

From: Eric Duthie, Hildale City Manager
To: Hildale City Council and Mayor
Date: April 3, 2024
Subject: Zone Change request

Applicant Name: Lynn Gutzwiler
Agent: N/A
Application Type: Zone Change request
Project Address: 495 East Newel Ave., Hildale, UT 84784
Current Zoning: Residential 1-10 (R1-10)
Requested Zoning: Residential 1-8 (R1-8)
Date: January 22, 2024
Prepared by: City Manager Eric Duthie

Summary of Application

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed as 495 East Newel Ave., Hildale, UT from the current Residential 1-10 Zone (R1-10) to Residential 1-8 Zone (R1-8).

Background – REQUIREMENTS CONFIRMED

The applicant submitted the application on January 22, 2024, to the Hildale City offices and paid the fee of \$100.

The applicant submitted all required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time (included).

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by Jessop Avenue; On the East by Juniper Street; On the South by structures zoned RA-1; and on the West by structures zoned RA-1.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-11-2 Uses allowed; and Sec 152-11-2 Development Standards In Residential Zones, as follows:

Sec 152-11-2 Zone Purposes and Allowances

The purpose of the R1-15, R1-10, R1-8, and R1-6 zones is to permit development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES								
	Zones							
	R1-15	R1- 10	R1-8	RM- 1	RM- 2	RM- 3	MH/RV	
Residential uses:								
Assisted living facility	C	C	C	N	N	N	N	
Boarding house	N	N	N	N	N	N	N	
Building, accessory	p	p	P	p	p	p	p	
Dwelling, earth sheltered	p	p	P	p	p	p	N	
Dwelling, multiple family	N	N	N	p	p	p	N	
Dwelling, single-family	p	p	P	p	p	p	p	
Dwelling, single-family with accessory dwelling unit	p	p	P	N	N	N	N	
Dwelling, temporary	p	p	P	p	p	p	p	
Dwelling, two-family	N	N	N	P	p	p	N	
Guesthouse or casita with direct access to main dwelling unit	p	p	P	N	N	N	N	
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N	
Manufactured home	p	p	P	N	N	N	p	
Manufactured/mobile home park	N	N	N	N	N	N	p	
Manufactured/mobile home subdivision	N	N	N	N	N	N	p	
Protective housing facility	N	N	N	N	N	N	N	
Rehabilitation/treatment facility	N	N	N	N	N	N	N	
Residential facility for elderly persons ¹	p	p	P	p	p	p	p	
Residential facility for persons with a disability ¹	p	p	P	p	p	p	p	
Residential facility for troubled youth	N	N	N	N	N	N	N	
Short term rental	p	p	P	N	N	N	N	
Transitional housing facility	N	N	N	N	N	N	N	

Sec 152-11-2 Zone Development Standards

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
	Zones						
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area ²	15,000 sf	15,000 sf	10,000 sf	8,000 sf	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sf	12,000 sf	8,000 sf	6,400 sf	10,000 sf	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	-10 units/lots	15 units/lots
Building standards:							
Maximum height main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height accessory building ⁴	19 ft	20 ft.	20 ft.	20 ft.	20 ft	20 ft	20 ft.
Maximum size, accessory building	1,200 sf	1,200 sf	1,200 sf	500 sf	1,000 sf	1,000 sf	500 sf
Building coverage: See subsection 10-37-121 of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	None	None	None	None	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							
Any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							
Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards - street side yard:							
Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Recommendation

On March 21, 2024, Staff presented the request to the Hildale Planning and Zoning Commission. The Commission recommended approval of the zone change request to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed as 495 East Newel Ave., Hildale, UT from the current Residential 1-10 Zone (R1-10) to Residential 1-8 Zone (R1-8).

Sample Motion – ZONING CHANGE

I move to approve the zoning map amendment for to re-zone Parcel HD-SHCR-9-24-B-1 & HD-SCHR-9-24-B-2, commonly addressed as 495 East Newel Ave., Hildale, UT from the current Residential 1-10 Zone (R1-10) to Residential 1-8 Zone (R1-8).