

From: Eric Duthie, Hildale City Manager
To: Hildale City Council
Date: June 9, 2024
Subject: Zone Change request

Applicant Name: Richard Barlow
Agent: John Barlow/Jeff Barlow
Application Type: Zone Change request
Project Address: 920 N. Oak St., Hildale, UT 84784
Current Zoning: Residential Agriculture 1 (RA1)
Requested Zoning: Residential 1-8 (R1-8)
Date: June 9, 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-3-44 and HD-SHCR-3-45, commonly addressed as 920 N. Oak St., Hildale, Utah from the current Residential Agriculture 1 Zone (RA1) to Residential 1-8 (R1-8).

Background

The applicant submitted the application on May 24, 2024, to the Hildale City offices and paid the fee of \$580.

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 152-13-3 Uses allowed; and Sec 152-13-4 Development Standards In Residential Zones, as follows:

Sec 152-13-3 Uses Allowed

Residential uses:	R1-8
Assisted living facility	C
Boarding house	N
Building, accessory	P
Dwelling, earth sheltered	P
Dwelling, multiple-family	N
Dwelling, single-family	P
Dwelling, single-family with accessory dwelling unit	P
Dwelling, temporary	P
Dwelling, two-family	N
Guesthouse or casita with direct access to main dwelling unit	P
Guesthouse or casita without direct access to main dwelling unit	C
Manufactured home	P
Manufactured/mobile home park	N
Manufactured/mobile home subdivision	N
Protective housing facility	N
Rehabilitation/treatment facility	N
Residential facility for elderly persons	P
Residential facility for persons with a disability	p
Residential facility for troubled youth	N
Short term rental.	P
Transitional housing facility	N

Sec 152-13-4 Development Standards In Residential Zones

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES	
	ZONES
Development Standard	R1-8
Lot standards:	
Average lot area ²	8,000 sq. ft.
Minimum lot area or acreage	6,400 sq. ft.
Minimum lot width and/or project frontage	70 ft.
Building standards:	
Maximum height, main building ³	35 ft.
Maximum height, accessory building ⁴	20 ft.
Maximum size, accessory building	500 sq. ft.
Building coverage: See subsection 10-37-12I of this title	50% of lot
Distance between buildings	No requirement
Setback standards - front yard:	
Any building ⁵	25 ft.
Setback standards - rear yard:	
Main building	10 ft.
Accessory building, including private garage ⁶	10 ft.
Setback standards - interior side yard:	
Main building	10 ft.
Accessory building, including private garage	See note 6
Setback standards - street side yard:	
Main building ⁷	20 ft.
Accessory building	See note 6

Notes:

6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.

Recommendation

Staff recommends approval of the zone change request.