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February 13, 2024

RE: Notice of Public Hearing — Re-zone Request
Parcel Numbers: HD-SHCR-3-10 & 3-41
Address: 985 N. Juniper St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to rezone the above-listed parcel from Residential Agricultural 1 (RA-1) to Planned Recreational Resort (RR).

The Residential Agricultural 1 zone fosters very low- and low-density development with little impact on its surroundings and municipal services; preserves the character of the city's semi-rural areas; and promotes/preserves conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

The Recreation Resort zone designates certain areas within the City, where desirable and beneficial to the area economy, for a mix of limited commercial, public, and residential uses. To authorize recreation and resort developments in which residential dwelling units may be occupied by the owners on a full or part time basis, to authorize the rental of residential units on an overnight or short-term basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.

Details of Zones are found in the Hildale City Land Use Ordinance, available from City Hall, or at https://hildale.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_13_RESIDENTIAL_ZONES

The hearing will be held Thursday, February 15, 2024, at 6:00 pm (MDT), at Hildale City Hall, at 320 East Newel Avenue, Hildale, Utah. Any objections, questions or comments can be submitted in person at the Hildale City Hall, or by mail to:

City of Hildale Zoning Administrator
P.O. Box 840490, Hildale, Utah 84784
or Zoning Administrator (435) 874-2323
or at manager@hildalecity.com.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after the day of the public hearing. Each written objection filed with the municipality will be provided to the Hildale City Council.

Sincerely,

Eric Duthie, City Manager / Zoning Administrator