

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: September 29, 2025

Re: Zone Change Application -- Ken Karlson (NW Corner Hildale St / Jessop Ave Intersection)

Background

Applicant Ken Karlson, represented by Thomas Timpson, has submitted a request to rezone a 0.76 acres (33,106 sq. ft.)-acre parcel located at NW Corner Hildale St / Jessop Ave Intersection, Hildale, Utah (Tax ID: HD-SHCR-11-16). The current zoning is NC (Neighborhood commercial) and the request is to rezone to R1-8 (Single-family residential 8) to allow for a future lot split.

It is proposed to split the lot into 3 single-family residential lots

All necessary documentation was submitted as required by Hildale City Municipal Code, including:

- A complete application form and fee
- Legal description and warranty deed
- Existing and proposed zoning maps
- List and map of abutting property zones
- Stamped envelopes for property owners within 250 ft.
- Notarized owner affidavit and agent authorization

Access and Frontage

The parcel has direct street frontage and access along Hildale St. These public roadways provide existing legal access and utility connections suitable for a lot split under the R1-8 (Single-family residential 8) zoning requirements.

Steps Required for Zone Change Approval

As provided in Hildale City Municipal Code, the following steps are necessary:

1. Complete Application Submission-- Confirmed
2. Public Notification-- Confirmed
3. Planning Commission Public Hearing-- To be scheduled for October 29, 2025
4. City Council Review and Decision -- Following Commission recommendation
5. Ordinance Adoption & Zoning Map Update -- If approved
6. Final Approval & Recordation -- For legal effect

Surrounding Zoning & Land Use

North: NC Neighborhood commercial

East: RA-1 Residential/agricultural lots

South: PF Public facility

West: RA-1 Residential/agricultural lots

Compliance with General Plan & Zoning Ordinance

The 2021 Hildale General Plan supports the creation of diverse housing options and the efficient use of existing infrastructure in areas where moderate-density development can be integrated compatibly.

Key considerations:

1. General Plan Alignment-- The zone change from NC (Neighborhood commercial) to R1-8 (Single-family residential 8) is consistent with future land use designations that support infill development and diverse housing stock.
2. Compatibility with Existing Development-- The change reflects an incremental shift in density that is compatible with existing and planned residential patterns.
3. Infrastructure & Services-- Public utilities including water, sewer, and electricity are available through Hildale and Not specified, with no known floodplain concerns. Confirmation of system capacity will be necessary at subdivision stage.

4. Adverse Impact Assessment-- The proposed change is not anticipated to negatively affect adjacent properties, as it maintains single-family residential character.

Staff Recommendation

Approval Recommended, subject to the following conditions:

1. Utility Capacity Verification-- Applicant must confirm availability of water, sewer, and stormwater services through the Joint Utility Committee (§152-24-4).
2. Infrastructure Improvements-- Coordinate with Public Works to ensure that curb, gutter, sidewalk, and utility improvements meet city standards (§152-39-6).
3. Subdivision Compliance-- Future subdivision must comply with Title 151 Subdivision Ordinance, including minimum lot sizes, frontage requirements, and infrastructure standards (Title 151).
4. General Plan Consistency-- Development proposals under the new zoning must demonstrate consistency with the 2021 Hildale General Plan land use policies (§152-7-7).

Conclusion

The requested zone change from NC (Neighborhood commercial) to R1-8 (Single-family residential 8) for the property at NW Corner Hildale St / Jessop Ave Intersection meets the city's General Plan objectives, maintains compatibility with surrounding development, and utilizes existing public infrastructure efficiently. With appropriate review and verification during subsequent development phases, the proposal represents sound planning practice.

Prepared by:
Hildale City Planning Staff