



Ballard City
2381 E. 1000 S., Ballard UT 84066
435-722-3393
Email: kmeyers@ballardcity.org

RM-1



Zone Change Application

Ballard Springs
Name of Subdivision: THE MEADOWS Number of Lots: _____ Acreage: 4
Project Location: 189 S 2500 E Current Zoning: MUC
Tax ID# of all Parcels Affected: Hadean Parcel 170480045
Owner of Property: Hadean
Address: 542 E. 1300 S. City: SLC State: UT Zip: 84105
Phone: 801-677-2346 Fax: _____ Email: _____
Applicant: Phase One Properties LLC
Address: 163 S. 200 E City: AF State: UT Zip: 84003
Phone: 801-860-5500 Fax: _____ Email: swiftcreekproperties@gmail.com
Engineer Firm: Excel Engineering
Address: 12W 100N #201-C City: AF State: UT Zip: 84003
Phone: 801-756-4500 Fax: _____ Email: david@excelcivil.com
CONTACT PERSON FOR PROJECT OF THOSE LISTED ABOVE: Rob McNeel

Please include with the application:

801-860-5500
(Phase One Properties)

1. One 24" x 36" site exhibit, fourteen 11" X 17" reduced site exhibit with legal description prepared by a licensed surveyor.
2. Two sets of mailing labels for all property owners within a 300' radius from the border of the subject property.
3. A statement describing the purpose for the zone change request and showing the consistency with the General Land Use Plan for Ballard City.
4. One copy of the County Ownership Plat(s) identifying the parcels included in the legal description.
5. Pay all fees at the time of application. No exceptions.

Filing Fee: \$300.00 + Acreage Fee

Less than 1 acre: No Fee + \$300.00 = _____ Total 1-100 acres: \$50 X _____ + \$300.00 = _____ Total
Acreage Acreage

101-500 acres: \$25 X _____ + \$300 = _____ Total Over 500 acres: \$10 X _____ + \$300.00 = _____ Total
Acreage Acreage

Maps & Names of property owners: from Uintah County Recorder, 147 E. Main, Vernal, UT 84078
(435-781-5398)

Signature of Applicant: Robert H. McNeel Date: 10.15.24

Signature or Consent of Owner: Hailey Hadean

000000 verified
10/23/24 1:26 PM MDT
W657-Q2U-EQF4-RNCB

e: _____



Ballard City
2381 E. 1000 S., Ballard UT 84066
435-722-3393
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PM-1



Zone Change Application

Ballard Springs

Name of Subdivision: THE MEADOWS Number of Lots: 4 Acreage: 4
Project Location: 212 S. 2500 E Current Zoning: MUC
Tax ID# of all Parcels Affected: Bussell Parcel # 170480044
Owner of Property: Bussell
Address: PO Box 745 City: Roosevelt State: UT Zip: 84066
Phone: 435-722-0305 Fax: _____ Email: _____
Applicant: Phase One Properties, LLC
Address: 163 S. 200 E City: American Fork State: UT Zip: 84003
Phone: 801-860-5500 Fax: _____ Email: Swiftcreekproperties@gmail.com
Engineer Firm: Excel Engineering
Address: 12 W. 100 N. #201-C City: AF State: UT Zip: 84003
Phone: 801-756-4504 Fax: _____ Email: david@excelcivil.com
CONTACT PERSON FOR PROJECT OF THOSE LISTED ABOVE: Ed McNeel

Please include with the application:

801-860-5500
(Phase One Properties)

1. One 24" x 36" site exhibit, fourteen 11" X 17" reduced site exhibit with legal description prepared by a licensed surveyor.
2. Two sets of mailing labels for all property owners within a 300' radius from the border of the subject property.
3. A statement describing the purpose for the zone change request and showing the consistency with the General Land Use Plan for Ballard City.
4. One copy of the County Ownership Plat(s) identifying the parcels included in the legal description.
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Filing Fee: \$300.00 + Acreage Fee

Less than 1 acre: No Fee + \$300.00 = _____ Total 1-100 acres: \$50 X _____ + \$300.00 = _____
Acreage Acreage Total

101-500 acres: \$25 X _____ + \$300 = _____ Total Over 500 acres: \$10 X _____ + \$300.00 = _____
Acreage Acreage Total

Maps & Names of property owners: from Uintah County Recorder, 147 E. Main, Vernal, UT 84078
(435-781-5398)

Signature of Applicant: Ed McNeel Date: 10-15-24

Signature or Consent of Owner: Keith Bussell Date: _____

ds000p verified
10/25/24 12:44 PM
MOT
0000 EING 4350 300X

Ballard city zone change

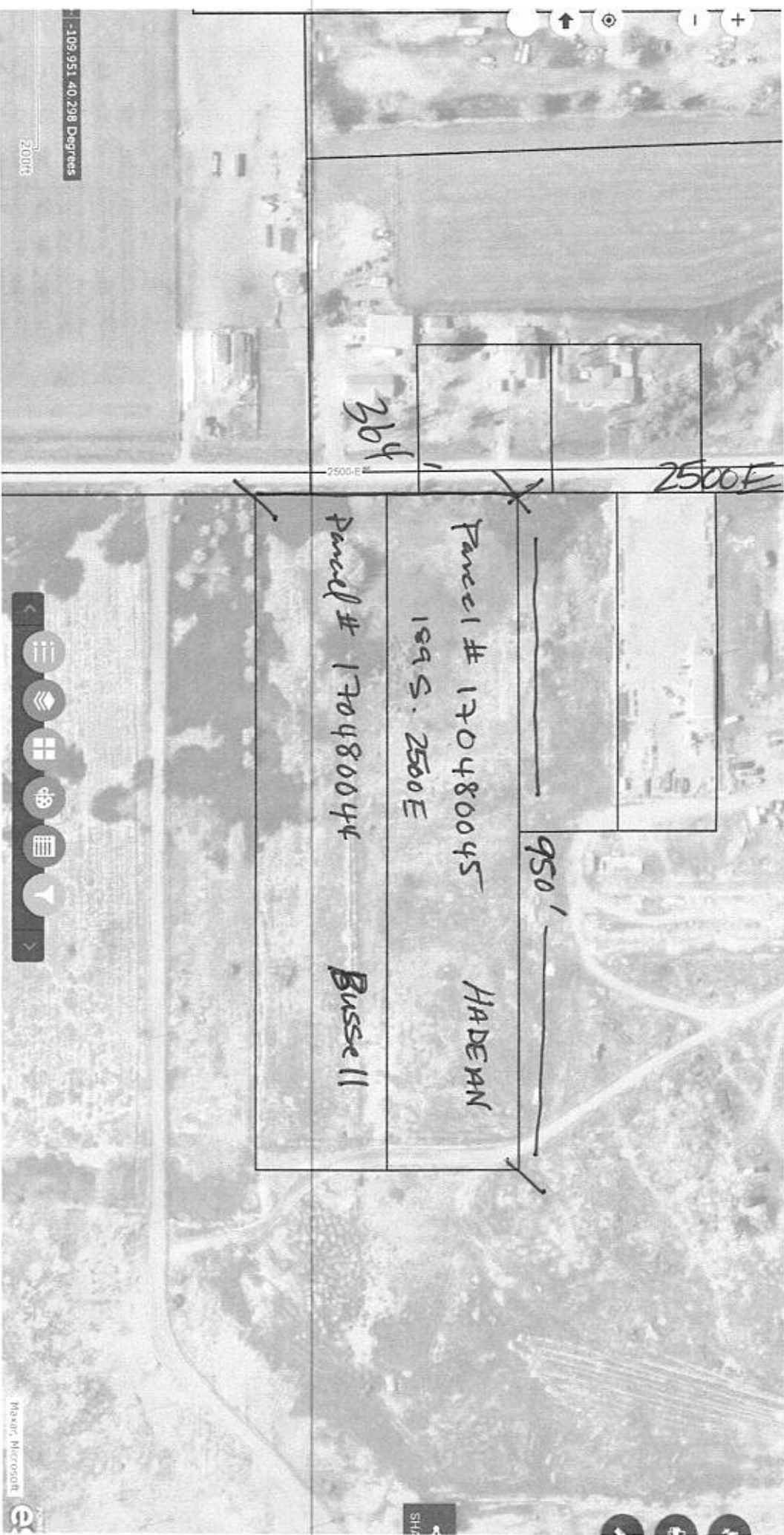
Name/ Parcel / Acres Hadean #170480045 (4) acres
Property Address: 189 S 2500 E

Property Address: Bussell #170480044 (4) acres
212 S. 2500 E

Subdivision name: Ballard Springs
Applicant name: Phase One Properties, LLC

The purpose of the zone change is to take the current zone of Mixed Use Commercial to RM-1 zone to allow for townhome community. A mixed use commercial zone already allows for some residential. The zone change will allow for an affordable residential product to come into the community. This will bring in a mix of residents into the community. A townhome community will bring in a younger home buyer's as well as someone looking to downsize. More residents into the community will increase revenue into local businesses.

Ballard Road





109.951 40.298 Degrees

2000

2500 ft

Mapbox, Microsoft

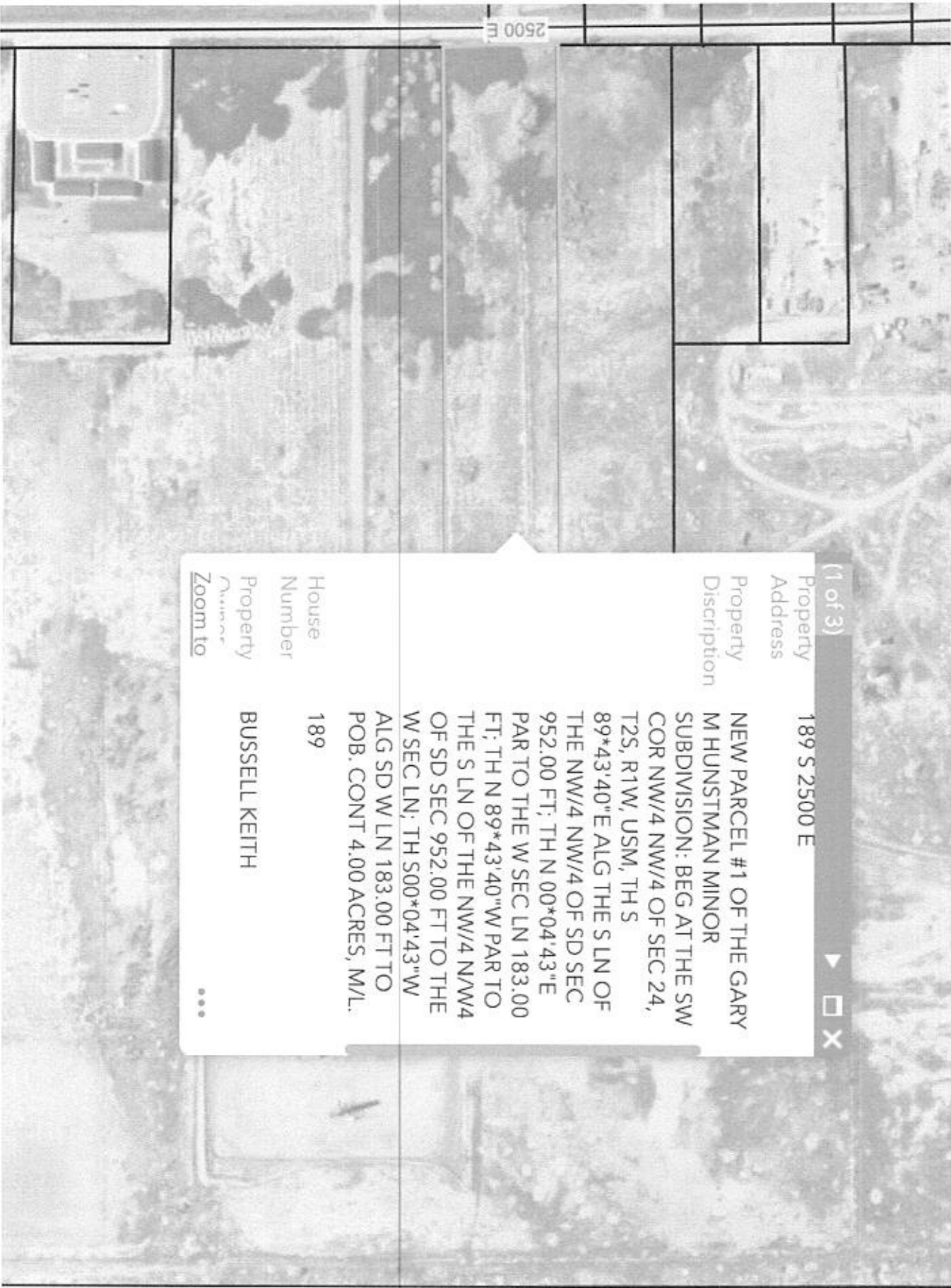
SHA

(1 of 3)



SUBDIVISION: BEG ON THE W LN OF THE NW/4 OF THE NW/4 OF SEC 24, T2S, R1W, USM AT A PT THAT IS N00°04'43"E 183.00 FT FROM THE SW COR OF SD NW/4 OF THE NW/4; TH S 89°43'40"E PAR TO THE S LN OF THE NW/4NW/4 SD SEC 952.00 FT; TH N 00°04'43" E PAR TO THE W SEC LN 183.00 FT; TH N89°43'40" W PAR TO THE S LN OF THE NW/4 NW/4 SD SEC 952.00 FT TO THE W SEC LN; TH S 00°04'43" W ALG SD W LN 183.00 FT TO THE POB. CONT 4.0 ACRES, M/L.

House Number	189
Property Owner	HADEAN HAILEY ETAL
Zoom to	...



(1 of 3)



Property
Address

189 S 2500 E

Property
Description

NEW PARCEL #1 OF THE GARY
M HUNSTMAN MINOR
SUBDIVISION: BEG AT THE SW
COR NW/4 NW/4 OF SEC 24,
T2S, R1W, USM, TH S
89*43'40"E ALG THE S LN OF
THE NW/4 NW/4 OF SD SEC
952.00 FT; TH N 00*04'43"E
PAR TO THE W SEC LN 183.00
FT; TH N 89*43'40"W PAR TO
THE S LN OF THE NW/4 NW/4
OF SD SEC 952.00 FT TO THE
W SEC LN; TH S00*04'43"W

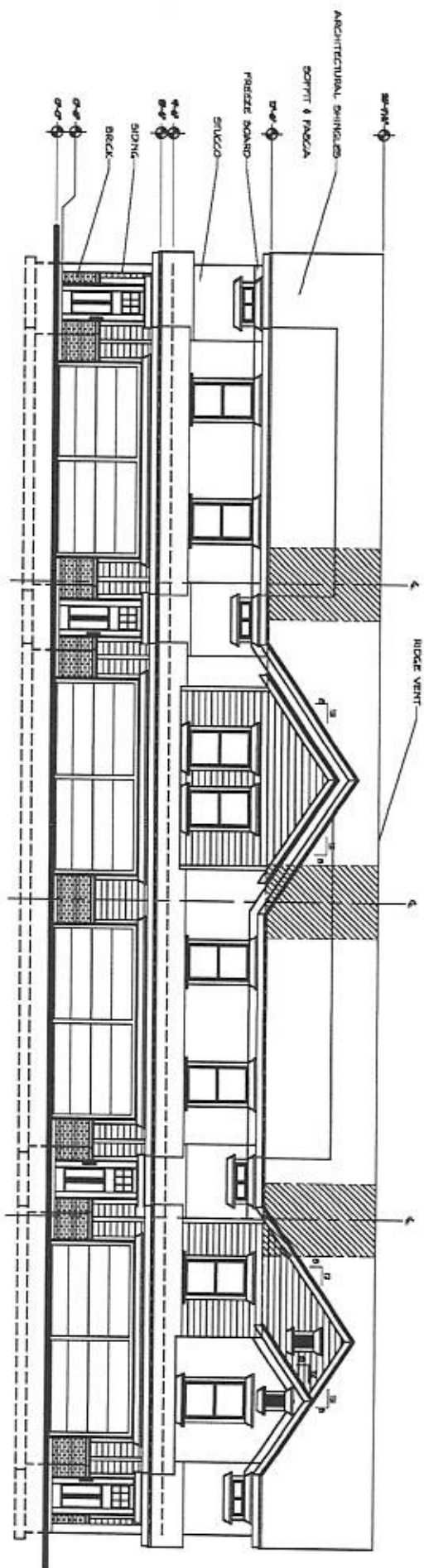
House
Number

189

Property
Owner
[Zoom to](#)

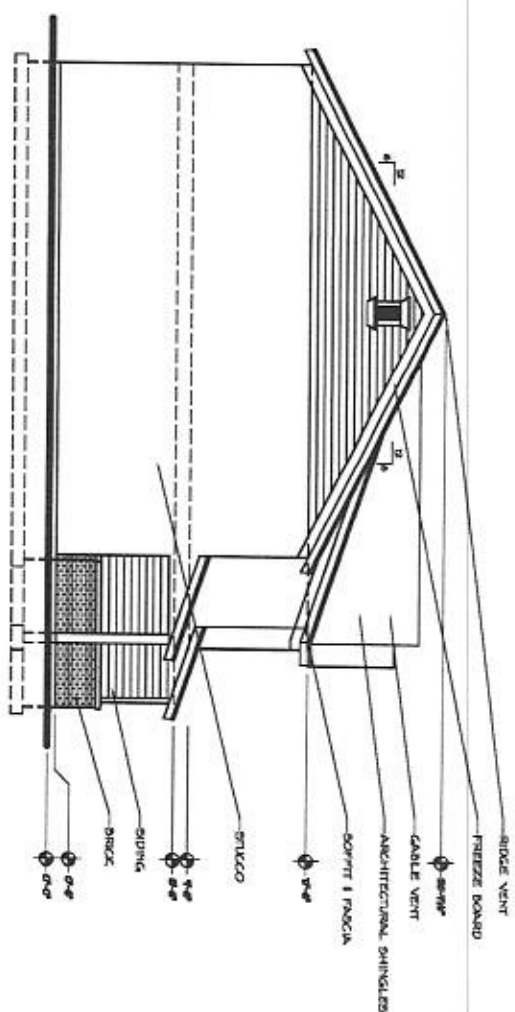
BUSSELL KEITH

...



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

