



**HILDALE CITY**

Established 1963

P.O. BOX 840490 320 E. NEWEL AVE. HILDALE, UTAH 84784 PHONE: 435-874-2323 FAX: 435-874-2603

## NOTICE AND 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 MEETING ON MONDAY THE 18TH DAY OF FEBRUARY, 2019 AT HILDALE CITY HALL, 320 EAST, NEWEL AVENUE, WHICH MEETING SHALL BEGIN AT 6:00 P.M. MDT.

THE AGENDA SHALL BE AS FOLLOWS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC HEARING
5. PUBLIC COMMENT
6. APPROVAL OF MINUTES OF PREVIOUS MEETING
7. EXECUTIVE SESSION: discussion of the character, professional competence or physical or mental health of an individual (Utah Code 52-4-204)
8. INFORMATIONAL SUMMARIES
9. CONSIDERATION AND POSSIBLE ACTION ON RE-ZONE REQUEST FOR LOTS 24 & 32 OF SHORT CREEK SUBDIVISION
10. RECOMMENDATION TO CHANGE PLANNING AND ZONING COMMISSION ORDINANCE FROM 5 TO 7 MEMBERS
11. ADJOURNMENT

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The City Council 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. Council 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 Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 10, 2018 1:00 p.m.

**Present:**

**Commissioners:** Charles Hammon, Randy Barlow, Jennifer Kesselring, Brigham Holm

**Staff:** Vincen Barlow, John Barlow, Christian Kesselring

**Public:** None signed in

**#1 Call to Order**

Meeting called to order.

**#2. Roll Call**

Roll was taken, quorum present. Charles acted as chairman for the meeting.

**#3. Pledge of Allegiance**

All joined in for the pledge of allegiance.

**#4. Work Session**

Commissioners discussed other cities land use ordinances to refer to as a starting point. Hurricane City's ordinance was turned into a word document and Commissioners went through it page by page making changes as needed to fit Hildale City.

Meetings will be held each Monday and Tuesday until a draft is completed.

**#5. Adjournment**

Meeting adjourned

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 13, 2018 5:00 p.m.

**Present:**

**Commissioners: Randy Barlow, Charles Hammon, Jennifer Kesselring**

**Staff: Vincen Barlow, John Barlow, Christian Kesselring**

**Public: None signed in**

**#1. Call to Order**

Meeting called to order at 5:00 p.m.

**#2. Roll Call**

Roll was taken. Quorum present.

**Randy Barlow moved to appoint Charles Hammon as chairman for the remainder of the work meetings.**

**Jennifer Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Randy Barlow	X		
Jenn Kesselring	X		

Motion carried.

**#3. Pledge of Allegiance**

Randy led the group in the pledge of allegiance.

**#4. Work Session**

Members discussed what progress was made in the last meeting.

This meeting focused on establishing the different types of zoning districts and the uses allowed within them.

**#5. Adjournment**

Meeting adjourned at 7:00 p.m.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 14, 2018 5:00 p.m.

**Present:**

**Commissioners: Brigham Holm, Randy Barlow, Jenn Kesselring, Charles Hammon**

**Mayor: Donia Jessop**

**Staff: John Barlow**

**Public: Lee Barlow (this list may be incomplete)**

**#1 Call to Order**

Meeting called to order.

**#2. Roll Call**

Roll was taken, quorum present.

**#3. Pledge of Allegiance**

All joined in for the pledge of allegiance

**#4. Work Session**

Charles outlined where they left off last meeting.

This meeting focused on density discussions and commercial areas.

**#5. Adjournment**

Meeting adjourned. Next meeting will be August 17, 2018 at 1:00 p.m.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 17, 2018 1:00 p.m.

**Present:**

**Commissioners: Brigham Holm, Randy Barlow, Jenn Kesselring, Charles Hammon**

**Staff: John Barlow**

**#1 Call to Order**

Meeting called to order.

**#2. Roll Call**

Roll was taken, quorum present.

**#3. Pledge of Allegiance**

Skipped.

**#4. Work Session**

Commissioners continued their work on the land use ordinance and zoning map.

**#5. Adjournment**

Meeting adjourned.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 20, 2018 5:00 p.m.

**Present:**

**Commissioners: Brigham Holm, Randy Barlow, Jenn Kesselring, Charles Hammon**

**Staff: John Barlow**

**Public: None signed in**

**#1 Call to Order**

Meeting called to order.

**#2. Roll Call**

Roll was taken, quorum present.

**#3. Pledge of Allegiance**

Skipped.

**#4. Work Session**

Commissioners continued their work on the land use ordinance.

**#5. Adjournment**

Meeting adjourned.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 23, 2018 5:00 p.m.

**Present:**

**Commissioners:** Jenn Kesselring, Charles Hammon, Brigham Holm

**Staff:** John Barlow, Christian Kesselring

**Public:** Charles Timpson, Maha Layton, Kyle Layton (this list may be incomplete)

**#1 Call to Order**

Meeting called to order. Roll taken, quorum present.

**#2. Pledge of Allegiance**

Not done, meeting held outside normal chambers.

**#3. Work Session**

Discussion on establishing zones on the zoning map began. Commissioners discussed the option of putting land use applications on hold for a period of time while they work on the land use ordinance.

**#5. Adjournment**

Meeting adjourned at 7:00 p.m.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 24, 2018 1:00 p.m.

**Present:**

**Commissioners: Jenn Kesselring, Charles Hammon, Brigham Holm, Randy Barlow**

**Staff: John Barlow, Christian Kesselring**

**Public: Marion Timpson, Leann Barlow, Freeman Barlow**

**#1 Call to Order**

Meeting called to order. Roll taken, quorum present.

**#2. Pledge of Allegiance**

Skipped.

**#3. Work Session**

Commissioners continued their work on the zoning map.

**#5. Adjournment**

Meeting adjourned.



# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

August 31, 2018 1:00 p.m.

**Present:**

**Commissioners:** Charles Hammon, Randy Barlow, Brigham Holm, Jenn Kesselring

**Staff:** John Barlow, Christian Kesselring

**Public:** Charles Timpson, Willie Jessop? (this list may be incomplete)

**#1 Call to Order**

Meeting called to order.

**#2. Roll Call**

Roll taken, quorum present.

**#3. Pledge of Allegiance**

Skipped.

**#4. Work Session**

Commissioners reviewed where they left off after the last meeting.

Establishing zones on the zoning map continued.

How to handle land use applications submitted prior to the moratorium being put in place was discussed briefly. Charles disclosed that he submitted one of those.

**#5. Adjournment**

Meeting adjourned.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Tuesday September 4, 2018

**Present:**

**Commissioners: Nephi Allred, Charles Hammon, Brigham Holm, Randy Barlow**

**Staff: John Barlow, Harrison Johnson, Andrew Barlow, Vincen Barlow, Mariah La**

**Corti**

**Public: Maha Layton, Kyle Layton, Savannah, Travis Jessop, Vance Barlow, Willie Jessop, Joseph Allred**

**#1 Call to Order**

Nephi Allred called the meeting to order at 7:00 p.m.

**#2 Roll Call**

Vincen called roll. Quorum present.

**#3. Pledge of Allegiance**

Nephi Allred led the crowd in the pledge of allegiance.

**#4. Approval of Minutes of August 6, 2018 Meeting**

Commissioner Barlow asked for clarification on an item related to the land use application. A modification on this was noted.

**Charles Hammon moved to approve the minutes of the August 6, 2018 Meeting  
Randy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		

Motion carried.

**#5. Public Comment**

Willie Jessop addressed the commission. A project of his has been placed on hold because of the moratorium put into place by the council. He expressed some concerns about the UEP regulating who is on the Boards and what they should do. He feels that they should not have power over the Boards. He asked the Board to act independently and work for the citizens.

Kyle Layton asked if there was a tentative date for proposal of the ordinances and regulations for the public hearing. This was addressed under the informational summaries.

Maha Layton expressed her gratitude to the Board for their aggressive work, and volunteer time. She has spread the word to the public to come and give their input.

#### **#6. Informational Summaries**

John Barlow presented. The effort on the commissions part has been outstanding. He thanked Nephi for everything that he has given to the cities during his time on the commissions. John informed the commission of the moratorium that was put into place restricting development for 90 days. His recommendation is to have an amnesty process for development started prior to the moratorium, which will allow the public to adhere to the land use ordinances. John described his guiding philosophical framework as the administrator which is to develop ordinances that are structurally sound then relax the ordinances enough that they are not burdensome on the public. After some discussion, John clarified that this does not mean being lax on enforcement of the regulations, just relaxing the restrictions of the code itself. What the commission recommends and the city council approves, the administration will enforce.

He briefly discussed allowed non-conforming uses. He recommends that they be used to get from where the city is now to where the city wants to be.

He would like the commission to spend a lot of time on conditional use permits. By putting rules in place a conditional use should not be needed.

The public should expect to see some kind of draft by September 14 for the public hearing on the 18<sup>th</sup>.

Commissioner Hammon asked how to transition through the period of having no code to having codes. John recommended that the commission be liberal about permitting things prior to the ordinances being in place. Charles referenced Mohave County's amnesty permit.

Charles asked for explanation on the difference between allowed non-conforming and special use permit. John explained that allowed non-conforming uses are for prior to the ordinances and special use permits are for future uses.

There was discussion on how the maps will be presented to the public. Charles strongly suggests having a map available for the public to refer to. Hildale City is moving to a GIS system for other departments and it will be a nominal difference to add Planning and Zoning, so that tool will be available shortly.

Commissioner Allred informed the administration that the Colorado City Commissioners would like to join the discussions to voice their thoughts and recommendations and begin working on their draft.

#### **#7. Discussion and Possible Action on Meeting Date/Time**

Nephi thanked the commissioners for working around his schedule up to this point. Discussion was had on how the planning and zoning work with the city councils.

**Randy Barlow moved to change the regular commission meetings to the third Monday of each month at 6:00 p.m., beginning October, 2018.  
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		

Motion carried.

**#8. Adjournment**

Nephi expressed his pleasure to have served on the commissions and work for the community.  
Meeting adjourned at 8:00 p.m.

Public Meeting - Video Archived

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Friday September 7, 2018

**Present:**

**Commissioners: Randy Barlow, Charles Hammon, Brigham Holm**

**Staff: John Barlow**

**Public: Marvin Fischer (this list may be incomplete)**

**#1 Call to Order**

Meeting called to order at 1:10 p.m.

**#2. Roll Call**

Commissioners announced their presence. Jenn Kesselring was excused.

**#3. Pledge of Allegiance**

Skipped.

**#4. Work Session**

Discussion this work session focused on the animals within the city, allowed non-conforming uses, commercial zones. There was also discussion on the current general plan.

**#5. Adjournment**

Meeting adjourned.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

September 10, 2018 5:00 p.m.

**Present:**

**Commissioners: Randy Barlow, Brigham Holm, Jenn Kesselring**

**Staff: Christian Kesselring**

**Public: Charles Timpson, Jeff Barlow, Arnold Richter, Willie Jessop (this list may be incomplete)**

**#1 Call to Order**

**#2. Roll Call**

Roll taken quorum present.

**#3. Pledge of Allegiance**

Skipped.

**#4. Work Session**

Density, large homes and multi-family zoning were discussed in length and were the main focus of this meeting.

**#5. Adjournment**

Meeting adjourned around 7:00 p.m.

Remaining Minutes - Subject to Approval

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, September 17, 2018 12:00 p.m.

**Present:**

**Commissioners: Charles Hammon, Brigham Holm, Randy Barlow**

**Staff: John Barlow, Christian Kesselring**

**Public: None (this may be incomplete)**

**#1 Call to Order**

Meeting called to order.

**#2. Roll Call**

Roll taken, quorum present.

**#3. Pledge of Allegiance**

Skipped

**#4. Work Session**

Discussion this meeting focused on multi-family, density and finalizing the draft map for the public hearing.

**#5. Adjournment**

Meeting adjourned.

# Hildale City Planning Commission Meeting

## Work Session with Hildale City Council

320 East Newel Avenue, Hildale, Utah 84784

Tuesday, September 18, 2018

**Present:**

**Commissioners: Randy Barlow, Jennifer Kesslering, Charles Hammon, Brigham Holm,**

**Staff: Jared Nicol, John Barlow, Donia Jessop, Maha Layton, Lawrence Barlow, Christian Kesselring, JVar Dutson, Vincen Barlow, Mariah La Corti**

**Public: None**

**#1 Call to Order**

Commissioners and Council members announced their attendance.

**#2. Work Session**

The Planning Commission explained to the City Council that members of the public are not getting their requests for zoning granted just because they ask; they want to see a plan.

Lengthy discussion took place on a possible path for ending the moratorium. The moratorium automatically expires November 27, 2018 if not lifted prior to then.

A few controversial topics were discussed that the Planning Commission wanted input from the council on including animals, allowed non-conforming use, re-zone, non-conforming multi-family, changes to map, and proposed dates for public hearings. Lengthy dialogue was had on each of these topics.

In the interest of time, the meeting adjourned at 10:40 p.m.



# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, October 4, 2018

## Present:

**Commissioners: Brigham Holm, Randy Barlow, Charles Hammon, Jennifer Kesselring**

**Staff: Stacy Seay, Maha Layton,**

**Public: Andrew Chatwin, Dale Jeffs, Julie Jeffs, Andrea Jeffs, Julie Jessop, Ron Jessop, Kyle Layton, Seth Cooke, Lisa Jeffs**

**Court Monitor: Roger Carter**

## #1 Call to Order

Commissioner Hammon called the meeting to order at 6:02 p.m.

Commissioner Kesselring came in at 6:08 p.m.

## #2. Roll Call

Roll was taken, quorum present.

## #3. Pledge of Allegiance

The crowd participated in the pledge of allegiance.

## #4. Public Hearing

John Barlow, City Manager and Planning and Zoning Administrator, was invited to give context to the public about what to expect from the proposed ordinance and how to proceed if the use of their property does not perfectly align with the ordinance.

Commissioner Hammon further explained to the public the need for land use ordinances. Clarification on "allowed non-conforming uses" took place. He reiterated that it is in the Town's best interest to get land use ordinances in place.

The proposed ordinance is ready for Planning Commission review. If approved, it will be made available for public view. New forms/applications will be created to go along with the ordinance.

**Randy Barlow moved to open the public hearing.**

**Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Maha Layton addressed the Board with more questions on “allowed non-conforming uses”. John responded to her questions. Charles explained that it is the tool being used to allow individuals to use their property the way they always have. Another option is a “re-zone application”. The difference between the two is “allowed non-conforming uses” is temporary while a “re-zone” is permanent.

Michael Pipkin, long time resident, asked for a definition of a “Neighborhood Commercial” zone and how small shops on properties are taken into account. Charles gave a definition and explained that it depends on what the shop is being used for. Charles further explained “re-zone applications” and “allowed non-conforming uses”.

Stacy Seay asked why a few specific map zones around her home were zoned the way they were. She asked how/when neighbors will be allowed to give input if they do not like the zoning. That input can be given at any of the public work meetings prior to approval.

Lisa Jeffs asked how to recommend or suggest a change to the draft. Charles invited her to do so now or invited her to the public work meetings.

Seth Cooke asked when this would be in effect and who to talk to with any questions or concerns. He was directed to speak with John, the Planning and Zoning Administrator.

Jeff Barlow asked the Commission to discuss multi-family homes. Lengthy discussion on this matter took place. The Commission would like to look at multi-family homes on a case by case basis based on a certain criteria that has not yet been developed. Commissioner Hammon and Commissioner Barlow both addressed his concerns with lengthy explanation on their thinking behind multi-family zoning requests.

Christian explained that spot zoning is commonly litigated, he recommended re-zone requests be required so that the neighbors have a chance to be involved in the process. The obligation of the Planning Commission is to good, sound, planning and the overall good of the community.

Jeff asked if the public will be given an opportunity to re-zone prior to the map being adopted or only after. John explained that the council is still seeking input on the direction Hildale City should be going.

Julie Jessop asked specifically about having Airbnb and horses, rather than having to pick one or the other. She was directed to read through the document when published and see if what she is doing complies with the zone she was given.

**Brigham Holm moved to close the Public Hearing.  
Jennifer Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		

Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Commissioner Nicol asked what role the general plan has played in the development of these ordinances. Charles explained that it has been a driving force, but the primary directive is to get ordinances in place so that applications/requests can be processed.

**#5. Work Session**

City Council members Maha Layton and Stacy Seay joined the Commissioners. JVar Dutson arrived at 8:23 p.m.

Lengthy discussion on glamping, Airbnb and recreation ensued. The vision for the future of the town will greatly affect how these are handled. Health and safety is addressed in Building Amnesty Permit.

Where roosters and fighting cocks should be allowed was discussed in length, along with agriculture in residential areas.

Seth Cooke was asked to stay to discuss his property specifically. After presenting his idea to the Commission, he was asked to return before the commission with a plan, as has been told to many others.

There was direction to designate a few specific properties owned by the BLM being as Open Space.

Permitted uses for Mixed Use zone need to be specified still. A change to the zoning of the parcel containing the "America's Most Wanted" motel was agreed upon.

The Commission and City Council was split on the matter of Open Space vs Public Facility for the anticipated Children's Museum. Some promoted wishful thinking while others promoted the need for plans.

Randy suggested creating another zone for the Jessop subdivision making it ½ acre lots and not allowing animals, solving the animal and lot size problem. Charles reminded everyone that this would be granting density without a plan. No change was made.

Commissioner Nicol brought up the discussion of Neighborhood Commercial lots and the businesses that the Commissioners have in those areas. He expressed concern with possible conflicts of interest. John explained how these are "allowed non-conforming uses" and do not necessarily benefit the Commissioners.

Meeting adjourned at 10:08 p.m.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday October 15, 2018 6:00 p.m.

**Present:**

**Commissioners:** Brigham Holm, Randy Barlow, Charles Hammon, Jennifer Kesselring, Jared Nicol

**Staff:** Mayor Donia Jessop, Christian Kesselring, Vincen Barlow, Maha Layton, Stacy Seay, John Barlow, Lawrence Barlow, Mariah La Corti

**Public:** Kyle Layton, Joan Barlow, Shane Stubbs, Jeff Barlow, Mayor Marty Lisonbee

**Court Monitor:** Roger Carter

**Brigham Holm moved to appoint Charles Hammon as interim chairman for this meeting.**

**Jennifer Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

**#1 Call to Order**

Commissioner Hammon called the meeting to order at 6:00 p.m.

**#2. Roll Call**

Vincen called roll, quorum present.

**#3. Pledge of Allegiance**

Commissioner Kesselring led the crowd in the Pledge of Allegiance.

**#4. Public Hearing**

Commissioner Hammon gave the public a brief introduction explaining what the job of the Planning Commission is. The goal tonight after the hearing and work session is to have a draft of land use ordinances and zoning map to recommend to the city council.

Mayor Jessop and councilmembers were invited to the stand to join the commission during the public hearing.

**Randy Barlow moved to open the Public Hearing.  
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Mayor Jessop invited the public comments.

Jeff Barlow, executive director of the UEP Trust addressed the Board. He has a few locations that have existing structures/uses which he is requesting changed on the map before it being passed. He has narrowed his list dramatically. He pointed each one out on the map with an explanation.

Kyle Layton addressed the Board. He has done quite a bit of research regarding the larger homes and thinks that there is a benefit to zoning them the way they are to when it comes to building codes. He asked the Commission if they took existing businesses or business licenses into account when creating the zoning map. He requested a zone change for a specific property that has a building permit and filed for a business license for a bed and breakfast, recreational vehicle rental and reception center. Kyle is requesting on the property owner's behalf. He asked if the fee schedule will be re-addressed prior to this being passed, specifically amnesty permits. John explained that a separate ordinance will be proposed to address the fees. This was addressed again in the work session. The difference between an occupancy permit and a permitted use was explained.

Kyle asked if citizens will be required to have a certificate of occupancy within 3 years. Christian spent a lot of time with Andy Barlow, the city building inspector, on this topic. Repercussions of non-compliance are not addressed in the ordinance. This was addressed further in the work session.

He asked the difference between a site plan and a plot plan. Commissioner Hammon explained that the terms can be used interchangeably with the exception that a site plan includes a higher level of detail. Kyle has concerns with how extensive the requirements of the site plan, as defined, are. He pointed out a few items in the document that need to be completed.

Shane Stubbs addressed the Commission regarding his glamping site. He wanted to make sure that there was a zoning that fit his needs. It was confirmed that there is.

The Mayor of Apple Valley, Marty Lisonbee, spoke to the Commission. He shared some wisdom from having been on the planning commission and suggested that they consider the unintended consequences of being too strict in the ordinances. He discussed subdivisions, road maintenance and getting rid of conditional uses.

With no other input from the public, the hearing was closed.

**Randy Barlow moved to close the Public Hearing.  
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Nephi Allred	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

### **#5. Work Session**

The Commission requested the councilmembers be an audience during the work session.

John Barlow presented a decision tree to help the commission narrow down their options and make decisions on critical topics for the final draft to be presented to the city council. Commissioner Hammon recommended that the flow chart be reserved for the city council, and administration simply educate them on the changes that were made since the last meeting. Changes were made in the following categories: animals, camping, large homes/multi-family, allowed non-conforming uses (amnesty occupancy permits), Airbnb, and areas designated with zones not in code.

Commissioner Hammon brought up the fact that the ordinances provide multiple different ways to grant the approval of an occupancy use permit including: re-zone, variance, allowed non-conforming use.

Each property brought up in the public hearing was addressed. For each property, discussion took place then changes were made, or designation was left as is, by majority vote of Commissioners.

Lengthy discussion regarding the problem of large homes and multi-family took place once again. Staff was directed to work with the city council and UEP Trust to create large home conversion guidelines for re-zone applications before the moratorium is lifted.

Staff was directed to remove the 3-year language on the amnesty permit. Regarding fees, staff was directed to contact Mohave County and find out their premise for their fees, then make a recommendation to the council after reviewing/adjusting to the city's needs. The Planning Commission will recommend that the city council waive the amnesty fee for a period of time instead.

John pointed out that the volunteer appeal authority, appointed by the Mayor, that the ordinance is establishing. He wanted to make sure that the Commission is aware of what they are recommending. There was discussion on the pros and cons of this. The Commission unanimously agreed to change this to a hired third party.

With the changes made to the draft tonight, the Commission is recommending it to the city council for approval.

Meeting adjourned at 9:50 p.m.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Thursday, November 8, 2018 6:30 p.m.

**Present:**

**Commissioners: Randy Barlow, Jen Kesselring, Charles Hammon, Jared Nicol**

**Staff: John Barlow, Mariah LaCorti**

**Public: James Allred, Nelda Johnson, Alec Holm, Lisa Fischer, Marc Fletcher, Daniel Hammon, David Hammon, Levi Holm, Randall Hammon, Byron Stubbs, Alvin Johnson, Varnel Nielsen, Marion Timpson, JVar Dutson, Rosanne Fischer, Maha Layton, Kyle Layton, MaryAnn Harker, Sweden Holm, Fred Zitting, Shem Fischer, Dell Johnson, James Pipkin, Ianthus Barlow, Gareth Evans, Anthony Barlow, Stacy Seay, Jeff Barlow, Leroy Johnson, Merrill Barlow, Russell Cooke (this list may be incomplete)**

**#1 Call to Order**

Commissioners were asked to vote on a Chairman for this meeting.

**Brigham Holm moved to have Commissioner Randy Barlow chair the meeting.**

**Jared Nicol seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		

Motion carried.

Commissioner Barlow called the meeting to order at 6:32 p.m.

**#2. Roll Call**

Roll was called. Quorum present. Commissioner Kesselring arrived at 6:35 p.m.

**#3. Pledge of Allegiance**

The crowd joined in the pledge of allegiance.

**#4. Public Hearing**

**Brigham Holm moved to open the public hearing.**

**Jared Nicol seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon			Disconnected
Randy Barlow	X		

Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Marc Fletcher discussed an agreement between the UEP and the Lauritzen's for development in the Maxwell Park/Janz Canyon land, land that is now owned by the Timpson's. He is strongly opposed to a commercial or recreational resort zoning.

Russell Cooke mentioned that he has successful rentals going at 380 East Jessop and was concerned that the zoning on his parcel will not allow for that. It was explained to Mr. Cooke that according to the proposed zoning, that use would qualify

Shem Fischer who owns 620 North Juniper Street requested the parcel be changed to Recreational Resort to safeguard his interest in the property. He wants the property zoned as such rather than being grandfathered in. They would be allowed to continue with their current use under allowed non-conforming use.

Merrill Barlow addressed the Commission concerning the Lauritzen property around the graveyard. It was explained that it has been designated as Public Facilities and he will need to speak to the City Manager regarding any maintenance questions.

A representative of Baskets & Bowls, an agricultural business, asked how the highway commercial zoning of his lot affect his business. It was explained that it will not affect him.

Dell Johnson asked how the classifications effects property taxes. John Barlow explained that planning and zoning has no effect on taxes.

James Allred at 480 East Newel Avenue asked how a single-family dwelling zoning affects his family staying with him, it does not.

Marion Timpson, with respect to the Lauritzen family, stated that he feels their plans for the property do not violate the agreement. He feels that their intentions are in line with the Lauritzen family overall and that it is not a zoning issue. They would like to move forward with the Recreational Resort zoning for the area.

Marc Fletcher read aloud the deed restriction as it pertains to this property. He requested a meeting between all interested parties take place before any action be taken. Stacy Seay, a neighbor of this parcel, mentioned her thoughts that the property be zoned as Open Space so that the owners be required to go through the same re-zone procedure as any other land owners.

Garreth Evans feels that it would be beneficial to allow nightly rentals in RA-1 zoning. He also suggested allowing long term monthly/yearly rental contracts because of the size of the houses. He feels that tourism will continue to grow and the city should allow for space for tourists to rent and encourage cleaning-up the community. He has an attached, separate living quarters at his property 640 North Willow. He questioned if he can rent that out, Commissioners answered yes.



Ianthus Barlow addressed the council regarding 540 East Williams Avenue. It is being used as multi-family monthly/yearly rentals. They have plans to convert it to an 8-plex he does not currently have a building permit. Commissioner Holm explained the process of a re-zone when they are prepared to proceed with that.

Levi Holm from Zion Luxury Camping asked what they would need to be classified as in order to incorporate permanent structures, i.e. villas, into their business. He requested the parcels be zoned as Recreational and Resort upfront. The process of asking for a change in zoning was explained, what they are doing now is allowed in the zone being proposed.

Daniel Hammon explained his plan for his property on the way up to Maxwell. He requests zoning to Recreational and Resort to accommodate that. He was informed that the commission would like to see a plan prior to granting that zone.

Tony Barlow asked what is permitted on light industrial zoning. He would like to know what works best for his intended use, he feels it may be General Commercial. He was directed to have a discussion with the Planning and Zoning Administration.

**Brigham Holm moved to close the public hearing.  
Jenn Kesselring seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

**#5. Work Session**

Councilmembers had lengthy conversation on Maxwell Canyon/Janz Canyon property.

**Randy Barlow moved to leave both parcels as recreational resort on the recommendation to the city.**

**Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon			X
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Commissioners discussed 620 North Juniper Street, Shem Fischer property. They would be allowed to continue with their current use under allowed non-conforming use.

**Randy Barlow moved to leave the property as RA-1 on the recommendation to the city. Jared Nicol seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm		X	
Jenn Kesselring		X	

Motion carried.

Recreational vehicles rentals in RA-1 was discussed. Lengthy discussion on how to handle ATV's took place. This will remain not permitted in the Commissions recommendation to the City Council.

Bed and Breakfast Inn and Hosting Facilities # of units in RA-1 will increase to 10 in the Commissions recommendation to the City Council.

A Reception Center in RA-1 was discussed. This will continue to not be allowed in the Commissions recommendation to the City Council.

Neighborhood Commercial property on the corner of Utah Avenue will be changed to RA-1 to match existing use in the recommendation to the City Council.

**B. Discussion and Possible Action on Zone Change on Lots**

- i. Shem Stubbs and UEP, property owner, request change to General Commercial. Commission will change to General Commercial in their recommendation to the City Council.
- ii. Shem Stubbs property on the bend requests change from Open Space to General Commercial. Commission will leave it as Open Space on the recommendation to the City Council.
- iii. Shem Stubbs, 80 undeveloped acres on Southeast corner of Hildale City requests RA-1. Commission will leave as A-10 in recommendation to City Council.
- iv. Roger Rod requested RA-1 to match separate lot with same parcel #. Commission will change to RA-1 in recommendation to City Council.
- v. Shane Stubbs Glamping parcel borderline to Recreational Resort area, requesting Recreational Resort. Commission will leave as A-5 in recommendation to City Council.
- vi. Byron Stubbs, Hildale Industrial Lots 24&25, requesting M-2. Commission will change to M-2 on recommendation to the City Council.

**C. Ratify Zone Changes on Lots:**

UEP requested 5 properties be zoned multi-family. Planning Commission directed administration to complete a re-zone application on these properties, along with a criteria for large home conversions. John pointed out that the criteria is still in the works, but the re-zone procedure took place.

After discussion Commissioners will not ratify these zone changes on their recommendation to the council. The City Council will pass a resolution with the criteria, then the Planning Commission will approve or deny re-zones based on those parameters.

The appeal process was explained.

**#6. Consideration and Possible Recommendation to City Council of Land Use Regulations**

**Randy Barlow moved to Recommend the Land Use Regulations Draft with the Changes to the City Council.**

**Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

**#7. Adjournment**

**Jared Nicol moved to adjourn.**

**Randy Barlow seconded. Roll call vote:**

	YES	NO	ABSTAIN
Jared Nicol	X		
Charles Hammon	X		
Randy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

With no other business, meeting adjourned.



STATE OF UTAH  
GARY R. HERBERT  
*Governor*  
SPENCER J. COX  
*Lieutenant Governor*

DEPARTMENT OF  
WORKFORCE SERVICES

JON S. PIERPONT  
*Executive Director*  
CASEY R. CAMERON  
*Deputy Director*  
GREG PARAS  
*Deputy Director*

HOUSING & COMMUNITY  
DEVELOPMENT DIVISION

JONATHAN HARDY  
*Director*  
KATHERINE SMITH  
*Assistant Director*  
REBECCA BANNER  
*Assistant Director*

## MEMORANDUM:

**To: City Councils, Mayors, and City Managers**  
**From: The Utah Housing and Community Development Division**  
**Date: December 1, 2018**  
**Subject: 5-year Moderate-Income Housing Plan Element due on July 1, 2019**

Dear Hildale City Council:

The Utah Housing and Community Development Division would like to remind you that Hildale City must formally adopt a 5-year moderate-income housing element for its general plan no later than **July 1, 2019**. Also, your city is to 1) submit a copy of the plan element to the Utah Housing and Community Development Division, 2) the association of governments in which your city is located, and 3) post it on your city's website. To assist you in preparing a moderate-income housing plan element, our division has put together a number of tools at:

<https://jobs.utah.gov/housing/affordable/moderate/>

In 1996 the Utah State Legislature enacted the Providing Affordable Housing Act. This law requires all of Utah's general purpose local governments to prepare and adopt a moderate-income housing element as part of their general plan. Amendments enacted in early 2018 also require all cities to adopt a new moderate-income housing plan element once every five years. Cities without a current moderate-income housing plan element by July 1, 2019 may become ineligible for certain funds administered by the State of Utah, and they may be enjoined civilly to comply with this planning requirement.

Although the Utah Housing and Community Development Division cannot prepare a 5-year moderate-income housing plan element for Hildale City, we are available to provide you and your planning staff with technical assistance. We request that you assign a member of your planning staff to contact our office to discuss the requirements of the 5-year moderate-income housing plan element as soon as possible. We can be reached at (801) 468-0141 or via email at [rkohutek@utah.gov](mailto:rkohutek@utah.gov).

Respectfully,

Robert Kohutek, MPA, MPP.  
Community Analysis & Planning Specialist  
[rkohutek@utah.gov](mailto:rkohutek@utah.gov)  
(801) 468-0141

# NOTICE

## Hildale, UT Planning Commission Meeting Dates and Posting Locations

ACCORDING TO A.R.S. § 38-431.02, and UCA § 52-4-202, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE HILDALE PLANNING COMMISSION AND TO THE GENERAL PUBLIC THAT THE HILDALE CITY PLANNING COMMISSION WILL HOLD MEETINGS OPEN TO THE PUBLIC FOR THE CALENDAR YEAR 2019 AS FOLLOWS:

**LOCATION:** HILDALE CITY TOWN HALL  
320 EAST NEWEL AVE, HILDALE UT  
TO BEGIN AT 6:00 p.m. MDT

**DATES:**

FEBRUARY 18, 2019  
MARCH 18, 2019  
APRIL 15, 2019  
MAY 13, 2019  
JUNE 17, 2019

JULY 22, 2019  
AUGUST 19, 2019  
SEPTEMBER 16, 2019  
OCTOBER 21, 2019  
NOVEMBER 18, 2019  
DECEMBER 16, 2019

THIS SCHEDULE MAY CHANGE FROM TIME TO TIME AND ADDITIONAL MEETINGS MAY BE CALLED. MEETING DATE, TIME, LOCATION AND AGENDAS ARE POSTED AT LEAST 24 HOURS IN ADVANCE OF THE MEETING AND MAY BE OBTAINED AT THE CITY OFFICE, BY CALLING 435-874-2323, ON LINE AT <http://www.utah.gov/pmn/index.html> OR <http://hildalecity.com>.

*Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The Planning Commission may, by motion, recess into executive session, which will not be open to the public, to receive legal advice from legal counsel on any item contained in this agenda pursuant to ARS § 38-431.03 (A) (3)(4), or regarding sensitive personnel issues pursuant to ARS § 38-431.03 (A) (1), or concerning negotiations for the purchase, sale or lease of real property; ARS § 38-431.03 (A) (7). One or more commission members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Revised agendas will be available at the Colorado City Town Office, 25 South Central Street, at least 24 hours in advance of the meeting. Persons with a disability may request a reasonable accommodation by contacting the Town Clerk at 928.875.2646 as early as possible to allow sufficient time to arrange for the necessary accommodations.*



**EXCEL DESIGN**  
ASSOCIATES

January 21, 2019

Charles Hammon  
1185 West Utah Avenue, Suite 102  
Hildale, UT 84784  
Cell: 435-619-4586  
Email: Charles@ExcelDesign.us

Hildale City  
320 East Newel Avenue  
Hildale, UT 84784

Dear Planning Administrator:

Please find the enclosed zone change application for Lot 24 and 32 of the Short Creek Subdivision #6. The properties addresses are 660 and 680 North Richard Street. My intention is to rezone the properties from RA-1 to RM-2 to allow for well-designed townhomes at medium density.

I currently own Lot 24 and in the process of purchasing Lot 32 from The UEP Trust. The Trust is moving through their disclosure period per court order, and I anticipate the transaction will finalize in approximately two weeks.

Submittal requirement "a" requires the name and address of every person or company the applicant represents. I am the Owner/Principal of both Excel Design Associates and Excel Realty Consultants. Both companies operate from 1185 West Utah Avenue, Suite 102, Hildale, UT 84784.

If you have any questions about these applications, please don't hesitate to contact me.

Sincerely,

Charles Hammon

# ZONE CHANGE APPLICATION

City of Hildale  
320 East Newel Avenue  
Hildale, UT 84784  
(435) 874-1160  
FAX (435) 874-2603

Fee: \$100

For Office Use Only:

File No. \_\_\_\_\_

Receipt No. 1045066

Name: Charles Hammon Telephone: 435-619-4586

Address: 1185 West Utah Avenue, Ste 102, Hildale, UT 84784 Fax No. 435-608-4586

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: charles@exceldesign.us

Address/Location of Subject Property: 680 North Richard Street

Tax ID of Subject Property: HD-SHCR-6-24 Existing Zone District: RA-1

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

Proposing to change this property, along with another request for parcel HD-SHCR-6-32, from RA-1 to RM-2 to allow for

well designed townhomes at medium density.

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 second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. 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.**

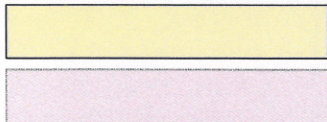
\*\*\*\*\*

(Office Use Only)  
Date Received: 1/22/19 Application Complete: YES  NO

Date application deemed to be complete: 1/22/19 Completion determination made by: John R. Barlow  
Acting PE Director







RA-1: RESIDENTIAL AGRICULTURAL, 1 ACRE

NC: NEIGHBORHOOD COMMERCIAL

**LOT 24 LEGAL DESCRIPTION:** LOT 24, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

**LOT 32 LEGAL DESCRIPTION:** LOT 32, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

C-11 REV. 1 9 1	SHEET TITLE: REZONE VACINITY MAP	DATE	BY	REVISIONS
		PROJECT NO.	DATE	DESCRIPTION
		OWNER		
		DESIGNER		
		CHECKER		
		DATE		

**RICHARD STREET LOTS  
CHARLES HAMMON**

660 & 680 NORTH RICHARD STREET  
HILDALE, UTAH

LOCATED IN THE S.E. 1/4 OF SEC. 33, T43S, R10W, SLB&M

**EXCEL DESIGN ASSOCIATES**  
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE

321 NORTH MALL DRIVE, SUITE J-101, ST. GEORGE, UTAH 84790  
TEL. (435) 619-4586 FAX (435) 608-4586  
E-MAIL: Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us



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:  
Charles Hammon  
PO Box 190  
Hildale, UT 84784

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **363-5951482 (JB)**  
A.P.N.: **HD-SHCR-6-24**

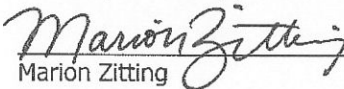
**Marion Zitting and Julene Zitting, husband and wife as joint tenants**, Grantor, of **Hildale, Washington** County, State of **UT**, hereby CONVEY AND WARRANT to

**Charles Hammon**, 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 24, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.**

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

Witness, the hand(s) of said Grantor(s), this **January 17, 2019**.

  
Marion Zitting

  
Julene Zitting

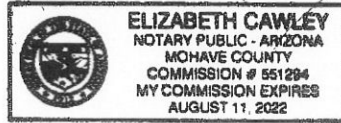
STATE OF Arizona )  
County of Mohave )ss.

On Jan 17, 2019, before me, the undersigned Notary Public, personally appeared **Marion Zitting and Julene Zitting**, 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: Aug 11, 2022 Notary Public

*[Handwritten Signature]*



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

Receipt No: 1.045066 Jan 22, 2019

CHARLES HAMMON

Previous Balance: .00  
MISCELLANEOUS  
680 NORTH RICHARD STREET 100.00

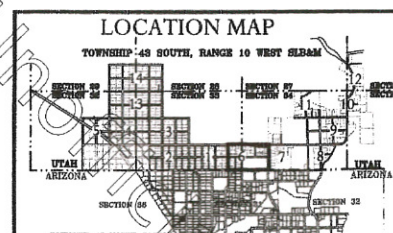
Total: 100.00

Check - Zions Bank  
Check No: 1262 100.00  
Payor:  
CHARLES HAMMON

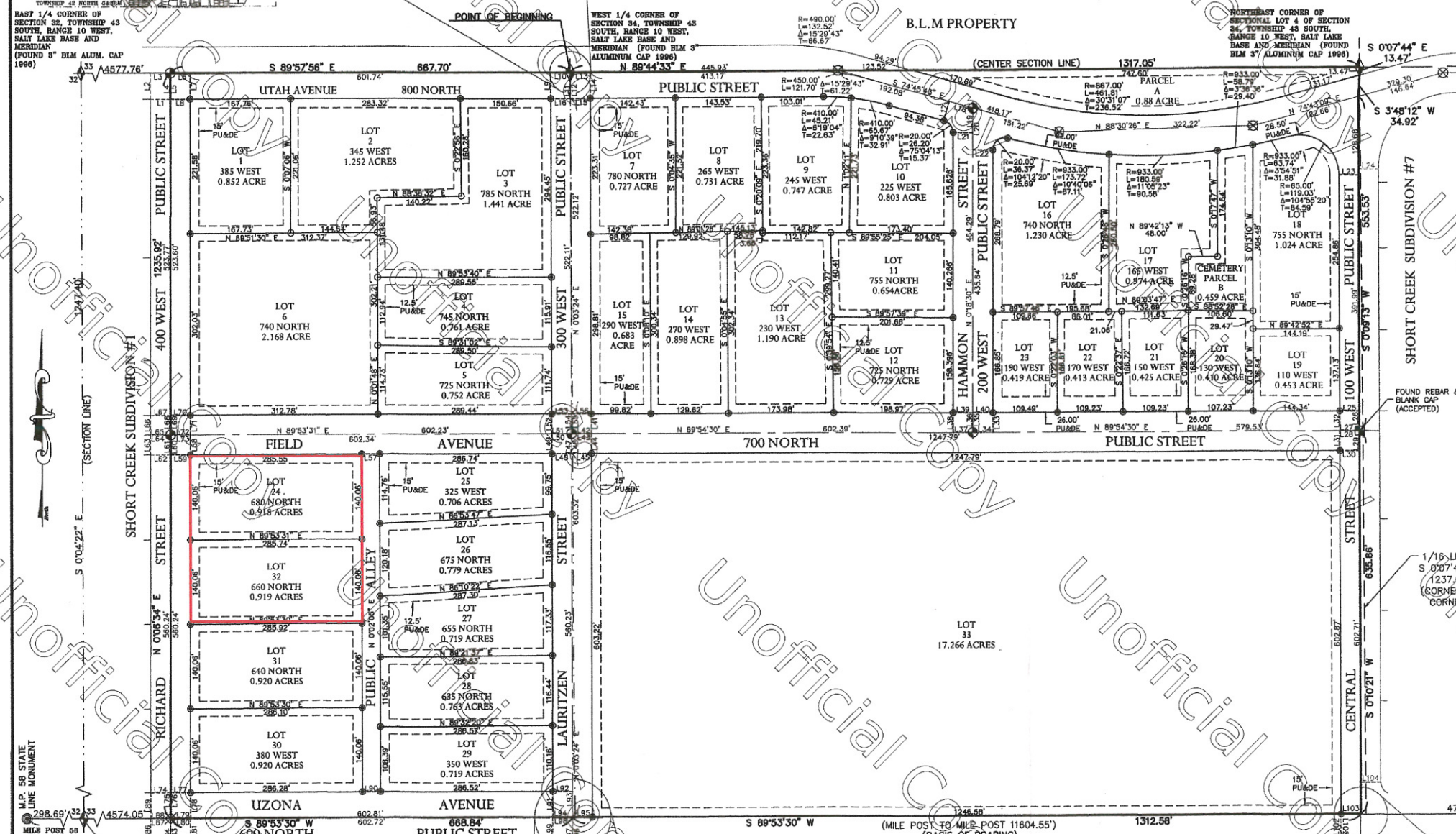
Total Applied: 100.00

Change Tendered: .00

01/22/2019 4:40 PM



# SHORT CREEK SUBDIVISION #6 HILDALE, UTAH LOCATED IN: SECTION 33, & 34, 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 68, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; I HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT TO BE HEREAFTER KNOWN AS:  
SHORT CREEK SUBDIVISION #6

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:

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

ROBERT R. HERMANDSON  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 6362432

### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTIONS 33 AND 34 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 SAID SECTIONS 33 AND 34; THENCE N 89°44'33" E A DISTANCE OF 1317.05 FEET TO THE NORTHEAST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 34; THENCE S 0°07'44" E A DISTANCE OF 13.47 FEET ALONG THE EAST LINE OF SAID SECTION LOT 4; THENCE S 03°48'12" W A DISTANCE OF 34.02 FEET; THENCE S 0°09'18" W A DISTANCE OF 553.53 FEET; THENCE S 0°10'21" W A DISTANCE OF 635.06 FEET TO A POINT ON THE STATE LINE OF UTAH AND ARIZONA AS DEFINED BETWEEN MP 58 AND MP 60.19 BY PREVIOUS COLORADO CITY STREET DEDICATION PLATS, SAID POINT BEING S 89°53'30" W A DISTANCE OF 6.80 FEET FROM THE SOUTHEAST CORNER OF SECTIONAL LOT 4 SAID SECTION 34; THENCE N 0°03'24" E 0.08 FEET FROM THE CLOSING CORNER OF SECTIONS 33 AND 34; THENCE CONTINUING S 89°53'30" W INTO SECTION 33 A DISTANCE OF 688.64 FEET ALONG SAID STATE LINE; THENCE N 0°08'34" E A DISTANCE OF 1255.92 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE; THENCE S 89°57'56" E A DISTANCE OF 687.70 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 56.25 ACRES.

### OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS 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 #6, 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, SPECIAL FIDUCIARY  
UNITED EFFORT PLAN TRUST

### ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF Salt Lake

ON THIS 27 DAY OF April 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

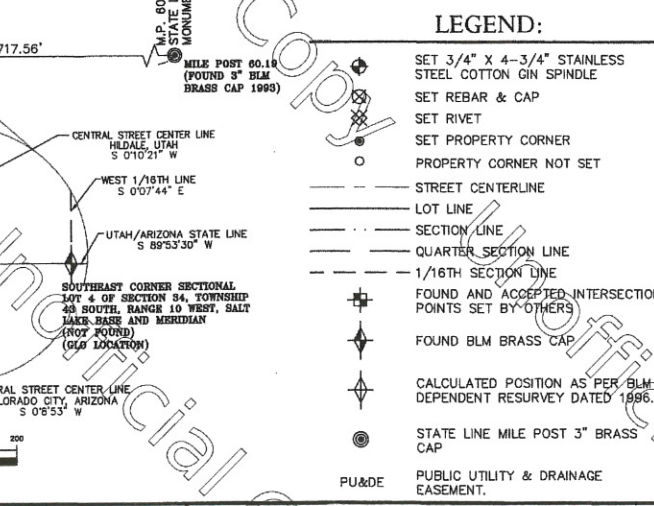
### NOTE:

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. PLANNIMETRIC DRAWINGS BASED UPON HIGH ACCURACY AERIAL PHOTOGRAMMETRY HAVE BEEN UTILIZED IN THIS PROCESS, TOGETHER WITH ON-SITE INSPECTION, IN ORDER TO DETERMINE THE CONFIGURATION OF EACH INDIVIDUAL LOT. THE PLANNIMETRIC DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

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.

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.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	33.00'	S 89°53'28" E	L27	32.86'	S 89°54'30" W	L53	33.00'	S 89°56'36" E	L79	33.16'	S 89°53'30" W
L2	43.00'	N 0°02'04" E	L28	33.15'	S 89°54'30" W	L54	32.81'	N 0°03'24" E	L80	32.88'	N 89°53'30" E
L3	33.08'	S 89°57'56" E	L29	33.15'	S 0°02'04" W	L55	33.00'	S 0°03'24" W	L81	42.88'	N 0°02'00" W
L4	43.04'	S 0°06'34" W	L30	33.00'	S 89°48'36" E	L56	33.00'	N 89°56'56" E	L82	33.00'	N 89°56'57" W
L5	42.86'	N 89°56'34" W	L31	33.00'	N 0°05'30" W	L57	30.00'	S 89°57'56" E	L83	42.78'	N 0°03'03" E
L6	32.84'	N 89°57'56" W	L32	33.00'	S 0°05'30" E	L58	33.00'	N 0°06'28" W	L84	42.98'	S 0°03'03" E
L7	43.00'	N 0°02'04" E	L33	33.00'	S 0°05'30" E	L59	33.00'	N 89°53'28" E	L85	33.00'	N 89°56'57" E
L8	43.00'	N 89°53'28" E	L34	33.22'	N 89°54'30" E	L60	32.87'	S 0°06'34" W	L86	42.88'	N 0°02'00" W
L9	43.00'	N 0°02'04" E	L35	33.23'	N 0°01'30" E	L61	33.13'	N 0°06'34" W	L87	33.12'	S 89°53'30" E
L10	33.02'	S 89°57'56" E	L36	32.77'	S 0°01'30" W	L62	33.00'	S 89°53'28" E	L88	32.84'	N 89°53'30" E
L11	43.01'	S 0°03'24" W	L37	32.77'	N 89°54'30" E	L63	33.00'	N 0°06'28" W	L89	43.00'	S 0°06'30" E
L12	42.82'	S 0°03'24" W	L38	33.00'	S 0°05'30" E	L64	33.13'	S 89°53'28" E	L90	30.00'	N 89°53'30" E
L13	43.00'	N 89°53'28" E	L39	33.00'	S 89°41'30" E	L65	32.88'	N 89°53'28" E	L91	43.00'	S 0°03'30" E
L14	43.00'	N 0°01'57" W	L40	33.00'	N 89°41'30" E	L66	33.00'	S 0°06'28" E	L92	33.00'	S 89°56'36" E
L15	35.00'	N 89°56'36" W	L41	33.00'	S 0°05'30" E	L67	33.00'	S 89°53'28" E	L93	42.81'	S 0°05'48" W
L16	33.00'	S 89°56'36" W	L42	33.00'	S 89°54'30" W	L68	32.87'	S 0°06'34" W	L94	42.88'	N 89°53'30" E
L17	33.00'	N 1°51'17" E	L43	32.81'	N 89°54'30" E	L69	33.13'	S 89°53'28" E	L95	29.28'	N 89°53'30" E
L18	43.00'	S 89°57'56" E	L44	33.00'	N 89°54'30" E	L70	33.00'	N 89°53'28" E	L96	42.77'	N 0°02'00" W
L19	40.72'	S 0°06'34" W	L45	33.00'	N 89°56'36" E	L71	33.00'	S 0°06'28" E	L97	43.02'	S 0°02'55" W
L20	68.90'	S 0°06'30" W	L46	32.91'	S 0°03'24" W	L72	33.13'	N 89°53'31" E	L98	33.21'	S 89°53'30" W
L21	33.00'	N 89°41'30" E	L47	33.00'	N 0°03'24" E	L73	32.88'	S 89°53'31" E	L99	42.86'	N 0°06'30" E
L22	33.00'	N 89°41'30" E	L48	33.00'	S 89°56'36" E	L74	33.00'	S 89°53'28" E	L100	33.00'	S 89°56'56" E
L23	33.00'	S 89°57'56" E	L49	33.00'	N 0°06'28" W	L75	42.87'	S 0°06'34" W	L101	33.00'	N 89°53'30" W
L24	33.00'	N 89°50'47" E	L50	33.00'	S 89°53'31" E	L76	43.13'	N 0°06'34" W	L102	42.82'	N 0°06'30" W
L25	33.00'	S 89°57'56" E	L51	32.91'	N 89°53'31" E	L77	33.00'	N 89°53'28" E	L103	33.00'	N 89°53'30" E
L26	32.86'	S 0°06'15" W	L52	33.00'	S 0°06'28" E	L78	43.00'	S 0°06'30" E	L104	33.00'	S 89°48'36" E



WASHINGTON COUNTY SURVEYOR

APPROVED AS TO FORM

APPROVED AS TO FORM THIS DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

WASHINGTON COUNTY SURVEYOR

5TH DISTRICT COURT JUDGE

RECORDED # DOC # 20140018628

WASHINGTON COUNTY RECORDER

SHORT CREEK SUBDIVISION #6

A SUBDIVISION OF THE UEP TRUST PROPERTY

PREPARED FOR: UEP TRUST (801)328-2011

PREPARED BY: SUITE 250 SALT LAKE CITY, UTAH 84101

132 PERCENT AVE. UEP TRUST (801)328-2011

LOCATED IN SECTION 33 & 34, T43S, R10W, SLB&M

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

www.bushandgudgell.com

DATE RECORDED

SHEET 1 OF 1

FILE: 47436-PP6



**EXCEL DESIGN**  
ASSOCIATES

January 21, 2019

Charles Hammon  
1185 West Utah Avenue, Suite 102  
Hildale, UT 84784  
Cell: 435-619-4586  
Email: Charles@ExcelDesign.us

Hildale City  
320 East Newel Avenue  
Hildale, UT 84784

Dear Planning Administrator:

Please find the enclosed zone change application for Lot 24 and 32 of the Short Creek Subdivision #6. The properties addresses are 660 and 680 North Richard Street. My intention is to rezone the properties from RA-1 to RM-2 to allow for well-designed townhomes at medium density.

I currently own Lot 24 and in the process of purchasing Lot 32 from The UEP Trust. The Trust is moving through their disclosure period per court order, and I anticipate the transaction will finalize in approximately two weeks.

Submittal requirement "a" requires the name and address of every person or company the applicant represents. I am the Owner/Principal of both Excel Design Associates and Excel Realty Consultants. Both companies operate from 1185 West Utah Avenue, Suite 102, Hildale, UT 84784.

If you have any questions about these applications, please don't hesitate to contact me.

Sincerely,

Charles Hammon

# ZONE CHANGE APPLICATION

City of Hildale  
320 East Newel Avenue  
Hildale, UT 84784  
(435) 874-1160  
FAX (435) 874-2603

Fee: \$100

For Office Use Only: File No. _____ Receipt No. <u>1045007</u>
--

Name: UEP Trust Telephone: 435-874-1126

Address: 1155 North Canyon Street, Hildale, UT 84737 Fax No. \_\_\_\_\_

Agent (If Applicable): Charles Hammon Telephone: 435-619-4586

Email: charles@exceldesign.us

Address/Location of Subject Property: 660 North Richard Street

Tax ID of Subject Property: HD-SHCR-6-32 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
Proposing to change this property, along with another request for parcel HD-SHCR-6-24, from RA-1 to RM-2 to allow for

well designed townhomes at medium density.

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 second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. 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: 1/22/19 Application Complete: YES  NO

Date application deemed to be complete: 1/22/19 Completion determination made by: John R. Barlow  
Acting PZ Director

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )  
:SS  
COUNTY OF Washington

I (we), JEFF BARLOW/NEP TRUST, 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.

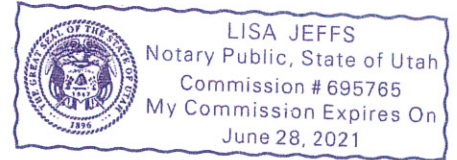
JBorl  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 22nd day of January 2019, by Jeff Barlow

Lisa Jeffs  
\_\_\_\_\_  
(Notary Public)

Residing in: Washington Co., UT  
My Commission Expires: 6/28/21



Agent Authorization

I (we), JEFF BARLOW/NEP TRUST the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Charles Hammar 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.

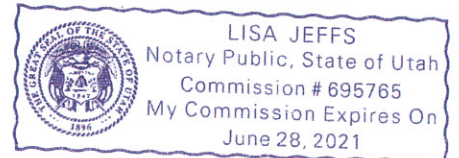
JBorl  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 22nd day of January 2019, by Jeff Barlow

Lisa Jeffs  
\_\_\_\_\_  
(Notary Public)

Residing in: Washington Co., UT  
My Commission Expires: 6/28/21





# Account 0928503

<u>Location</u>	<u>Owner</u>	<u>Value</u>	
<b>Account Number</b> 0928503	<b>Name</b> UNITED EFFORT PLAN	<b>Market (2018)</b>	\$10,000
<b>Parcel Number</b> HD-SHCR-6-32	PO BOX 959	<b>Taxable</b>	\$10,000
<b>Tax District</b> 02 - Hildale Town	HILDALE, UT 84784	<b>Tax Area:</b> 02 <b>Tax Rate:</b> 0.013767	
<b>Acres</b> 0.92		<b>Type</b>	<b>Actual</b> <b>Assessed</b> <b>Acres</b>
<b>Situs</b> 0, 0		Non	
<b>Legal</b> Subdivision: SHORT CREEK 6 (HD)		Primary	\$10,000 \$10,000 0.920
<b>Lot:</b> 32		Land	
<b>Parent Accounts</b> 0066376			
<b>Parent Parcels</b> HD-4-A			
<b>Child Accounts</b>			
<b>Child Parcels</b>			
<b>Sibling Accounts</b>			
<b>Sibling Parcels</b>			

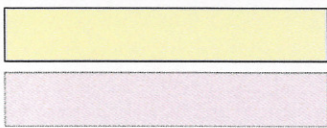
## Transfers

<u>Entry Number</u>	<u>Recording Date</u>	
<a href="#">00952300</a>	<a href="#">06/20/2005 01:58:00 PM</a>	<a href="#">B: 1756 P: 2167</a>
<a href="#">00953497</a>	<a href="#">06/24/2005 02:22:00 PM</a>	<a href="#">B: 1758 P: 2339</a>
<a href="#">20090025437</a>	<a href="#">07/01/2009 08:14:04 AM</a>	
<a href="#">20140018628</a>	<a href="#">06/20/2014 11:43:33 AM</a>	

## "Tax"

## Images

<u>Tax Year</u>	<u>Taxes</u>	
2018	\$137.67	• <a href="#">GIS</a>
2017	\$151.15	



RA-1: RESIDENTIAL AGRICULTURAL, 1 ACRE  
 NC: NEIGHBORHOOD COMMERCIAL

**LOT 24 LEGAL DESCRIPTION:** LOT 24, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.  
**LOT 32 LEGAL DESCRIPTION:** LOT 32, SHORT CREEK SUBDIVISION #6, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

C-11 SHEET 1 OF 1	REZONE VACINITY MAP	SHEET TITLE	DATE	DESIGNED BY	FILED/CHECKED BY	PROJECT NO.	DATE	REVISIONS
		PROJECT NO.	DATE	DESIGNED BY	FILED/CHECKED BY	PROJECT NO.	DATE	REVISIONS

**RICHARD STREET LOTS**  
**CHARLES HAMMON**  
 660 & 680 NORTH RICHARD STREET  
 HILDALE, UTAH  
 LOCATED IN THE S.E. 1/4 OF SEC. 33, T43S, R10W, SLB&M

**EXCEL DESIGN ASSOCIATES**  
 "ENGINEERING EXCELLENCE"  
 DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE  
 321 NORTH MALL DRIVE, SUITE J-101, ST. GEORGE, UTAH 84790  
 TEL. (435) 619-4586 FAX (435) 600-4586  
 E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us



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

Receipt No: 1.045067 Jan 22, 2019

CHARLES HAMMON

Previous Balance: .00

MISCELLANEOUS  
660 NORTH RICHARD STREET 100.00

Total: 100.00

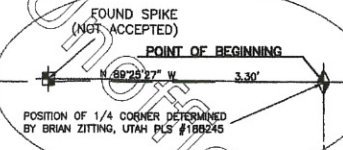
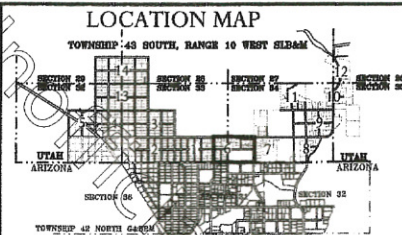
Check - Zions Bank  
Check No: 1261 100.00

Payor:  
CHARLES HAMMON

Total Applied: 100.00

Change Tendered: .00

01/22/2019 4:42 PM



# SHORT CREEK SUBDIVISION #6

## HILDALE, UTAH

LOCATED IN: SECTION 33, & 34, 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 #6562439 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 PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN TO BE HEREAFTER KNOWN AS:

### SHORT CREEK SUBDIVISION #6

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 PLAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



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

ROBERT R. HERMANDSON  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 6562439

### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTIONS 33 AND 34 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 SAID SECTIONS 33 AND 34; THENCE N 69°44'33" E A DISTANCE OF 1317.05 FEET TO THE NORTHEAST CORNER OF SECTIONAL LOT 4 OF SAID SECTION 34; THENCE S 0°07'44" E A DISTANCE OF 13.47 FEET ALONG THE EAST LINE OF SAID SECTION LOT 4; THENCE S 03°48'12" W A DISTANCE OF 34.92 FEET; THENCE S 0°08'19" W A DISTANCE OF 568.63 FEET; THENCE S 0°10'21" W A DISTANCE OF 635.86 FEET TO A POINT ON THE STATE LINE OF UTAH AND ARIZONA AS DEFINED BETWEEN MP 58 AND MP 60.19 BY PREVIOUS COLORADO CITY STREET DEDICATION PLATS, SAID POINT BEING S 89°53'30" W A DISTANCE OF 6.88 FEET FROM THE SOUTHWEST CORNER OF SECTIONAL LOT 4 SAID SECTION 34; THENCE S 89°53'30" W A DISTANCE OF 1312.56 FEET ALONG SAID STATE LINE TO A POINT N 0°05'24" E 0.06 FEET FROM THE CLOSING CORNER OF SECTIONS 33 AND 34; THENCE CONTINUING S 89°53'30" W INTO SECTION 33 A DISTANCE OF 688.44 FEET ALONG SAID STATE LINE; THENCE N 0°06'34" E A DISTANCE OF 1285.82 FEET TO A POINT ON THE EAST-WEST CENTER SECTION LINE; THENCE S 89°57'56" E A DISTANCE OF 687.70 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 56.23 ACRES.

### OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, SUBDIVIDER 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 #6, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE. ALSO, GRANTING PUBLIC UTILITY EASEMENTS ALONG ALL STREETS, ALLEYS, AND PARCELS, AS SHOWN INCLUDING EXISTING UTILITIES NOT SHOWN HERON 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.

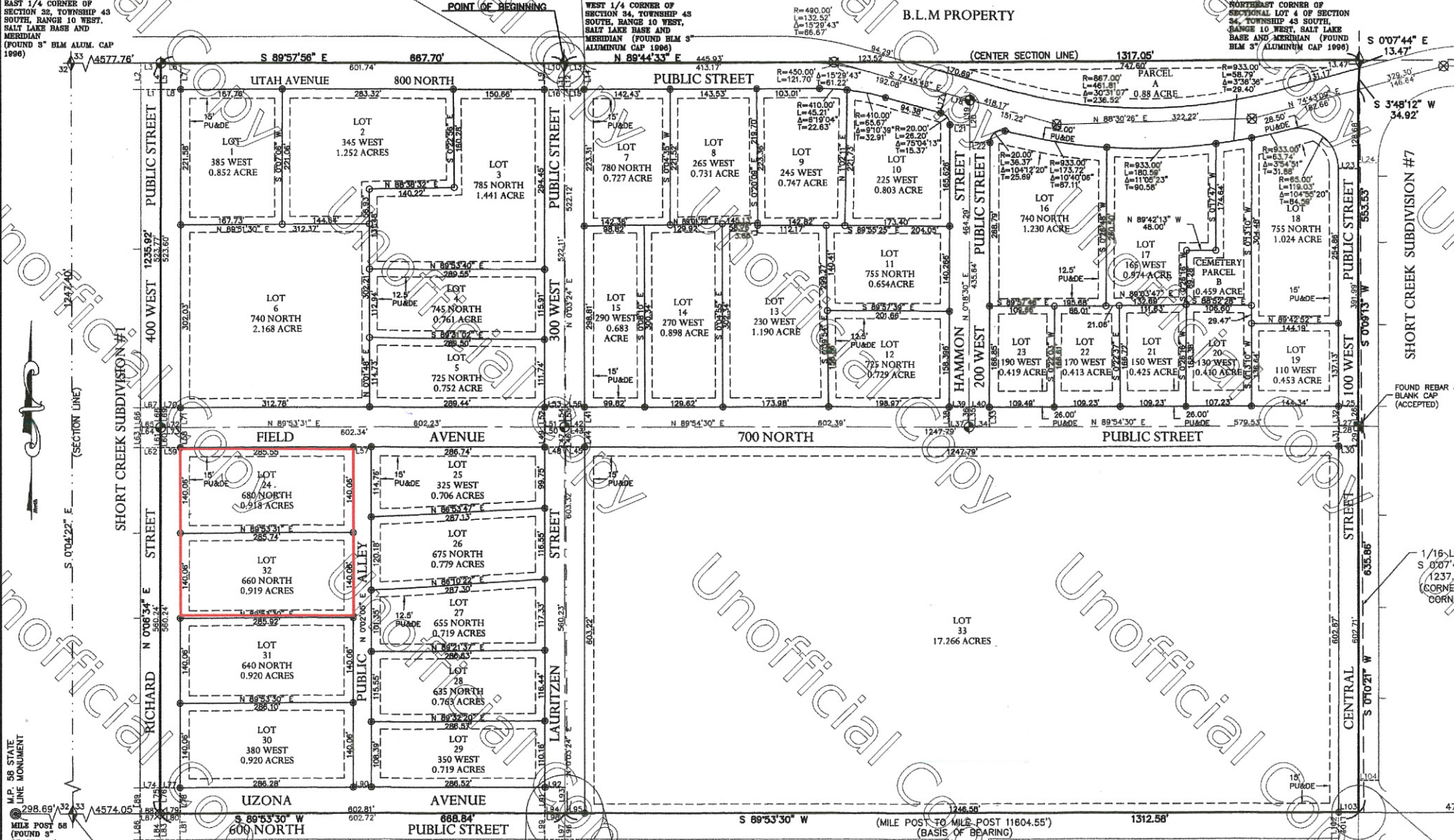
BRUCE R. WISAN, SPECIAL FIDUCIARY  
UNITED EFFORT PLAN TRUST

### ACKNOWLEDGMENT:

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

ON THIS 27 DAY OF April, 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 THIS 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  
ALDRICH  
NOTARY PUBLIC



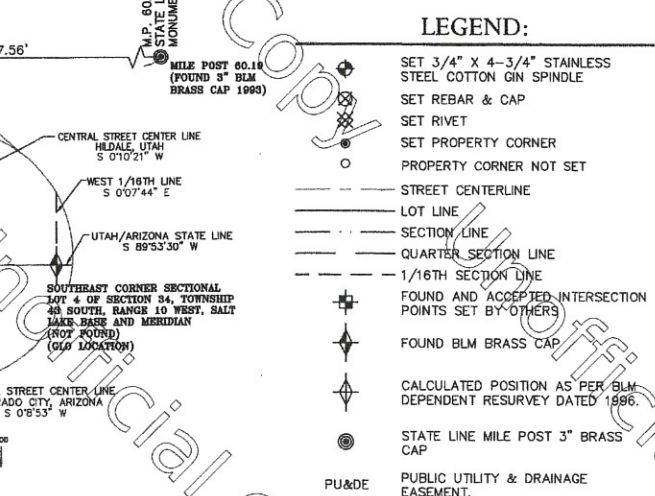
STATE OF ARIZONA  
U. E. P. TRUST PROPERTY

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. PLANNING 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 PLANNING DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

THIS PLAN 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.

THIS PLAN 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 TRANSFERREES ARE HEREBY ADVISED THAT APPROVAL AND RECORDATION OF THIS PLAN 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.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	33.00'	S 89°53'28" E	L27	32.86'	S 89°54'30" W	L43	33.00'	S 89°56'36" E	L79	33.16'	S 89°53'30" W
L2	43.00'	N 02°02'04" E	L28	33.15'	S 89°54'30" W	L44	32.81'	N 00°03'24" E	L80	32.88'	N 89°53'30" E
L3	33.08'	S 89°57'56" E	L29	33.15'	S 00°10'21" W	L45	33.09'	S 00°03'24" W	L81	42.88'	N 00°06'30" W
L4	43.04'	S 00°06'34" W	L30	33.00'	S 89°48'39" E	L46	33.00'	N 89°56'36" E	L82	33.00'	N 89°56'57" W
L5	42.98'	S 00°06'34" W	L31	33.00'	N 00°05'30" W	L47	33.00'	S 89°57'56" E	L83	42.78'	N 00°03'03" E
L6	32.84'	N 89°57'56" W	L32	33.00'	S 00°05'30" E	L48	33.00'	N 00°06'28" W	L84	42.98'	S 00°03'03" W
L7	43.00'	N 02°02'04" E	L33	33.00'	S 00°05'30" E	L49	33.00'	N 89°53'28" E	L85	33.00'	S 89°56'57" W
L8	33.00'	N 89°53'28" E	L34	33.23'	N 89°54'30" E	L50	32.87'	S 00°06'34" W	L86	42.88'	N 00°06'30" W
L9	43.00'	N 02°02'04" E	L35	33.23'	N 00°18'30" E	L51	33.13'	N 00°06'34" W	L87	33.12'	S 89°53'30" E
L10	33.02'	S 89°57'56" E	L36	32.77'	S 00°18'30" W	L52	33.00'	S 89°53'28" E	L88	32.84'	N 89°53'30" E
L11	43.01'	S 00°03'24" W	L37	32.77'	N 89°54'30" E	L53	33.00'	N 00°06'28" W	L89	43.00'	S 00°06'30" E
L12	42.82'	S 00°03'24" W	L38	33.00'	S 00°05'30" E	L54	33.13'	S 89°53'28" E	L90	33.00'	N 89°53'30" E
L13	32.78'	N 89°54'30" E	L39	33.00'	S 89°41'30" E	L55	32.88'	N 89°53'28" E	L91	43.00'	S 00°06'30" E
L14	43.00'	N 00°15'27" W	L40	33.00'	N 89°41'30" W	L56	33.00'	S 00°06'28" E	L92	33.00'	S 89°56'36" E
L15	35.00'	N 89°56'36" E	L41	33.00'	S 00°05'30" E	L57	33.00'	S 89°53'28" E	L93	42.81'	S 00°05'46" W
L16	33.00'	S 89°56'36" E	L42	33.09'	S 89°54'30" W	L58	32.87'	S 00°06'34" W	L94	42.88'	N 89°53'30" E
L17	33.00'	N 89°41'30" W	L43	32.81'	N 89°54'30" W	L59	33.13'	N 00°06'34" W	L95	29.88'	S 89°53'30" E
L18	45.72'	S 74°54'43" E	L44	33.00'	N 89°53'28" E	L60	33.00'	N 89°53'28" E	L96	42.71'	N 00°12'20" E
L19	40.72'	S 00°16'30" W	L45	33.00'	N 89°56'36" E	L61	33.00'	S 00°06'28" E	L97	43.02'	S 00°06'55" W
L20	68.90'	S 00°16'30" W	L46	32.81'	S 00°03'24" W	L62	33.13'	N 89°53'28" E	L98	33.21'	S 89°53'30" W
L21	33.00'	S 89°41'30" W	L47	33.09'	N 00°03'24" E	L63	32.88'	S 89°53'28" E	L99	42.86'	N 00°06'30" W
L22	33.00'	N 89°41'30" W	L48	33.00'	S 89°56'36" E	L64	33.00'	S 89°53'28" E	L100	33.00'	S 89°56'36" E
L23	33.00'	S 89°57'56" E	L49	33.00'	N 00°06'28" W	L65	42.87'	S 00°06'34" W	L101	33.00'	N 89°56'36" E
L24	33.00'	N 89°50'47" E	L50	33.09'	S 89°53'31" W	L66	43.00'	N 00°06'34" W	L102	42.82'	N 00°06'30" W
L25	33.00'	S 89°50'47" E	L51	32.81'	N 89°53'31" E	L67	33.00'	S 89°53'28" E	L103	33.00'	S 89°53'30" E
L26	32.86'	S 00°08'13" W	L52	33.00'	S 00°06'28" E	L68	43.00'	S 00°06'30" E	L104	33.00'	S 89°48'39" E



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors

NOTE: 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.

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

WASHINGTON COUNTY SURVEYOR  
APPROVED AS TO FORM THIS DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_  
APPROVED AS TO FORM THIS DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

RECORDED # DOC # 20140018628  
WASHINGTON COUNTY RECORDER

DATE RECORDED: \_\_\_\_\_  
FILE: 47436-FP6

BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors  
250 East Franklin Ave.  
St. George, Utah 84770  
Phone: (435) 873-2587 / Fax: (435) 873-3161  
www.bushandgudgell.com

SHORT CREEK SUBDIVISION #6  
A SUBDIVISION OF THE UEP TRUST PROPERTY  
PREPARED FOR: UEP TRUST (801) 328-2011  
PREPARED FOR: UEP TRUST (801) 328-2011  
132 PREPPOINT AVE. SUITE 250 SALT LAKE CITY, UTAH 84101  
LOCATED IN SECTION 33 & 34, T43S, R10W, SLB&M

SHEET 1 OF SHEETS  
DATE RECORDED: \_\_\_\_\_  
FILE: 47436-FP6



**HILDALE CITY**

Established 1963

P.O. BOX 840490 320 E. NEWEL AVE. HILDALE, UTAH 84784 PHONE: 435-874-2323 FAX: 435-874-2603

January 24, 2019

RE: Notice of Public Hearing – Re-zone Request  
Parcel Numbers: HD-SHCR-6-24 & HD-SHCR-6-32

Dear:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone lots 24 and 32 from RA-1 (Residential Agricultural) to RM-2 (Multiple-family Residential). The hearing will be held Monday, February 18, 2019 at 6:05 p.m. MDT. The location of the meeting will be at the Hildale City Hall, 320 East Newel Avenue, Hildale, Utah.

Any questions or comments can be directed to the City of Hildale, Attn: City Recorder, P.O. Box 840490, Hildale, Utah 84784. Phone: (435) 874-2323, Email: [recorder@hildalecity.com](mailto:recorder@hildalecity.com)

Sincerely,

Mariah La Corti  
Deputy City Recorder