



From: Harrison Johnson  
 To: Hildale City Planning & Zoning Commission; Hildale City Mayor  
 Date: February 9, 2023  
 Subject: Zone Change request

**Applicant Name:** United Effort Plan Trust  
**Agent:** John Barlow  
**Application Type:** Zone Change request  
**Project Address:** RA-1  
**Requested Zoning:** RA-.05  
**Date:** February 9, 2023  
**Prepared by:** Harrison Johnson

**Summary of Application**

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel Hd-178, commonly addressed as 625 E Water Canyon Rd. Hildale Utah from the current Residential Agricultural-1 (RA-1) to Residential Agriculture-.5 (RA-.5)

**Background**

The applicant submitted the application on February 3<sup>rd</sup>, 2023 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.

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

**General Plan and Zoning**

The property is bounded on the North by Water Canyon Road and agricultural property; On the East, West and South by agricultural property Surrounding properties are zoned RA-1 and Agriculture-5.

**Analysis**

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-14-3 Uses allowed; and Sec 152-14-4 Development Standards In Residential Agriculture Zones, as follows:

1. Permitted And Conditional Uses:  
 Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 152-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-14-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-14-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL AGRICULTURE ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL AGRICULTURE ZONES		
	Zones	
	RA-1	RA-.5
Agricultural uses:		
Agricultural business	P	N
Agricultural industry	N	N
<b>Agriculture</b>	P	<b>P</b>
<b>Animal specialties</b>	P	<b>P</b>
<b>Animals and fowl for recreation and family food production</b>	P	<b>p<sup>3</sup></b>
<b>Stable, private</b>	P	<b>P</b>
Residential uses:		
<b>Assisted living facility</b>	P	<b>P</b>

Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons <sup>1</sup>	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P
Residential facility for troubled youth	C	C
Short term rental <sup>4</sup>	P	P
Public and civic uses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	N	N
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P

Bed and breakfast, home	C	C
Bed and breakfast inn	C	C
Camping Hosting Facility	N	N
Family child daycare facility <sup>2</sup>	P	P
Licensed family child care <sup>2</sup>	C	C
Residential certificate child care <sup>2</sup>	P	P
Garden center	N	N
Kennel, residential	P	P
Media service	N	N
Off Road Recreational Vehicle Rental	C	C
Personal care service, home based <sup>2</sup>	P	P
Personal instruction service, home based <sup>2</sup>	P	P
Produce stand	P	P
Recreational vehicle park	N	N
Residential hosting facility	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

2. Notes:

1. See chapter 46 of this chapter.
2. See chapter 42 of this chapter.
3. See section 152-37-15 of this chapter for permitted animals and fowl.
4. See licensing and operations requirements in title 11 of this code.

3. Accessory

Uses:

Permitted and conditional uses set forth in table 152-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

**Sec 152-14-4 Development Standards In Residential Agricultural Zones**

Development standards within residential agriculture zones shall be as set forth in table 152-14-2 of this section.

TABLE 152-14-2

DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES		
Development Standard	Zones	
	RA-1	RA-.5
Lot standards:		
Average lot area <sup>1</sup>	1 acre	0.5 acre
Minimum lot area <sup>2</sup>	0.8 acre	0.4 acre

Minimum lot width	100 feet	100 feet
Building standards:		
Maximum height, main building <sup>3</sup>	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Maximum size, accessory building <sup>4</sup>	2,000 square feet	2,000 square feet
Building coverage	50% of lot (see subsection 10-37-12I of this title)	
Distance between buildings	No requirement	No requirement
Setback standards - front yard:		
Any building <sup>5</sup>	25 feet	
Setback standards - rear yard:		
Main building	30 feet	30 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	
Setback standards - interior side yard:		
Main building	10 feet one side and 20 feet other side	10 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	
Setback standards - street side yard:		
Main building	20 feet	20 feet
Accessory building	Not permitted	Not permitted

Notes:

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
2. The indicated number is 80 percent of average lot area requirement.
3. Except as otherwise permitted by subsection 152-14-7C of this chapter.
4. Except as otherwise permitted by subsection 152-14-7B of this chapter.
5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

**Sec 152-14-5 Regulations Of General Applicability**

The use and development of real property in residential agriculture zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

1. Design and compatibility standards: See chapter 33 of this chapter.
2. Landscaping and screening: See chapter 32 of this chapter.
3. Motor vehicle access: See chapter 35 of this chapter.
4. Natural resource inventory: See chapter 31 of this chapter.
5. Off street parking: See chapter 34 of this chapter.
6. Signs: See chapter 36 of this chapter.
7. Supplementary development standards: See chapter 37 of this chapter.

**Sec 152-14-6 Regulations For Specific Uses**

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

**Sec 152-14-7 Special Regulations**

1. Animals:  
Within RA-1 and RA-.5 zones, where permitted by the zone the keeping of animals shall normally be simultaneous with occupied residential use.
2. Larger Accessory Buildings:  
Notwithstanding the maximum building size limitation shown in section 152-14-4, table 152-14-2 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. Increased Height:  
Notwithstanding the height limitations shown in section 152-14-4, table 152-14-2 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.



📞 435-874-2323

📠 435-874-2603

🌐 [www.hildalecity.com](http://www.hildalecity.com)

**Recommendation**

Staff recommends approval of the zone change request as it remains consistent with Hildale City' General Plan. Additionally, it may accommodate the city's goal of increased density.

**Sample Motions – ZONING CHANGE**

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-178 commonly addressed as 625 E Water Canyon Road from the current Residential Agricultural-1 (RA-1) to Residential Agriculture -.5 (RA\_.5)



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☎ 435-874-2603  
🌐 www.hildalecity.com

# ZONE CHANGE APPLICATION

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	_____

Name: LAMONT BLACK Telephone: 435-429-4385

Address: 2025 E. WATER CANYON PL. Fax No. \_\_\_\_\_

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: BLACKLAMONT76@gmail.com

Address/Location of Subject Property: \_\_\_\_\_

Tax ID of Subject Property: H-17B-A-3  
H-17B-A-5 Existing Zone District: RA-1  
H-17B-A-7

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

RA-1.5, TO ALLOW BUILDING LOTS FOR CHILDREN

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

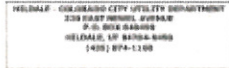
- \_\_\_ a. The name and address of every person or company the applicant represents;
- \_\_\_ b. An accurate property map showing the existing and proposed zoning classifications;
- \_\_\_ c. All abutting properties showing present zoning classifications;
- \_\_\_ d. An accurate legal description of 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



Hildale City  
320 E.Newel Ave  
Hildale, UT 84784  
(435) 874-1160  
ar@hildalecity.com

XBP Confirmation Number: 136931915

▶ Transaction detail for payment to Hildale City.		Date: 01/31/2023 - 2:51:09 PM MT	
<b>Transaction Number: 191692532PT</b> <b>Visa — XXXX-XXXX-XXXX-0150</b> <b>Status: Successful</b>			
Account #	Item	Quantity	Item Amount
zone change app	Land Use	1	\$100.00

**TOTAL: \$100.00**

**Billing Information**

LAMONT BLACK  
625 EAST WATER CANYON  
RD  
HILDALE, UT 84784  
(435) 429-4385

**Transaction taken by:** Admin AChatwin

EXHIBIT A

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH  $00^{\circ}58'08''$  EAST 303.58 FEET ALONG THE ONE SIXTEENTH SECTION LINE; THENCE NORTH  $89^{\circ}03'00''$  WEST 150.58 FEET; THENCE SOUTH  $83^{\circ}15'25''$  WEST 286.06 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE SOUTH  $83^{\circ}15'25''$  WEST 228.38 FEET ALONG SAID LINE; THENCE NORTH  $12^{\circ}54'10''$  WEST 110.86 FEET; THENCE NORTH  $64^{\circ}59'47''$  EAST 232.21 FEET; THENCE SOUTH  $12^{\circ}54'19''$  EAST 184.05 FEET TO THE POINT OF BEGINNING. CONTAINS 0.769 ACRES.

A PART OF PARCEL HO-178-A-3

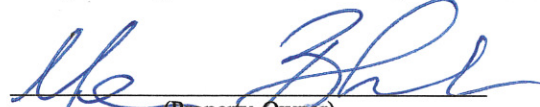



AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )

COUNTY OF )

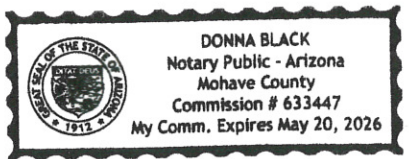
I (we), \_\_\_\_\_, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct 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.

  
\_\_\_\_\_  
(Property Owner)

  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 30 day of Jan 2023

  
\_\_\_\_\_  
(Notary Public)



Residing in: Mohave Co. Arizona

My Commission Expires: May 20, 2026

Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# Property Record Card

Washington County

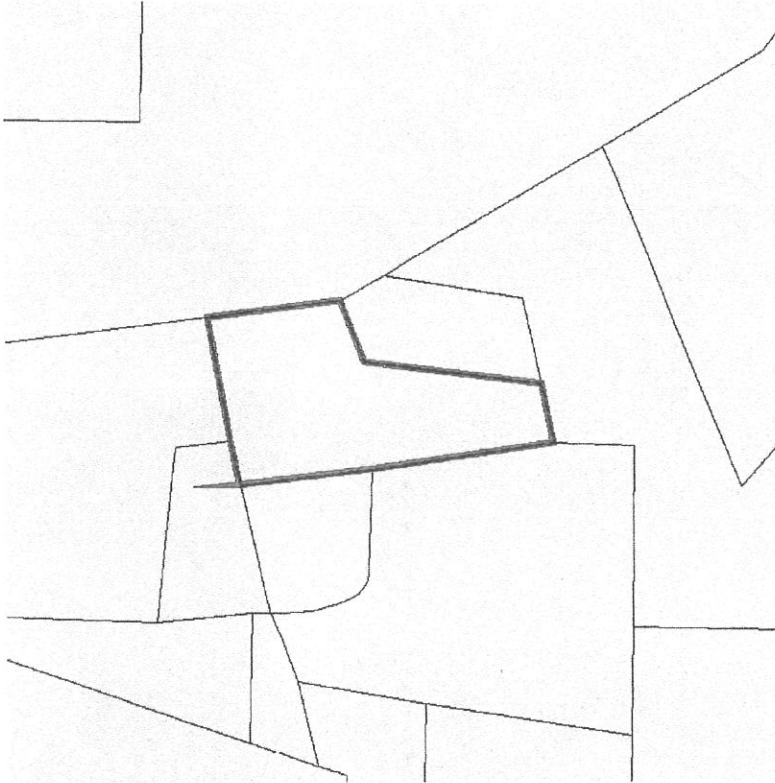
**BLACK LAMONT**  
PO BOX 840453  
HILDALE, UT 84784-0453

**Account: 0517717**  
Tax Area: 02 - Hildale Town  
Acres: 2.540

**Parcel: HD-178-A-3**  
Situs Address:  
WATER CANYON RD  
HILDALE

## Legal Description

S: 26 T: 43S R: 10W BEG SE COR NW1/4 SW1/4 SEC 26 T43S R10WTH N 0°01'06 W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46 W 150.58 FT TO POB; THS 82°16'11 W 514.44 FT; TH N 13°53'24W 294.28 FT; TH N 81°58'11 E 228.25 FT; TH N 58°40'39 E 69.93 FT; TH S 83°44'08 E 248.35 FT; TH S 10°30'34 E 262.01FT TO POB. LESS: BEG SE COR NW1/4 SW1/4SEC 26 TH N 0°01'06 W ALG 1/16 SEC/L 303.58 FT; TH S 89°57'46 W 150.58 FT; THN 10°30'34 W 112.01 FT TO POB; TH N 83°44'04 W 310 FT; TH N 13°53'24 W 107.55FT TO PT ON SLY R/W LN OF 100 FT WIDE RDWY; TH N 58°40'39 E ALG SD R/W LN 69.93FT; TH LEAV SD R/W S 83°44'04 E 248.35FT; TH S 10°30'34 E 150 FT TO POB

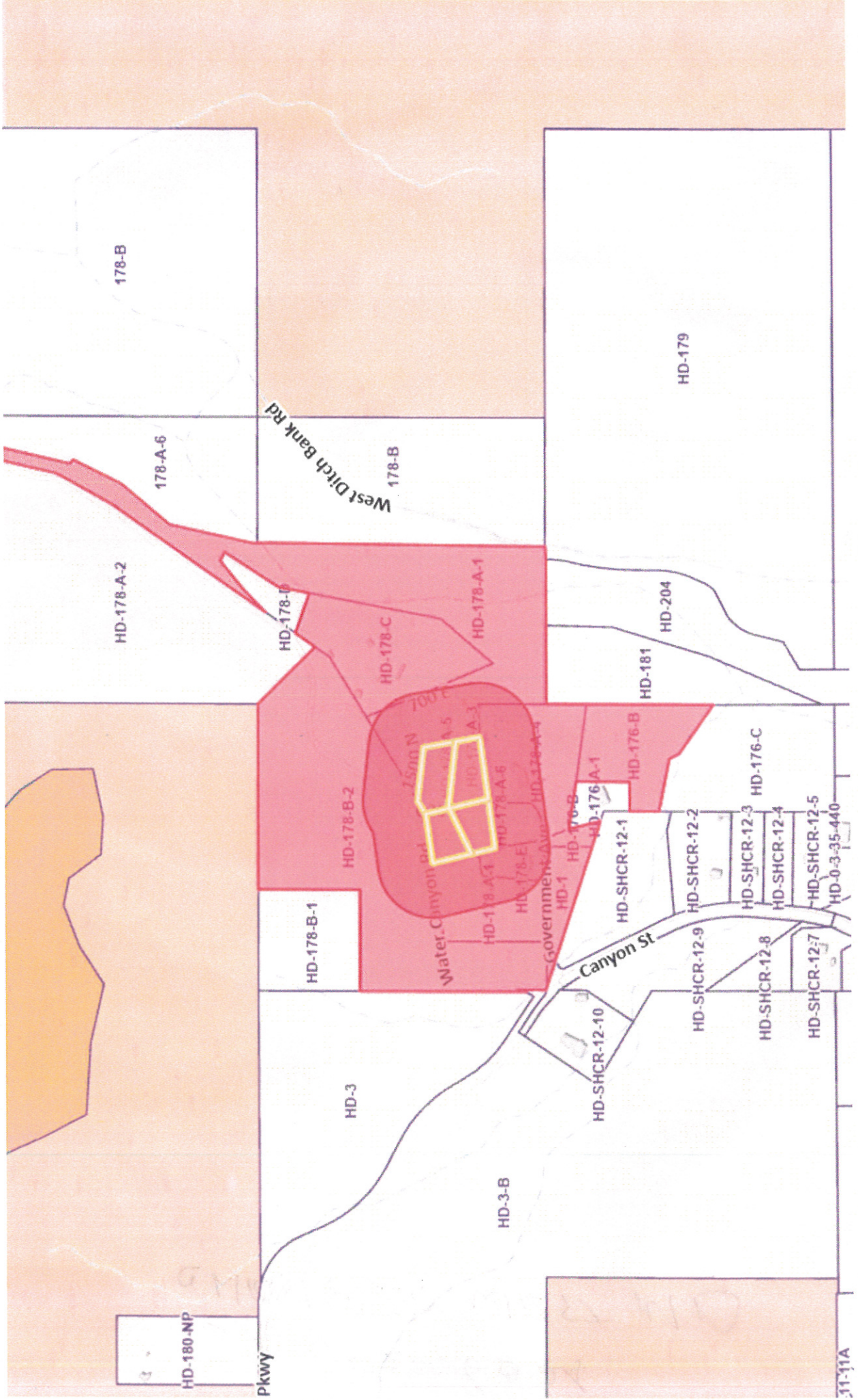


## Transfer History

Entry Number	Date Recorded	Deed Type
20090025437	Jul 1, 2009	Quit Claim Deed
00861578	Jan 23, 2004	Warranty Deed
00519735	Jan 4, 1996	Warranty Deed
00510983	Sep 27, 1995	Corporate Warranty Deed

## Abstract Summary

Code	Classification	Market Value	Taxable Value
02B	RES REAL ESTATE-UNIMP NON-PRIM	\$12,700	\$12,700
<b>Total</b>		<b>\$12,700</b>	<b>\$12,700</b>



178-B

178-A-6

HD-178-A-2

West Ditch Bank Rd

HD-178-16

178-B

HD-178-C

HD-178-A-1

HD-179

HD-204

HD-181

HD-178-B-2

7000 N

Water Canyon Rd

Government Ave

HD-178-A-1  
HD-178-A-2  
HD-178-A-3  
HD-178-A-4  
HD-178-A-5  
HD-178-A-6

HD-176-B  
HD-176-A-1  
HD-176-B

HD-178-B-1

HD-SHCR-12-1

Canyon St

HD-SHCR-12-2

HD-SHCR-12-3

HD-SHCR-12-8

HD-SHCR-12-4

HD-SHCR-12-5

HD-SHCR-12-7

HD-0-3-35-440

HD-3

HD-SHCR-12-10

HD-3-B

HD-180-NP

Pkwy

31-11A

HD-178-B-2

Water Canyon Rd

1500 N

HD-178-A-5

620

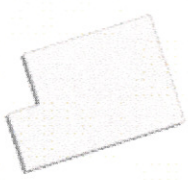
HD-178-A-3

HD-178-A-7

HD-178-A-4

HD-178-A-6

HD-178-E



# Property Record Card

Washington County

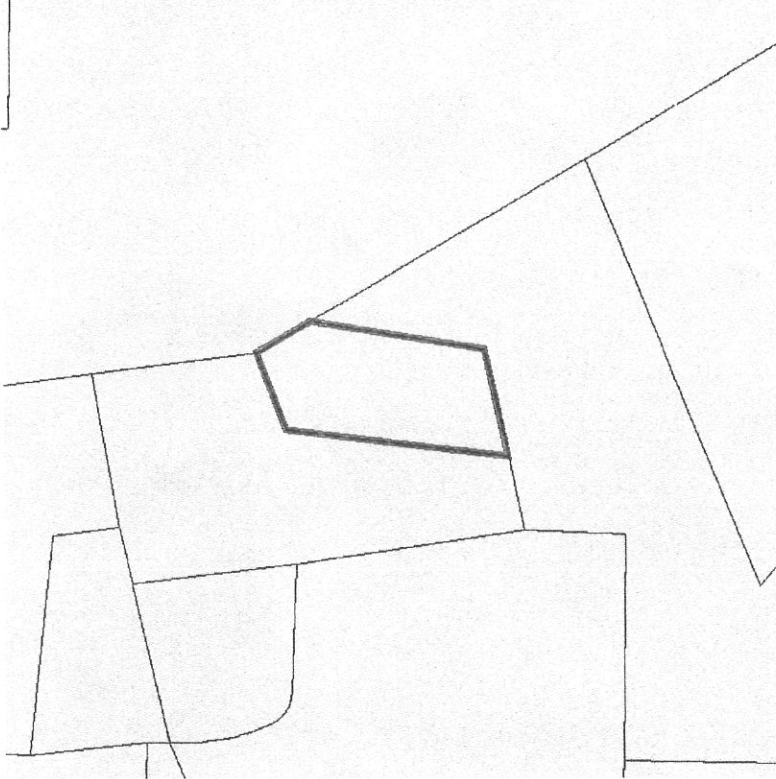
**BLACK LAMONT**  
PO BOX 840453  
HILDALE, UT 84784-0453

**Account: 0550775**  
Tax Area: 02 - Hildale Town  
Acres: 1.000

**Parcel: HD-178-A-5**  
Situs Address:  
595 E WATER CANYON RD  
HILDALE, 847840000

## Legal Description

S: 26 T: 43S R: 10W BEG SE COR NW1/4 SW1/4 SEC 26 T43S R10WTH N 0\*01'06 W ALG 1/16 SEC/L 303.58 FT; TH S 89\*57'46 W 150.58 FT; TH N 10\*30'34 W 112.01 FT TO POB; TH N 83\*44'04W 310 FT; TH N 13\*53'24 W 107.55 FT TOSLY R/W LN 100 FT WIDE RDWY; TH N 58\*40'39 E ALG R/W LN 69.93 FT; TH LEAV R/W S 83\*44'04 E 248.35 FT; TH S 10\*30'34 E 150 FT TO POB



## Transfer History

Entry Number	Date Recorded	Deed Type
20090025437	Jul 1, 2009	Quit Claim Deed
00865217	Feb 13, 2004	Annexation
00603030	May 14, 1998	Quit Claim Deed
00544429	Sep 20, 1996	Quit Claim Deed

## Abstract Summary

Code	Classification	Market Value	Taxable Value
01A	RES REAL ESTATE-IMPROVED	\$50,000	\$27,500
11A	RES IMPROVEMENT-PRIMARY	\$391,200	\$215,160
<b>Total</b>		<b>\$441,200</b>	<b>\$242,660</b>