



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 THURSDAY THE 28TH DAY OF MARCH, 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. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN
4. WELCOME OF NEW MEMBERS
5. PLEDGE OF ALLEGIANCE
6. PUBLIC COMMENT
7. PUBLIC HEARING ON RE-ZONE REQUEST FOR LOTS HD-SHCR-13-1 through 64 AND HD-SHCR-14-17 through 48
8. CONSIDERATION AND POSSIBLE ACTION ON RE-ZONE REQUEST FOR LOTS HD-SHCR-13-1 through 64 AND HD-SHCR-14-17 through 48
9. APPROVAL OF MINUTES OF PREVIOUS MEETING
10. INFORMATIONAL SUMMARIES
11. DISCUSSION ON MEETING TIME
12. 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.

Notice of Public Hearing Re-Scheduled

IN ACCORDANCE WITH UTAH CODE § 10-3-818, NOTICE IS HEREBY GIVEN THAT THE HILDALE CITY PLANNING AND ZONING COMMISSION PUBLIC HEARING ON THE MATTER OF RE-ZONE REQUEST FOR THE FOLLOWING LOTS:

HD-SHCR-13-1 through 64

HD-SHCR-14-17 through 48

HAS BEEN RE-SCHEDULED FOR THURSDAY THE 28TH OF MARCH, 2019 AT 6:10 P.M., AT THE HILDALE CITY HALL, 320 EAST NEWEL AVENUE, HILDALE, UTAH,. ALL INTERESTED PERSONS SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD.

DATED THIS 18TH DAY OF MARCH, 2019

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.

ZONE CHANGE APPLICATION

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

Fee: \$100

3/15/19

For Office Use Only:
File No. _____
Receipt No. 1045365

Complete

Name: The Heights at South Zion Telephone: 801-330-3237

Address: 11951 S 645 E Draper, UT 84020 Fax No. _____

Agent (If Applicable): Travis Jessop Telephone: 801-330-3237

Email: travis@pridexexcavating.com

Address/Location of Subject Property: 1040 N Pinion St. Hildale, UT 84784

Tax ID of Subject Property: See Attached List Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Requesting zone change to R-1-10 to create a larger inventory of more affordable lots.

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

- a. The name and address of every person or company the applicant represents; *see attached operating agreement*
- 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

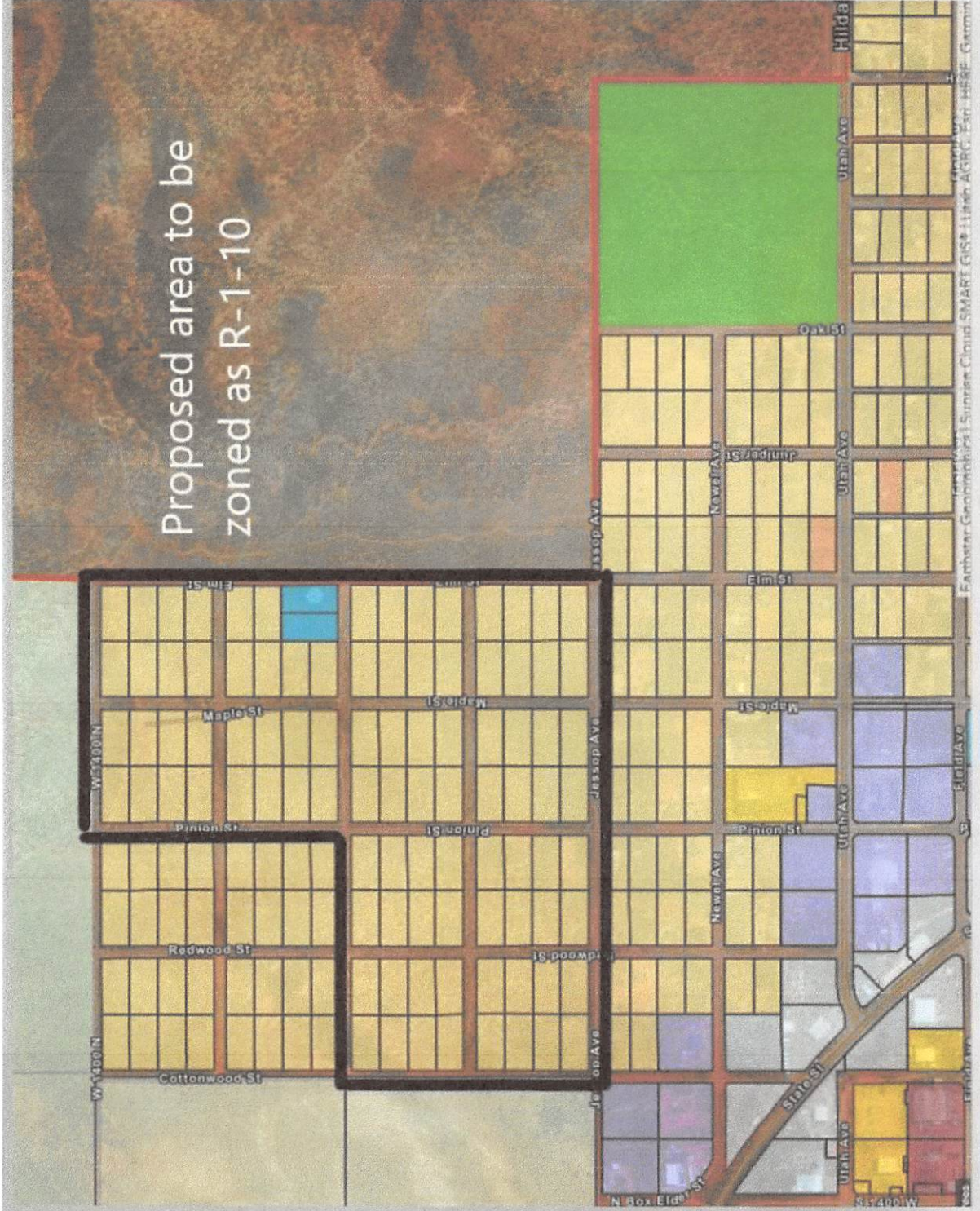
Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month 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: _____ Application Complete: YES NO

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

Proposed area to be zoned as R-1-10



Parcels



Hildale Zoning

Zoning Districts

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

Special Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
09/01/2017 11:22:23 AM Fee \$12.00 BY FIRST
AMERICAN ST. GEORGE MAIN

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

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
South Zion Estates, LLC
C/O Mark F. James
Hatch, James & Dodge
10 W Broadway #400
Salt Lake City, UT 84101

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

SPECIAL WARRANTY DEED

Escrow No: 363-5864922 (LR)
A.P.N.: HD-SHCR-13-1 THROUGH 16, 49, 50, AND 52 THROUGH 64

Holm Holdings, LLC, a Utah limited liability company, Grantor, of Hildale, Washington County, State of UT, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to


South Zion Estates, LLC, a Utah limited liability company, 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:

LOTS 1 THROUGH 16, 49, 50, AND 52 THROUGH 64, SHORT CREEK SUBDIVISION #13, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

Witness, the hand(s) of said Grantor(s), this Aug 29, 2017

Holm Holdings, LLC a Utah limited liability company

By: 
Name: Richard Holm
Title: Manager

A.P.N.: HD-SHCR-13-1

Special Warranty Deed - continued

File No.: 363-586022 (LR)

STATE OF Utah

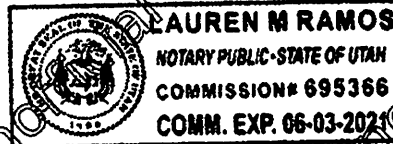
County of Washington

On August 29, 2021, before me, the undersigned Notary Public, personally appeared **Richard Holm, Manager of Holm International Properties, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 06/03/2021

Lauren M Ramos
Notary Public



Special Warranty Deed Page 1 of 4
Russell Shirts Washington County Recorder
09/11/2014 04:16:01 PM Fee \$16.00 BY FIRST
AMERICAN TITLE INSURANCE COMPANY

WHEN RECORDED, RETURN TO:

WLM INVESTMENTS AND HOLDINGS, LLC
c/o Mark F. James
HATCH, JAMES & DODGE
10 West Broadway, Suite 400
Salt Lake City, Utah 84101

FIRST AMERICAN TITLE
666427958

SPECIAL WARRANTY DEED

For good and valuable consideration, BRUCE WISAN as SPECIAL FIDUCIARY (the "Special Fiduciary") OF THE UNITED EFFORT PLAN TRUST ("Grantor"), does hereby convey to WLM Investments and Holdings, LLC, a Utah limited liability company, whose address is c/o Mark F. James, HATCH, JAMES & DODGE, 10 West Broadway, Suite 400, Salt Lake City, Utah 84101 ("Grantee"), the following certain real property situated in Washington County, Utah (the "Property"):

The Southwest Quarter of the Southwest Quarter of Section 28, Township 43 South, Range 10 West, Salt Lake Base and Meridian.

Note:

The Northwest Quarter of the Northwest Quarter of said Section 28, Township 43 South, Range 10 West, Salt Lake Base and Meridian is now known as: **Lots 17 through 48, Short Creek Subdivision #14**, according to the Official Plat thereof on file in the office of the Washington County Recorder.

Tax ID No. HD-0-3-28-330

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

TOGETHER WITH: all water rights appurtenant to the Property.

AND THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the
11 day of September, 2014.

GRANTOR:

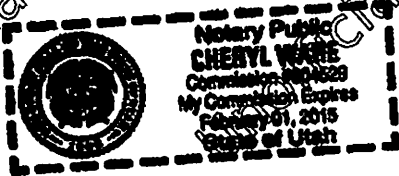
UNITED EFFORT PLAN TRUST

By: Bruce Wisan
Bruce Wisan, Special Fiduciary

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On September 11, 2014, before me, Cheryl Ware, a Notary Public, personally appeared Bruce Wisan, Special Fiduciary of the United Effort Plan Trust, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Cheryl Ware
Notary Public
My Commission Expires: 2/1/15
Residing at: Salt Lake

EXHIBIT "A"

Permitted Encumbrances

Easements, claims of easements or encumbrances which are not shown by the public records.

2. Discrepancies, conflict in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.

3. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

6. All unpaid real estate Taxes assessed by Washington County, State of Utah.

Application for Assessment and Taxation of Agricultural Land, wherein there is a five year roll back tax provision, recorded October 19, 1999 as Entry No. 665001 in Book 1349 at Page 1133 of Official Records.

8. Any changes and assessments made by the City of Hildale, the County of Washington, State of Utah and/or Tax Districts No. 02 for its Special Service Districts.

9. All public utility and drainage easements, notes and restrictions shown on the official ownership plat of record for Section 28, Township 43 South, Range 10 West, Salt Lake Base and Meridian.

10. Reservation of minerals, rights of way, easements, restrictions, terms and conditions, etc., as shown on that certain Patent recorded June 14, 1982 as Entry No. 35738 in Book R-3 at Page 241, of Official Records.

11. Warranty Deed of Easement in favor of the Town of Hildale, recorded April 23, 1996 as Entry No. 530415 in Book 995 at Page 467 of Official Records.

12. Bill of Sale regarding easement distribution facilities, recorded May 10, 1994 as Entry No. 466585 in Book 818 at Page 546 of Official Records.
13. Affidavit of Easements, affecting said land recorded June 30, 2009 as Entry No. 2090025382 of Official Records.
14. Quit Claim Deed of Easements from the City of Hildale to Garkane Energy Cooperative, Inc., recorded July 1, 2009 as entry No. 2090025437 of Official Records.
15. Notice of Interest in favor of A&W Cattle, LLC, recorded August 18, 2008 as Entry No. 20080032408 of Official Records.
16. Notice of Interest in favor of Jessop Farms, recorded August 18, 2008 as Entry No. 20080032409 of Official Records.
17. Notice of Interest in favor of D&F Sheep, recorded August 18, 2008 as Entry No. 20080032410 of Official Records.
18. Easements and incidental purposes, in favor of Hildale Town Corporation, a municipal corporation of the State of Utah & Twin City Water Works, a Utah corp., as set forth in that certain Right-of-Way Easement recorded July 3, 1978 as Entry No. 195139 in Book 237 at Page 366 of Official Records.
19. Easements and incidental purposes, in favor of Hildale Town Corporation, a municipal corporation of the State of Utah & Twin City Water Works, a Utah corp., as set forth in that certain Right-of-Way Easement recorded July 3, 1978 as Entry No. 195140 in Book 237 at Page 368 of Official Records.
20. Easements and incidental purposes, in favor of Hildale Town Corporation, a municipal corporation of the State of Utah & Twin City Water Works, a Utah corp., as set forth in that certain Right-of-Way Easement recorded July 3, 1978 as Entry No. 195141 in Book 237 at Page 370 of Official Records.

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
06/30/2017 02:49:50 PM Fee \$43.00 By FIRST
AMERICAN ST. GEORGE MAIN

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

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
South Zion Estates, LLC
1475 West Field Avenue
Hildale, UT 84784

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

WARRANTY DEED

Escrow No. **363-5857083 (LO)**
A.P.N.: **HD-SHCR-13-18 (17-48)**

7070 Holdings, LC, a Nevada limited liability company, Grantor, of Las Vegas, Clark County, State of NV, hereby CONVEY AND WARRANT to

South Zion Estates, LLC, a Utah limited liability company, 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:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN IS NOW KNOWN AS:

LOTS 17 THROUGH 32 AND 33 THROUGH 48, SHORT CREEK SUBDIVISION #13, 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 or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 28, 2017**

7070 Holdings, LC, a Nevada limited liability company

By: 
Name: Ardelle Johnson

A.P.N.: HD-SHCR-13-18 (17-118)

Warranty Deed - continued

File No.: 363-5857083 (LO)

Title: Managing Member

STATE OF WA
County of WASHINGTON) ss.

On JUN 28 2017, before me, the undersigned Notary Public, personally appeared **Ardale Johnson, Managing Member of 7070 Holdings, LC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

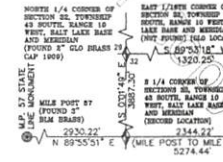
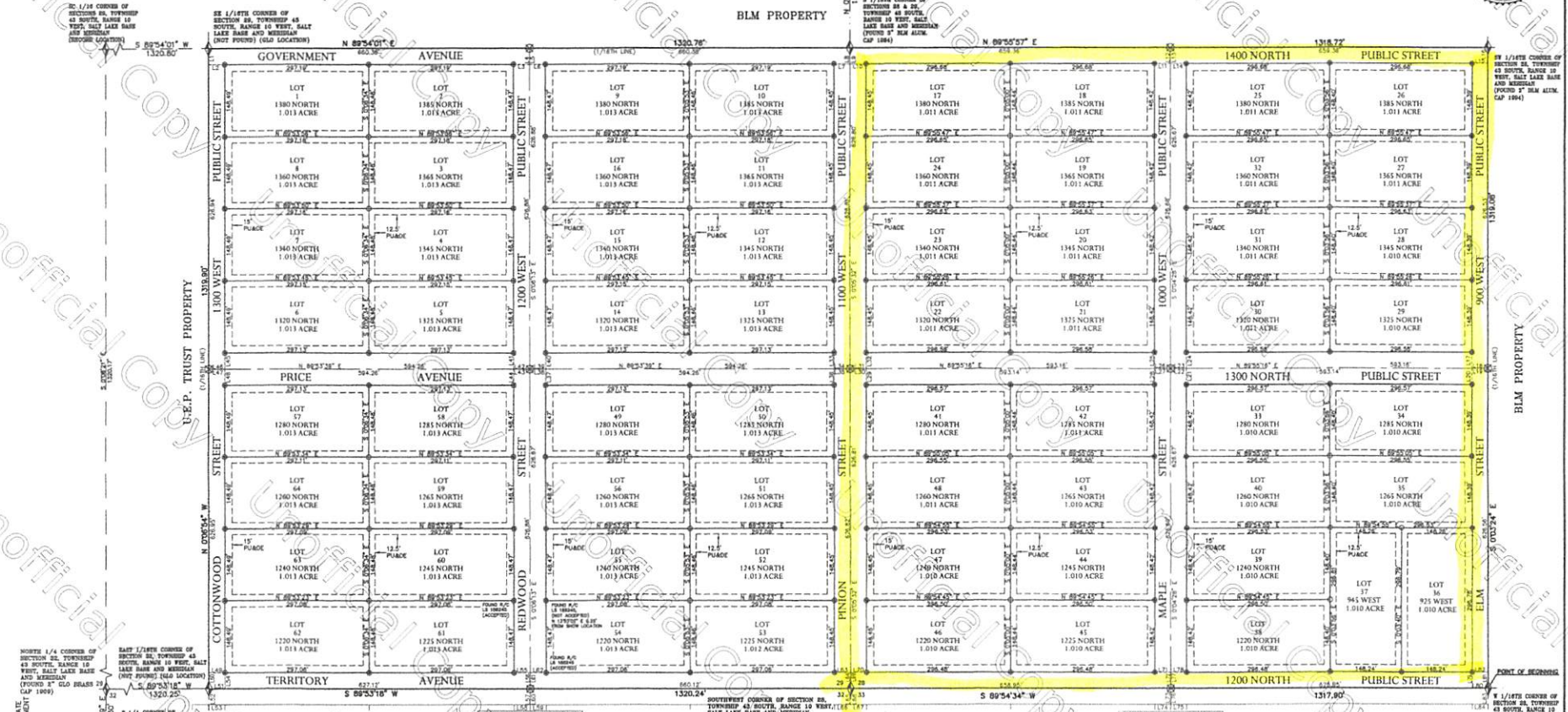
My Commission Expires: 02-08-2021



Notary Public



SHORT CREEK SUBDIVISION #14 HILDALE, UTAH LOCATED IN SECTIONS 28 & 29 T43S, R10W SLB&M



BASIS OF BEARING
N 89°53'30" E 11604.50'
(MILE POST 58 TO MILE POST 60.19)

- LEGEND:**
- SET 3/4" X 4-3/4" STAINLESS STEEL COTTON OIL SPINDLE
 - SET REBAR IN CAP
 - SET RIVET
 - SET PROPERTY CORNER
 - SET PROPERTY CORNER NOT SET
 - LOT LINE
 - - - STREET CENTERLINE
 - - - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - 1/16TH SECTION LINE
 - FOUND AND ACCEPTED INTERSECTION POINTS SET BY OTHERS
 - FOUND BLM BRASS CAP
 - CALCULATED POSITION AS PER BLM DEPENDENT RESURVEY DATED 1996
 - STATE LINE MILE POST 3RD BRASS CAP
 - PUBLIC UTILITY & DRAINAGE EASEMENT.



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	S 89°53'30" E	330.00	19	N 89°53'30" E	330.00	37	N 89°53'30" E	330.00
2	S 89°53'30" E	330.00	20	N 89°53'30" E	330.00	38	N 89°53'30" E	330.00
3	N 89°53'30" E	330.00	21	N 89°53'30" E	330.00	39	N 89°53'30" E	330.00
4	N 89°53'30" E	330.00	22	N 89°53'30" E	330.00	40	N 89°53'30" E	330.00
5	N 89°53'30" E	330.00	23	N 89°53'30" E	330.00	41	N 89°53'30" E	330.00
6	N 89°53'30" E	330.00	24	N 89°53'30" E	330.00	42	N 89°53'30" E	330.00
7	N 89°53'30" E	330.00	25	N 89°53'30" E	330.00	43	N 89°53'30" E	330.00
8	N 89°53'30" E	330.00	26	N 89°53'30" E	330.00	44	N 89°53'30" E	330.00
9	N 89°53'30" E	330.00	27	N 89°53'30" E	330.00	45	N 89°53'30" E	330.00
10	N 89°53'30" E	330.00	28	N 89°53'30" E	330.00	46	N 89°53'30" E	330.00
11	N 89°53'30" E	330.00	29	N 89°53'30" E	330.00	47	N 89°53'30" E	330.00
12	N 89°53'30" E	330.00	30	N 89°53'30" E	330.00	48	N 89°53'30" E	330.00
13	N 89°53'30" E	330.00	31	N 89°53'30" E	330.00			
14	N 89°53'30" E	330.00	32	N 89°53'30" E	330.00			
15	N 89°53'30" E	330.00	33	N 89°53'30" E	330.00			
16	N 89°53'30" E	330.00	34	N 89°53'30" E	330.00			
17	N 89°53'30" E	330.00	35	N 89°53'30" E	330.00			
18	N 89°53'30" E	330.00	36	N 89°53'30" E	330.00			

BUSH & GUGGEL, INC.
Professional Engineer
200 East Tenth Street, Suite 404
Salt Lake City, Utah 84103
Phone: (435) 533-1161
www.bushandguggel.com



SHORT CREEK SUBDIVISION #14
A SUBDIVISION OF THE UEP TRUST PROPERTY
PREPARED FOR: UEP, P.O. BOX 2011
HILDALE, UTAH 84037
LOCATED IN SECTIONS 28 & 29 T43S, R10W SLB&M

SHEET
OF SHEETS
DATE REVISIONS
FILE: 47436-1P14

DOC # 20140018882

Map (Conveying Property) Page 1 of 3
Russell Shirts Washington County Recorder
06/23/2014 08:39:50 PM Fee \$ 124.00
By UNITED EFFORT PLAN, BRUCE R WISAN TR



NAME: SHORT CREEK SUBDIVISION #14

LOTS: 64 MAP #3417

PARCEL NUMBER: HD-0-3-29-210, HD-0-3-28-330

**UNITED EFFORT PLAN
BRUCE R. WISAN TR**

LEGAL DESCRIPTION:

BEGINNING AT THE W 1/16TH (SE COR, SW 1/4, SW 1/4 OF SECTION 28) CORNER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 89°54'34" W ALONG THE SOUTH SECTION LINE OF SECTION 28, 1317.90 FEET TO THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 89°53'18" W ALONG THE NORTH SECTION LINE OF SECTION 32, 1320.24 FEET TO THE EAST 1/16TH CORNER OF SECTION 32; THENCE N 0°06'54" W ALONG THE 1/16TH LINE 1319.80 FEET TO THE SE 1/16TH CORNER OF SECTION 29; THENCE N 89°54'01" E ALONG THE 1/16TH LINE 1320.76 FEET TO THE S 1/16TH OF SECTIONS 28 & 29; THENCE N 89°53'57" E ALONG THE 1/16TH LINE 1318.72 FEET TO THE SW 1/16TH CORNER OF SECTION 28; THENCE S 0°03'24" E ALONG THE 1/16TH LINE 1319.08 FEET TO THE POINT OF BEGINNING.

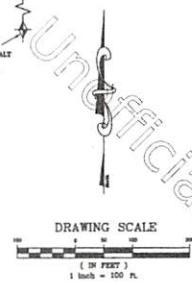
CONTAINS 79.94 ACRES.

SHORT CREEK SUBDIVISION #13 HILDAL, UTAH LOCATED IN: SECTIONS 32 & 33 T43S, R10W SLB&M



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

- LEGEND:**
- SET 3/4" x 4-3/4" STAINLESS STEEL COTTON GIN SPINDLE
 - SET REBAR & CAP
 - SET RIVET
 - SET PROPERTY CORNER
 - PROPERTY CORNER NOT SET
 - LOT LINE
 - STREET CENTERLINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - 1/4TH SECTION LINE
 - FOUND AND ACCEPTED INTERSECTION POINTS SET BY OTHERS
 - FOUND BLM BRASS CAP
 - CALCULATED POSITION, AS PER BLM DEPENDENT SURVEY DATED 1996.
 - STATE LINE MILE POST 3" BRASS CAP
 - CAP
 - PUBLIC UTILITY & DRAINAGE EASEMENT.
 - PLUCK



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 89°53'30" E	33.00	L37	S 89°53'30" E	33.00	L61	S 89°53'30" E	33.00
L2	S 89°53'30" E	33.00	L38	S 89°53'30" E	33.00	L62	S 89°53'30" E	33.00
L3	S 89°53'30" E	33.00	L39	S 89°53'30" E	33.00	L63	S 89°53'30" E	33.00
L4	S 89°53'30" E	33.00	L40	S 89°53'30" E	33.00	L64	S 89°53'30" E	33.00
L5	S 89°53'30" E	33.00	L41	S 89°53'30" E	33.00	L65	S 89°53'30" E	33.00
L6	S 89°53'30" E	33.00	L42	S 89°53'30" E	33.00	L66	S 89°53'30" E	33.00
L7	S 89°53'30" E	33.00	L43	S 89°53'30" E	33.00	L67	S 89°53'30" E	33.00
L8	S 89°53'30" E	33.00	L44	S 89°53'30" E	33.00	L68	S 89°53'30" E	33.00
L9	S 89°53'30" E	33.00	L45	S 89°53'30" E	33.00	L69	S 89°53'30" E	33.00
L10	S 89°53'30" E	33.00	L46	S 89°53'30" E	33.00	L70	S 89°53'30" E	33.00
L11	S 89°53'30" E	33.00	L47	S 89°53'30" E	33.00	L71	S 89°53'30" E	33.00
L12	S 89°53'30" E	33.00	L48	S 89°53'30" E	33.00	L72	S 89°53'30" E	33.00
L13	S 89°53'30" E	33.00	L49	S 89°53'30" E	33.00	L73	S 89°53'30" E	33.00
L14	S 89°53'30" E	33.00	L50	S 89°53'30" E	33.00	L74	S 89°53'30" E	33.00
L15	S 89°53'30" E	33.00	L51	S 89°53'30" E	33.00	L75	S 89°53'30" E	33.00
L16	S 89°53'30" E	33.00	L52	S 89°53'30" E	33.00	L76	S 89°53'30" E	33.00
L17	S 89°53'30" E	33.00	L53	S 89°53'30" E	33.00	L77	S 89°53'30" E	33.00
L18	S 89°53'30" E	33.00	L54	S 89°53'30" E	33.00	L78	S 89°53'30" E	33.00
L19	S 89°53'30" E	33.00	L55	S 89°53'30" E	33.00	L79	S 89°53'30" E	33.00
L20	S 89°53'30" E	33.00	L56	S 89°53'30" E	33.00	L80	S 89°53'30" E	33.00
L21	S 89°53'30" E	33.00	L57	S 89°53'30" E	33.00	L81	S 89°53'30" E	33.00
L22	S 89°53'30" E	33.00	L58	S 89°53'30" E	33.00	L82	S 89°53'30" E	33.00
L23	S 89°53'30" E	33.00	L59	S 89°53'30" E	33.00	L83	S 89°53'30" E	33.00
L24	S 89°53'30" E	33.00	L60	S 89°53'30" E	33.00	L84	S 89°53'30" E	33.00
L25	S 89°53'30" E	33.00	L61	S 89°53'30" E	33.00	L85	S 89°53'30" E	33.00
L26	S 89°53'30" E	33.00	L62	S 89°53'30" E	33.00	L86	S 89°53'30" E	33.00
L27	S 89°53'30" E	33.00	L63	S 89°53'30" E	33.00	L87	S 89°53'30" E	33.00
L28	S 89°53'30" E	33.00	L64	S 89°53'30" E	33.00	L88	S 89°53'30" E	33.00
L29	S 89°53'30" E	33.00	L65	S 89°53'30" E	33.00	L89	S 89°53'30" E	33.00
L30	S 89°53'30" E	33.00	L66	S 89°53'30" E	33.00	L90	S 89°53'30" E	33.00
L31	S 89°53'30" E	33.00	L67	S 89°53'30" E	33.00	L91	S 89°53'30" E	33.00
L32	S 89°53'30" E	33.00	L68	S 89°53'30" E	33.00	L92	S 89°53'30" E	33.00
L33	S 89°53'30" E	33.00	L69	S 89°53'30" E	33.00	L93	S 89°53'30" E	33.00
L34	S 89°53'30" E	33.00	L70	S 89°53'30" E	33.00	L94	S 89°53'30" E	33.00

SHORT CREEK SUBDIVISION #13
A RESIDUAL TRUST PROPERTY
PREPARED BY: BUSH & GUDGELL, INC.
132 PERDENT AVE., SUITE 200 SALT LAKE CITY, UTAH 84111
LOCATED IN: SECTIONS 32 & 33 T43S, R10W Q3&M

BUSH & GUDGELL, INC.
132 PERDENT AVE., SUITE 200 SALT LAKE CITY, UTAH 84111
PHONE (435) 475-2257 / FAX (435) 475-3181
WWW.BUSHANDGUDGELL.COM

DATE RECORDED: 11/11/2023
SHEET 13 OF 13 SHEETS
FILE: 4745-17913

DOC # 20140018881

Map (Conveying Priority) Page 1 of 3
Russell Shirts Washington County Recorder
06/23/2014 03:36:58 PM Fee \$ 124.89
By UNITED EFFORT PLAN, BRUCE R WISAN TR



MAP

NAME: **SHORT CREEK SUBDIVISION #13**

LOTS: 64 MAP #3416

PARCEL NUMBER: HD-0-3-33-414/HD-0-3-32-110

**UNITED EFFORT PLAN
BRUCE R. WISAN TR**

LEGAL DESCRIPTION:

BEGINNING AT THE W 1/16TH CORNER (NE CORNER, NW 1/4, NW 1/4) OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 0°08'33" E ALONG THE 1/16 LINE 1322.22 FEET TO THE NW 1/16TH CORNER OF SECTION 33; THENCE S 89°58'11" W ALONG THE SOUTH LINE OF SECTION 33, 1318.98 FEET TO THE NORTH 1/16TH CORNER OF SECTIONS 32/33; THENCE S 89°53'14" W CONTINUING ALONG SAID LINE 1320.62 FEET TO THE NE 1/16TH CORNER OF SECTION 32; THENCE N 0°02'19" W ALONG THE 1/16TH LINE 1320.86 FEET TO THE EAST 1/16TH CORNER OF SECTION 32; THENCE N 89°53'18" E 1320.24 FEET ALONG THE NORTH LINE OF SECTION 32 TO THE NE CORNER OF SECTION 32; THENCE N 89°54'34" E 1317.90 FEET ALONG THE NORTH LINE OF SECTION 32 TO THE POINT OF BEGINNING.

CONTAINS 80.04 ACRES

DOC # 20140018881

Map (Conveying Property) Page 1 of 3
Russell Shirts Washington County Recorder
06/22/2014 03:32:50 PM Fee \$ 124.00
By UNITED EFFORT PLAN, BRUCE R WISAN TR



MAP

NAME: SHORT CREEK SUBDIVISION #13

LOTS: 64 MAP #3416

PARCEL NUMBER: HD-0-3-33-424/HD-0-3-32-110

**UNITED EFFORT PLAN
BRUCE R. WISAN TR**

LEGAL DESCRIPTION:

BEGINNING AT THE W 1/16TH CORNER (NE CORNER, NW 1/4, NW 1/4) OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 0°06'33" E ALONG THE 1/16 LINE 1322.22 FEET TO THE NW 1/16TH CORNER OF SECTION 33; THENCE S 89°58'11" W ALONG THE SOUTH LINE OF SECTION 33, 1318.98 FEET TO THE NORTH 1/16TH CORNER OF SECTIONS 32/33; THENCE S 89°53'14" W CONTINUING ALONG SAID LINE 1320.62 FEET TO THE NE 1/16TH CORNER OF SECTION 32; THENCE N 0°02'12" W ALONG THE 1/16TH LINE 1320.86 FEET TO THE EAST 1/16TH CORNER OF SECTION 32; THENCE N 89°53'18" E 1320.24 FEET ALONG THE NORTH LINE OF SECTION 32 TO THE NE CORNER OF SECTION 32; THENCE N 89°54'34" E 1317.00 FEET ALONG THE NORTH LINE OF SECTION 33 TO THE POINT OF BEGINNING.

CONTAINS 80.04 ACRES

HD-SHCR-14-1	HD-SHCR-14-2	HD-SHCR-14-9	HD-SHCR-14-10	HD-SHCR-14-17	HD-SHCR-14-18	HD-SHCR-14-25	HD-SHCR-14-26
HD-SHCR-14-8	HD-SHCR-14-3	HD-SHCR-14-16	HD-SHCR-14-11	HD-SHCR-14-24	HD-SHCR-14-19	HD-SHCR-14-32	HD-SHCR-14-27
HD-SHCR-14-7	HD-SHCR-14-4	HD-SHCR-14-15	HD-SHCR-14-12	HD-SHCR-14-23	HD-SHCR-14-20	HD-SHCR-14-31	HD-SHCR-14-28
HD-SHCR-14-6	HD-SHCR-14-5	HD-SHCR-14-14	HD-SHCR-14-13	HD-SHCR-14-22	HD-SHCR-14-21	HD-SHCR-14-30	HD-SHCR-14-29
HD-SHCR-14-57	HD-SHCR-14-58	HD-SHCR-14-49	HD-SHCR-14-50	HD-SHCR-14-41	HD-SHCR-14-42	HD-SHCR-14-33	HD-SHCR-14-34
HD-SHCR-14-64	HD-SHCR-14-59	HD-SHCR-14-56	HD-SHCR-14-51	HD-SHCR-14-48	HD-SHCR-14-43	HD-SHCR-14-40	HD-SHCR-14-35
HD-SHCR-14-63	HD-SHCR-14-60	HD-SHCR-14-55	HD-SHCR-14-52	HD-SHCR-14-47	HD-SHCR-14-44	HD-SHCR-14-39	HD-SHCR-14-37
HD-SHCR-14-62	HD-SHCR-14-61	HD-SHCR-14-54	HD-SHCR-14-53	HD-SHCR-14-46	HD-SHCR-14-45	HD-SHCR-14-38	HD-SHCR-14-37

Cottonwood St

HD-SHCR-13-1	HD-SHCR-13-2	HD-SHCR-13-9	HD-SHCR-13-10	HD-SHCR-13-17	HD-SHCR-13-18	HD-SHCR-13-25	HD-SHCR-13-26
HD-SHCR-13-8	HD-SHCR-13-3	HD-SHCR-13-16	HD-SHCR-13-11	HD-SHCR-13-24	HD-SHCR-13-19	HD-SHCR-13-32	HD-SHCR-13-27
HD-SHCR-13-7	HD-SHCR-13-4	HD-SHCR-13-15	HD-SHCR-13-12	HD-SHCR-13-23	HD-SHCR-13-20	HD-SHCR-13-31	HD-SHCR-13-28
HD-SHCR-13-6	HD-SHCR-13-5	HD-SHCR-13-14	HD-SHCR-13-13	HD-SHCR-13-22	HD-SHCR-13-21	HD-SHCR-13-30	HD-SHCR-13-29
HD-SHCR-13-57	HD-SHCR-13-58	HD-SHCR-13-49	HD-SHCR-13-50	HD-SHCR-13-41	HD-SHCR-13-42	HD-SHCR-13-33	HD-SHCR-13-34
HD-SHCR-13-64	HD-SHCR-13-59	HD-SHCR-13-56	HD-SHCR-13-51	HD-SHCR-13-48	HD-SHCR-13-43	HD-SHCR-13-40	HD-SHCR-13-35
HD-SHCR-13-63	HD-SHCR-13-60	HD-SHCR-13-55	HD-SHCR-13-52	HD-SHCR-13-47	HD-SHCR-13-44	HD-SHCR-13-39	HD-SHCR-13-36
HD-SHCR-13-62	HD-SHCR-13-61	HD-SHCR-13-54	HD-SHCR-13-53	HD-SHCR-13-46	HD-SHCR-13-45	HD-SHCR-13-38	HD-SHCR-13-37

Territory Ave

Redwood St

Maple St

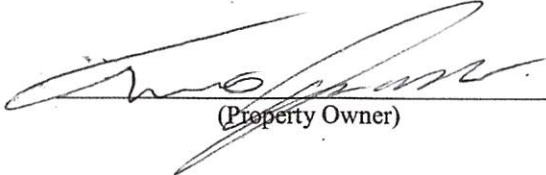
Pinion St

Williams Ave

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH AZ)
:SS
COUNTY OF MOHAVE

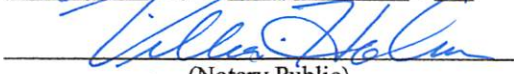
I (we), Travis Jessop as manager of South Zion Estates, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hildale City Planning staff have indicated they are available to assist me in making this application.



(Property Owner)

(Property Owner)

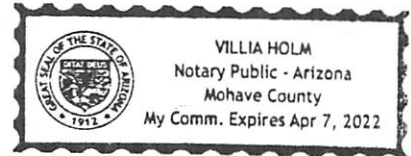
Subscribed and sworn to me this 15th day of March 2019.



(Notary Public)

Residing in: Colorado City Az

My Commission Expires: 4-7-2022



Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

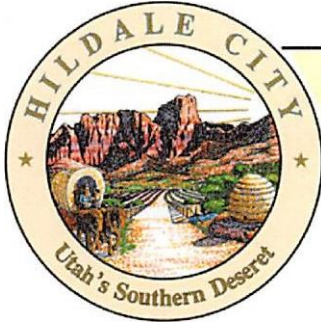
(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____



HILDALE CITY

Established 1963

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

March 18, 2019

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-13-1 through 64

HD-SHCR-14-17 through 48

To Whom it May Concern:

You are receiving this letter as a follow-up to the letter dated March 15, 2019.

Unfortunately, due to a scheduling conflict, this hearing has been rescheduled to Thursday, March 28, 2019 at 6:10 p.m. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah. We apologize for any inconvenience.

You are invited to this public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcels from RA-1 (Residential Agricultural) to R1-10 (Single-Family Residential 10). The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Hildale City Land Use Ordinance, available in the City Recorder's office or at hildalecity.com.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: City Recorder, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Recorder can be reached by phone at (435) 874-2323, or by email at recorder@hildalecity.com. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Hildale City Council.

Sincerely,

Mariah La Corti

Deputy City Recorder

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, February 18, 2019 6:00 p.m.

Present:

Commissioners: Brigham Holm, Jenn Kesselring, Charles Hammon

Staff: John Barlow, Christian Kesselring, Mariah La Corti

Public: Jared Nicol, MaryAnn Harker

#1 Call to Order

Meeting called to order at 6:06 p.m.

#2 Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Commissioner Kesselring led the group in the pledge of allegiance.

Brigham Holm moved to appoint Charles Hammon as Chairman for this meeting.

Jennifer Kesselring seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#4. Public Hearing

Brigham Holm moved to open the public hearing.

Jennifer Kesselring seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Commissioner Hammon recused himself, as he is the owner of one of the properties. Present public were invited to give any input on this matter. Jared Nicol asked for verification that notice was given to adjacent property owners. John Barlow confirmed that letters were mailed to property owners of the neighboring properties. No further input was given.

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

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#5 Public Comment

None

#6. Approval of Minutes of Previous Meetings

No corrections noted.

**Jenn Kesselring moved to approve the minutes of the previous meetings.
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#7. Executive Session

Not needed.

#8. Informational Summaries

John Barlow presented. He is being deployed for 10 months, causing a shuffle of his duties. Christian Kesselring will be the acting City Manager. The position of Planning and Zoning Administrator will be advertised, and applicants discussed with the commissioners.

A letter from the Department of Workforce Services was received. Commissioners may be asked to develop a short-term solution for a general plan in order to meet the requirements of reporting to them about low-income housing by the deadline of July 1, 2019. Commissioner Hammon suggested that the commission address this by doing a supplement to the current general plan just to meet the requirement. He suggested that the State be contacted, and an extension requested. John offered to send an email.

#9. Consideration and Possible Action on Re-zone request for Lots 24 & 32 of Short Creek Subdivision

Commissioner Hammon explained his conflict of interest as the owner of one of these properties. He recused himself from a vote and presented to the Commission. He would like to fill in the missing hole in the housing market of Hildale by providing the opportunity of owning smaller homes on smaller lots. He presented a concept of what they hope to achieve if the re-zone

request is approved. This would be a planned unit HOA development, the only way they would be able to achieve what they are hoping for is with this density of zoning.

Jared Nicol was invited to address the Commission. He brought up the concern about Mr. Hammon not yet owning both lots. Commissioner Hammon explained that he has the property under contract with the UEP Trust. The UEP Trust did submit the re-zone application and authorized Mr. Hammon to represent them in this matter, all of which was provided to the Commission.

John Barlow explained that this would be considered an amendment to the map and reminded Commissioners of the four criteria that must be taken into consideration when making this decision. He also pointed out that there are shortages of affordable housing in Hildale City and that there are adequate public utilities and infrastructure to support high density in this area. The question is whether or not the commission feels this location is proper for this kind of density.

Commissioner Holm asked about the possibility of litigation on their decisions. Christian explained that because the general plan will be updated to more properly reflect the vision for Hildale, while it does have to be considered, how much weight is the commissioners decide to give it is up to the.

Jenn Kesselring moved to approve the re-zone request for lots 24 & 32 and change the zone from RA-1 to RM-2.

Brigham Holm seconded. Roll call vote:

	YES	NO	ABSTAIN
Charles Hammon			X
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

#10. Recommendation to Change Planning and Zoning Commission ordinance from 5 to 7 Members

Public interviews were held for interested individuals, councilmembers and commissioners were invited. There were 5 applicants, 4 of which were present at the interviews. They each had a lot to offer and presented different demographics of Hildale. Mayor Jessop feels that each of these individuals could positively contribute to the community, she is asking the Commission to make a recommendation to consider changing the Ordinance from 5 to 7 members.

John explained the process of amending the ordinance. Charles explained that he feels variety is health. If too large it may become ineffective, if too small questions or opinions may be overlooked. All three commissioner Brigham stated his opinion that more representation while creating the general plan could be helpful

**Brigham Holm moved to make a recommendation to the city council to change the Planning and Zoning Commission Ordinance from 5 to 7 members.
Charles Hammon seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Brigham Holm	X		
Jenn Kesselring	X		

Motion carried.

Commissioner Hammon requested discussion on meeting time be added to next month's agenda

#11. Adjournment

With no other business, meeting adjourned at 7:08 pm.

Pending Minutes - Subject to Approval