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# ZONE CHANGE APPLICATION

Fee: \$100 01/22/24 AC

*For Office Use Only:*  
File No. \_\_\_\_\_  
Receipt No. 163803671

Name: Richard Barlow & Uzona Holdings, LLC Telephone: 435-817-7741

Address: 985 North Juniper Street, Hildale, Utah 84784 Fax No. \_\_\_\_\_

Agent (If Applicable): John Barlow and Jeff Barlow Telephone: 801.824.4232

Email: johnroybarlow@gmail.com

Address/Location of Subject Property: 985 North Juniper Street, Hildale, Utah 84784

Tax ID of Subject Property: HD-SHCR-3-10 & 3-41 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
Planned Recreational Resort (RR) Planned Use: single family dwellings, non-owner occupied, leased for 30 days or less as outline in HC 152-26-1

**Submittal Requirements:** The zone change application shall provide the following:

- X a. The name and address of every person or company the applicant represents;
- X b. An accurate property map showing the existing and proposed zoning classifications;
- X c. All abutting properties showing present zoning classifications;
- X d. An accurate legal description of the property to be rezoned;
- X e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- X 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.**

\*\*\*\*\*

(Office Use Only)

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

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

## **ZONE CHANGE APPLICATION (General Information)**

### **PURPOSE**

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

### **WHEN REQUIRED**

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

### **REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE**

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

### **PROCESS**

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )

COUNTY OF )

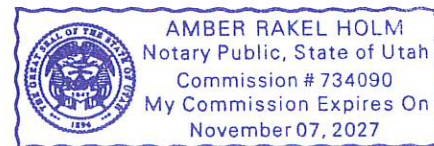
I (we), Richard Lee Barlow & Uzona Holdings LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying, and the Hildale City Planning staff have indicated they are available to assist me in making this application.

  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 22nd day of January 2024

  
\_\_\_\_\_  
(Notary Public)

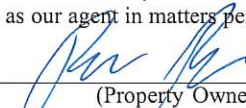


Residing in: Hildale, Utah

My Commission Expires: 11-07-2027

Agent Authorization

I (we), Richard Barlow & Uzona Holdings, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) John Barlow & Jeff Barlow to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

  
\_\_\_\_\_  
(Property Owner)

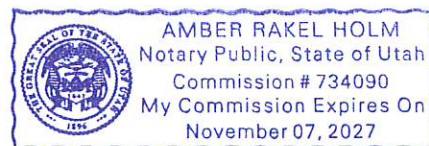
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 22nd day of January 2024

  
\_\_\_\_\_  
(Notary Public)

Residing in: Hildale, Utah

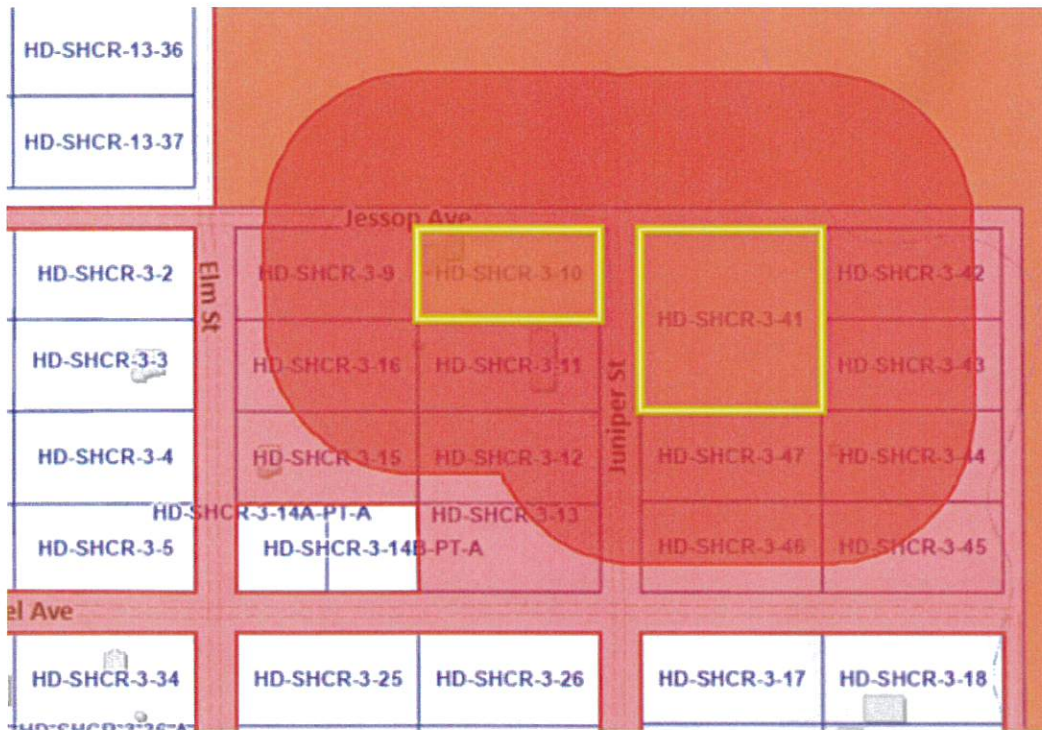
My Commission Expires: 11-07-2027



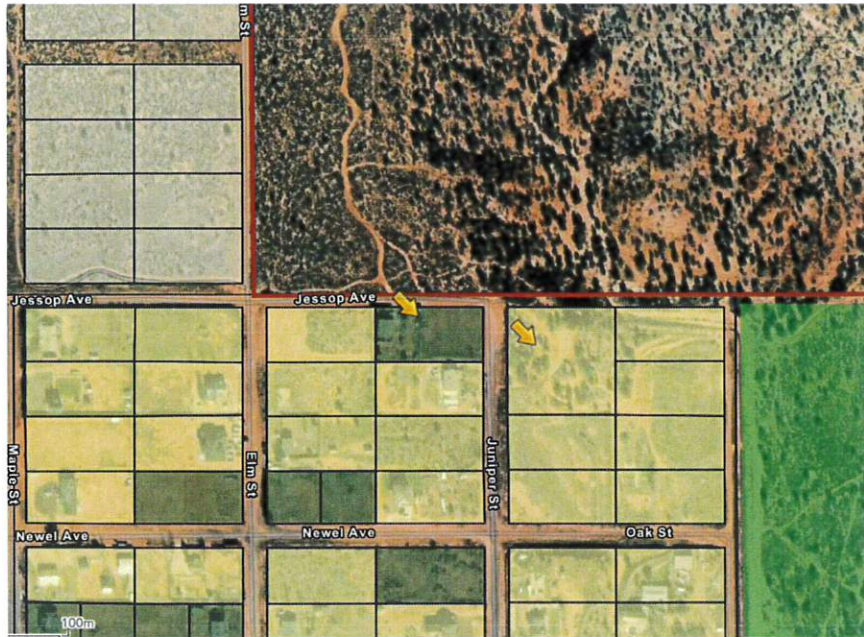
TAX_ID	FIELD5	FIELD6	FIELD7	FIELD8	FIELD9	FIELD10
HD-SHCR	WILLIAMS DANIEL	PO BOX 842112		HILDALE	UT	84784-2112
HD-SHCR	BATEMAN KEVIN	PO BOX 976		COLORADO CITY	AZ	86021-0976
HD-SHCR	STEED THOMAS RAY	PO BOX 843277		HILDALE	UT	84784
HD-SHCR	BARLOW RICHARD LEE	485 E NEWEL AVE		HILDALE	UT	84784
HD-SHCR	BATEMAN KEVIN	PO BOX 976		COLORADO CITY	AZ	86021-0976
HD-SHCR	BARLOW MARYLOU, HAMMON SARIAH RAE	PO BOX 842696		HILDALE	UT	84784
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	BARLOW RICHARD LEE	485 E NEWEL AVE		HILDALE	UT	84784
HD-SHCR	DOCKSTADER E DARLENE	PO BOX 2395		COLORADO CITY	AZ	86021-2395
HD-SHCR	HOLM BRIGHAM, COOKE MEGAN	PO BOX 843251		HILDALE	UT	84784-3251
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	UZONA HOLDINGS LLC	PO BOX 841518		HILDALE	UT	84784-1518
HD-SHCR	STEED LEE	PO BOX 843185	845 N OAK ST	HILDALE	UT	84784-3185
HD-SHCR	TIMPSON RICHARD	PO BOX 733		COLORADO CITY	AZ	86021
HD-SHCR	CHATWIN MARVIN RAY & JESSICA RAE TRS	PO BOX 841464		HILDALE	UT	84784-1464
HD-SHCR	BARLOW RICHARD LEE	485 E NEWEL AVE		HILDALE	UT	84784



250' Property Owner Mailing List Map



# Zoning Map



Washington County Parcels



Hildale Zoning

Zoning Districts

- A-40 - Agricultural 40
- A-20 - Agricultural 20
- A-10 - Agricultural 10
- A-5 - Agricultural 5
- RA-1 - Residential-agricultural 1
- RA-.5 - Residential-agricultural .5
- R1-15 - Single-family residential 15
- R1-10 - Single-family residential 10
- R1-8 - Single-family residential 8
- R1-6 - Single-family residential 6
- RM-1 - Multiple-family residential 1
- RM-2 - Multiple-family residential 2
- RM-3 - Multiple-family residential 3
- MH/RV - Mobile home/RV park
- NC - Neighborhood commercial
- GC - General commercial