



MAY 30 2023

435-874-2323

435-874-2603

www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$100

For Office Use Only:

File No. _____

Receipt No. 1053017

Angeline 5/30/23

Name: Wade Sip Telephone: 435-628-0071

Address: 740 N Pinion #160 Fax No. _____

Agent (If Applicable): Stacy Seay Telephone: 435-619-4108

Email: Seaystacy@yahoo.com

Address/Location of Subject Property: 740 N Pinion #160, Hildale Ut. 84784

Tax ID of Subject Property: Act 571847 Existing Zone District: GC

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

Proposed zone change from General Commercial (GC) to Light Industrial (M-1)

to better represent the "manufacturing" process of assembly of manufactured goods.

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.

(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

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

Receipt No: 1.053012 May 30, 2023

WADE SIP

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APP	100.00
MISCELLANEOUS	
NOTARY STAMP	10.00
Total:	<u>110.00</u>
Cash - Zions Bank	
Check No: CASH	110.00
Payor:	
WADE SIP	
Total Applied:	<u>110.00</u>
Change Tendered:	<u>.00</u>

05/30/2023 10:26 AM

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 Washington

I (we), Leade SJP, 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.

[Signature]

(Property Owner)

Leade SJP

(Property Owner)

Subscribed and sworn to me this 30 day of May 2023

Sirrene J. Barlow

(Notary Public)

Residing in: Hildale Utah

My Commission Expires: 10-28-2026



Agent Authorization

I (we), Leade SJP, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Stacy Seay 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.

[Signature]

(Property Owner)

Leade SJP

(Property Owner)

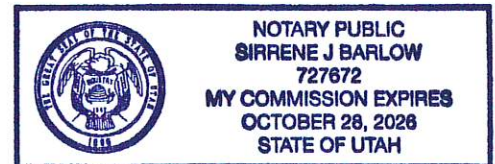
Subscribed and sworn to me this 30 day of May 2023

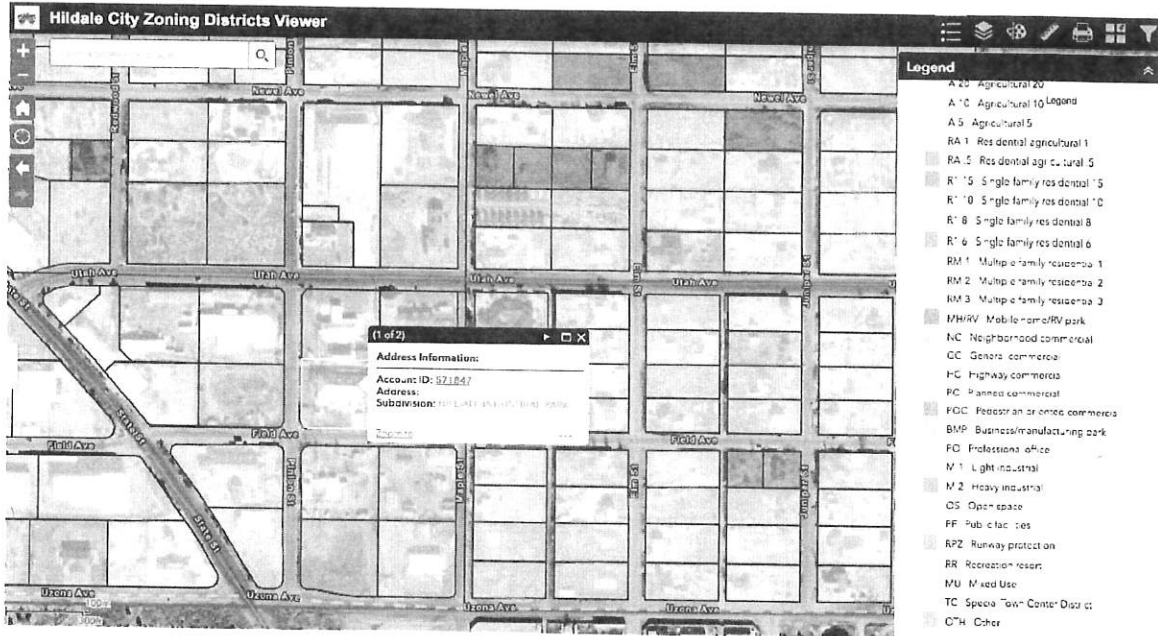
Sirrene J. Barlow

(Notary Public)

Residing in: Hildale Utah

My Commission Expires: 10-28-2026





Legal description:

HD-HDPID-36 LOCATED WITHIN THE INDUSTRIAL LOT BEG N 1.15 FT FM SE COR SEC 32 T43S R10W BEING ON UT AZ STATE LN; TH S 89°54'09"W ALG STATE LN 2642.91 FT TO PT N 1.37 FT FM S1/4 COR SEC 32; TH N 0°03'34' E ALG 1/4 SEC/L 1246.41 FT TO CTR SEC 32; TH N 89°53'44" E ALG 1/4 SEC/L 1349.53 FT; TH S 0°06'16" E 328.82 FT; TH N 89°52'11" E 409.37 FT TO WLY R/W LN HWY U-59 BEING ON ARC OF 5679.58 FT RAD CUR WITH RAD LN BEARS S 43°13'01" W; TH NWLY LFT ALG ARC SD CUR 459.54 FT THRU CTRL ANG 04°38'09" TO 1/4 SEC/L; TH N ETC

1.82 Acres with 27,736 sqft building Lot 36 corner of Pinion and Field.

Currently and Historically this business has been a manufacturing shop – we are trying to update the zoning to match current use.