



Hildale City Planning Commission

Monday, February 23, 2026 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Monday, February 23, 2026** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

Commission members may be participating electronically by video or telephone conference. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

+16699006833,,95770171318#,,,,*993804# US (San Jose)

+12532158782,,95770171318#,,,,*993804# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.gov. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.

Roll Call of Commission Attendees: City Recorder

Welcome, Introduction and Preliminary Matters: Presiding Officer

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning Commission Meeting Minutes of January 12, 2026.

Public Hearing:

2. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-4-8, commonly addressed as Jessop Ave & Redwood St., Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-family (R1-10).
3. Consideration, Discussion, and possible action concerning a request to rezone parcel HD-SHCR-4-8, commonly addressed as Jessop Ave & Redwood St., Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-family (R1-10).
4. The purpose of this hearing is to receive public comment concerning a request to rezone parcel HD-SHCR-2-10, commonly addressed as 820 W Field Ave, Hildale, Utah from Residential Agriculture (RA-1) to Single-family Residential (R1-8).

5. Consideration, Discussion, and possible action concerning a request to rezone parcel HD-SHCR-2-10, commonly addressed as 820 W Field Ave, Hildale, Utah from Residential Agriculture (RA-1) to Single-family Residential (R1-8).

Work Session:

Continuing Education

Public Comments: (3 minutes each - Discretion of Presiding Officer)

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Adjournment: Presiding Officer

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Hildale City Planning Commission may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Hildale City Planning Commission Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.



Hildale City Planning Commission

Monday, January 12, 2026 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Commission Attendees: City Recorder

PRESENT

Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Russel Jessop
Commissioner Thomas Timpson

ABSENT

Vice Chair Thirkle Nielsen
Commissioner Jeromy Williams
Commissioner Teresa Barlow

Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order @ 6:05 pm.

Pledge of Allegiance: By Invitation of Presiding Officer

Chair Wall led the pledge.

Conflict of Interest Disclosures: Commissioners

None

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration, discussion and possible approval of Planning Commission Minutes of November 17, 2025.

Motion made by Commissioner Rex Jessop to approve Planning Commission Minutes of November 17, 2025, Seconded by Chair Wall.

Voting Yea: Chair Wall, Commissioner Jessop, Commissioner Jessop, Commissioner Timpson

Motion Carried

Reports:

None

Public Comments: (3 minutes each - Discretion of Presiding Officer)

None

Public Hearing:

None

Unfinished Commission Business:

None

New Commission Business:

Hildale City Council - January 12, 2026

2. Consideration, discussion and possible approval of the Crimson Mesa Preliminary Plat.

Tabled due to not receiving reports from department heads concerning this plat.

Commissioner Rex Jessop inquired if there is a time limit for agencies to respond.

Mayor Jessop clarified that there is a 30-day review period for a preliminary plat and the request had been submitted approximately 10 days prior. It was also noted that review from fire, EMS, police, and public works is required for a preliminary plat to ensure all issues are addressed before the final plat stage.

Continuing Education

Open and Public Meetings Act Training

<https://www.youtube.com/watch?v=QNVBuXB7vkM>

The Commission participated in mandatory annual training on the Utah Open and Public Meetings Act. A training video was presented covering the definitions of public meetings, requirements for open and closed sessions, public notice procedures, and rules for meeting minutes and recordings.

Planning and Zoning education training.

Kevin Smedley from the Five County Association of Governments (AOG) was present to discuss the process for updating the Hildale City General Plan. Mr. Smedley, a land use planner with the AOG, explained that his services are provided to the city at no cost and that a General Plan update typically takes about a year.

Mr. Smedley provided two handouts: a simplified summary of the general plan update process and a document outlining state law requirements from Chapter 10, Section 9a of the Utah Code.

State Requirements: A general plan must include a land use element and a transportation/traffic circulation element. While a housing element is required for larger communities, most cities of Hildale's size still include one. A water use and preservation element is not required for a city of Hildale's size.

Planning Commission Role: Under state law, the Planning Commission is the drafting body for the general plan. The Commission drafts the plan and holds a public hearing before forwarding a recommendation to the City Council, which is the final approval body.

Public Input: At least one public open house is required to gather public input. Mr. Smedley explained that an open house is an informal event distinct from a formal public hearing. He recommended using surveys to collect feedback and suggested the city could track whether feedback came from residents of Hildale, Colorado City, or other communities.

Process Recommendation: Mr. Smedley suggested the update process is often best handled during work meetings following regular commission business, allowing for focused discussion on specific sections of the plan over time. He offered to perform a "redline" review of Hildale's current General Plan to identify language that could be updated or clarified, focusing on language and clarity, not community dynamics.

The Commission discussed the scope of changes needed since the last plan was adopted, noting that significant changes, such as annexations, have occurred.

Mr. Smedley confirmed that the plan can be changed significantly to reflect the community's current vision, as long as it complies with state code.

Discussion occurred regarding a document prepared by a member of the public, which reportedly tracks past Commission decisions that may have deviated from the current General Plan. It was noted this could be beneficial in identifying patterns where the General Plan may need to be amended to align with the city's evolving direction.

Commissioner Rex Jessop raised the importance of coordinating with Colorado City, Arizona.

Mayor Donia Jessop reported that Colorado City has secured funding to begin its own general plan update process and she would stay in communication with their leadership.

Mayor Jessop advocated for simplifying the General Plan to make it more readable.

Mr. Smedley concurred, advising the Commission to review the plan's goals to ensure they are relevant and achievable within a five-to-ten-year horizon. He also noted that a clear General Plan is crucial for securing grant funding.

Conclusion:

The Commission agreed to begin the General Plan update process with a work session at the next meeting.

Commissioner Rex Jessop requested that Mr. Smedley's redlined document be emailed to the commissioners before the work session for individual review.

Mr. Smedley agreed to provide a redlined review of the first three chapters within a couple of weeks.

Mayor Jessop offered to provide hard copies of the General Plan in folders for the commissioners.

No motion was made as this was a discussion item.

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Commissioner Rex Jessop thanked the staff for their research and work.

Commissioner Russel Jessop suggested that new commissioners should be required to read the General Plan as part of an onboarding process. He stated that when he became a commissioner, he was not aware a General Plan existed and that having this knowledge beforehand would help new members make more informed decisions.

Chair Wall greed and mentioned she is working on an onboarding document that would compile resources, including training videos from the Utah League of Cities and Towns, into a checklist for new commissioners.

Commissioner Timpson added that an introduction to the city's land development code would also be helpful for new commissioners to understand their roles and responsibilities.

Mayor Jessop provided an overview of the new Hildale City website, launched on December 30th. She demonstrated how to find the municipal code, including the land development ordinances, and the Planning and Zoning department page. She noted that the city ordinances were currently located under the "Justice Court" tab and that this would be corrected. She encouraged commissioners to report any issues or suggestions to Michael Hammon at community@hildalecity.gov. The Mayor also mentioned training resources available at LUAU.utah.gov (Land Use Academy of Utah).

Executive Session: As needed

Adjournment: Presiding Officer

Chair Wall declared the meeting adjourned at 7:07 p.m.

Minutes were approved at the Planning Commission Meeting on _____.

Maxene Jessop, City Recorder



435 814 2600
435 814 2603
www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/ mailing notice

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

Name: Michael A Hobbs Telephone: (435) 632-3938

Address: 300 East Zion Trail N. Toquerville, Utah Fax No. _____

Agent (If Applicable): Rosenberg Associates Telephone: (435) 619-9203

Email: codya@racivil.com

Address/Location of Subject Property: Jessop Ave. & Redwood Street

Tax ID of Subject Property: HD-SHCR-4-8 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
R1-10, Proposing a partial plat amendment to split current 1.01 acre lot into four quarter acre lots.

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 6:00 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

Date application deemed to be complete: _____ Completion determination made by: _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Michael A Hobbs, 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.

[Signature]
(Property Owner)

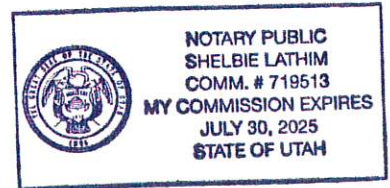
(Property Owner)

Subscribed and sworn to me this 24 day of Jan 2025

[Signature]
(Notary Public)

Residing in: Hurricane Utah

My Commission Expires: 07/30/25



Agent Authorization

I (we), Michael A Hobbs, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Rosenberg Associates 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.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of Jan 2025

[Signature]
(Notary Public)

Residing in: Hurricane Utah

My Commission Expires: 07/30/25

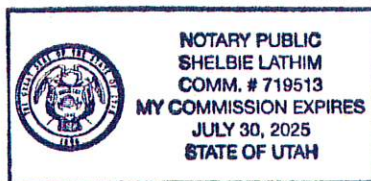




Exhibit "A"

All of Lot 8 of the Short Creek Subdivision #4, as found on file with the Washington County Recorder's Office. Entry No. 20140018626.


Containing 44,159 square feet or 1.01 acres.



January 21, 2025

| | |
|-----------|----------------|
| DATE: | |
| JOB NO.: | |
| DRAWN BY: | C.G.A. |
| SCALE: | 1"=60' |
| DWB: | SURVEY-EXHIBIT |
| DATE | |
| REVISIONS | |

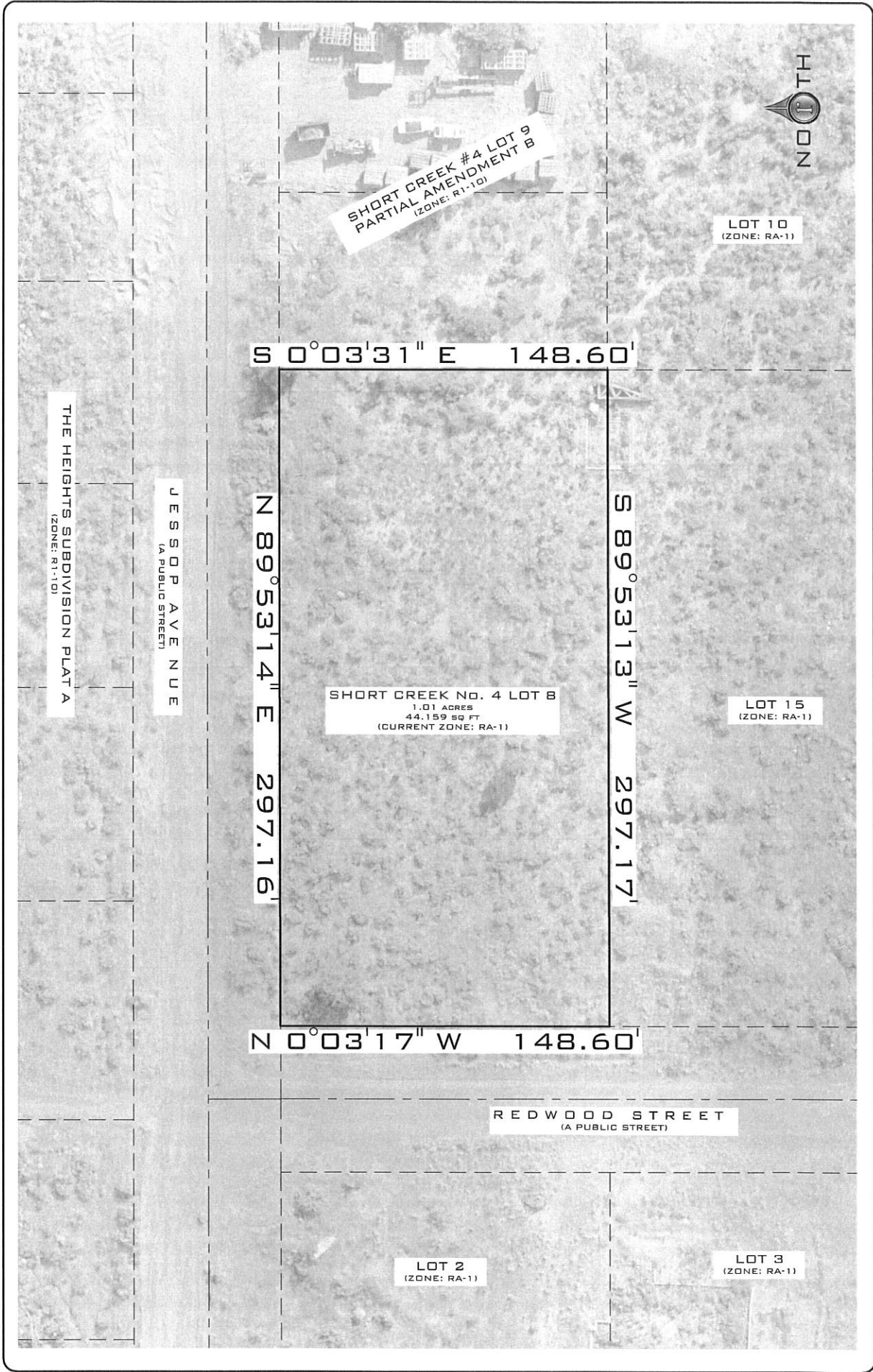
ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UTAH 84790
435.673.8586
WWW.RACIVIL.COM

EXHIBIT MAP
(CURRENT ZONE RA-1)

SHEET
1
OF 1 SHEET



| | |
|-----------|----------------|
| DATE: | |
| JOB NO.: | 1802729 |
| DRAWN BY: | C.G.A. |
| SCALE: | 1"=60' |
| DWG: | SURVEY-EXHIBIT |
| DATE | |
| REVISIONS | |

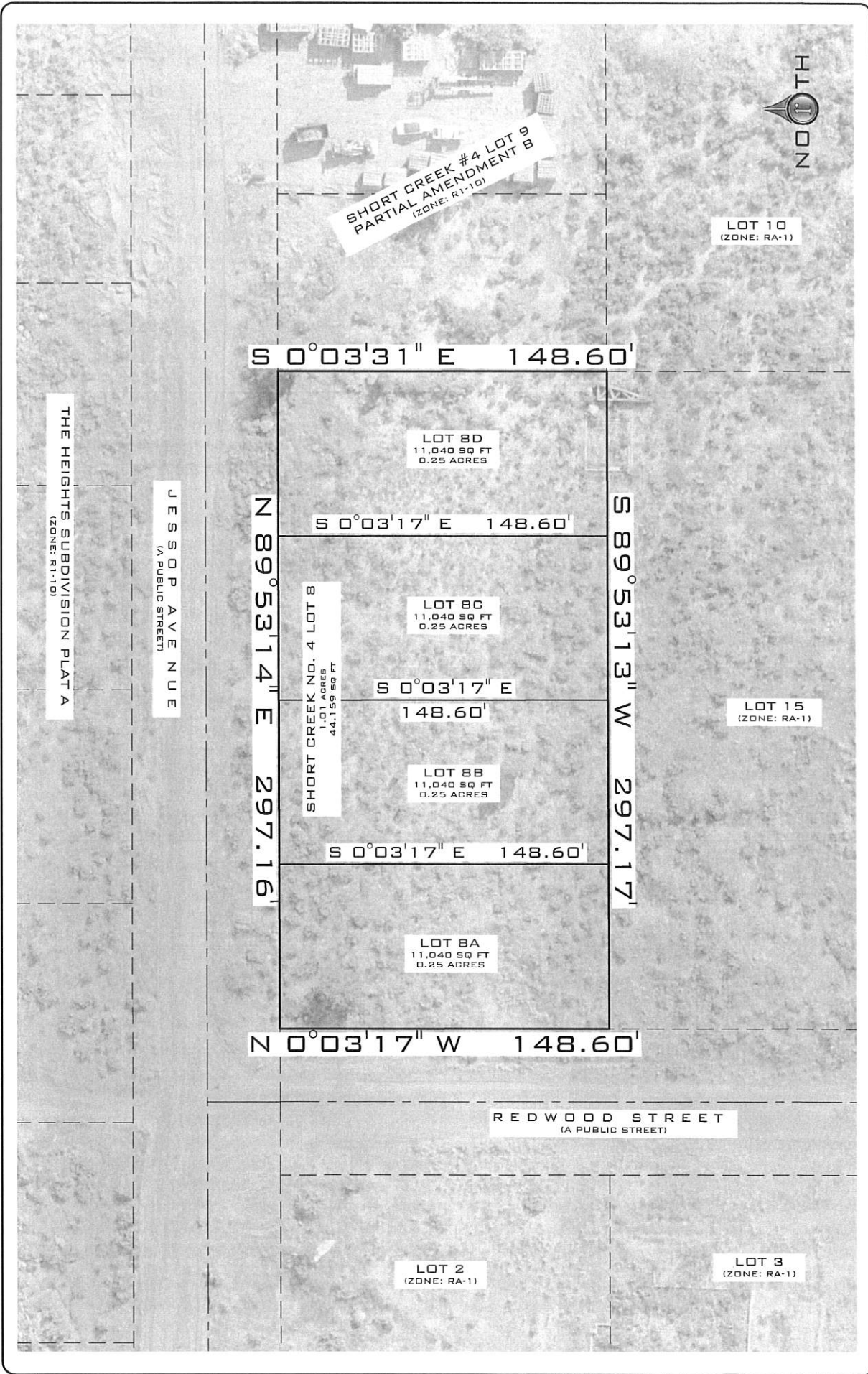
ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE DRIVE, SUITE A-2
 ST. GEORGE, UTAH 84790
 435.673.8586
 WWW.RACIVIL.COM

EXHIBIT MAP
 (PROPOSED ZONE R1-8)

SHEET
1
 OF 1 SHEET



Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/13/2025 11:42:45 AM Fee \$40.00 By RAMPART
TITLE INSURANCE AGENCY



RAMPART TITLE

When recorded mail deed and tax notice to:
Michael A. Hobbs and Daisy V. Hobbs, Trustees of Hobbs Family Trust dated October 24, 2018
300 E Zion Trail North
Toquerville, UT 84774

WARRANTY DEED

GRANTOR(S): **Frehner Properties, LLC, a Utah Limited Liability Company**

Hereby CONVEY and WARRANT to:

GRANTEE(S): **Michael A. Hobbs and Daisy V. Hobbs, Trustees of Hobbs Family Trust dated October 24, 2018**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of Utah:

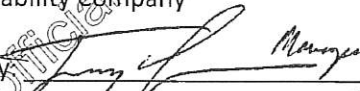
LOT 8, SHORT CREEK SUBDIVISION #4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

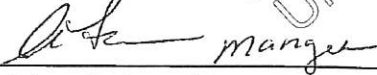
Tax ID No.: HD-SHCR-4-8

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 13th day of January, 2025.

Frehner Properties, LLC, a Utah Limited Liability Company


By:  Manager
Jeremy Frehner, Manager


By:  Manager
Adriane Frehner, Manager

STATE OF UTAH
COUNTY OF WASHINGTON

On this 13th day of January, 2025, personally appeared Jeremy Frehner and Adriane Frehner, Managers of Frehner Properties, LLC, a Utah Limited Liability Company, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager and Manager of Frehner Properties, LLC, a Utah Limited Liability Company and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager and Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public

 RANDY KIDMAN
Notary Public
State Of Utah
My Commission Expires 04-24-2027
COMMISSION NO. 730781

WARRANTY DEED

CHAPTER 13 RESIDENTIAL ZONES

- [c 152-13-1 Purpose](#)
- [c 152-13-2 Scope](#)
- [c 152-13-3 Uses Allowed](#)
- [c 152-13-4 Development Standards In Residential Zones](#)
- [c 152-13-5 Regulations Of General Applicability](#)
- [c 152-13-6 Regulations For Specific Uses](#)
- [c 152-13-7 Special Regulations](#)
- [c 152-13-8 Illustrations \(Reserved\)](#)

Item 2.

c 152-13-1 Purpose

e section 152-11-2 of this chapter.

c 152-13-2 Scope

e provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building or structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

c 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 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 152-13-1 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 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

| PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES | | | | | | | |
|------------------------------------------------------------------|-------------------|-------------------|----------------|------|------|------|-------|
| | Zones | | | | | | |
| | R1-15 | R1-10 | R1-8 | RM-1 | RM-2 | RM-3 | MH/RV |
| Agricultural uses: | | | | | | | |
| Accessory building | P | P | P | P | P | P | P |
| Agricultural business | N | N | N | N | N | N | N |
| Agricultural industry | N | N | N | N | N | N | N |
| Agriculture | N | N | N | N | N | N | N |
| Agriculture residential | P | P | P | P | P | P | P |
| Animal specialties | P | P | N | N | N | N | N |
| Animals and fowl for recreation and family food production | P ³ /C | P ³ /C | P ³ | N | N | N | N |
| Stable, private | N | N | N | N | N | N | N |
| 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 |

| | | 24-10 | | | | | | |
|-------------------------------------------------------------------|---|-------|---|---|---|---|---|---------|
| Manufactured/mobile home subdivision | N | N | N | N | N | N | N | |
| Protective housing facility | N | N | N | N | N | N | N | Item 2. |
| Rehabilitation/treatment facility | N | N | N | N | N | N | N | N |
| Residential facility for elderly persons ¹ | P | P | P | P | P | P | P | P |
| Residential facility for persons with a disability ¹ | P | P | P | P | P | P | P | P |
| Residential facility for troubled youth | N | N | N | N | N | N | N | N |
| Short term rental ⁴ | P | P | P | N | N | N | N | N |
| Transitional housing facility | N | N | N | N | N | N | N | N |
| Public and civic uses: | | | | | | | | |
| Airport | N | N | N | N | N | N | N | N |
| Auditorium or stadium | N | N | N | N | N | N | N | N |
| Bus terminal | N | N | N | N | N | N | N | N |
| Cemetery | P | P | P | P | P | P | P | P |
| Church or place of worship | P | P | P | P | P | P | P | P |
| Club or service organization | N | N | N | N | N | N | N | N |
| College or university | N | N | N | N | N | N | N | N |
| Convalescent care facility | N | N | N | N | N | N | N | N |
| Correctional facility | N | N | N | N | N | N | N | N |
| Cultural service | N | N | N | N | N | N | N | N |
| Golf course | P | P | P | P | P | P | P | P |
| Government service | N | N | N | N | N | N | N | N |
| Hospital | N | N | N | N | N | N | N | N |
| Operations center | N | N | N | N | N | N | N | N |
| Park | P | P | P | P | P | P | P | P |
| Post office | N | N | N | N | N | N | N | N |
| Protective service | P | P | P | P | P | P | P | P |
| Reception center | N | N | N | N | N | N | N | N |
| School, elementary, middle, high or private | P | P | P | P | P | P | P | P |
| School, vocational | N | N | N | N | N | N | N | N |
| Stable, public | N | N | N | N | N | N | N | N |
| Utility, major | N | N | N | N | N | N | N | N |
| Utility, minor | P | P | P | P | P | P | P | P |
| Commercial uses: | | | | | | | | |
| Agricultural sales and service | N | N | N | N | N | N | N | N |
| Animal hospital | N | N | N | N | N | N | N | N |
| Bail bond service | N | N | N | N | N | N | N | N |
| Bank or financial institution | N | N | N | N | N | N | N | N |
| Bed and breakfast, home (Less than or Equal to 2; Owner Occupied) | C | C | C | N | N | N | N | C |
| Bed and breakfast inn (Between 3 and 10) | C | C | C | N | N | N | N | C |
| Business equipment rental, services, and supplies | N | N | N | N | N | N | N | N |
| Camping Hosting Facility | N | N | N | N | N | N | N | N |
| Car wash | N | N | N | N | N | N | N | N |
| Club, private | N | N | N | N | N | N | N | N |

| | | R1-10 | | | | | | |
|-------------------------------------------------------|---|-------|---|---|---|---|---|---------|
| Convenience store | N | N | N | N | N | N | N | N |
| Family child daycare facility ² | P | P | P | P | P | P | P | Item 2. |
| Licensed family child care ² | C | C | C | C | C | C | C | C |
| Residential certificate child care ² | P | P | P | P | P | P | P | P |
| Child care center | N | N | N | N | N | N | N | N |
| Funeral home | N | N | N | N | N | N | N | N |
| Garden center | N | N | N | N | N | N | N | N |
| Gas and fuel, storage and sales | N | N | N | N | N | N | N | N |
| Gasoline service station | N | N | N | N | N | N | N | N |
| Hostel | N | N | N | N | N | N | N | N |
| Hotel | N | N | N | N | N | N | N | N |
| Kennel, commercial | N | N | N | N | N | N | N | N |
| Kennel, residential | P | P | P | P | P | P | P | P |
| Laundry or dry cleaning, limited | N | N | N | N | N | N | N | N |
| Liquor store | N | N | N | N | N | N | N | N |
| Media service | N | N | N | N | N | N | N | N |
| Medical or dental laboratory | N | N | N | N | N | N | N | N |
| Medical service | N | N | N | N | N | N | N | N |
| Motel | N | N | N | N | N | N | N | N |
| Office, general | N | N | N | N | N | N | N | N |
| Off Road Recreational Vehicle Rental | C | C | C | N | N | N | N | N |
| Parking garage, public | N | N | N | N | N | N | N | N |
| Parking lot, public | N | N | N | N | N | N | N | N |
| Pawnshop | N | N | N | N | N | N | N | N |
| Personal care service, home based ² | P | P | P | P | P | P | P | P |
| Personal instruction service, home based ² | P | P | P | P | P | P | P | P |
| Printing and copying, limited | N | N | N | N | N | N | N | N |
| Printing, general | N | N | N | N | N | N | N | N |
| Produce stand | N | N | N | N | N | N | N | N |
| Recreation and entertainment, indoor | N | N | N | N | N | N | N | N |
| Recreation and entertainment, outdoor | N | N | N | N | N | N | N | N |
| Recreational vehicle park | N | N | N | N | N | N | N | P |
| Repair service | N | N | N | N | N | N | N | N |
| Research service | N | N | N | N | N | N | N | N |
| Residential hosting facility | P | P | P | N | N | N | N | N |
| Restaurant, fast food | N | N | N | N | N | N | N | N |
| Restaurant, general | N | N | N | N | N | N | N | N |
| Retail, general | N | N | N | N | N | N | N | N |
| Secondhand store | N | N | N | N | N | N | N | N |
| Shopping center | N | N | N | N | N | N | N | N |
| Tattoo establishment | N | N | N | N | N | N | N | N |
| Tavern | N | N | N | N | N | N | N | N |
| Temporary trailer | P | P | P | P | P | P | P | P |

| | | | | | | | | |
|---------------------------------------|--------------------------------------------------|---|---|-------|---|---|---|---------|
| | | | | R1-10 | | | | |
| Vehicle and equipment rental or sale | N | N | N | N | N | N | N | N |
| Vehicle and equipment repair, general | N | N | N | N | N | N | N | Item 2. |
| Vehicle repair, limited | N | N | N | N | N | N | N | N |
| Veterinary service | N | N | N | N | N | N | N | N |
| Warehouse, self-service storage | N | N | N | N | N | N | N | N |
| Wireless telecommunication facility | See section 10-50-5, table 10-50-1 of this title | | | | | | | |
| Industrial uses: | | | | | | | | |
| Automobile wrecking yard | N | N | N | N | N | N | N | N |
| Freight terminal | N | N | N | N | N | N | N | N |
| Heavy industry | N | N | N | N | N | N | N | N |
| Junk or salvage yard | N | N | N | N | N | N | N | N |
| Laundry services | N | N | N | N | N | N | N | N |
| Manufacturing, general | N | N | N | N | N | N | N | N |
| Manufacturing, limited | N | N | N | N | N | N | N | N |
| Mineral extraction | N | N | N | N | N | N | N | N |
| Wholesale and warehousing, general | N | N | N | N | N | N | N | N |
| Wholesale and warehousing, limited | N | N | N | N | N | N | N | N |

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.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 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 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 ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

c 152-13-4 Development Standards In Residential Zones

Development standards within residential zones shall be as set forth in table 152-13-2 of this section.

Table 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

| Development Standard | Zones | | | | | | | |
|-------------------------------|----------------|----------------|----------------|---------------|----------------|--------|--------|--------|
| | R1-25 | R1-15 | R1-10 | R1-8 | RM-1 | RM-2 | RM-3 | |
| Minimum lot standards: | | | | | | | | |
| Average lot area ² | 15,000 sq. ft. | 15,000 sq. ft. | 10,000 sq. ft. | 8,000 sq. ft. | n/a | n/a | n/a | n/a |
| Minimum lot area or acreage | 12,000 sq. ft. | 12,000 sq. ft. | 8,000 sq. ft. | 6,400 sq. ft. | 10,000 sq. ft. | 1 acre | 1 acre | 1 acre |

| | | | | | | | |
|-------------------------------------------|--------|--------|--------|--------|------------------------|------------------------|--------------------|
| Minimum lot width and/or project frontage | 89 ft. | 90 ft. | 80 ft. | 70 ft. | project 30 ft. unit | project 30 ft. unit | project Item 2. |
| | 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 sq. ft. | 1,200 sq. ft. | 1,200 sq. ft. | 500 sq. ft. | 1,000 sq. ft. | 1,000 sq. ft. | 500 sq. ft. |
| Building coverage: See subsection 10-37-21 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 | No requirement | No requirement | No requirement | No requirement | 20 ft. | 20 ft. | 20 ft. |

Setback standards - front yard:

| | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|
| Main 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 |

Notes:

- Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
- "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
- Except as otherwise permitted by subsection 152-13-7C of this chapter.
- Except as otherwise permitted by subsection 152-13-7B of this chapter.
- Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
- If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
- When this side setback is required, rear setback may be reduced to 10 feet.

c 152-13-5 Regulations Of General Applicability

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

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.

See chapter 34 of this title.

(f) Signs:
See chapter 36 of this title.

(g) Supplementary development standards:
See chapter 37 of this title.

Item 2.

c 152-13-6 Regulations For Specific Uses

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.

c 152-13-7 Special Regulations

- (a) Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
- (b) Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
- (c) Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.
- (d) Visual Barriers:
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of multiple-family development.
- (1) The height of such barrier shall be at least six feet (6').
 - (2) The barrier material and location shall be identified on an approved site plan.
- (e) Open Space:
In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area.

c 152-13-8 Illustrations (Reserved)

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.055290 Jan 30, 2025

ROSENBERG ASSOCIATES

| | |
|-------------------------|--------|
| Previous Balance: | .00 |
| MISCELLANEOUS | |
| ZONE CHANGE APPLICATION | 500.00 |
| MISCELLANEOUS | |
| POSTAGE | 24.00 |
| | ----- |
| Total: | 524.00 |
| | ===== |
| Check - Zions Bank | |
| Check No: 6180 | 524.00 |
| Payor: | |
| MICHAEL HOBBS | |
| Total Applied: | 524.00 |
| | ----- |
| Change Tendered: | .00 |
| | ===== |

01/30/2025 12:43 PM



Hildale City Public Hearing Notice

Thursday, March 20, 2025 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a will hold a public hearing as part of the regular meeting on **Thursday, March 20, 2025** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

The Commission will receive public comments during a Public Hearing concerning a request to rezone Parcel HD-SHCR-3-2, commonly addressed as Jessop Ave/Elm St., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential Single Family (R1-10)

and a request to rezone Parcel HD-SHCR-4-8, commonly addressed as Jessop Ave & Redwood St., Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-family (R1-10)

No decisions will be made during the Public Hearing.

Commission members may be participating electronically by video or telephone conference. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

+16699006833,,95770171318#,,,,*993804# US (San Jose)

+12532158782,,95770171318#,,,,*993804# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.com. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.



📞 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

March 10, 2025

RE: Notice of Public Hearing — Re-zone Request
Parcel Number: HD-SHCR-4-8
Address: Jessop Ave & Redwood St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Residential Agriculture (RA-1) to Residential Single-family (R1-10) Zone. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder’s office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held March 20, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

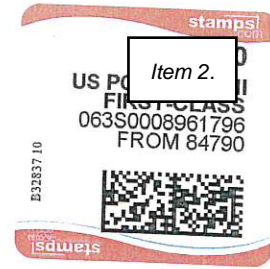
Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@hildalecity.com. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,



Hildale City Administration

BARLOW IANTHIUS W
HD-SHCR-4-4
PO BOX 280
HURRICANE, UT 84737-0280



JEFFS JESSE H
HD-SHCR-4-14
PO BOX 842100
HILDALE, UT 84784-2100

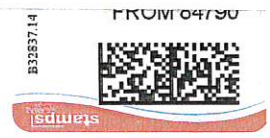


SLAUGH SUSAN C TRUSTEES, ET AL
HD-HIS-A-17
9548 S HIDDEN PINE LN
SANDY, UT 84092





Rosenberg Associates
352 East Riverside Dr. Ste A2
St. George, Ut. 84790



JEFFS RICHARD B
HD-SHCR-4-11
PO BOX 842100
HILDALE, UT 84784-2100



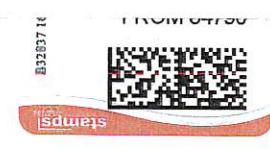
FREHNER PROPERTIES LLC
HD-SHCR-4-8
1593 WBLOOMINGTON DR S
SAINT GEORGE, UT 84790



JOHNSON LEROY
HD-SHCR-4-3
3076 E 2550 S
SAINT GEORGE, UT 84790



BURLINGAME BRETT
HD-SHCR-4-9B-PT-B
784 S PEACHTREE CIR
TOQUERVILLE, UT 84774



BLACKMORE ARTHUR JR
HD-SHCR-4-10
54-055 WAIKULAMA ST UNIT 2
HAUULA, HI 96717-9686



SOUTH ZION ESTATES LLC
HD-HIS-A-11
11951 S 645 E
DRAPER, UT 84020



JOHNSON DEBORAH
HD-SHCR-4-9A-PT-B
2169 N SILVER STONE WAY
WASHINGTON, UT 84780-1865



DWELLSTONE LLC - SERIES 2
HD-SHCR-4-15
409 3RD AVE EAST
WILLISTON, ND 58801



435 814 2212
435 814 2603
www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/ mailing notice

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

Name: Michael A Hobbs Telephone: (435) 632-3938

Address: 300 East Zion Trail N. Toquerville, Utah Fax No. _____

Agent (If Applicable): Rosenberg Associates Telephone: (435) 619-9203

Email: codya@racivil.com

Address/Location of Subject Property: Jessop Ave. & Redwood Street

Tax ID of Subject Property: HD-SHCR-4-8 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
R1-10, Proposing a partial plat amendment to split current 1.01 acre lot into four quarter acre lots.

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 6:00 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

Date application deemed to be complete: _____ Completion determination made by: _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Michael A Hobbs, 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.

[Signature]
(Property Owner)

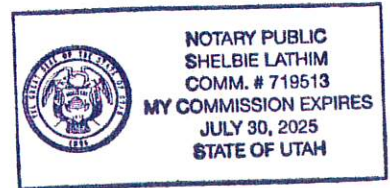
(Property Owner)

Subscribed and sworn to me this 24 day of Jan 2025

[Signature]
(Notary Public)

Residing in: Hurricane Utah

My Commission Expires: 07/30/25



Agent Authorization

I (we), Michael A Hobbs, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Rosenberg Associates 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.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of Jan 2025

[Signature]
(Notary Public)

Residing in: Hurricane Utah

My Commission Expires: 07/30/25

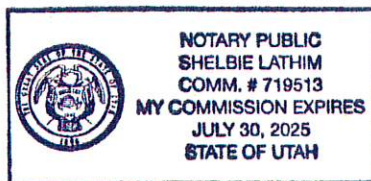




Exhibit "A"

All of Lot 8 of the Short Creek Subdivision #4, as found on file with the Washington County Recorder's Office. Entry No. 20140018626.

Containing 44,159 square feet or 1.01 acres.



January 21, 2025

| | |
|-----------|----------------|
| DATE: | |
| JOB NO.: | |
| DRAWN BY: | C.G.A. |
| SCALE: | 1"=60' |
| DWB: | SURVEY-EXHIBIT |
| DATE | |
| REVISIONS | |

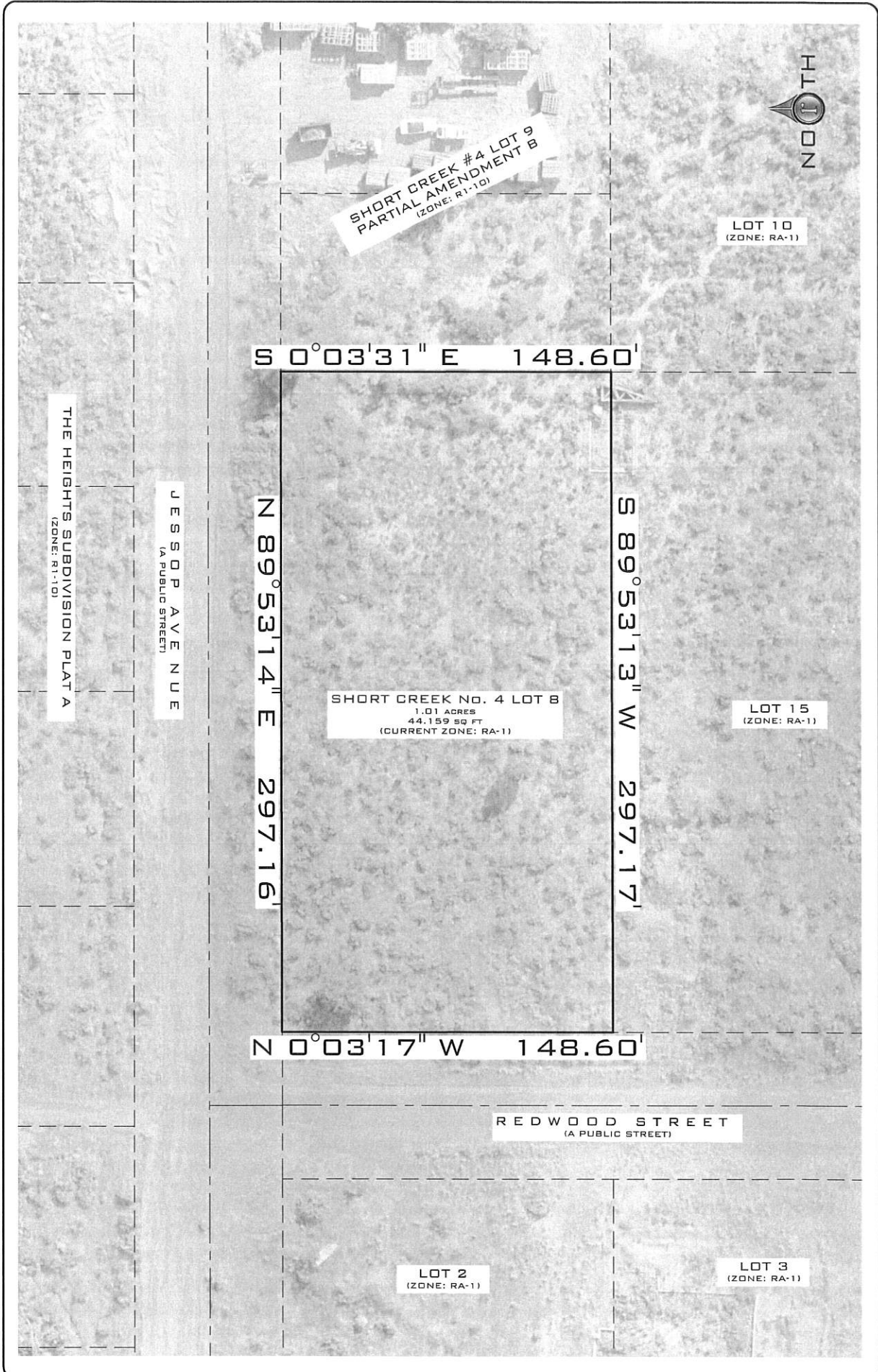
ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UTAH 84790
435.673.8586
WWW.RACIVIL.COM

EXHIBIT MAP
(CURRENT ZONE RA-1)

SHEET
1
OF 1 SHEET



SHORT CREEK #4 LOT 9
PARTIAL AMENDMENT B
(ZONE: R1-10)

LOT 10
(ZONE: RA-1)

S 0°03'31" E 148.60'

THE HEIGHTS SUBDIVISION PLAT A
(ZONE: R1-10)

JESSOP AVENUE
(A PUBLIC STREET)

N 89°53'14" E 297.16'

SHORT CREEK NO. 4 LOT 8
1.01 ACRES
44,159 SQ FT
(CURRENT ZONE: RA-1)

LOT 15
(ZONE: RA-1)

S 89°53'13" W 297.17'

N 0°03'17" W 148.60'

REDWOOD STREET
(A PUBLIC STREET)

LOT 2
(ZONE: RA-1)

LOT 3
(ZONE: RA-1)

| | |
|-----------|----------------|
| DATE: | |
| JOB NO.: | 1802729 |
| DRAWN BY: | C.G.A. |
| SCALE: | 1"=60' |
| DWG: | SURVEY-EXHIBIT |
| DATE | |
| REVISIONS | |

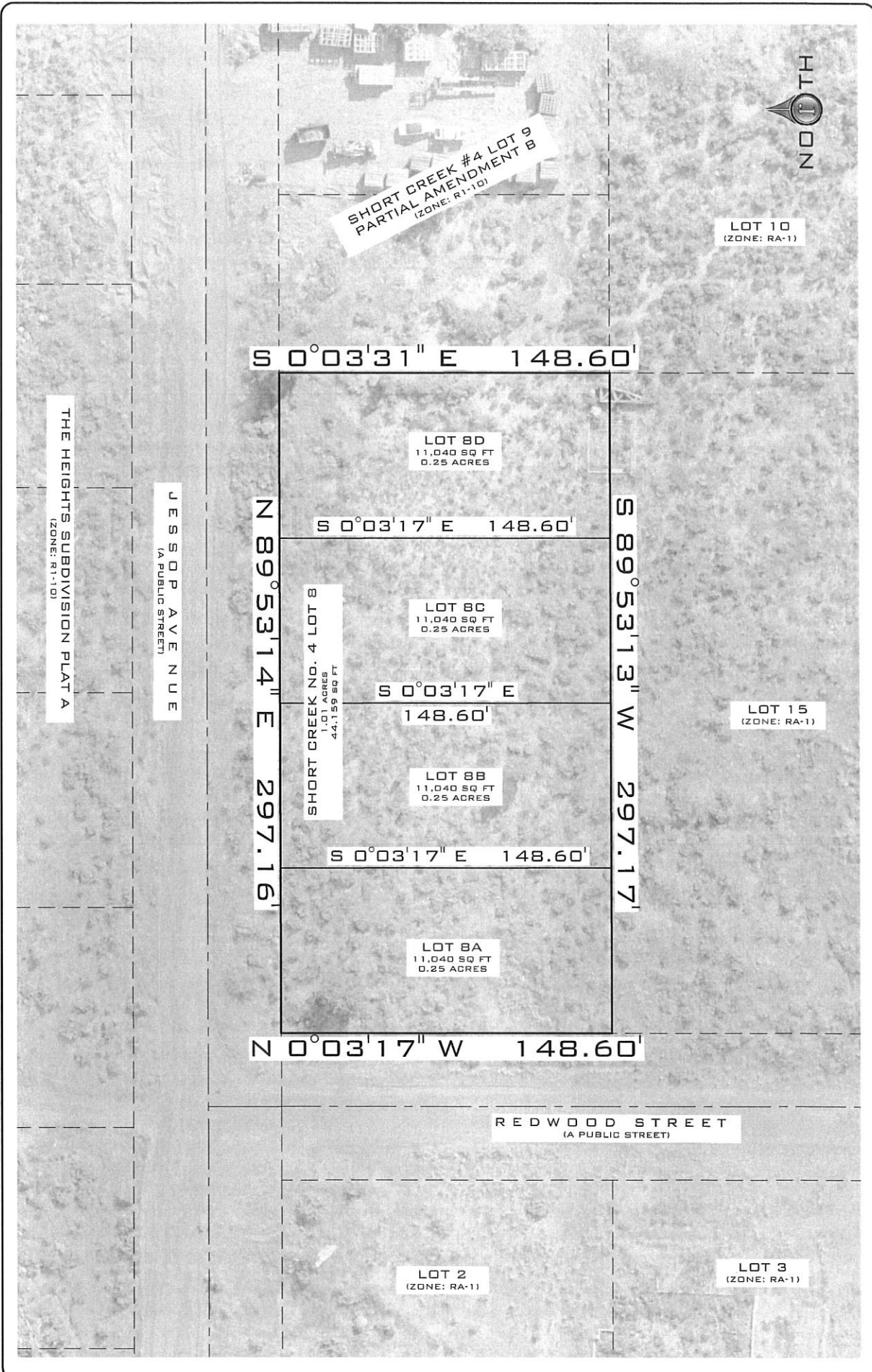
ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UTAH 84790
435.673.8586
WWW.RACIVIL.COM

EXHIBIT MAP
(PROPOSED ZONE R1-8)

SHEET
1
OF 1 SHEET



Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/13/2025 11:42:45 AM Fee \$40.00 By RAMPART
TITLE INSURANCE AGENCY



RAMPART TITLE

When recorded mail deed and tax notice to:
Michael A. Hobbs and Daisy V. Hobbs, Trustees of Hobbs Family Trust dated October 24, 2018
300 E Zion Trail North
Toquerville, UT 84774

WARRANTY DEED

GRANTOR(S): **Frehner Properties, LLC, a Utah Limited Liability Company**

Hereby CONVEY and WARRANT to:

GRANTEE(S): **Michael A. Hobbs and Daisy V. Hobbs, Trustees of Hobbs Family Trust dated October 24, 2018**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of Utah:

LOT 8, SHORT CREEK SUBDIVISION #4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

Tax ID No.: HD-SHCR-4-8

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 13th day of January, 2025.

Frehner Properties, LLC, a Utah Limited Liability Company

By: *Jeremy Frehner* *Manager*
Jeremy Frehner, Manager

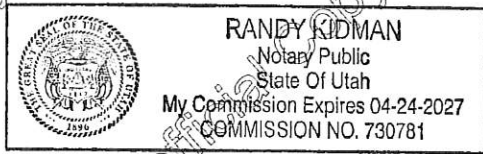
By: *Adriane Frehner* *Manager*
Adriane Frehner, Manager

STATE OF UTAH
COUNTY OF WASHINGTON

On this 13th day of January, 2025, personally appeared Jeremy Frehner and Adriane Frehner, Managers of Frehner Properties, LLC, a Utah Limited Liability Company, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager and Manager of Frehner Properties, LLC, a Utah Limited Liability Company and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager and Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public



WARRANTY DEED

CHAPTER 13 RESIDENTIAL ZONES

- [c 152-13-1 Purpose](#)
- [c 152-13-2 Scope](#)
- [c 152-13-3 Uses Allowed](#)
- [c 152-13-4 Development Standards In Residential Zones](#)
- [c 152-13-5 Regulations Of General Applicability](#)
- [c 152-13-6 Regulations For Specific Uses](#)
- [c 152-13-7 Special Regulations](#)
- [c 152-13-8 Illustrations \(Reserved\)](#)

Item 3.

c 152-13-1 Purpose

see section 152-11-2 of this chapter.

c 152-13-2 Scope

The provisions of this chapter shall apply to any real property located in a residential zone as shown on the official zoning map. No building or structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

c 152-13-3 Uses Allowed

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 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 152-13-1 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 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

| PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES | | | | | | | |
|------------------------------------------------------------------|-------------------|-------------------|----------------|------|------|------|-------|
| | Zones | | | | | | |
| | R1-15 | R1-10 | R1-8 | RM-1 | RM-2 | RM-3 | MH/RV |
| Agricultural uses: | | | | | | | |
| Accessory building | P | P | P | P | P | P | P |
| Agricultural business | N | N | N | N | N | N | N |
| Agricultural industry | N | N | N | N | N | N | N |
| Agriculture | N | N | N | N | N | N | N |
| Agriculture residential | P | P | P | P | P | P | P |
| Animal specialties | P | P | N | N | N | N | N |
| Animals and fowl for recreation and family food production | P ³ /C | P ³ /C | P ³ | N | N | N | N |
| Stable, private | N | N | N | N | N | N | N |
| 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 |

| | | 24-10 | | | | | | |
|-------------------------------------------------------------------|---|-------|---|---|---|---|---|---------|
| Manufactured/mobile home subdivision | N | N | N | N | N | N | N | |
| Protective housing facility | N | N | N | N | N | N | N | Item 3. |
| Rehabilitation/treatment facility | N | N | N | N | N | N | N | N |
| Residential facility for elderly persons ¹ | P | P | P | P | P | P | P | P |
| Residential facility for persons with a disability ¹ | P | P | P | P | P | P | P | P |
| Residential facility for troubled youth | N | N | N | N | N | N | N | N |
| Short term rental ⁴ | P | P | P | N | N | N | N | N |
| Transitional housing facility | N | N | N | N | N | N | N | N |
| Public and civic uses: | | | | | | | | |
| Airport | N | N | N | N | N | N | N | N |
| Auditorium or stadium | N | N | N | N | N | N | N | N |
| Bus terminal | N | N | N | N | N | N | N | N |
| Cemetery | P | P | P | P | P | P | P | P |
| Church or place of worship | P | P | P | P | P | P | P | P |
| Club or service organization | N | N | N | N | N | N | N | N |
| College or university | N | N | N | N | N | N | N | N |
| Convalescent care facility | N | N | N | N | N | N | N | N |
| Correctional facility | N | N | N | N | N | N | N | N |
| Cultural service | N | N | N | N | N | N | N | N |
| Golf course | P | P | P | P | P | P | P | P |
| Government service | N | N | N | N | N | N | N | N |
| Hospital | N | N | N | N | N | N | N | N |
| Operations center | N | N | N | N | N | N | N | N |
| Park | P | P | P | P | P | P | P | P |
| Post office | N | N | N | N | N | N | N | N |
| Protective service | P | P | P | P | P | P | P | P |
| Reception center | N | N | N | N | N | N | N | N |
| School, elementary, middle, high or private | P | P | P | P | P | P | P | P |
| School, vocational | N | N | N | N | N | N | N | N |
| Stable, public | N | N | N | N | N | N | N | N |
| Utility, major | N | N | N | N | N | N | N | N |
| Utility, minor | P | P | P | P | P | P | P | P |
| Commercial uses: | | | | | | | | |
| Agricultural sales and service | N | N | N | N | N | N | N | N |
| Animal hospital | N | N | N | N | N | N | N | N |
| Bail bond service | N | N | N | N | N | N | N | N |
| Bank or financial institution | N | N | N | N | N | N | N | N |
| Bed and breakfast, home (Less than or Equal to 2; Owner Occupied) | C | C | C | N | N | N | N | C |
| Bed and breakfast inn (Between 3 and 10) | C | C | C | N | N | N | N | C |
| Business equipment rental, services, and supplies | N | N | N | N | N | N | N | N |
| Camping Hosting Facility | N | N | N | N | N | N | N | N |
| Car wash | N | N | N | N | N | N | N | N |
| Club, private | N | N | N | N | N | N | N | N |

| | | R1-10 | | | | | | |
|-------------------------------------------------------|---|-------|---|---|---|---|---|---------|
| Convenience store | N | N | N | N | N | N | N | N |
| Family child daycare facility ² | P | P | P | P | P | P | P | Item 3. |
| Licensed family child care ² | C | C | C | C | C | C | C | C |
| Residential certificate child care ² | P | P | P | P | P | P | P | P |
| Child care center | N | N | N | N | N | N | N | N |
| Funeral home | N | N | N | N | N | N | N | N |
| Garden center | N | N | N | N | N | N | N | N |
| Gas and fuel, storage and sales | N | N | N | N | N | N | N | N |
| Gasoline service station | N | N | N | N | N | N | N | N |
| Hostel | N | N | N | N | N | N | N | N |
| Hotel | N | N | N | N | N | N | N | N |
| Kennel, commercial | N | N | N | N | N | N | N | N |
| Kennel, residential | P | P | P | P | P | P | P | P |
| Laundry or dry cleaning, limited | N | N | N | N | N | N | N | N |
| Liquor store | N | N | N | N | N | N | N | N |
| Media service | N | N | N | N | N | N | N | N |
| Medical or dental laboratory | N | N | N | N | N | N | N | N |
| Medical service | N | N | N | N | N | N | N | N |
| Motel | N | N | N | N | N | N | N | N |
| Office, general | N | N | N | N | N | N | N | N |
| Off Road Recreational Vehicle Rental | C | C | C | N | N | N | N | N |
| Parking garage, public | N | N | N | N | N | N | N | N |
| Parking lot, public | N | N | N | N | N | N | N | N |
| Pawnshop | N | N | N | N | N | N | N | N |
| Personal care service, home based ² | P | P | P | P | P | P | P | P |
| Personal instruction service, home based ² | P | P | P | P | P | P | P | P |
| Printing and copying, limited | N | N | N | N | N | N | N | N |
| Printing, general | N | N | N | N | N | N | N | N |
| Produce stand | N | N | N | N | N | N | N | N |
| Recreation and entertainment, indoor | N | N | N | N | N | N | N | N |
| Recreation and entertainment, outdoor | N | N | N | N | N | N | N | N |
| Recreational vehicle park | N | N | N | N | N | N | N | P |
| Repair service | N | N | N | N | N | N | N | N |
| Research service | N | N | N | N | N | N | N | N |
| Residential hosting facility | P | P | P | N | N | N | N | N |
| Restaurant, fast food | N | N | N | N | N | N | N | N |
| Restaurant, general | N | N | N | N | N | N | N | N |
| Retail, general | N | N | N | N | N | N | N | N |
| Secondhand store | N | N | N | N | N | N | N | N |
| Shopping center | N | N | N | N | N | N | N | N |
| Tattoo establishment | N | N | N | N | N | N | N | N |
| Tavern | N | N | N | N | N | N | N | N |
| Temporary trailer | P | P | P | P | P | P | P | P |

| | | | | | | | | |
|---------------------------------------|--------------------------------------------------|---|---|---|---|---|---|---------|
| Vehicle and equipment rental or sale | N | N | N | N | N | N | N | N |
| Vehicle and equipment repair, general | N | N | N | N | N | N | N | Item 3. |
| Vehicle repair, limited | N | N | N | N | N | N | N | N |
| Veterinary service | N | N | N | N | N | N | N | N |
| Warehouse, self-service storage | N | N | N | N | N | N | N | N |
| Wireless telecommunication facility | See section 10-50-5, table 10-50-1 of this title | | | | | | | |
| Industrial uses: | | | | | | | | |
| Automobile wrecking yard | N | N | N | N | N | N | N | N |
| Freight terminal | N | N | N | N | N | N | N | N |
| Heavy industry | N | N | N | N | N | N | N | N |
| Junk or salvage yard | N | N | N | N | N | N | N | N |
| Laundry services | N | N | N | N | N | N | N | N |
| Manufacturing, general | N | N | N | N | N | N | N | N |
| Manufacturing, limited | N | N | N | N | N | N | N | N |
| Mineral extraction | N | N | N | N | N | N | N | N |
| Wholesale and warehousing, general | N | N | N | N | N | N | N | N |
| Wholesale and warehousing, limited | N | N | N | N | N | N | N | N |

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.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-13-1 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 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 ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

c 152-13-4 Development Standards In Residential Zones

Development standards within residential zones shall be as set forth in table 152-13-2 of this section.

Table 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

| Development Standard | Zones | | | | | | | |
|-------------------------------|----------------|----------------|----------------|---------------|----------------|--------|--------|--------|
| | R1-25 | R1-15 | R1-10 | R1-8 | RM-1 | RM-2 | RM-3 | |
| Minimum lot standards: | | | | | | | | |
| Average lot area ² | 15,000 sq. ft. | 15,000 sq. ft. | 10,000 sq. ft. | 8,000 sq. ft. | n/a | n/a | n/a | n/a |
| Minimum lot area or acreage | 12,000 sq. ft. | 12,000 sq. ft. | 8,000 sq. ft. | 6,400 sq. ft. | 10,000 sq. ft. | 1 acre | 1 acre | 1 acre |

| | | | | | | | |
|-------------------------------------------|--------|--------|--------|--------|------------------------|------------------------|--------------------|
| Minimum lot width and/or project frontage | 89 ft. | 90 ft. | 80 ft. | 70 ft. | project 30 ft. unit | project 30 ft. unit | project Item 3. |
| | 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 sq. ft. | 1,200 sq. ft. | 1,200 sq. ft. | 500 sq. ft. | 1,000 sq. ft. | 1,000 sq. ft. | 500 sq. ft. |
| Building coverage: See subsection 10-37-21 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 | No requirement | No requirement | No requirement | No requirement | 20 ft. | 20 ft. | 20 ft. |

Setback standards - front yard:

| | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|
| Main 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 |

Notes:

- Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
- "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
- Except as otherwise permitted by subsection 152-13-7C of this chapter.
- Except as otherwise permitted by subsection 152-13-7B of this chapter.
- Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
- If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
- When this side setback is required, rear setback may be reduced to 10 feet.

c 152-13-5 Regulations Of General Applicability

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

- (a) Design and compatibility standards:
See chapter 33 of this title.
- (b) Landscaping and screening:
See chapter 32 of this title.
- (c) Motor vehicle access:
See chapter 35 of this title.
- (d) Natural resource inventory:
See chapter 31 of this title.

See chapter 34 of this title.

(f) Signs:
See chapter 36 of this title.

(g) Supplementary development standards:
See chapter 37 of this title.

Item 3.

c 152-13-6 Regulations For Specific Uses

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.

c 152-13-7 Special Regulations

- (a) Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
- (b) Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
- (c) Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.
- (d) Visual Barriers:
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of multiple-family development.
- (1) The height of such barrier shall be at least six feet (6').
 - (2) The barrier material and location shall be identified on an approved site plan.
- (e) Open Space:
In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area.

c 152-13-8 Illustrations (Reserved)

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.055290 Jan 30, 2025

ROSENBERG ASSOCIATES

| | |
|-------------------------|--------|
| Previous Balance: | .00 |
| MISCELLANEOUS | |
| ZONE CHANGE APPLICATION | 500.00 |
| MISCELLANEOUS | |
| POSTAGE | 24.00 |
| | ----- |
| Total: | 524.00 |
| | ===== |
| Check - Zions Bank | |
| Check No: 6180 | 524.00 |
| Payor: | |
| MICHAEL HOBBS | |
| Total Applied: | 524.00 |
| | ----- |
| Change Tendered: | .00 |
| | ===== |

01/30/2025 12:43 PM



Hildale City Public Hearing Notice

Thursday, March 20, 2025 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Agenda

Notice is hereby given to the members of the Hildale City Planning Commission and to the public, that the Planning Commission will hold a public hearing as part of the regular meeting on **Thursday, March 20, 2025** at 6:00 p.m. (MDT), at 320 East Newel Avenue, Hildale City, Utah 84784.

The Commission will receive public comments during a Public Hearing concerning a request to rezone Parcel HD-SHCR-3-2, commonly addressed as Jessop Ave/Elm St., Hildale, Utah from Residential Agriculture 1 (RA-1) to Residential Single Family (R1-10)

and a request to rezone Parcel HD-SHCR-4-8, commonly addressed as Jessop Ave & Redwood St., Hildale, Utah from Residential Agriculture (RA-1) to Residential Single-family (R1-10)

No decisions will be made during the Public Hearing.

Commission members may be participating electronically by video or telephone conference. Members of the public may watch the City of Hildale through the scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95770171318?pwd=aUVSU0hRSFFHcGQvcUIPT3ZYK0p5UT09>

Meeting ID: 957 7017 1318

Passcode: 993804

One tap mobile

+16699006833,,95770171318#,,,,*993804# US (San Jose)

+12532158782,,95770171318#,,,,*993804# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

Comments during the public comment or public hearing portions of the meeting may be emailed to recorder@hildalecity.com. All comments sent before the meeting may be read during the meeting and messages or emails sent during the meeting may be read at the Mayor's discretion.



March 10, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-4-8

Address: Jessop Ave & Redwood St., Hildale, Utah

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Residential Agriculture (RA-1) to Residential Single-family (R1-10) Zone. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held March 20, 2025, at 6:00 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at planning@hildalecity.com. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

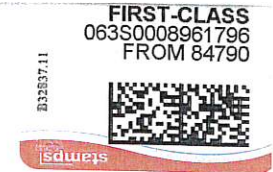
Sincerely,

Hildale City Administration

BARLOW IANTHIUS W
HD-SHCR-4-4
PO BOX 280
HURRICANE, UT 84737-0280



JEFFS JESSE H
HD-SHCR-4-14
PO BOX 842100
HILDALE, UT 84784-2100

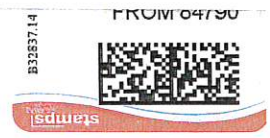


SLAUGH SUSAN C TRUSTEES, ET AL
HD-HIS-A-17
9548 S HIDDEN PINE LN
SANDY, UT 84092





Rosenberg Associates
352 East Riverside Dr. Ste A2
St. George, Ut. 84790



JEFFS RICHARD B
HD-SHCR-4-11
PO BOX 842100
HILDALE, UT 84784-2100



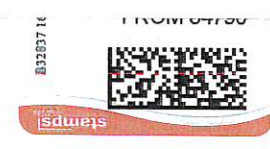
FREHNER PROPERTIES LLC
HD-SHCR-4-8
1593 WBLOOMINGTON DR S
SAINT GEORGE, UT 84790



JOHNSON LEROY
HD-SHCR-4-3
3076 E 2550 S
SAINT GEORGE, UT 84790



BURLINGAME BRETT
HD-SHCR-4-9B-PT-B
784 S PEACHTREE CIR
TOQUERVILLE, UT 84774



BLACKMORE ARTHUR JR
HD-SHCR-4-10
54-055 WAIKULAMA ST UNIT 2
HAUULA, HI 96717-9686



SOUTH ZION ESTATES LLC
HD-HIS-A-11
11951 S 645 E
DRAPER, UT 84020



JOHNSON DEBORAH
HD-SHCR-4-9A-PT-B
2169 N SILVER STONE WAY
WASHINGTON, UT 84780-1865



DWELLSTONE LLC - SERIES 2
HD-SHCR-4-15
409 3RD AVE EAST
WILLISTON, ND 58801



☎ 435-874-2323
☎ 435-874-2603
🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/ mailing notice

For Office Use Only:
File No. _____
Receipt No. _____

Name: Matthew Peine Telephone: 435-669-3127

Address: 820 W. Field Ave, Hildale, Utah Fax No. _____

Agent (If Applicable): Alma Timpson Telephone: 435-319-5311

Email: Almatimpson@yahoo.com

Address/Location of Subject Property: 820 W. Field Avenue

Tax ID of Subject Property: HD-0-3-33-301 Existing Zone District: RA-1

Proposed Zoning District: _____ (describe, use extra sheet if necessary)
Rezoned to R1-8 to allow compliance with _____ (list all zoning district names and codes shown.)

HD-SHCR-2-10

Submittal Requirements: _____ provide the following:

- a. The name and address of _____ any 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 6:00 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

Date application deemed to be complete: _____ Completion determination made by: _____





Item 4.



Select feature

Total: 2

Washington County Parcels

Address Information:

Zoning Districts

Zoning District - RA-1

Back

Search

820 w field ave



**AFFIDAVIT
PROPERTY OWNER**

STATE OF Arizona)
~~UTAH~~)
COUNTY of Mohave)

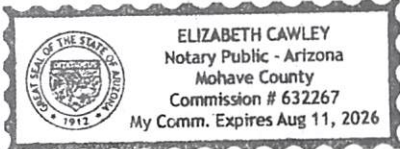
I (we), Matthew Peine, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct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

Matthew S. Peine
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3rd day of February 2026.

Elizabeth Cawley
(Notary Public)



Residing in: Mohave, AZ

My Commission Expires: 8-11-26

Agent Authorization

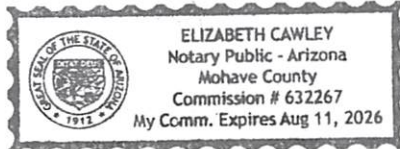
I (we), Matthew Peine, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alma Timpson (Timpson Drafting) to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Matthew S. Peine
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 3rd day of February 2026.

Elizabeth Cawley
(Notary Public)



Residing in: Mohave, AZ

My Commission Expires: 8-11-26

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490 435-874-2323

Receipt No: 1.000056747 Feb 5, 2026

MATTHEW PEINE

| | |
|----------------------------|--------|
| Previous Balance: | .00 |
| MISCELLANEOUS | |
| ZONE CHANGE APPLICATION | 500.00 |
| 820 W FIELD AVENUE | |
| MISCELLANEOUS | |
| POSTAGE FOR ENVELOPES | 32.00 |
| | ----- |
| Total: | 532.00 |
| | ===== |
| Check - Zions Bank | |
| Check No: 7292 | 532.00 |
| Payor: | |
| ALEXANDER THOMAS BROADBENT | |
| Total Applied: | 532.00 |
| | ----- |
| Change Tendered: | .00 |
| | ===== |

02/05/2026 4:50 PM

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council for approval, approval with modifications, or denial of the zone change application.

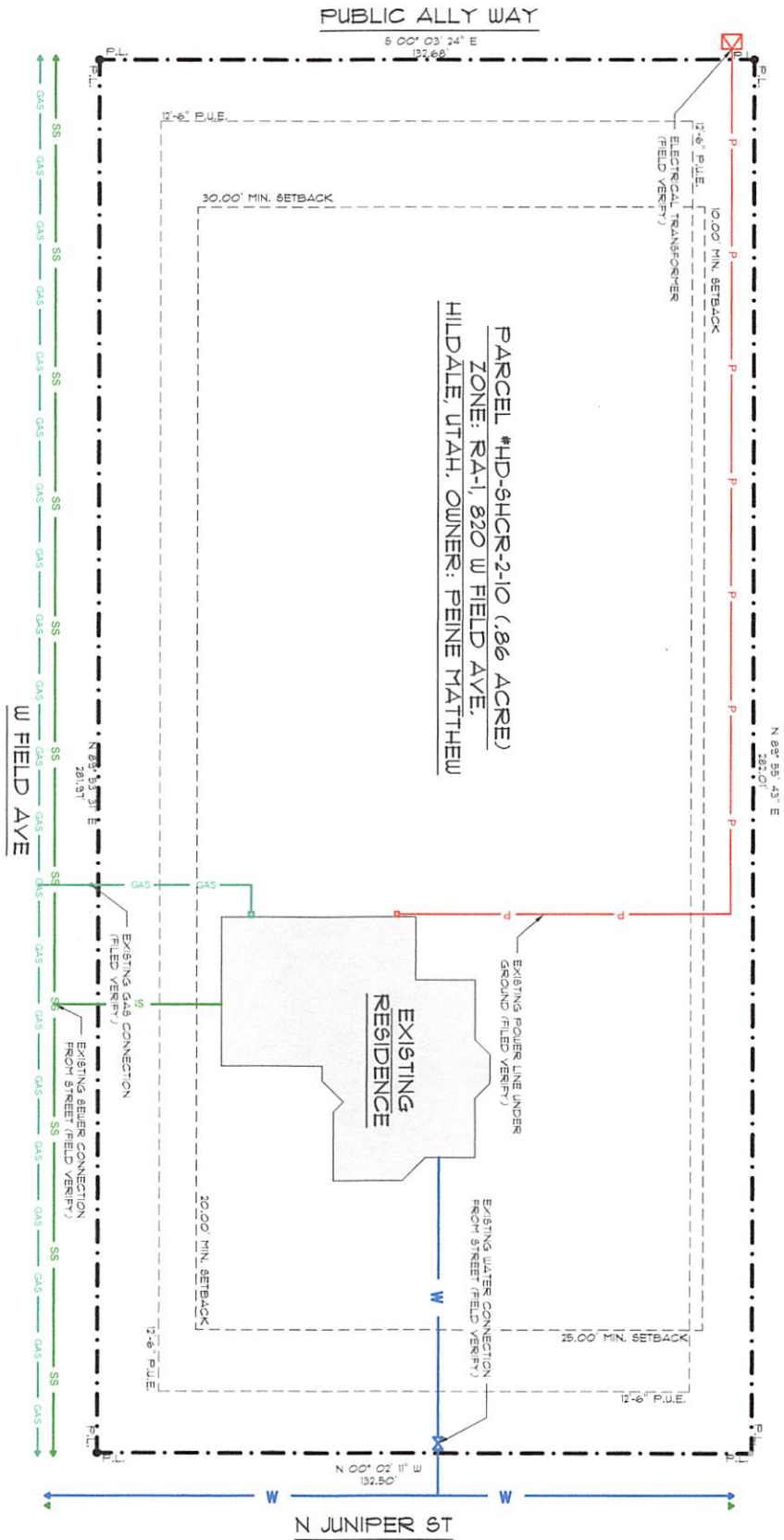
Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

BUILDER

SHEET INDEX

1. EXISTING CONDITIONS
2. PROPOSED ZONE & LOT SPLIT
3. UTILITY PLAN

VICINITY MAP



PARCEL #HD-5HCR-2-10 (.86 ACRE)
 ZONE: RA-1, 820 W FIELD AVE.
 HILDALE, UTAH, OWNER: PEINE MATTHEW

EXISTING CONDITIONS

SCALE: 1" = 35'-0"



PROPOSED LOT SPLIT FOR ALEX BROADBENT

PARCEL #HD-5HCR-2-10 (.86 ACRE)
 820 W FIELD AVE.
 HILDALE, UTAH.

TIMPSON DRAFTING & DESIGN

10 N. CENTRAL ST. Phone: (435) 319-5311
 COLORADO CITY, AZ 86021 AlmaTimpson@yahoo.com

ALL RIGHTS RESERVED



| | |
|------|-------|
| DATE | ISSUE |
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PAGE: **1**

NEIGHBOR PARCEL #HD-5HCR-2-11 (.86 ACRE)
 ZONE: RA-1, 820 W FIELD AVE,
 HILDALE, UTAH, OWNER: DUTTON TODD &
 ESPERANZA.

NEIGHBOR PARCEL #HD-5HCR-2-12 (.86 ACRE)
 ZONE: RA-1, 740 ELM ST, HILDALE, UTAH,
 OWNER: JESSOP VINCENT LEE & LILA.

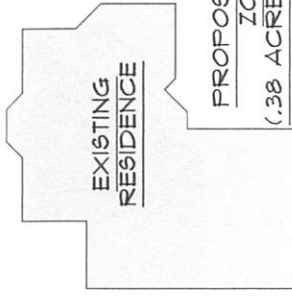
NEIGHBOR PARCEL #HD-5HCR-2-9 (.86 ACRE)
 ZONE: RA-1, 745 N JUNIPER ST,
 HILDALE, UTAH, OWNER: UNITED EFFORT PLAN.

PROPOSED PARCEL C
 ZONE: RI-8
 (.21 ACRE, 11,755.73 S.F.)

PROPOSED PARCEL B
 ZONE: RI-8
 (.21 ACRE,
 9,279.59 S.F.)

PARENT PARCEL
 #HD-5HCR-2-10 (.86 ACRE)
 ZONE: RA-1, 820 W FIELD AVE,
 HILDALE, UTAH, OWNER:
 PEINE MATTHEW

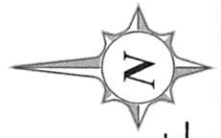
PROPOSED PARCEL A
 ZONE: RI-8
 (.38 ACRE, 16,346.06 S.F.)



PUBLIC ALLEY WAY

W FIELD AVE

N JUNIPER ST



TIMPSON DRAFTING & DESIGN
 10 N. CENTRAL ST.
 COLORADO CITY, AZ 86021 Almatimpson@yahoo.com
 Phone: (435) 319-5311
 ALL RIGHTS RESERVED

PROPOSED LOT SPLIT
 FOR
 ALEX BROADBENT

| | |
|-------------|------------|
| ISSUE DATE: | 07/03/2008 |
| DRAWN BY: | J.B.T. |

Item 4.
 2
 PROPOSED
 1 LOT SPLIT

LEGAL DESCRIPTION FOR PARCEL HD-5HCR-2-10
 SUBDIVISION BLOCK 2 LOT 10

PROPOSED REZONE & LOT SPLIT
 SCALE: 1" = 35'-0"



TIMPON DRAFTING & DESIGN
 10 N. CENTRAL ST., AZ 86021
 Phone: (435) 319-5311
 Almatimpone@yahoo.com

ALL RIGHTS RESERVED

PROPOSED LOT SPLIT
 FOR
 ALEX BRADBENT

PARCEL #0-6482-10 (2.66 ACRES)
 800 W FIELD AVE
 HIGHLAND, UTAH

| | |
|--------------|------------|
| ISSUE DATED: | 02/03/2024 |
| DRAWN BY: | J.B.T. |
| PAGE: | 4 |
| UTILITY | |



UTILITY PLAN
 SCALE: 1" = 20'-0"

