



# 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](mailto: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](mailto:community@hildalecity.gov). The Mayor also mentioned training resources available at [LUAU.utah.gov](http://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 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)

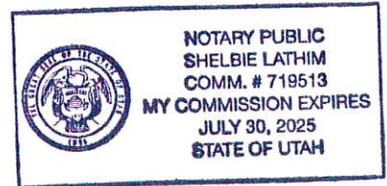
(Property Owner)

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)

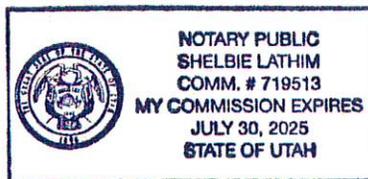
(Property Owner)

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	

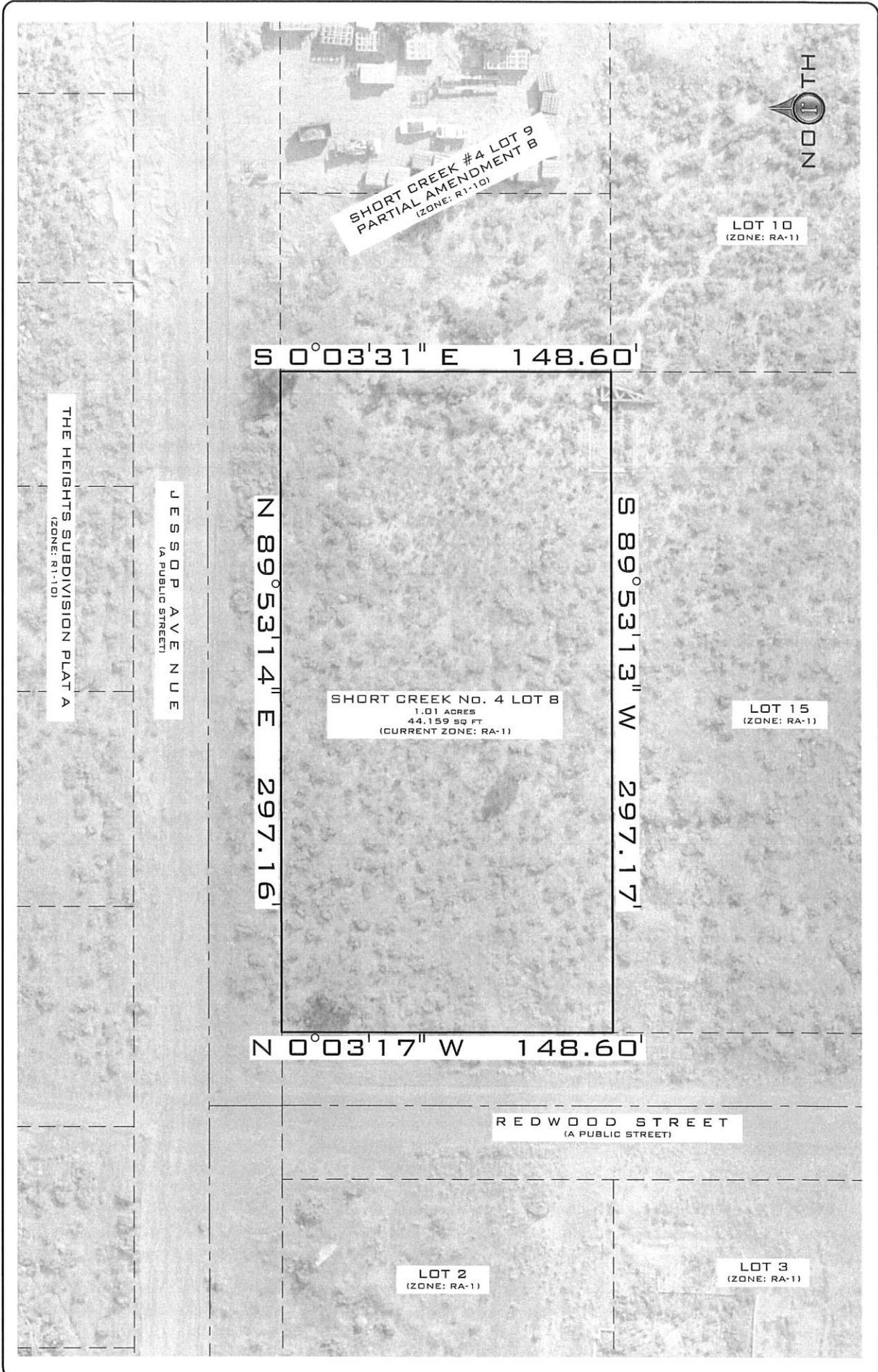
**ROSENBERG**  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS



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	

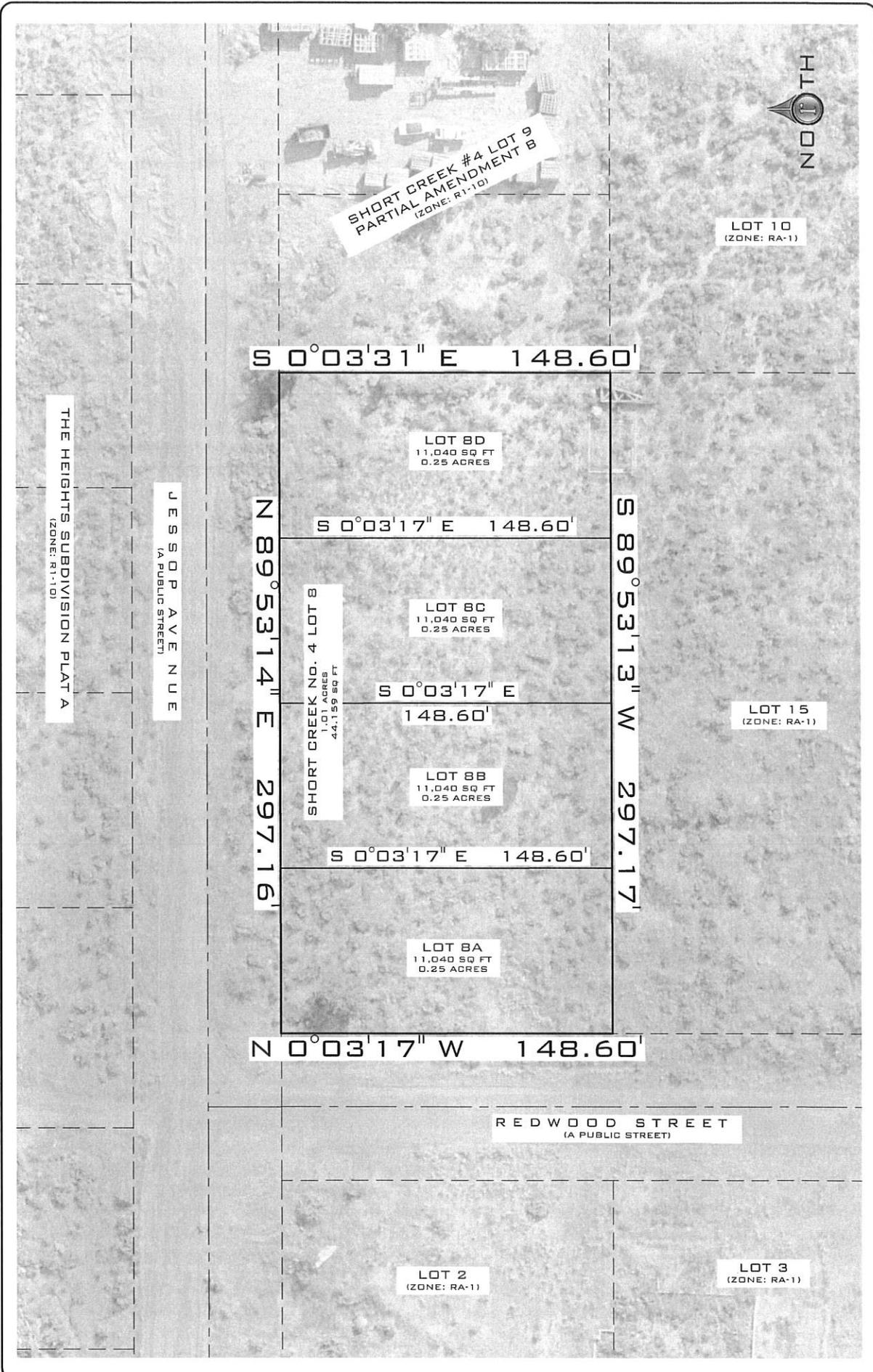
**ROSENBERG**  
 ASSOCIATES  
 CIVIL ENGINEERS • LAND SURVEYORS



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

 **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**

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 <sup>3</sup> /C	P <sup>3</sup> /C	P <sup>3</sup>	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 <sup>1</sup>	P	P	P	P	P	P	P	P
Residential facility for persons with a disability <sup>1</sup>	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N
Short term rental <sup>4</sup>	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 <sup>2</sup>	P	P	P	P	P	P	P	Item 2.
Licensed family child care <sup>2</sup>	C	C	C	C	C	C	C	C
Residential certificate child care <sup>2</sup>	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 <sup>2</sup>	P	P	P	P	P	P	P	P
Personal instruction service, home based <sup>2</sup>	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 <sup>2</sup>	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	project	project
					30 ft. unit	30 ft. unit	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 <sup>3</sup>	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	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 <sup>5</sup>	24 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 <sup>6</sup>	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						

**Setback standards - street side yard:**

Main building <sup>7</sup>	19 ft.	20 ft.					
Accessory building	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 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](mailto: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](mailto: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,

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

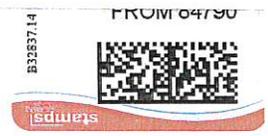


SLAUGH SUSAN C TRUSTEES, ET AL  
HD-HIS-A-17  
9548 S HIDDEN PINE LN  
SANDY, UT 84092





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

**STAFF REPORT – ZONE CHANGE APPLICATION**  
 Hildale City Planning Commission | Regular Meeting – February 23, 2026

<b>TO:</b>	Hildale City Planning Commission
<b>FROM:</b>	Donia Jessop, Zoning Administrator
<b>DATE:</b>	February 23, 2026
<b>SUBJECT:</b>	Zone Change Application – Michael A. Hobbs / Hobbs Family Trust
<b>APPLICANT:</b>	Michael A. Hobbs
<b>AGENT:</b>	Rosenberg Associates Civil Engineers & Land Surveyors   codya@racivil.com   (435) 619-9203
<b>PROPERTY:</b>	Short Creek Subdivision #4, Lot 8 – Corner of Jessop Ave. & Redwood St., Hildale, UT
<b>PARCEL NO.:</b>	HD-SHCR-4-8   44,159 sq. ft. / 1.01 acres   Vacant / Undeveloped
<b>OWNERSHIP:</b>	Warranty Deed, Doc. ID 20250001227, Washington County Recorder, Jan. 13, 2025
<b>REQUEST:</b>	Zone Change from RA-1 to R1-10 to enable 4-lot subdivision
<b>FLU DESIGNATION:</b>	Residential (General Plan, Future Land Use Map, p. 18)

**⚠ Note:** This report analyzes the proposed zone as R1-10, consistent with the application form. One Rosenberg Associates exhibit map is labeled "R1-8." Staff recommends the Commission confirm the intended zone with the applicant at the hearing.

**Request & Context**

**Request & Context.** Michael A. Hobbs and Daisy V. Hobbs, Trustees of the Hobbs Family Trust, through agent Rosenberg Associates, request a zone change from RA-1 to R1-10 for Lot 8, Short Creek Subdivision #4. The 1.01-acre vacant parcel, located at the corner of Jessop Avenue and Redwood Street, is proposed for a partial plat amendment dividing it into four lots of approximately 11,040 sq. ft. each (Lots 8A–8D). A zone change is a prerequisite because RA-1 does not permit lots smaller than 0.8 acres (HCC §152-14-4). The property to the north (The Heights Subdivision Plat A) is already developed under R1-10 standards, establishing the dominant residential character of the immediate area. Properties to the south and west remain RA-1 and vacant. **Staff recommends a POSITIVE RECOMMENDATION to City Council for APPROVAL.**

**Zone Analysis**

The RA-1 zone (HCC §152-14) is intended for small farms and hobby agriculture with a 1-acre minimum lot size. The R1-10 zone (HCC §152-13) provides for single-family residential development at moderate suburban densities. Each proposed lot at 11,040 sq. ft. meets or exceeds all R1-10 dimensional standards; only lot width (80-foot minimum) requires verification at the subdivision stage.

Development Standard	RA-1 (Current)	R1-10 (Proposed)	Analysis
Average Lot Area	1 acre / 43,560 sf	10,000 sq. ft.	Smaller lots enabled
Minimum Lot Area	0.8 ac. / 34,848 sf	8,000 sq. ft.	Proposed 11,040 sf lots comply
Minimum Lot Width	100 feet	80 feet	Verify at subdivision stage
Front Setback	25 feet	25 feet	No change

Development Standard	RA-1 (Current)	R1-10 (Proposed)	Analysis
Max Building Height	35 feet	35 feet	No change
Agricultural Uses	Permitted	Not permitted	Use eliminated
Single-Family Dwelling	Permitted	Permitted	Consistent primary use

### General Plan Consistency Analysis

The Future Land Use Map (General Plan p. 18) designates the subject area as **Residential** — a designation not anticipated to change in the current update cycle. The proposed R1-10 zone is directly consistent with this designation, and no General Plan amendment is required. The zone change advances Land Use Goal G3-1 by aligning the zoning map with residential development objectives and implementing Objective O3-1.3's support for development at densities appropriate for areas with adjacent urban development (General Plan, Land Use Element p. 20). Converting a 1-acre RA-1 lot into four attainable R1-10 single-family lots directly supports Housing Goal G7-3 by creating smaller, more accessible lots at or below area median income thresholds, fulfilling the moderate income housing analysis required by USC §10-9a-403 and §10-9a-408 and HCC §152-2-2(c)(1) (General Plan, Housing Element p. 38). The lot scale and single-family use are harmonious with The Heights Subdivision to the north, consistent with Community Design Goal G4-1's vision of a resident-friendly character, with future development subject to HCC §152-33-2 design standards (General Plan, Community Design Element p. 23). Fire protection, utility, and access infrastructure are standard requirements addressed at the building permit and subdivision stages, consistent with General Plan Infrastructure Element policies supporting residential development in this area (General Plan p. 44; HCC §152-24-4).

### Departmental Review

Departmental review at the zone change stage is informational. Technical infrastructure requirements are addressed at building permit and subdivision stages.

Assistant Chief S. Porter Barlow reviewed the application on February 18, 2026 and recommends **approval with conditions**. Emergency vehicle access and road width are currently adequate. The primary concern is fire hydrant coverage: no hydrants exist within the 500-foot standard for any proposed parcel along Jessop Avenue, and hydrant flow is currently insufficient. Chief Barlow identified that a single hydrant at either the Redwood Street/Jessop Avenue or Pinion Street/Jessop Avenue intersection would satisfy coverage requirements. Hydrant installation and any necessary system upgrades are standard conditions addressed at the building permit stage. The property is not located in a wildfire hazard area.

**⚠ Low Pressure Zone – Building Permit Hold**  
 The subject property is within the City's low pressure water zone. No building permits will be issued until the city booster pump system is implemented. This is a building permit stage limitation and does not affect the zone change determination. The applicant has been advised.

**Other Departments:** Public Works, Utilities, and Addressing did not submit written review comments. These departments will coordinate with the applicant beginning at the subdivision and building permit stages. City Engineer review is not applicable to zone change applications.

## Findings of Fact

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1. The subject property (HD-SHCR-4-8) is All of Lot 8, Short Creek Subdivision #4, containing 44,159 sq. ft. / 1.01 acres, located at the corner of Jessop Avenue and Redwood Street, Hildale City. The parcel is currently vacant and zoned RA-1. (HCC §152-7-7; WC Recorder Entry No. 20140018626)
2. The RA-1 zone requires a minimum lot area of 0.8 acres and does not permit creation of the proposed 0.25-acre lots. A zone change is a necessary prerequisite to any subdivision. (HCC §152-14-4, Table 152-14-2)
3. Each proposed lot (11,040 sq. ft.) exceeds the R1-10 minimum lot area of 8,000 sq. ft. and satisfies the 10,000 sq. ft. average requirement. Lot width compliance (80-foot minimum) shall be verified at the subdivision stage. (HCC §152-13-4, Table 152-13-2)
4. The Future Land Use Map designates the subject area as Residential (General Plan p. 18). The proposed R1-10 zone is directly consistent with this designation. No General Plan amendment is required. (USC §10-9a-403; HCC §152-2-2)
5. The proposal creates smaller, more attainable single-family lots, satisfying the moderate income housing analysis required for residential zone changes. (General Plan, Housing Element p. 38; USC §10-9a-403; §10-9a-408; HCC §152-2-2(c)(1))
6. The property to the north (The Heights Subdivision Plat A, zoned R1-10, developed residential) establishes the dominant character of the immediate area. The proposed zone change represents a logical and compatible extension of the R1-10 pattern across Jessop Avenue. (HCC §152-33-2)
7. The proposed zone change satisfies the reasonably debatable standard applicable to legislative land use decisions and is consistent with the General Plan, adjacent zoning, and R1-10 dimensional standards. (USC §10-9a-535)

## Staff Recommendation

---

Staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to City Council for **APPROVAL** of the zone change from RA-1 to R1-10 for HD-SHCR-4-8. The request is consistent with the General Plan Residential Future Land Use designation, compatible with adjacent R1-10 development to the north, and compliant with R1-10 dimensional standards. Infrastructure improvements are standard building permit and subdivision stage requirements.

### Standard Conditions of Approval:

1. Any subsequent subdivision or plat amendment shall comply with all applicable requirements of HCC Chapter 39, including verification of 80-foot minimum lot widths for each proposed lot.
2. All future development shall comply with R1-10 dimensional standards (HCC §152-13-4), design and compatibility standards (HCC §152-33), and all applicable provisions of the Hildale Municipal Code.
3. The subject property is within the City's low pressure water zone. No building permits will be issued until the city booster pump system is implemented. Applicant acknowledges awareness of this limitation.

Mayor Donia Jessop

Zoning Administrator





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 requirements 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 )

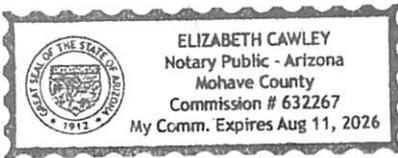
I (we), Matthew Peine, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct 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 3<sup>rd</sup> day of February 2026.

Elizabeth Cawley  
(Notary Public)



Residing in: Mohave, AZ

My Commission Expires: 8-11-26

Agent Authorization

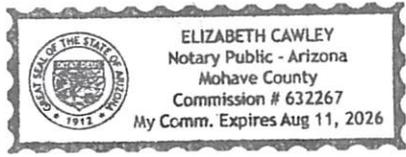
I (we), Matthew Peine, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alma Timpson (Timpson Drafting) to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the 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 3<sup>rd</sup> 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**

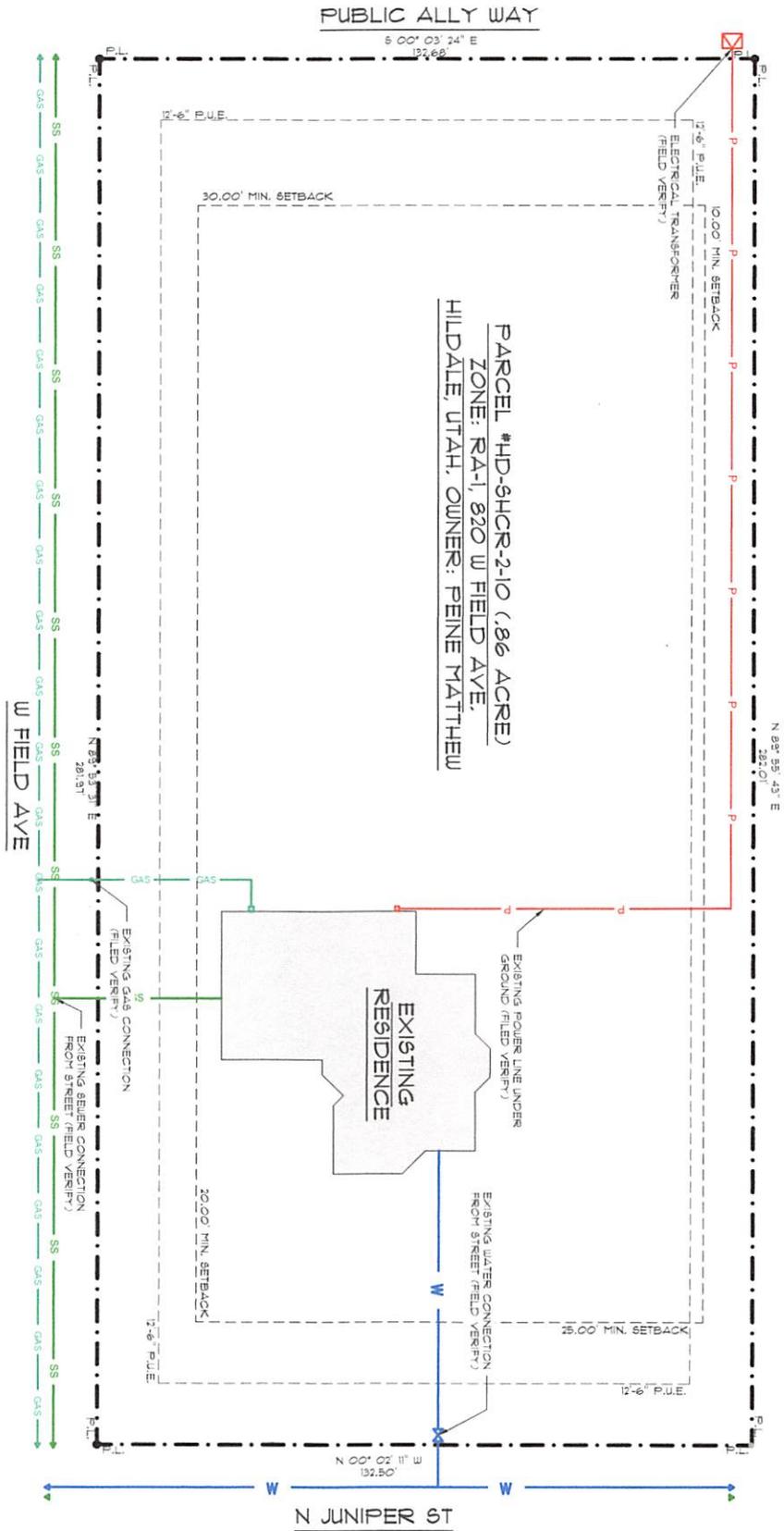
NAME: ALEX BROADBENT  
 PHONE: (901) 348-8984  
 alexbroadbent@protonmail.com

**VICINITY MAP**



**SHEET INDEX**

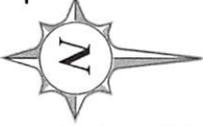
1. EXISTING CONDITIONS
2. PROPOSED ZONE & LOT SPLIT
3. UTILITY PLAN



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**



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.

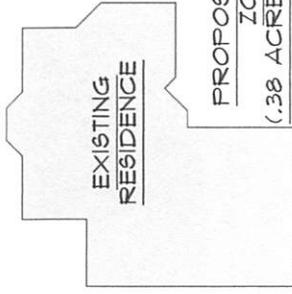
NEIGHBOR PARCEL #HD-5HCR-2-9 (.86 ACRE)  
 ZONE: RA-1, 745 N JUNIPER ST,  
 HILDALE, UTAH, OWNER: UNITED EFFORT PLAN.

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

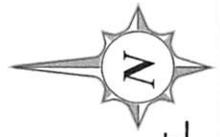
PROPOSED PARCEL A  
 ZONE: RI-8  
 (.38 ACRE, 16,346.06 S.F.)



PUBLIC ALLEY WAY

W FIELD AVE

N JUNIPER ST



PROPOSED REZONE & LOT SPLIT

SCALE: 1" = 35'-0"

GENERAL DESCRIPTION FOR PARCEL HD-5HCR-2-10

5- SUBDIVISION BLOCK 2 LOT 10



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

ALL RIGHTS RESERVED

PROPOSED LOT SPLIT  
 FOR  
 ALEX BROADBENT

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

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

PAGE \*  
 2  
 Item 4.  
 PROPOSED  
 1 LOT



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

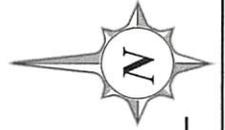
ALL RIGHTS RESERVED

PROPOSED LOT SPLIT  
 FOR  
 ALEX BRADBENT

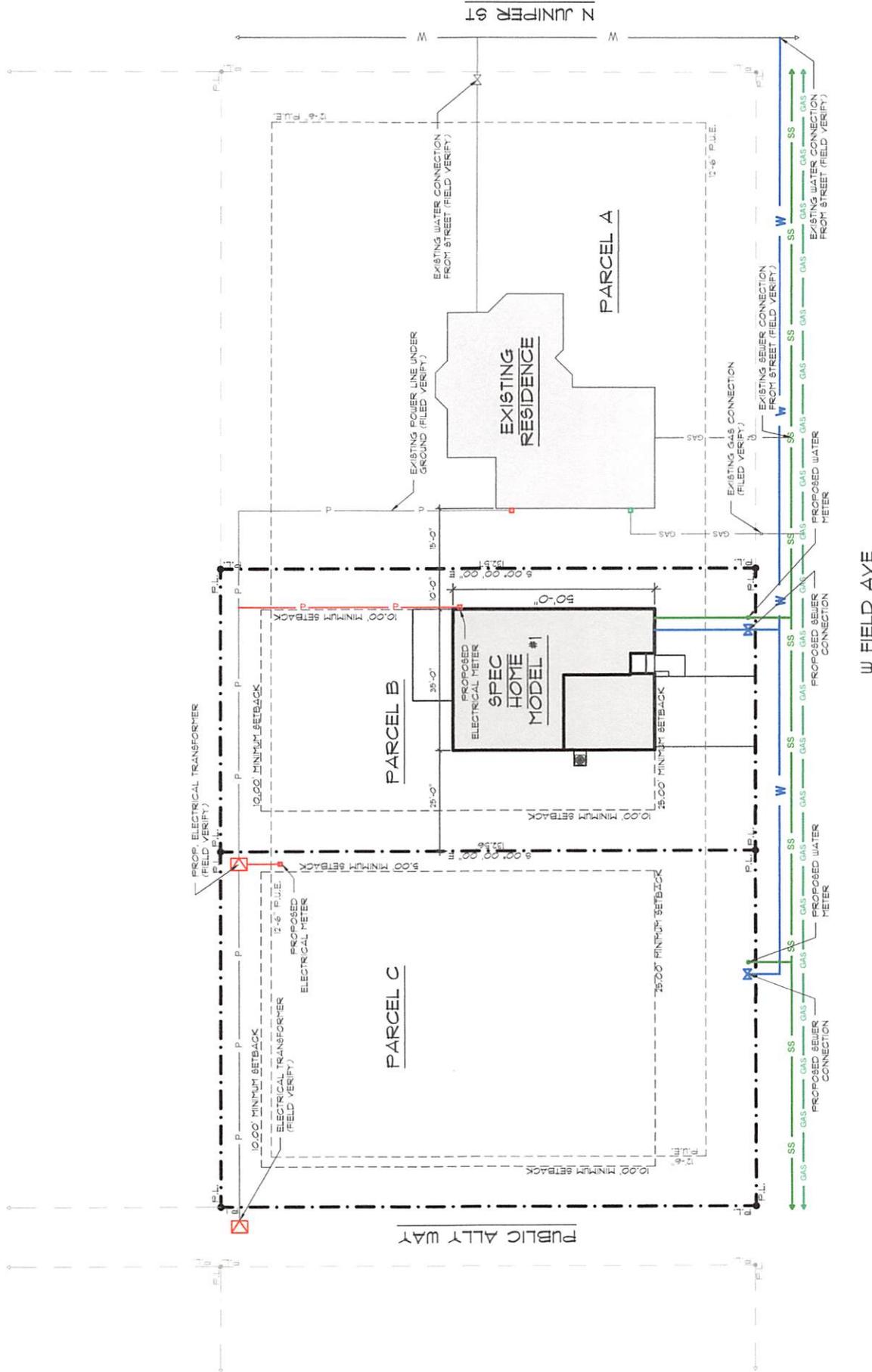
PARCEL #0-6482-10 (2.66 ACRES)  
 800 W FIELD AVE  
 HIGHLAND, UTAH

ISSUE DATE:	02/03/2024
DRAWN BY:	J.B.T.
PAGE:	4

Item 4.  
 UTILITY



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



**STAFF REPORT – ZONE CHANGE APPLICATION**  
 Hildale City Planning Commission | Regular Meeting – February 23rd, 2026

<b>TO:</b>	Hildale City Planning Commission
<b>FROM:</b>	Donia Jessop, Zoning Administrator
<b>DATE:</b>	February 23, 2026
<b>SUBJECT:</b>	Zone Change Application – Matthew Peine
<b>APPLICANT:</b>	Matthew Peine
<b>AGENT:</b>	Alma Timpson, Timpson Drafting & Design   Almatimpson@yahoo.com   (435) 319-5311
<b>PROPERTY:</b>	Short Creek Subdivision #2, Lot 10 – 820 W. Field Avenue, Hildale, UT
<b>PARCEL NO.:</b>	HD-SHCR-2-10   HD-0-3-33-301   37,380 sq. ft. / 0.86 acres   Developed (existing residence)
<b>OWNERSHIP:</b>	Deed of Trust, Village Capital & Investment LLC, Loan #72022117476, June 17, 2023
<b>REQUEST:</b>	Zone Change from RA-1 to R1-8 to enable a lot split.
<b>FLU DESIGNATION:</b>	Residential (General Plan, Future Land Use Map, p. 18)

**Request & Context**

**Request & Context.** Matthew Peine, through agent Alma Timpson of Timpson Drafting & Design, requests a zone change from RA-1 to R1-8 for Lot 10, Short Creek Subdivision #2. The 0.86-acre parcel at 820 W. Field Avenue currently contains an existing single-family residence situated on what would become Parcel A. The applicant proposes to divide the parent parcel into three lots: Parcel A (0.38 ac / 16,346 sq. ft., containing the existing residence), Parcel B (0.21 ac / 9,279 sq. ft.), and Parcel C (0.27 ac / 11,755 sq. ft.). A zone change is a prerequisite because the RA-1 zone requires a minimum lot area of 0.8 acres (HCC §152-14-4) and does not permit creation of the proposed lots. Utilities (sewer, water, gas, electrical) are shown on the submitted site plans and the property has direct access from Field Avenue with a public alley to the north. Surrounding properties are all zoned RA-1. **Staff recommends a POSITIVE RECOMMENDATION to City Council for APPROVAL.**

**Zone Analysis**

The RA-1 zone (HCC §152-14) is intended for small farms and hobby agriculture with a 1-acre average lot size and 0.8-acre minimum. The R1-8 zone (HCC §152-13) provides for single-family residential development at suburban densities. All three proposed lots satisfy R1-8 minimum lot area (6,400 sq. ft.) and average lot area (8,000 sq. ft.) requirements. All lots meet or exceed the 70-foot minimum lot width requirement: Parcel A at approximately 123 feet, Parcel B at exactly 70 feet, and Parcel C at approximately 89 feet. Lot width compliance for Parcel B shall be verified precisely at the subdivision stage.

Development Standard	RA-1 (Current)	R1-8 (Proposed)	Analysis
Average Lot Area	1 acre / 43,560 sf	8,000 sq. ft.	Smaller lots enabled

Development Standard	RA-1 (Current)	R1-8 (Proposed)	Analysis
Minimum Lot Area	0.8 ac. / 34,848 sf	6,400 sq. ft.	All proposed lots comply
Minimum Lot Width	100 feet	70 feet	All proposed lots comply
Front Setback	25 feet	25 feet	No change
Rear Setback	20 feet	10 feet	Reduced; allows development
Max Building Height	35 feet	35 feet	No change
Agricultural Uses	Permitted	Not permitted	Use eliminated
Single-Family Dwelling	Permitted	Permitted	Consistent primary use

**General Plan Consistency Analysis**

The Future Land Use Map (General Plan p. 18) designates the subject area as **Residential** — a designation not anticipated to change in the current update cycle. The proposed R1-8 zone is directly consistent with this designation, and no General Plan amendment is required. The zone change advances Land Use Goal G3-1 by aligning the zoning map with residential development objectives and implementing Objective O3-1.3’s support for development at densities appropriate for the location (General Plan, Land Use Element p. 20). Although surrounding parcels remain RA-1, the Future Land Use Map’s Residential designation for this area signals the City’s long-range intent for conventional residential development, and the applicant’s proposal is consistent with that direction.

Creating three single-family lots from a 0.86-acre parcel directly supports Housing Goal G7-3 by producing smaller, more affordable lots below area median income thresholds, fulfilling the moderate income housing analysis required by USC §10-9a-403 and §10-9a-408 and HCC §152-2-2(c)(1) (General Plan, Housing Element p. 38). The applicant’s continued occupation of Parcel A preserves stable owner-occupied residential use while enabling new infill development on Parcels B and C.

The single-family character of the proposed development is harmonious with adjacent RA-1 residential uses and consistent with Community Design Goal G4-1’s vision of a resident-friendly community character, with future development subject to HCC §152-33-2 design standards (General Plan, Community Design Element p. 23). Fire protection, utility, and access infrastructure are confirmed adequate at this scale.

**Departmental Review**

(Departmental review at the zone change stage is informational. Technical infrastructure requirements are addressed at building permit and subdivision stages.)

Assistant Chief S. Porter Barlow reviewed the application on February 18, 2026 and recommends approval with no conditions. Emergency vehicle access is adequate and road width meets the 20-foot minimum. Fire hydrant coverage is adequate and hydrant flow is sufficient with existing systems able to serve the proposed use. The property is not located in a wildfire hazard area.

Other Departments: Public Works, Utilities, and Addressing did not submit written review comments. These departments will coordinate with the applicant beginning at the subdivision and building permit stages. City Engineer review is not applicable to zone change applications.

### Findings of Fact

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1. The subject property (HD-SHCR-2-10 / HD-0-3-33-301) is Lot 10, Short Creek Subdivision #2, containing 37,380 sq. ft. / 0.86 acres, located at 820 W. Field Avenue, Hildale City. The parcel is developed with an existing single-family residence and is currently zoned RA-1. (HCC §152-7-7)
2. The RA-1 zone requires a minimum lot area of 0.8 acres and does not permit creation of the proposed lots (0.38, 0.21, and 0.27 acres). A zone change is a necessary prerequisite to any lot split. (HCC §152-14-4, Table 152-14-2)
3. All three proposed lots exceed the R1-8 minimum lot area of 6,400 sq. ft. and the average lot area requirement of 8,000 sq. ft. Parcel B lot width (70 feet minimum) shall be verified precisely at the subdivision stage. (HCC §152-13-4, Table 152-13-2)
4. The Future Land Use Map designates the subject area as Residential (General Plan p. 18). The proposed R1-8 zone is directly consistent with this designation. No General Plan amendment is required. (USC §10-9a-403; HCC §152-2-2)
5. The proposal creates smaller, more attainable single-family lots, satisfying the moderate income housing analysis required for residential zone changes. (General Plan, Housing Element p. 38; USC §10-9a-403; §10-9a-408; HCC §152-2-2(c)(1))
6. The Fire/EMS Department reviewed the application and recommends approval with no conditions. Emergency access, road width, hydrant coverage, and hydrant flow are all adequate. The property is not in a wildfire hazard area. (Departmental Review, S. Porter Barlow, Feb. 18, 2026)
7. The proposed zone change satisfies the reasonably debatable standard applicable to legislative land use decisions and is consistent with the General Plan Residential Future Land Use designation and R1-8 dimensional standards. (USC §10-9a-535)

### Staff Recommendation

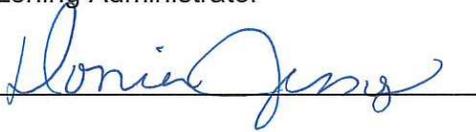
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Staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to City Council for **APPROVAL** of the zone change from RA-1 to R1-8 for HD-SHCR-2-10. The request is consistent with the General Plan Residential Future Land Use designation, compliant with R1-8 dimensional standards, and supported by the Fire/EMS Department without conditions. Infrastructure capacity is confirmed adequate and further requirements are standard building permit and subdivision stage conditions.

**Standard Conditions of Approval:**

1. Any subsequent lot split or subdivision shall comply with all applicable requirements of HCC Chapter 39, including verification of 70-foot minimum lot widths, particularly for Parcel B.
2. All future development shall comply with R1-8 dimensional standards (HCC §152-13-4), design and compatibility standards (HCC §152-33), and all applicable provisions of the Hildale Municipal Code.
3. Utility connections (water, sewer, gas, electrical) for new parcels shall be field-verified and completed in accordance with applicable codes prior to issuance of building permits for new construction on Parcels B and C.

Mayor Donia Jessop  
Zoning Administrator

A handwritten signature in blue ink, appearing to read "Donia Jessop", is written over a horizontal line.