



NOV 22 2023

435-874-2323

435-874-2603

www.hildalecity.com

# ZONE CHANGE APPLICATION

Fee: \$100

*For Office Use Only:*

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

Receipt No. 1053649

*check # 3551*

Name: Lynn Gutzwiller Telephone: 385-237-7416

Address: 358 East Bridlewalk Lane, Murray UT. 84107 Fax No. \_\_\_\_\_

Agent (If Applicable): \_\_\_\_\_ Telephone: 385-237-7416

Email: gutzwest@gmail.com

Address/Location of Subject Property: 495 East Newel Avenue, Hildale, UT. 84784

Tax ID of Subject Property: See Attached Existing Zone District: R1-10

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

See attached paper.

**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 6:30 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.**

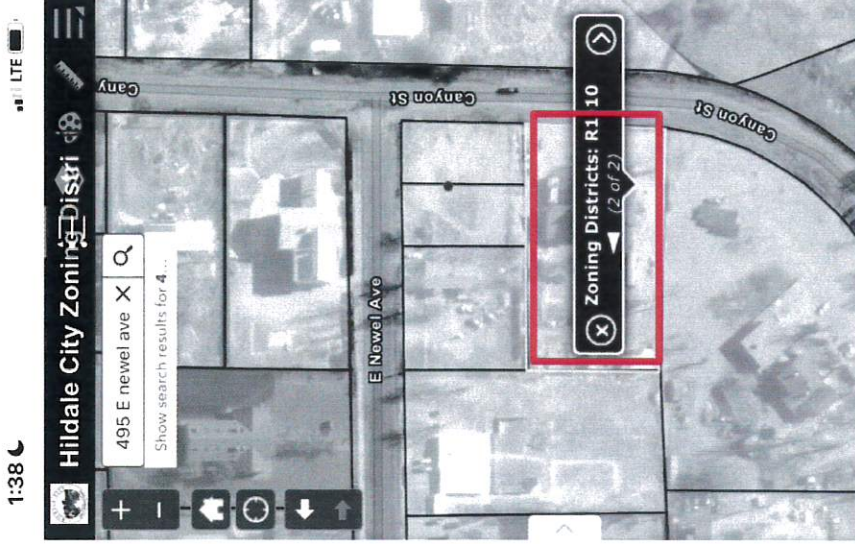
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(OFFICE USE ONLY)

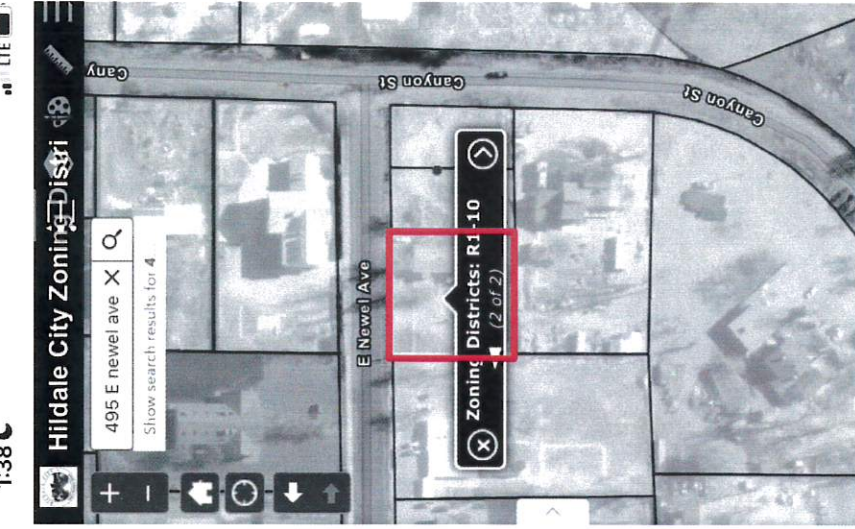
Date Received: \_\_\_\_\_ Application Complete: YES  NO

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_

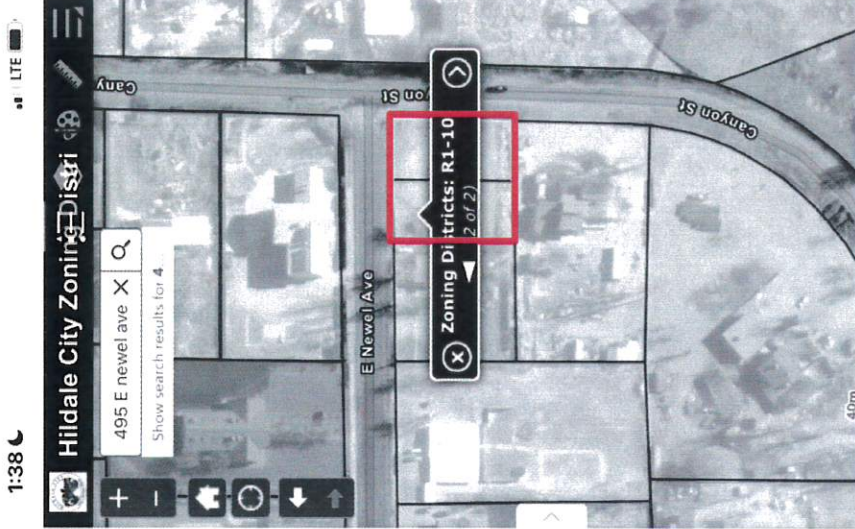




865 North Canyon Street  
Hildale, UT 84784



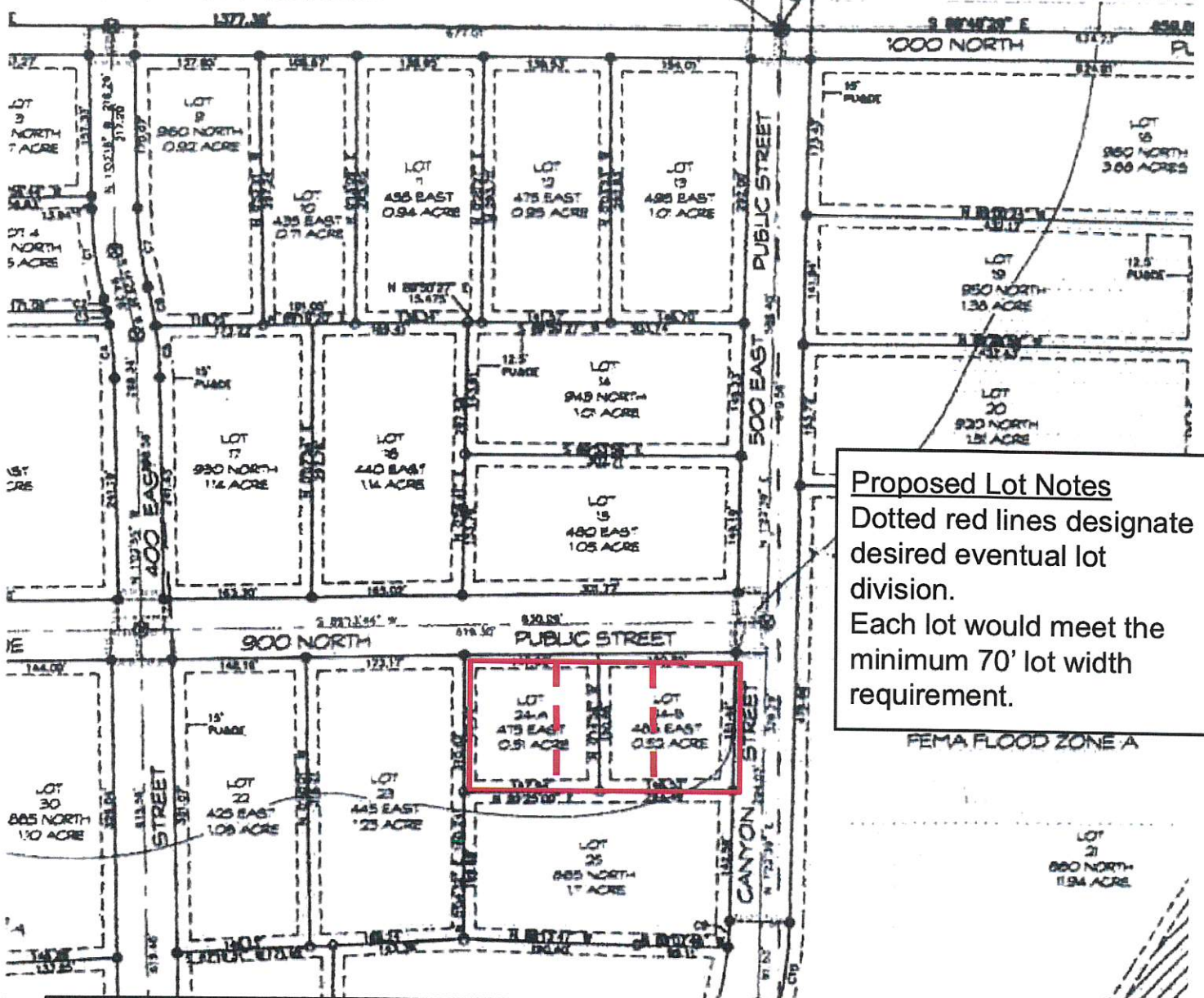
485 East Newel Ave  
Hildale, UT 84784



495 East Newel Ave  
Hildale, UT 84784

Current Zoning for 495 East Newel Avenue, Hildale Utah and adjoining properties.  
Note current zoning districts in the black boxes on each image. All properties are currently zoned R1-10.

SEE DETAIL "A"



**Proposed Lot Notes**  
 Dotted red lines designate desired eventual lot division.  
 Each lot would meet the minimum 70' lot width requirement.

FEMA FLOOD ZONE A

Existing Lot Notes

Existing zoning for properties highlighted in red are R1-10. Proposed zoning for red properties would be R1-8.

Current square footage for Lot 24.A - 11325 square feet

Current square footage for Lot 24.B - 11761 square feet

Total for lots combined - 23,086 square feet

Per Hildale Municiple Code - R1-10 minimal lot size - 8,000 square feet

Per Hildale Municiple Code - R1-8 minimal lot size - 6,400 square feet

Applicant would like to rezone to R1-8 with plans to divide the property into 3 lots of 7,695 square feet each. This would be well over the minimum lot size for R1-8 zoning.

Tax ID of Subject Property - HD-SHCR-9-24-B-1 & HD-SHCR-9-24-B-2

# Hildale City

320 East Newel Ave., Hildale, UT 84784 / 435-874-2323

## Municipal Code



0 result **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							
Development Standard	Zones						
	RI-25	RI-15	RI-10	RI-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 30 ft. unit	100 ft. project 30 ft. unit	200 ft. project 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.

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

Receipt No: 1.053649 Nov 22, 2023

LYNN GUTZWILLER

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION	100.00
495 EAST NEWEL AVENUE	

Total:	----- 100.00 =====
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Check - Zions Bank	
Check No: 3551	100.00
Payor:	
LYNN GUTZWILLER	
Total Applied:	----- 100.00 =====

Change Tendered:	----- .00 =====
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11/22/2023 4:35 PM

Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder  
10/27/2023 09:38:56 AM Fee \$40.00 By EAGLE  
GATE TITLE INSURANCE AGENCY, INC.

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

Mail Tax Notice To:  
Lynn Gutzwiller  
358 E Bridewalk Lane  
Murray, Utah 84107

File Number: STG-100495-LH  
Parcel ID: HD-SHCR-9-24-B-1 &  
HD-SHCR-9-24-B-2

## Warranty Deed

**TERRILL JOHNSON,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**Lynn Gutzwiller,**

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

**SEE ATTACHED EXHIBIT "A"**

**APN: HD-SHCR-9-24-B-1 & HD-SHCR-9-24-B-2**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

**\*\*See Deed Restrictions attached hereto and made a part hereof**

10/27/23

WITNESS, the hand of said grantor, this 26 day of October, 2023

Terrill Johnson  
Terrill Johnson

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 26 day of October, 2023, before me Leslie Hepler, a notary public, personally appeared Terrill Johnson, 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

Leslie Hepler  
Notary Public



Eagle Gate Title Insurance Agency, Inc  
File STG-100495-LH

**Exhibit "A": Legal Description**

LOT 24-B-1, SHORT CREEK SUBDIVISION #9 AMENDED AND EXTENDED,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE  
WASHINGTON COUNTY RECORDER'S OFFICE, MORE SPECIFICALLY DESCRIBED  
AS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF NEWEL AVENUE,  
SAID POINT BEING S 89°13'44" W 75.38 FEET ALONG SAID LINE FROM THE  
NORTHEAST CORNER OF LOT 24, SHORT CREEK SUBDIVISION #9, RECORDED AND  
ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF  
UTAH, AND RUNNING THENCE S 0°34'11" W 151.14 FEET, TO THE SOUTH LINE OF  
SAID LOT 24; THENCE S 89°25'00" W 73.33 FEET; THENCE N 0°14'28" W 150.86 FEET,  
TO A POINT ON THE SAID RIGHT OF WAY LINE OF NEWEL AVENUE; THENCE N  
89°13'44" E 75.48 FEET, TO THE POINT OF BEGINNING.

LOT 24-B-2, SHORT CREEK SUBDIVISION #9 AMENDED AND EXTENDED,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE  
WASHINGTON COUNTY RECORDER'S OFFICE, MORE SPECIFICALLY DESCRIBED  
AS:

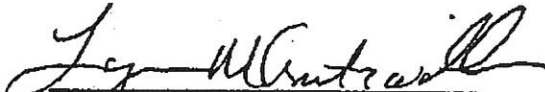
BEGINNING AT THE NORTHEAST CORNER OF LOT 24, SHORT CREEK SUBDIVISION  
#9, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON  
COUNTY, STATE OF UTAH, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY  
LINE OF CANYON STREET; AND RUNNING THENCE SOUTH 1°22'39" WEST 151.44  
FEET, ALONG SAID LINE; THENCE SOUTH 89°25'00" WEST 73.23 FEET; THENCE  
NORTH 0°34'11" EAST 151.14 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY  
LINE OF NEWEL AVENUE; THENCE NORTH 89°13'44" EAST 75.38 FEET, ALONG SAID  
LINE, TO THE POINT OF BEGINNING.

APN(S): **HD-SHCR-9-24-B-1 & HD-SHCR-9-24-B-2**



**Deed Restriction**

**SUBJECT TO: No Utilities have been provided to these lots. The City of Hildale will not issue any building permit for each lot until all utilities have been installed at the cost of the Grantee, herein.**

  
Lynn Gutzwiller  
Lynn Gutzwiller

Gutwiler  
358 E Bidlowalk Ln  
Murray, UT 84107

Mr. Darnoff  
865 North Canyon Street  
Hildale, UT 84784



FOREVER / USA

Gutwiler  
358 E Bidlowalk Ln  
Murray, UT 84107

Ron Jessop  
485 E Newell Ave  
Hildale, UT 84784



FOREVER / USA