



Hildale City Planning Commission

Tuesday, August 18, 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 Tuesday, August 18, 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.

<https://us06web.zoom.us/j/81704140438>

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.](#) Approval of Minutes for the June 16, 2026 Planning Commission Meeting.

Reports:

Public Hearing and Action Items:

- [2.](#) The Purpose of this hearing is to receive public comments concerning a request to rezone Parcel HD-SHCR-5-1 commonly addressed as 985 N Box Elder St., Hildale, UT from Public Facility (PF) to Highway Commercial (HC) Zone.
- [3.](#) Consideration, discussion and possible approval of a request to rezone Parcel HD-SHCR-5-1 commonly addressed as 985 N Box Elder St., Hildale, UT from Public Facility (PF) to Highway Commercial (HC) Zone.
- [4.](#) The Purpose of this hearing is to receive public comments concerning a request to rezone Parcel HD-SHCR-2-31-B commonly addressed as 845 West Field Avenue, Hildale, UT from Residential Agriculture (RA-1) to Single-Family Residential .5 (RA-0.5) Zone
- [5.](#) Consideration, discussion and possible approval of a request to rezone Parcel HD-SHCR-2-31-B commonly addressed as 845 West Field Avenue, Hildale, UT from Residential Agriculture (RA-1) to Single-Family Residential .5 (RA-0.5) Zone

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

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Continuing Education

General Plan Work Session

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

Tuesday, June 16, 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 Teresa Barlow
Commissioner Thomas Timpson
Commissioner Jeff Smith

ABSENT

Commissioner Rex Jessop
Commissioner Jeromy Williams

Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Wall called the meeting to order at 6:03 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. Approval of Minutes from May 19, 2026.

Commissioner Barlow requested a correction to item number three, noting that the applicant's name should be recorded as "Dell" rather than "Dale"

Motion made by Chair Wall to approve Minutes from May 19, 2026 as amended to reflect the requested correction, Seconded by Commissioner Barlow.

Voting Yea: Chair Wall, Commissioner Barlow, Commissioner Timpson, Commissioner Smith

Motion Carried

Public Hearing:

2. The Purpose of this hearing is to receive public comments concerning a request to rezone Parcel HD-SHCR-12-2 commonly addressed as 1320 North Canyon Street, Hildale UT from Agriculture 5 (A-5) to Residential Agriculture 1 (RA-1).

Hearing was opened to the public at 6:06 pm.

Hearing was closed at 6:07 pm.

New Commission Business:

3. Consider approval of a request to rezone parcel HD-SHCR-12-2 commonly addressed as 1320 North Canyon Street, Hildale UT from Agriculture 5 (A-5) to Residential Agriculture 1 (RA-1).

Mayor Jessop presented the staff report and explained that the property is currently zoned A-5 but does not meet the minimum acreage or width requirements, making it a legal nonconforming lot.

She clarified that the rezone to R-A-1 is a city-sponsored correction to assist the resident, which will be paired with a lot line adjustment to create a conforming residential lot and consolidate the remaining agricultural land.

The Staff Report Recommended a positive recommendation to the City Council with conditions regarding the lot line adjustment, utility review, and a 12-month recording deadline.

Commissioner Timpson expressed concern regarding utility service to the back structures and emphasized the need for coordination with the utility director to ensure no utilities cross property lines without proper easements.

Applicant Taylor Barlow confirmed that the barn, milking parlor, and cheese plant are on the back portion of the property and currently share a meter with the house, but plans are in place to separate utilities.

Chair Wall noted that the county plat already includes standard utility easements, which should mitigate utility access concerns.

Commissioner Timpson questioned the "L-shape" of the lot and encouraged maximizing the width of the driveway for future commercial traffic.

Applicant explained that the "L-shape" of the lot was designed to maintain the one-acre size for the residential portion. He noted that the driveway is used for deliveries and hay shipments.

Chair Wall questioned whether the fire department had assessed the driveway width for emergency services, to which the Mayor clarified that all site approvals would occur after the zone change.

Commissioner Timpson inquired about the status of a conditional use permit for the agricultural operation, noting that one should likely be in place.

Applicant acknowledged that they were operating the business as is and that the barn is currently built on the property line and that he is working with the neighbor to potentially acquire more land to resolve this and utility access issues.

Commissioner Timpson supported the rezone as a better outcome than the current status, provided the lot line adjustment allows for flexibility in resolving access and utility issues.

Commissioner Smith asked for clarification on whether the rezone would result in two separate parcels and if the agricultural portion would face future problems due to its nonconforming status. He also inquired about the impact of the rezone on the existing conditional use permit and whether new utilities would be required for the new parcel.

Mayor Jessop confirmed that the agricultural parcel will remain a legal nonconforming lot regarding width, but the adjustment does not worsen the condition.

Motion made by Commissioner Timpson to recommend approval of the request to rezone parcel HD-SHCR-12-2 commonly addressed as 1320 North Canyon Street, Hildale UT from Agriculture 5 (A-5) to Residential Agriculture 1 (RA-1) applying to the portion shown in the application exhibit, with the following conditions:

Seconded by Commissioner Barlow.

Voting Yea: Chair Wall, Commissioner Barlow, Commissioner Timpson, Commissioner Smith

Motion Carried

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

None

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Mayor Jessop thanked commissioners she can reach out to for feedback and collaborative problem-solving.

Commissioner Timpson noted initial confusion about meeting days; it was clarified that the Planning Commission meeting day was changed in January to the third Tuesday of the month to avoid conflicts. Mayor Jessop noted the benefit of having Monday to prepare.

Commissioner Barlow asked about receiving agendas and minutes earlier for preparation. Mayor Jessop stated the goal is to distribute packets by the Friday before the meeting; a recent agenda was delayed to Monday due to a staff report being redone following a change in approach (lot line adjustment instead of lot split). The goal remains Friday distribution.

Commissioner Timpson requested that council members receive an email notification when a public hearing notice is posted; this was confirmed feasible.

Continuing Education

Kevin Smedley presented on the next section of the General Plan.

General Plan Review Progress

The Commission reviewed the status of chapters 1-3, confirming specific edits to objectives and the removal of redundant items.

The group transitioned to discussing chapters 4-6, focusing on community design, constraints, and opportunities.

Community Design and Opportunities

The Commission discussed incorporating the Zion tunnel closure as a potential opportunity for the community, noting the increase in traffic.

Members emphasized the necessity of maintaining a "rural" designation for grant eligibility while acknowledging the need for infrastructure improvements like paved roads and sidewalks.

There was a consensus to rewrite ambiguous language regarding cultural and visual qualities to be more actionable, specifically focusing on "historical" and "scenic" attributes.

The Commission identified the need to move toward water conservation and xeriscaping, though members noted that specific enforcement methods require careful consideration.

Future Planning and Action Items

The Commission identified the need to revisit zoning ordinances related to landscaping and fencing to ensure new development blends with the natural environment.

Participants agreed to hold a half-day Saturday work session on September 26th to focus specifically on the vision and mission of the General Plan.

The Commission decided to focus on chapters 5 and 6 for the next meeting to ensure thorough preparation and avoid redundant discussions

Adjournment: Presiding Officer

Meeting adjourned at 7:58 pm.

Minutes were approved at the Planning Commission Meeting on _____.

Maxene Jessop, City Recorder

PENDING FOR APPROVAL



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

Item 2.

ZONE CHANGE APPLICATION

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

For Office Use Only:

File No. _____

Receipt No. _____

Name: Hildale City Telephone: 435-874-2323

Address: 320 E Newel Ave, Hildale, UT 84784 Fax No. _____

Agent (If Applicable): Donia Jessop Telephone: _____

Email: recorder@hildalecity.gov

Address/Location of Subject Property: 985 N Boxelder Street

Tax ID of Subject Property: HD-SHCR-5-1 Existing Zone District: PF

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
HC (Highway Commercial) So people that are using that address can get their business licenses.

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 21 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 Washington

I (we), Hildale Town Corp, 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.

Hildale Town Corp
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 17th day of August 2020

Maxene Jessop
(Notary Public)

Residing in: UtahMy Commission Expires: 4-03-2029

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ 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.

(Property Owner)

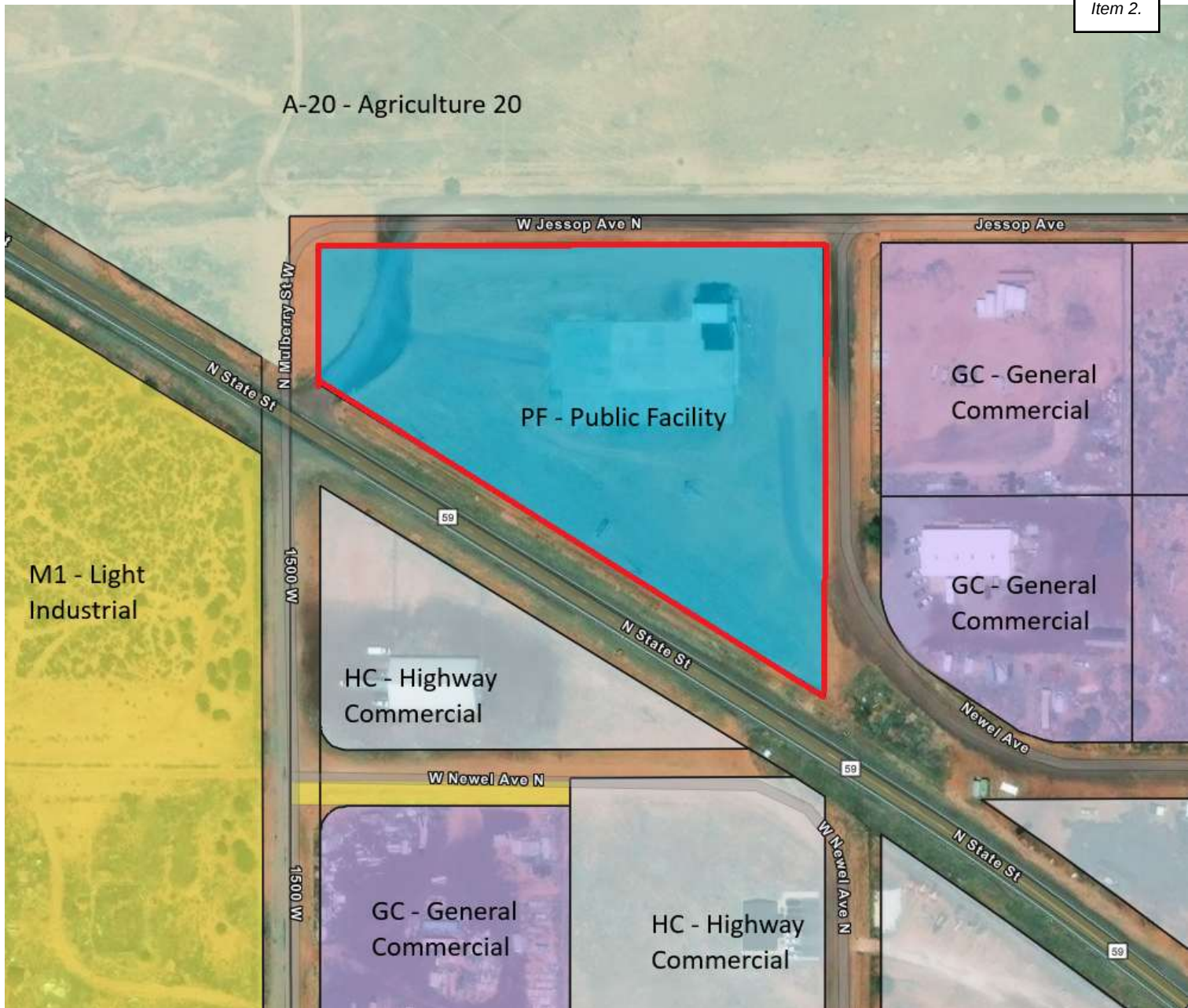
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

My Commission Expires: _____



Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
02/13/2019 02:49:46 PM Fee \$12.00 By FIRST
AMERICAN - ST. GEORGE MAIN

Recording Requested by:
First American Title Insurance Company
50 East 100 South, Suite 100
St. George, UT 84770
(435)673-5491

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Hildale Town Corporation
PO Box 840490
Hildale, UT 84784-0490

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **363-5948896 (JB)**
A.P.N.: **HD-SHCR-5-1**

Canaan Mountain Holdings, LLC, a Utah limited liability company, Grantor, of **Colorado City, Mohave County, State of AZ**, hereby CONVEY AND WARRANT to

Hildale Town Corporation, a Utah Municipal Corporation, Grantee, of **Hildale, Washington County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington County, State of Utah**:

LOT 1, SHORT CREEK SUBDIVISION #5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 11**, 2019.

Canaan Mountain Holdings, LLC, a Utah limited liability company

By: _____
Name: Lorin Zitting
Title: Manager

A.P.N.: HD-SHCR-5-1

Warranty Deed - continued

File No.: 363-5948896 (JB)

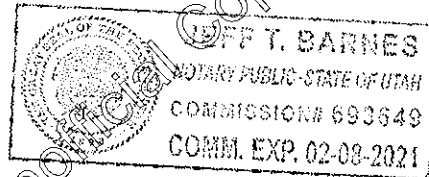
STATE OF Utah)
County of WASHINGTON) ss.

On FEBRUARY 11 2019, before me, the undersigned Notary Public, personally appeared **Lorin K. Zitting, Manager of Canaan Mountain Holdings, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 02-08-2021

Notary Public

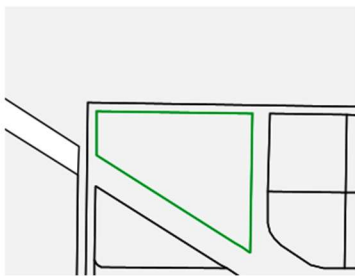


Account#	Summary	
0930065	Parcel #: HD-SHCR-5-1 Situs: 985 N BOX ELDER ST HILDALE 847840000 Acres: 4.76 Version: 05/13/2023 06:32:25-652 PM to: MAX	Owner: HILDALE TOWN CORP Legal: Subdivision: SHORT CREEK 5 (HD) Lot: 1

Account 0930065

Location	Owner	Value
Account Number 0930065	Name HILDALE TOWN CORP	Market (2026) \$773,500
Parcel Number HD-SHCR-5-1	PO BOX 840490	Taxable \$0
Tax District 02 - Hildale City	HILDALE, UT 84784-0490	Tax Area: 02 Tax Rate: 0.008715
Acres 4.76		Type Actual Assessed Acres
Situs 985 N BOX ELDER ST , HILDALE		Exempt \$773,500 4.760
Legal Subdivision: SHORT CREEK 5 (HD) Lot: 1		
Parent Accounts 0467152		
Parent Parcels HD-0-3-32-1121		
Child Accounts		
Child Parcels		
Sibling Accounts		
Sibling Parcels		

Transfers		
Entry Number	Recording Date	
00952300	06/20/2005 01:58:00 PM	B: 1756 P: 2167
00953497	06/24/2005 02:22:00 PM	B: 1758 P: 2339
20100033382	10/05/2010 08:05:56 AM	
20140018627	06/20/2014 11:43:33 AM	
20140025458	08/21/2014 10:56:06 AM	
20140032095	10/20/2014 02:35:33 PM	
20170006135	02/10/2017 01:47:59 PM	
20170006136	02/10/2017 01:47:59 PM	
20170006137	02/10/2017 01:47:59 PM	
20170051250	12/18/2017 03:21:01 PM	
20190005467	02/13/2019 02:49:46 PM	

Tax	Images						
<table> <tr> <th>Tax Year</th><th>Taxes</th></tr> <tr> <td>*2026</td><td>\$0.00</td></tr> <tr> <td>2025</td><td>\$0.00</td></tr> </table> * Estimated	Tax Year	Taxes	*2026	\$0.00	2025	\$0.00	GIS 
Tax Year	Taxes						
*2026	\$0.00						
2025	\$0.00						

**HILDALE CITY**

320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784
Phone: (435) 874-2323

STAFF REPORT – ZONE CHANGE APPLICATION*Hildale City Planning & Zoning*

TO:	Hildale City Planning Commission
FROM:	Office of the Zoning Administrator, Hildale City Planning & Zoning
DATE:	August 18, 2026
SUBJECT:	Zone Change Application (City-Initiated) - 985 N Box Elder Street, Innovation Center
APPLICANT:	Hildale City (city-initiated application, HCC 152-7-3(b))
PROPERTY OWNER:	Hildale Town Corporation
AGENT:	Mayor Donia Jessop, on behalf of the City as owner
PROPERTY:	985 N Box Elder Street, Hildale, UT - Lot 1, Short Creek Subdivision No. 5 (HD); corner of State Street (SR-59), Jessop Avenue, and Box Elder Street
PARCEL NO.:	HD-SHCR-5-1 4.76 acres / 207,346 sq. ft. Improved (3,770 sq. ft. two-story office building, the Innovation Center)
OWNERSHIP:	Warranty Deed, Doc. ID 20190005467, Washington County Recorder, Feb. 13, 2019 (Canaan Mountain Holdings, LLC to Hildale Town Corporation)
REQUEST:	Zone Change from PF (Public Facility) to HC (Highway Commercial)
FLU DESIGNATION:	Commercial (General Plan, Future Land Use Map, p. 18)

■ Request & Context

Hildale City initiates a zone change from PF (Public Facility) to HC (Highway Commercial) for Parcel HD-SHCR-5-1, a 4.76-acre parcel at 985 N Box Elder Street located at the corner of State Street (SR-59), Jessop Avenue, and Box Elder Street. The parcel is owned by Hildale Town Corporation and is improved with a 3,770 square foot two-story professional office building constructed in 2004, known as the Innovation Center.

The purpose of the request is to align the parcel's zoning with its established and intended use. The Innovation Center is leased to commercial tenants, and the City must retain the building as a condition of the federal grant tied to it. The current PF zone recognizes public and quasi-public facilities and does not permit general commercial business uses. As a result, business license applications from Innovation Center tenants cannot be processed, because the proposed uses do not appear in the PF use table –

(HCC Table 152-17-1). Rezoning the parcel to HC resolves that question by making the tenants' commercial uses permitted uses, which allows their business licenses to be issued.

Staff recommends a POSITIVE RECOMMENDATION to City Council for APPROVAL.



HILDALE CITY

320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784
Phone: (435) 874-2323

■ Zone Analysis

The PF zone (HCC Chapter 17) provides for facilities owned by public and quasi-public entities that utilize relatively large areas of land, with typical uses including cemeteries, hospitals, public parks, public schools, and public utility facilities (HCC 152-11-2(f)(2)). General commercial business uses are not permitted in PF; retail, general office as a private commercial use, personal services, and repair services are all designated "N" in Table 152-17-1.

The HC zone (HCC Chapter 15) provides commercial areas with visibility and access from SR-59 and major arterial roads for the convenience of commuters and the traveling public (HCC 152-11-2(d)(3)). The commercial uses operating at the Innovation Center are permitted uses in HC: general office, media service, repair service, research service, personal care service, personal instruction service, and general retail are each designated "P" in Table 152-15-1. HC permits the parcel to continue serving public functions as well, because government service and operations center are also permitted uses in HC. The rezone therefore accommodates both the existing City-retained building and its commercial tenants.

The parcel abuts SR-59. HCC 152-15-7(d) provides that, for property abutting SR-59, the Highway Commercial Zone begins at the highway right-of-way line and extends five hundred feet from that line, "except as otherwise depicted by the zoning map." Rezoning the entire 4.76-acre parcel to HC is consistent with this provision and with the map-depiction exception.

■ General Plan Consistency Analysis

The Future Land Use Map (General Plan p. 18) designates the SR-59 frontage corridor, including the subject parcel, as Commercial. The map shows a Commercial band running directly along the highway, with Industrial behind it to the southwest and Residential behind it to the northeast. This mirrors the General Plan's written policy that the land use pattern "calls for commercial directly adjacent to the highway (1 to 1/2 block) with industrial and manufacturing behind," so that retail can leverage the traffic passing through the area (General Plan, Economic Development Element, p. 21). The proposed HC zone is a commercial zone directly consistent with this Commercial designation, and no General Plan amendment is required.

The zone change advances several General Plan goals and objectives. It implements Land Use Objective O3-1.2, which directs the City to "allow for proper commercial growth in appropriate areas, compatible with the overall goals of the General Plan" (General Plan, Land Use Element, p. 20). It advances Economic Development Goal G5-2, to increase the City's tax base through expanding commercial development, and Objective O5-2.1, to "provide commercial zoning in compliance with the General Plan at a pace that supports economic expansion" (General Plan, Economic Development Element, p. 21). The General Plan further anticipates that "commercial development is expected along State Street," and that properties near the highway may be "repurposed over time from a mix of commercial and industrial into commercial/office" (General Plan, Land Use Element, p. 7).

**HILDALE CITY**

320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784
Phone: (435) 874-2323

The proposed HC zone is harmonious with the overall character of existing development in the vicinity. The parcels immediately across State Street and Newel Avenue to the south and east are zoned HC (Highway Commercial) and GC (General Commercial); land to the southwest across the highway is M-1 (Light Industrial). The subject parcel sits within this established commercial and highway-oriented context, and the rezone represents a logical extension of the surrounding commercial pattern rather than an intrusion into a residential or agricultural area (HCC 152-7-7(e)(2)).

■ Departmental Review

Because the parcel is already developed and served, and the request does not propose new construction, the rezone is not expected to change demand on City facilities and services.

■ Staff Recommendation

Staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to City Council for **APPROVAL** of the zone change from PF (Public Facility) to HC (Highway Commercial) for Parcel HD-SHCR-5-1, 985 N Box Elder Street.

Mayor Donia Jessop

Zoning Administrator



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

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

For Office Use Only:

File No. _____

Receipt No. 1.060057348Name: Randal & Allison Serr Telephone: [REDACTED]Address: 2246 E. 2700 S. SLC, UT 84109 Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: [REDACTED]Address/Location of Subject Property: 845 W. Field Ave (Lot B)Tax ID of Subject Property: HD-SHCR-2-31-13 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

We would like to rezone to RA-0.5 to put in utilities and potentially build.**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 21 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: 07-13-2026Application Complete: YES ☐ NO ☐angelene chatwin

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

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

Receipt No: 1.000057348 Jul 13, 2026

HILDALE CITY

Previous Balance:	.00
MISCELLANEOUS	
ZONE CHANGE APPLICATION -	500.00
845 WEST FIELD AVENUE	
MISCELLANEOUS	26.00
POSTAGE	
Total:	526.00
Check - Zions Bank	
Check No: 1581	526.00
Payor:	
RANDAL & ALLISON SERR	
Total Applied:	526.00
Change Tendered:	.00

07/13/2026 2:48 PM

RANDAL SERR, ALLISON SERR 02/07
2246 E 2700 S
SALT LAKE CITY, UT 84109-1725

1581
31-297/1240 3781

7/9/26 Date

Pay to the Order of HILDALE CITY \$ 526.00

FIVE HUNDRED TWENTY-SIX ⁰⁰/100 Dollars

WELLS FARGO Wells Fargo Bank, N.A.
Utah
wellsfargo.com

For RE-ZONE

[Signature]

MP

1240029711 9788219203 01581

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

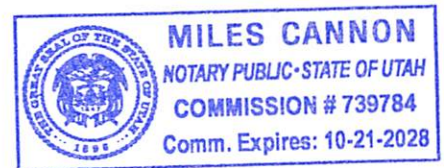
COUNTY OF Salt Lake

I (we), Ronald Serr, 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)
[Signature]
(Property Owner)

Subscribed and sworn to me this 8 day of July 2026

[Signature]
(Notary Public)

Residing in: Salt Lake City, UTMy Commission Expires: 10.21.2028

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20__.

(Notary Public)

Residing in: _____

My Commission Expires: _____

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.

Corrected Warranty Page 1 of 2
 Gary Christensen Washington County Recorder
 03/15/2023 03:38:17 PM Fee \$40.00 By
 PROSPECT TITLE INSURANCE

MAIL TAX NOTICE TO:
 GRANTEE
 2246 EAST 3700 SOUTH
 SALT LAKE CITY, UTAH 84109

CORRECTIVE WARRANTY DEED

Billy Shem Stubbs,

Grantor,

hereby CONVEY and WARRANT(S) to:

Randal Serr and Allison Serr, as joint tenants,

Grantee,

of Salt Lake, County of Salt Lake, for the sum of TEN DOLLARS and Other Good and Valuable Consideration, the following tract of land in Washington County, State of UTAH, to-wit

See Attached Exhibit "A"

Tax Parcel No.: HD-SHGR-2-31-B

Subject to property taxes for the year 2023 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

WITNESS the hand of said grantor, this 15 day of February, 2023

This deed is given to correct the deficiency in the acknowledgement of that certain Warranty Deed recorded February 2, 2023 as Entry No. 20230002934

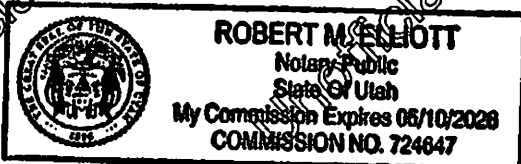
Billy Shem Stubbs
 Billy Shem Stubbs

STATE OF UTAH)

:ss

COUNTY OF WASHINGTON)

On the 15 day of March, 2023, personally appeared before me Billy Shem Stubbs, the signer of the within instrument, who duly acknowledged to me that he executed the same



Notary Public
 My Commission Expires: 5-10-2026
 Residing at: Utah, Utah

EXHIBIT A

Beginning at the Northwest Corner of Lot 31, SHORT CREEK SUBDIVISION #2, HILDALE UTAH, Recorded and on file in the Office of the Recorder, Washington County, State of Utah, and running thence North $89^{\circ}53'31''$ East 138.85 feet along the North line of said lot; thence South $0^{\circ}27'14''$ West 140.07 feet, to a point on the South line of said lot; thence South $89^{\circ}53'31''$ West 137.60 feet along said line, to the Southwest Corner of said lot; thence North $0^{\circ}03'24''$ West 140.06 feet along the West line of said lot to the point of beginning.

Corrected Warranty Page 1 of 2
 Gary Christensen Washington County Recorder
 03/15/2023 03:38:17 PM Fee \$40.00 By
 PROSPECT TITLE INSURANCE

MAIL TAX NOTICE TO:
 GRANTEE
 2246 EAST 2700 SOUTH
 SALT LAKE CITY, UTAH 84109

CORRECTIVE WARRANTY DEED

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Randal Serr and Allison Serr, as joint tenants,

Grantee,

of Salt Lake, County of Salt Lake, for the sum of TEN DOLLARS and Other Good and Valuable
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See Attached Exhibit "A"

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 easements apparent or of record; all applicable zoning laws and ordinances.

WITNESS the hand of said grantor, this 15 day of February, 2023

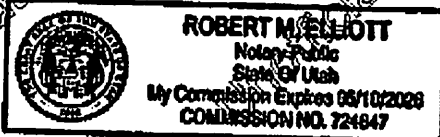
This deed is given to correct the deficiency
 in the acknowledgement of that certain
 Warranty Deed recorded February 2, 2023
 as Entry No. 20230002934

Billy Shem Stubbs
 Billy Shem Stubbs

STATE OF UTAH)

COUNTY OF WASHINGTON) ss

On the 15 day of *March*, 2023, personally appeared before me Billy Shem Stubbs, the signer of the
 within instrument, who duly acknowledged to me that he executed the same.



Notary Public
 My Commission Expires: *5-10-2026*
 Residing at: *Midvale, Utah*

...

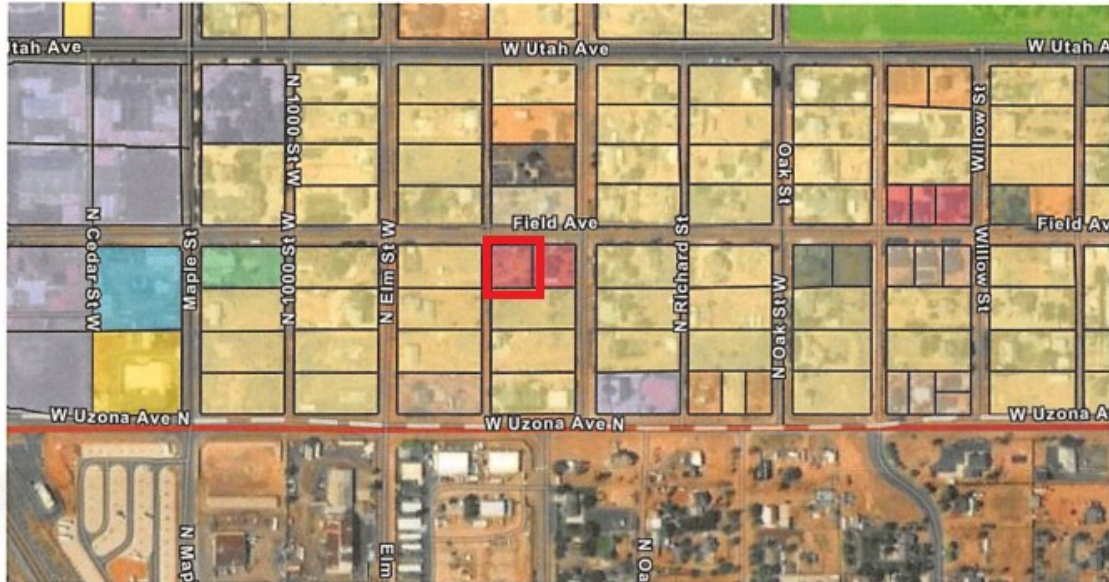
EXHIBIT A

Beginning at the Northwest Corner of Lot 31, SHORT CREEK SUBDIVISION #2, HILDALE UTAH, Recorded and on file in the Office of the Recorder, Washington County, State of Utah, and running thence North $89^{\circ}53'31''$ East 138.85 feet along the North line of said lot; thence South $0^{\circ}27'14''$ West 140.07 feet to a point on the South line of said lot; thence South $89^{\circ}53'31''$ West 137.60 feet along said line, to the Southwest Corner of said lot; thence North $0^{\circ}03'24''$ West 140.08 feet along the West line of said lot to the point of beginning.

Location	
Account Number 1144193	Name SERR RANDAL
Parcel Number HD-SHCR-2-31-B	2246 E 2700 S
Tax District 02 - Hildale City	SALT LAKE CITY, UT 84109
Acres 0.44	
Situs 0, 0	
Legal Subdivision: SHORT CREEK 2 (HD) Lot: 31 DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 31, SHORT CREEK SUBDIVISION #2, HILDALE UTAH, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE NORTH 89°53'31" EAST 138.85 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 0°27'14" WEST 140.07 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89°53'31" WEST 137.60 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0°03'24" WEST 140.06 FEET ALONG THE WEST LINE OF SAID LOT, TO THE POINT OF BEGINNING.	
Parent Accounts 0927841	
Parent Parcels HD-SHCR-2-31	
Child Accounts	
Child Parcels	
Sibling Accounts	
Sibling Parcels	

Trans	
Entry Number	
20140018624	
20190051007	
20220022589	
20220022590	
20230002934	
20230006997	

Tax		
Tax Year	Taxes	GIS
2025	\$780.86	
2024	\$555.77	



Yellow = RA-1

Red = Other

B. Residential Agriculture Zones:

Residential agriculture zones allow a mix of agricultural and residential uses on large lots. Limited agriculture activities, the keeping of limited numbers of animals, and the enjoyment of a "gentleman farmer" type neighborhood are the purpose of these zones. 1. *The purpose of the RA-1 and RA-.5 zones is to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the city's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl.* The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

SARAJANE JOHNSON
PO BOX 840283
HILDALE, UT 84784-0283

MATTHEW PEINE
784 S RIVER RD # 292
SAINT GEORGE, UT 84790

UNITED EFFORT PLAN
PO BOX 840959
HILDALE, UT 84784

CARL SHAWN AND ALEXANDRA C/O CARL STUBBS
P.O. BOX 842203
HILDALE, UT 84784

THEODORE BARLOW
PO BOX 840178
HILDALE, UT 84784

NATHANIEL BARLOW
PO BOX 843376
HILDALE, UT 84784-3376

CHRISTOPHER AND CASSANDRA BLACKMORE
3000 26TH AVE S
CRANBROOK, BC V1C6Z3

DERICK HOLM
PO BOX 840582
HILDALE, UT 84784-0582

LEROY AND GAWYNN DUTSON
875 S PEACH TREE DR
TOQUERVILLE, UT 84774

MICHAEL PETER BERG
PO BOX 3263
COLORADO CITY, AZ 86021

GRACE TRUMP
189 N 100 E
FARMINGTON, UT 84025

TODD AND ESPERANZA DUTSON
PO BOX 2668
COLORADO CITY, AZ 86021

CLAYTON GIFFORD
740 N ELM ST
HILDALE, UT 84784

**HILDALE CITY**

320 East Newel Ave.
P.O. Box 840490
Hildale, UT 84784
Phone: (435) 874-2323

STAFF REPORT – ZONE CHANGE APPLICATION*Hildale City Planning & Zoning*

TO:	Hildale City Planning Commission
FROM:	Office of the Zoning Administrator
DATE:	Tuesday, August 18, 2026
SUBJECT:	Zone Change, RA-1 to RA-.5, 845 W Field Avenue (Lot B)
APPLICANT:	Randal Serr and Allison Serr
PROPERTY OWNER:	Randal Serr and Allison Serr, as joint tenants
PROPERTY:	845 W Field Avenue (Lot B), Hildale, Utah
PARCEL NO.:	HD-SHCR-2-31-B (a portion of Lot 31, Short Creek Subdivision #2)
OWNERSHIP:	Corrective Warranty Deed from Billy Shem Stubbs, recorded with the Washington County Recorder on March 15, 2023, Doc ID 20230006997
REQUEST:	Rezone the 0.44-acre vacant lot from RA-1 Residential Agricultural to RA-.5 Residential Agricultural to allow utility service and future single-family construction
FLU DESIGNATION:	Residential (General Plan Future Land Use Map, p. 18)

■ Application Summary

Randal Serr and Allison Serr, owners of the vacant property at 845 W Field Avenue (parcel HD-SHCR-2-31-B, a portion of Lot 31 of Short Creek Subdivision #2), request a zone change from RA-1 Residential Agricultural to RA-.5 Residential Agricultural. In the applicant's own words on the application form, the request is "we would like to rezone to RA-0.5 to put in utilities and potentially build."

The property is a vacant lot of 0.44 acre. The owners purchased it in early 2023 as a long-term holding, with the intention of extending utilities to it and eventually either building a single-family home or selling it to someone who will. They discovered only after purchase that the lot cannot lawfully be built upon or served in its current zoning classification.

The request is a correction, not an expansion. Nothing about the rezone authorizes new construction, additional density, or a more intense use than the surrounding neighborhood already carries. It changes the minimum lot area that applies to a lot that already exists at its present size, so that the lot becomes a lawful building site rather than a parcel the City cannot serve.



HILDALE CITY

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■ Background: How the Lot Became Unbuildable

Parcel HD-SHCR-2-31-B was created by dividing a larger parent parcel, HD-SHCR-2-31, into two pieces. The division that created Lot B occurred well after the City placed this area in the RA-1 zone. The zoning map for this part of the City was established and repeatedly amended through Ordinances. The RA-1 designation was therefore in place before the 2022 division.

The RA-1 zone requires a minimum lot area of 0.8 acre (HCC §152-14-4, Table 152-14-2). Lot B is 0.44 acre. It has never satisfied the zone it sits in, and it could not have satisfied that zone on the day it was created.

The owners did not create this condition. They bought the lot as it was recorded, through a real estate transaction, and learned of the problem when they came to City Hall to ask how to bring utilities to their property.

■ Why the Rezone Is the Correct Remedy

Staff examined whether the owners have any path forward short of a rezone, and specifically whether the lot qualifies for the protections that Chapter 8 extends to non-conforming lots. It does not.

HCC §152-8-6(b) allows a new single-family dwelling to be constructed on a legally established lot that is non-conforming as to area or width, provided the lot "was legally non-conforming when the area or width requirements were changed." That provision reaches lots that complied when they were created and were later made deficient by a change in the ordinance. It does not reach lots that were deficient from the moment they came into existence.

The lot cannot be built upon or served while it remains in RA-1. A variance is not the appropriate alternative, because the five variance criteria in HCC §152-7-12 include a requirement that the circumstances not be of the applicant's own creation and that the hardship be tied to special circumstances attaching to the property, and a lot-area deficiency curable by applying the City's own half-acre zone is not the kind of hardship the variance mechanism is built to address. The clean remedy is the one the applicants have chosen, which is to place the lot in the zone whose standards it actually meets.

Rezoning the lot to RA-.5 resolves the deficiency completely. At 0.44 acre the lot exceeds the RA-.5 minimum lot area of 0.4 acre, and at approximately 138 feet of width it exceeds the RA-.5 minimum lot width of 100 feet (HCC §152-14-4, Table 152-14-2). The lot becomes fully conforming, with no residual non-conformity of any kind, and the City is then in a position to process a utility request and, in due course, a building permit through the ordinary channels.



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■ Land Use Analysis

General Plan Consistency

RA-.5 is a residential agriculture zone. The General Plan and the City Code both describe the RA-1 and RA-.5 zones as serving the same purpose, which is "to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the city's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl," with the predominant use intended to be "large lot neighborhoods with detached single-family dwellings" (HCC §152-11-2(b)(1)). A half-acre lot holding one detached single-family home in an established residential grid is precisely the pattern that language describes.

Compatibility With the Surrounding Area

Field Avenue lies within the platted townsite grid between Utah Avenue and Uzona Avenue. The abutting and nearby properties are predominantly zoned RA-1, with a small number of parcels in the immediate vicinity carrying other designations, as shown on the zoning map excerpt submitted with the application. The established character is low-density residential on generously sized lots, which is the character both RA-1 and RA-.5 are written to protect.

The rezone itself places no new demand on roadways, parks, police or fire protection, storm drainage, water supply, or wastewater collection, because it authorizes no construction. The demand question arises when the owners seek utility service and a building permit, and it is answered at that point through the Utility Department.

■ Recommendation

Staff recommends that the Planning Commission **forward a positive recommendation** to the City Council to approve the zone change of parcel HD-SHCR-2-31-B, 845 W Field Avenue (Lot B), from RA-1 Residential Agricultural to RA-.5 Residential Agricultural.

Mayor Donia Jessop

Zoning Administrator