

STAFF REPORT

To: Hildale City Planning Commission

From: Hildale City Planning Staff

Date: April 14, 2025

Re: Zone Change Application – Water Canyon Villas (Formerly Water Canyon Resort)

Background

Applicants Gary Tooke and Steven Park (Chief, LLC and Amira Development, LLC) have submitted a zone change request affecting three parcels: HD-SHCR-3-39-A, HD-SHCR-3-36-A-, and HD-SHCR-3-36-B. The subject properties are located at 840 N. Maple Street in Hildale, Utah.

The current zoning designation is GC (General Commercial). The applicants are requesting a rezone to RM-3 (Multiple-family residential 3) 37-unit townhome project on 1.8 +/- acres to allow for the development of “Water Canyon Villas,” a hospitality-driven, mixed-use resort project intended to serve outdoor visitors and enhance tourism offerings.

The required application fees were submitted (\$500 application fee and \$42 for mailing), and the application includes a completed form, narrative project description, maps showing existing and proposed zoning, legal descriptions, ownership documentation, and addressed envelopes for adjacent property notifications.

Proposed Zone Change and Justification

The applicant proposes a change from the current zoning, which is RA-5 (Residential Agriculture .5) and GC (General Commercial) to RM-3 (Multiple Family Residential). The RM-3 (Multiple Family Residential) zone aligns with this application by supporting high-density, well-designed multi-family apartments and residential development near community amenities.

Evaluation Criteria per Hildale Code §152-7-7

The application includes all items required under §152-7-7(B) and is considered complete.

Public notification materials have been submitted, and the city can proceed with scheduling the required public hearing as outlined in §152-7-7(C).

Upon completion of the public hearing, the Planning Commission will consider the application and make a formal recommendation to the City Council as per §152-7-7(D). The Council will make the final determination under §152-7-7(F), and, if approved, will formalize the change by ordinance and amend the zoning map accordingly.

Surrounding Zoning & Land Use

- North: RA-1 (Residential Agriculture 1)
- East: RA-1 (Residential Agriculture 1)
- South: RA-1 (Residential Agriculture 1)
- West: RA-1(Residential Agriculture 1) and GC (General Commercial)

Compliance with the General Plan

The Hildale General Plan (2021) identifies tourism, hospitality development, and sustainable outdoor recreation as key economic development opportunities. It supports the establishment of lodging accommodations, encourages scenic and rural character protection, and promotes smart growth adjacent to natural amenities such as Water Canyon.

This proposed zone change supports those priorities and is consistent with future land use and vision goals outlined in the plan.

Potential Issues and Mitigation Measures

Concerns such as increased traffic, utility demand, and potential visual impact will be addressed through coordination with Public Works and during subsequent site plan reviews. Infrastructure adequacy (water, sewer, and drainage) must be verified, and development must comply with Hildale's design and compatibility standards.

Staff Recommendation

Based on the above analysis, staff **recommends approval** of the requested zone change from RA-5 (Residential Agriculture .5) and GC (General Commercial) to RM-3 (Multiple Family Residential), subject to the following conditions:

1. **Infrastructure Verification:** Confirm sufficient **water, sewer, and stormwater capacity** to support the lot split and future residential development (§152-24-4). Sufficient water and sewer are available.
2. **Public Works Coordination:** Ensure **road access improvements** and utility connections comply with city standards (§152-39-6)
3. **Mitigation of Zoning Transition Impacts:** Consider **buffering measures** or additional lot layout adjustments to reduce potential impacts on adjacent RA-1 properties (§152-33-2).

4. **Traffic and Emergency Access:** Evaluation of traffic and emergency access as part of future development phases.

This recommendation is based on the finding that the proposed zone change aligns with the Hildale General Plan, supports long-term economic and tourism goals, and is appropriate for the location and surrounding context.

Next Steps

The Planning Commission should schedule a public hearing and review the application in light of community input and staff findings. Following Commission recommendation, the City Council will make a final determination. If approved, the zoning map will be amended and the ordinance recorded to finalize the zone change.