

## STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: May 19, 2025

Re: Zone Change Application – Paul Barlow (Jessop Ave / Elm Street)

## Background

Applicant **Paul Barlow**, represented by **Thomas Timpson**, has submitted a request for a zone change for a **1.01-acre parcel** located at **Jessop Avenue / Elm Street**, Hildale, Utah (Tax ID: HD-SHCR-3-2). The current zoning is **RA-1** (Residential Agriculture – 1 Acre Minimum). The applicant is requesting a rezone to **R1-10** (Single-Family Residential – 10,000 sq. ft. minimum lot size) to facilitate a **lot split** into two residential parcels.

All required application materials under **Hildale City Code §152-7-7** have been provided, including:

- Legal property description and warranty deed
- Zoning map with existing and proposed classifications
- Abutting property zones
- Stamped envelopes for notification to nearby property owners (250 ft. radius)
- Signed affidavit and agent authorization
- Property report indicating no flood hazard and existing utility connections

## Access and Frontage

The subject property has **dual street frontage** and access:

- **Jessop Avenue** along the **north** boundary
- **Elm Street** along the **west** boundary

Both are **publicly maintained streets** with sufficient width and access to utility infrastructure. These frontages provide adequate legal and physical access for a future two-lot subdivision in compliance with city development standards.

## Steps Required for Zone Change Approval

Outlined in §152-7-7:

1. **Complete Application Submission** – Met
2. **Public Notification** – Pending (City to complete)
3. **Planning Commission Public Hearing** – To be scheduled
4. **City Council Review and Decision** – Following PC recommendation
5. **Ordinance Adoption & Zoning Map Update** – If approved by Council
6. **Final Approval** – Upon recordation

## Surrounding Zoning & Land Use

Direction	Zoning Designation	Description
North	RA-1	Single-family large lot
East	RA-1	Residential agriculture
South	RA-1	Residential agriculture
West	RA-1	Residential agriculture

The surrounding context is predominantly large-lot residential. The proposed zone change introduces moderate-density residential in a location with adequate access and infrastructure.

## Compliance with General Plan & Zoning Ordinance

The **Hildale City General Plan (2021)** encourages residential growth that increases housing options in areas with adequate infrastructure (§152-2-2). Evaluation highlights:

1. **General Plan Consistency** – The R1-10 zone supports single-family development and promotes housing diversity.

2. **Surrounding Use Compatibility** – While the surrounding zoning is RA-1, the proposed lots are consistent with emerging patterns of moderate-density residential in the city.
3. **Infrastructure and Services** – Access to utilities and public streets is available via Jessop Ave and Elm St. Capacity verification will be required at subdivision stage (§152-24-4).
4. **Impact Considerations** – Additional traffic and utility demand will be evaluated further during subdivision review (§152-39-5).

## Staff Recommendation

**Approval Recommended**, subject to the following conditions:

1. **Utility Capacity Verification** – Applicant must confirm availability of water, sewer, and stormwater services through the Joint Utility Committee (§152-24-4).
2. **Infrastructure Improvements** – Coordinate with Public Works to ensure that curb, gutter, sidewalk, and utility improvements meet city standards (§152-39-6).
3. **Compatibility Buffering** – Consider transitional buffering (e.g., fencing or landscaping) for adjacent RA-1 properties if determined necessary (§152-33-2).

## Conclusion

The proposed zone change from **RA-1 to R1-10** on this 1.01-acre parcel with access from both **Jessop Avenue and Elm Street** aligns with the General Plan, facilitates responsible infill development, and introduces compatible moderate-density housing. Conditions outlined above will ensure that the transition is orderly and does not negatively impact surrounding uses.

### Prepared by:

Hildale City Planning Staff