

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: May 19, 2025

Re: Zone Change Application – Cynthia Knudson (725 N Oak Street)

Background

Applicant **Cynthia Knudson**, represented by **Thomas Timpson**, has submitted a request to rezone a **0.85-acre parcel** located at **725 N Oak Street, Hildale, Utah (Tax ID: HD-SHCR-2-18)**. The current zoning is **RA-1** (Residential Agriculture – 1 Acre Minimum), and the request is to rezone to **R1-10** (Single-Family Residential – 10,000 sq. ft. minimum lot size) to allow for a **future lot split**.

All necessary documentation was submitted as required by **Hildale City Code §152-7-7**, including:

- A complete application form and fee
- Legal description and warranty deed
- Existing and proposed zoning maps
- List and map of abutting property zones
- Stamped envelopes for property owners within 250 ft.
- Notarized owner affidavit and agent authorization

Access and Frontage

The parcel has **direct street frontage and access along North Oak Street or Field Ave**. These public roadways provide existing legal access and utility connections suitable for a lot split under the R1-10 zoning requirements.

Steps Required for Zone Change Approval

As provided in **§152-7-7**, the following steps are necessary:

1. **Complete Application Submission** – Confirmed
2. **Public Notification** – Pending (to be completed by staff)
3. **Planning Commission Public Hearing** – To be scheduled
4. **City Council Review and Decision** – Following Commission recommendation
5. **Ordinance Adoption & Zoning Map Update** – If approved
6. **Final Approval & Recordation** – For legal effect

Surrounding Zoning & Land Use

Direction	Zoning Designation	Description
North	RA-1	Residential/agricultural lots
East	RA-1	Residential/agricultural lots
South	RA-1	Single-family residential
West	RA-1	Single-family residential

The surrounding area is predominantly residential and agricultural in character, with some gradual transition toward smaller-lot residential use as encouraged by the General Plan.

Compliance with General Plan & Zoning Ordinance

The **2021 Hildale General Plan** supports the creation of diverse housing options and the efficient use of existing infrastructure in areas where moderate-density development can be integrated compatibly.

Key considerations:

1. **General Plan Alignment** – The zone change from RA-1 to R1-10 is consistent with future land use designations that support infill development and diverse housing stock.
2. **Compatibility with Existing Development** – The change reflects an incremental shift in density that is compatible with existing and planned residential patterns.
3. **Infrastructure & Services** – Public utilities including water, sewer, and electricity are available through Hildale and Garkane Energy, with no known floodplain concerns. Confirmation of system capacity will be necessary at subdivision stage.
4. **Minimal Adverse Impact** – The proposed change is not anticipated to negatively affect adjacent properties, as it maintains single-family residential character.

Staff Recommendation

Approval Recommended, subject to the following conditions:

1. **Utility Capacity Confirmation** – Confirm available capacity for water, sewer, and stormwater infrastructure with the Public Works and Utility departments (§152-24-4).
2. **Subdivision Review** – Lot split proposal must comply with Title 151 Subdivision Ordinance upon rezoning approval.

3. **Access & Frontage Standards** – Confirm all lots resulting from the split have compliant frontage and access on North Oak Street (§152-35-1).
4. **Transitional Design** – Consideration should be given to compatibility and buffering (if needed) with adjacent RA-1 parcels (§152-33-2).

Conclusion

The requested zone change from **RA-1 to R1-10** for the property at **725 N Oak Street** meets the city's General Plan objectives, maintains the residential character of the area, and utilizes existing public infrastructure efficiently. With appropriate verification during subdivision review, the proposal represents sound planning practice.

Prepared by:

Hildale City Planning Staff