



From: Harrison Johnson  
 To: Hildale City Planning & Zoning Commission; Hildale City Mayor  
 Date: February 2, 2022  
 Subject: Zone Change request

**Applicant Name:** Patrick & Irene Jessop  
**Agent:** N/A  
**Application Type:** Zone Change request  
**Project Address:** 925 North Pinion  
**Current Zoning:** RA-1  
**Requested Zoning:** R1-10  
**Date:** February 2, 2022  
**Prepared by:** Harison Johnson

**Summary of Application**

The Applicant is requesting approval of a Zone Change.

Request 1:

Amend the zoning map to re-zone Parcel HD-SHCR-4-12, commonly addressed as 925 North Pinion Street, Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Single-family residential 10 R1-10. Should the zone change be approved, the applicant intends to submit an application for a lot split of the same parcel.

**Background**

The applicant submitted the application on January 31<sup>st</sup>, 2022, 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.

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

**General Plan and Zoning**

The property is bounded on the North by HD-SHCR-4-11; On the East by Pinion Street; On the South by Newel Ave; and on the West by HD-SHCR-4-13; Surrounding properties are zoned RA-1, RM-2 and M-1.

**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
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 <sup>3</sup> /C	P <sup>3</sup> /C	P <sup>3</sup>	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
Dwelling, temporary	P	P	P	P	P	P	P
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 <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental <sup>4</sup>	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
Bail bond service	N	N	N	N	N	N	N
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 <sup>2</sup>	P	P	P	P	P	P	P
Licensed family child care <sup>2</sup>	C	C	C	C	C	C	C
Residential certificate child care <sup>2</sup>	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 <sup>2</sup>	P	P	P	P	P	P	P
Personal instruction service, home based <sup>2</sup>	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
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	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
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N

Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

2. 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.

3. 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.
3. Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales, subject to 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.

4.

**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 <sup>2</sup>	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 <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	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 10-37-121 of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							

Any building <sup>5</sup>	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage <sup>6</sup>	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							
Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	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:							
Main building <sup>7</sup>	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 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.

**Sec 152-13-5 Regulations Of General Applicability**

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

1. Design and compatibility standards:  
See chapter 33 of this title.
2. Landscaping and screening:  
See chapter 32 of this title.
3. Motor vehicle access:  
See chapter 35 of this title.
4. Natural resource inventory:  
See chapter 31 of this title.
5. Off street parking:  
See chapter 34 of this title.
6. Signs:  
See chapter 36 of this title.
7. Supplementary development standards:  
See chapter 37 of this title.

**Sec 152-13-6 Regulations For Specific Uses**

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

**Sec 152-13-7 Special Regulations**

1. Animals:  
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
2. Larger Accessory Buildings:  
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. Increased Height:  
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.
4. Visual Barriers:  
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.
  1. The height of such barrier shall be at least six feet (6').
  2. The barrier material and location shall be identified on an approved site plan.

5. 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.

**Recommendation**

Staff recommends approval of the zone change request as it is consistent with Hildale City' General Plan.

**Sample Motions – ZONING CHANGE**

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-SHCR-4-12, commonly addressed as 925 North Pinion Street Hildale, Utah from the current Residential Agriculture Zone (RA-1) to Single-family residential 10 R1-10

**Attachments**

- a. Zone Change Application
  - a. Warranty Deed
  - b. Affidavit
  - c. Check
  - d. Zoning Map
- b. Washington County Property Report for parcel HD-SHCR-4-12
- c. Draft copy Rezone Letter for Neighboring Properties
- d. Public Hearing Notice

# ZONE CHANGE APPLICATION

City of Hildale  
320 East Newel Avenue  
Hildale, UT 84784  
(435) 874-1160  
FAX (435) 874-2603

Fee: \$100

For Office Use Only:

File No. \_\_\_\_\_

Receipt No. 1050824

*Angelene*

*01/31/22*

Name: Patrick & Irene Jessop Telephone: (435) 619-9757

Address: 925 North Pinion Street Fax No. 435-608-4586

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: irenejessop@hotmail.com

Address/Location of Subject Property: 925 North Pinion Street

Tax ID of Subject Property: HD-SHCR-4-12 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
Rezone to R1-10 to split into a 1 acre lot and three lots.

Legal Description: All of Lot 12 Short Creek Subdivision #4.

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 second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. 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: 1.050824 Jan 31, 2022

PATRICK JESSOP

Previous Balance:	.00
MISCELLANEOUS	
Land Use - ZONE CHANGE	100.00
APP	

Total:	100.00
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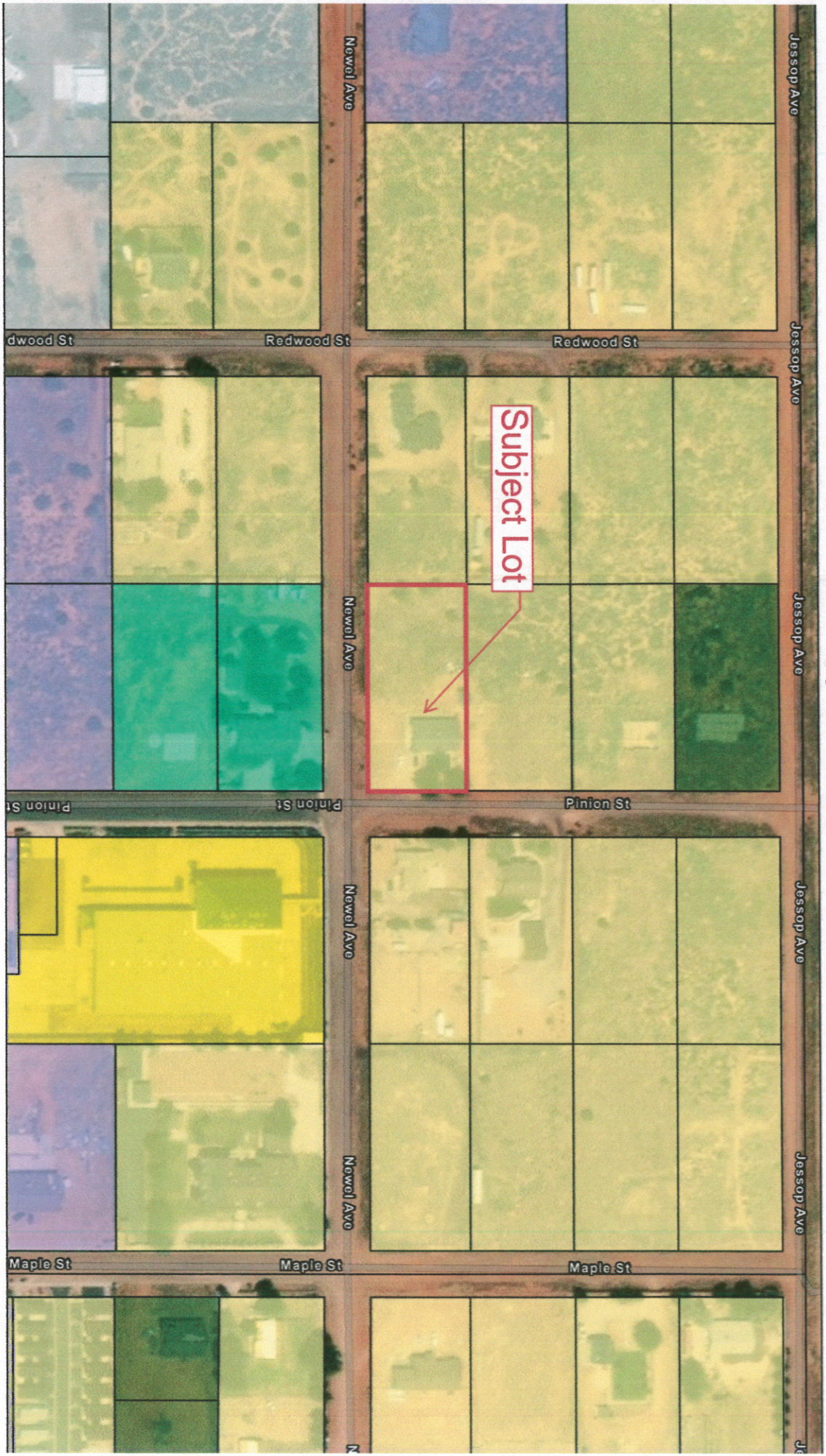
Check - Zions Bank	
Check No: 9460	100.00
Payor:	
PATRICK JESSOP	
Total Applied:	100.00

Change Tendered:	.00
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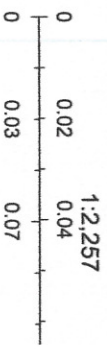
# Hildale City Zoning districts



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31 Boundary

- RA-1 - Residential-agricultural 1
- RA-5 - Residential-agricultural .5
- R1-10 - Single-family residential 10
- RM-2 - Multiple-family residential 2
- GC - General commercial
- HC - Highway commercial
- M-1 - Light industrial



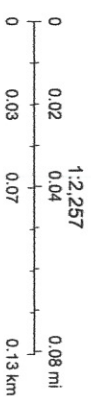
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 of Land Management, EPA, NPS, US Cent

Proposed Zoning

Hildale City Zoning districts



- 1/31/2022, 12:32:51 PM
- Municipal Boundary
  - Parcels
  - RA-1 - Residential-agricultural 1
  - RA-.5 - Residential-agricultural .5
  - R1-10 - Single-family residential 10
  - GC - General commercial
  - HC - Highway commercial
  - A-20 - Agricultural 20
  - RM-2 - Multiple-family residential 2
  - M-1 - Light industrial



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Special Warranty Deed Page 1 of 4  
Russell Shirts Washington County Recorder  
12/29/2017 09:49:55 AM Fee \$14.00 By  
INVEST TITLE SERVICES - ST. GEORGE

WHEN RECORDED MAIL TO:  
~~MARTHA LAYTON~~ PATRICK JESSOP  
P.O. BOX 283/ 2441  
HILDALE, UT 84784

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 242136  
**RESPA**

### SPECIAL WARRANTY DEED

**JEFF J. BARLOW, EXECUTIVE DIRECTOR OF THE UNITED EFFORT PLAN TRUST**  
GRANTOR(S)

OF HILDALE, COUNTY OF WASHINGTON, STATE OF UT  
HEREBY CONVEY AND WARRANT TO

~~MARTHA LAYTON AND IRENE JESSOP~~  
~~MARTHA LAYTON AND MYVE LAYTON WIFE AND HUSBAND, AS JOINT TENANTS~~  
and WIFE  
GRANTEE(S)

OF HILDALE, COUNTY OF WASHINGTON, STATE OF UT  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

(HD-SHCR-10-10)<sup>4-12</sup>

~~LOT 10~~ LOT <sup>#4</sup> 12, SHORT CREEK SUBDIVISION #10, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE  
AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
THEREOF.

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES  
FOR THE YEAR 2017 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 27<sup>TH</sup> DAY OF DECEMBER, 2017.

THE UNITED EFFORT PLAN TRUST

  
BY: JEFF J BARLOW, EXECUTIVE DIRECTOR

#### ACKNOWLEDGMENT

STATE OF UTAH )

COUNTY OF WASHINGTON ) (ss.)

On this 27<sup>th</sup> Day of DECEMBER, 2017, personally appeared before me JEFF J. BARLOW, whose identify is  
personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that  
he is the EXECUTIVE DIRECTOR of THE UNITED EFFORT PLAN TRUST, and that said document was signed by  
him/her behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said JEFF J.  
BARLOW, acknowledged to me that said Trust executed the same.

My Commission Expires:

5/23/20

  
NOTARY PUBLIC



INVEST TITLE SERVICES, INC.

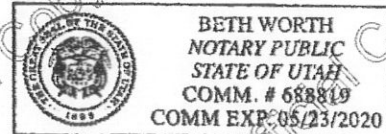


EXHIBIT "A"

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule C, "Requirements" are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. COUNTY PROPERTY TAXES FOR THE CURRENT YEAR ARE NOW PAYABLE AND DUE NO LATER THAN NOVEMBER 30, 2017.  
AMOUNT DUE: \$862.08  
SERIAL NO.: HD-SHCR-4-12  
STATUS: DUE
9. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT(S) SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREBY:  
DISTRICT(S): WASHINGTON  
DISTRICT(S): MULTICOUNTY ASSESSING & COLLECTING LEVY  
DISTRICT(S): COUNTY ASSESSING & COLLECTING LEVY  
DISTRICT(S): WASHINGTON COUNTY SCHOOL DISTRICT  
DISTRICT(S): HILDALE CITY  
DISTRICT(S): THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
DISTRICT(S): SOUTHWEST MOSQUITO ABATEMENT & CONTROL DISTRICT  
DISTRICT(S): SOUTH UTAH SHOOTING SPORTS PARK SPECIAL SERVICE DIST.
10. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
11. RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
12. NOTES, SETBACK LINES, CONDITIONS, RESTRICTIONS, EASEMENTS, REQUIREMENTS, STIPULATIONS AND ALL MATTERS AS SET FORTH ON THE RECORDED DEDICATION PLAT.
13. PUBLIC UTILITY AND DRAINAGE EASEMENTS, TOGETHER WITH INCIDENTAL RIGHTS THERETO, OVER THE EAST 33 FEET AND OVER THE NORTH AND WEST 12.5 FEET AND OVER THE SOUTH 15 FEET OF THE LAND OF THE LAND, ALL AS DELINEATED ON THE RECORDED PLAT.
14. EASEMENTS AS EVIDENCED BY MESNE DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO A QUITCLAIM DEED, RECORDED JULY 1, 2009, AS ENTRY NO. 20090025437.
15. THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, CONTRACTS, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS, RIGHTS OR INTERESTS ARISING THEREUNDER.
16. NOTE: NO EXISTING DEED OF TRUST OR MORTGAGE APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.
17. UTAH STATE TAX LIEN  
FILED: MAY 27, 2013  
AMOUNT: \$2,077.06  
CASE NO: 136501717  
CREDITOR: STATE TAX COMMISSION OF UTAH  
DEBTOR: PATRICK J. JESSOP

**CERTIFICATE OF COMPLIANCE**  
(Distribution of Property – 5<sup>th</sup> Round)

Jeff J Barlow, Executive Director of the Board of Trustees of the United Effort Plan Trust (“Trust”), certifies that pursuant to the Order: (1) Transferring Additional Duties and Authority to the Board, and (2) Reducing Court Oversight dated February 26, 2016 (“Order”):

1) On April 22, 2016, the Notice of Intent to Distribute Property (Fifth Round) dated April 22, 2016 (“Notice”), a copy of which is attached hereto as Exhibit A, was filed with the Third Judicial District Court in and for Salt Lake County, State of Utah, Civil No. 053900848 (“Court”).

2) On April 22, 2016, the Notice was posted on the UEP website ([www.ueptrust.com](http://www.ueptrust.com)).

3) On April 22, 2016, the Public Notice of Intent to Distribute Property of the United Effort Plan Trust (dated April 22, 2016) (“Public Notice”), a copy of which is attached hereto as “Exhibit B”, was posted in the following places:

- a. United States Post Office: 55 S. Central Street, Colorado City, Arizona, 86021;
- b. ii. Colorado City Offices: 25 S. Central Street, Colorado City, Arizona 86021;
- c. iii. Hildale City Offices: 320 E. Newel Ave., Hildale, UT 84784; and
- d. iv. The Trust’s business office: 1155 N. Canyon Street, Hildale, Utah 84784.

4) On April 22, 2016, the Public Notice was sent electronically to Nolan Barlow at “[nolanbarlow@gmail.com](mailto:nolanbarlow@gmail.com)” with the Trust’s permission to post the Public Notice on the “[shortcreek.us](http://shortcreek.us)” website.


5) Ten Calendar Days have passed since filing and posting the Notice and Public Notice.

6) No objection to the Notice or Public Notice has been filed with the Court.

7) Pursuant to the Order, the Trust's decision to distribute property as described in the

Notice is now operative and may be implemented.

DATED May 11, 2016



Jeff J Barlow  
Executive Director of the Board of Trustees  
of the United Effort Plan Trust  
1155 North Canyon Street  
PO Box 959  
Hildale, Utah 84784  
(435) 874-1126  
Email: jeff@jeffbarlowlaw.com

4851-4282-9105



## Harrison Johnson

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**From:** Irenejessop@hotmail.com  
**Sent:** Tuesday, February 1, 2022 9:59 AM  
**To:** Harrison Johnson  
**Subject:** Zone Change Application- Lot 12

To Whom it May Concern,

I am writing in reference to a Zone Change Application that was submitted, in my name, on January 31, 2022. The application proposes a change of the zoning district to R1-10, allowing the property to be split into three 10,000 sq.ft lots. This is not my intention with the property, but I did feel that it was the closest representation of the size intended for smaller lot. Ultimately, the purpose is to subdivide the lot into two unequal portions, approximately 1/3 acre and 2/3 acre. I will be keeping the 2/3 acre and selling the 1/3 acre to a family member who intends to build.

Please feel free to contact me if further clarification is needed.

Best regards,

Irene Jessop  
435-619-9757  
Irenejessop@hotmail.com