



☎ 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. _____

Name: Daniel Knudson / Property Privacy Services TR Telephone: (702) 704-4556

Address: PO Box 668, Colorado City, AZ 86021 Fax No. _____

Agent (If Applicable): Thomas Timpson Telephone: (435) 619-6477

Email: t.c.timpson@live.com

Address/Location of Subject Property: Four Lots South of Field Ave., Between Richard St. and Homestead St.

HD-SHCR-1-24, HD-SHCR-1-25

Tax ID of Subject Property: HD-SHCR-1-26, HD-SHCR-1-31 Existing Zone District: RA-1

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

Rezone parcels to RM-3. With request to have nightly rentals an allowed use.

Reason: To allow for construction of a townhouse project with amenities, similar to that shown in attached exhibit.

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

Legal Description: Short Creek Subdivision #1, Lot #24 (0.93 acres), Lot #25 (0.94 acres), Lot #26 (0.94 acres), Lot #31 (0.93 acres)

- 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

Richard Street
Project Trust
PO Box 668
Colorado City,
AZ 86021

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



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Date application deemed to be complete: _____ Completion determination made by: www.hildalecity.com

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

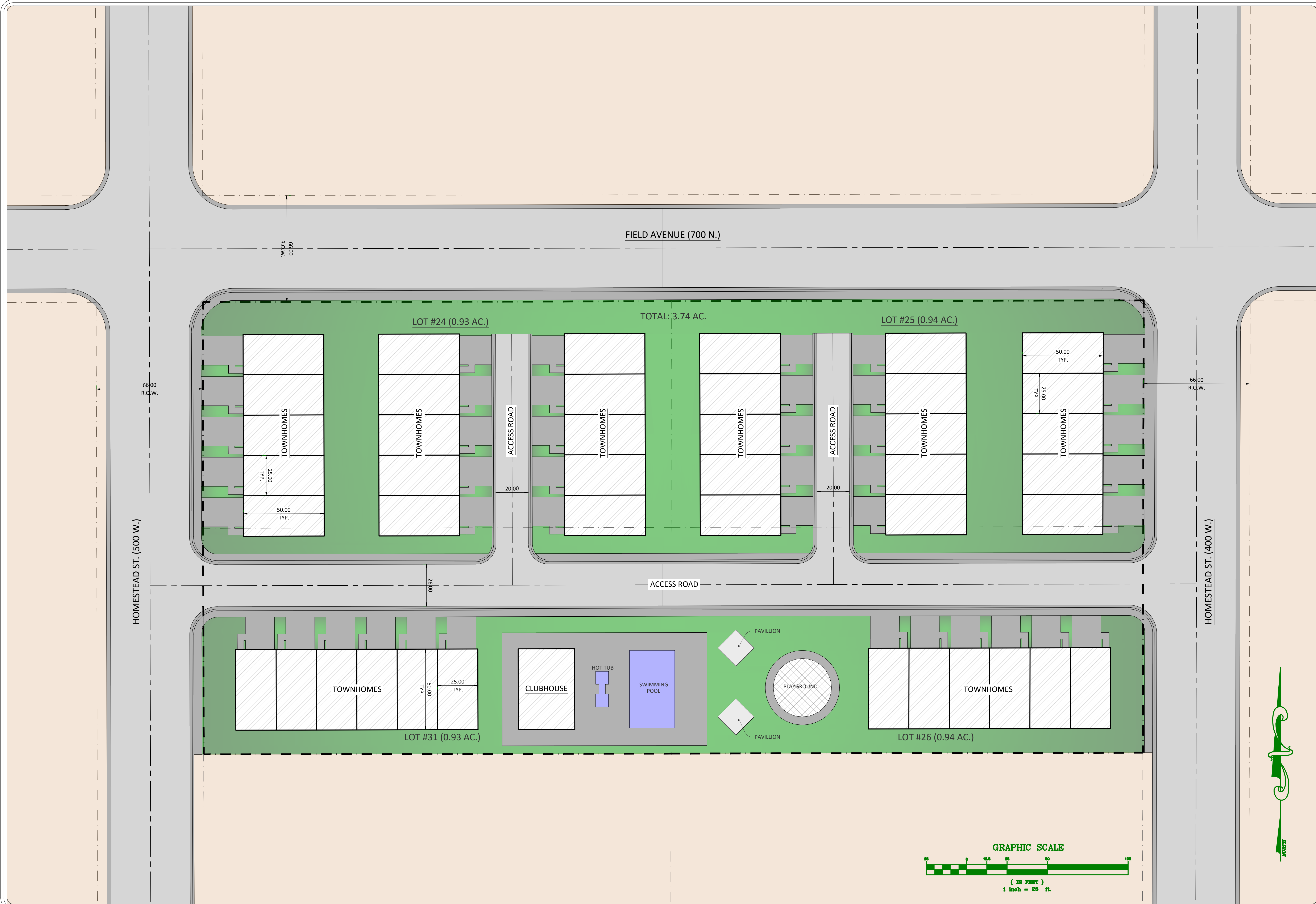
When approving a zone change the following factors should be considered by the Planning Commission and City Council:

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.



TCT ENGINEERING
 1965 S HAMMON ST, COLORADO CITY, AZ
 TEL: (480) 619-6477
 E-MAIL: t.crimson@tct.com

**SITE DEVELOPMENT PLAN CONCEPT
 FOR DANIEL KNUDSON**

LOTS 24, 25, 26, & 31, SHORT CREEK SUBDIVISION #1
 HILDALE, WASHINGTON COUNTY, UTAH

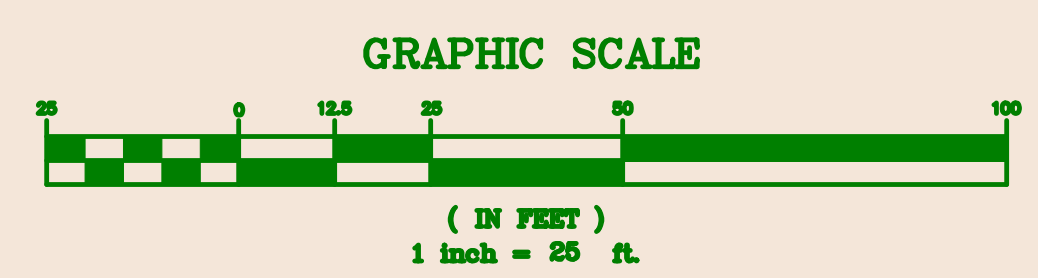
REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 220107
 CAD DWG. FILE: 220107.1 DK TH Concept.dwg
 DRAWN BY: TCT
 DESIGNED BY: TCT
 FIELD CREW:
 CHECKED BY:
 DATE: 1-12-22

SHEET:
**CONCEPTUAL
 SITE LAYOUT
 V2**

C1



Hildale City Zoning districts



2/15/2022, 4:38:36 PM

Municipal Boundary

Parcels

Zoning District Overlays

PDO - Planned development overlay

Zoning Districts

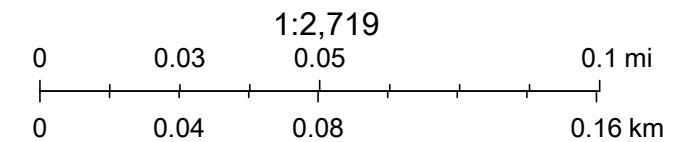
RA-1 - Residential-agricultural 1

RA-.5 - Residential-agricultural .5

RM-2 - Multiple-family residential 2

NC - Neighborhood commercial

OS - Open space



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KNODEL FRANK H & MARGEE C
HD-SHCR-1-28
PO BOX 1941
HILDALE, UT 84784-1941

PRIDE INV LLC
HD-SHCR-1-13
11951 S 645 E
DRAPER, UT 84020

CLIFF VIEW LLC
HD-CLVC-COMMON
3532 W GALAXY PARK PL
WEST JORDAN, UT 84088

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-35
PO BOX 840521
HILDALE, UT 84784-0521

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-31
PO BOX 668
COLORADO CITY, AZ 86021

JESSOP STERLING K JR & SHARON H
HD-SHCR-1-22
PO BOX 841641
HILDALE, UT 84784

BARLOW JEREMIAH SILVESTER, ET AL
HD-SHCR-6-30
PO BOX 841428
HILDALE, UT 84784-1428

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-33
PO BOX 840521
HILDALE, UT 84784-0521

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-26
PO BOX 668
COLORADO CITY, AZ 86021

UNITED EFFORT PLAN
HD-SHCR-1-23
PO BOX 959
HILDALE, UT 84784

HARRIS KAREN
HD-SHCR-1-30
PO BOX 840705
HILDALE, UT 84784-0705

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-25
PO BOX 668
COLORADO CITY, AZ 86021

UNITED EFFORT PLAN
HD-SHCR-1-21
PO BOX 959
HILDALE, UT 84784

JESSOP GLADE JR & MATTIE
HD-SHCR-1-12
PO BOX 607
HILDALE, UT 84784-0607

TIMPSON DELL
HD-SHCR-6-6
PO BOX 840662
HILDALE, UT 84784-0662

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-29
PO BOX 840521
HILDALE, UT 84784-0521

BARLOW CHARLOTTE J
HD-SHCR-6-31
PO BOX 426
HILDALE, UT 84784-0426

UNITED EFFORT PLAN
HD-SHCR-1-27
PO BOX 959
HILDALE, UT 84784

RANCH CREEK HOLDINGS LLC
HD-SHCR-1-34
PO BOX 840521
HILDALE, UT 84784-0521

PROPERTY PRIVACY SERVICES TR
HD-SHCR-1-24
PO BOX 668
COLORADO CITY, AZ 86021

Warranty Deed Page 1 of 2
Gary Christensen Washington County
Recorder
10/06/2021 02:44:16 PM Fee \$40.00 By
LEGAL TITLE INSURANCE AGENCY, LLC

4002-871
WHEN RECORDED
MAIL TAX NOTICES TO:
PO Box 668
Colorado City, AZ 86021

WARRANTY DEED

Ranch Creek Holdings, LLC, a Utah limited liability company

Grantor,

of Hildale, Utah
hereby CONVEYS and WARRANTS to

Property Privacy Services, Trustee of the Richard Street Project Trust, dated 5th day of October, 2021

Grantee,

of Hildale, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON, State of Utah, to-wit:

LOT 24, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

LOT 25, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

LOT 26, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

LOT 31, SHORT CREEK SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Tax Serial No.: Parcel 1: HD-SHCR-1-24, Parcel 2: HD-SHCR-1-25, Parcel 3: HD-SHCR-1-26, Parcel 4: HD-SHCR-1-31

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 5th day of October, 2021



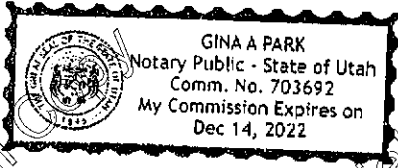
Ranch Creek Holdings, LLC, by William R. Jessop, Manager

STATE OF UTAH

COUNTY OF Washington

On the 5th day of October, 2021, personally appeared before me Willam R. Jessop, who being duly sworn, says that he the Manager of the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said limited liability company by authority of its articles of its organization, operating agreement, or by authority of its resolutions of its members, and said William R. Jessop acknowledged to me that said limited liability

company executed the same.



Gina A. Park

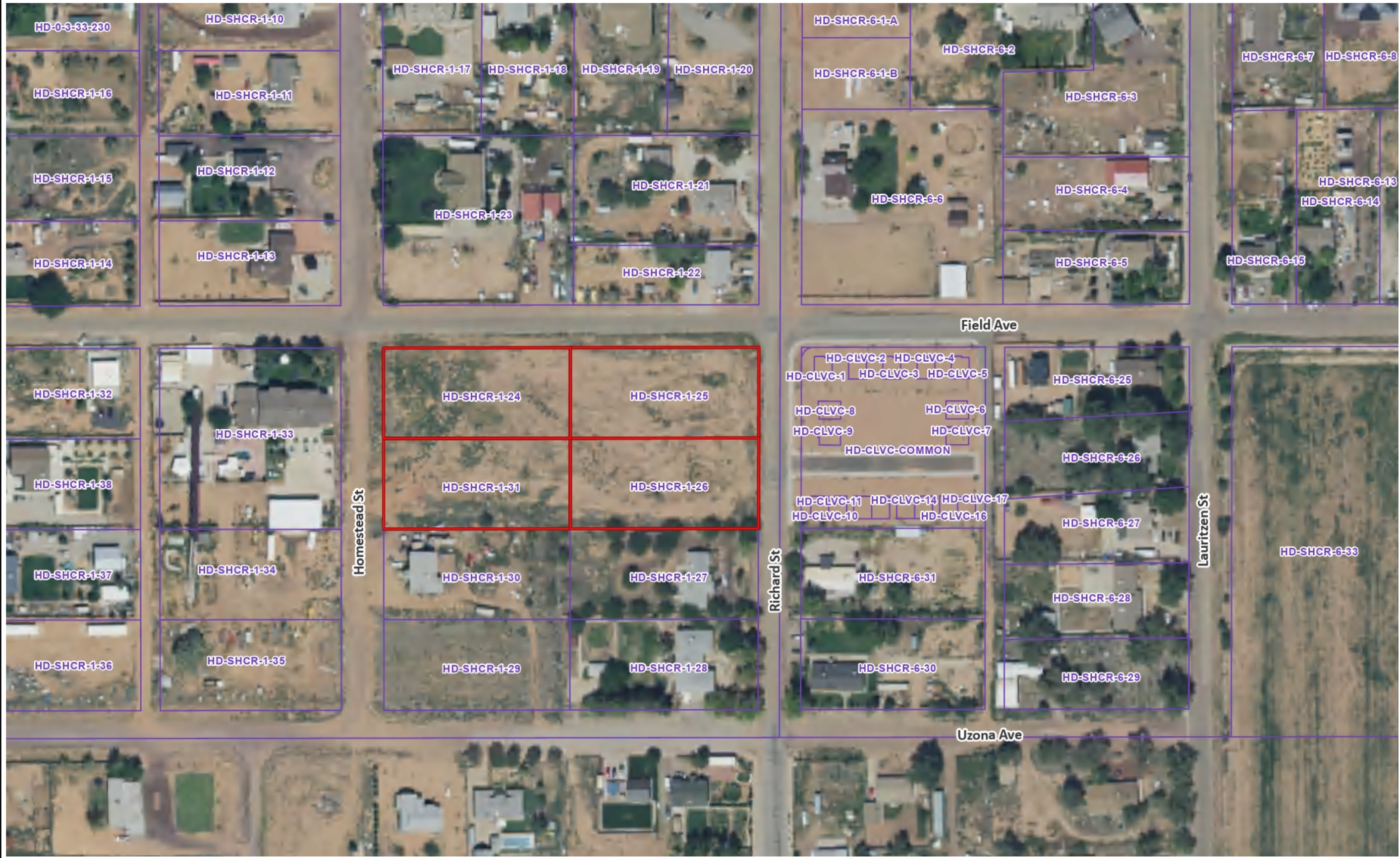
Notary Public
Residing at Washington, Utah:
My Commission Expires:

12-14-2022

DOCUMENT: *Warranty Deed*
HD-S#CR-1-31
HD-S#CR-1-24
HD-S#CR-1-25
HD-S#CR-1-26



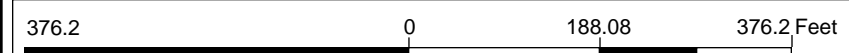
Title



Legend
□ Parcels



Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Property Report for Parcel **HD-SHCR-1-24**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912551
Parcel ID: HD-SHCR-1-24
Account Type: Vacant Land
Owner Name: Property Privacy Services Tr

Subdivision: Short Creek
Situs Address: N/A
Hildale, UT 84784

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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Report Generated 2/21/2022 by Washington County GIS

Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **HD-SHCR-1-24**

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.93
Zoning: Residential-Agricultural 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5
* Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.

Tax Information

Tax District: Hildale Town
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20210065479

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
* In an emergency, ALWAYS dial 9-1-1!
Schools:
Water Canyon Elementary
Water Canyon High

* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

Solid Waste Collection Day: N/A

* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>

* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

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www.washco.utah.gov



Property Report for Parcel **HD-SHCR-1-24**

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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Property Report for Parcel **HD-SHCR-1-25**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912568
Parcel ID: HD-SHCR-1-25
Account Type: Vacant Land
Owner Name: Property Privacy Services Tr

Subdivision: Short Creek
Situs Address: N/A
Hildale, UT 84784

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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Property Report for Parcel **HD-SHCR-1-25**

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.94
Zoning: Residential-Agricultural 1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

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Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5
* Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.

Tax Information

Tax District: Hildale Town
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20210065479

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
* In an emergency, ALWAYS dial 9-1-1!
Schools:
Water Canyon Elementary
Water Canyon High

* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

Solid Waste Collection Day: N/A

* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>

* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

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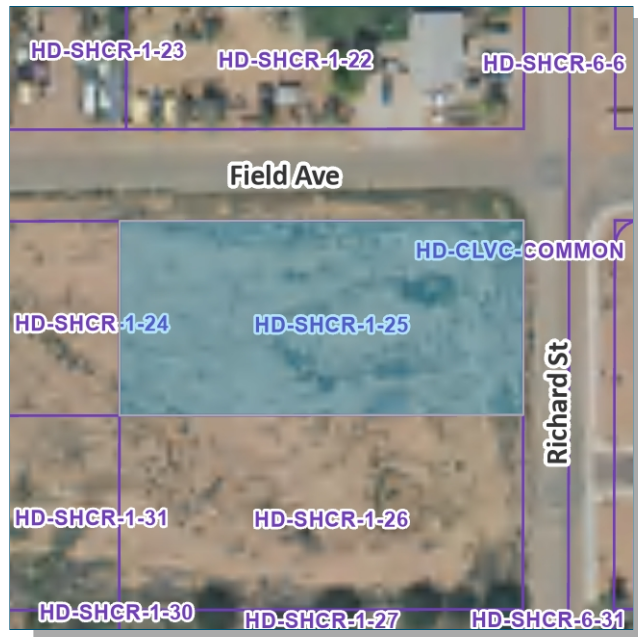
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Property Report for Parcel **HD-SHCR-1-25**

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Parcel highlighted in blue.



Overview Map

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Property Report for Parcel **HD-SHCR-1-26**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912575
Parcel ID: HD-SHCR-1-26
Account Type: Vacant Land
Owner Name: Property Privacy Services Tr

Subdivision: Short Creek
Situs Address: N/A
Hildale, UT 84784

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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www.washco.utah.gov



Property Report for Parcel **HD-SHCR-1-26**

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Property Information

Acres: 0.94
Zoning: Residential-Agricultural 1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

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Residential Classification: N/A
Book & Page: N/A
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Water Canyon High

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Natural Gas: N/A
Internet Service Providers (Cable): AWI

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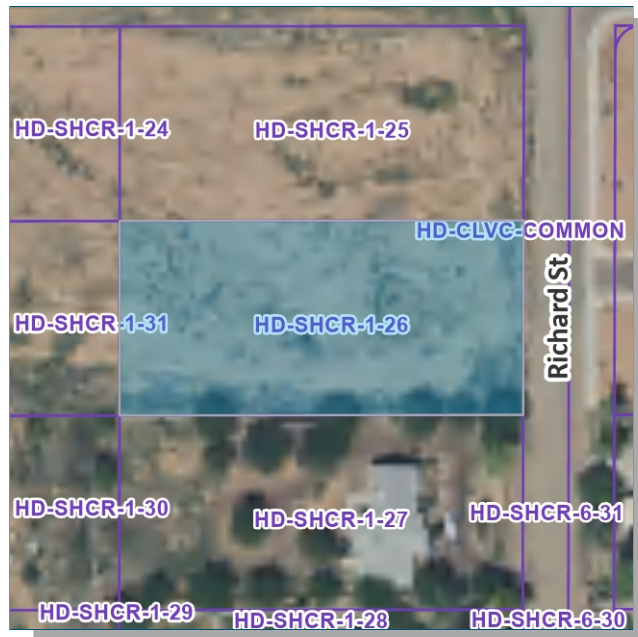
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Property Report for Parcel **HD-SHCR-1-26**

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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Property Report for Parcel **HD-SHCR-1-31**

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0912621
Parcel ID: HD-SHCR-1-31
Account Type: Vacant Land
Owner Name: Property Privacy Services Tr

Subdivision: Short Creek
Situs Address: N/A
Hildale, UT 84784

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
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Garage Square Feet: N/A
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Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel **HD-SHCR-1-31**

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 0.93
Zoning: Residential-Agricultural 1
Is Property in a Special Flood Hazard Area? Yes
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct: HIL01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5
* Visit Vote.Utah.gov or <https://geoprodm.washco.utah> for more voting information.

Tax Information

Tax District: Hildale Town
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20210065479

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept
* In an emergency, ALWAYS dial 9-1-1!
Schools:
Water Canyon Elementary
Water Canyon High

* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

Solid Waste Collection Day: N/A

* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>

* For more information on Internet services available in your area, see Decision Data.org, <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

NOTE: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

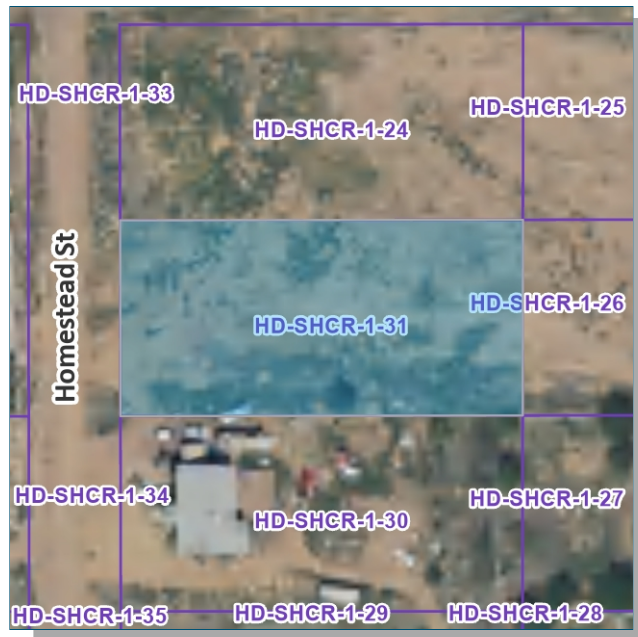
Report Generated 2/21/2022 by Washington County GIS

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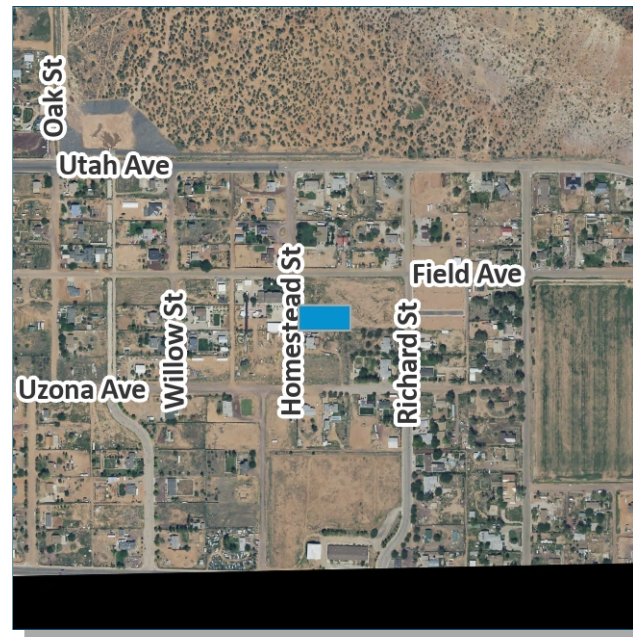


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Parcel highlighted in blue.



Overview Map

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

Receipt No: 1.050941 Feb 25, 2022

DANIEL KNUDSON

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

Total: 100.00

Check - Zions Bank
Check No: 0117 100.00
Payor:
DANIEL KNUDSON

Total Applied: 100.00

Change Tendered: .00

02/25/2022 3:52 PM