PLANNING COMMISSION · REGULAR MEETING

Agenda

Tuesday, October 20, 2026 · 6:00 PM

Hildale City Hall, 320 East Newel Avenue, Hildale, Utah 84784

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

Notice is hereby given to the members of the Hildale City Planning Commission and to the public that the Planning Commission will hold a regular meeting on **Tuesday, October 20, 2026** at **6:00 PM** at Hildale City Hall, 320 East Newel Avenue, Hildale, Utah 84784.

Members of the Planning Commission may be participating electronically by video or telephone conference.

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 Chair's discretion.

1. **Roll Call of Commission Attendees** *City Recorder*
2. **Welcome, Introduction and Preliminary Matters** *Presiding Officer*
3. **Pledge of Allegiance** *By invitation of the Presiding Officer*
4. **Conflict of Interest Disclosures** *Commissioners*
5. **Approval of Minutes of Previous Meetings** *Commissioners*
   - 5a. Consider approval of minutes for 9-15-2026 — pages 2 to 4
6. **325 E Newel Ave - Rezone** · Public hearing and consideration — pages 5 to 18
   The Commission will receive public comments during a Public Hearing concerning a request to re-zone parcel number HD-SHCR-9-28 from Public Facility (PF) to Neighborhood Commercial (NC) Zone.
   Staff recommends that the Planning Commission forward a POSITIVE RECOMMENDATION to the City Council for APPROVAL of the zone change from PF (Public Facilities) to NC (Neighborhood Commercial) for Parcel HD-SHCR-9-28, 325 E Newel Avenue.
7. **Redwood Street - Rezone** · Public hearing and consideration — pages 19 to 37
   The Commission will receive public comments during a Public Hearing concerning a request to re-zone parcel numberHD-SHCR-4-4 from Residential Agriculture 1 (RA-1) to Residential Multifamily 2 (RM-2) Zone.
   Staff recommends that the Planning Commission forward a POSITIVE RECOMMENDATION to the City Council for APPROVAL of the zone change from Residential Agriculture 1 (RA-1) to Residential Multifamily 2 (RM-2) Zone.
8. **Public Comments** *3 minutes each — discretion of the Presiding Officer*
9. **Commissioners Comments** *10 minutes total*
   Commissioners comments of issues not previously discussed in the meeting.
10. **Continuing Education** *Kevin Smedley*
11. **Adjournment** *Presiding Officer*

Agenda items and any variables thereto are set for consideration, discussion, approval, or other action. Agenda is subject to change up to 24 hours prior to the meeting.

Members may be attending by telephone or video. The anchor location for this meeting is Hildale City Hall, 320 East Newel Avenue, Hildale, Utah 84784.

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, September 15, 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

Staff/Officials Present:
Mayor Donia Jessop
Kevin Smedley, Consultant/Planner

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 for June 16, 2026 and the minutes of August 18, 2026.

   Commissioner Thomas Timpson noted a technical correction to the August 18, 2026 minutes: a rezone description incorrectly stated “Single Family Residential 0.5 Zone (RA-0.5).” He clarified that the correct zone is “Residential Agriculture 0.5.”

   Motion made by Chair Wall to approve minutes of June 16 and August 18 with recommended changes, Seconded by Commissioner Timpson.
   Voting Yea: Chair Wall, Commissioner Barlow, Commissioner Timpson, Commissioner Smith

   Motion Carried

Public Hearing:

2. WITHDRAWN BY APPLICANT 9/14/2026

   THIS ITEM WILL NOT BE HEARD

   The Purpose of this hearing is to receive public comments concerning a request to rezone

   • Parcel number HD-178-B-1, from Agriculture 5 (A -5)

PENDING FOR APPROVAL

• Parcel number HD-178-B-2 commonly addressed as 1545 Water Canyon Rd from Agriculture 5 (A -5) and

• Parcel number HD-178-B-4 from Agriculture 10 (A -10)

to Recreational Resort (RR) Zone.

Chair Wall noted the scheduled public hearing applicant had withdrawn their application; no public hearing was held.

New Commission Business:

3. WITHDRAWN BY APPLICANT 9/14/26

   NO ACTION WILL BE TAKEN

   Consider to recommend approval of a request to rezone:

   • Parcel number HD-178-B-1, from Agriculture 5 (A -5)

   • Parcel number HD-178-B-2 commonly addressed as 1545 Water Canyon Rd from Agriculture 5 (A -5) and

   • Parcel number HD-178-B-4 from Agriculture 10 (A -10)

   to Recreational Resort (RR) Zone.

   Chair Wall noted the application for the new business item had been withdrawn; no action was taken on the item.

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

No public were present.

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Commissioner Timpson stated the withdrawn application lacked required information, including a preliminary site plan, and raised concerns that the proposal did not fit the requested zone.

Mayor Jessop explained staff identified several issues and advised the applicant to withdraw to clarify development goals; the applicant's current land use is correctly zoned, and they are reconsidering their plan.

Commissioner Timpson noted the RR zone requires location on a collector street capable of supporting high-density development and questioned whether the proposed site met this requirement given potential large unit counts.

Mayor Jessop stated the Commission has previously discussed wanting RR zones located against the hills for privacy rather than in the middle of town.

Chair Wall suggested pursuing a text amendment to the RR zone to align with community needs, noting current code language was likely borrowed and has caused issues.

Mayor Jessop advised consulting legal counsel to avoid changing rules in direct response to a specific application; noted RR zone contains several "must-have" requirements (e.g., swimming pool, clubhouse) that may be ill-suited for Hildale.

Consultant Smedley noted applicants are entitled to be heard under the code in effect at the time of submittal and suggested development agreements for large-scale projects. Chair Wall requested staff to review the process for a Commission-initiated text amendment to the RR zone.

PENDING FOR APPROVAL

Commissioner Teresa Barlow reported on recent land use training covering administrative vs. legislative roles, land use processes, variances, and conditional uses. She noted an example of Salt Lake City reducing zoning categories from 147 to 27 and stated the presenter's PowerPoint would be shared; she will provide a detailed update at a future meeting. Chair Wall suggested dedicating time in the next continued education segment to review the PowerPoint.

Continuing Education

General Plan

The Work Session began at 7:15 pm.

The Planning Commission reviewed several chapters of the General Plan, focusing on housing, open space, and risk management. Regarding housing, the commission agreed to remove obsolete "constraints" language, split goals to distinguish between preserving existing neighborhoods and forming new centers, and emphasized the importance of intermingling housing densities and income brackets. For open space and recreation, members shifted ADA compliance to a goal-oriented framework and prioritized the development of a designated ATV trail network to mitigate nuisance issues and improve safety. The commission decided to reference existing emergency plans for risk and resilience rather than creating new policy. Finally, the group proposed adding an implementation section to the General Plan to track measurable goals and timelines, and scheduled a joint meeting for November 14th to continue these discussions

Executive Session: As needed

NA

Adjournment: Presiding Officer

Meeting was adjourned at 8:01 pm.

Minutes were approved at the Planning Commission Meeting on _____.

_____

Maxene Jessop, City Recorder

PENDING FOR APPROVAL

Hildale City
WELCOME HOME

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:_____ **Telephone:** _____

Address:_____ **Fax No.** _____

Agent (If Applicable): _____ **Telephone:** _____

Email:_____

Address/Location of Subject Property: _____

Tax ID of Subject Property:_____ **Existing Zone District:** _____

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

_____

_____

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. <u>The deadline date to submit the application is 21 business days prior to the scheduled meeting.</u> 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), Donia Jessop, 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 City
(Property Owner)

Donia Jessop
(Property Owner)

Subscribed and sworn to me this 7th day of October 20 26

Maxene Jessop
(Notary Public)

MAXENE JESSOP
Notary Public, State of Utah
Commission # 742394
My Commission Expires On
April 03, 2029

Residing in: Utah

My Commission Expires: 4-3-29

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)

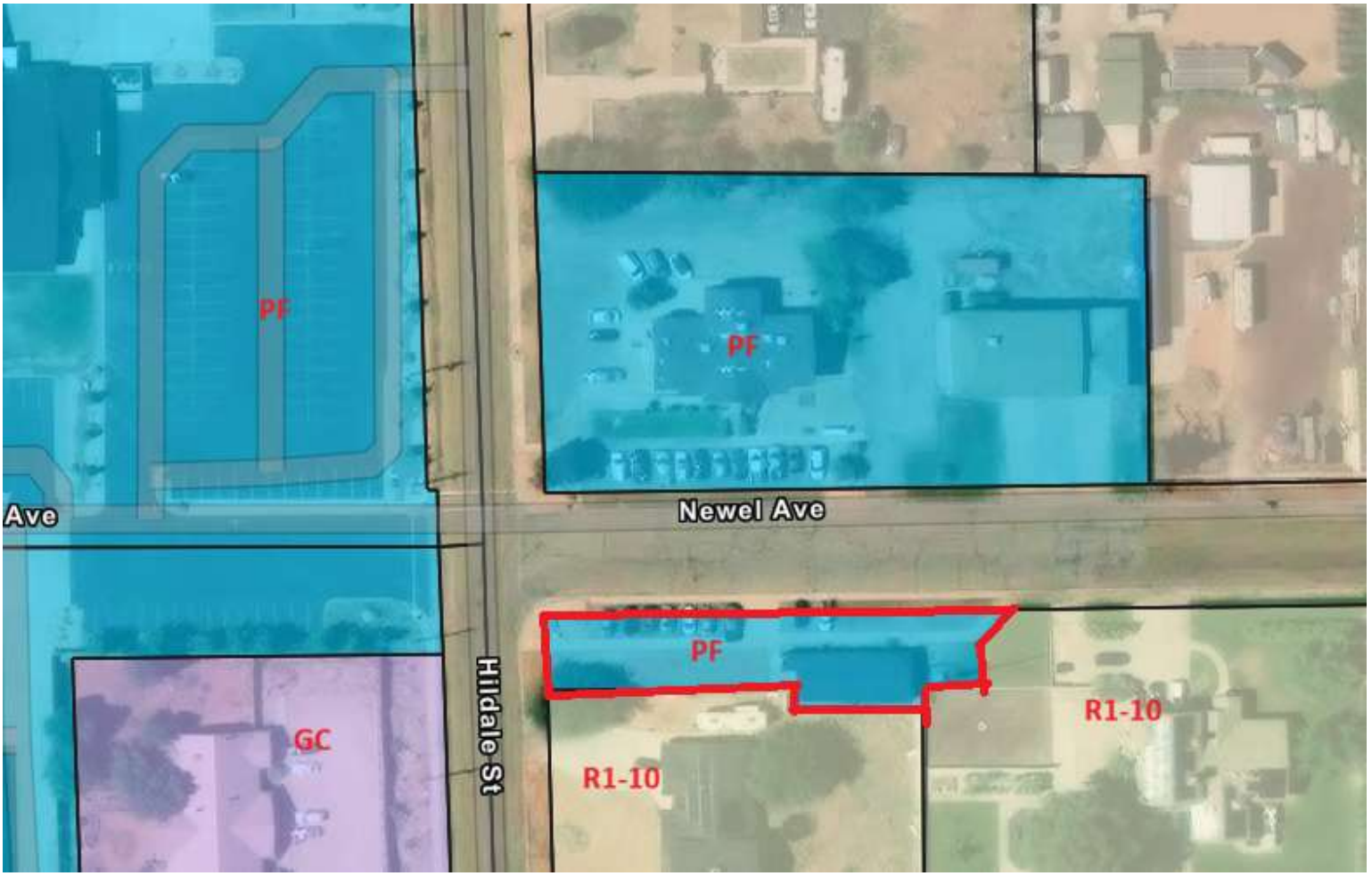
_____
(Property Owner)

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

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____



Legal Subdivision: SHORT CREEK 9 AMD & EXT (HD) Lot: 28

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

x FIRST AMERICAN TITLE INSURANCE COMPANY

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 City, a Utah Municipal Corporation
P.O. Box 840809
Hildale, UT 84784

SPACE ABOVE THIS LINE (3 ½" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **363-6334452** (**JB**)
A.P.N.: **HD-SHCR-9-28**

Jeff J. Barlow, Executive Director of the United Effort Plan Trust dated November 9, 1942, as Amended and Restated on November 3, 1998 and Reformed on October 25, 2006, Grantor, of **Hildale** , **Washington** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Hildale City, 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 28, SHORT CREEK SUBDIVISION # 9 AMENDED AND EXTENDED, 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 2024 and thereafter.

SUBJECT TO: The matters set forth on Exhibit "A" attached hereto and made a part hereof.

Witness, the hand(s) of said Grantor(s), this **December** 3 **, 2024** .

[Signature page follows]

DOC ID 20240039637

Special Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
12/13/2024 03:19:35 PM Fee $40.00 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 City, a Utah Municipal Corporation
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Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

SUBJECT TO: The matters set forth on Exhibit "A" attached hereto and made a part hereof.

Witness, the hand(s) of said Grantor(s), this **December** 3, **2024** .

[Signature page follows]

Jeff J. Barlow, Executive Director of the United Effort Plan Trust dated November 9, 1942, as Amended and Restated on November 3, 1998 and Reformed on October 25, 2006

Jeff J. Barlow, Executive Director

STATE OF UTAH)
)ss.
County of WASHINGTON)

On DECEMBER 3 2024, before me, the undersigned Notary Public, personally appeared **Jeff J. Barlow, Executive Director of the United Effort Plan Trust dated November 9, 1942, as Amended and Restated on November 3, 1998 and Reformed on October 25, 2006**, 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: 02-08-2025

Notary Public

JEFF T BARNES
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 716324
COMM. EXP. 02-08-2025

EXHIBIT "A "

Escrow No. **363-6334452** (**JB**)
A.P.N.: **HD-SHCR-9-28**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and not shown in the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Record.

6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

7. General property taxes for the year 2024 were paid in the amount of $385.05. Tax Parcel No. HD-SHCR-9-28.

8. The land is included within the boundaries of Hildale, and is subject to charges and assessments made thereby.

9. Easements, notes and restrictions as shown on the recorded plat.

10. Easements as disclosed in Quit-Claim Deed recorded May 03, 1994 as Entry No. 465870 in Book 816 at Page 648 of Official Records.

11. Easements as disclosed in Warranty Deed recorded April 23, 1996 as Entry No. 530415 in Book 995 at Page 467 of Official Records.

12. Affidavit of Easements recorded June 30, 2009 as Entry No. 20090025382 of Official Records.

13. Easements, notes and restrictions as shown on Short Creek Subdivision # 9 subdivision plat recorded June 23, 2014 as Entry No. 20140018760 of Plats.

    Easements, notes and restrictions as shown on Short Creek Subdivision # 9 Amended and Extended subdivision plat recorded June 12, 2018 as Entry No. 20180024321 of Plats.

14. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or

rights excepted in (a) or (b) appear in the Public Records.

15. Water rights, claims or title to water, whether or not shown by the Public Records.

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:	Tuesday, October 20, 2026
SUBJECT:	Zone Change, RA-1 to RM-2, Lot 4, Short Creek Subdivision #4 (Redwood Street)
APPLICANT:	Series 3 of Azure Ridge Holdings of Utah, LLC (Ianthius Barlow)
PROPERTY OWNER:	Series 3 of Azure Ridge Holdings of Utah, LLC
AGENT:	Thomas Timpson, TCT Engineering
PROPERTY:	Lot 4, Short Creek Subdivision #4, west side of Redwood Street between Jessop Avenue and Newel Avenue, Hildale, UT (plat address 945 North)
PARCEL NO.:	HD-SHCR-4-4 | 1.01 acres | 297.18 ft by 148.61 ft | Vacant
OWNERSHIP:	Quit-Claim Deed, Doc. ID 20260027031, Washington County Recorder, recorded Thursday, July 16, 2026 (Ianthius W. Barlow to Series 3 of Azure Ridge Holdings of Utah, LLC)
REQUEST:	Zone Change from RA-1 (Residential-Agricultural) to RM-2 (Multiple-Family Residential)
FLU DESIGNATION:	Residential (General Plan, Future Land Use Map, p. 18)

Request & Context

Series 3 of Azure Ridge Holdings of Utah, LLC requests a zone change from RA-1 (Residential-Agricultural) to RM-2 (Multiple-Family Residential) for Lot 4 of Short Creek Subdivision #4, parcel HD-SHCR-4-4, to allow townhouse development. The agent is Thomas Timpson of TCT Engineering. The application was first filed for RM-3 and was revised to RM-2 on Wednesday, October 7, 2026, after staff identified that the lot cannot meet the RM-3 minimum project frontage of 200 feet (HCC Table 152-13-2).

Lot 4 is a vacant 1.01-acre interior lot on the west side of Redwood Street, between Jessop Avenue and Newel Avenue. The recorded plat dimensions it at 297.18 feet deep by 148.61 feet wide, with its only street frontage, 148.61 feet, on Redwood Street. County records place it outside any special flood hazard area.

The surrounding zoning, confirmed from the City's zoning map data, is shown below.

Direction	Zone	Parcel
West (abutting)	GC, General Commercial	HD-SHCR-4-6, 1270 W Newel Avenue, 1.98 acres
North (abutting)	RA-1	HD-SHCR-4-3
South (abutting)	RA-1	HD-SHCR-4-5
East, across Redwood Street	RA-1	HD-SHCR-4-14 and 4-13
Northeast, across Redwood Street	R1-10	HD-SHCR-4-8 (rezoned from RA-1 by Ordinance 2026-002, Wednesday, March 11, 2026)
South, across Newel Avenue	HC, Highway Commercial	HD-SHCR-4-33-PT-C

Commissioner Thomas Timpson is the applicant's agent and engineer, and consistent with his practice he will state his conflict and abstain from discussion and vote on this item as a commissioner.

What the Commission Is Deciding

This application asks the Commission to recommend a zone for the property. It does not ask the Commission to approve a development plan. The Hildale City Code is explicit on this point: approval of a zoning map amendment "shall not be deemed an approval of any conditional use permit, site plan or other permit," and those approvals must be obtained separately under the code (HCC 152-7-7(g)).

The applicant included a concept plan showing twelve townhouse units in three buildings. That concept was drawn for the earlier RM-3 request and is illustrative only. RM-2 allows up to ten units per acre and requires at least 30 feet of width per unit (HCC Table 152-13-2), so the concept as drawn would not be approvable under RM-2, and the agent has confirmed it will be revised to fit the RM-2 standards. The question before the Commission is whether RM-2 is an appropriate zone for this lot, not whether the concept is an acceptable project.

Any multiple-family development on the lot will return to this Commission for site plan approval before a building permit can be issued (HCC 152-7-10(c)(1)(a)), and any individual townhouse lots will require a preliminary and final plat (HCC 152-39-4). Those reviews are where unit count, layout, parking, access, easements, landscaping, and buffering are decided.

Zone Analysis

Standard	RA-1 (existing)	RM-2 (proposed)	Analysis
Purpose	Very low and low density development; large-lot neighborhoods with detached single-family dwellings (HCC 152-11-2(b)(1))	Well designed apartments, townhomes, twin homes and condominiums at medium to high density, "appropriately buffered from and compatible with surrounding land uses" (HCC 152-11-2(c)(2))	*RM-2 is the middle of the three multiple-family zones*
Dwelling, multiple-family	Not permitted (Table 152-14-1)	Permitted (Table 152-13-1)	*Townhouses of three or more units require an RM zone*
Minimum lot area	0.8 acre; 1 acre average (Table 152-14-2)	1 acre (Table 152-13-2)	*Lot 4 (1.01 acres) complies*
Minimum lot width or project frontage	100 ft (Table 152-14-2)	100 ft project; 30 ft per unit (Table 152-13-2)	*Lot 4 has 148.61 ft and complies. Unit width is applied at site plan*
Density	One dwelling per lot	10 units per acre (Table 152-13-2)	*Up to 10 units on this lot*
Maximum height, main building	35 ft (Table 152-14-2)	35 ft (Table 152-13-2)	*No change*
Front setback	25 ft	25 ft	*No change*
Rear setback, main building	30 ft	10 ft	
Interior side setback, main building	10 ft one side, 20 ft other	10 ft	
Distance between buildings	No requirement	20 ft	
Perimeter visual barrier	None	Fence or other barrier at least 6 ft high around a multiple-family development (HCC 152-13-7(d))	*Protects the abutting RA-1 lots; applied at site plan*
Common open space	None	Should equal or exceed the ground floor area of all buildings, plus 50 percent of upper floor area (HCC 152-13-7(e))	*Applied at site plan*
Site plan review	Not required for a single-family dwelling	Required for any multiple-family use (HCC 152-7-10(c)(1)(a))	*Every multiple-family project returns to this Commission*

Lot 4 meets every RM-2 lot standard that can be measured at the rezone stage: area, frontage, and the one-acre minimum. RM-2 is also the least intensive multiple-family zone that would allow the townhouse use the applicant intends with a meaningful number of units. RM-1 would allow about six units, and RM-3 is not available on this lot.

General Plan Consistency

The General Plan's Future Land Use Map is "to be the primary consideration" in deciding whether zoning follows the plan (General Plan, Ch. 3). The map (General Plan p. 18) designates this area Residential. That category does not distinguish between densities, so RM-2, like RA-1, is a residential zone that implements the designation.

The Plan supports multiple-family housing in suitable locations. Objective O3-1.3 calls for identifying "appropriate areas for multiple-family housing development in areas where they can be accommodated by existing infrastructure." Goal G7-3 calls for "a reasonable opportunity for a variety of housing, including moderate income housing," and Objective O7-3.2 calls for expanding "the variety of housing opportunities, with a balance of housing styles and price points." Townhouses would add a housing type the City has little of.

The location supports the request. Lot 4 abuts General Commercial zoning on its west line, with Highway Commercial zoning south across Newel Avenue, and RA-1 to the north, south, and east. The Plan's illustrations show land uses stepping down from the highway corridor into residential neighborhoods (General Plan p. 19). A medium-density residential zone between commercial land and large-lot residential land follows that pattern, and it is the arrangement the RM purpose statement describes, with multiple-family housing "appropriately buffered from and compatible with surrounding land uses." Goal G7-1 calls for preserving and strengthening existing neighborhoods. The perimeter barrier and open space standards (HCC 152-13-7(d), (e)) and the site plan review that follows are the tools that protect the abutting RA-1 lots.

Recommendation

Staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to the City Council for **APPROVAL** of the zone change from RA-1 (Residential-Agricultural) to RM-2 (Multiple-Family Residential) for Parcel HD-SHCR-4-4, Lot 4, Short Creek Subdivision #4.

This recommendation is for the zone only. It does not approve the concept plan submitted with the application. Any development of the lot must meet the RM-2 standards, including the ten-unit-per-acre density and the 30-foot unit width, and must receive site plan approval from this Commission (HCC 152-7-7(g); HCC 152-7-10(c)(1)(a)).

Mayor Donia Jessop

Zoning Administrator _____

HILDALE CITY
Hildale City
Utility Department
Newel Ave
Newel Ave
HILDALE CITY
325
880
BELL TYLER BELL ASHLEY MOUTSOS
Vater canyon winery

Hildale City
WELCOME HOME

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: Ianthius Barlow / Series 3 Azure Ridge Holdings of Utah LLC **Telephone:** (435) 523-9500

Address: Po Box 280 Hurricane, Utah 84737 **Fax No.** _____

Agent (If Applicable): Thomas Timpson **Telephone:** (435) 619-6477

Email: t.c.timpson@live.com

Address/Location of Subject Property: Redwood Street, Hildale Ut 84784

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

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

Proposed to rezone subject lot to RM-2 to accommodate the development of townhouses.

Submittal Requirements: The zone change application shall provide the following:

- X 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. <u>The deadline date to submit the application is 21 business days prior to the scheduled meeting.</u> 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), Ianthius Barlow, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 5 day of October 2026.

(Notary Public)

Residing in: St George, UT

My Commission Expires: Aug 14, 2030

Agent Authorization

I (we), Ianthius Barlow, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas C Timpson 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 5 day of October 2026.

(Notary Public)

Residing in: St George, UT

My Commission Expires: Aug 14, 2030

eceipt No: 73.000002548 Oct 6, 2026

IANTHIUS BARLOW

Previous Balance:	.00
MISCELLANEOUS ZONE CHANGE APPLICATION REDWOOD STREET	500.00
Total:	500.00
MISCELLANEOUS POSTAGE $2.00 PER ENVELOPE	22.00
Total:	22.00
Online Credit Card	522.00
Total Applied:	522.00
Change Tendered:	.00

10/06/2026 3:29 PM

Irrigation and Groundwater System

9/30/2026, 10:26:34 AM

- Municipal Boundary
- Washington County Parcels

Zoning Districts

- A-40 - Agricultural 40
- A-20 - Agricultural 20
- A-10 - Agricultural 10
- A-5 - Agricultural 5
- RA-1 - Residential-agricultural 1
- RA-.5 - Residential-agricultural .5
- R1-15 - Single-family residential 15
- R1-10 - Single-family residential 10
- R1-8 - Single-family residential 8
- R1-6 - Single-family residential 6
- RM-1 - Multiple-family residential 1
- RM-2 - Multiple-family residential 2
- RM-3 - Multiple-family residential 3
- MH/RV - Mobile home/RV park
- NC - Neighborhood commercial
- GC - General commercial
- HC - Highway commercial
- PC - Planned commercial
- POC - Pedestrian-oriented commercial
- BMP - Business/manufacturing park
- PO - Professional office
- M-1 - Light industrial
- M-2 - Heavy industrial
- OS - Open space
- PF - Public facilities
- RPZ - Runway protection
- RR - Recreation resort
- MU - Mixed Use
- TC - Special Town Center District
- OTH - Other

Zoning District Overlays

- APO - Agriculture protection overlay
- HDO - Historic district overlay
- PDO - Planned development overlay
- SLO - Sensitive lands overlay
- EIO - Extraction industries overlay

World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata

1:1,921

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

NICOL JARED & MISTY
HD-SHCR-4-27
865 N JUNIPER ST 3122
HILDALE, UT 84784

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

TIMPSON NATHAN
HD-SHCR-4-6
2816 SOARING PEAK AVE
HENDERSON, NV 89052

,

SERIES 3 AZURE RIDGE HOLDINGS OF UTAH LL
HD-SHCR-4-4
PO BOX 280
HURRICANE, UT 84737-0280

PLUSONE CO
HD-SHCR-4-33-PT-C
PO BOX 840639
HILDALE, UT 84784

RED ACORN MGMT LLC
HD-SHCR-4-7
7255 E HAMPTON AVE STE 117
MESA, AZ 85209

RED ACORN MGMT LLC
HD-SHCR-4-1
7255 E HAMPTON AVE STE 117
MESA, AZ 85209

JEFFS JESSE H, ET AL
HD-SHCR-4-14
940 N REDWOOD ST
HILDALE, UT 84784

BARLOW NATHAN B, ET AL
HD-SHCR-4-13
1605 W 11745 S
RIVERTON, UT 84065

HOBBS MICHAEL A TRUSTEES, ET AL
HD-SHCR-4-8
300 E ZION TRAIL NORTH
TOQUERVILLE, UT 84774

NICOL JARED & MISTY
HD-SHCR-4-5
PO BOX 843173
HILDALE, UT 84784

NICOL JARED & MISTY
HD-SHCR-4-34
865 N JUNIPER ST 3122
HILDALE, UT 84784

JOHNSON LEROY
HD-SHCR-4-2
3076 E 2550 S
SAINT GEORGE, UT 84790

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

SHORT CREEK SUBDIVISION #4

HILDALE, UTAH

LOCATED IN: SECTIONS 32 & 33 T43S, R10W SLB&M

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE #6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT TO BE HEREAFTER KNOWN AS:

SHORT CREEK SUBDIVISION #4

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS, THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8-19-13
DATE:
ST. GEORGE, UTAH
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR 8-19-13 No. 6362432 ROBERT R. HERMANDSON STATE OF UTAH

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER OF SECTIONS 32 AND 33; THENCE S 89°53'10" W A DISTANCE OF 1057.81 FEET ALONG THE EAST-WEST QUARTER SECTION LINE INTO SECTION 32 TO A POINT ON THE EAST RIGHT OF WAY LINE OF UTAH STATE ROAD #59; THENCE NORTHWESTERLY ALONG A 5779.58 FOOT RADIUS CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 44°16'58" W THROUGH A CENTRAL ANGLE OF 3°32'34" FOR AN ARC DISTANCE OF 357.36 FEET (LONG CHORD = 357.30 FEET, LONG CHORD BEARING = N 47°29'19" W); THENCE N 0°02'47" W A DISTANCE OF 1078.89 FEET TO THE NORTHEAST 1/16TH CORNER OF SECTION 32; THENCE N 89°53'14" E A DISTANCE OF 1320.62 FEET TO THE CENTER NORTH 1/16TH CORNER OF SECTIONS 32/33; THENCE N 89°58'11" E INTO SECTION 33 A DISTANCE OF 659.49 FEET; THENCE S 0°03'55" E A DISTANCE OF 1321.79 FEET; THENCE N 89°56'49" W A DISTANCE OF 659.55 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPTING PARCEL:
BEGINNING N 0°03'45" W ALONG THE WEST LINE OF SECTION 33 199.66 FEET AND S 89°55'09" E 33.00 FEET FROM THE WEST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 89°55'09" E 196.70 FEET; THENCE S 0°04'49" W 156.55 FEET; THENCE S 89°56'49" E 100.47 FEET; THENCE N 0°03'50" W 592.19 FEET; THENCE N 89°59'39" W 296.76 FEET; THENCE S 0°03'45" E 435.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.979 ACRES.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, BEING OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC ALLEYS, AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS SHORT CREEK SUBDIVISION #4, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. ALSO, GRANTING PUBLIC UTILITY EASEMENTS ALONG ALL STREETS, ALLEYS, AND PARCELS, AS SHOWN, INCLUDING EXISTING UTILITIES NOT SHOWN HEREON WITH THE FOLLOWING DIMENSIONS MEASURED ON EACH SIDE OF CENTERLINE AND BEYOND ENDS: SEWER MAIN LINES 12.5 FEET; ALL ELECTRIC LINES, POLES, GUYS AND ANCHORS 12.5 FEET; ALL OTHER UTILITY LINES 10 FEET.

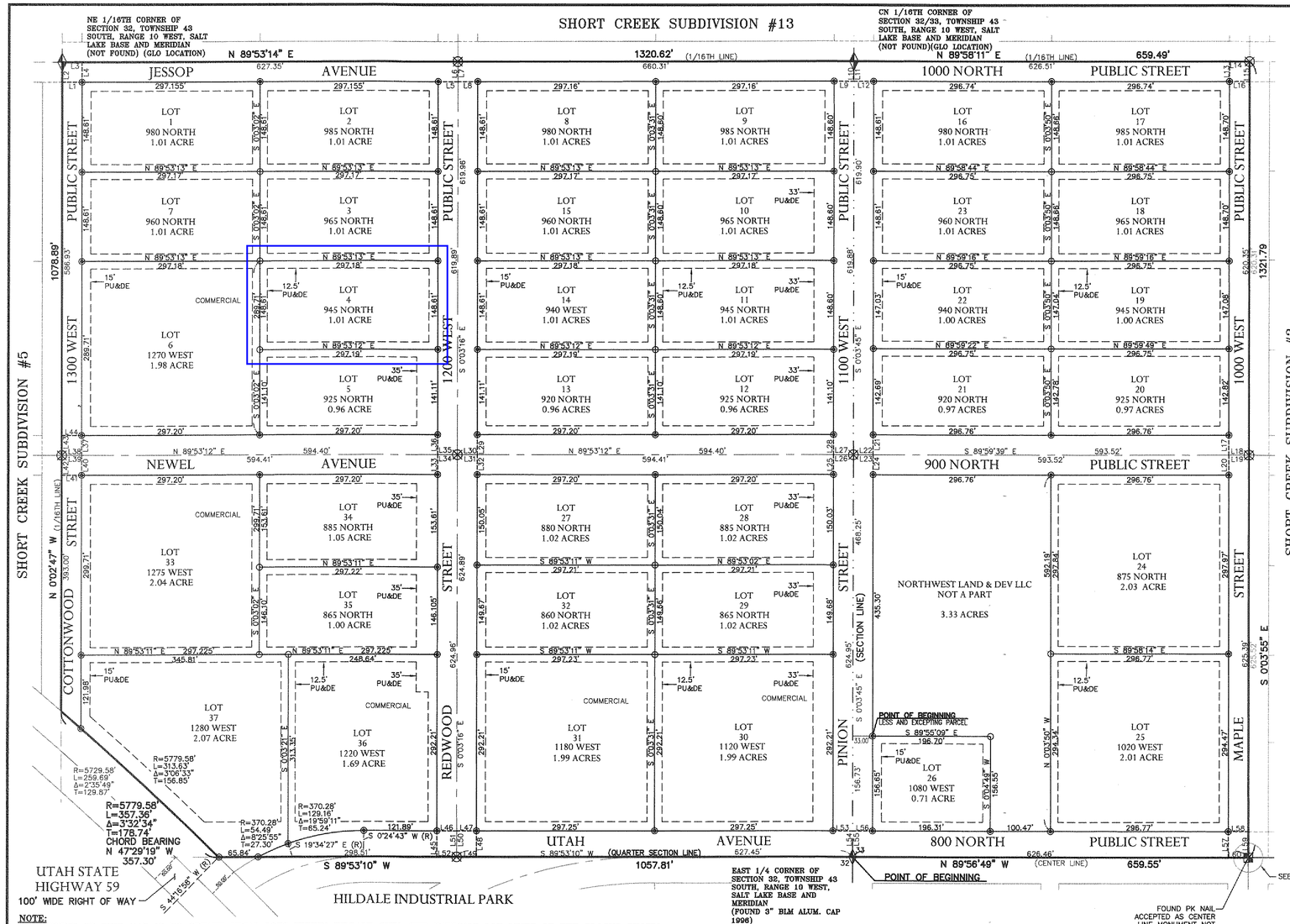
Bruce R. Wisan
BRUCE R. WISAN, SPECIAL FIDUCIARY
UNITED EFFORT PLAN TRUST

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

ON THIS 28 DAY OF Aug, A.D. 2013 BEFORE ME PERSONALLY APPEARED BRUCE WISAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, AND THAT THE INSTRUMENT APPEARING ON THIS DOCUMENT WAS SIGNED BY PROPER AUTHORITY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT IN THE CAPACITY AND FOR THE PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 9/27/14
NOTARY PUBLIC



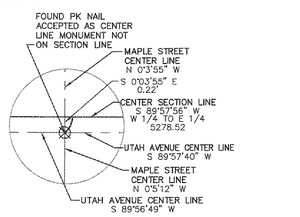
NOTE:

THE INTENT OF THIS MAP IS TO CREATE LEGAL LOTS WITHIN HILDALE CITY. THE INTERIOR LOT LINES OF THE BLOCKS SHOWN HEREON HAVE BEEN CREATED IN MOST CASES, TO BEST REPRESENT THE OCCUPATIONAL IMPROVEMENTS OF EACH INDIVIDUAL LOT THAT IS CURRENTLY UNDER THE OWNERSHIP OF THE UNITED EFFORT PLAN. PLANIMETRIC DRAWINGS BASED UPON HIGH ACCURACY AERIAL PHOTOGRAMMETRY HAVE BEEN UTILIZED IN THIS PROCESS, TOGETHER WITH ONSITE INSPECTION, IN ORDER TO DETERMINE THE CONFIGURATION OF EACH INDIVIDUAL LOT. THE PLANIMETRIC DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

A 15.0 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL STREET LOT LINES, AND A 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

THIS PLAT HAS BEEN APPROVED BY THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY, STATE OF UTAH, IN AN "AS IS" CONDITION, AND ACCORDINGLY PROSPECTIVE PURCHASERS AND/OR TRANSFEREES ARE HEREBY ADVISED THAT APPROVAL AND RECORDATION OF THIS PLAT DOES NOT IMPLY THAT NECESSARY UTILITIES (WATER, WASTEWATER, ELECTRICITY, GAS), STORMWATER DRAINAGE FACILITIES, OR STREET IMPROVEMENTS ARE EITHER IN PLACE, PLANNED OR AVAILABLE FOR ANY LOT OR PARCEL.

THIS PLAT WAS REVIEWED BY WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS BUT NOT FOR COMPLIANCE WITH WASHINGTON COUNTY SUBDIVISION IMPROVEMENT REQUIREMENTS.



DETAIL A

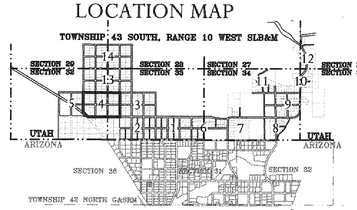
LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	33.00'	S 89°57'13" W	L21	33.00'	S 00°00'21" W	L41	33.00'	S 89°57'13" W
L2	32.96'	N 00°02'47" W	L22	32.97'	S 89°59'39" E	L42	32.96'	N 00°02'47" W
L3	32.96'	N 89°53'14" E	L23	33.03'	S 89°59'39" E	L43	33.04'	N 00°02'47" W
L4	33.00'	N 00°06'46" W	L24	33.00'	N 00°00'21" E	L44	33.00'	S 89°57'13" W
L5	33.00'	N 89°56'44" E	L25	33.00'	N 00°06'48" W	L45	43.00'	S 00°06'50" E
L6	33.03'	N 00°03'16" W	L26	33.03'	N 89°53'12" E	L46	33.00'	N 89°56'44" E
L7	32.97'	N 00°03'16" W	L27	32.97'	N 89°53'12" E	L47	33.00'	S 89°56'44" W
L8	33.00'	S 89°56'44" W	L28	33.00'	S 00°06'48" E	L48	43.00'	S 00°06'50" E
L9	33.00'	N 89°56'44" E	L29	33.00'	S 00°06'48" E	L49	33.05'	S 89°53'10" W
L10	33.03'	N 00°03'45" W	L30	33.03'	N 89°53'12" E	L50	43.03'	S 00°03'16" E
L11	33.01'	N 00°03'45" W	L31	32.97'	N 89°53'12" E	L51	42.97'	S 00°03'16" E
L12	33.00'	S 89°56'15" W	L32	33.00'	N 00°06'48" W	L52	32.98'	S 89°53'10" W
L13	33.00'	N 00°01'49" W	L33	33.00'	N 00°06'48" W	L53	33.00'	N 89°56'15" E
L14	32.98'	N 89°58'11" E	L34	33.03'	N 89°53'12" E	L54	42.97'	N 00°03'45" W
L15	32.98'	S 00°03'55" E	L35	32.97'	N 89°53'12" E	L55	42.93'	N 00°03'45" W
L16	33.00'	N 89°56'05" E	L36	33.00'	S 00°06'48" E	L56	33.00'	S 89°58'15" W
L17	33.00'	S 00°00'21" W	L37	33.00'	S 00°06'48" E	L57	43.00'	S 00°03'11" W
L18	33.04'	S 89°59'42" E	L38	33.03'	N 89°53'12" E	L58	33.00'	N 89°56'05" E
L19	32.96'	S 89°59'42" E	L39	32.97'	N 89°53'12" E	L59	33.00'	S 00°00'21" W
L20	33.00'	N 00°00'21" E	L40	33.00'	N 00°06'48" W	L60	33.09'	N 89°56'48" W

LEGEND:

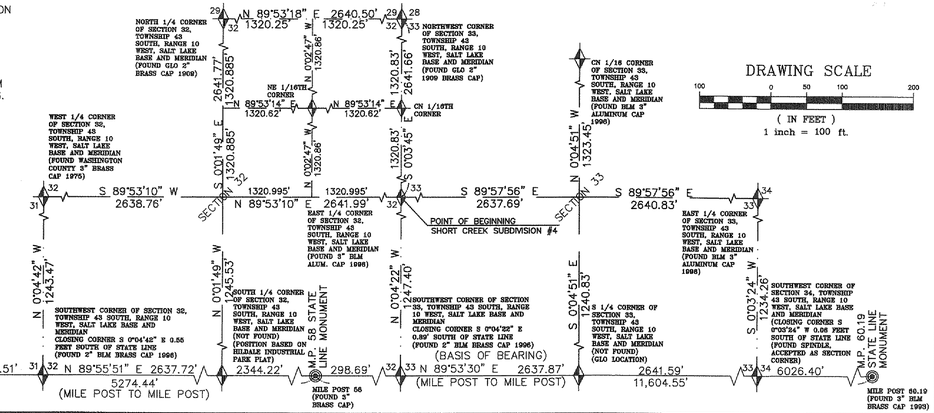
- SET 3/4" X 4-3/4" STAINLESS STEEL COTTON GIN SPINDLE
- SET REBAR & CAP
- SET RIVET
- SET PROPERTY CORNER
- SET PROPERTY CORNER
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- 1/16TH SECTION LINE
- FOUND AND ACCEPTED INTERSECTION POINTS SET BY OTHERS
- FOUND BLM BRASS CAP
- CALCULATED POSITION AS PER BLM DEPENDENT RESURVEY DATED 1996.
- STATE LINE MILE POST 3" BRASS CAP
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT.

LOCATION MAP



BASIS OF BEARING

N 89°53'30" E 11604.55'
(MILE POST 58 TO MILE POST 60.19)



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

WASHINGTON COUNTY SURVEYOR

ON THIS 18th DAY OF June A.D. 2014, THE ABOVE PLAT HAS BEEN REVIEWED AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

WASHINGTON COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS____ DAY OF____ A.D. ____

5TH DISTRICT COURT JUDGE

RECORDED

DOC # 20140018626
Map (Conveying Property) Page 1 of 2
Russell Shirts Washington County Recorder
06/20/2014 11:43:33 PM Fee $ 67.00
By UNITED EFFORT PLAN

WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2537 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

Drawn : PJW Date : 7/2013
Designer :
Checked : RRH
Approved : RRH
Scale : 1"=100'
Job No : 47436

SHORT CREEK SUBDIVISION #4
A SUBDIVISION OF THE UEP TRUST PROPERTY
PREPARED FOR: UEP TRUST (801)328-2011
130 PIERPONT AVE, SUITE 250 SALT LAKE CITY, UTAH 84101
LOCATED IN: SECTIONS 32 & 33 T43S, R10W SLB&M

SHEET 1 OF SHEETS 1
DATE RECORDED
FILE: 47436-FP4

DOC ID 20260027031

Quit Claim Deed Page 1 of 1
Gary Christensen Washington County Recorder
07/16/2026 02:49:00 PM Fee $45.00 By DUNN LAW FIRM

Recorded at Request of:
Dunn Law Firm
110 W. Tabernacle
St. George, UT 84770

Mail tax notice to:
Azure Ridge Holdings of Utah, LLC
PO Box 280
Hurricane, UT 84737

A.P.N.: HD-SHCR-4-4

QUIT-CLAIM DEED

IANTHIUS W. BARLOW, a married man, Grantor, hereby QUIT-CLAIMS to SERIES 3 of AZURE RIDGE HOLDINGS OF UTAH, LLC, a Utah Series Limited Liability Company, Grantee, for the sum of TEN DOLLARS and other valuable consideration, all of his right, title and interest in the following described tract of land in Washington County, State of Utah:

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

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

WITNESS the hand of said Grantor, this 11th day of June, 2026.

IANTHIUS W. BARLOW
Grantor

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On this 11th day of June, 2026, before me, Becky Dunn, a Notary Public, personally appeared IANTHIUS BARLOW, Grantor, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

NOTARY PUBLIC
BECKY DUNN
748205
MY COMMISSION EXPIRES
JANUARY 31, 2030
STATE OF UTAH

Notary Public

Unofficial Copy

Property Report for Parcel **HD-SHCR-4-4**

Data Updated: 9/27/2026

Click here for images

Click here for sketches

Account Summary

Account Number: 0927207
Parcel ID: HD-SHCR-4-4
Owner Name: Series 3 Azure Ridge Holdings Of Utah LLC

Subdivision: Short Creek
Situs Address: N/A
Hildale, UT 84784

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A
Condition: N/A
Units: N/A
Exterior: N/A
Roof Cover: N/A
HVAC Desc: N/A

Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Report Generated 9/30/2026 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel **HD-SHCR-4-4**

Property Information

Acres: 1.01000000
Zoning: RA-1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hildale Town
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20260027031

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website https://msc.fema.gov/portal/home or contact your municipal Engineering department.*
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct: 27HIL
U.S. Senate District: 27
U.S. Congressional District: 3
Utah House District: 72
Washington County School Board District: 5

** Visit* Vote.Utah.gov *or the* Washington County Elections Viewer *for more voting information.*

Community/Public Services

Law Enforcement: Hildale
Fire Protection: Colorado City Fire Dept

** In an emergency, ALWAYS dial* 9-1-1!

Schools:
Water Canyon Elementary
Water Canyon High
Water Canyon High
Water Canyon High

** For more information, including bus routes, visit the Washington Co. School District at* https://www.washk12.org/ *or Iron Co. School District at* https://irondistrict.org/

Utilities

Culinary Water: Hildale - Colorado City
Sewer: Hildale
Electricity: Garkane Energy Cooperative, Inc
Natural Gas: N/A
Internet Service Providers (Cable): AWI

** For more information on Internet services available in your area, see Decision Data.org,* https://decisiondata.org/internet-providers-by-zip-code-plus-tv/

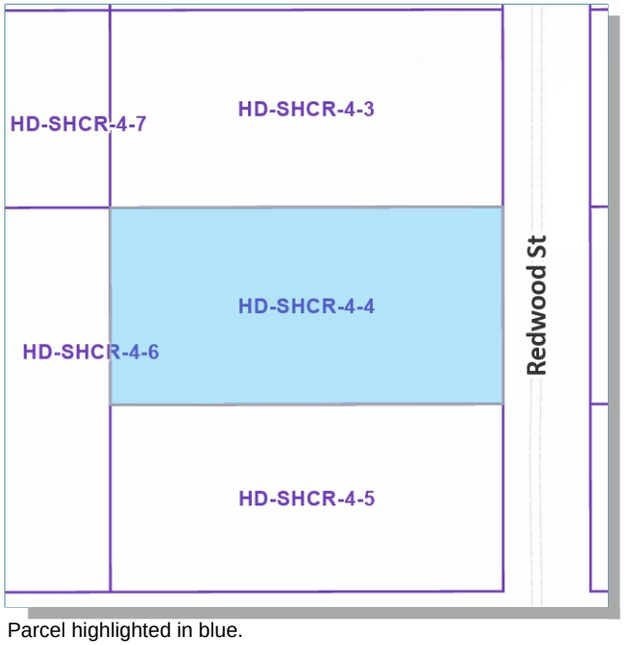
Solid Waste Collection Day: Thursday

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at* http://www.wcsw.org/

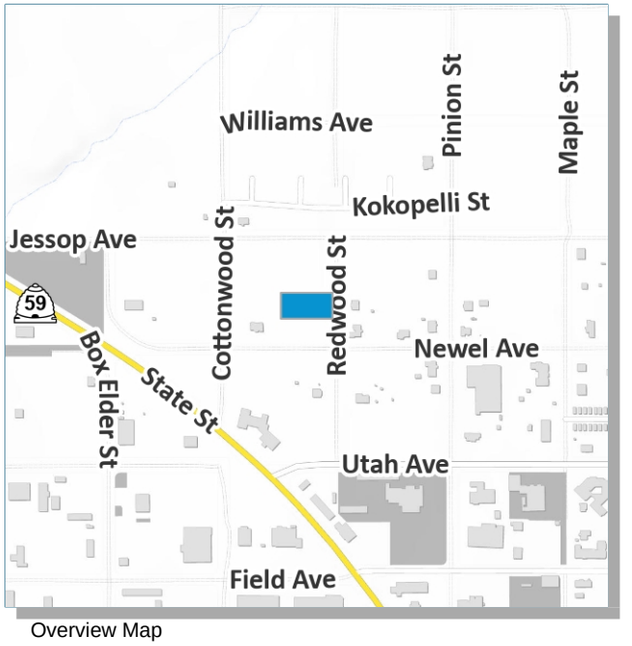
NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.
Report Generated 9/30/2026 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel **HD-SHCR-4-4**



Parcel highlighted in blue.



Overview Map

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CONCEPT OF

AZURE RIDGE SUBDIVISION

A RESIDENTIAL TOWNHOUSE SUBDIVISION IN
SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SLB&M,
HILDALE, WASHINGTON COUNTY, UTAH

STREET LAYOUT PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

LAND USE SUMMARY TABLE

LAND USE	AREA (AC.)	# UNITS	AVERAGE LOT AREA (AC.)	MINIMUM LOT AREA (AC.)	MINIMUM LOT AREA (SF)	MAXIMUM LOT AREA (AC.)	MAXIMUM LOT AREA (SF)
TOWNHOUSE	0.63	12	0.05	0.05	2,208	0.09	3,722
COMMON AREA	0.39						
TOTAL	1.01 ACRES						

KEY NOTE LEGEND

1. 5' CONC. SIDEWALK: 4" CONC. O/ 4" AGG. BASE PER DETAIL.
2. 30" CURB & GUTTER W/ BASE, PER DETAIL.
3. 5' CONC. SIDEWALK: 6" CONC. O/ 4" AGG. BASE PER DETAIL.
4. 24" CURB & GUTTER W/ BASE, PER DETAIL.
5. 2.5" ASPHALT PAVING O/ 6" BASE.
6. EXISTING AGGREGATE ROAD SURFACING TO REMAIN.
7. TRASH RECEPTACLE ENCLOSURE.
8. TOWNHOUSE BUILDING.

CONTACT INFORMATION

OWNER:
SERIES 3 AZURE RIDGE HOLDINGS OF UTAH, LLC
PO BOX 280
HURRICANE, UT 84737
(435) 523-9500

DEVELOPER:
DEVIN BARLOW
SERIES 3 AZURE RIDGE HOLDINGS OF UTAH, LLC
PO BOX 280
HURRICANE, UT 84737
(435) 523-9500

ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1185 W. UTAH AVE., STE. 101
HILDALE, UT 84784

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- STREET CENTERLINE
- UTILITY & DRIANAGE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- "X" INCHES ASPHALT O/ "Y" INCHES AGGREGATE BASE
- TRAFFIC CIRCULATION PATTERN
- EXISTING TREE
- EXISTING POWER POLE W/ GUY WIRE

TCT ENGINEERING
1185 W. UTAH AVE. STE. 101, HILDALE, UT
TEL. (435) 619-0477
E-MAIL: tcttimpson@live.com

CONCEPT - AZURE RIDGE SUBDIVISION
FOR SERIES 3 AZURE RIDGE HOLDINGS OF UTAH, LLC

LOT #4, SHORT CREEK SUBDIVISION #4
LOCATED IN SECTION 32, T43S, R10W, HILDALE, WASHINGTON COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION
1	-	-

PROJECT NO: 260731
CAD DWG. FILE: 260731 Azure Ridge-10-24 C4.4 Concept.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 8-14-26

SHEET:
STREET LAYOUT CONCEPT

C1

CONCEPT OF

AZURE RIDGE SUBDIVISION

A RESIDENTIAL TOWNHOUSE SUBDIVISION IN
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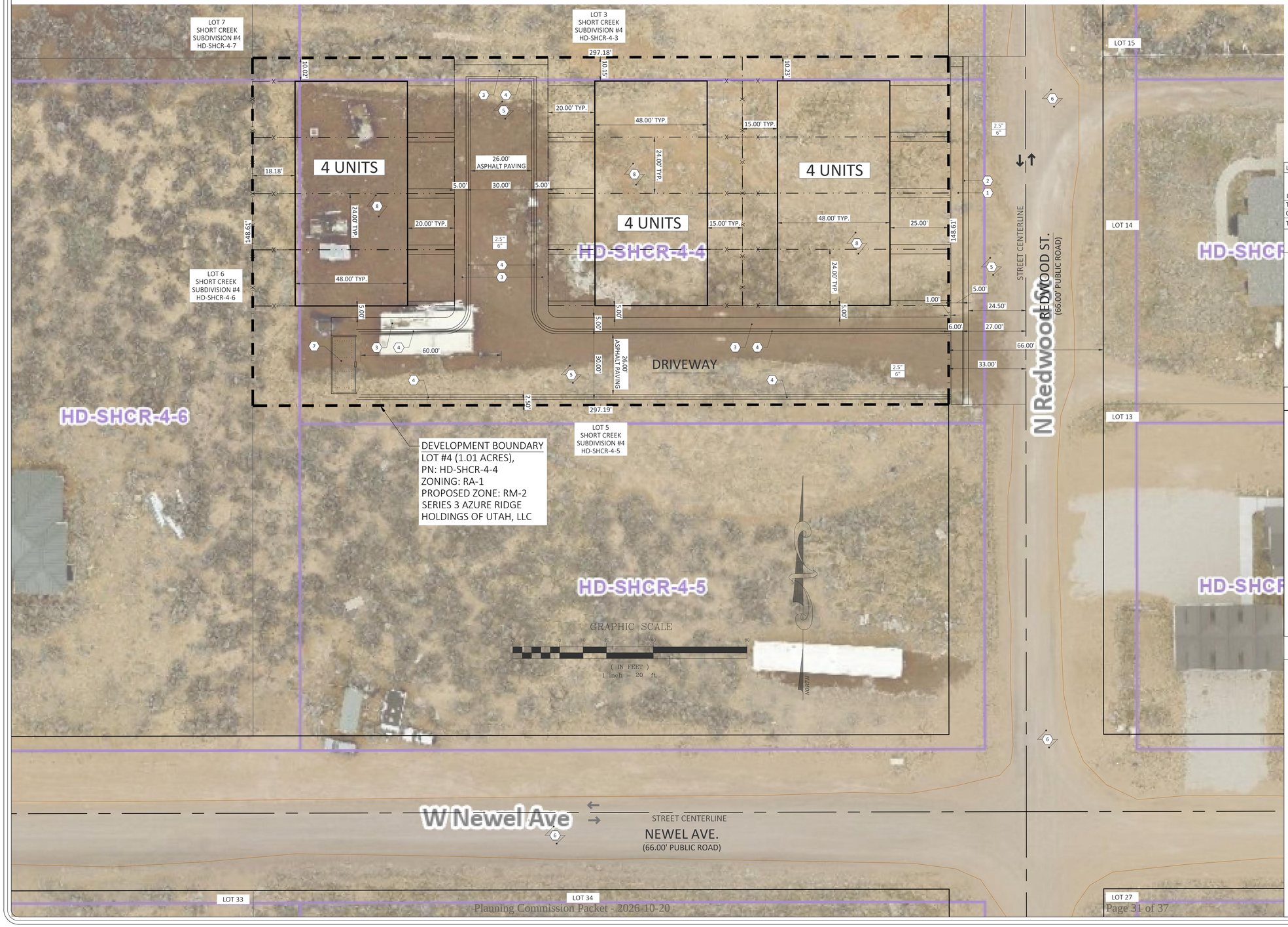

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FOR SERIES 3 AZURE RIDGE HOLDINGS OF UTAH, LLC

LOT #4, SHORT CREEK SUBDIVISION #4
LOCATED IN SECTION 32, T43S, R10W, HILDALE, WASHINGTON COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION
1	-	-
2		
3		
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6		

PROJECT NO:	260731
CAD DWG. FILE:	260731 - Azure Ridge-PLSH(24.4 Concept.dwg
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	8-14-26

SHEET:
STREET LAYOUT CONCEPT W/ IMAGE

C1 (i)

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:	Tuesday, October 20, 2026
SUBJECT:	Zone Change Application (City-Owned Property) - 325 E Newel Avenue
APPLICANT:	Hildale City, as property owner (HCC 152-7-7(c))
PROPERTY OWNER:	Hildale City, a Utah Municipal Corporation
AGENT:	Mayor Donia Jessop, on behalf of the City as owner
PROPERTY:	325 E Newel Avenue, Hildale, UT - Lot 28, Short Creek Subdivision #9 Amended and Extended; south side of Newel Avenue, across from the City offices
PARCEL NO.:	HD-SHCR-9-28 | approx. 0.24 acre / approx. 10,454 sq. ft. (appraisal; no survey) | Improved (1,504 sq. ft. single-story modular office, built 2000)
OWNERSHIP:	Special Warranty Deed, Doc. ID 20240039637, Washington County Recorder, recorded Friday, December 13, 2024 (Jeff J. Barlow, Executive Director of the United Effort Plan Trust, to Hildale City)
REQUEST:	Zone Change from PF (Public Facilities) to NC (Neighborhood Commercial)
FLU DESIGNATION:	Not Commercial. Residential or Civic/Institutional (General Plan, Future Land Use Map, p. 18); parcel-level designation to be confirmed

Request & Context

Hildale City, as owner of the property, requests a zone change from PF (Public Facilities) to NC (Neighborhood Commercial) for Parcel HD-SHCR-9-28, Lot 28 of Short Creek Subdivision #9 Amended and Extended, at 325 E Newel Avenue. The City acquired the parcel by special warranty deed recorded Friday, December 13, 2024. The lot is approximately 0.24 acre, long and narrow along the south side of Newel Avenue, and is improved with a 1,504 square foot single-story modular office building constructed in 2000. It sits directly across Newel Avenue from the City offices.

The City intends to sell the property, and once sold it will no longer be a public building. The PF zone provides for "facilities owned by public and quasi-public entities" (HCC 152-11-2(f)(2)), and the PF use table does not list general office, government service, or any retail or service use (HCC Table 152-17-1). A use that does not appear in a zone's table "shall be deemed not permitted in that zone" (HCC 152-11-5(b)(2)). Without a zone change, a private owner could not lawfully occupy the building.

The surrounding zoning, taken from the application exhibit, is shown below.

Direction	Zone	Existing use
North, across Newel Avenue	PF	Hildale City offices
South (abutting)	R1-10	Single-family residential
East (abutting)	R1-10	Single-family residential
West, across Hildale Street	PF	Public facility and parking
Southwest, across Hildale Street	GC	Commercial

The buyer and the buyer's intended use are not known. Because a zone change makes every permitted use in the new zone available to a future owner, subject to site plan review, this report evaluates the full NC use list rather than an office use alone.

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

Zone Analysis

Standard	PF (existing)	NC (proposed)	Analysis
Purpose	Facilities of public and quasi-public entities on relatively large areas of land (HCC 152-11-2(f)(2))	Convenience outlets with small trade areas serving surrounding residential neighborhoods, compatible in character and scale with adjacent development (HCC 152-11-2(d)(1))	*NC's purpose is the closest fit among the commercial zones to a lot embedded in a residential block. PF no longer describes the use once the City sells*
Office, general	Not listed (Table 152-17-1)	P (Table 152-15-1)	*NC allows the existing building to be used as an office*
Retail, restaurants, personal and repair services	Not listed	P: general retail, convenience store, general and fast food restaurant, personal care, personal instruction, repair service, secondhand store, shopping center	*All available by right after rezoning, subject to site plan review*
Higher-impact uses permitted by right	Not listed	P: tavern, gasoline service station, car wash, tattoo establishment, self-service storage warehouse, animal hospital, veterinary service, indoor recreation and entertainment, residential kennel	*These are the uses that most affect abutting homes. The Commission should weigh them as permitted, not hypothetical*
Conditional uses	n/a	C: commercial kennel, reception center, bed and breakfast inn, single-family, two-family and multiple-family dwellings	*Each would require a separate conditional use permit*
Minimum lot area and width	No standards (HCC 152-17-4 repealed)	No requirement (Table 152-15-2)	*Lot conforms*
Maximum height	No standard	35 ft main building; 20 ft accessory (Table 152-15-2)	*Matches the 35-ft limit of the abutting R1-10 lots (Table 152-13-2)*
Front and street side yard	No standard	20 ft (Table 152-15-2)	*See existing building check below*
Rear and interior side yard	No standard	10 ft for a new building abutting an existing residential use; otherwise none (Table 152-15-2)	*Protects the R1-10 neighbors for any new building*

Operations	n/a	All uses within an enclosed building except parking; free of objectionable dust, odor, smoke, noise and vibration (HCC 152-15-7(b), (c))	*Applies to every NC use*
Site plan review	Required for public or civic uses (HCC 152-7-10(c)(1)(b))	Required for any commercial use before a building permit (HCC 152-7-10(c)(1)(c), (c)(2))	*Every future commercial use returns to this Commission for site plan approval*

Among the zones in the Hildale City Code, NC is the least intensive zone that allows a general office on a lot of this size. PO (Professional Office) requires a two-acre minimum lot (HCC Table 152-16-2), which would make this lot nonconforming at adoption, and PO also permits tavern and liquor store (HCC Table 152-16-1). GC permits a broader range of uses, and its purpose statement directs that GC for new commercial development "should be avoided" where other options exist (HCC 152-11-2(d)(2)). HC is intended for SR-59 frontage (HCC 152-11-2(d)(3)). POC and PC carry five-acre minimum lot areas (HCC Table 152-15-2). R1-10, the zone of the abutting lots, does not permit general office or government service (HCC Table 152-13-1), so under R1-10 the building could be used only for a permitted residential use such as a single-family dwelling. **NC is therefore the appropriate zone if the City's objective is a usable office building.**

Existing Lot and Building Checked Against NC Standards

NC standard	Requirement	Existing condition	Result
Lot area and width	No requirement (Table 152-15-2)	Approx. 0.24 acre	*Complies*
Height, main building	35 ft (Table 152-15-2)	Single story	*Complies*
Building coverage	50 percent maximum (HCC 152-37-12(i))	Approx. 1,504 of 10,454 sq. ft., about 14 percent	*Complies*
Front yard	20 ft from the Newel Avenue lot line (Table 152-15-2)	Approx. 17 to 18 ft to the roof edge (county GIS parcel line and aerial imagery; not a survey)	*Likely 2 to 3 ft short; non-complying structure (HCC 152-8-5)*
Street side yard	20 ft, if the lot is a corner lot on Hildale Street (Table 152-15-2; HCC Chapter 3, "Lot, corner")	Corner lot on Newel Avenue and Hildale Street; building approx. 125 ft from the Hildale Street lot line	*Complies*
Rear and interior side yards	10 ft for a new building abutting residential (Table 152-15-2)	Existing building, approx. 0 to 3 ft from the south and east lot lines	*Not applicable to the existing structure*
Parking, general office	1 space per 250 sq. ft. GFA, 8 spaces minimum (Table 152-34-1)	About 9 head-in stalls along the Newel Avenue frontage; roughly 6 ft of each stall lies in the street right-of-way	*Count meets 8; stalls only partly on the lot (HCC 152-34-5(a))*
Backing space	Cars may not back onto a public street (HCC 152-34-8(d))	Vehicles back directly into Newel Avenue	*Does not comply; existing condition, corrected on a change to a more intensive use (HCC 152-8-7(a)(2))*

Measured from county GIS parcel lines and aerial imagery, the existing building sits about 17 to 18 feet from the Newel Avenue lot line, slightly inside the 20-foot front yard, and well clear of the Hildale Street side yard. The building is a non-complying structure as defined in HCC Chapter 3, because it legally existed before the new zoning designation. A non-complying structure may continue and be maintained and may not be enlarged in a way that increases the degree of noncompliance (HCC 152-8-5(a) through (c)). The existing frontage stalls back directly into Newel Avenue and sit partly in the right-of-way, so they do not meet HCC 152-34-8(d) or 152-34-5(a). **Under HCC 152-8-7(a)(2), the parking must be brought into conformance if a buyer changes to a more intensive use requiring a new certificate of occupancy.**

General Plan Consistency

The General Plan provides that the Future Land Use Map designation "is to be the primary consideration in determining whether the zoning of that property follows the general plan," and that rezone requests

exceeding the map's flexibility "are not to be approved without first amending the general plan Land Use Map" (General Plan p. 17). The map (General Plan p. 18) shows Commercial only as a band along SR-59. The developed townsite east of the highway, where this parcel lies, is designated Residential, with a single Civic/Institutional symbol in the central part of town. The map is drawn at a general scale, and whether this lot falls within the Civic/Institutional symbol or the surrounding Residential area cannot be read to the parcel level from the adopted map. Under either designation, the parcel is not designated Commercial. With the General Plan under current review, the Commission can decide if this Rezone Aligns with the coming GP Update.

The request is consistent with Land Use Objective O3-1.2, to "allow for proper commercial growth in appropriate areas, compatible with the overall goals of the General Plan" (General Plan p. 20), if the Commission finds this location appropriate for small-scale neighborhood commercial use. The plan also notes that commercial areas located away from the highway have struggled in Colorado City and that "this experience would be expected if a commercial area was considered away from the highway in Hildale as well" (General Plan p. 25), and it identifies the highway corridor as the City's greatest area of economic development potential (General Plan p. 27). Those passages address retail viability at a larger scale and weigh less heavily for the reuse of a single existing office building, but they caution against treating this rezone as the start of a commercial district on Newel Avenue.

On housing, NC allows single-family, two-family and multiple-family dwellings as conditional uses (HCC Table 152-15-1), so the rezone neither removes nor materially adds housing opportunity. It has no measurable effect on the City's moderate income housing objectives (General Plan p. 38, Goal G7-3).

Departmental Review

Fire/EMS and Utilities have reviewed the application. The parcel is already developed and connected to municipal water, sewer and electrical service, and the request does not propose new construction. Any future development or change of use will be subject to the adequate public facilities standard in HCC 152-37-4 at site plan review.

Recommendation

Staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to the City Council for **APPROVAL** of the zone change from PF (Public Facilities) to NC (Neighborhood Commercial) for Parcel HD-SHCR-9-28, 325 E Newel Avenue.

Mayor Donia Jessop
Zoning Administrator