



📞 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

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 30TH DAY OF MARCH, 2020 ONLINE OR BY PHONE.

THIS MEETING WILL BE BROADCASTED ON FACEBOOK LIVE UNDER HILDALE CITY'S PAGE.

IT WILL BE OPEN TO THE PUBLIC USING THE FOLLOWING CALL-IN NUMBER OR LINK:

Topic: Planning and Zoning Meeting March 30th, 2020

Time: Mar 30, 2020 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting: <https://zoom.us/j/631233201>

Meeting ID: 631 233 201

One tap mobile

+16699006833,,631233201# US (San Jose)

+13462487799,,631233201# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

Meeting ID: 631 233 201

Find your local number: <https://zoom.us/u/adE50gmvE2>

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.



📞 435-874-2323

📠 435-874-2603

🌐 www.hildalecity.com

THIS MEETING WILL ALSO BE BRODCASTED AT HILDALE CITY HALL, 320 EAST, NEWEL AVENUE, WHICH MEETING SHALL BEGIN AT 6:30 P.M. MDT.

PUBLIC COMMENTS AND QUESTIONS WILL BE ACCEPTED BEFORE OR DURRING THE MEETING BY EMAIL: MANAGER@HILDALECITY.COM

THE AGENDA SHALL BE AS FOLLOWS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT
5. DISCUSSION AND POSSIBLE ACTION ON APPROVING MEETING MINUTES
6. DISCUSSION AND POSSIBLE ACTION ON CONDITIONAL USE PERMIT FOR THE ROCKMOORE (1060 N CANYON ST.) [PG 15-28]
7. DISCUSSION AND POSSIBLE ACTION ON FINAL SITE PLAN FOR LOT 37 IN THE INDUSTRIAL PARK [PG 29-58]
8. UPDATE ON TEMPORARY ORDINANCE PERTAINING TO OFF SITE IMPROVEMENTS
9. 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 APPLICATION STAFF REPORT

Project/Applicant Name: Cade and Angela Johnson

Project Address: 985 N Pinion St.

Current Zoning: RA-1

Proposed Zoning: RA.5

Summary of Application

The Applicant is requesting an amendment to the zoning map to change 1 lot(s) located on the southeast corner of Hildale St. and Utah Ave. from RA-1 (Residential Agricultural 1 acre) to RA.5 (Residential Agricultural ½ Acre) zoning, for the stated purpose to create two building lots.

Background

The property was given RA-1 Zoning during the original creation of the zoning map. The lot consists of approximately 1.01 acres of vacant land.

General Plan and Zoning

The property is surrounded by R1-10 to the north and RA-1 on all other sides. The general map shows this area as low density residential

Analysis

Hildale City Land Use Ordinance 152-7-7.E outlines the following approval standards for a change to the zoning map:

- Whether the proposed amendment is consistent with goals, objectives, and policies of the city's general plan;
 - This application is consistent with our current general plan which shows this area as low density residential
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
 - The existing surrounding development consists of residential property. Many of the lots surrounding the property do not have existing development.

- The extent to which the proposed amendment may adversely affect the adjacent property;
 - Due to the fact that the surrounding area consists of mostly residential properties the impact for this application should be low.
- The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
 - The current utility map does not show any utilities in this area. The city currently has expressed some complications in providing adequate water pressure to the homes that are in this area. If the applicant chooses to pursue a lot split they will be required to provide a utility plan, that has been prepared by a licensed engineer, which shows how those utilities will be provided.

Staff Recommendation

Staff feels that the application meets three of the four requirements set forth in the land use ordinance. Because of this, it would be our recommendation that this application is approved with the condition that a utility plan is provided.

Sample Motions

1. (Approve without conditions) **I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-4-9 based on the findings set forth in the staff report.**
2. (Approve with conditions) **I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-4-9 with the following conditions: [list conditions].**
3. **(Staff Recommendation) I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-4-9 with the condition that a utility plan is submitted and approved by the utility department.**
4. (Deny) **I move we recommend the City Council deny the zoning map amendment requested for lot(s) HD-SHCR-4-9 based on the findings set forth in the staff report.**

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. 1047377

Angela
2/26/2020

Name: Cade Johnson & Angela Johnson Telephone: _____

Address: 985 N Pinion Street Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: cadej83@yahoo.com

Address/Location of Subject Property: _____

Tax ID of Subject Property: _____ Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RA-5

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.

Date Received: 2-26-2020 (Office Use Only) Application Complete: YES NO

Date application deemed to be complete: 2-26-2020 Completion determination made by: Kyle

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

Receipt No: 1.047377 Feb 26, 2020

CADE JOHNSON & ANGELA JOHNSON

Previous Balance:	.00
MISCELLANEOUS	
Land Use 985 NORTH PINION ST	100.00
Total:	100.00
Check - Zions Bank	
Check No: 1448	100.00
Payor:	
CADE JOHNSON & ANGELA JOHNSON	
Total Applied:	100.00
Change Tendered:	.00

02/26/2020 11:41 AM

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
 :SS
COUNTY OF Washington

I (we), Cade Johnson & Angela Johnson 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.

Cade Johnson

(Property Owner)

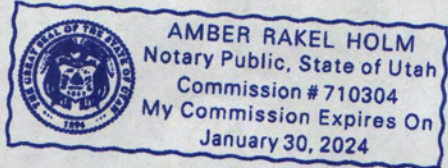
Angela Johnson

(Property Owner)

Subscribed and sworn to me this 26 day of February 2020.

Amber Rakel Holm

(Notary Public)



Residing in: Washington, Utah
My Commission Expires: 1-30-2024

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)

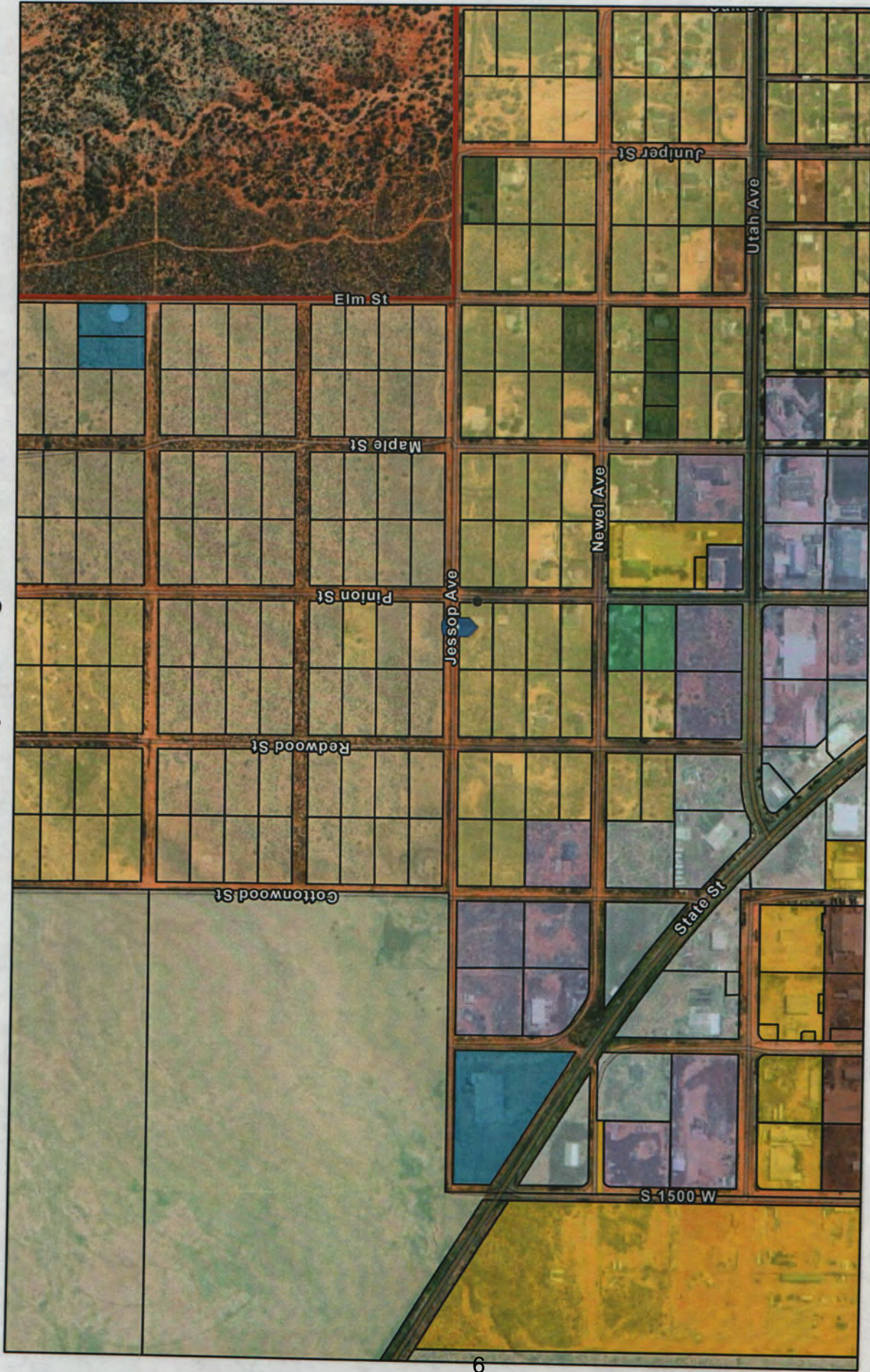
Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

My Commission Expires: _____

Hildale City Zoning districts



2/26/2020, 10:53:32 AM

- Municipal Boundary Zoning District Overlays
- Parcels
- APO - Agriculture protection overlay
- PDO - Planned development overlay
- HDO - Historic district overlay
- SLO - Sensitive lands overlay
- EIO - Extraction industries overlay

TAX ID OWNER
 HD-SHCR: MAD LEMON LLC
 HD-SHCR: SOUTH ZION ESTATES LLC
 HD-SHCR: UNITED EFFORT PLAN
 HD-SHCR: JEFFS RICHARD B
 HD-SHCR: PRIDE INV LLC
 HD-SHCR: BLACKMORE ARTHUR JR

ADDRESS 1	ADDRESS CITY	STATE	ZIP	COUNTRY
409 3 RD AVE EAST	WILLISTON	ND	58801 ✓	
11951 S 645 E	DRAPER	UT	84020 ✓	
PO BOX 959	HILDALE	UT	84784 ✓	
PO BOX 842100	HILDALE	UT	84784-2100 ✓	
11951 S 645 E	DRAPER	UT	84020 ✓	
10856 DAISY RIDGE DR	SANDY	UT	84070	

HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Project/Applicant Name: Angela Johnson

Project Address: 780 N Hildale St.

Current Zoning: RA-1

Proposed Zoning: RA.5

Summary of Application

The Applicant is requesting an amendment to the zoning map to change 1 lot(s) located on the South East corner of Hildale St. and Utah Ave. from RA-1 (Residential Agricultural 1 acre) to RA.5 (Residential Agricultural ½ Acre) zoning, for the stated purpose to create two building lots.

Background

The property was given RA-1 Zoning during the original creation of the zoning map. The lot consists of approximately 0.97 Acres and consists of a residential building on the west half of the lot.

General Plan and Zoning

The property is surrounded by Public Facilities to the west, Multi Family to the south, and Residential properties on the north. The general map shows this area as low density residential

Analysis

Hildale city Land Use Ordinance 152-7-7.E outlines the following approval standards for a change to the zoning map:

- Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;
 - This application is consistent with our current general plan which shows this area as low density residential
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

- The existing surrounding development consists mainly of residential structures. There is some property to the west that has been designated for a future city park.
- The extent to which the proposed amendment may adversely affect adjacent property;
 - Due to the fact that the surrounding area consists of mostly residential properties the impact for this application should be low.
- The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
 - It appears that all utilities run in front of this property along Utah Ave. If the applicant were to pursue a lot split they would be required to provide a utility plan at that time.

Staff Recommendation

Staff feels that because the application meets the requirements set forth in the land use ordinance, this application would be a good application to recommend, for approval to the City Council.

Sample Motions

1. (Approve without conditions) **I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-8-9 based on the findings set forth in the staff report.**
2. (Approve with conditions) **I move we recommend that the City Council approve the zoning map amendment requested for lot(s) HD-SHCR-8-9 with the following conditions: [list conditions].**
3. (Deny) **I move we recommend the City Council deny the zoning map amendment requested for lot(s) HD-SHCR-8-9 based on the findings set forth in the staff report.**



HILDALE CITY Established 1963
P.O. BOX 84080 320 E. NEWEL AVE. HILDALE, UTAH 84704 PHONE: 435-874-2223 FAX: 435-874-2600

Fee: \$100

For Office Use Only:
File No. _____
Receipt No. 1047376

Angelene 2/26/2020

ZONE CHANGE APPLICATION

Name: Angela Johnson Telephone: 435-668-5041

Address: 780 N. Hildale St, #1843279 Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: angejohnson86@gmail.com

Address/Location of Subject Property: 780 N 8 Hildale Street

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

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

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

- a. The name and address of every person or company the applicant represents;
- b. An accurate property map showing the existing and proposed zoning classifications;
- c. All abutting properties showing present zoning classifications;
- d. An accurate legal description of the property to be rezoned;
- e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Monday of each month at 6:30 p.m. The deadline date to submit the application is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

Date Received: 2-26-2020 (Office Use Only) Application Complete: YES NO
Date application deemed to be complete: 2-26 Completion determination made by: KAL

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

Receipt No: 1.047376 Feb 26, 2020

ANGELA JOHNSON

Previous Balance:	.00
MISCELLANEOUS	
Land Use 780 NORTH HILDALE ST	100.00

Total:	100.00
--------	--------

Check - Zions Bank	
Check No: 1446	100.00
Payor:	
ANGELA JOHNSON	
Total Applied:	100.00

Change Tendered:	.00
------------------	-----

02/26/2020 11:39 AM

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)
) :ss
COUNTY OF Washington

I (we), Angela Johnson, 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.

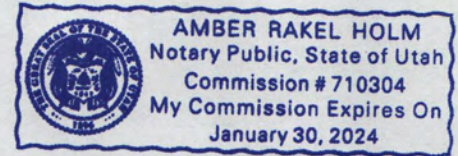
Angela Johnson
(Property Owner)
John
(Property Owner)

Subscribed and sworn to me this 26 day of February 20 20

Amber Raket Holm
(Notary Public)

Residing in: Washington, Utah

My Commission Expires: 1-30-2024



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)

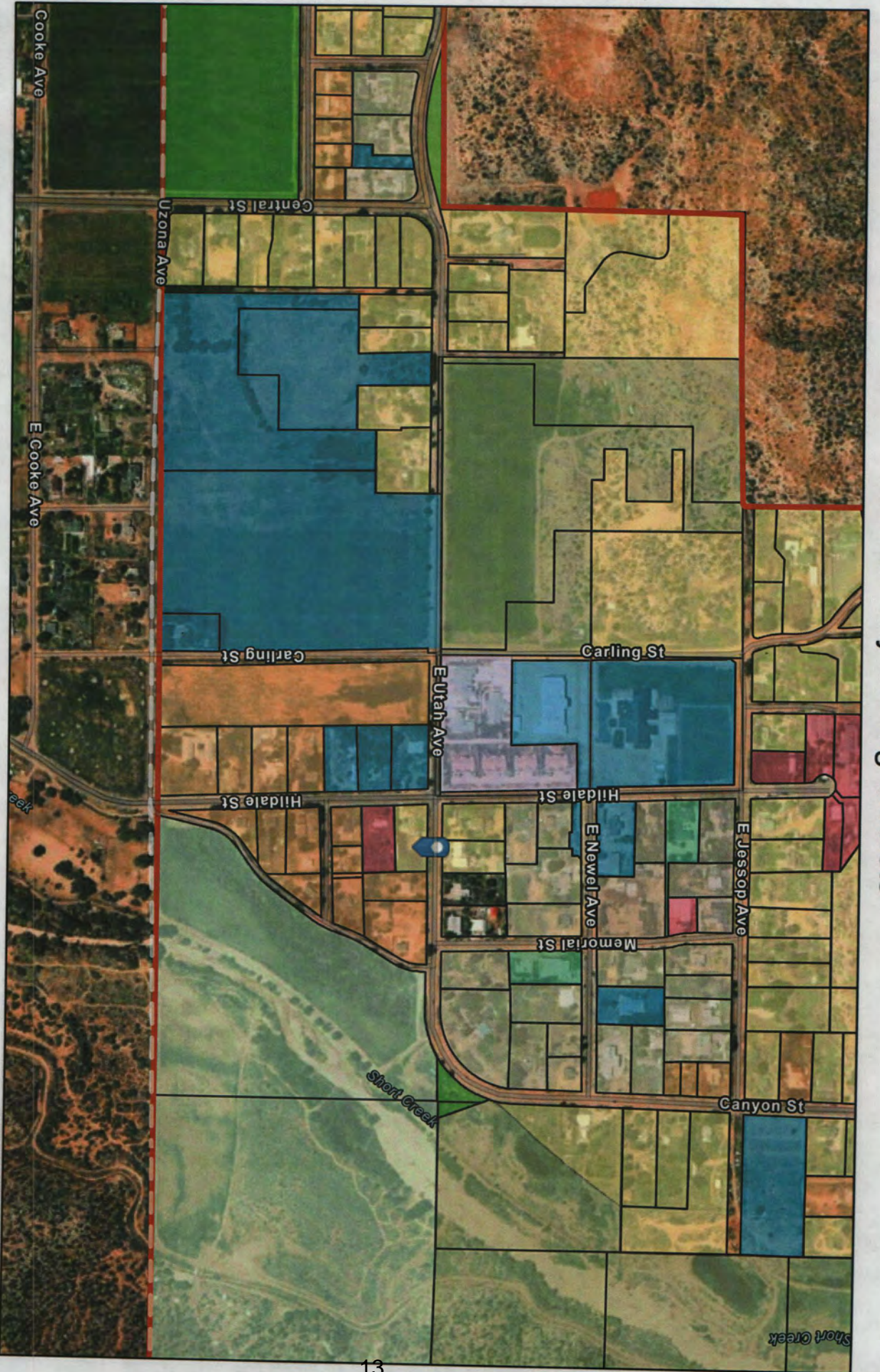
Subscribed and sworn to me this _____ day of _____ 20__.

(Notary Public)

Residing in: _____

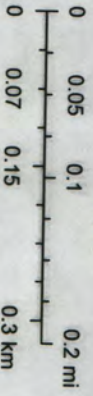
My Commission Expires: _____

Hildale City Zoning districts



2/26/2020, 10:51:35 AM

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



1:9,028

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

TAX ID	OWNER	ADDRESS 1	ADDRESS CITY	STATE
HD-SHCR-8-14	BARLOW CLINTON & MARCIA LAREI ✓	PO BOX 842326	HILDALE	UT
HD-SHCR-8-13	BARLOW NATHANIEL ✓	340 E FIELD AVE # 13	HILDALE	UT
HD-SHCR-9-32	COOK HYRUM ✓	PO BOX 843003	HILDALE	UT
HD-SHCR-8-11	FAUGHT ROBERT ✓	PO BOX 7163	BUNKERVILLE	NV
HD-SHCR-9-34	HUBER SARAH A ✓	105 CHEROKEE AVE	BISMARCK	ND
HD-SHCR-8-10	JEFFS ALVIN DW ✓	PO BOX 2756	HILDALE	UT
HD-SHCR-8-15	KNUDSON JOSEPH C	PO BOX 2811	COLORADO CITY	AZ
HD-SHCR-8-12	MACKERT BRIAN J, KUNS-MACKERT SHERRIE L	370 E FIELD AVE	HILDALE	UT
HD-11-C-3	SC HERITAGE HOLDINGS LLC	10 W BROADWAY STE 400	SALT LAKE CITY	UT
HD-14	UNITED EFFORT PLAN	PO BOX 959	HILDALE	UT



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

CONDITIONAL USE PERMIT

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

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>1647141</u>

Check #109 Angelone

APPLICATION & SUBMITTAL CHECKLIST

Name: The Rockmoore Telephone: 435-624-1632

Address: 1060 N. Canyon Street Fax No. _____

Email: Leanne@rockmoore.site

Agent (If applicable): Leanne Worwood Agent's Phone: 435-668-7809

Agent email: Leanne@rockmoore.site

Address of Subject Property: 1060 N. Canyon Street

Tax ID of Subject Property: 84-2697793 Zone District: _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) Bed and Breakfast Inn

This application shall be accompanied by the following:

- 1. A plot plan showing the following:
 - Property boundaries, dimensions and existing streets.
 - Location of existing and proposed building or livestock facility
 - Adjoining property lines and uses within one hundred (100) feet of subject property.
- 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- 3) Building floor plans for new construction
- 4) Digital copy of all plans sent to planning@hildalecity.com
- 5) A statement of how the applicant intends to meet the conditions for the use desired
- 6) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Thursday of each month at 6:30 p.m. The deadline date to submit the application is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: 1/21/2020

Received by: KYLE LAYTON

Date application deemed to be complete: 1-21-20 Completion determination made by: KYLE

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

Receipt No: 1.047141 Jan 21, 2020

THE ROCKMOORE

Previous Balance:	.00
MISCELLANEOUS	
Land Use	100.00

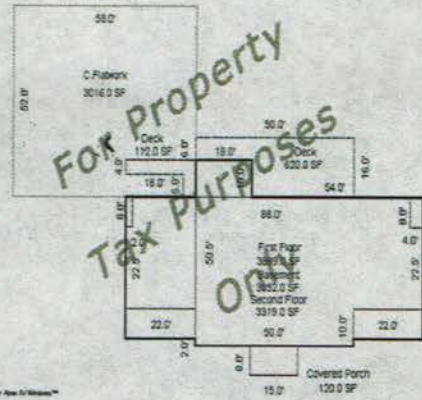
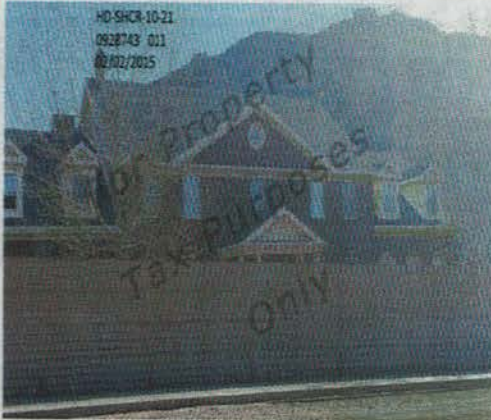
Total:	100.00
	=====
Check - Zions Bank	
Check No: 0109	100.00
Payor:	
LEANNE WORWOOD	
Total Applied:	100.00

Change Tendered:	.00
	=====

01/21/2020 2:20 PM

Property Report for Parcel HD-SHCR-10-21

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928743
Parcel ID: HD-SHCR-10-21
Account Type: Residential
Owner Name: Barlow Michael David

Subdivision: Short Creek
Situs Address: 1060 N Canyon St
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Residential
Year Built: 1999
Square Feet: 7138

Occupancy Type: Single Family Residential
Built-As Description: 2 Story
Units: 1
Stories: 2
Percent Complete: 100
Exterior: Masonry Common Brick

Roof Type: Gable
Roof Cover: Composition Shingle
HVAC Desc: Central Air to Air
Bedrooms: 0
Bathrooms: 8.5
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

Report Generated 5/6/2019 by Washington County GIS

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



Property Report for Parcel HD-SHCR-10-21

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



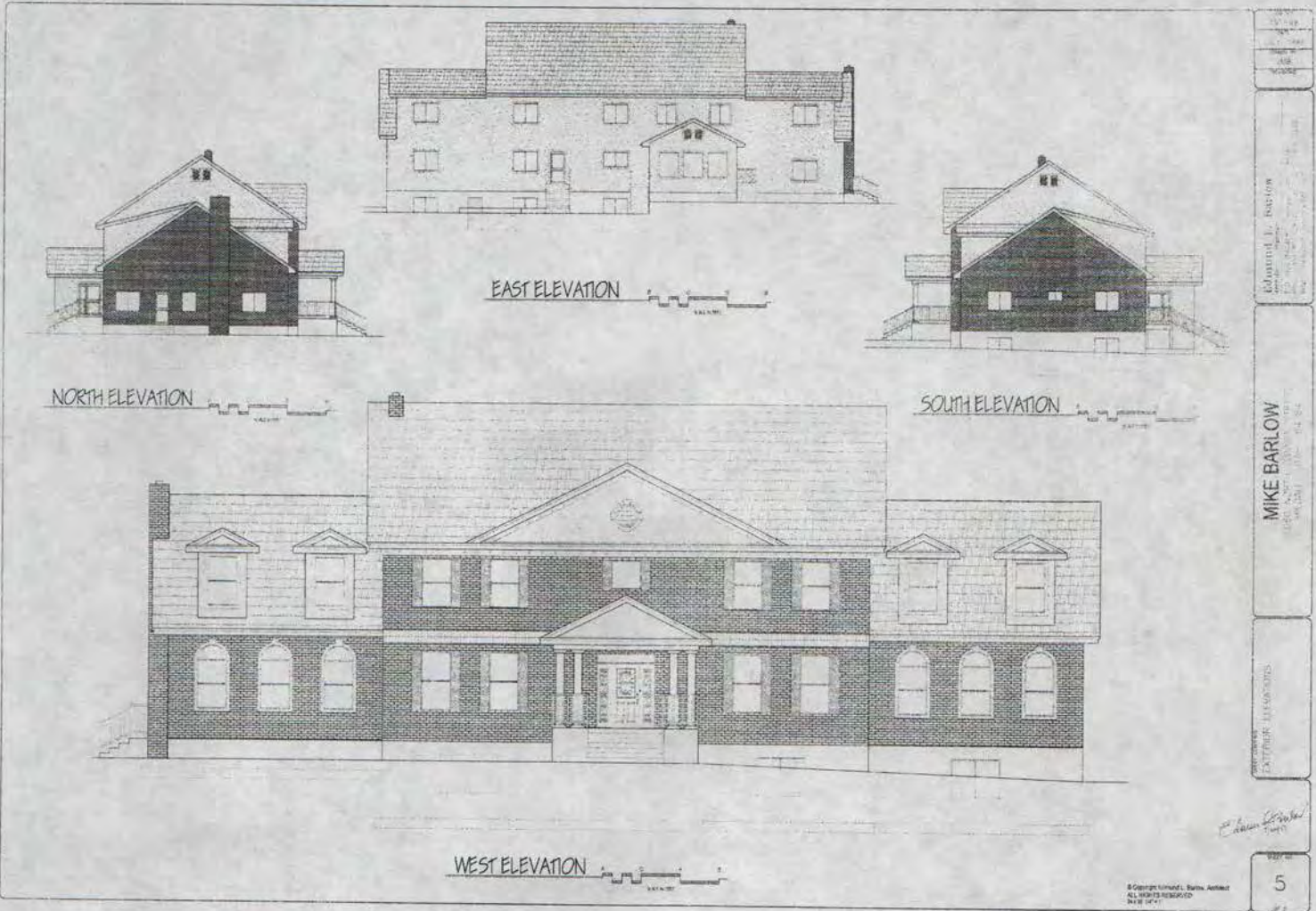
Overview Map

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

Report Generated 5/6/2019 by Washington County GIS

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





Michael J. Barlow
Architect
1001 N. 1st St.
St. Paul, MN 55101
Tel: 612-291-1111
Fax: 612-291-1112
www.mjbarchitect.com

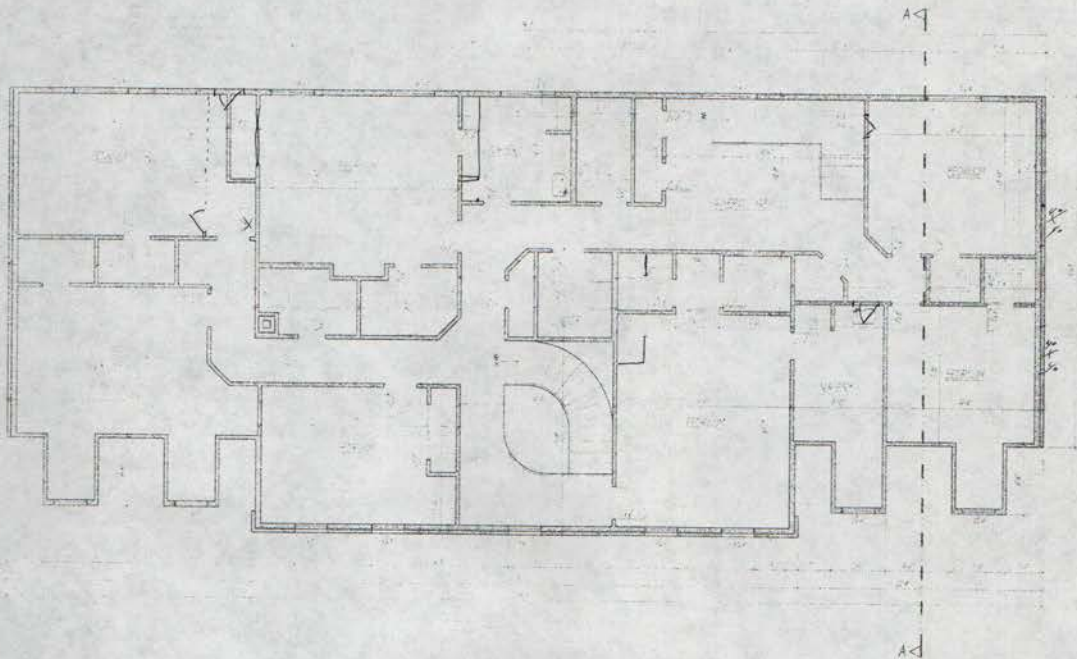
MIKE BARLOW
Architect
1001 N. 1st St.
St. Paul, MN 55101
Tel: 612-291-1111
Fax: 612-291-1112
www.mjbarchitect.com

EXTERIOR ELEVATIONS

Michael J. Barlow
Architect

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ALL RIGHTS RESERVED
04/10/07

5



TOP FLOOR PLAN

© Copyright Edmund L. Barlow, Architect
 All Rights Reserved
 DLS 14-117

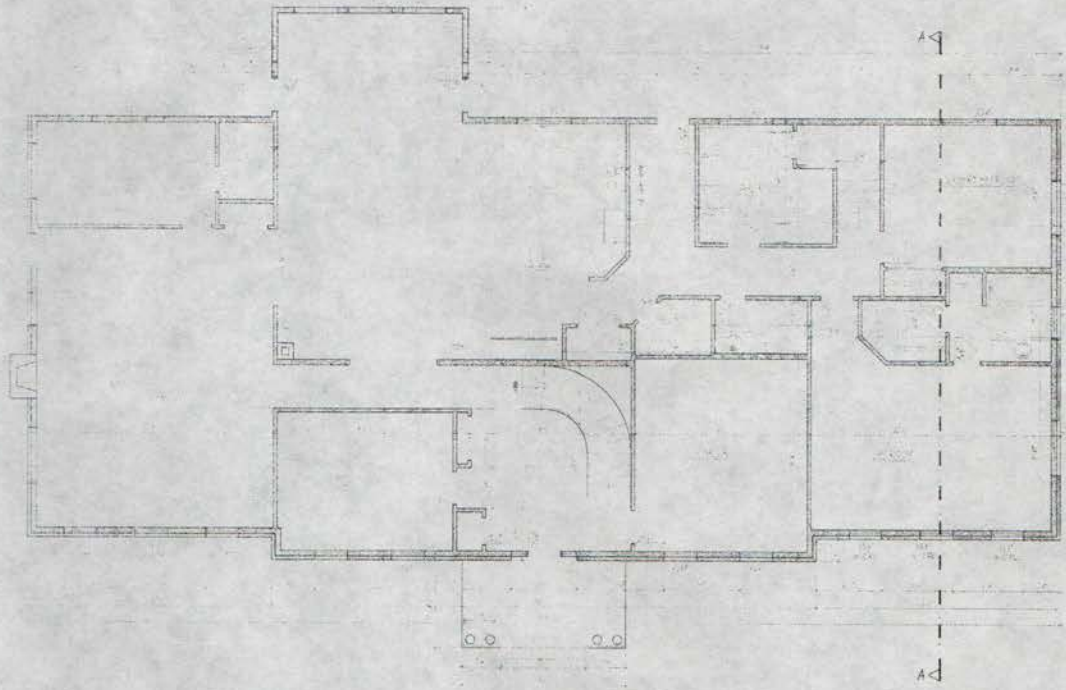
Edmund L. Barlow
 Architect
 100 West Street
 Boston, MA 02108
 Tel: 617-552-1111
 Fax: 617-552-1112

MIKE BARLOW
 1802 NORTH DAVENPORT STREET
 HIGHLAND, UTAH 84306

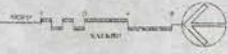
TOP FLOOR PLAN

Edmund Barlow
 T-117

4

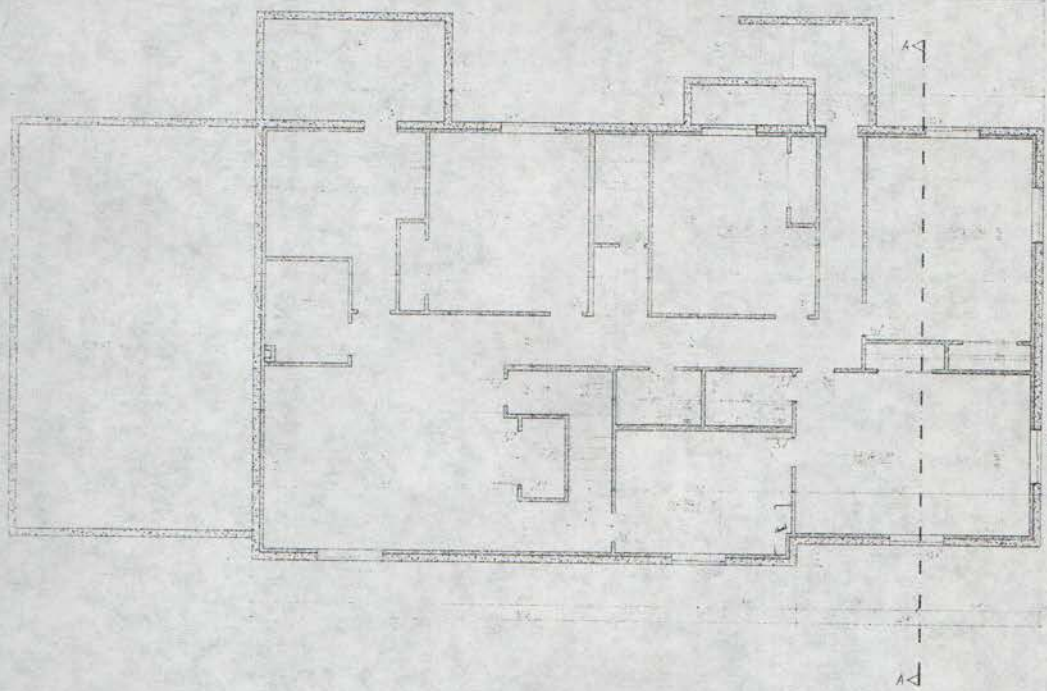


MAIN FLOOR PLAN



© Copyright Edward L. Barlow, Architect
 ALL RIGHTS RESERVED
 2012-01-11

DATE	11/11/11
BY	MLB
APP	MLB
REVISION	
Edward L. Barlow ARCHITECT 1000 W. 10TH ST., SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.EDWARDLBARLOW.COM	
MIKE BARLOW LANDSCAPE ARCHITECT 1400 W. 10TH ST., SUITE 100 DENVER, CO 80202	
MAIN FLOOR PLAN	
	
3	11/11/11



BASEMENT FLOOR PLAN



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 ALL RIGHTS RESERVED
 2014-11-11

DATE: 11-11-14
 SCALE: 1/8" = 1'-0"
 SHEET: 2 OF 2

Edmund L. Barlow
 Architect
 1000 West 10th Street, Suite 100
 Anchorage, Alaska 99501
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 Fax: (907) 562-1235
 Email: info@edmundbarlow.com

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 ARCHITECT
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 Anchorage, Alaska 99501
 Phone: (907) 562-1234
 Fax: (907) 562-1235
 Email: info@edmundbarlow.com

PROJECT: BASEMENT FLOOR PLAN

Edmund L. Barlow

2
 OF 2

151-89
 JULY 1999
 1000

Edmund L. Barlow
 Architect
 1500 North 10th Street
 Portland, OR 97227
 Phone: 503-255-1100
 Fax: 503-255-1101
 http://www.edmundbarlow.com

MIKE BARLOW
 1500 North 10th Street
 Portland, OR 97227

SITE PLAN
 GENERAL NOTES
 AREA BOY
 BUILDING SECTION A-A

Edmund L. Barlow

1

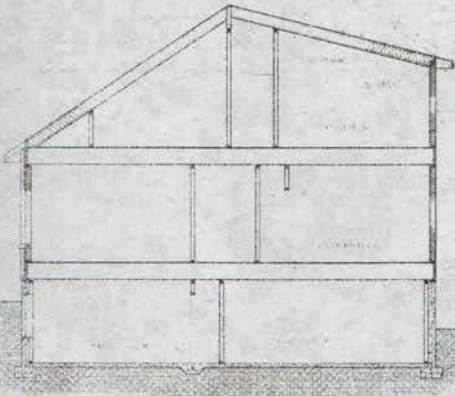
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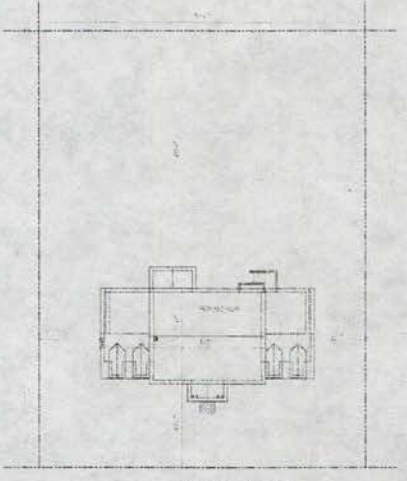
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BUILDING SECTION A-A



SITE PLAN

AREAS	SQ FT
BASEMENT	5,092
MAIN FLOOR	3,900
TOP FLOOR	3,858
GROSS AREA	10,820

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 01/20/99



• Each parking space will be a standard parking stall 9' X 18'.

January 21, 2020

Statement on applicant's plans to meet the Developmental Standards

As outlined in 152-51-4

Location: The Rockmoore is an already built residential structure that conforms to commercial construction codes.

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We are happy to answer any further questions about our future plans for the property.
Danny and Leanne Worwood

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
05/17/2019 04:11:35 PM Fee \$40.00 By
INFINITY TITLE INSURANCE AGENCY LLC

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
DANNY K. WORWOOD and LEANNE T. WORWOOD
34 West 810 South
Hurricane, UT 84737

File Number: 2018-1066
Parcel ID: HD-SHCR-10-21

Warranty Deed

Know All Men By These Presents that

MICHAEL DAVID BARLOW

(henceforth referred to as "Grantor") of 1060 N Canyon St, Hildale, UT 84784, for consideration paid, hereby CONVEY(s) and WARRANTS to:

DANNY K. WORWOOD AND LEANNE T. WORWOOD, AS JOINT TENANTS

(henceforth referred to as "Grantee") of 34 West 810 South, Hurricane, UT 84737, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

LOT 21, SHORT CREEK SUBDIVISION #10 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

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

RECORDED ELECTRONICALLY
ID 20190019281 COUNTY WASHINGTON
DATE 5-17-19 TIME 4:11:35 PM

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
DANNY K. WORWOOD and LEANNE T. WORWOOD
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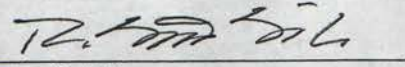
In Witness Whereof, the said Grantor, hereunto set by hands and seals this 15 day of May, 2019.


MICHAEL DAVID BARLOW

STATE OF UTAH
COUNTY OF WASHINGTON Salt Lake

On this 15th day of May, 2019, before me R. Scott Siler, a notary public, personally appeared MICHAEL DAVID BARLOW, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public



HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Project/Applicant Name: The Rockmoore

Project Address: 1060 N Canyon

Current Zoning: RA-1

Application Type: Conditional Use Permit

Summary of Application

The Applicant is requesting a conditional use permit for their home located at 1060 N Canyon St. The home is a large two-story home with a basement. The applicant intends to use ten of the bedrooms for nightly rentals while using the rest of the home for recreational rooms as well as a portion of the home for personal use.

Background

The property was given RA-1 Zoning during the original creation of the zoning map. The lot consists of approximately 1.03 Acres.

General Plan and Zoning

The property is surrounded by residential properties with public facilities to the south. The general map shows this area as low-density residential.

Analysis

The development standards for a bed and breakfast in are located in section 152-51-4 of the Hildale City Land Use Ordinance. The applicant has provided a statement in their application stating how they plan to meet those requirements.

One of the requirements for a bed and breakfast is that the applicant obtains a business license from the City. This requirement has not yet been met and may have additional requirements that must be met.

Staff Recommendation

Because the applicant has provided documentation stating how the property meets the current development standards for a bed and breakfast, staff would recommend that this application be approved with the condition that a business license is obtained from the city within one year.

Sample Motions

1. (Staff Recommendation) I move we recommend that the City Council approve the conditional use permit requested for the property located at 1060 N Canyon St. with the following conditions: That a business licensed is obtained from the City within one year.
2. (Approve without conditions) I move we recommend that the City Council approve the conditional use permit requested for the property located at 1060 N Canyon St. based on the findings set forth in the staff report.
3. (Approve with conditions) I move we recommend that the City Council approve the conditional use permit requested for the property located at 1060 N Canyon St. with the following conditions: [list conditions].
4. (Deny) I move we recommend the City Council deny the conditional use permit requested for the property located at 1060 N Canyon St. based on the findings set forth in the staff report.



☎ 435-874-2323

☎ 435-874-2603

🌐 www.hildalecity.com

CONDITIONAL USE PERMIT

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

Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>1647141</u>

Check #109 Angelone

APPLICATION & SUBMITTAL CHECKLIST

Name: The Rockmoore Telephone: 435-624-1632

Address: 1060 N. Canyon Street Fax No. _____

Email: Leanne@rockmoore.site

Agent (If applicable): Leanne Worwood Agent's Phone: 435-668-7809

Agent email: Leanne@rockmoore.site

Address of Subject Property: 1060 N. Canyon Street

Tax ID of Subject Property: 84-2697793 Zone District: _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) Bed and Breakfast Inn

This application shall be accompanied by the following:

- 1. A plot plan showing the following:
 - Property boundaries, dimensions and existing streets.
 - Location of existing and proposed building or livestock facility
 - Adjoining property lines and uses within one hundred (100) feet of subject property.
- 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- 3) Building floor plans for new construction
- 4) Digital copy of all plans sent to planning@hildalecity.com
- 5) A statement of how the applicant intends to meet the conditions for the use desired
- 6) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the third Thursday of each month at 6:30 p.m. The deadline date to submit the application is 14 days prior to the scheduled meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: 1/21/2020

Received by: KYLE LAYTON

Date application deemed to be complete: 1-21-20 Completion determination made by: KYLE

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

Receipt No: 1.047141 Jan 21, 2020

THE ROCKMOORE

Previous Balance:	.00
MISCELLANEOUS	
Land Use	100.00

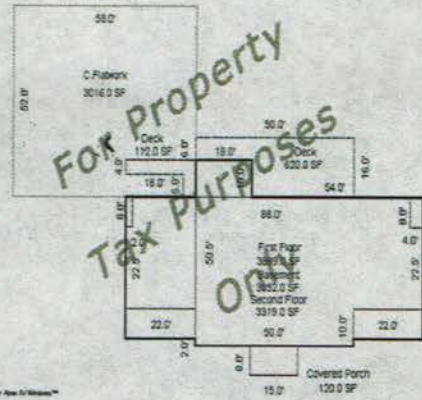
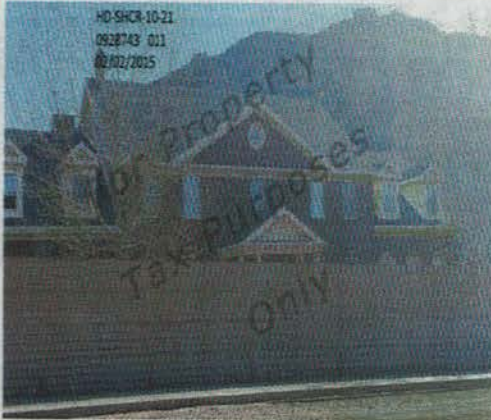
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Check No: 0109	100.00
Payor:	
LEANNE WORWOOD	
Total Applied:	100.00

Change Tendered:	.00
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Property Report for Parcel HD-SHCR-10-21

Selected Assessor CAMA data below updated weekly.



Account Summary

Account Number: 0928743
Parcel ID: HD-SHCR-10-21
Account Type: Residential
Owner Name: Barlow Michael David

Subdivision: Short Creek
Situs Address: 1060 N Canyon St
Hildale, UT 84784

Building Characteristics

Building Number: 1
Property Type: Residential
Year Built: 1999
Square Feet: 7138
Occupancy Type: Single Family Residential
Built-As Description: 2 Story
Units: 1
Stories: 2
Percent Complete: 100
Exterior: Masonry Common Brick

Roof Type: Gable
Roof Cover: Composition Shingle
HVAC Desc: Central Air to Air
Bedrooms: 0
Bathrooms: 8.5
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

Report Generated 5/6/2019 by Washington County GIS

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



Property Report for Parcel HD-SHCR-10-21

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



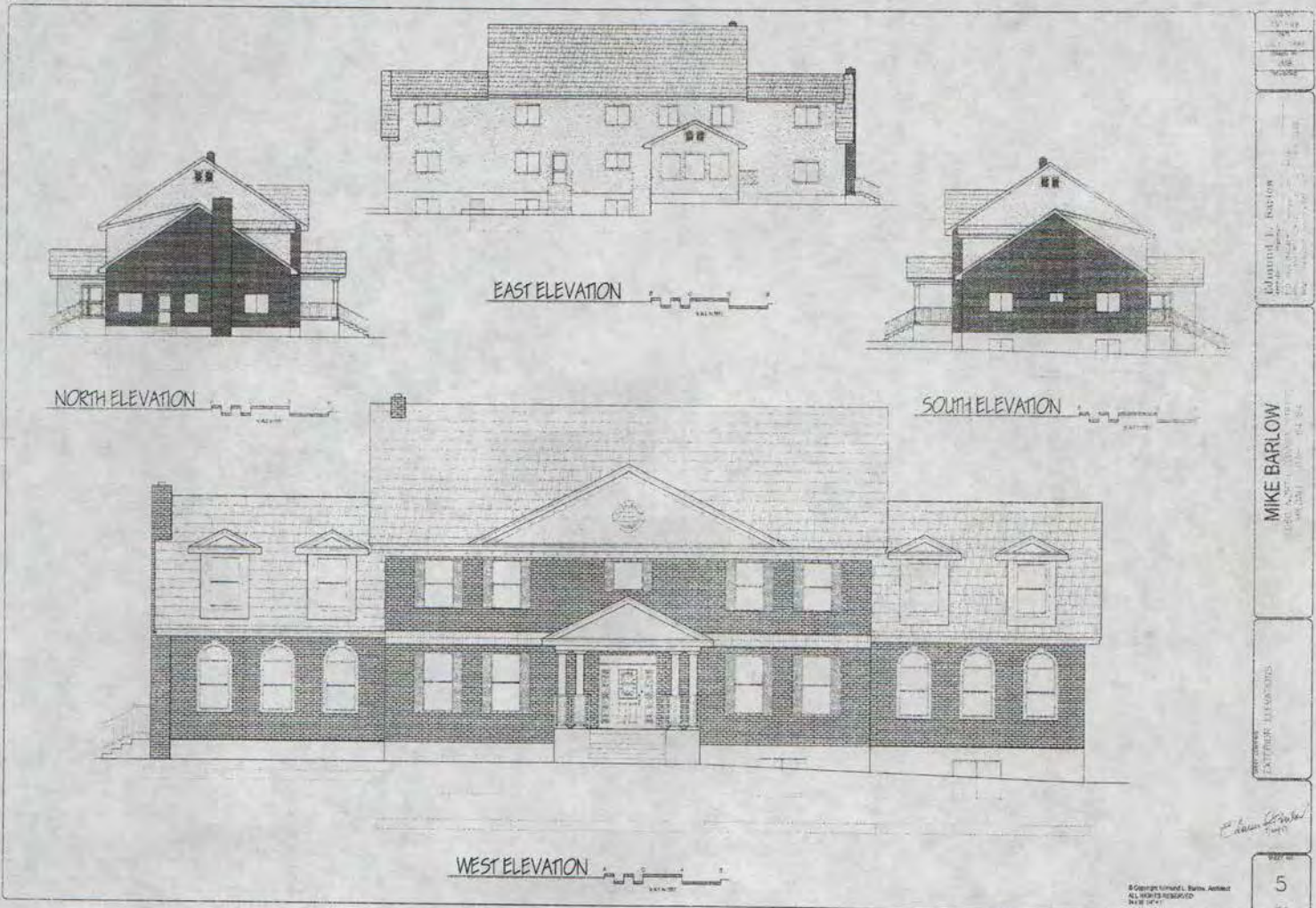
Overview Map

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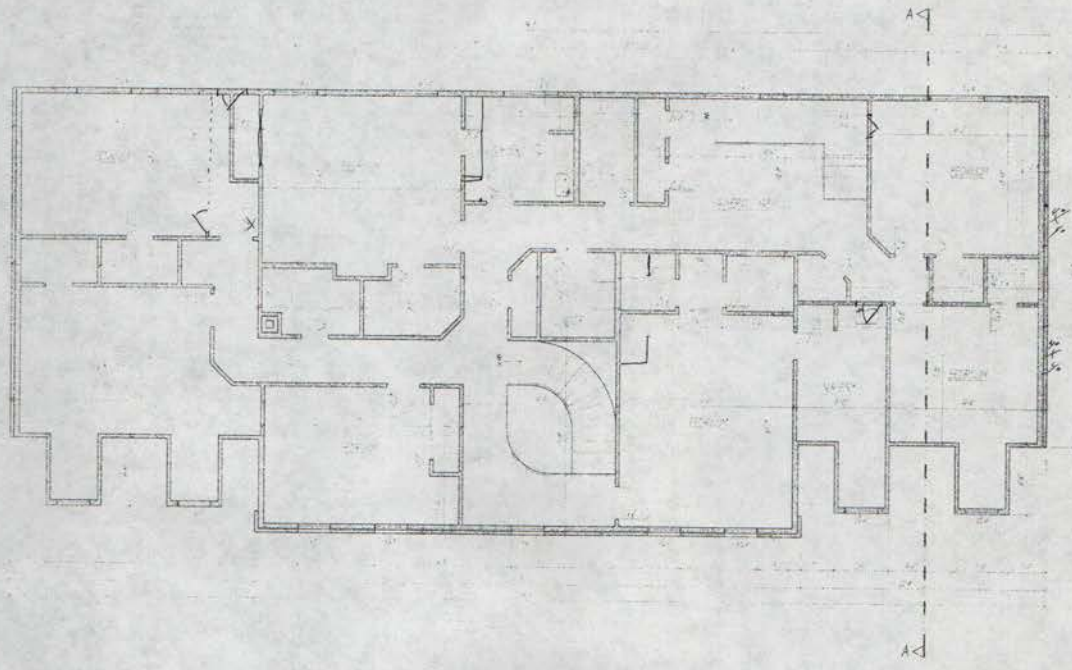
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EXTERIOR ELEVATIONS

5



TOP FLOOR PLAN

Edmund L. Barlow
Architect

DATE	11-19-88
NO.	100
PROJECT	100
NO.	100
NO.	100
NO.	100

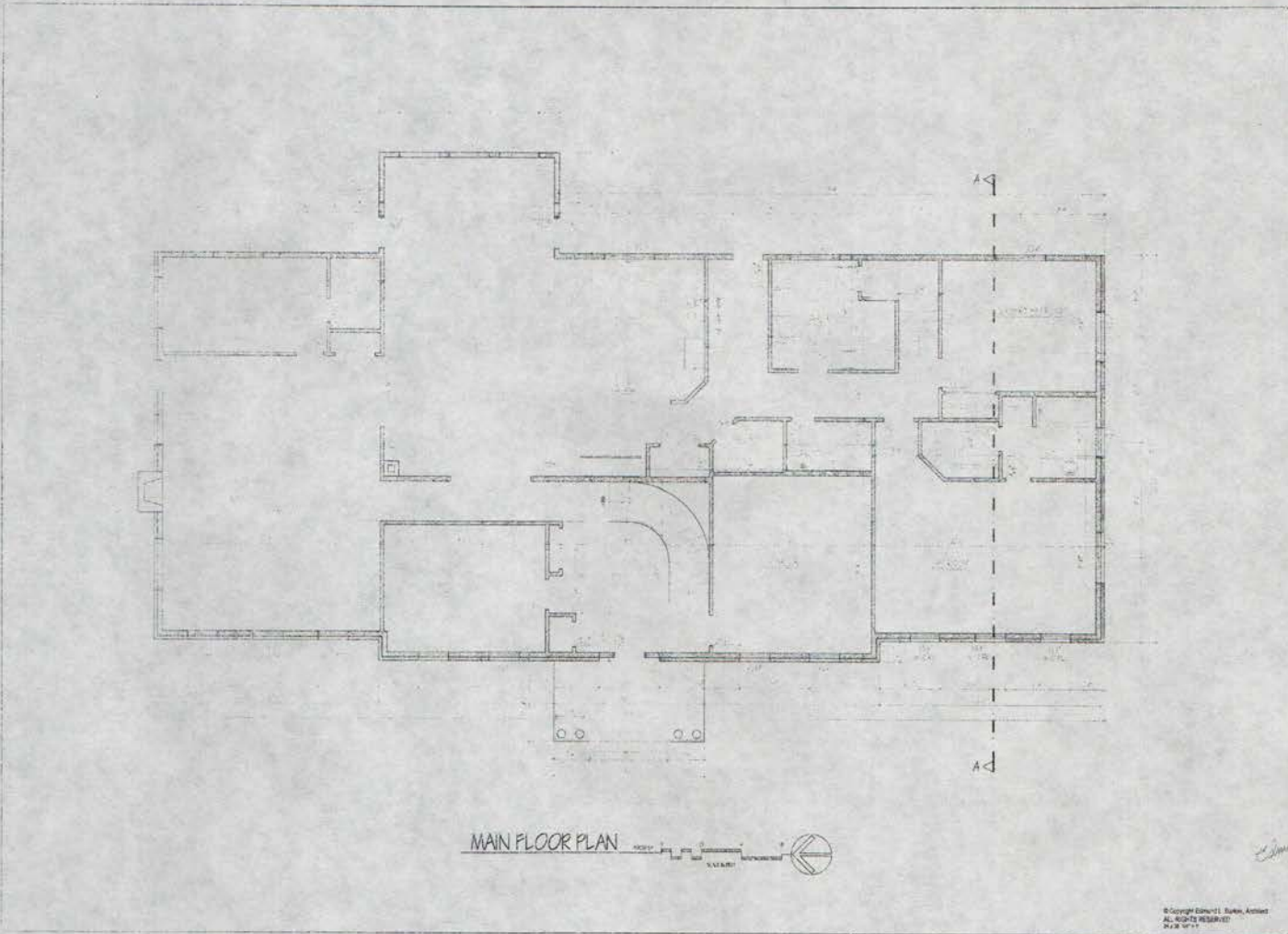
Edmund L. Barlow
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100 NORTH DAVENPORT STREET
HUNTSVILLE, ALABAMA 35894
404/271-1111

MIKE BARLOW
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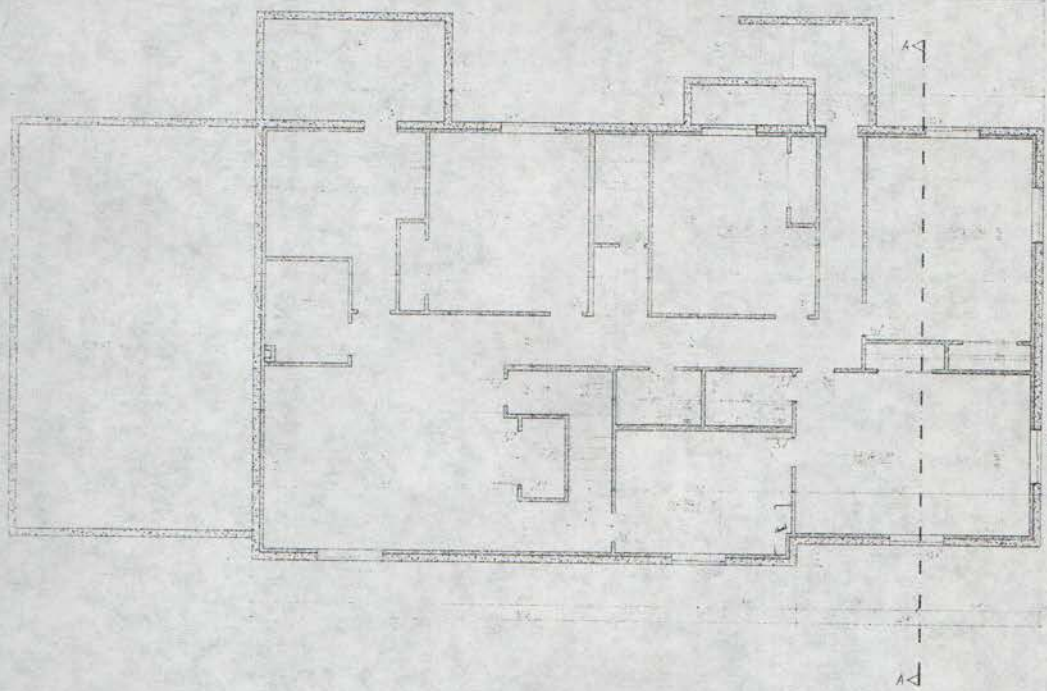
TOP FLOOR PLAN

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DLS 11-19-88

4



DATE	11-11-09
REV.	001
BY	MB
CHKD	MB
APPD	MB
PROJECT	Edmond L. Barlow
OWNER	Edmond L. Barlow
ADDRESS	10000 N. 10th St., Suite 1000, Scottsdale, AZ 85254
PHONE	480-342-1234
FAX	480-342-1235
EMAIL	info@barlow.com
ARCHITECT	MIKE BARLOW
ADDRESS	10000 N. 10th St., Suite 1000, Scottsdale, AZ 85254
PHONE	480-342-1234
FAX	480-342-1235
EMAIL	info@barlow.com
DESCRIPTION	MAIN FLOOR PLAN
SCALE	
SHEET NO.	3



BASEMENT FLOOR PLAN



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 2014-11-11

DATE: 11-11-14
 SCALE: 1/8" = 1'-0"
 SHEET: 2 OF 2

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PROJECT: BASEMENT FLOOR PLAN

Edmund L. Barlow

2
 OF 2

151-89
 JULY 1999
 1000

Edmund L. Barlow

MIKE BARLOW

GENERAL NOTES

1

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE AND FINISHES UNLESS OTHERWISE NOTED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT CURBS AND SIDEWALKS.

9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT DRIVEWAYS AND PAVEMENT.

11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING UNLESS OTHERWISE NOTED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT LANDSCAPING.

13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES UNLESS OTHERWISE NOTED.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT UTILITIES.

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16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT STRUCTURES TO REMAIN.

17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FOUNDATIONS UNLESS OTHERWISE NOTED.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT FOUNDATIONS.

19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFS UNLESS OTHERWISE NOTED.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT ROOFS.

21. THE CONTRACTOR SHALL MAINTAIN THE EXISTING INTERIORS UNLESS OTHERWISE NOTED.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT INTERIORS.

23. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EXTERIORS UNLESS OTHERWISE NOTED.

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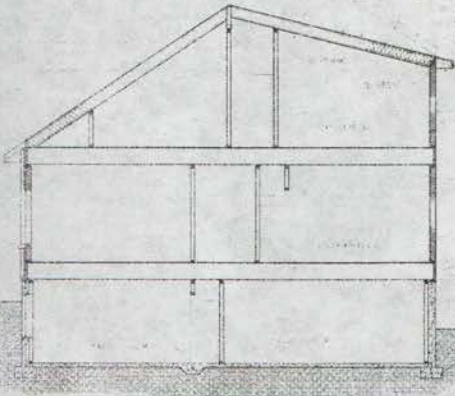
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT FINISHES.

27. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MATERIALS UNLESS OTHERWISE NOTED.

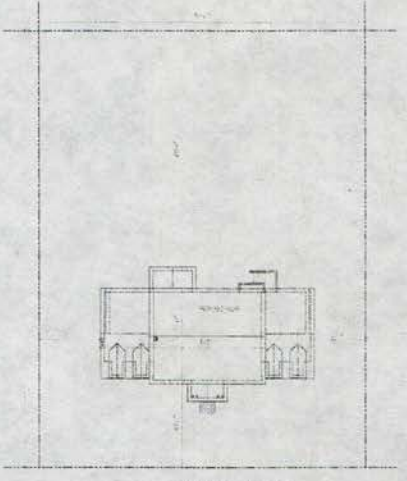
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT MATERIALS.

29. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WORKMANSHIP UNLESS OTHERWISE NOTED.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT WORKMANSHIP.



BUILDING SECTION A-A



SITE PLAN

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MAIN FLOOR	3,900
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GROSS AREA	10,820

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January 21, 2020

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Danny and Leanne Worwood

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
05/17/2019 04:11:35 PM Fee \$40.00 By
INFINITY TITLE INSURANCE AGENCY LLC

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
DANNY K. WORWOOD and LEANNE T. WORWOOD
34 West 810 South
Hurricane, UT 84737

File Number: 2018-1066
Parcel ID: HD-SHCR-10-21

Warranty Deed

Know All Men By These Presents that

MICHAEL DAVID BARLOW

(henceforth referred to as "Grantor") of 1060 N Canyon St, Hildale, UT 84784, for consideration paid, hereby CONVEY(s) and WARRANTS to:

DANNY K. WORWOOD AND LEANNE T. WORWOOD, AS JOINT TENANTS

(henceforth referred to as "Grantee") of 34 West 810 South, Hurricane, UT 84737, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in WASHINGTON County and State of UTAH described as follows:

LOT 21, SHORT CREEK SUBDIVISION #10 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

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

RECORDED ELECTRONICALLY
ID 20190019281 COUNTY WASHINGTON
DATE 5-17-19 TIME 4:11:35 PM

Recording requested by:
Infinity Title Insurance Agency LLC

After Recording Return To:
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Hurricane, UT 84737

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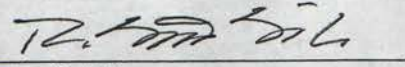
In Witness Whereof, the said Grantor, hereunto set by hands and seals this 15 day of May, 2019.


MICHAEL DAVID BARLOW

STATE OF UTAH
COUNTY OF WASHINGTON Salt Lake

On this 15th day of May, 2019, before me R. Scott Siler, a notary public, personally appeared MICHAEL DAVID BARLOW, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public



Chapter 51

BED AND BREAKFAST AND RESIDENTIAL HOSTING FACILITIES

152-51-1: PURPOSE:

The purpose of this chapter is to establish use and development regulations for bed and breakfast and residential hosting facilities to assure their compatibility with adjoining uses, particularly when located in a residential zone.

152-51-2: SCOPE:

The requirements of this chapter shall apply to any bed and breakfast or residential hosting facility within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this Code, and other laws.

152-51-3: CONFORMITY WITH STANDARDS AND BUSINESS LICENSE REQUIRED:

No bed and breakfast facility or residential hosting facility shall be established unless:

- A. The facility can meet the development standards of this chapter;
- B. A business license has been issued in accordance with the regulations in title 11 of this Code;
- C. Operation of a bed and breakfast or residential hosting facility without a current Hildale City business license is considered a violation and each day of operation shall be considered a separate offense.

152-51-4: DEVELOPMENT STANDARDS; BED AND BREAKFAST AND RESIDENTIAL HOSTING FACILITIES:

The development standards set forth in this section shall apply to all bed and breakfast and residential hosting facilities.

A. Location:

A bed and breakfast or a residential hosting facility shall be located in an existing residential structure deemed suitable for habitation. A bed and breakfast inn, if a new structure is proposed, shall conform to the applicable commercial construction codes as adopted by this code.

B. Guestrooms:

Rentable guestrooms shall be limited to not more than ten (10) rooms for each bed and breakfast or residential hosting facility. See definitions in Section 152-3-4 of this Chapter for specific limitations.

C. Current Codes:

Guestrooms must meet current International Residential Code or International Building Code standards, as applicable, for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping room.

D. Meals:

If meals are offered, meals shall be served only:

1. To overnight guests.

E. Landscaping:

Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

F. Parking:

Non-frontage, off street parking shall be provided as follows:

1. Two (2) spaces for owner.
2. One (1) space per guest room.
3. Parking must be located on the same property as the guestrooms.
4. Tandem parking is permitted for one (1) space only.
5. Off street parking may not be provided within the front yard setback other than the existing driveway.
6. Landscaping is required between parking and adjoining residential properties.

G. Signs:

Only one (1) sign not larger than one foot by two foot (1' x 2') in size may be used to advertise a home bed and breakfast or residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.

H. Street Standards:

A bed and breakfast or residential hosting facility shall be located on a street that meets Fire Code requirements.

I. Structural Modifications:

Structural modifications may not be made to separate sleeping rooms from the remainder of the house.

J. Other Regulations:

A bed and breakfast or residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, Building and Fire Codes, transient lodging facility regulations, and transient room tax requirements.

HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Project/Applicant Name: Gary Tooke Vineyard

Project Address: 1050 W Field Ave.

Current Zoning: GC

Application Type: Final Site Plan

Summary of Application

The Applicant is looking for approval on a final site plan so they may begin construction. They plan to use this property for a restaurant. They are looking to add a commercial kitchen and an outdoor dining area, to an existing open structure, for guests.

Property Background

The property was given GC Zoning during the original creation of the zoning map. The lot consists of approximately 1.73 Acres. It contains a small vineyard, and two greenhouse type structures.

General Plan and Zoning

The property is surrounded by other general commercial properties with a few residential properties to the south east. The current general map shows this area as industrial

Analysis

The property is consistent with our land use requirements. A restaurant is an allowed use in a commercial zone and the applicant is meeting all of the development standards for that zone.

The property currently has its own utilities but will require an additional line for an automatic fire sprinkler system.

Table 152-34-1 lays out the guidelines for the number off street parking spaces required. For a restaurant the ordinance requires 1 space per 100sq ft of gross floor area. The proposed floor area for the restaurant is 3,283 sq ft this would require 33 total parking spots. The applicant is asking for some modifications for parking.

First they would like the kitchen area of the restaurant to be calculated at 1 space for every 250 sq ft. This would bring the required number of spots down to 28

The second modification is they would like to be able to use some street parking to meet the minimum parking requirements.

The land use ordinance allows the planning commission to make changes to the number of spots required by a business if they see good reason or if a parking study suggests that the modification will work. As for the on street parking the ordinance allows the commission to approve an off site parking lot with certain conditions. The commission will need to decide if this is considered an off site parking lot.

The planning commission is the authority over site plans and will be making a final decision.

Staff Recommendation

With the exception of the parking the applicant has met all of the other requirements for this project. Staff feels that the on street parking will not be an issue as Field Ave. isn't a highly trafficked road. Because of this staff would recommend that the site plan be approved.

Sample Motions

1. (Approve without conditions) **I move we approve the site plan requested for lot(s) HD-HDIP-37 based on the findings set forth in the staff report.**
2. (Approve with conditions) **I move we approve the site plan requested for lot(s) HD-HDIP-37 with the following conditions: [list conditions].**
3. (Deny) **I move we deny the site plan requested for lot(s) HD-HDIP-37 based on the findings set forth in the staff report.**

FINAL SITE PLAN APPLICATION

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

Fee: Variable (See All other Zoning Application Fees on Fee Schedule)

For Office Use Only:
File No. _____
Receipt No. 1046916
P.D. Check #1154
\$200.00
Angeline

Name: GARY TOOKE Telephone: 435-703-0453

Address: P.O. BOX 651, ST. GEORGE UT 84771 Fax No. N/A

Agent (If Applicable): N/A Telephone: N/A

Email: tooke05@aol.com

Address/Location of Subject Property: TBD

Tax ID of Subject Property: HD-HDIP-37 Zone District: INDUSTRIAL

Proposed Use: (Describe, use extra sheet if necessary) VINEYARD/RESTAURANT

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper. Also submit one (1) copy of all plans on larger sheets when ever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

- a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary;
- b) Layout, dimensions, and names of existing and future road rights-of-way;
- c) Project name, North arrow, and tie to a section monument;
- d) The boundary lines of the project site with bearings and distances;
- e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- g) Location of man-made features including irrigation facilities, bridges, and buildings
- h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density;
- i) Identification of property, if any, not proposed for development, and;
- j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

- a) North arrow, scale, and site plan underlay;
- b) Topography contours at two (2) foot intervals;
- c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan;
- d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater;
- e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

- a) North arrow, scale, and site plan underlay
- b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;
- c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations;
- d) Location and dimensions of all utility easements; and
- e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance;

5) Building elevations for all buildings showing the following:

- a) Accurate front, rear, and side elevations drawn to scale;
- b) Exterior surfacing materials and colors, including roofing material and color;
- c) Outdoor lighting, furnishings and architectural accents; and
- d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

- 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters;
- 2) A traffic impact analysis;
- 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property; and
- 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

NOTE: It is important that all applicable information noted above 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 due to an incomplete application, could result in a month's delay.

(Office Use Only)

Date Received : _____

Application Complete: YES

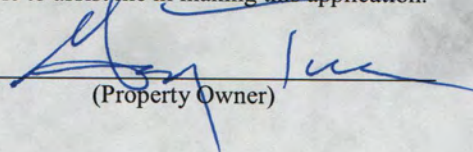
NO

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
 :SS
COUNTY OF WASH.)


I (we), GARY TOOKE, 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)

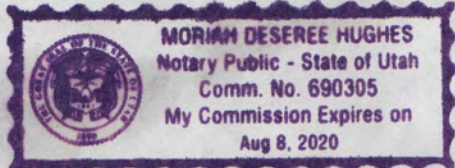
Subscribed and sworn to me this 6th day of December 2019.



(Notary Public)

Residing in: St. George, UT

My Commission Expires: Aug. 8, 2020



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: _____

TOOKE DEVELOPMENT, LLC

P.O. Box 651
St. George, UT 84771

Cache Valley Bank
97-232/1243

1154

12/6/2019

PAY TO THE
ORDER OF

City of Hildale

\$ **200.00

Two Hundred and 00/100*****

DOLLARS

City of Hildale
P.O. Box 840490
320 E Newel Ave.
Hildale, UT 84784

MEMO Gary Tooke HD-HDIP-37 Preliminary Site Plan Fee

AUTHORIZED SIGNATURE



⑈001154⑈ ⑆124302325⑆ 64319442⑈

TOOKE DEVELOPMENT, LLC
City of Hildale

12/6/2019

1154

Gary Tooke HD-HDIP-37 Preliminary Site Plan Fee

200.00

Cache Valley -9442

Gary Tooke HD-HDIP-37 Preliminary Site Plan F

200.00

Hildale City
320 East Newel Avenue
P. O. Box 840490
Hildale UT 84784-0490
435-874-2323
Receipt No: 1.046916
Dec 6, 2019

TOOKE DEVELOPMENT LLC

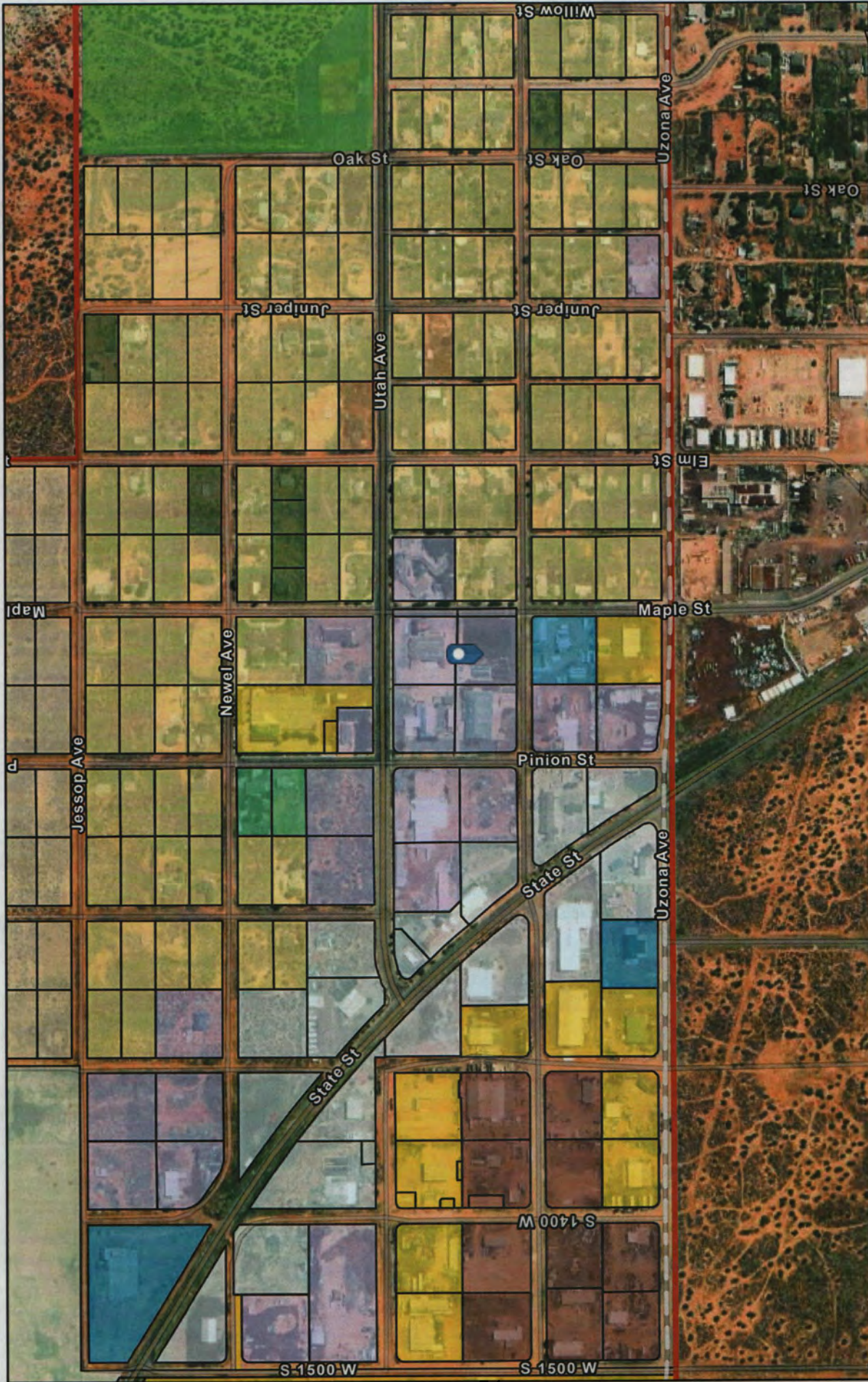
Previous Balance: .00
MISCELLANEOUS
Land Use HD-HDIP-37
VINYARD/RESTURANT 200.00

Total: 200.00

Check - Zions Bank
Check No: 1154
Payor: 200.00
TOOKE DEVELOPMENT LLC
Total Applied: 200.00

Change Tendered: .00
12/06/2019 3:35 PM

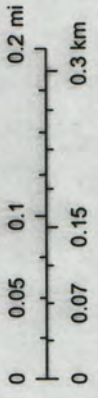
Hildale City Zoning districts



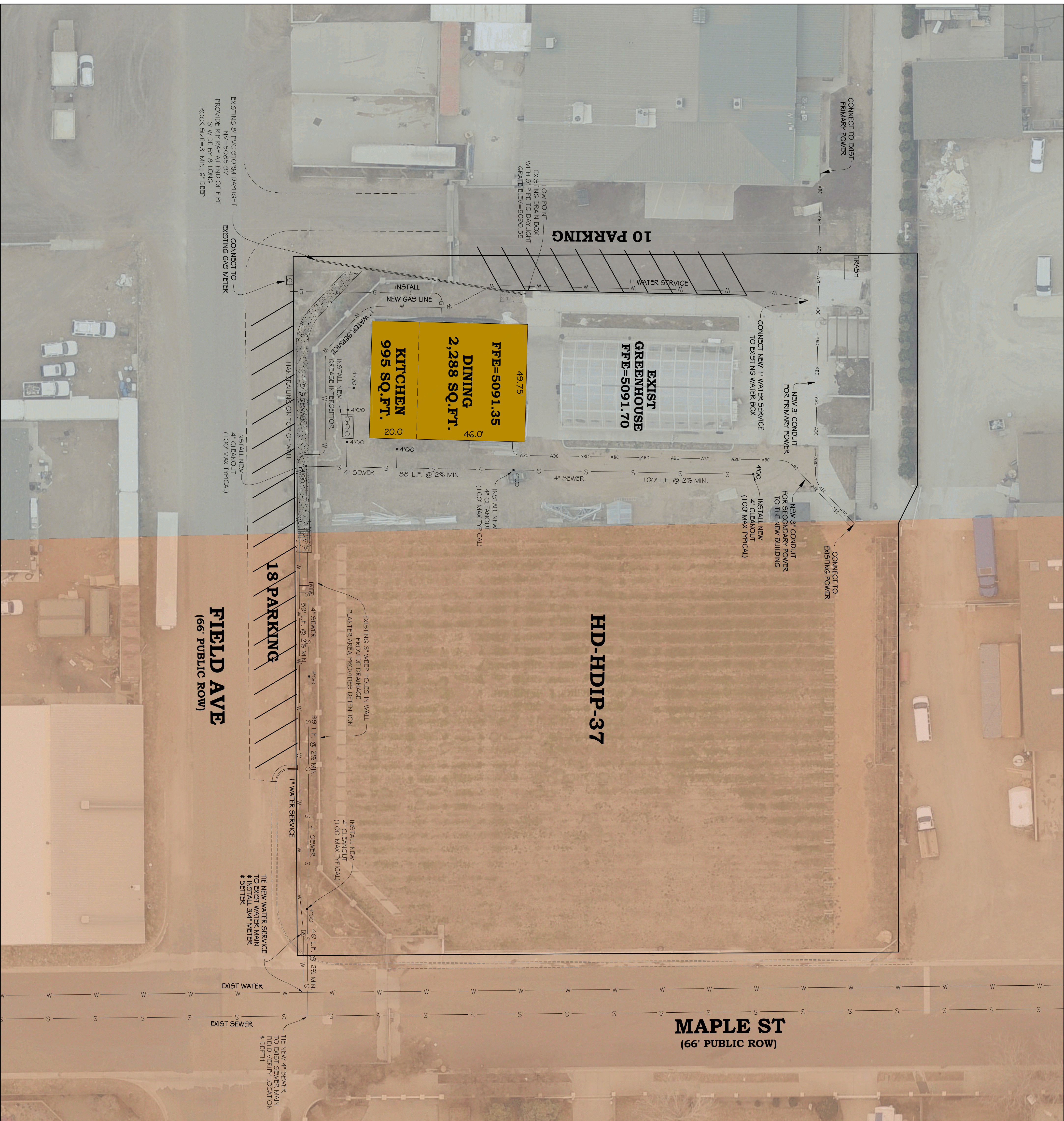
2/26/2020, 8:59:01 AM

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

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
Hildale City
Sunrise Cloud SMART GIS®



PROPERTY INFO

PROPERTY ADDRESS = HD-HDIP-37
HILDAL INDUSTRIAL PARK LOT #37
HILDAL, UTAH 84754

LEGAL DESCRIPTION = ALL OF LOT 37 OF THE HILDAL INDUSTRIAL PARK
AREA = 1.75 ACRES

ZONING = INDUSTRIAL

OWNER / DEVELOPER:

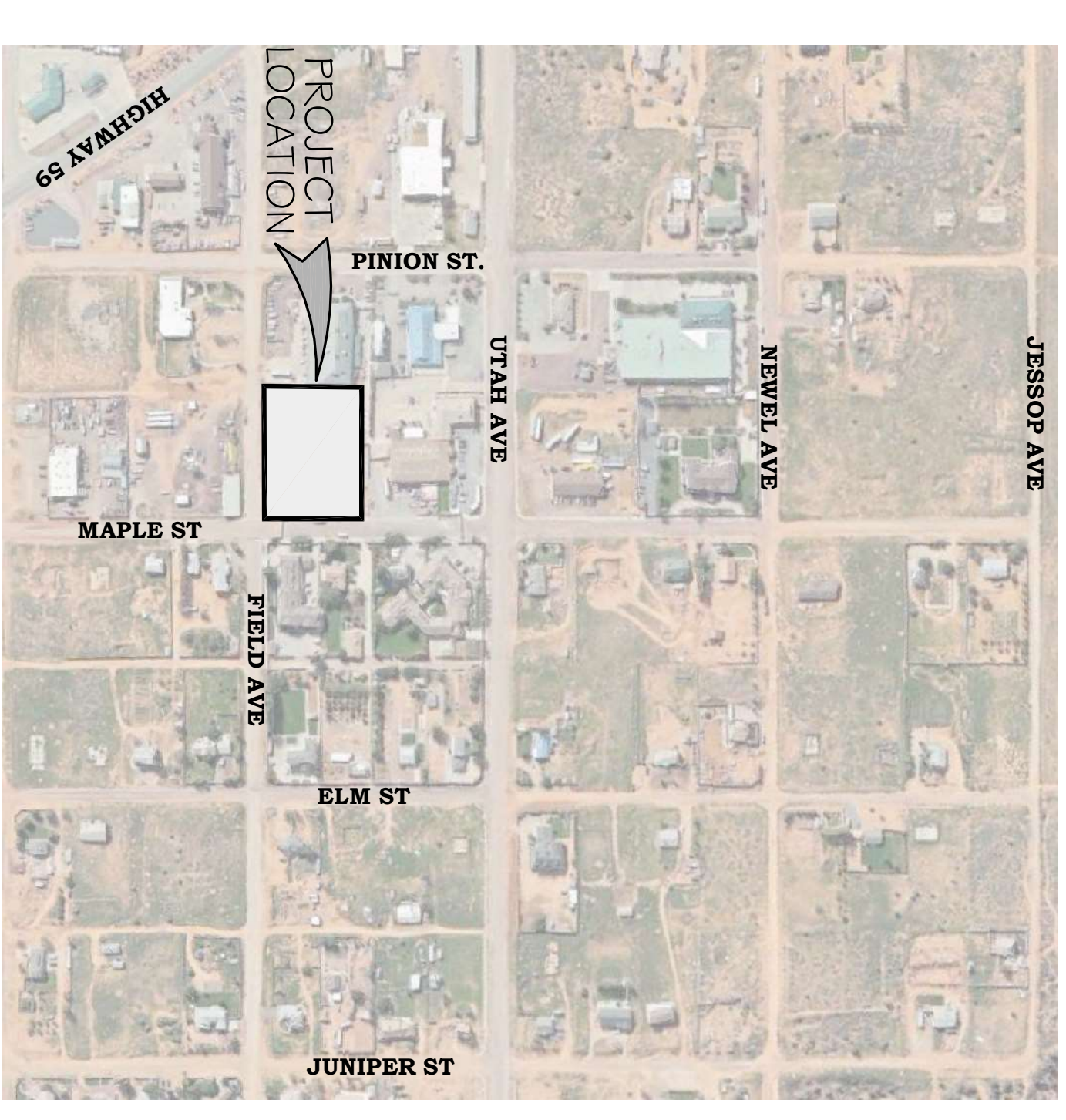
GARY TOOKE
P.O. BOX 651
ST. GEORGE, UT 84771
(435) 703-0453

SITE DATA

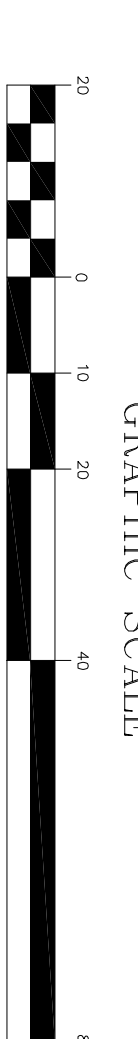
ZONE = INDUSTRIAL
EXISTING USE = VINEYARD
PROPOSED USE = VINEYARD & RESTAURANT
TOTAL AREA USED = 76,665 SQ.FT. = 1.76 ACRES (100.0%)

VINEYARD AREA = 43,751 SQ.FT. (57.1%)
GREEN HOUSE AREA = 2,840 SQ.FT. (3.7%)
RESTAURANT AREA = 3,283 SQ.FT. (4.3%)
SITTING AREA = 2,288 SQ.FT.
KITCHEN AREA = 995 SQ.FT.
PARKING AREA = 4,557 SQ.FT. (5.9%)
LANDSCAPED/IMPROVED AREA = 22,234 SQ.FT. (29.0%)

PARKING ANALYSIS:
1 SPACE/100 SQ.FT. SITTING AREA = 2,288/100 = 22.8 SPACES
1 SPACE/250 SQ.FT. KITCHEN AREA = 995/250 = 3.9 SPACES
TOTAL SPACES REQUIRED = 27 SPACES
PARKING PROVIDED = 28 SPACES



VICINITY MAP



DATE: 1/22/2020
DRAWN BY: E.A.M.
CHECKED BY: M.K.T.
CLIENT: TOOKE

SCALE: 1" = 20'

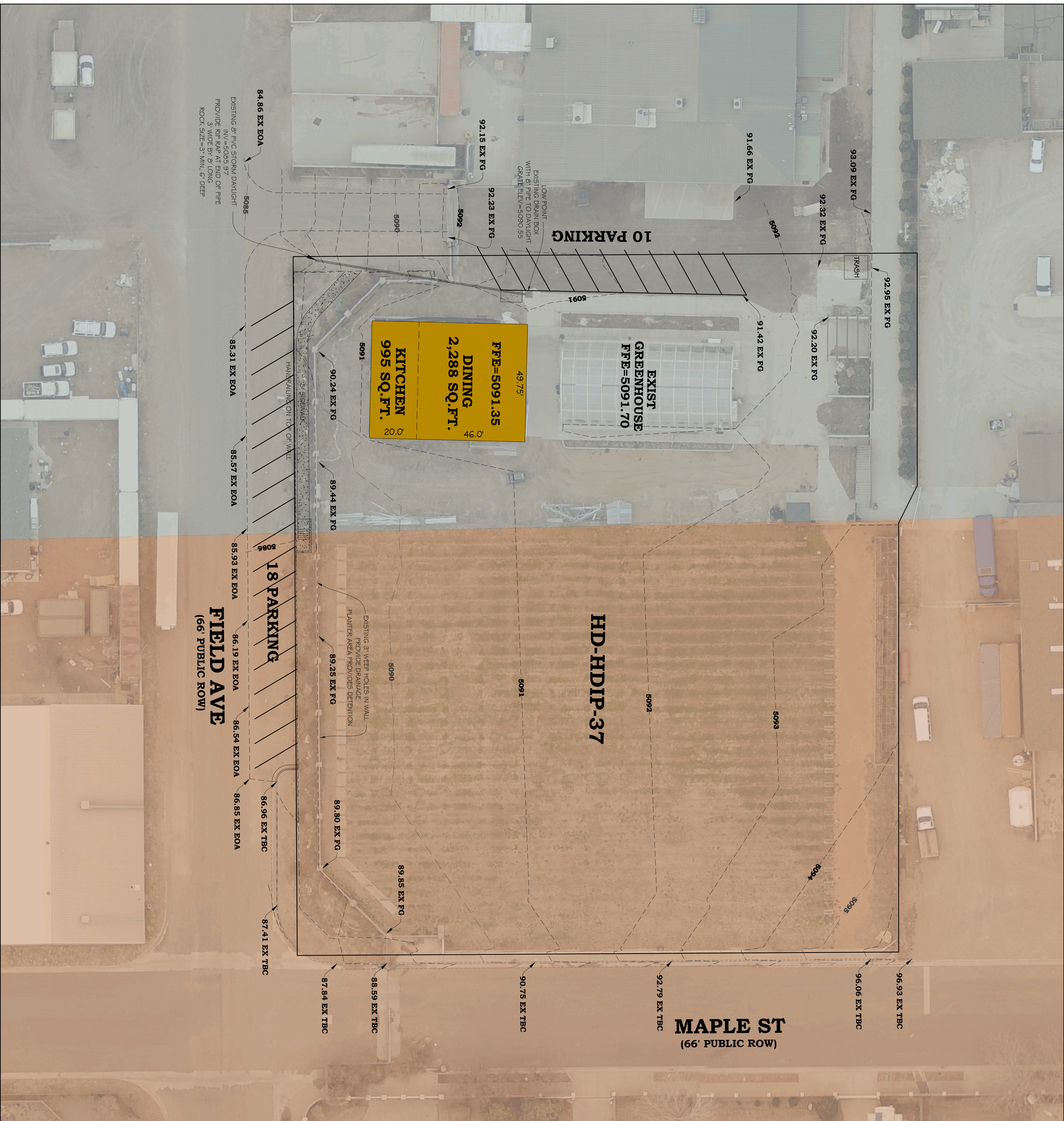
SITE / UTILITY PLAN
THE VINEYARD
LOT #37 OF THE HILDAL INDUSTRIAL PARK
HILDAL, UTAH 84754

PREMIER
Design & Engineering

75 EAST 100 NORTH MNS, UTAH 84738 (435) 313-2267

2/5/2020
License No. 22816
MARC R. THOMPSON
MARC R. THOMPSON
MARC & THOMPSON

C1



PROPERTY INFO

PROPERTY ADDRESS = HD-HDIP-37
 HILDALE INDUSTRIAL PARK LOT #37
 HILDALE, UTAH 84754

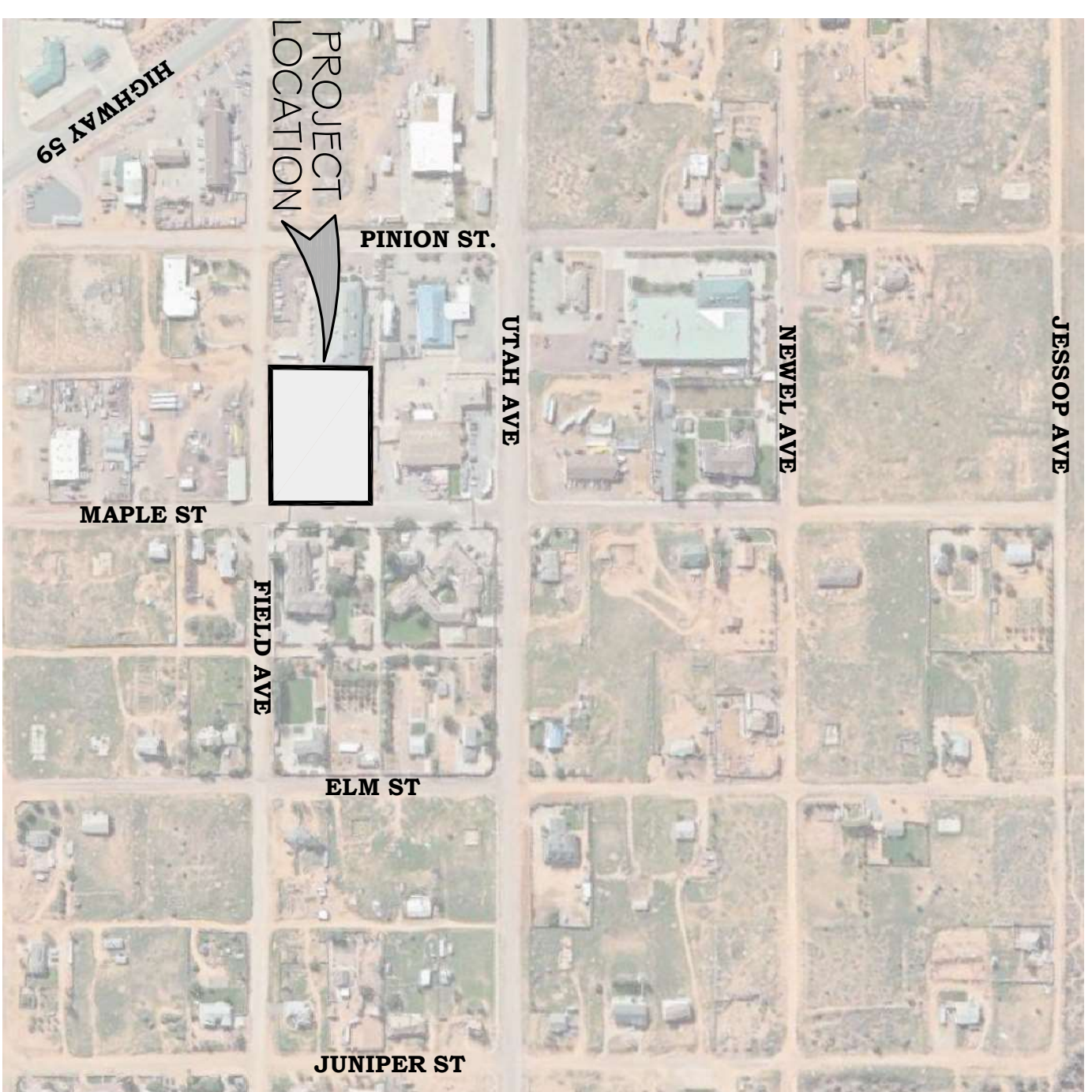
LEGAL DESCRIPTION = ALL OF LOT 37 OF THE HILDALE INDUSTRIAL PARK
 AREA = 1.75 ACRES

ZONING = INDUSTRIAL

OWNER / DEVELOPER:
 GARY TOOKE
 P.O. BOX 651
 ST. GEORGE, UT 84771
 (435) 703-0453

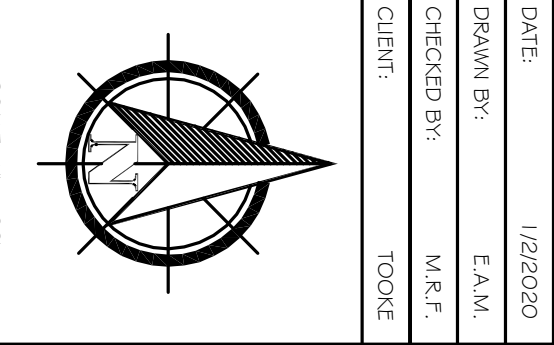
DRAINAGE NOTE

ALL EXISTING DRAINAGE IS CONTAINED WITHIN THE EXISTING SITE, WITH THE SITE BEING 300'S PREVIOUS AREA. THE RUN-OFF IS MINIMAL AND MITIGATED BY THE EXISTING WEIR HOLES IN THE SOUTHERN WALL, WHICH DRAIN TO THE PLANTER AREA. ALSO WITH THE EXISTING INLET BOX AND PIPE SHOWN ON THIS PLAN. RIP-RAP SHALL BE ADDED TO THE OUTLET OF THE EXISTING 8" DRAIN PIPE AS SPECIFIED ON THIS PLAN



VICINITY MAP

N.T.S.



GRADING PLAN
 THE VINEYARD
 LOT #37 OF THE HILDALE INDUSTRIAL PARK
 HILDALE, UTAH 84754

PREMIER
 Design & Engineering

75 EAST 100 NORTH MNS, UTAH 84738 (435) 313-2267

2/5/2020
 License No. 22286
 Marc R. Tooke
 Marc R. Tooke
 Professional Engineer

C2



MAP

NAME: AMENDED PLAT OF HILDALE INDUSTRIAL PARK

LOTS: 41 MAP #3670

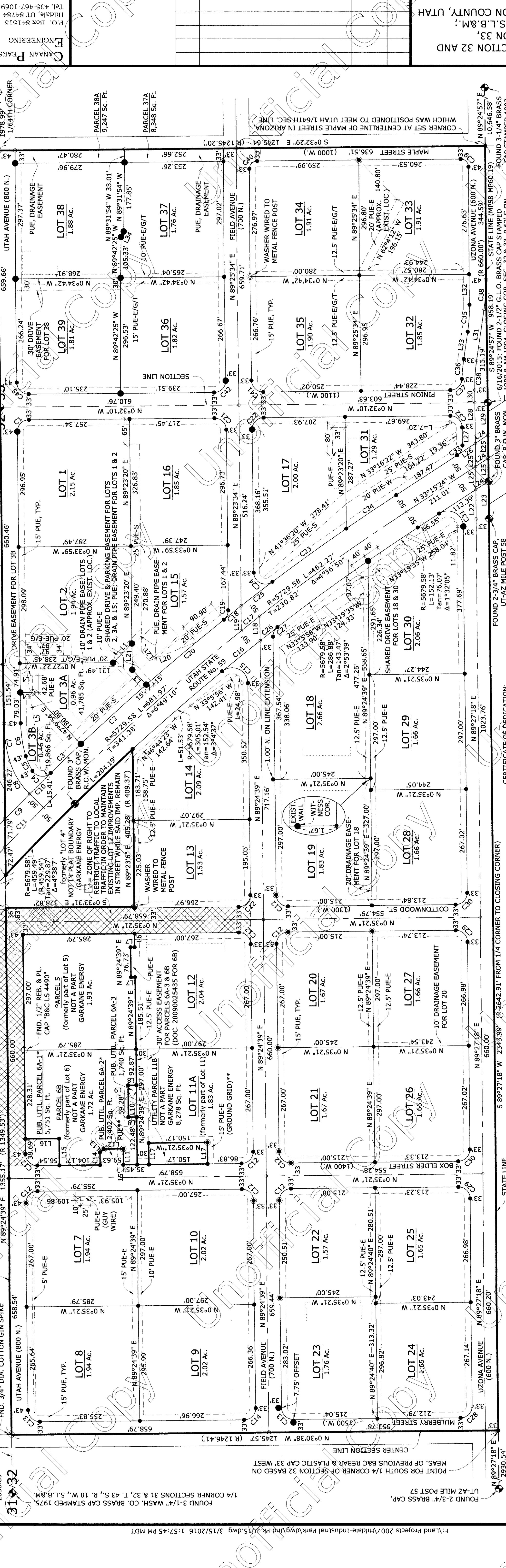
**PARCEL: HD-HDIP-1 HD-HDIP-2 HD-HDIP-3A HD-HDIP-3B
HD-HDIP-5-A HD-HDIP-5-B HD-HDIP-6-A HD-HDIP-6-B
HD-HDIP-7 THRU HD-HDIP-10 HD-HDIP-11-A HD-HDIP-11-B
HD-HDIP-12 THRU HD-HDIP-39**

**HILDALE CITY
RELIANCE ELECT.**

**BENCHMARK TECHNOLOGIES
PARAMOUNT MGMT. GROUP**

Beginning at the 1/4 cor. of Sec. 32 and 33, T. 43 S., R. 10 W., S.L.B.&M.; thence N.89°34'05"E. 659.66 ft. along the center line of said Sec. 33; thence S.00°32'29"E. 1245.64 ft. along the 1/64th sec. line; thence S.89°24'57"W. 958.19 ft. along the state line to mile post 58; thence S.89°27'18"W. 2343.99 ft. along the state line; thence N.00°30'38"W. 1245.57 ft. along the cen. line of said Sec. 32; thence N.89°24'39"E. 1355.17 ft. along the cen. line of said Sec. 32; thence S.00°33'31"E. 328.82 ft.; thence N.89°23'06"E. 405.28 ft. to the southwesterly R.O.W. line of UT State Route 59 and a point on a non-tangent curve concave to the southwest and having a radius of 5679.58 ft., from which point the center of said curve bears S.47°24'21"W. thence northwesterly along said R.O.W. line and curve 459.49 ft. through a central angle of 4°38'07"; thence N.89°24'39"E. 1202.53 ft. along said cen. line to the P.O.B., cont. 92.61 acres, incl. the highway R.O.W. and parcels not a part.

AMENDED PLAT OF HILDALE INDUSTRIAL PARK
LOCATED IN SE 1/4 SECTION 32 AND SW 1/4 SECTION 33, T. 43 S., R. 10 W., S.L.B.&M., WASHINGTON COUNTY, UTAH



CERTIFICATE OF DEDICATION
Know all men, by these presents, that the City of Hildale, a Utah municipal corporation, Benchmark Technology, Inc., an Arizona corporation, and the City of Hildale, Utah, hereby dedicate to the public the streets and utility easements shown on this plat...

ACKNOWLEDGMENT
I, Richard J. Barlow, Mayor, City of Hildale, Utah, do hereby certify that the City Council approved this plat on the 28th day of March, A.D. 2016.

ACKNOWLEDGMENT
I, Philip Barlow, Mayor, City of Hildale, Utah, do hereby certify that the City Council approved this plat on the 28th day of March, A.D. 2016.

ACKNOWLEDGMENT
I, Richard J. Barlow, Mayor, City of Hildale, Utah, do hereby certify that the City Council approved this plat on the 28th day of March, A.D. 2016.

Table with 3 columns: LINE, BEARING, LENGTH

Table with 3 columns: CURVE RADIUS, CURVE LENGTH, TANGENT, DELTA

Table with 3 columns: LINE, BEARING, LENGTH

Table with 3 columns: LINE, BEARING, LENGTH

Table with 3 columns: LINE, BEARING, LENGTH

Table with 3 columns: LINE, BEARING, LENGTH

Table with 3 columns: LINE, BEARING, LENGTH

Table with 3 columns: LINE, BEARING, LENGTH

Table with 3 columns: LINE, BEARING, LENGTH

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