County Parcels
- Zoning Districts
- RA-5 - Residential-agricultural .5
- R1-10 - Single-family residential 10
- RM-1 - Multiple-family residential 1
- RM-2 - Multiple-family residential 2
- RA-1 - Residential-agricultural 1
- GC - General commercial
- HC - Highway commercial
- M-1 - Light industrial
- OS - Open space



Esri Community Maps Contributors, Cocorino County, Utah
 Geospatial Resource Center, © OpenStreetMap, Microsoft, Esri,
 TomTom, Garmin, SateGraph, Geotitles, Inc, METI/NASA,
 USGS, Bureau of Land Management, EPA, NPS, US Census
 Bureau, USDA, USFWS, Maxar

FISCHER SAMUEL CRIS TRUSTEE, ET AL
HD-SHCR-3-1
38 SONGBIRD LN
BONNERS FERRY, ID 83805

SOUTH ZION ESTATES LLC
HD-SHCR-13-36
11951 S 645 E
DRAPER, UT 84020

BARLOW RICHARD LEE
HD-SHCR-3-10-PT-B
3098 S 3020 E
SAINT GEORGE, UT 84790

KNODEL FRANK & MARGEE
HD-SHCR-3-3
PO BOX 1941
HILDALE, UT 84784-1941

SOUTH ZION ESTATES LLC
HD-SHCR-13-37
11951 S 645 E
DRAPER, UT 84020

BARLOW ZANE
HD-SHCR-3-4
PO BOX 842051
HILDALE, UT 84784

CHATWIN MARVIN RAY & JESSICA RAE TRS
HD-SHCR-3-15
PO BOX 841464
HILDALE, UT 84784-1464

HOLM BRIGHAM, ET AL
HD-SHCR-3-9-PT-B
PO BOX 843251
HILDALE, UT 84784-3251

ALLEMAN RODNEY & CINDY
HD-SHCR-3-7
PO BOX 840506
HILDALE, UT 84784

SOUTH ZION ESTATES LLC
HD-SHCR-13-38
11951 S 645 E
DRAPER, UT 84020

BARLOW SETH IANTHUS, ET AL
HD-SHCR-3-16
PO BOX 2369
COLORADO CITY, AZ 86021

BARLOW PAUL
HD-SHCR-3-2
PO BOX 842128
HILDALE, UT 84784-2128

SOUTH ZION ESTATES LLC
HD-SHCR-13-39
11951 S 645 E
DRAPER, UT 84020

COOKE WARREN
HD-SHCR-3-8
PO BOX 842266
HILDALE, UT 84784-2266

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
09/13/2024 12:01:02 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Paul Barlow
PO BOX 842128
Hildale, UT 84784

File Number: STG-103321-LH
Parcel ID: HD-SHCR-3-2

Warranty Deed

KAMLAH ROUNDY,

Grantor, hereby CONVEY(S) IN WARRANTY to

Paul Barlow,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit:

SHORT CREEK SUBDIVISION 3, LOT 2, according to the Official Plat thereof on file and of record in the Washington County Recorder's Office.

APN(S): HD-SHCR-3-2

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS, the hand of said grantor, this 12 day of September, 2024

Kamlah Roundy
Kamlah Roundy

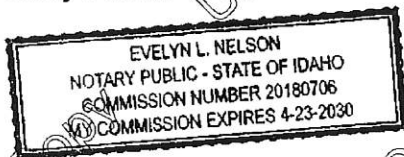
STATE OF Idaho

COUNTY OF Jefferson

On this 12th day of September, 2024, before me
Evelyn L. Nelson, a notary public, personally appeared Kamlah
Roundy, proved on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to this instrument, and acknowledged he/she/they
executed the same.

Witness my hand and official seal

Evelyn L. Nelson
Notary Public



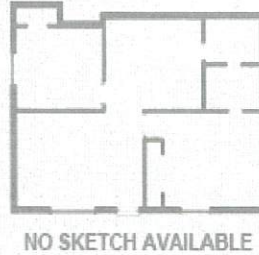
WARRANTY DEED

Property Report for Parcel HD-SHCR-3-2

Data Updated: 1/5/2025



[Click here for images](#)



[Click here for sketches](#)

Account Summary

Account Number: 0926569
Parcel ID: HD-SHCR-3-2
Owner Name: Barlow Paul

Subdivision: Short Creek
Situs Address: N/A
Hildale, UT 84784

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A
Units: N/A
Exterior: N/A
Roof Cover: N/A
HVAC Desc: N/A

Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. 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.

Report Generated 1/6/2025 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel HD-SHCR-3-2

Property Information

Acres: 1.01

Zoning: Residential-Agricultural 1

Is Property in a Special Flood Hazard Area? No

Is Property in a 0.2% Annual Chance Flood Area? No

Is Property in a Floodway? No

* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct: HIL01

U.S. Senate District: 27

U.S. Congressional District: 2

Utah House District: 72

Washington County School

Board District: 5

* Visit Vote.Utah.gov or <https://geoproducts.washco.utah> for more voting information.

Tax Information

Tax District: Hildale Town

Residential Classification: N/A

Book & Page: N/A

Reference Document: 20240028794

Community/Public Services

Law Enforcement: Hildale

Fire Protection: Colorado City Fire Dept

* In an emergency, ALWAYS dial 9-1-1!

Schools:

Water Canyon Elementary

Water Canyon High

* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>

Utilities

Culinary Water: Hildale - Colorado City

Sewer: Hildale

Electricity: Garkane Energy Cooperative, Inc

Natural Gas: N/A

Internet Service Providers (Cable): AWI

* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

Solid Waste Collection Day: N/A

* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsww.org/>

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Washington County, Utah

County Administration Building

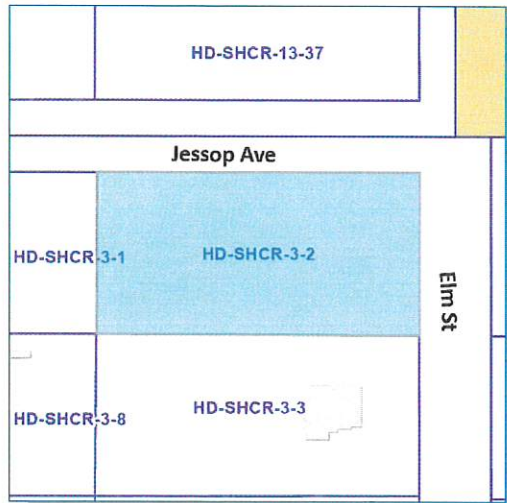
111 E. Tabernacle Street

St. George, UT 84770-3443

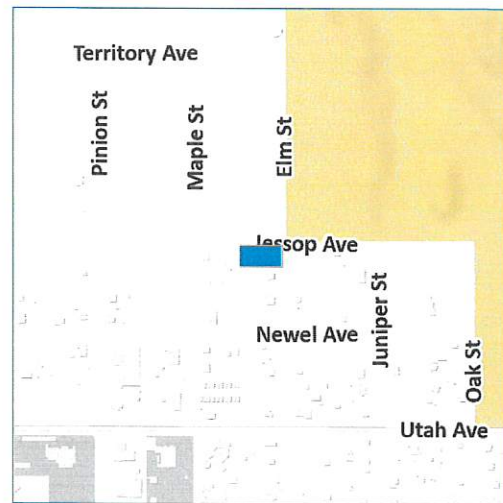
www.washco.utah.gov



Property Report for Parcel **HD-SHCR-3-2**



Parcel highlighted in blue.



Overview Map

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Report Generated 1/6/2025 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



PROPOSED LOT LAYOUT MAP FOR
PAUL BARLOW

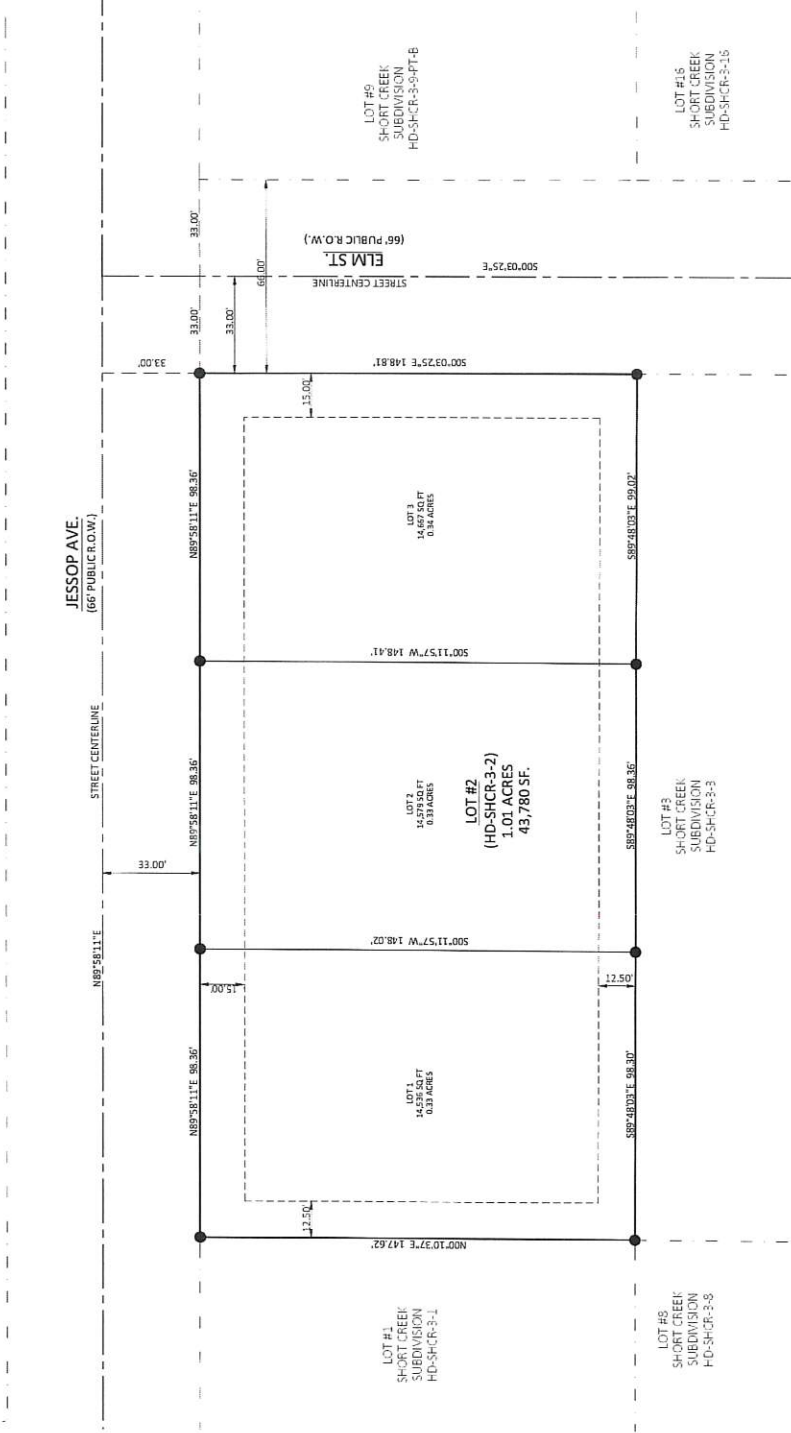
LOCATED IN THE NW 1/4 OF SECTION 23, T43S, R10W, S18AM, HILDAL, UT

REV	DATE	DESCRIPTION
1	11/11/21	ISSUED FOR PERMIT
2	11/11/21	REVISIONS

PROJECT NO.	21121
DRAWING FILE NO.	21121
DRAWN BY	TJH
CHECKED BY	TCT
DATE	11/11/21

PROPOSED LOT LAYOUT
C2.3

LOT LAYOUT PLAN



PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

VICINITY MAP



CONTACT INFORMATION

OWNER:
PAUL BARLOW
PO BOX 842128
HILDALE, UT 84714
(702) 302-1398

DEVELOPER:
PAUL BARLOW
PO BOX 842128
HILDALE, UT 84714
(702) 302-1398

ENGINEER:
TCT ENGINEERING
1965 S. HAWKIN ST.
SALT LAKE CITY, UT 84119
COLORADO CITY, AZ 86021

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED STREET CENTERLINE
- UTILITY & MANHOLE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- "X" INCHES ASPHALT OIL
- "Y" INCHES AGGREGATE BASE
- TRAFFIC CIRCULATION PATTERN
- EXISTING TREE
- EXISTING POWER POLE
- W/ 60' WIDE

CHAPTER 13 RESIDENTIAL ZONES

c 152-13-1 Purpose

c 152-13-2 Scope

c 152-13-3 Uses Allowed

c 152-13-4 Development Standards In Residential Zones

c 152-13-5 Regulations Of General Applicability

c 152-13-6 Regulations For Specific Uses

c 152-13-7 Special Regulations

c 152-13-8 Illustrations (Reserved)

c 152-13-1 Purpose

See section 152-11-2 of this chapter.

c 152-13-2 Scope

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally changed, substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

c 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-13-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones							
	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3	MH/RV	
Agricultural uses:								
Accessory building	P	P	P	P	P	P	P	
Agricultural business	N	N	N	N	N	N	N	
Agricultural industry	N	N	N	N	N	N	N	
Agriculture	N	N	N	N	N	N	N	
Agriculture residential	P	P	P	P	P	P	P	
Animal specialties	P	P	N	N	N	N	N	
Animals and fowl for recreation and family food production	P ³ /C	P ³ /C	P ³	N	N	N	N	
Stable, private	N	N	N	N	N	N	N	
Residential uses:								
Assisted living facility	C	C	C	N	N	N	N	
Boarding house	N	N	N	N	N	N	N	
Building, accessory	P	P	P	P	P	P	P	
Dwelling, earth sheltered	P	P	P	P	P	P	N	
Dwelling, multiple-family	N	N	N	P	P	P	N	
Dwelling, single-family	P	P	P	P	P	P	P	
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N	

			RI-10				
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental ⁴	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P
Commercial uses:							
Agricultural sales and service	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N

		RL-10					
Bank or financial institution	N	N	N	N	N	N	N
Bed and breakfast, home (Less than or Equal to 2; Owner Occupied)	C	C	C	N	N	N	C
Bed and breakfast inn (Between 3 and 10)	C	C	C	N	N	N	C
Business equipment rental, services, and supplies	N	N	N	N	N	N	N
Camping Hosting Facility	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N
Family child daycare facility ²	P	P	P	P	P	P	P
Licensed family child care ²	C	C	C	C	C	C	C
Residential certificate child care ²	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N

Repair service	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title							
Industrial uses:								
Automobile wrecking yard	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N

Notes:

- (1) See chapter 46 of this chapter.
- (2) See chapter 42 of this chapter.
- (3) See section 152-37-15 of this chapter for permitted animals and fowl.
- (4) See licensing and operations requirements in title 11 of this code.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
- (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas: subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

152-13-4 Development Standards In Residential Zones

Development standards within residential zones shall be as set forth in table 152-13-2 of this section.

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
Building standards:							
Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-7-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Minimum distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							
Minimum front yard building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Minimum rear yard building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum rear yard accessory building, including private storage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							
Minimum interior side yard building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum interior side yard accessory building, including private storage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards - street side yard:							
Minimum street side yard building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.

Accessory building	See note 6	See note 6	See note 6	See note 6	6	6	6
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ites:

Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.

"Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.

Except as otherwise permitted by subsection 152-13-7C of this chapter.

Except as otherwise permitted by subsection 152-13-7B of this chapter.

Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.

When this side setback is required, rear setback may be reduced to 10 feet.

c 152-13-5 Regulations Of General Applicability

e use and development of real property in residential zones shall conform to regulations of general applicability as set forth i
a following chapters of this chapter:

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.
- (e) Off street parking:
See chapter 34 of this title.
- (f) Signs:
See chapter 36 of this title.
- (g) Supplementary development standards:
See chapter 37 of this title.

c 152-13-6 Regulations For Specific Uses

the extent that use and development of real property includes any matter encompassed by a regulation for a specific use a
t forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prev
er any conflicting provision of this chapter.

c 152-13-7 Special Regulations

- (a) Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneou
with occupied residential use.
- (b) Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, th
maximum size of an accessory building may be increased pursuant to a conditional use permit.
- (c) Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater buildin
height may be allowed in residential zones pursuant to a conditional use permit.
- (d) Visual Barriers:
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around th
perimeter of a multiple-family development.

(1) The height of such barrier shall be at least six feet (6')

(e) Open Space:

In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area.

c 152-13-8 Illustrations (Reserved)



Hildale City Public Hearing Notice

Thursday, March 20, 2025 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Thursday, March 20, 2025** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

The Commission will receive public comments during a Public Hearing concerning a request to rezone Parcel HD-SHCR-3-2, commonly addressed as Jessop Ave/Elm St., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential Single Family (R1-10)

and a request to rezone Parcel HD-SHCR-4-8, commonly addressed as Jessop Ave & Redwood St., Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-family (R1-10)

No decisions will be made during the Public Hearing.

Commission members may be participating electronically by video or telephone conference. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

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+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.com. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.



📞 435-874-2323
📠 435-874-2603
🌐 www.hildalecity.com

March 10, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-3-2

Address: Jessop Ave & Elm St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Residential Agriculture (RA-1) to Residential Single-family (R1-10) Zone. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held March 20, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@hildalecity.com. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,


Hildale City Administration