



Hildale City Planning Commission

Thursday, March 16, 2023 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 **March 16, 2023**, 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. The meeting will be broadcast to the public on Facebook Live under Hildale's City page. Members of the public may also watch the City of Hildale through the scheduled Zoom meeting.

<https://www.facebook.com/hildalecity/live/>

Join Zoom Meeting

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

Meeting ID: 957 7017 1318

Passcode: 993804

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Comments during the public comment or public hearing portions of the meeting may be emailed to manager@hildalecity.com or privately messaged to Hildale City's Facebook page. 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 Barlow

Welcome, Introduction and Preliminary Matters: Presiding Officer

Pledge of Allegiance: By Invitation of Presiding Officer

Conflict of Interest Disclosures: Commissioners

Approval of Minutes of Previous Meetings: Commissioners

1. Consideration and discussion of Minutes for Planning and Zoning Meeting February 16, 2023.

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

Reports:

Public Hearing:

2. Public hearing to receive public comment on amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay
3. Public hearing to receive public comment on to amend Hildale City General Plan Future Land Use Map

4. Public hearing to receive public comment on Re-zone parcel HD-SHCR-1-14, commonly addressed as 580 W Field Ave from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5) and Residential Multi-family-1 (RM-1)
5. Public hearing to receive public comment on Re-zone parcel HD-HDIP-14, commonly addressed as 1240 W Field Ave., from the current zone designation of Highway Commercial (HC) zone to Light Industrial (M-1)

Unfinished Commission Business:

New Commission Business:

- [6.](#) Consideration, discussion, and possible approval Re-zone parcel HD-SHCR-1-14, commonly addressed as 580 W Field Ave from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5) and Residential Multi-family-1 (RM-1)
- [7.](#) Consideration, discussion, and possible approval of Re-zone parcel HD-HDIP-14, commonly addressed as 1240 W Field Ave., from the current zone designation of Highway Commercial (HC) zone to Light Industrial (M-1)
- [8.](#) Consideration, discussion, and possible approval of Proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay
- [9.](#) Consideration, discussion, and possible approval Application to amend Hildale City General Plan Future Land Use Map
- [10.](#) Transportation Master Plan Review

Commissioners Comments: (10 minutes total)

Commissioners comments of issues not previously discussed in the meeting.

Executive Session: As needed

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

Thursday, February 16, 2023 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters:

Vice Chair Wall called meeting to order at 6:06pm.

Roll Call of Commission Attendees:

PRESENT

Vice Chair Elissa Wall
Commissioner Rex Jessop
Commissioner Tracy Barlow
Commissioner Derick Holm

ABSENT

Chair Charles Hammon
Commissioner Nathan Fischer
Commissioner Lawrence Stubbs

Staff

Harrison Johnson, Sirrene Barlow

Pledge of Allegiance:

Vice Chair Wall lead the Pledge of Allegiance.

Conflict of Interest Disclosures:

No Conflict of Interest.

Approval of Minutes of Previous Meetings:

1. Consideration, discussion, and approval of meeting minutes for January 19, 2023. Commissioners reviewed minutes.

Motion made by Commissioner Jessop to approve minutes for January 19, 2023, Seconded by Commissioner Holm.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

Public Comments:

Allen Zitting apricates the Commissioners for everything they do.

Reports:

Public Hearing:

2. The Commission will receive public comment concerning the following items:

- o Proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay
- o Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone
- o Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)

- o Re-zone parcel HD-SHCR-8-15, commonly addressed as 760 N Hildale St., from the current zone designation of Neighborhood Commercial (NC) zone to Recreational Resort (RR)
- o Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)
- o Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)
- o Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)

Vice Chair Wall Opened Public 6:12 pm.

Proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay

Vice Chair Wall Closed 6:13pm.

Vice Chair Wall Opened 6:14pm.

Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone

Vice Chair Wall Closed 6:14pm.

Vice Chair Wall Open 6:14pm.

Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)

Chris Burg commented on clarification when it comes to zoning.

Vice Chair Wall Closed 6:15

open 6:15

Re-zone parcel HD-SHCR-8-15, commonly addressed as 760 N Hildale St., from the current zone designation of Neighborhood Commercial (NC) zone to Recreational Resort (RR)

Close 6:16pm

Open 6:16pm

Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)

Rachel Cawley would like to acknowledge herself and Close 6:17

Open 6:17

Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)

Chris Burg would like to know what is the plan for this property.

Harrison Johson explained the

Close 6:20 pm

Open 6:21pm

Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)

Terrill Johnson has concerns with utilities with this rezoning. He feels this should not be approved due to the water pressure in this area of town. He voiced concern that this lot is out of code.

Close 6:27pm

3. - The Commission will receive public comment concerning the following items:

Unfinished Commission Business:

New Commission Business:

4. Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Agriculture-.5 (RA-.5)

Harrison Johnson presented to the Commissioners the application and the concerns for utilities. This is not a concern during a rezoning.

Chairman Hammon email a comment, wondering if they are serviced with septic system to help with the utility concern.

Applicant Arvin Black presented to Commissioners his goal to split the lot to allow his daughters to each have a piece of land.

Vice Wall allowed Terrill Johnson to approach and clarify if his questions have been answered. Terrill feels this should not be approved until there is further investigation in concerns of utilities.

Motion made by Commissioner Holm to allow Re-zone parcel HD-178, commonly addressed as E Water Canyon Road from the current zone designation of Residential-1 (R-1) zone to Residential-.5 (R-.5), Seconded by Commissioner Jessop.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

5. Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8)

Harrison Johnson presented the application to Commissioners.

Chairman Hammon concerned about curb and gutter and utilities. Uzona Ave is a main street and would recommend not congesting it with entrances.

Ross Chatwin is the agent for the applicant. He wanted to clarify the actual address. Clarifying it will be a single family. Lots split into 3 lots.

Ross Chatwin clarified there was sewer going both directions.

Motion made by Commissioner Jessop to approve Re-zone parcel HD-SHCR-1-43, commonly addressed as 620 W Uzona Ave., from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Single Family-8 (R1-8), Seconded by Commissioner Barlow.
Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

6. Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1)

Harrison Johnson presented to Commissioners the application and the staff does recommend this application.

Chair Hammon emailed in the concerned about the traffic on Utah Ave.

Applicant Richard Darger answered questions and spoke of the plans and steps to get there.

Commissioners discussed concerns and future public safety.

Merrill Darger clarified the access to the property. Merrill is also a part of this process.

Motion made by Vice Chair Wall to recommends Re-zone parcel HD-SHCR1-2, commonly addressed as 785 N Willow Street from the current zone designation of Residential Agriculture-1 (RA-1) zone to Residential Multifamily-1 (RM-1), Seconded by Commissioner Holm.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries.

7. Re-zone parcel HD-SHCR—9-26, commonly addressed as 450 E Utah Ave, from the current zone designation of Residential Single Family-10 (R1-10) zone to Residential Multifamily-1 (RM-1) & Residential Single Family-8 (R1-8)

Harrison Johnson presented to Commissioners the application.

Commissioner Barlow has concerns for the access of driveways coming off a busy street. He showed a possible sketch of a private driveway to access the apartments.

Chair Hammon emailed he is opposed to this application. Concern with the many driveways, suggest resubmitting.

Allen Zitting approached Commissioners to discuss future plans.

Lawarence Barlow approached Commissioners to explain the history of the property and his support of this being a good thing for the community to have affordable housing.

Rachel Cawley will go back to the drawing board and hopefully bring a high-density housing for people to afford. She asked if they removed 3 of the lots would it be more suitable? They will be require to bring water lines down the road.

Applicant would like to redact the application.

8. Application to amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone

Harrison Johnson presented the application to the Commissioners. He explained the requirements for a recreation Resort Zoning.

Chair Hammon emailed commented he opposes this application.

Applicant Thomas Timpson addressed the Commissioners the reasoning behind this request.

Commissioners had a lengthy conversation to with the applicant.

Motion made by Commissioner Jessop to recommend to denial this application amend Hildale Code Section 152-26-3; Minimum Acreage for Recreational Resort Zone, with request for more input by governing body, Seconded by Commissioner Holm.

Voting Yea: Vice Chair Wall, Commissioner Jessop, Commissioner Barlow, Commissioner Holm
Motion Carries

9. Proposal to amend Title XV Land Development of Hildale City Code, creating a new zoning district called the Historic Area Mixed-Use (HA-MU) Overlay

Harrison Johnson presented to Commissioners. Staff is looking for recommendation on how to view this.

Commissions would like to table this at this time and would like to request a work session.

Commissioners Comments:

No comments.

Executive Session: As needed.

Adjournment:

Vice Chair Wall adjourned meeting at 8:36pm.

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.

Minutes were approved at the Planning Commission Meeting on _____.

Sirrene J. Barlow, City Recorder



From: Harrison Johnson

To: Hildale City Planning & Zoning Commission; Hildale City Mayor

Date: March 9, 2023

Subject: Zone Change request

Applicant Name: Ezra Black

Agent: N/A

Application Type: Zone Change Request

Project Address: 580 W Field Avenue

Requested Zoning: RM-1 & RA-.5

Date: February 9, 2023

Prepared by: Harrison Johnson

Summary of Application

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel HD-SHCR-1-14, commonly addressed as 580 W Field Avenue Hildale, Utah from the current Residential Agriculture-1 to both Residential Agriculture-.5 and Residential Multi-family-1 (RM-1).

Background

The applicant submitted the application on February 22nd, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted al required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by residential property; On the East by public alley and single family properties to the East and North. On the South by Field Avenue and on the West by Willow Street. Surrounding properties are zoned RA-1, R1-8.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-13-3 * 152-14-3 Uses allowed; and Sec 152-13-4 & 152-14-4 Development Standards In Residential Zones & Residential Agriculture Zones, as follows:

Sec 152-13-3 Uses Allowed

1. Permitted And Conditional Uses:
- Permitted and conditional uses allowed within residential zones shall be as set forth in table 152-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-13-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-13-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

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

Stable, private	N	N	N	N	N	N	N
Residential uses:							
Assisted living facility	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	P	P	P	N
Guesthouse or casita with direct access to main dwelling unit	P	P	P	N	N	N	N
Guesthouse or casita without direct access to main dwelling unit	C	C	C	N	N	N	N
Manufactured home	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	P
Manufactured/mobile home subdivision	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N
Short term rental ⁴	P	P	P	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N
Public and civic uses:							
Airport	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N
Golf course	P	P	P	P	P	P	P
Government service	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P

Post office	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	P	P	P
School, vocational	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P
Commercial uses:							
Agricultural sales and service	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N
Bed and breakfast, home (Less than or Equal to 2; Owner Occupied)	C	C	C	N	N	N	C
Bed and breakfast inn (Between 3 and 10)	C	C	C	N	N	N	C
Business equipment rental, services, and supplies	N	N	N	N	N	N	N
Camping Hosting Facility	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N
Family child daycare facility ²	P	P	P	P	P	P	P
Licensed family child care ²	C	C	C	C	C	C	C
Residential certificate child care ²	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N
Kennel, residential	P	P	P	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N

Motel	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N
Off Road Recreational Vehicle Rental	C	C	C	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N
Tattoo establishment	N	N	N	N	N	N	N
Tavern	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title						
Industrial uses:							
Automobile wrecking yard	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N

Manufacturing, limited	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N

2. Notes:
1. See chapter 46 of this chapter.

2. See chapter 42 of this chapter.

3. See section 152-37-15 of this chapter for permitted animals and fowl.

4. See licensing and operations requirements in title 11 of this code.

3. Accessory Uses:
- Permitted and conditional uses set forth in table 152-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses, when used for family food production. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

4.

[Sec 152-13-4 Development Standards In Residential Zones](#)

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

TABLE 152-13-2

DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES							
		Zones					
Development Standard	R1-25	R1-15	R1-10	R1-8	RM-1	RM-2	RM-3
Lot standards:							
Average lot area ²	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	10,000 sq. ft.	1 acre	1 acre
Minimum lot width and/or project frontage	89 ft.	90 ft.	80 ft.	70 ft.	80 ft. project	100 ft. project	200 ft. project
					30 ft. unit	30 ft. unit	30 ft. unit
/	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
Building standards:							
Maximum height, main building ³	34 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: See subsection 10-37-12I of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	No requirement	No requirement	No requirement	No requirement	20 ft.	20 ft.	20 ft.
Setback standards - front yard:							
Any building ⁵	24 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Setback standards - rear yard:							
Main building	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.

Accessory building, including private garage ⁶	19 ft.	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Setback standards - interior side yard:							
Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards - street side yard:							
Main building ⁷	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

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

[Sec 152-13-5 Regulations Of General Applicability](#)

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

1. Design and compatibility standards:
See chapter 33 of this title.
2. Landscaping and screening:
See chapter 32 of this title.
3. Motor vehicle access:
See chapter 35 of this title.
4. Natural resource inventory:
See chapter 31 of this title.
5. Off street parking:
See chapter 34 of this title.
6. Signs:
See chapter 36 of this title.
7. Supplementary development standards:
See chapter 37 of this title.

[Sec 152-13-6 Regulations For Specific Uses](#)

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

[Sec 152-13-7 Special Regulations](#)

1. Animals:
Within R1, RM, and MH/RV zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use.
2. Larger Accessory Buildings:
Notwithstanding the maximum building size limitation shown on table 152-13-2 in section 152-13-4 of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit.
3. Increased Height:
Notwithstanding the height limitations shown on table 152-13-2 in section 152-13-4 of this chapter a greater building height may be allowed in residential zones pursuant to a conditional use permit.
4. Visual Barriers:
Fencing or other method of providing privacy and a visual barrier to adjacent property shall be constructed around the perimeter of a multiple-family development.

1. The height of such barrier shall be at least six feet (6').

2. The barrier material and location shall be identified on an approved site plan.
5. Open Space:
In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area.

Sec 152-14-3 Uses Allowed

1. Permitted And Conditional Uses:
- Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 152-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-14-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-14-1 PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL AGRICULTURE ZONES

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL AGRICULTURE ZONES		
	Zones	
Agricultural uses:	RA-1	RA-.5
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	p ³
Stable, private	P	P
Residential uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N
Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Short term rental ⁴	P	P
Public and civic uses:		
Auditorium or stadium	N	N

Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	N	N
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	C	C
Bed and breakfast inn	C	C
Camping Hosting Facility	N	N
Family child daycare facility ²	P	P
Licensed family child care ²	C	C
Residential certificate child care ²	P	P
Garden center	N	N
Kennel, residential	P	P
Media service	N	N
Off Road Recreational Vehicle Rental	C	C
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Produce stand	P	P
Recreational vehicle park	N	N
Residential hosting facility	P	P
Temporary trailer	P	P
Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	

2. Notes:
1. See chapter 46 of this chapter.

2. See chapter 42 of this chapter.

3. See section 152-37-15 of this chapter for permitted animals and fowl.

4. See licensing and operations requirements in title 11 of this code.

3. Accessory

Permitted and conditional uses set forth in table 152-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

Uses:

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

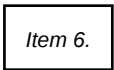
3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following: Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance. Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Nurseries and greenhouses. Playhouses, patios, porches, gazebos, and incidental storage buildings. Swimming pools and hot tubs for use by residents and their guests.

Sec 152-14-4 Development Standards In Residential Agricultural Zones

Development standards within residential agriculture zones shall be as set forth in table 152-14-2 of this section.

TABLE 152-14-2

DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES			
Development Standard		Zones	
		RA-1	RA-.5
Lot standards:			
	Average lot area ¹	1 acre	0.5 acre
	Minimum lot area ²	0.8 acre	0.4 acre
	Minimum lot width	100 feet	100 feet
Building standards:			
	Maximum height, main building ³	35 feet	35 feet
	Maximum height, accessory building	20 feet	20 feet
	Maximum size, accessory building ⁴	2,000 square feet	2,000 square feet
	Building coverage	50% of lot (see subsection 10-37-12I of this title)	
	Distance between buildings	No requirement	No requirement
Setback standards - front yard:			
	Any building ⁵	25 feet	
Setback standards - rear yard:			
	Main building	30 feet	30 feet
	Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	
Setback standards - interior side yard:			
	Main building	10 feet one side and 20 feet other side	10 feet
	Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	
Setback standards - street side yard:			
	Main building	20 feet	20 feet



Notes:

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From: Harrison Johnson

To: Hildale City Planning & Zoning Commission; Hildale City Mayor

Date: March 9, 2023

Subject: Zone Change request

Applicant Name: Wood World

Agent: Hyrum Richter

Application Type: Zone Change Request

Project Address: 1240 W Field Ave

Requested Zoning: Light Industrial M-1

Date: March 9, 2023

Prepared by: Harrison Johnson

Summary of Application

The Applicant is requesting approval of a Zone Change.

Amend the zoning map to re-zone Parcel HD-HDIP-14, commonly addressed as 1240 W Field Ave, Utah from the current Highway Commercial (HC) to Light Industrial (M-1).

Background

The applicant submitted the application on February 15th, 2023 to the Hildale City offices and paid the fee of \$100.

The applicant submitted al required documents identified in the application.

The applicant provided addressed, stamped envelopes for all property owners within the required boundary of the subject property.

City staff prepared a Rezone Letter for Neighboring Properties and mailed the letters within the required notice time.

The Public Hearing for this zone change request was noticed, as required.

General Plan and Zoning

The property is bounded on the North by an empty lot and SR-59; On the East by SR-59; On the South by Field Avenue and manufacturing properties; and on the West by manufacturing properties; Surrounding properties are zoned HC, M-1 and M-2.

Analysis

The zone change request complies with required standards for approval, as identified in Hildale Planning and Zoning ordinance, section 152-16-3 Uses allowed; and Sec 152-16-4 Development Standards In Business and Industrial Zones, as follows:

Sec 152-16-3 Uses Allowed In Business And Industrial Zones

1. Permitted And Conditional Uses:
- Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 152-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-16-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-16-1

PERMITTED AND CONDITIONAL USES ALLOWED IN BUSINESS AND INDUSTRIAL ZONES					
		Zones			
		BMP	PO	M-1	M-2
Agricultural uses:					
	Accessory building	P	P	P	P
	Agricultural business	N	N	N	N
	Agricultural industry	N	N	P	N
	Agriculture	N	N	N	N
	Agriculture residential	N	N	N	N
	Animal specialties	N	N	P	N

	Animals and fowl for recreation and family food production	N	N	N	N
	Stable, private	N	N	N	N
Residential uses:					
	Accessory building	P	P	P	P
	Assisted living facility	N	N	N	N
	Boarding house	N	N	N	N
	Dwelling, earth sheltered	N	N	N	N
	Dwelling, multiple-family	N	N	N	N
	Dwelling, single-family	N	N	N	N
	Dwelling, single-family with accessory apartment	N	N	N	N
	Dwelling, two-family	N	N	N	N
	Guesthouse	N	N	N	N
	Manufactured and mobile home park	N	N	N	N
	Manufactured and mobile home subdivision	N	N	N	N
	Manufactured home	N	N	N	N
	Protective housing facility	N	N	N	N
	Rehabilitation/treatment facility	P	P	P	P
	Residential facility for elderly persons ¹	P	P	N	N
	Residential facility for persons with a disability ¹	P	N	N	N
	Residential facility for troubled youth	N	N	P	N
	Transitional housing facility	N	N	P	N
Public and civic uses:					
	Airport	N	N	N	N
	Auditorium or stadium	N	N	N	N
	Bus terminal	P	N	N	N
	Cemetery	N	N	N	N
	Church or place of worship	P	P	N	N
	Club or service organization	P	P	N	N
	College or university	P	P	N	N
	Convalescent care facility	P	N	N	N
	Correctional facility	N	N	N	N
	Cultural service	P	P	N	N
	Golf course	N	N	N	N
	Government service	P	P	N	N
	Hospital	P	P	N	N

	Operations center	P	N	P	P
	Park	P	P	P	P
	Post office	P	P	P	P
	Protective service	P	P	P	P
	Reception center	P	P	N	N
	School, elementary, middle, or high	N	N	N	N
	School, vocational	P	P	P	P
	Stable, public	N	N	N	N
	Utility, major ³	N	N	P	P
	Utility, minor ³	P	P	P	P
Commercial uses:					
	Agricultural sales and service	P	N	P	P
	Animal hospital	P	P	N	N
	Bail bond service	P	P	P	P
	Bank or financial institution	P	P	N	N
	Bed and breakfast, home	N	N	N	N
	Bed and breakfast inn	N	N	N	N
	Business equipment rental, services, and supplies	P	N	P	N
	Club, private	P	N	N	N
	Construction sales and service	P	N	P	P
	Convenience store	P	N	P	P
	Family child daycare facility ²	N	N	N	N
	Licensed family child care ²	N	N	N	N
	Residential certificate child care ²	N	N	N	N
	Child care center	P	N	P	N
	Funeral home	P	N	N	N
	Garden center	P	N	N	N
	Gas and fuel, storage and sales	N	N	P	P
	Gasoline service station	P	N	P	P
	Hostel	P	N	N	N
	Hotel	P	N	N	N
	Kennel, commercial	P	P	P	P
	Kennel, residential	N	N	N	N
	Laundry or dry cleaning, limited	P	N	N	N
	Liquor store	P	P	P	P

	Media service	P	P	P	P
	Medical or dental laboratory	P	P	P	P
	Medical service	P	P	N	N
	Motel	P	N	N	N
	Office, general	P	P	N	N
	Parking garage, public	P	P	P	P
	Parking lot, public	P	P	P	P
	Pawnshop	P	N	N	N
	Personal care service	P	P	N	N
	Personal instruction service	P	P	N	N
	Printing and copying, limited	P	P	P	N
	Printing, general	P	N	P	P
	Produce stand	N	N	N	N
	Recreation and entertainment, indoor	P	N	N	N
	Recreation and entertainment, outdoor	P	N	N	N
	Recreational vehicle park	N	N	N	N
	Repair service	P	N	P	N
	Research service	P	P	P	P
	Restaurant, fast food	P	N	N	N
	Restaurant, general	P	P	N	N
	Retail, general	P	N	N	N
	Secondhand store	P	N	N	N
	Shopping center	P	N	N	N
	Tattoo establishment	P	N	N	N
	Tavern	P	P	P	P
	Temporary trailer	P	P	P	P
	Transportation service	P	N	P	P
	Vehicle and equipment rental or sale	P	N	N	N
	Vehicle and equipment repair, general	P	N	P	P
	Vehicle repair, limited	P	N	P	P
	Vehicle wash	P	N	P	P
	Veterinary service	P	N	N	N
	Warehouse, self-service storage	P	N	P	P
	Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:					
	Alcoholic beverage manufacturing 30,000 square feet and under	P	N	P	N

	Alcoholic beverage manufacturing over 30,000 square feet	N	N	N	P
	Automobile wrecking yard	N	N	C	C
	Freight terminal	N	N	P	P
	Heavy industry	N	N	N	P
	Junk or salvage yard	N	N	N	N
	Laundry services	P	N	P	P
	Manufacturing, general	P	N	P	P
	Manufacturing, limited	P	N	P	P
	Mineral extraction	N	N	N	P
	Wholesale and warehousing, general	P	N	P	P
	Wholesale and warehousing, limited	P	N	P	P

2. Notes:

1. See chapter 46 of this chapter.

2. See chapter 42 of this chapter.

3. See chapter 45 of this chapter.
3. Accessory

Uses:

Permitted and conditional uses set forth in table 152-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in business and industrial zones shall include, but not be limited to, the following: Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Dwelling units for security and maintenance personnel. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Recreational areas and facilities for the use of employees. Recycling collection stations. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

HISTORY

Amended by Ord. [2020-013](#) on 10/28/2020

Sec 152-16-4 Development Standards In Commercial Zones

Development standards within business and industrial zones shall be as set forth in table 152-16-2 of this section.

TABLE 152-16-2

DEVELOPMENT STANDARDS IN BUSINESS AND INDUSTRIAL ZONES				
Development	Zones			
Standard	BMP	PO	M-1	M-2
Lot standards:				
Minimum lot area	2 acres	2 acres	No requirement	No requirement
Minimum lot width	No requirement	No requirement	No requirement	No requirement
Building standards:				
Maximum height, main building ¹	35 feet	35 feet	60 feet	60 feet
Maximum height, accessory building	20 feet	20 feet	No requirement	No requirement
Setback standards - front yard:				
All buildings ²	20 feet	20 feet	Building on lot abutting nonindustrial zone: Same setback as abutting zone	
			Otherwise: No requirement	

Setback standards - rear yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
Setback standards - interior side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
Setback standards - street side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Otherwise: No requirement			
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

- 1.Except as otherwise permitted by subsection 152-16-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

Sec 152-16-5 Regulations Of General Applicability

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

1.

Design and compatibility standards: See chapter 33 of this chapter.
2.

Landscaping and screening: See chapter 32 of this chapter.
3.

Motor vehicle access: See chapter 35 of this chapter.
4.

Natural resource inventory: See chapter 31 of this chapter.
5.

Off street parking: See chapter 34 of this chapter.
6.

Signs: See chapter 36 of this chapter.
7.

Supplementary development standards: See chapter 37 of this chapter.

Sec 152-16-6 Regulations For Specific Uses

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

Sec 152-16-7 Special Regulations

1.

Increased

Height:

Notwithstanding the height limitations shown in section 152-16-4, table 152-16-2 of this chapter a greater building height may be allowed in a business or industrial zone pursuant to a conditional use permit. Provided, however, that within one hundred feet (100') of the boundary of an adjoining agricultural, residential, or commercial zone, no building shall exceed the greater of:

1.

The height limit established by such zone; or

2.

The height limit permitted by a conditional use permit for a building on an abutting lot within such zone.
2.

Processing

Within

An

Enclosed

Building:

All processing and/or assembly of goods shall be conducted completely within a completely enclosed building, unless otherwise specified in section 152-16-3, table 152-16-1 of this chapter.
3.

Outdoor

Storage:

Outdoor storage of materials, or finished or semifinished goods shall be located at least one hundred feet (100') from any residential zone boundary.

Recommendation

Staff recommends approval of the zone change request as it remains consistent with Hildale City’ General Plan. Additionally, though this property is located on the highway itself, it is clearly situated inside the West Hildale Industrial District.

Integral to Hildale’s future is the productivity of its industrial and manufacturing zones which on average pay higher wages and experience less market disruption that can cause widespread job losses. Therefore the staff believes that supporting the area’s manufacturing and production businesses is vital to maintaining and increasing the quality of job opportunities for our residents.

Sample Motions – ZONING CHANGE

1. I move to recommend approval of the zoning map amendment requested for Parcel HD-HDIP-14 commonly addressed as 1240 W Field Ave from the current Highway Commercial (HC) to Light Industrial (M-1).



Property Map

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📞 435-874-2603
🌐 www.hildalecity.com

Item 7.



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☎ 435-874-2603

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CHAPTER 22 HISTORIC AREA MIXED-USE OVERLAY ZONE

Commented [1]: Policy Discussion: Zoning District Or Overlay?

152-22-1 Purpose And Intent

The purpose of the Historic Area Mixed-Use (HA-MU) overlay zoning district is to maintain and preserve the special character of pioneer homes located within the City while encouraging the continued use, maintenance, and special character of these homes.

This chapter contains provisions allowing for the mixed use of land for residential and limited commercial, and other identified uses to encourage flexibility and creativity in the design, development, or redevelopment of these properties that would not be possible under the conventional zoning districts previously outlined in this code.

The specific purposes of this zone are to:

- A. Promote the reuse of existing historic structures for the purpose of stabilizing and improving property values;
- B. Protect and enhance the City's attractions for tourists and visitors; and
- C. Encourage residential uses in conjunction with limited commercial and other compatible activities in order to enhance the vitality of businesses and maintain the special character of specific areas within the City.

152-22-2 Applicability

The provisions of this chapter shall apply to all lands, buildings, structures, natural features, or uses located within those areas that are defined by the HA-MU overlay zoning district and designated on the official zoning map for the City.

If there is a conflict between the provisions of this chapter and any other provisions of this title, the specific provisions of this chapter shall take precedence and control.

- A. Mapping of the HA-MU overlay zoning district. The applicability of the HA-MU overlay zoning district to a specific area shall be shown on the City's official zoning map.
- B. Permitted uses, permit requirements, and development standards. Except as otherwise provided by this chapter:
 - 1. Any land use normally allowed within the base zoning district (permitted or conditional) may be allowed within the HA-MU overlay zoning district, subject to any additional requirements as outlined in this chapter.
 - 2. Development within the HA-MU overlay zoning district shall obtain the zoning approvals as required by this title for the base zoning district; and
 - 3. Development within the HA-MU overlay zoning district shall comply with all applicable development standards of the base zoning district, and all other applicable provisions of this title.

152-22-3 Permitted Uses

In addition to the permitted uses of the base zoning district, permitted uses within the HA-MU overlay zoning district may include:

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Stubbs, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop



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- A. Agriculture;
- B. Additional Dwelling Unit
- C. Assisted Living Facility, Convalescent Care Facility;
- D. Bank or Financial Institution;
- E. Bed And Breakfast, Home;
- F. Bed And Breakfast Inn;
- G. Boarding House;
- H. Club or Service Organization;
- I. Condominium, Condominium Project;
- J. Cultural Services;
- K. Dwelling, Multiple-Family;¹
- L. Home Based Business;
- M. Licensed Family Child Care;
- N. Medical Service;
- O. Office, General;
- P. Personal Care Service;
- Q. Reception Center;
- R. Restaurant, General;
- S. Residential Hosting;
- T. School, Elementary, Middle, or High;
- U. Vacation Rental, Owner-Occupied; and
- V. Produce Stand.

152-22-4 Conditional Uses

In addition to the conditional uses of the base zoning district, conditional uses within the HA-MU overlay zoning district may include:

- A. Club, Private;
- B. Laundry or Dry Cleaning, Limited;
- C. Vehicle Repair, Limited; and
- D. Other Uses, as determined to be in harmony with the intent and purpose of this chapter and compatible with adjacent properties by the Planning Commission.

NOTES:

1. Multi-Family, Dwelling use will comply with RM-1 Development Standards as stated in Sec 152-13-4 Development Standards In Residential Zones

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Stubbs, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop

Commented [2]: Recommend + ?

Commented [3]: AGRICULTURE: The tilling of soil, raising of crops, horticultural activities, gardening, keeping or grazing of domestic animals and noncommercial feed yards, but not including any agricultural business or industry.

Commented [4]: Recommend + ?

Commented [5]: Recommend +

Commented [6]: BED AND BREAKFAST, HOME: A limited commercial activity within an owner occupied residential structure where not more than three (3) sleeping rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of chapter 51 of this chapter.

Commented [7]: Recommend +

Commented [8]: BED AND BREAKFAST INN: A commercial activity within a residential structure where not less than four nor more than ten (10) rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the

Commented [9]: Recommend + ?

Commented [10]: BOARDING HOUSE: A building

Commented [11]: Recommend + ?

Commented [12]: Recommend + ?

Commented [13]: HOME BASED BUSINESS: A

Commented [14]: Recommend +

Commented [15]: Recommend +

Commented [16]: PERSONAL CARE SERVICE: An

Commented [17]: Recommend +

Commented [18]: RECEPTION CENTER: A facility

Commented [19]: Recommend +

Commented [20]: RESIDENTIAL HOSTING: A limited

Commented [21]: City notes state permitted, BUT:

Commented [22]: CLUB, PRIVATE: Any nonprofit

Commented [23]: Define specific criteria for use? i.e.

Commented [24]: Policy Discussion: Any concerns

Commented [25]: What about Vehicle Repair, limited?

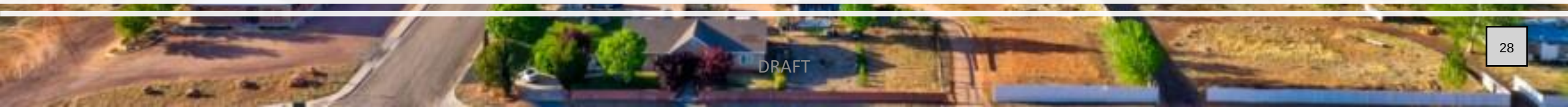
Commented [26]: City notes state permitted, BUT:

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Hildale Future Land Use Ma



Field Memorial Town Square

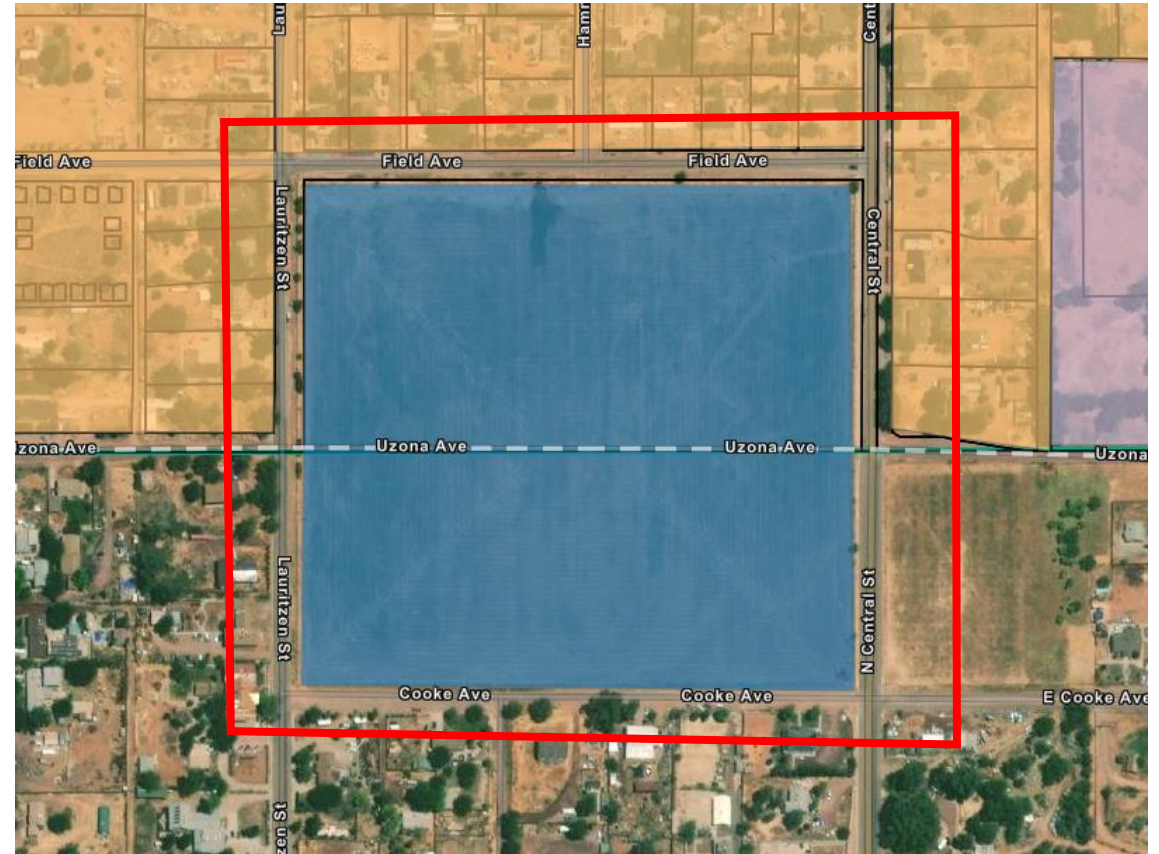
- Special Economic Mixed-Use District
- Main Street Development
- Tax Sustainability Surplus

Zoning Recommended

- Pedestrian-oriented commercial POC
- MU
- TC

Overlays Recommended

- PDO



Central Short Creek Residential District



- Historic housing district
- Incremental development focus

Zoning Recommended

- RA-.5
- RM-1,2
- OS

Overlays Recommended

- HDO

Town Hall Civic District

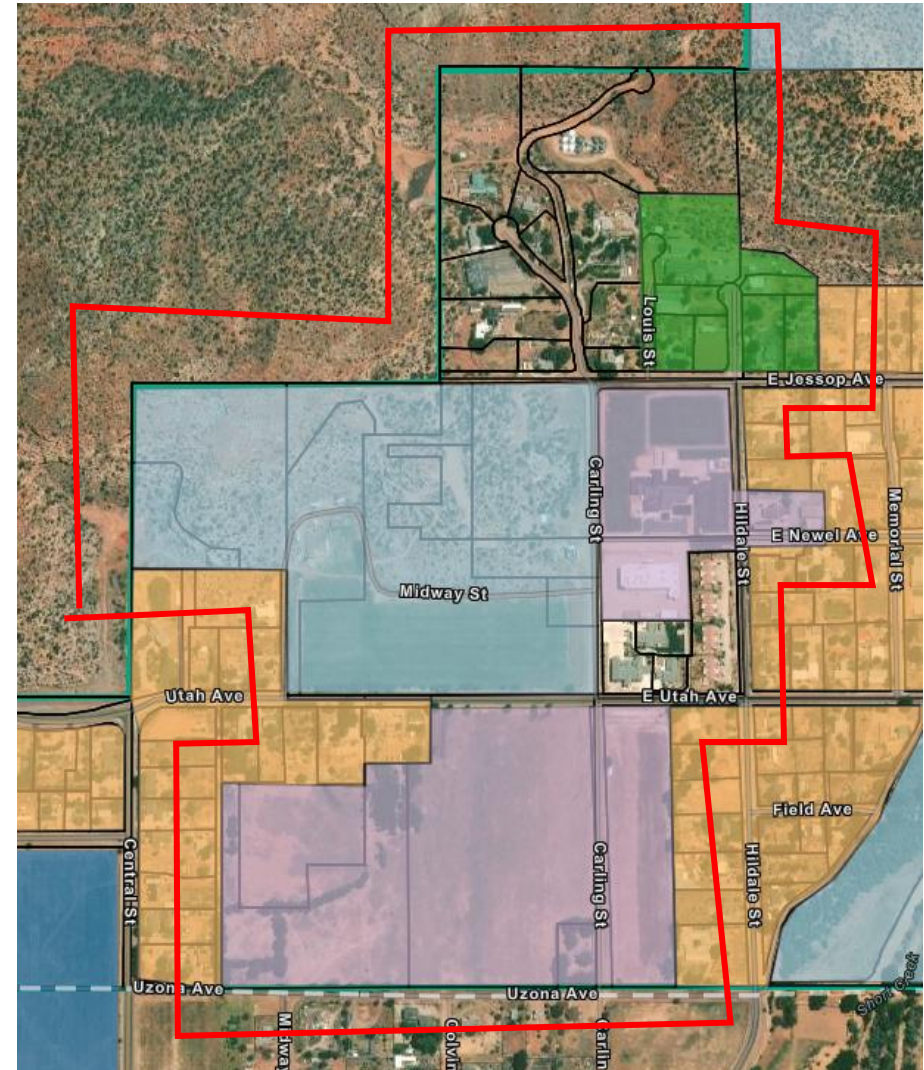
- Mixed Public Facilities & Commercial Zones
- Hildale Town Center

Zoning Recommended

- OS
- PF
- MU
- POC
- PO

Overlays Recommended

- PDO



Eastern Short Creek Residential District

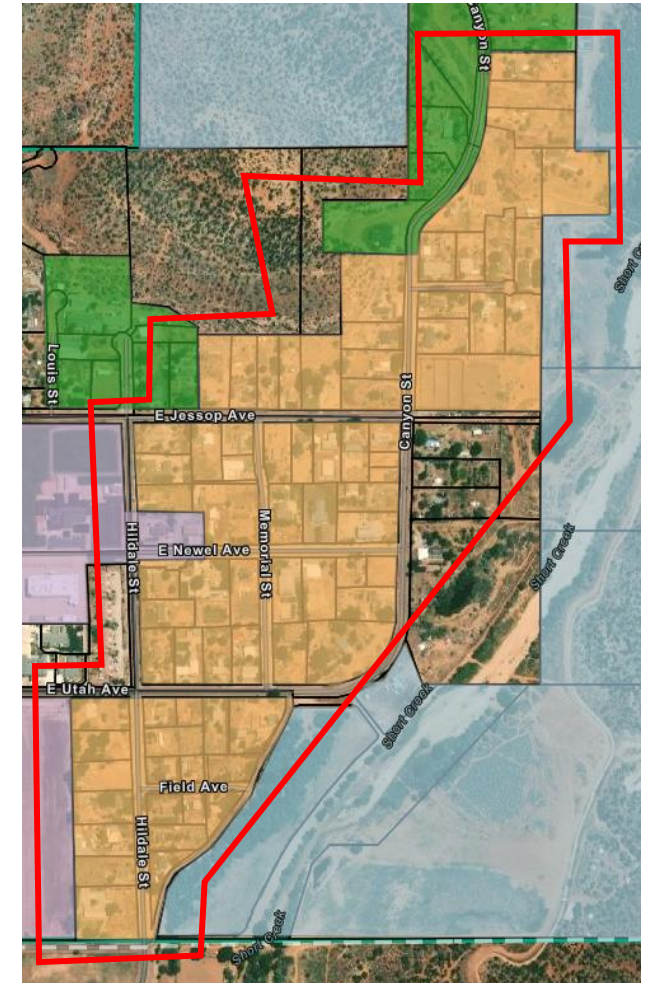
- Historic housing district
- Incremental development focus

Zoning Recommended

- RA-.5
- RM-1,2
- OS

Overlays Recommended

- HDO



Canaan Mountain Recreation-Resort District

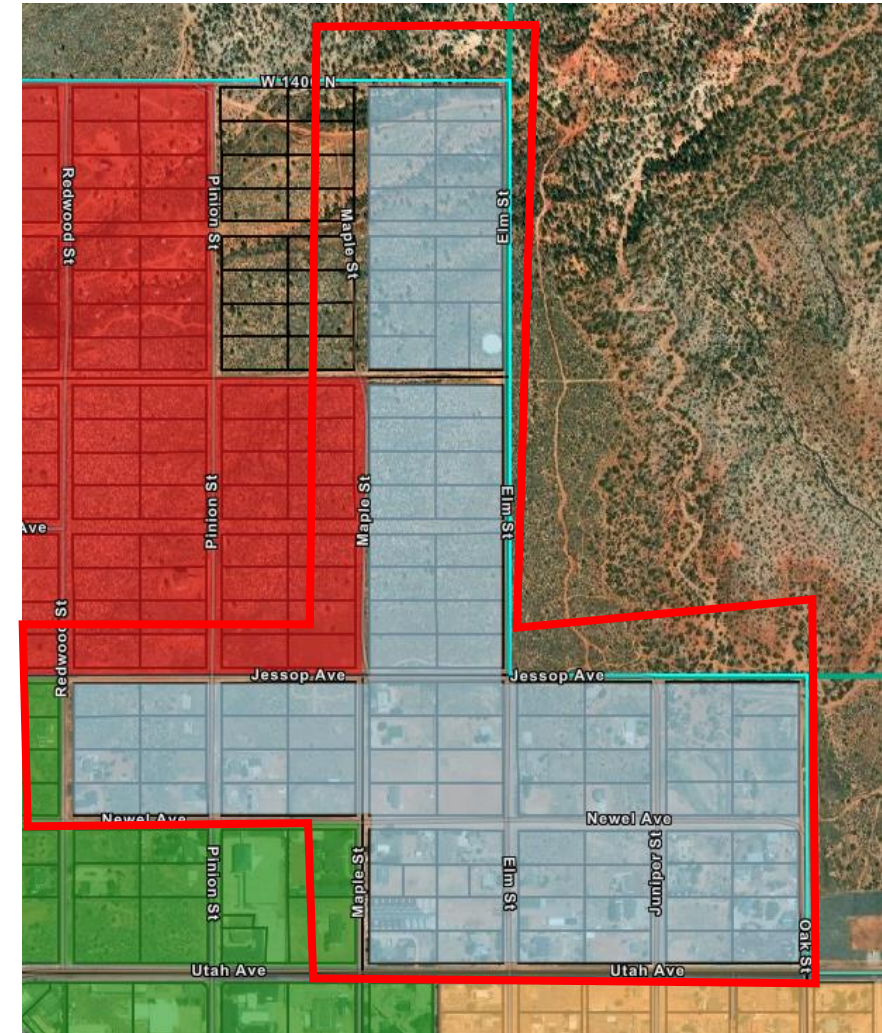
- Recreation-Resort Zone
- Incentivize resort activities and development
- Tax Revenue Sustainability

Zoning Recommended

- RR
- OS
- MH/RV
- NC

Overlays Recommended

- PDO



Maxwell Recreation District

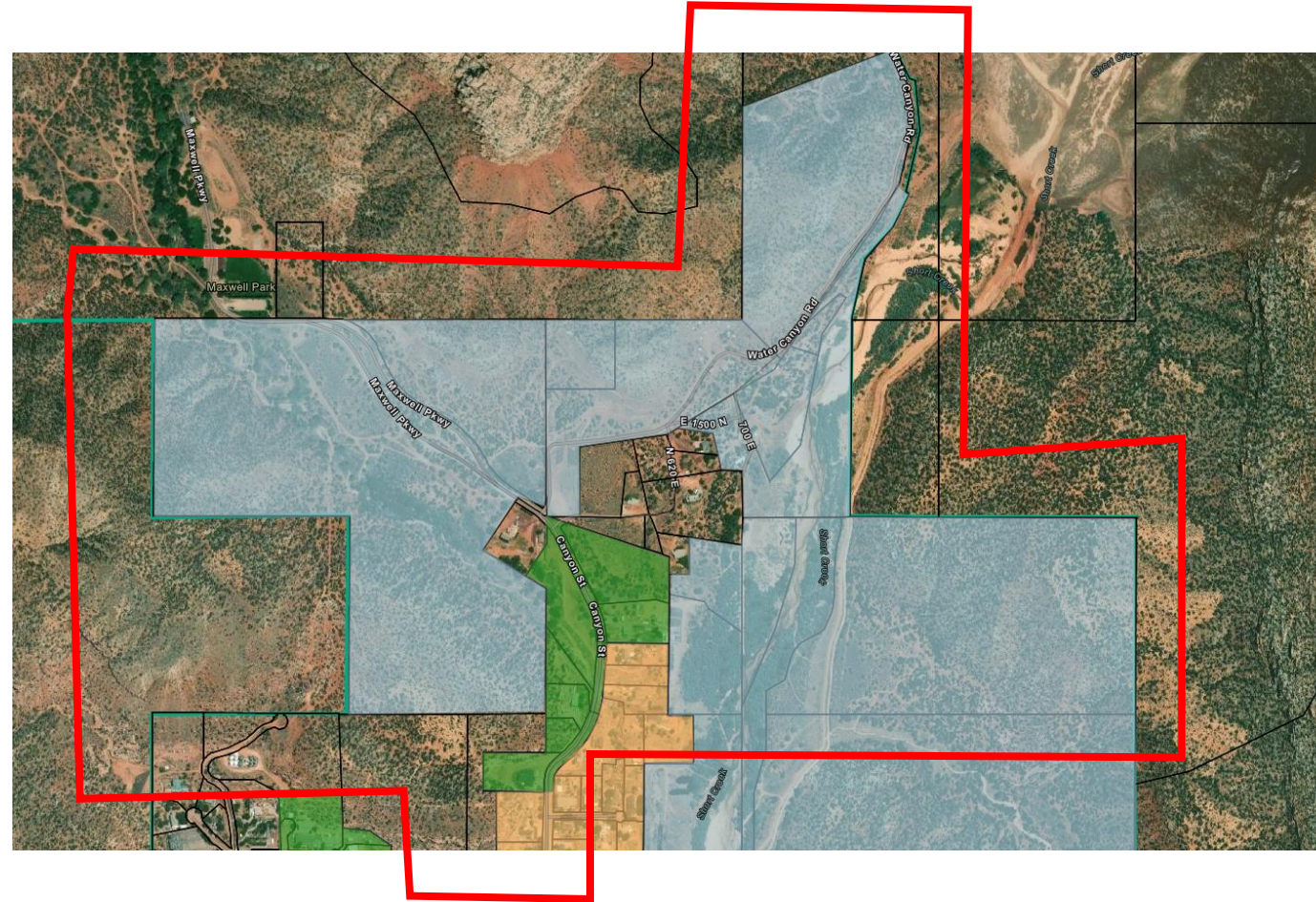
- Recreation Resort Zone
- Tax Sustainability

Zoning Recommended

- RR
- OS
- NC

Overlays Recommended

- PDO



Outdoor Recreation District

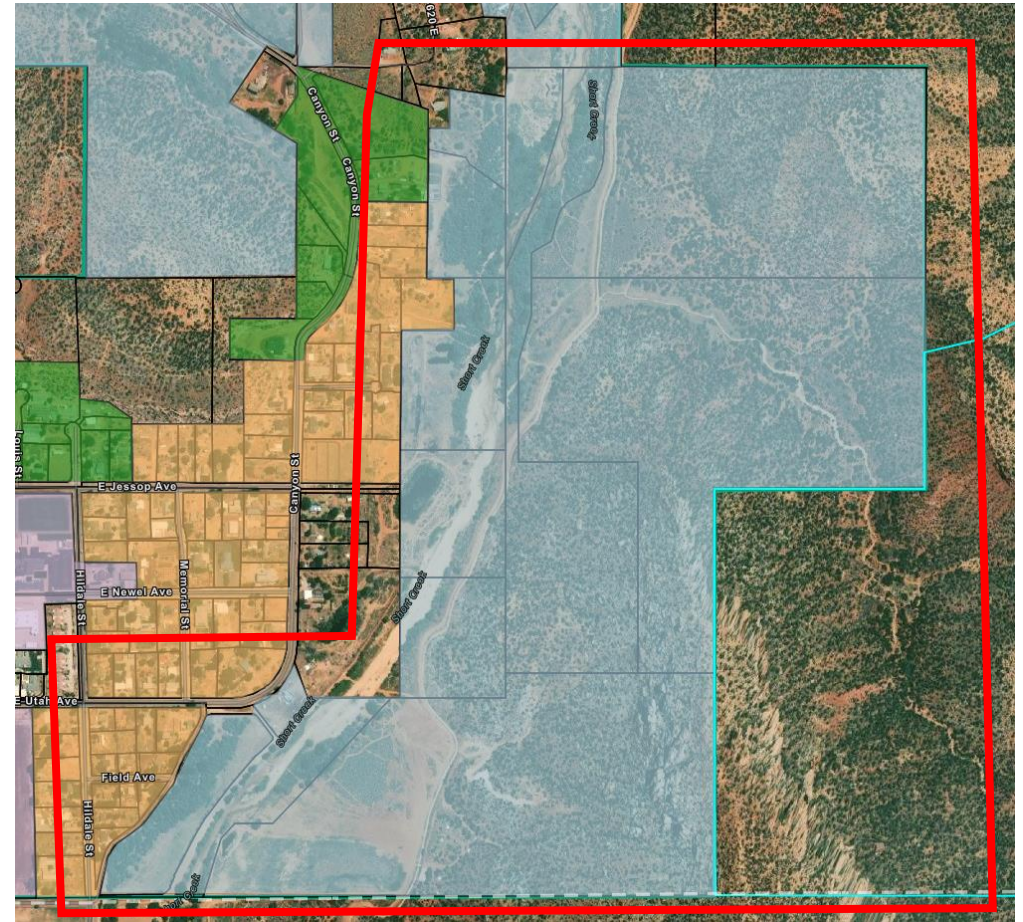
- Recreation Resort Zone
- Tax Sustainability

Zoning Recommended

- RR
- OS
- NC

Overlays Recommended

- PDO



Town Entrance Tourist Commercial District

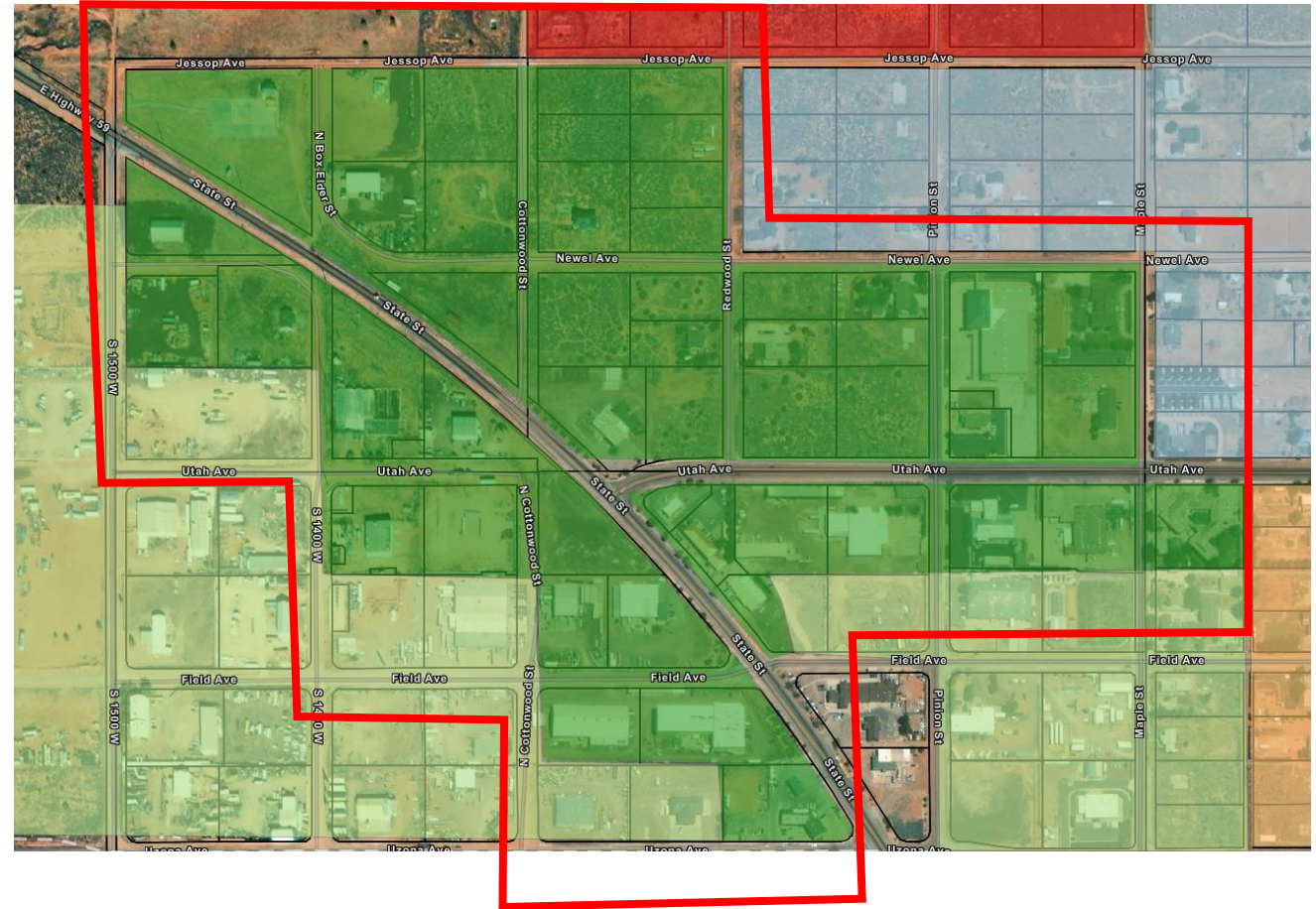
- Commercial District
- Tax Sustainability Surplus
- Incentivize office space and tourist related retails stores

Zoning Recommended

- HC
- GC
- PC
- POC
- PO
- MU
- RM-3

Overlays Recommended

- PDO



DRAFT

Highway Industrial District

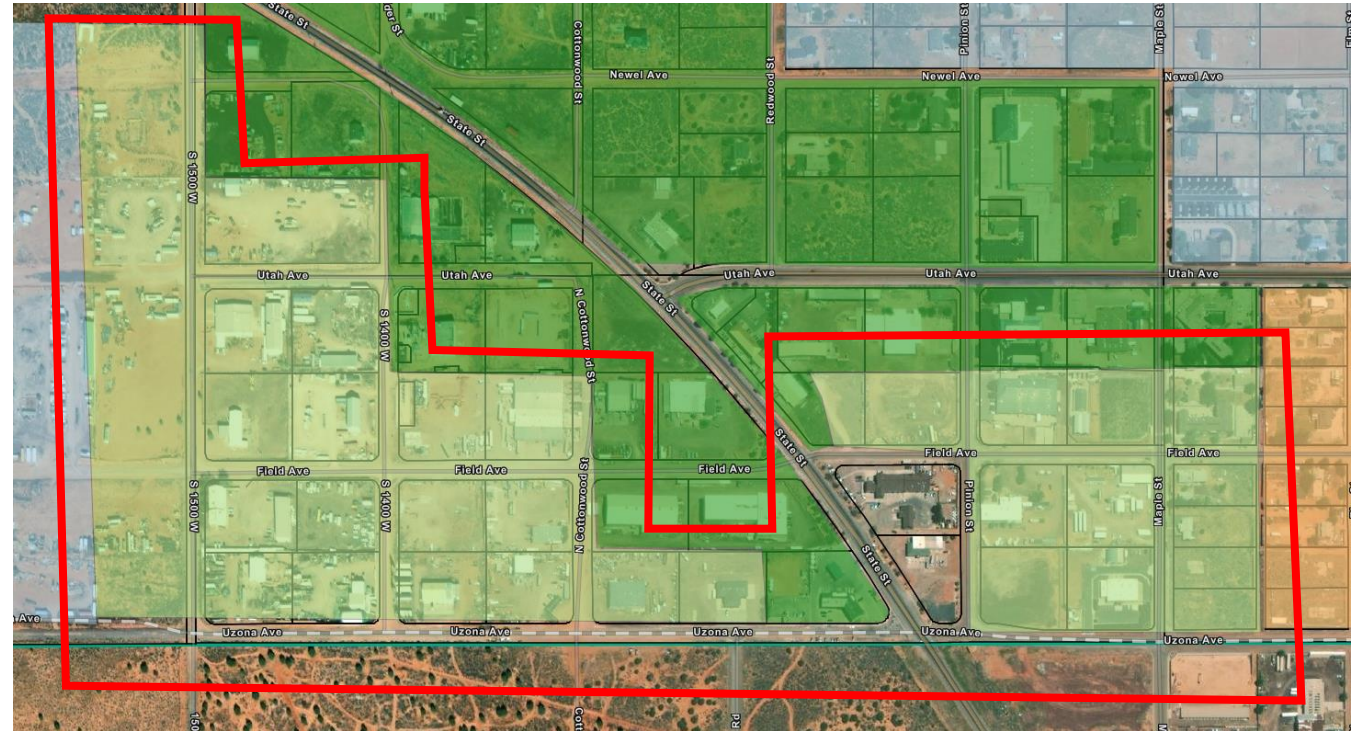
- Industrial Districts

Zoning Recommended

- BMP
- M-1
- OS
- PF

Overlays Recommended

- PDO



Eastern Heavy Industrial District

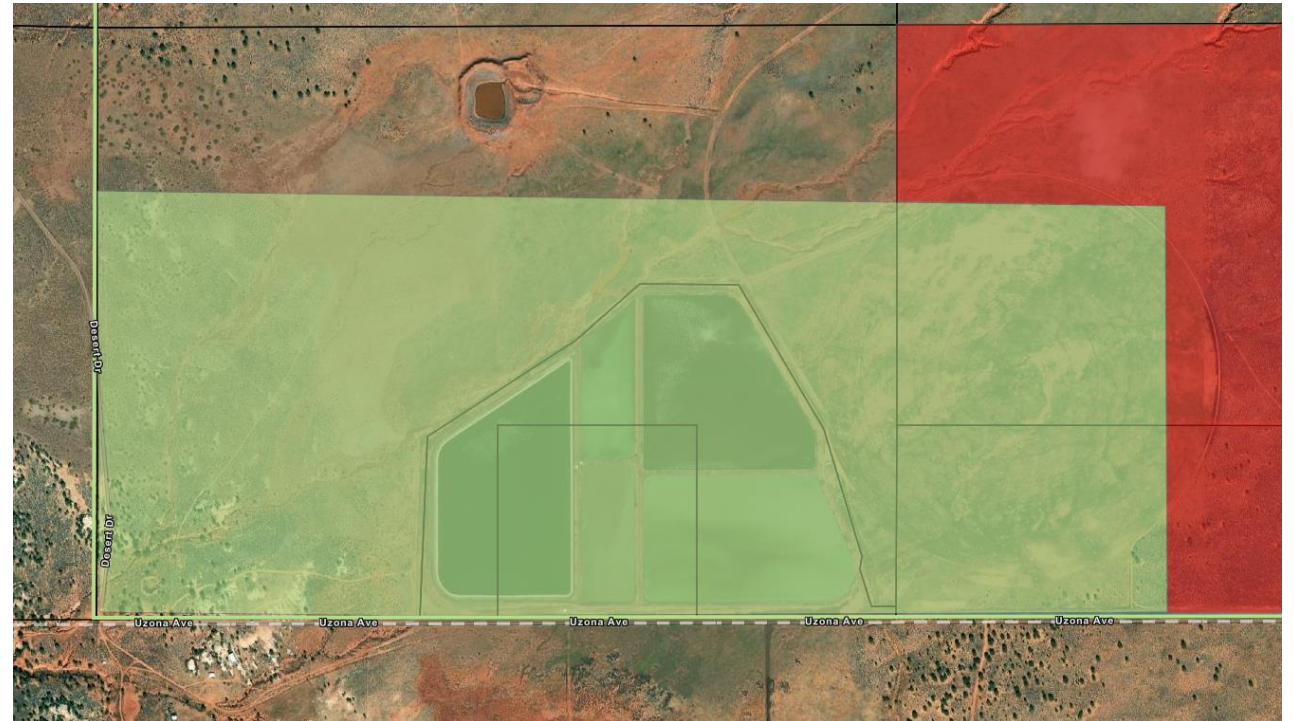
- Heavy Industrial District
- Commercial buffer on western side

Zoning Recommended

- BMP
- M-1
- M-2
- GC
- OS
- PF

Overlays Recommended

- PDO



Special Entertainment & Resort District

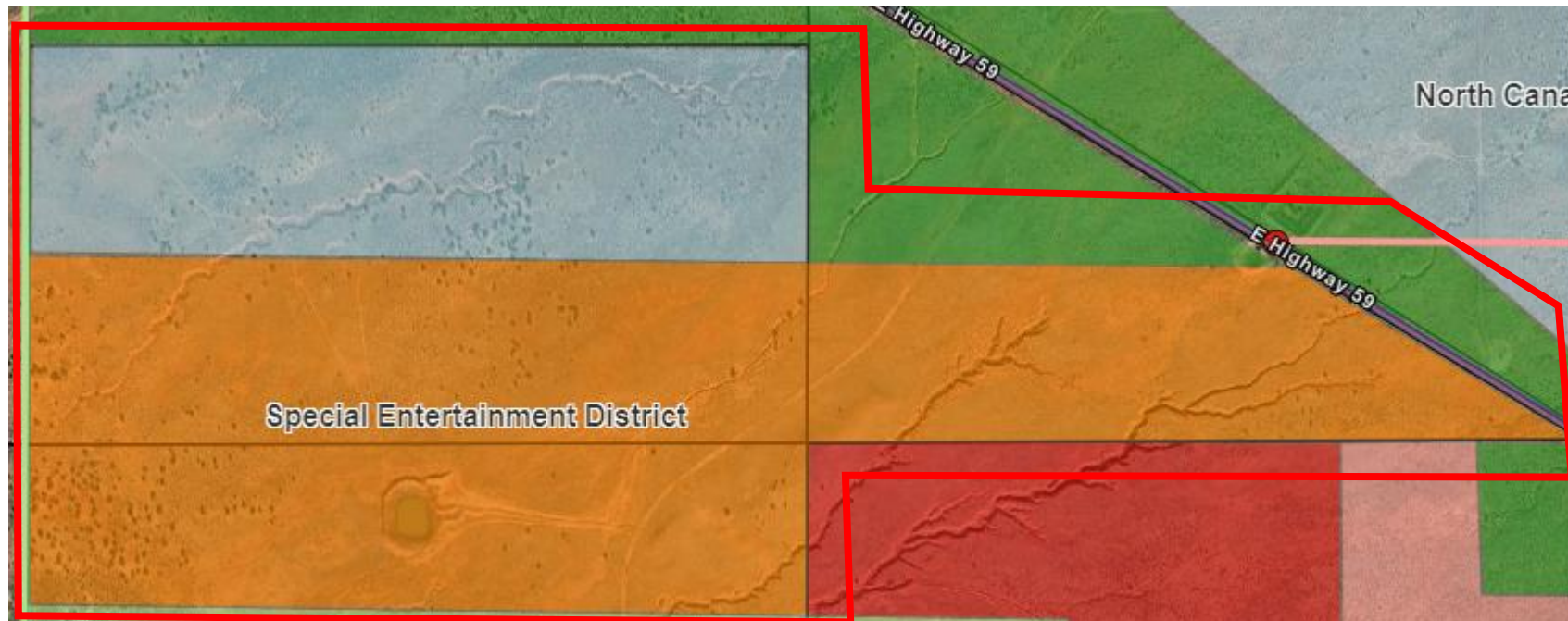
- Nature Parks, Theme Parks & General Commercial
- Recreation Resort

Zoning Recommended

- RM-3
- GC
- MH/RV
- RR

Overlays Recommended

- PDO



North Canaan Recreation Resort District

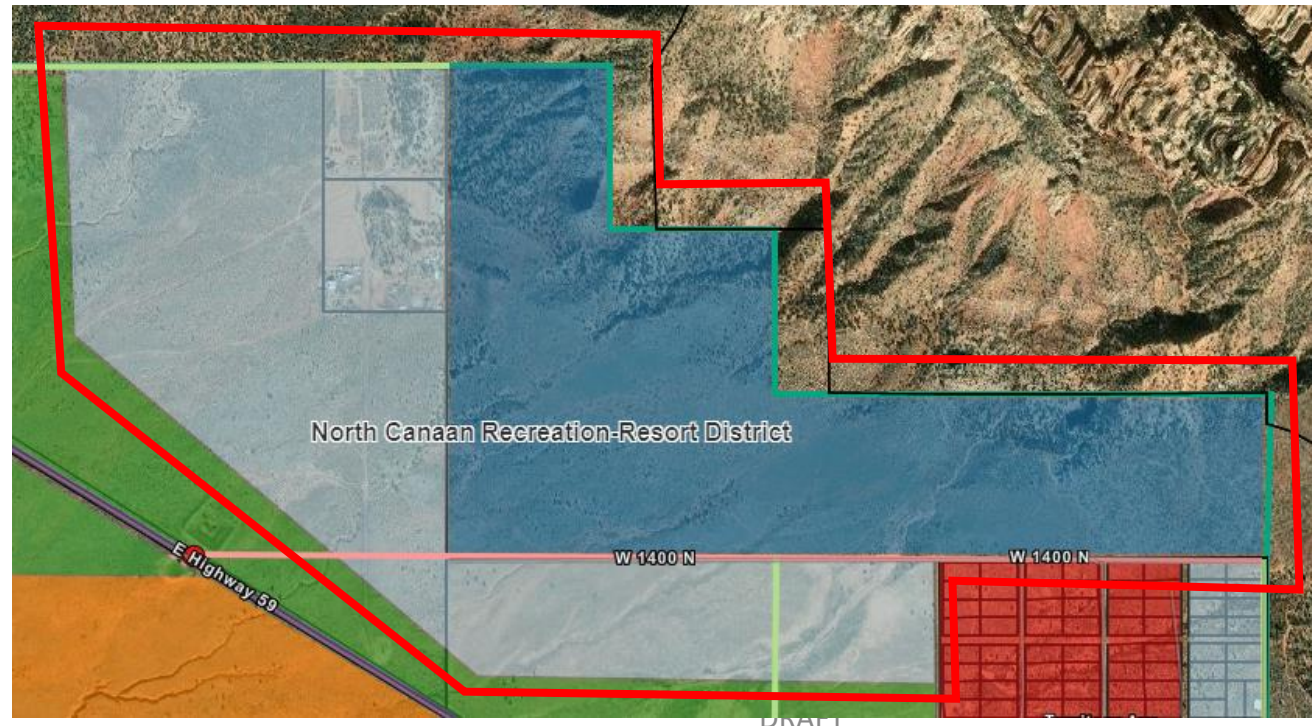
- Recreation Resort Zone
- Tax Sustainability
- Open Space- Public Lands

Zoning Recommended

- RR
- OS
- NC

Overlays Recommended

- PDO



North Hildale High Intensity Tourist District

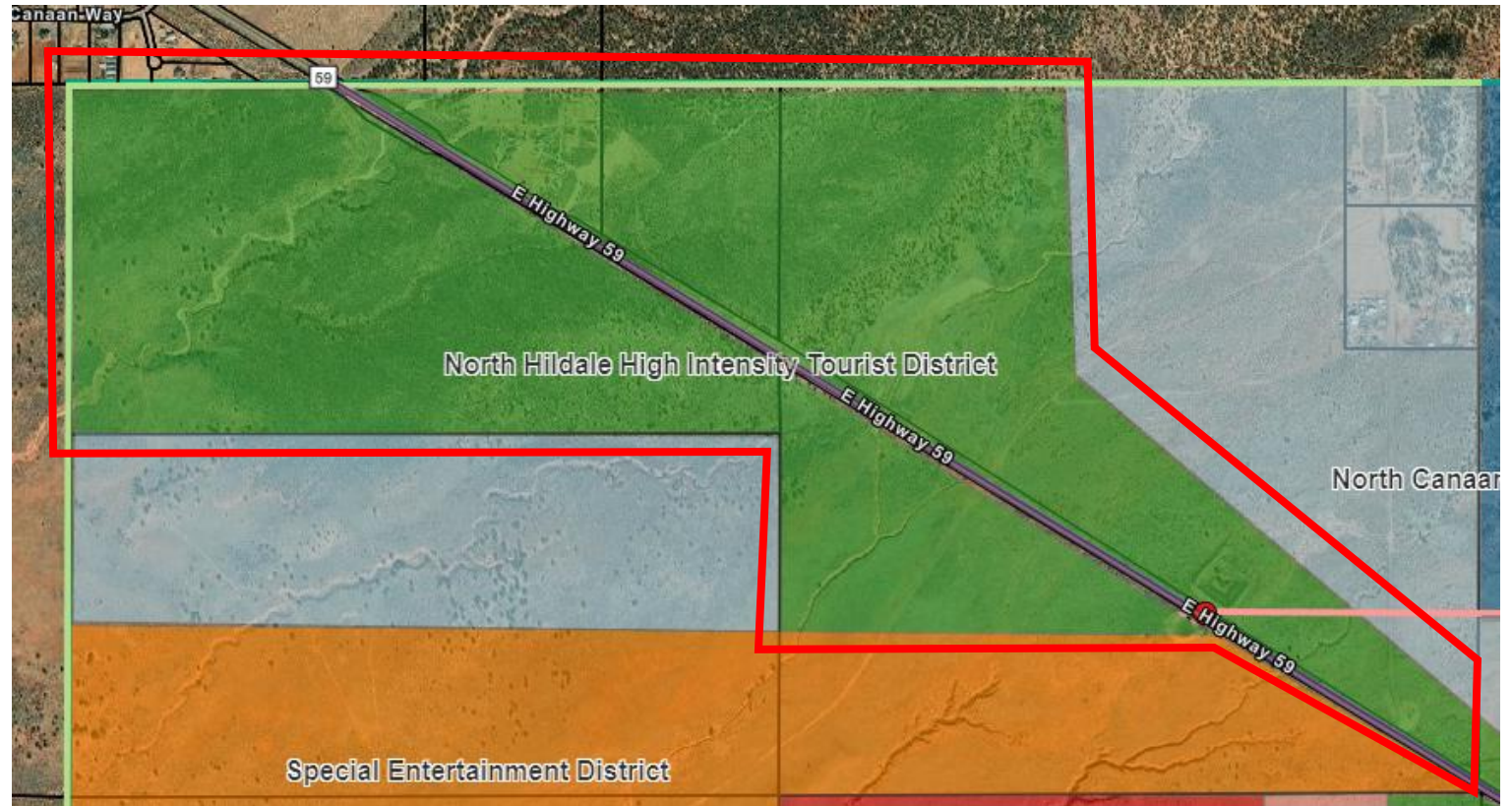
- High Intensity Commercial Tourist Uses

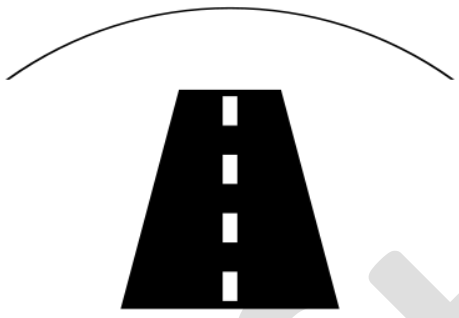
Zoning Recommended

- HC
- GC
- PC
- POC
- PO
- MU
- RM-3
- RR

Overlays Recommended

- PDO





TRANSPORTATION MASTER PLAN

M o v i n g H o m e

Hildale City

2023

Harrison Johnson
Deputy City Manager

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 - e. Active Transportation and Improvements Blocks (ATIB)**
 - f. SR-59 & Highway 389 Re-route**
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- V. Cost Estimates**

Overview

Hildale City's Transportation Master Plan is a comprehensive document that sets out the city's long-term vision for its transportation infrastructure. The plan is designed to provide a roadmap for improving transportation in the city, while promoting safety, sustainability, and accessibility.

The Transportation Master Plan has been developed through a collaborative process that engages city officials, transportation professionals, and community members. The plan considered a range of transportation modes, including automobiles, bicycles, pedestrians, and public transit, and will address issues such as traffic congestion, safety, and environmental sustainability.

The plan is based on a thorough analysis of existing transportation infrastructure, as well as an assessment of future transportation needs based on population growth, land use changes, and other factors. The plan will also incorporate innovative transportation solutions, such as shared mobility services and autonomous vehicles.

The Transportation Master Plan includes a variety of recommendations and strategies to improve transportation in Hildale City, ranging from enhancements to pedestrian and bicycle infrastructure to improvements in public transit service. The plan also includes a comprehensive implementation strategy to ensure that its recommendations are effectively executed over time.

Overall, the Transportation Master Plan serves as a critical tool for promoting the continued growth and development of Hildale City, while improving transportation options and accessibility for its residents, businesses, and visitors.

Transportation Assessment

Transportation Assessment

Hildale's existing transportation is primarily designed to accommodate motor vehicle traffic. There is one freeway, two rural arterial roads, three collector roads and [##] local roads inside Hildale city. The freeway, arterial, and collector roads are generally fully paved either with asphalt, concrete or well-maintained gravel chip seal while local roads are [##%] unimproved, and [##%] improved.

Resident Transportation

The vast majority of Hildale residents utilize motor vehicle transportation as their primary mode of transportation. This is primarily due to the distance between places of work, recreation, school, services and home.

Active Transportation

There are no active transportation routes in Hildale. There are many residents who walk, ride bikes and utilize OHV/ATV transportation on Hildale's roadways.

Pedestrian Transportation

Hildale has successfully implemented two years of Safe Routes to School and is about to finish a third route which will increase sidewalks on [##%] of Hildale's collector streets. However, due to the rural nature of the city, there was no overall plan to construct sidewalks or pedestrian-friendly infrastructure in the city. The result is a patchwork of sidewalks on various homes.

Highway Access

Access to SR-59 is primarily through the rural arterial road Utah Avenue, while small local roads like Field Avenue as well as some unofficial accesses exist. Currently, Hildale city believes that access to the highway is insufficient and presents serious safety risks primarily due to the high speeds from highway drivers and intersections that were designed for far less traffic than now exists.

Colorado City

Hildale and Colorado City share a Public Works Department which has responsibility for streets & roads maintenance. Additionally, there are two collector streets (Richard & Hildale) which share access between the cities and Central Street is the arterial road which connects both communities. Additionally, Colorado City shares UZONA, a street which moves along the state line and includes both improved and unimproved surfaces. Finally there are [#] local roads which cross between communities, all intersections occur on UZONA.

Recreation Roads and Trails

Hildale City lies south of the Canaan Mountain Wilderness Area, federally protected wilderness, and many of the roadways leading to recreation sites and trails are administered by the Bureau of Land Management. Principally, accessed to Water Canyon in the North East of Hildale is a BLM road.

Roadway Sustainability Assessment

Improved Roads- Tar Surfaced

The Public Works Department estimates that Tar Roadway replacement should be considered anywhere from 15 to 20 years after installation, dependent on road conditions at the time.

Chip-sealed roads should be considered for replacement between 10 to 15 years.

Non-Improved Roads

Nonimproved roadways that are primarily gravel or dirt need regular maintenance and repair especially after inclement weather.

Prescriptive Roads

Within Hildale's municipal boundary, there are multiple prescriptive roads that are maintained by our public works department. These vary in type, and location with many coming as a result of the Short Creek Subdivision. Currently, the City maintains these roads in order to preserve access by the public, but generally does not improve them above their current condition.

Transportation Master Plan

The Transportation Master Plan is the overall policy and prescription of how Hildale City intends to develop its street, and roadway infrastructure to serve our residents and visitors alike. The TMP will consist of the following projects and/or policies:

1. Roadway Refurbish and Replacement Plan
2. Active Transportation Development Policy
3. Highway Expansion and Development
4. Active Transportation and Improvement Block Plan
5. Highway Redevelopment and Rerouting

Roadway Refurbish and Replacement Plan

Hildale City's roadway refurbish and replacement plan is a comprehensive strategy aimed at improving the quality and longevity of the city's roads. This plan involves dedicating annual financial resources to maintaining and replacing the existing road network to ensure the safe and efficient movement of people and goods within the city.

The first step in this plan is to compile the data of the existing road network to identify areas that require refurbishment or replacement. This assessment will take into account factors such as traffic volumes, road condition, and the expected lifespan of the road surface.

To ensure that the plan is executed successfully, the city will dedicate annual financial resources towards maintaining and replacing roads. This funding will be included in the city's annual budget and will be used to cover the costs of road repairs, resurfacing, and reconstruction.

The city will continue its proactive maintenance program aimed at preventing road deterioration and extending the life of existing roads. This program includes activities such as crack sealing, pothole repairs, and regular pavement inspections.

Finally, the city will continue to work with contractors and engineers to ensure that all road refurbishment and replacement projects are completed on time and within budget. This will involve regular monitoring and oversight to ensure that work is progressing according to plan and that quality standards are being met.

Overall, Hildale City's roadway refurbish and replacement plan is a proactive and comprehensive strategy aimed at ensuring the safety, efficiency, and longevity of the city's road network. By dedicating annual financial resources to this plan, the city is making a long-term investment in the well-being of its citizens and the future of the city.

Dirt Roadways

Streets	Sum of Square Feet	Maintenance Cost
E GOVERNMENT AVE	9895.896	\$ 989.59
E WILLIAMS AVE	8269.776	\$ 826.98
N 620 EAST	6956.208	\$ 695.62
N BOX ELDER ST	37441.7	\$ 3,744.17
N COTTONWOOD ST	23781.114	\$ 2,378.11
N ELM ST	24857.74	\$ 2,485.77
N MAPLE ST	12699.76	\$ 1,269.98
N MULBERRY ST	4335.98	\$ 433.60
N PINION ST	7639.428	\$ 763.94
N REDWOOD ST	7669.464	\$ 766.95
N WATER CANYON RD	78935.968	\$ 7,893.60
W JESSOP AVE	79215.7	\$ 7,921.57
W NEWEL AVE	26144.98	\$ 2,614.50
W UTAH AVE	12813.34	\$ 1,281.33
Total		\$ 34,065.71

Gravel Roadways

Streets	Sum of Square Feet	Replacement Cost	Annualized Cost
N BOX ELDER ST	12900.36	\$ 6,450.18	\$ 2,150.06
N ELM ST	12760.4	\$ 6,380.20	\$ 2,126.73
N HAMMON ST	10851.86	\$ 5,425.93	\$ 1,808.64
N HOMESTEAD ST	12121.22	\$ 6,060.61	\$ 2,020.20
N JUNIPER ST	12498.98	\$ 6,249.49	\$ 2,083.16
N LOUIS ST	4016.752	\$ 2,008.38	\$ 669.46
N REDWOOD ST	7986.492	\$ 3,993.25	\$ 1,331.08
N WILLOW ST	24829.72	\$ 12,414.86	\$ 4,138.29
W FIELD AVE	41829	\$ 20,914.50	\$ 6,971.50
W NEWEL AVE	75120.96	\$ 37,560.48	\$ 12,520.16
Total		\$ 107,457.87	\$ 35,819.29

Asphalt Roadways

Streets	Sum of Square Feet	Replacement Cost	Annualized Cost
N CARLING ST	25,088.40	\$ 200,707.20	\$ 8,028.29
W UZONA AVE	11,090.32	\$ 88,722.56	\$ 3,548.90
Total		\$ 289,429.76	\$ 11,577.19

Chip Sealed Roadways

Streets	Sum of Square Feet	Replacement Cost	Annual Cost of Replacement
E JESSOP AVE	40,434.22	\$ 161,736.88	\$ 10,782.46
E NEWEL AVE	26,896.84	\$ 107,587.36	\$ 7,172.49
E UTAH AVE	59,601.94	\$ 238,407.76	\$ 15,893.85
N CANYON ST	71,555.04	\$ 286,220.16	\$ 19,081.34
N CARLING ST	42,391.44	\$ 169,565.76	\$ 11,304.38
N CENTRAL ST	23,516.70	\$ 94,066.80	\$ 6,271.12
N ELM ST	13,325.04	\$ 53,300.16	\$ 3,553.34
N HILDALE ST	38,098.70	\$ 152,394.80	\$ 10,159.65
N JUNIPER ST	38,227.66	\$ 152,910.64	\$ 10,194.04
N LAURITZEN ST	24,806.92	\$ 99,227.68	\$ 6,615.18
N MAPLE ST	25,969.80	\$ 103,879.20	\$ 6,925.28
N MAXWELL PKWY	50,210.52	\$ 200,842.08	\$ 13,389.47
N MEMORIAL ST	26,956.02	\$ 107,824.08	\$ 7,188.27
N MULBERRY ST	37,590.84	\$ 150,363.36	\$ 10,024.22
N PINION ST	24,454.62	\$ 97,818.48	\$ 6,521.23
N RICHARD ST	24,776.48	\$ 99,105.92	\$ 6,607.06
N WESTERN PRECISION PKWY	13,352.78	\$ 53,411.12	\$ 3,560.74
W FIELD AVE	143,112.78	\$ 572,451.12	\$ 38,163.41
W UTAH AVE	100,068.90	\$ 400,275.60	\$ 26,685.04
W UZONA AVE	37,046.74	\$ 148,186.96	\$ 9,879.13
Total		\$ 3,449,575.92	\$ 229,971.73

Active transportation refers to any form of human-powered transportation, such as walking, cycling, or using a wheelchair, as a means of getting from one place to another. This type of transportation is increasingly being recognized as a key component of sustainable and healthy transportation systems, as it can provide numerous benefits to individuals, communities, and the environment.

1. **Accessibility:** Active transportation can help to improve accessibility for people who may not have access to a car or public transit, or for those who prefer not to use them. This can include people with disabilities, seniors, and children.
2. **Health and Wellness:** Active transportation can have significant health benefits, including improving cardiovascular health, reducing the risk of chronic diseases such as diabetes and obesity, and reducing stress and anxiety.
3. **Sustainability:** Active transportation is considered to be a sustainable mode of transportation as it does not rely on fossil fuels, which reduces greenhouse gas emissions and air pollution. This can help to mitigate the negative effects of climate change.
4. **Economic Health:** Active transportation can help to promote economic health by providing affordable and accessible transportation options to everyone, regardless of income, age, or ability. This can help to reduce transportation-related disparities and improve social inclusion.
5. **Land Use and Urban Design:** Active transportation can influence the design and development of cities and communities, as it promotes compact, walkable, and bikeable environments that support a range of land uses and activities.
6. **Safety:** Active transportation can sometimes be associated with safety concerns, such as accidents involving pedestrians or cyclists. However, there are many strategies that can be implemented to

improve safety, such as improving infrastructure, reducing speeds, and increasing awareness and education.

Overall, active transportation can provide many benefits to individuals and communities, and is an important component of sustainable and healthy transportation systems.

Hildale's Active Transportation

Hildale plans to adopt ordinances, and policies which will encourage the development of active transportation. Specifically based on is street classifications.

Sidewalks

Sidewalks that are compliant with the Americans with Disabilities Act (ADA) will be installed on ALL improved streets, and roads.

Improved Streets & Roads	Sum of Length (ft)	Average of S_SURFWIDT
N CARLING ST	1254.42	20
W UZONA AVE	693.145	16
E JESSOP AVE	2021.711	20
E NEWEL AVE	1344.842	20
E UTAH AVE	2980.097	20
N CANYON ST	3577.752	20
N CARLING ST	2119.572	20
N CENTRAL ST	1175.835	20
N ELM ST	666.252	20
N HILDALE ST	1904.935	20
N JUNIPER ST	1911.383	20
N LAURITZEN ST	1240.346	20
N MAPLE ST	1298.49	20
N MAXWELL PKWY	3962.786	14.6
N MEMORIAL ST	1347.801	20
N MULBERRY ST	1879.542	20
N PINION ST	1222.731	20
N RICHARD ST	1238.824	20
N WESTERN PRECISION PKWY	667.639	20
W FIELD AVE	7155.639	20
W UTAH AVE	5003.445	20
W UZONA AVE	1852.337	20
TOTAL	46,519.524	19.5

Bicycle and OHV Lanes

Dedicated bicycle and OHV lanes will be installed on all **collector** and **arterial** streets.

Collector & Arterial Streets	Sum of Length (ft)	Average of S_SURFWIDT
W UTAH AVE	9627.313	20
N CANYON ST	4241.486	20
N CENTRAL ST	1175.835	20
N HILDALE FROM UTAH TO UZONA	1247.07	20
W FIELD AVE	9247.089	20
N CARLING ST	3373.992	20
N HILDALE ST	3152.007	20
E NEWEL AVE	1973.279	20
TOTAL	34038.07	20

Bicycle lanes will be roughly six (6) feet in width and demarcated by street markings and signs to alert both pedestrians and drivers.

These additions will rapidly improve the safety of riders of OHVs, ATVS and bicyclists alike, which should improve the accessibility of active transportations in these areas.

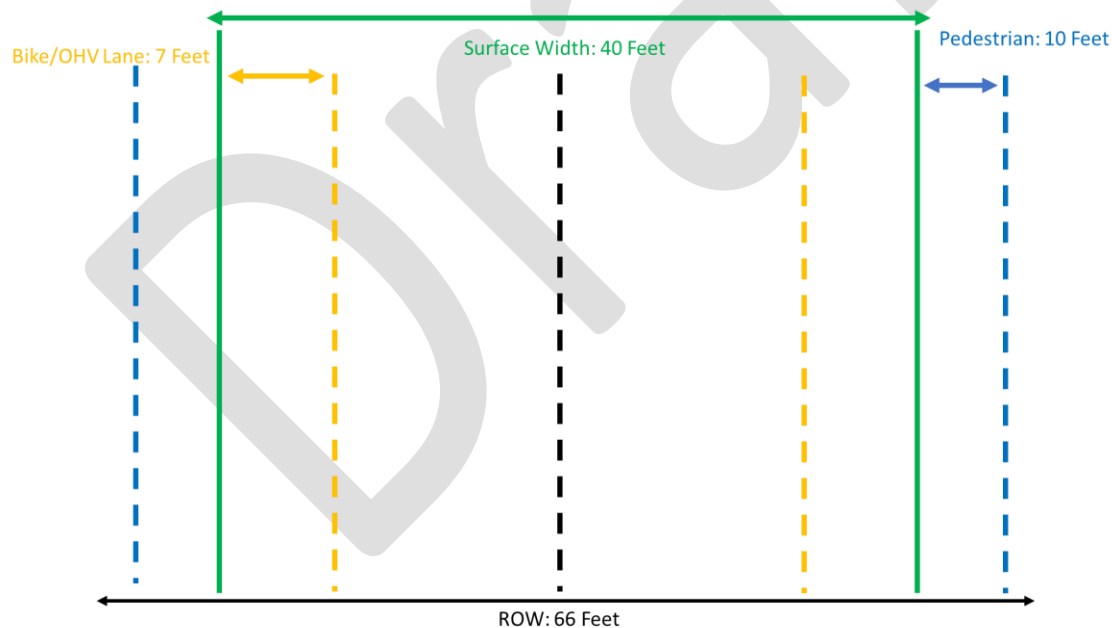


Figure 1 Active Transportation Street Design

Highway Expansion at State Route 59

As the number of vehicles on SR-59 and Utah Avenue increases, the need for wider passing lanes also increases. This is because more cars on the road mean more opportunities for slower-moving vehicles to impede the flow of traffic. When passing lanes are too narrow, it can increase the likelihood of accidents, particularly when vehicles are trying to pass one another. By widening the passing lanes, drivers have more room to maneuver, which can reduce the likelihood of collisions.

Narrow passing lanes can also lead to traffic backups, as slower-moving vehicles may be unable to move over to let faster-moving vehicles pass. By widening the passing lanes, traffic can flow more smoothly, reducing the risk of congestion and gridlock. Utah Avenue's intersection may also be a factor in the decision to widen SR-59's passing lanes. If vehicles are backing up at the intersection, it may be difficult for drivers to safely change lanes, increasing the risk of accidents. Widening the passing lanes can help alleviate congestion at the intersection and improve traffic flow overall.

Hildale intends to pursue the following process:

1. Hildale's engineering design will be provided to the Utah Department of Transportation who may require conducting traffic studies, and analyzing existing road conditions to determining the most effective and efficient design for the new lanes.
2. Applications for grant funding will be supplied to the Utah Department of Transportation's Commission for their approvals.
3. Construction: Once the planning and design phase is complete, construction can begin. This may involve widening the existing road, adding new lanes, and installing additional signage and markings.



Figure 2 Concept of Intersection Widening

Highway Round-Abouts

Preferring the use of roundabouts as a passive speed calming measure may be a cost-effective and community oriented solution. The following benefits are found through the installation of roundabouts:

1. Improved traffic flow: Roundabouts can help to reduce congestion and improve traffic flow by eliminating the need for traffic lights and stop signs. Vehicles can enter and exit the roundabout without stopping, which can help to reduce delays and improve travel times.
2. Increased safety: Roundabouts can also improve safety by reducing the likelihood of severe accidents. Studies have shown that roundabouts can reduce the number of accidents by up to 75% and the number of serious accidents by up to 90% compared to traditional intersections.
3. Reduced emissions and fuel consumption: Roundabouts can also help to reduce emissions and fuel consumption by reducing the amount of time vehicles spend idling at intersections. This can help to improve air quality and reduce carbon emissions.
4. Aesthetically pleasing: Roundabouts can be designed with landscaping and other aesthetic features, which can help to enhance the appearance of the surrounding area.
5. Pedestrian and bicycle-friendly: Roundabouts can also be designed to accommodate pedestrians and bicycles, which can help to improve safety and accessibility for non-motorized transportation users.

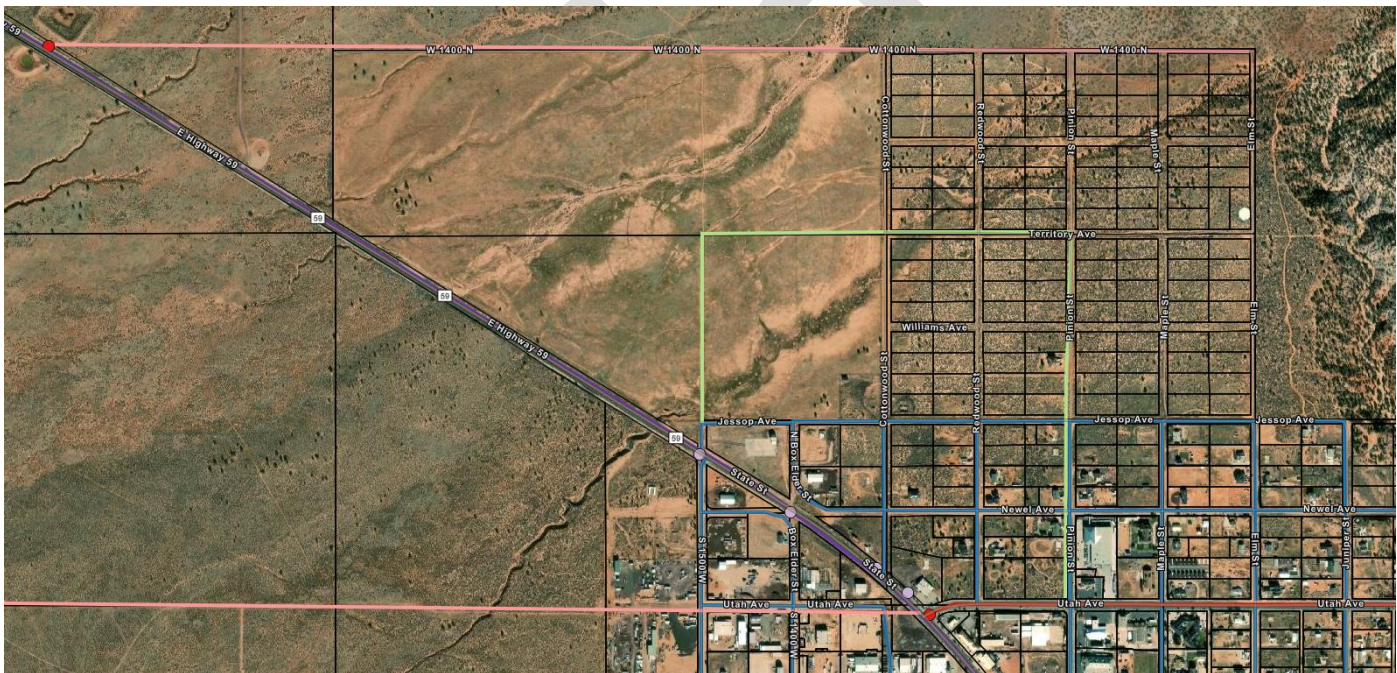


Figure 3 Round-Abouts Installation

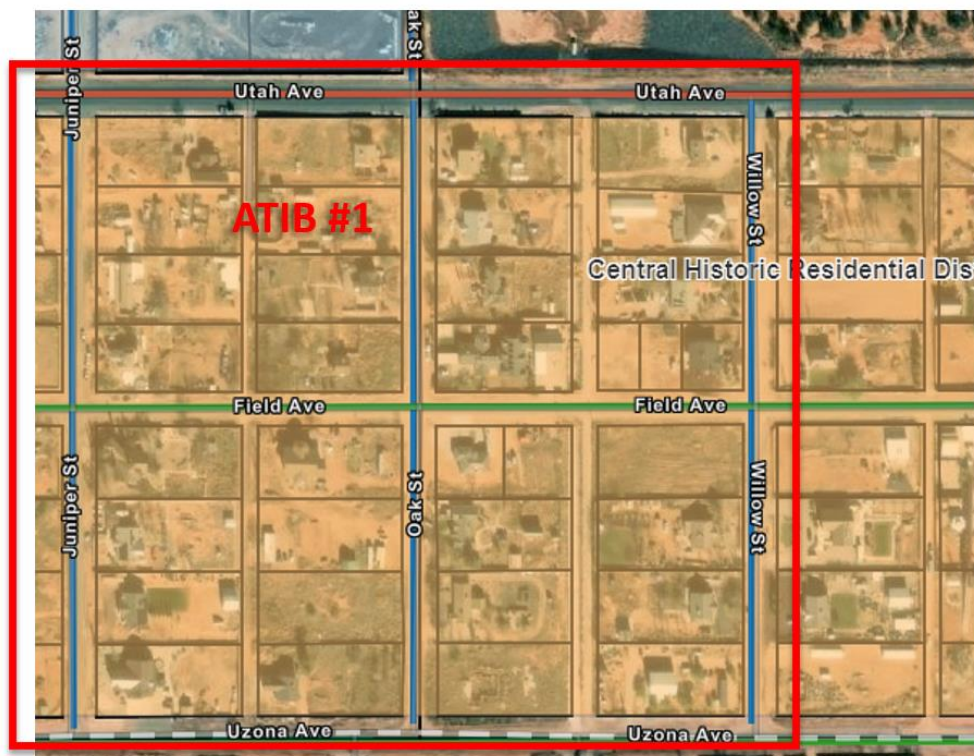
Active Transportation and Improvements Blocks (ATIB)

Hildale's ATIBs are marked areas within Hildale's existing Short Creek Subdivision that will be eligible to complete sidewalk, road and curb improvements in blocks. Using both grant funds and bonding through Special Assessment Areas, projects will be funded and completed in blocks.

[insert block developments]

Hildale will develop a blocked map for improvements based on economy of scale, financial ability of the city and the residents. With the aim to make annual payments by property owners reasonable.

ATIB Example



ATIB #1 Improvements:

- 21,120 feet of Curb, Gutter & Sidewalk: \$168,960
- 10,560 feet of Asphalt Roadway: \$563,200

Total Improvement Cost: \$732,160

Financing

Hildale would seek a Special Assessment Area Municipal Bond with a term of 20 years at roughly 2.5% annual interest.

The annual cost to the residents: \$46,965.96

Estimated annual cost to the individual resident: \$1,341.

With improved density, that individual cost decreases dramatically.

ATIB Initiation

The City Council, the residents or the Planning Commission could instigate the process by either majority vote the said body or the property owners in the identified ATIB. The boundaries of the ATIB could be changed depending on the potential support within blocks of residents.

Draft

SR-59 & Highway 389 Re-route

An ambitious plan to re-route State Route-59 and Highway 389 to provide a business and express loop around the cities is possible within a 30 year timeline. One of the most significant benefits of rerouting a highway around a city is that it can reduce traffic congestion within the city. Traffic can flow more freely on the bypass, which can help reduce congestion and improve travel times. Additionally, rerouting a highway around a city can also improve safety. By taking traffic away from the city center, there are fewer chances for accidents and fewer opportunities for pedestrians and vehicles to collide.

Reducing traffic congestion can also have environmental benefits. When traffic flows more freely, there are fewer instances of idling vehicles, which can reduce air pollution and greenhouse gas emissions. Rerouting a highway around a city can also provide economic benefits. It can improve transportation links, making it easier for people and goods to move in and out of the city. This can attract businesses and boost the local economy. By rerouting a highway, city planners can also take the opportunity to rethink how the city is designed. The old highway route can be repurposed for other uses, such as a park or green space, improving the quality of life for city residents.

1. **Conduct a feasibility study:** The first step in re-routing State Route-59 around Hildale and Colorado City is to conduct a feasibility study. This study should identify potential alternative routes for the highway, assess the costs and benefits of each option, and evaluate the environmental impacts.
2. **Engage with stakeholders:** It is important to engage with local residents, businesses, and community organizations throughout the planning process. This will help to identify their needs and concerns and ensure that the new route accommodates their needs.
3. **Secure funding:** Re-routing State Route-59 will require significant funding. The project should be included in state and federal transportation budgets and grant proposals should be submitted to secure additional funding.
4. **Design the new route:** Once funding is secured, the new route should be designed with input from the community. The design should prioritize safety, accessibility, and convenience for residents and visitors.
5. **Build the new route:** Construction of the new route will likely take several years. The construction process should be managed carefully to minimize disruption to local residents and businesses.
6. **Coordinate with local agencies:** Coordination with local agencies, such as emergency services and utility companies, will be necessary throughout the planning and construction process. This will ensure that the new route is fully integrated with the existing infrastructure.