

From: Eric Duthie, Hildale City Manager
To: Hildale City Council;
Date: January 9, 2024
Subject: Zone Change request

Applicant Name: United Effort Plan / Jared Bistline
Agent: Thomas Timpson
Application Type: Zone Change request
Project Address: 985 W. Field Avenue, Hildale, UT 84784
Current Zoning: RA-1
Requested Zoning: RM-2
Date: December 21, 2023
Prepared by: City Manager Eric Duthie

Summary of Application

The Applicant is requesting approval of a Zone Change.

Request 1:

Amend the zoning map to re-zone Parcel HD-SHCR-2-38, commonly addressed as 985 W. Field Avenue, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Residential Multifamily 2 Zone (RM-2). Should the zone change be approved, the applicant intends to build multi-family units.

Background

The applicant submitted the application on November 2, 2023, to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time (included).

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by Field Avenue; On the East by an alleyway; On the South by 660 N Maple Street; and on the West by Maple Street. The Property immediately to the South, East, and North are zoned Residential Agriculture 1 (RA-1); The property adjacent to the Northwest is zoned General Commercial (GC); and the property immediately to the West is zoned Public Facilities (PF).

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-13-3 Uses allowed; and Sec 152-13-4 Development Standards In Residential Zones, as follows:

Sec 152-13-3 Uses Allowed

1. 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
Residential uses:								
	Dwelling, multiple family	N	N	N	P	P	P	N
	Dwelling, two-family	N	N	N	P	P	P	N

Sec 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,	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.

Setback standards - street side yard:							
Main 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	See note 6	See note 6	See note 6

Notes:

1. Duplex is only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 152-13-7C of this chapter.
4. Except as otherwise permitted by subsection 152-13-7B of this chapter.
5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to 10 feet.

Recommendation

The Planning and Zoning Commission moved to recommend approval of the zone change request to the Hildale City Council for the January 2024 regular City Council meeting. Staff concurs with that recommendation.

Sample Motions – ZONING CHANGE

I move to recommend approval the zoning map amendment requested for Parcel HD-SHCR-2-38, commonly addressed as 985 W. Field Avenue, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Residential Multifamily 2 Zone (RM-2) as recommended by the Hildale City Planning and Zoning Commission on December 21, 2023.

Attachments

- a. Zone Change Application
- b. Property Owner/Agent Affidavit
- c. Fee payment receipt
- d. Warranty Deed (2 pages)
- e. Washington County Property Report for parcel HD-SHCR-2-38 (3pages)
- f. Hildale City Zoning District map

- g. Neighboring property owners list for notices
- h. Draft copy Rezone Letter for Neighboring Properties, including map (2 pages)
- i. Public Hearing Notice