



**HILDALE CITY**

Established 1963

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

## NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE HILDALE CITY PLANNING COMMISSION AND TO THE PUBLIC, THAT THE PLANNING COMMISSION WILL HOLD A MEETING ON MONDAY THE 15th DAY OF JULY, 2019 AT HILDALE CITY HALL, 320 EAST, NEWEL AVENUE, WHICH MEETING SHALL BEGIN AT 6:30 P.M. MDT.

THE AGENDA SHALL BE AS FOLLOWS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT
5. APPROVAL OF MINUTES OF PREVIOUS MEETING [PAGE 1-3]
6. PUBLIC HEARING
  - A. REZONE APPLICATIONS OF THE FOLLOWING LOTS:
    - i. HD-SHCR-3-10 (985 N JUNIPER) [PAGE 4-14]
    - ii. HD-SHCR-6-24&32 (660 & 680 N RICHARD) [PAGE 15-34]
  - B. LAND USE RATES AND FEES [PAGE 35]
  - C. POSSIBLE CHANGES TO LAND USE ORDINANCE 152-39-3 DEFINITION OF "JOINT UTILITY COMMITTEE" [PAGE 36]
7. CONSIDER REZONE APPLICATIONS ON THE FOLLOWING LOTS:
  - A. HD-SHCR-3-10 (985 N JUNIPER) [PAGE 4-14]
  - B. HD-SHCR-6-24&32 (660 & 680 N RICHARD) [PAGE 15-34]
8. WORK SESSION
  - A. ORDINANCE PERTAINING TO OFF-SITE IMPROVEMENTS

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.

- B. DISCUSSION ON GENERAL PLAN UPDATES
- C. RATES AND FEES REVIEW [PAGE 35]
- 9. DISCUSSION AND POSSIBLE CHANGES TO RATES AND FEES [PAGE 35]
- 10. DISCUSSION AND POSSIBLE CHANGES TO LAND USE ORDINANCE 152-39-3 DEFINITION OF “JOINT UTILITY COMMITTEE” [PAGE 36]
- 11. ADJOURNMENT

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The City Council may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Council Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.

# Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, June 17, 2019, 6:30 pm

## Present:

**Commissioners:** Charles Hammon, Rex Jessop, Jennifer Kesselring, Nathan Fischer, Brigham Holm, Tracy Barlow, Derick Holm

**Staff:** Christian Kesselring, Kyle Layton, Vincen Barlow, Mariah La Corti

**Public:** Maha Layton

**Court Monitor:** Roger Carter

## #1 Call to Order

Meeting called to order at 6:30 pm.

## #2 Roll Call

Roll was taken, quorum present.

## #3 Pledge of Allegiance

Charles Hammon led the crowd in the Pledge of Allegiance.

## #4 Approval of Minutes of Previous Meetings

Charles

**Tracy Barlow moved to  
Brigham Holm seconded. Roll call vote:**

	YES	NO	ABSTAIN
Charles Hammon	X		
Tracy Barlow	X		
Brigham Holm	X		
Jenn Kesselring	X		
Derick Holm	X		
Nathan Fischer	X		
Rex Jessop	X		

Motion carried.

## #5 Public Comment

None

## #6 Work Session

### A. Discussion on Ordinance Pertaining to Off-Site Improvements

The City Council approved an ordinance that does not require individuals receiving building permits to make off-site improvements for the next six months. The Planning Commission has

been tasked to come up with a plan/recommendation on how to make those improvements. The questions are if we want it, where we want it, and what is the solution?

Possible solutions could include Special Assessment Areas (previously called Special Improvement Districts), impact fees, grants, or bonds. Another option is to leave it as it is. It may take a combination of all of the above.

Commissioner discussed that there are a few areas in town that could utilize curb, gutter and sidewalks, such as major corridors and school zones, and others that it may not be needed. It was suggested that they sit down with a map at the next meeting and begin mapping it out street by street, block by block.

Kyle pointed out that Planning and Zoning is planning for the future. The City will ultimately need master plans for capital facilities, trails, storm drainage, transportation, infrastructure, etc.

Roger explained the structure of CIB grants; Washington County primarily uses the loan program through CIB. CDBG grant is specifically targeted for low-income areas, which benefits Hildale and Colorado City. He encouraged the commissioners to resolve this issue within this six-month period, to avoid any appearance of discrimination upon expiration of the temporary ordinance.

Administration was tasked with researching CDBG grants further. Charles would like to see the requirement of off-site improvements for building permits removed altogether for remodels.

#### **B. Planning Session for Updating General Plan**

Hildale City has a general plan. Kyle feels it is outdated and not progressive. He wants to know from the commission if they would like to keep it, update parts of it, or scrap it and completely start over. Commissioners were asked to review the current general plan in preparation for upcoming meetings. Charles recommended that the city try to obtain grant money to address the general plan, to the point that a consultant can be hired to aide in the development of the plan, then have that discussion. Roger Carter suggested that Kyle utilize the Five County Association of Government, Administration was tasked with such.

#### **C. Rates and Fees Review with Possible Changes**

Kyle needs to know if the commission would like him to initiate the process of updating the fees. More research will need to be done to determine how the current fees relate with actual costs. No changes can be made without a public hearing, but commissioners agreed this should be addressed.

#### **D. Discussion on Lot Split Procedure**

There joint utility committee will review applications prior to coming before the planning commission. Kyle has created a checklist of requirements that must be met for a lot split to be approved administratively. He is seeking the commissions input.



Charles expressed concerns about splitting lots without utility connections. He recommended a pre-application meeting with JUC to protect applicants. Christian suggested a “will serve letter” be required. There was discussion on taxes

**#7 Regular Meeting**

**A. Discussion and Possible Final Action on Ordinance Pertaining to Off-Site Improvements**

Not needed.

**B. Discussion and Possible Final Action for Updating General Plan**

Not needed.

**C. Discussion and Possible Final Action on Rates and Fees**

Not needed.

**D. Discussion and Possible Final Action on Lot Split Procedure**

Not needed.

**#8 Clarification of Next Meeting**

Next meeting is July 15, 2019 at 6:30 pm.

**#9 Adjournment**

With no other action, meeting adjourned at 8:35 pm.

Pending Minutes - Subject to Approval

# 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. \_\_\_\_\_

Name: Brigham Holm Telephone: [REDACTED]

Address: 985 North Juniper St Fax No. N/A

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

Email: [REDACTED]

Address/Location of Subject Property: 985 North Juniper St

Tax ID of Subject Property: 926646 Existing Zone District: RA-1

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

I would like to divide my lot in half so that I can sell the half my house is not on. In order to that I would need to be in a zone that allows for smaller lots.

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

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

**Note:** It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_ Application Complete: YES  NO

Date application deemed to be complete: 6/24/19 Completion determination made by: KL



## **ZONE CHANGE APPLICATION (General Information)**

### **PURPOSE**

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

### **WHEN REQUIRED**

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

### **REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE**

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

### **PROCESS**

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

## **HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT**

**Project/Applicant Name:** Brigham Holm

**Project Address:** 985 North Juniper St.

**Current Zoning:** RA-1

**Proposed Zoning:** RA.5

### **Summary of Application**

The Applicant is requesting an amendment to the zoning map to change one (1) lot(s) located on the southwest corner of Jessop Ave, and Juniper St. from RA-1 (Residential Agricultural 1 acre) to RA.5 (Residential Agricultural ½ acre) zoning, for the stated purpose to divide the lot into two building lots.

### **Background**

Current zoning was given during the creation of the initial zoning map. Lot consists of approximately 1.01 Acres. Consists of a single family residential home of about 1600 SQ FT located on the west side of the lot.

### **General Plan and Zoning**

The property is currently surrounded by RA-1 on the West, South, and East with BLM bordering the property to the north. The current General Plan Map shows this area being low density residential.

### **Analysis**

Being a corner lot it would be a good choice for a lot split. The rezoning for RA.5 would still maintain a relatively low density for that area.

#### **Utility Connections**

Water and sewer run north to south along Juniper Street.

Water Sewer and Gas run north to south along Elm Street.

No current utilities running east to west along Jessop Ave could cause potential issues or added cost to developing the new property. However there is not major changes in elevation surrounding the property.

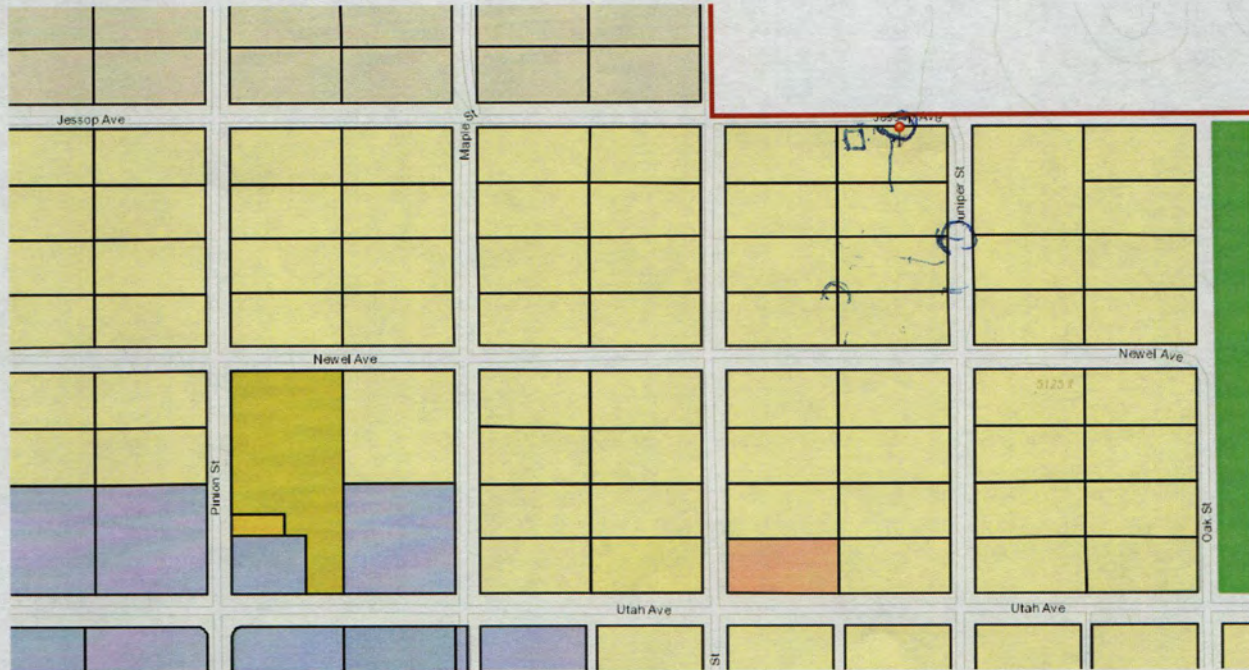
### **Staff Recommendation**

This is a good location for a lot split and will create an excellent piece of property. As long as the applicant is aware that there will most likely be additional costs associated with developing the property in order to connect to utilities.

### **Sample Motions**

1. (Approve without conditions) **I move we approve the zoning map amendment requested by Brigham Holm based on the findings set forth in the staff report.**
2. (Approve with conditions) **I move we approve the zoning map amendment requested by Brigham Holm with the following conditions: [list conditions].**
3. (Deny) **I move we deny the zoning map amendment requested by Brigham Holm based on the findings set forth in the staff report.**





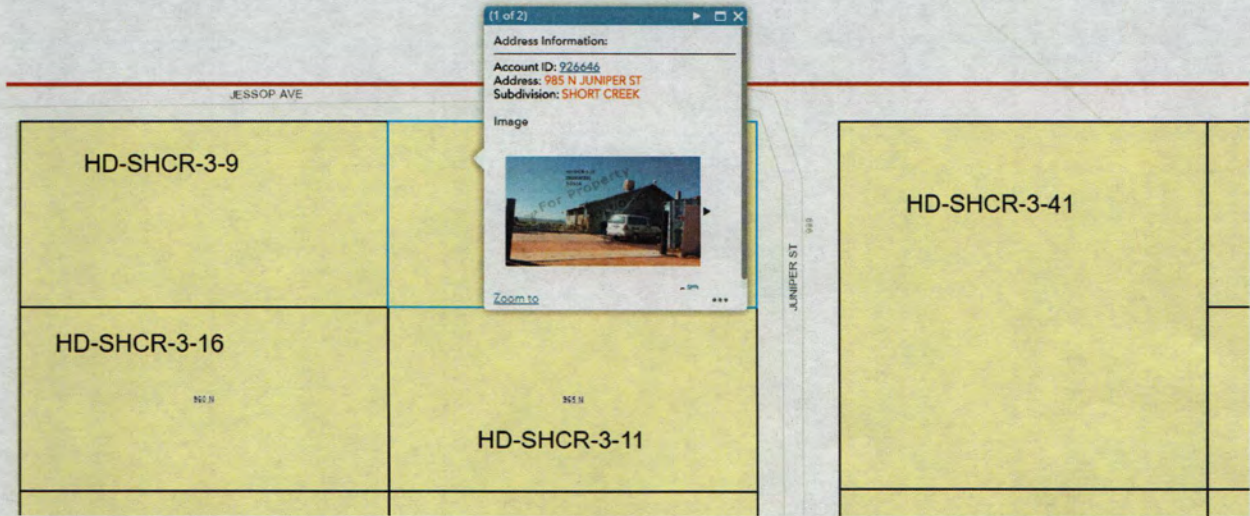
**An accurate property map showing the existing and proposed zoning classifications;**







BLM/OUTSIDE CITY BOUNDARIES



Map showing all abutting properties showing present zoning classifications



**Legal Description:**

**Account Number** 0926646  
**Parcel Number** HD-SHCR-3-10  
**Tax District** 02 - Hildale Town  
**Acres** 1.01  
**Situs** 985 N JUNIPER , HILDALE  
**Legal Subdivision:** SHORT CREEK 3 (HD) Lot: 10  
**Parent Accounts** 0148117  
**Parent Parcels** HD-0-3-33-421

**Property Owners within 250 Feet:**

**HD-SHCR-3-41**  
**Name** HALCYON HOLDINGS LLC  
PO BOX 840159  
HILDALE, UT 84784-0159

**HD-SHCR-3-47**  
**Name** STEED LEEPO BOX 843185  
845 N OAK ST  
HILDALE, UT 84784-3185

**HD-SHCR-3-12**  
**Name** WILLIAMS DANIELPO BOX 842112  
HILDALE, UT 84784-2112

**HD-SHCR-3-11**  
**Name** UNITED EFFORT PLAN  
PO BOX 959  
HILDALE, UT 84784

**HD-SHCR-3-15**  
**Name** CHATWIN MARVIN RAY & JESSICA RAE TRS  
PO BOX 841464  
HILDALE, UT 84784-1464

**HD-SHCR-3-16**  
**Name** SUNSET CAPITAL GROUP LLC  
PO BOX 1490  
COLORADO CITY, AZ 86021-1490

**HD-SHCR-3-9**  
**Name** JOHNSON LESTER



640 N OAK ST  
PO BOX 840537  
HILDALE, UT 84784-0537







June 24, 2019

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-3-10

Address: 985 N Juniper St.

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from RA-1 to RA.5. 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 <http://hildalecity.com/wp-content/uploads/2018/11/LU-Ordinance-V2.pdf>. The hearing will be held July 15, 2019 at 6:30 PM. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at [kylel@hildalecity.com](mailto:kylel@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,

**Kyle Layton**  
**Planning and Zoning Director**  
**Tel: (435) 819-0128**



**CITY OF HILDALE**  
P.O. Box 840490 • 320 E. NEWEL AVE.  
HILDALE, UT 84784



# 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. \_\_\_\_\_

Name: Charles Hammon Telephone: [REDACTED]

Address: 1185 West Utah Avenue, Ste 102, Hildale, UT 84784 Fax No. [REDACTED]

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

Email: [REDACTED]

Address/Location of Subject Property: 680 North Richard Street

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

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

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

well designed homes at medium density.

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

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

**Note:** It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

\*\*\*\*\*

(Office Use Only)  
Date Received: 10.10.19 Application Complete: YES  NO

Date application deemed to be complete: 10.10.19 Completion determination made by: \_\_\_\_\_

# **HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT**

**Project/Applicant Name:** Charles Hammon

**Project Address:** 660 & 680 North Richard St.

**Current Zoning:** RM-2

**Proposed Zoning:** RM-2 W/ PDO

## **Summary of Application**

The Applicant is requesting an amendment to the zoning map to change 2 lot(s) located on the south east corner of Field Ave, and Richard St. from RM-2 (Residential Multi Family) to RM-2 W/ PDO (Residential Multi Family with Planned Development Overlay) zoning, for the stated purpose to allow for well designed homes at medium density.

## **Background**

The property was given RA-1 Zoning during the original creation of the zoning map. Rezone to RM-2 was granted by the City Council in March of 2019. The lot consists of approximately 1.84 Acres and is currently vacant land.

## **General Plan and Zoning**

The property is surrounded on all sides by RA-1 properties. The general map shows this area being low density residential.

## **Analysis**

Planned Development Overlay would allow the ability to be creative in the design of this property. In May of 2019 the Planning Commission voted to reduce the minimum acreage for a planned development overlay, which was approved by City Council at their following meeting. That change was made to support projects like this.

### Utility Connections

Water, Sewer, and Gas run north to south along Richard St.

Lack of utilities running East to West along Field Ave could cause additional costs to the applicant in order to provide utility services to some of the property.

### **Staff Recommendation**

Design flexibility is something that needs to be considered in Hildale. A planned development overlay is a good option for this property. It would not affect the current density of the area but would allow the developer the ability to create an attractive part of the community which would not only be beneficial for those in that development but those surrounding that development as well.

### **Sample Motions**

1. (Approve without conditions) **I move we approve the zoning map amendment requested by Charles Hammon based on the findings set forth in the staff report.**
2. (Approve with conditions) **I move we approve the zoning map amendment requested by Charles Hammon will the following conditions: [list conditions].**
3. (Deny) **I move we deny the zoning map amendment requested by Charles Hammon based on the findings set forth in the staff report.**





**EXCEL DESIGN**  
— ASSOCIATES —

June 10, 2019

Charles Hammon  
1185 West Utah Avenue, Suite 102  
Hildale, UT 84784

[REDACTED]  
[REDACTED]  
Hildale City  
320 East Newel Avenue  
Hildale, UT 84784

Dear Planning Administrator:

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

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

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

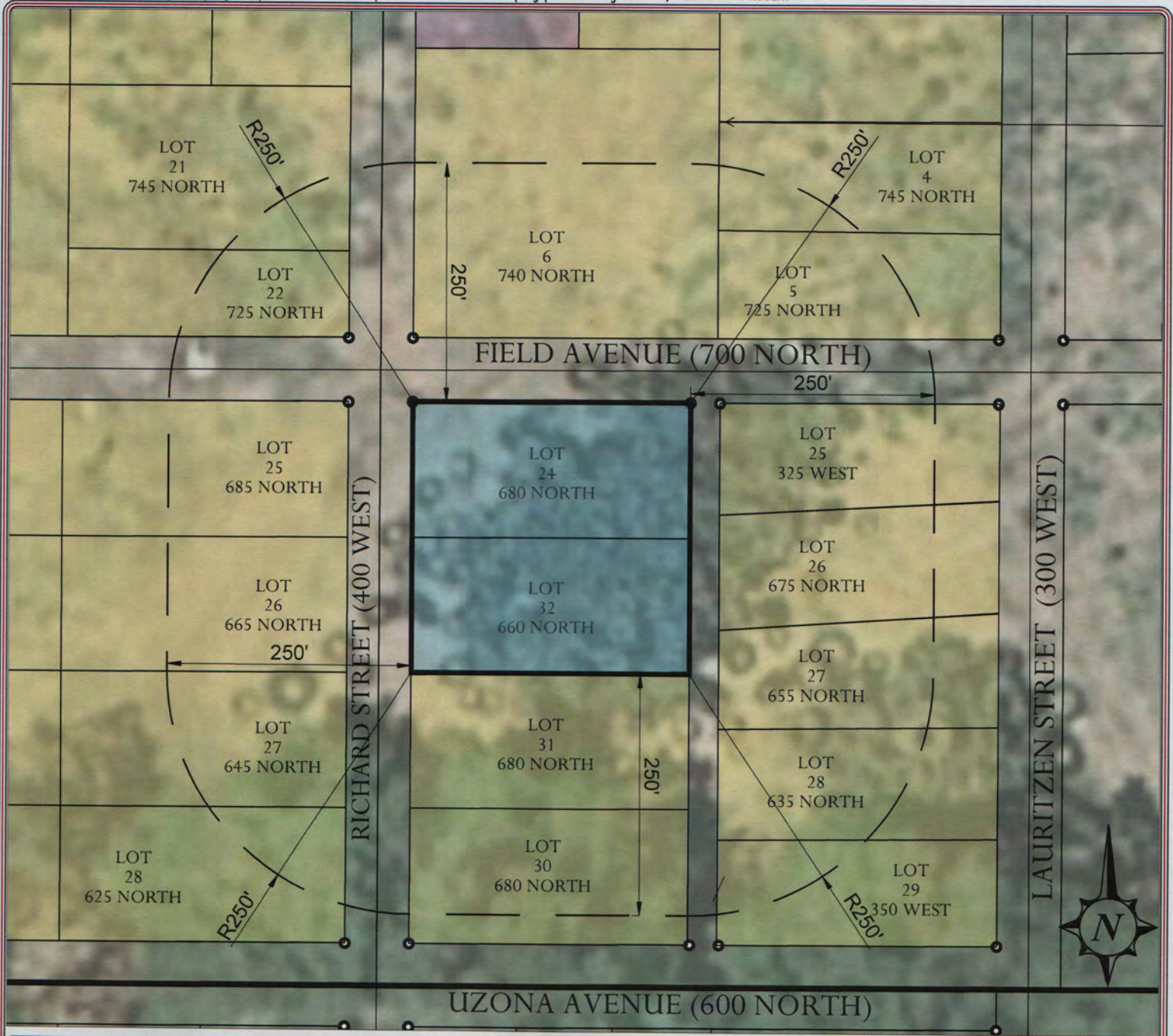
Sincerely,

Charles Hammon









RA-1: RESIDENTIAL AGRICULTURAL, 1 ACRE
  RM-2: MULTI-FAMILY RESIDENTIAL

NC: NEIGHBORHOOD COMMERCIAL

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

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

C-1.1 SHEET 1 OF 1	REZONE VACINITY MAP	DATE	PROJECT NO.	CAD/DWG FILE	DRAWN BY	CHECKED BY	FIELD DATE	CHECKED BY
		DATE	PROJECT NO.	CAD/DWG FILE	DRAWN BY	CHECKED BY	FIELD DATE	CHECKED BY

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

**EXCEL DESIGN ASSOCIATES**  
**"ENGINEERING EXCELLENCE"**  
 DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE  
 321 NORTH MALL DRIVE, SUITE J-101, ST. GEORGE, UTAH 84790  
 TEL. (435) 619-4586 FAX (435) 608-4586  
 E-MAIL: Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us





Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
01/17/2019 03:17:59 PM 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:  
Charles Hammon  
PO Box 190  
Hildale, UT 84784

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

**WARRANTY DEED**

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

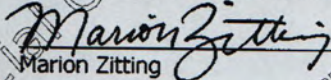
**Marion Zitting and Julene Zitting, husband and wife as joint tenants**, Grantor, of **Hildale, Washington** County, State of **UT**, hereby CONVEY AND WARRANT to

**Charles Hammon**, Grantee, of **Hildale, Washington** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

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

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

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

  
Marion Zitting

  
Julene Zitting



A.P.N.: HD-SHCR-6-24

Warranty Deed - continued

File No.: 363-5951482 (JB)

STATE OF Arizona )

County of Mohave ) ss.

On Jan 17, 2019, before me, the undersigned Notary Public, personally appeared **Marion Zitting and Julene Zitting**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: Aug 11, 2022 Notary Public





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

Receipt No: 1.045880 Jun 10, 2019

EXCEL DESIGN

Previous Balance:	.00
MISCELLANEOUS	
Land Use	100.00
	-----
Total:	100.00
	=====
Check - Zions Bank	
Check No: 1244	100.00
Payor:	
EXCEL DESIGN	
Total Applied:	100.00
	-----
Change Tendered:	.00
	=====

06/10/2019 12:32 PM



# 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. \_\_\_\_\_

Name: Charles Hammon Telephone: [REDACTED]

Address: 1185 West Utah Avenue, Ste 102, Hildale, UT 84784 Fax No. [REDACTED]

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

Email: [REDACTED]

Address/Location of Subject Property: 660 North Richard Street

Tax ID of Subject Property: HD-SHCR-6-32 Existing Zone District: RA-1 *Rm2*

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

Proposing to change this property, along with another request for parcel HD-SHCR-6-24, from RM-2 to RM-2 w/ PDO to allow for

well designed homes at medium density.

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

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

**Note:** It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

\*\*\*\*\*

(Office Use Only)

Date Received: 6.10.19 Application Complete: YES  NO

Date application deemed to be complete: 6.10.19 Completion determination made by: \_\_\_\_\_





**EXCEL DESIGN**  
— ASSOCIATES —

June 10, 2019

Charles Hammon  
1185 West Utah Avenue, Suite 102  
Hildale, UT 84784

Hildale City  
320 East Newel Avenue  
Hildale, UT 84784

Dear Planning Administrator:

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

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

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

Sincerely,

Charles Hammon









- RA-1: RESIDENTIAL AGRICULTURAL, 1 ACRE
- RM-2: MULTI-FAMILY RESIDENTIAL
- NC: NEIGHBORHOOD COMMERCIAL

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

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

<b>C-11</b> SHEET 1 OF 1	REVISIONS								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION					
NO.	DATE	DESCRIPTION							

**RICHARD STREET LOTS  
CHARLES HAMMON**

660 & 680 NORTH RICHARD STREET  
HILDALE, UTAH

LOCATED IN THE S.E. 1/4 OF SEC. 33, T43S, R10W, SL8&M

**EXCEL DESIGN ASSOCIATES**  
"ENGINEERING EXCELLENCE"

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





Special Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
04/10/2019 09:19:24 AM Fee \$12.00 By  
UNITED EFFORT PLAN TRUST

**WHEN RECORDED, RETURN TO:**

Charles Hammon  
PO Box 190  
Colorado City, AZ 86021

(HD-SHCR-6-32)

**SPECIAL WARRANTY DEED**

For good and valuable consideration, JEFF J BARLOW, Executive Director of THE UNITED EFFORT PLAN TRUST ("Grantor"), does hereby convey to CHARLES HAMMON ("Grantee"), the following described real property situated in Washington County, Utah, together with all rights, privileges, easements and appurtenant benefits relating thereto and all improvements located thereon (the "Property"):

LOT 32 of SHORT CREEK SUBDIVISION 6, according to the official plat thereof on file and of record in the Washington County Recorder's Office.

SUBJECT TO: easements, rights of way, restrictions, reservations, and encumbrances of record and those enforceable in law and equity.

EXCEPT FOR all water rights, if any, appurtenant to the Property, which Grantor does not convey and retains for itself;

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.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of  
the 28 day of March, 2019.

**GRANTOR:**

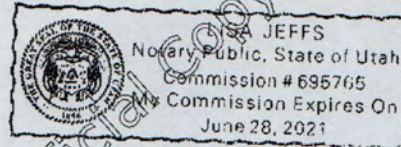
**THE UNITED EFFORT PLAN TRUST**

By: [Signature]  
Its: Executive Director

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON)

On the 28<sup>th</sup> day of March, 2019, before me Lisa Jeffs, a notary public,  
personally appeared Jeff J Barlow, proved on the basis of satisfactory evidence to be the  
person whose name is subscribed to in this document, and acknowledged he executed the  
same.

[Signature]  
Notary Public





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

Receipt No: 1.045879 Jun 10, 2019

EXCEL DESIGN

Previous Balance: .00

MISCELLANEOUS

Land Use 100.00

Total: 100.00

Check - Zions Bank

Check No: 1243 100.00

Payor:

EXCEL DESIGN

Total Applied: 100.00

Change Tendered: .00

06/10/2019 12:33 PM



June 24, 2019

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-6-24  
HD-SHCR-6-32

Address: 660 N Richard St.  
680 N Richard St.

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from RM-2 to RM-2 W/PDO. 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 <http://hildalecity.com/wp-content/uploads/2018/11/LU-Ordinance-V2.pdf>. The hearing will be held July 15, 2019 at 6:30. MDT, at Hildale City Hall, which is located at 320 East Newel Avenue, Hildale, Utah.

Any objections, questions or comments can be directed by mail to the City of Hildale, Attn: Planning and Zoning Administrator, P.O. Box 840490, Hildale, Utah 84784, or in person at the Hildale City Hall. The Planning and Zoning Administrator can be reached by phone at (435) 874-2323, or by email at [kylel@hildalecity.com](mailto:kylel@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,

Kyle Layton  
Planning and Zoning Director  
Tel: (435) 819-0128



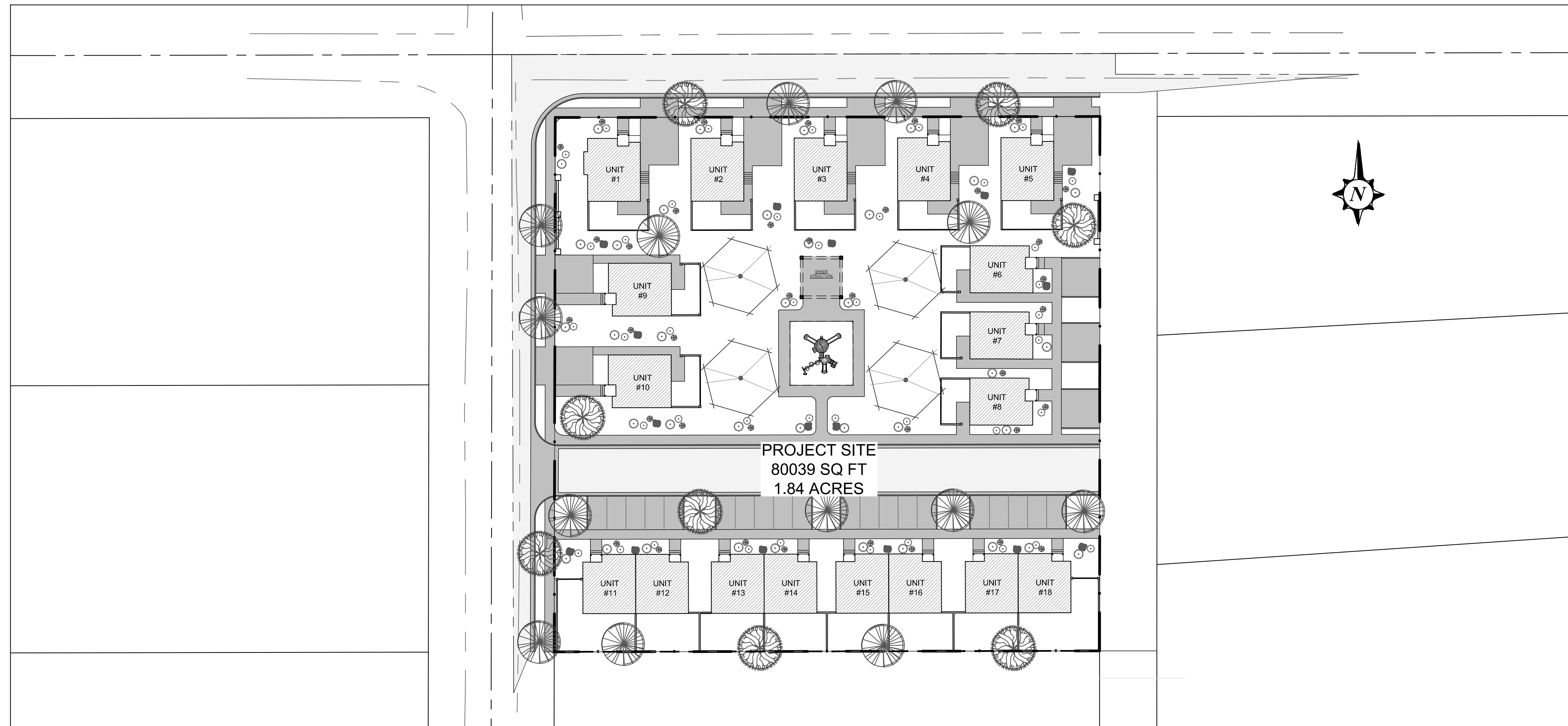
CITY OF HILDALE  
P.O. Box 840490 • 320 E. NEWEL AVE.  
HILDALE, UT 84784



# CLIFFVIEW COTTAGES

## PRELIMINARY SITE PLAN

HILDALE, UTAH



### PROJECT INFORMATION

#### BOUNDARY DESCRIPTION

LOT 24 & 32, SHORT CREEK SUBDIVISION #6, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T43S, R10W, SLB&M, HILDALE, WASHINGTON COUNTY, UTAH

CONTAINS 1.82 ACRES

#### TOPOGRAPHY

TOPOGRAPHY & AERIAL IMAGERY GENERATED BY THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON JANUARY 9, 2019.

#### OWNER:

CHARLES HAMMON  
1185 WEST UTAH AVENUE, SUITE 102  
HILDALE, UT 84784  
PHONE: (435) 619-4586

#### SITE DATA:

EXISTING ZONING: RM-2  
PROPOSED ZONING: RM-2 (PDO)  
PARCEL NUMBERS: HD-SHCR-6-24 & HD-SHCR-6-32  
PROJECT AREA: 80,039 SQ. FT. (1.82 AC.)  
TOTAL PARCELS: 2  
PROPOSED DENSITY: 18 / 1.82 = 9.89 UNITS / ACRE

#### PARKING SUMMARY:

REQUIRED:  
2 SPACES PER DWELLING UNIT

REQUIRED PARKING: 36  
PROVIDED PARKING: 40

#### FEMA FLOOD DESIGNATION:

THIS SITE IS LOCATED IN ZONE 'X' (NOT A FLOOD ZONE) PER FEMA MAP #49053C1165G, EFFECTIVE DATE APRIL 2, 2009.

#### PROPOSED SETBACKS:

FRONT: 20' TO BACK OF CURB  
REAR: 10'  
SIDE: 10' FEET BETWEEN BUILDINGS  
PUBLIC STREET SIDE: 15'

#### UTILITY PROVIDERS

WATER	HILDALE / COLORADO CITY UTILITIES
SEWER	HILDALE / COLORADO CITY UTILITIES
ELECTRIC	GARKANE ENERGY COOPERATIVE
TELEPHONE	SOUTH CENTRAL COMMUNICATIONS
GAS	HILDALE / COLORADO CITY UTILITIES
REFUSE	HILDALE / COLORADO CITY UTILITIES
LANDFILL	ARIZONA STRIP LANDFILL CORPORATION (9.5 MILES)
FIRE DISTRICT	COLORADO CITY FIRE DEPARTMENT

### PROJECT VICINITY

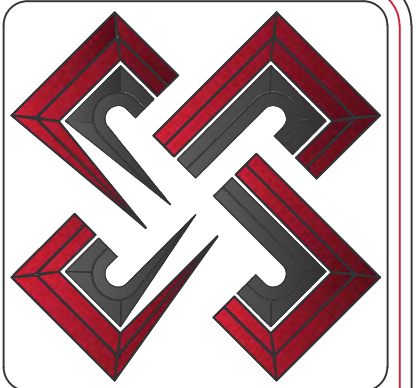


### DRAWING INDEX

C - CIVIL DRAWINGS  
C1.1 - COVER SHEET  
C2.1 - PRELIMINARY SITE PLAN  
C3.1 - PRELIMINARY UTILITY PLAN

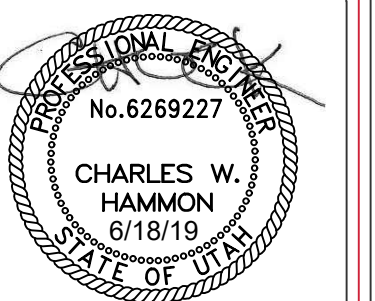
### ABBREVIATIONS LEGEND

AC	ACRE	EX	EXISTING	NTS	NOT TO SCALE	ROW	RIGHT-OF-WAY	T	TOWNSHIP
B&C	BAR & CAP	FFE	FINISHED FLOOR ELEVATION	OG	ORIGINAL GROUND	SLB&M	SALT LAKE BASE & MERIDIAN	TBC	TOP BACK OF CURB
BM	BENCHMARK	FG	FINISHED GRADE	PC	POINT OF CURVATURE	S	SOUTH	TOA	TOP OF ASPHALT
C	CENTERLINE	FT	FEET	PCC	POINT OF COMPOUND CURVE	SAD	SEE ARCHITECTURAL DRAWINGS	TOC	TOP OF CONCRETE
CP	CONTROL POINT	HDPE	HDPE	PI	POINT OF INTERSECTION	SS	SANITARY SEWER	TOS	TOP OF SIDEWALK
CU FT	CUBIC FOOT	HW	HIGH WATER	PRC	POINT OF REVERSE CURVE	SD	STORM DRAIN	TOW	TOP OF WALL
CU YD	CUBIC YARD	HWY	HIGHWAY	PT	POINT OF TANGENCY	SEC	SECTION	TRANS	TRANSFORMER
CONC	CONCRETE	IE	INVERT ELEVATION	POC	POINT OF CONNECTION	SPEC	SPEC	U.N.O.	UNLESS NOTED OTHERWISE
CONST	CONSTRUCTION	IRR	IRRIGATION	PWR	POWER	SQ	SQUARE	WTR	WATER
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	P	PROPERTY LINE	SQ FT	SQUARE FEET	WV	WATER VALVE
DIA Ø	DIAMETER	MAX	MAXIMUM	PVC	POLYVINYL CHLORIDE PIPE	SQ YD	SQUARE YARD	W	WEST
E	EAST	MIN	MINIMUM	R	RANGE	STA	STATION		
EOA	EDGE OF ASPHALT	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	STD	STANDARD		
ELEV	ELEVATION	N	NORTH	REV	REVISION	STM	STORM		



**EXCEL DESIGN ASSOCIATES**  
"ENGINEERING EXCELLENCE"  
DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE

321 NORTH MALL DRIVE, J-101, ST. GEORGE, UTAH 84790  
TEL: (435) 619-4586 FAX: (435) 888-4586  
E-MAIL: Charles@ExcelDesign.us WEB SITE: AT: www.exceldesign.us



**CLIFFVIEW COTTAGES**  
**CHARLES HAMMON**

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

#### REVISIONS

REV.	DATE	DESCRIPTION

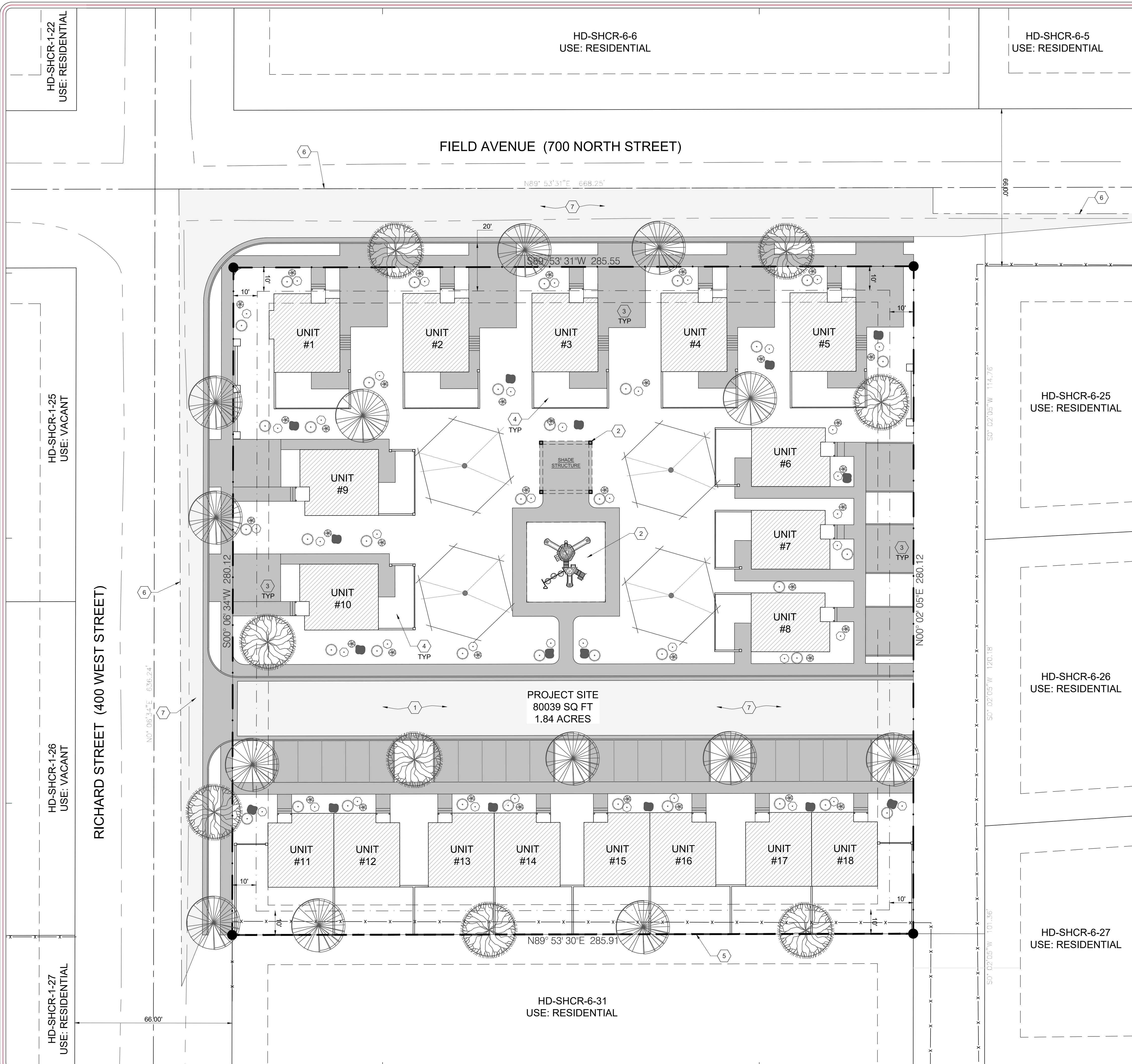
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CAD DWG. FILE: 00-100-05\_SITE  
DRAWN BY: CWH  
DESIGNED BY: CWH  
FIELD CREW:  
CHECKED BY:  
DATE: 6/18/19

#### SHEET TITLE:

**COVER SHEET**

**C-1.1**  
SHEET: 1 of 3



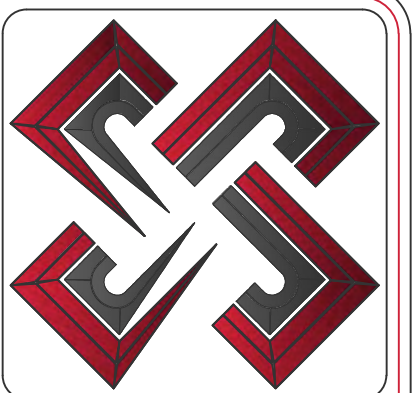


**SITE PLAN NOTES**

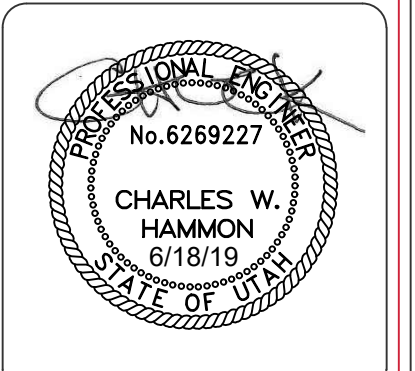
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- RECORDED PLAT SHOWS 15' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG PUBLIC STREETS AND ALLEY AS WELL AS 12.5' PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENTS ALONG INTERIOR LOT LINES. THIS PROJECT PROPOSES TO REDUCE ALL PUBLIC UTILITY & DRAINAGE EASEMENTS TO 10'.
- PROJECT INCLUDES PARCELS HD-SHCR-6-24 AND HD-SHCR-6-32. APPLICANT INTENDS TO COMBINE THE TWO LOTS INTO ONE PARCEL AND ELIMINATE THE INTERIOR LOT LINE AND EASEMENTS.
- PROPOSED LOTS WILL BE GRADED SUCH THAT STORM WATER FLOWS TO RICHARD STREET.
- THE EXISTING FENCE BETWEEN PROJECT BOUNDARY AND SOUTH ADJACENT LOT 31 IS 5 FEET NORTH OR PROPERTY LINE. APPLICANT INTENDS TO REMOVE AND REPLACE FENCE AT PROPERTY LINE.

**KEY NOTE LEGEND**

- ① PRIVATE DRIVE
- ② COMMON AREA AMENITY
- ③ PRIVATE DRIVEWAY
- ④ PRIVATE COURTYARD
- ⑤ NEW 6" BLOCK PRIVACY WALL. SEE SITE NOTE 5.
- ⑥ ASPHALT CUT LINE
- ⑦ NEW ASPHALT PAVING



**EXCEL DESIGN ASSOCIATES**  
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 TEL. (435) 619-4586 FAX (435) 608-4586  
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**CLIFFVIEW COTTAGES**  
**CHARLES HAMMON**  
 680 NORTH RICHARD STREET  
 HILDALE, UTAH  
 LOCATED IN THE S.E. 1/4 OF SEC. 33, T4S, R10W, SLB&M

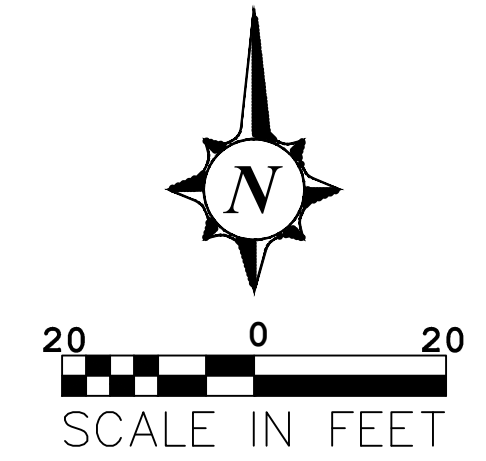
**REVISIONS**

REV.	DATE	DESCRIPTION

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 CAD DWG. FILE: 00-100-05\_SITE  
 DRAWN BY: CWH  
 DESIGNED BY: CWH  
 FIELD CREW:  
 CHECKED BY:  
 DATE: 6/18/19

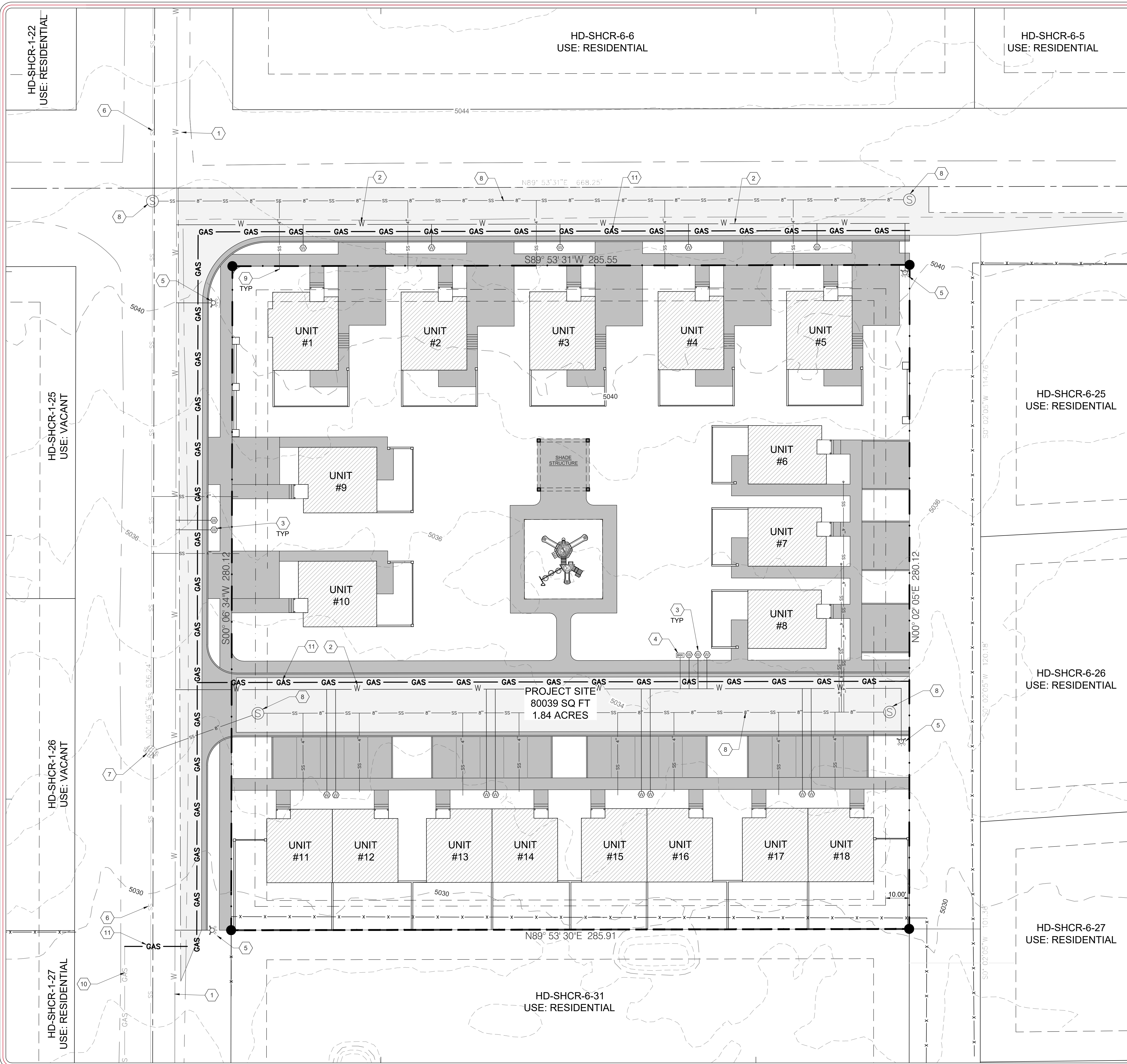
SHEET TITLE:  
**PRELIMINARY**  
**SITE**  
**PLAN**

**C-2.1**  
 SHEET: 2 OF 3





\\NW-HD\02\353\Excel\Projects\00-100-05\_SITE\_6-15-19.dwg Jun 19, 2019 - 12:45pm

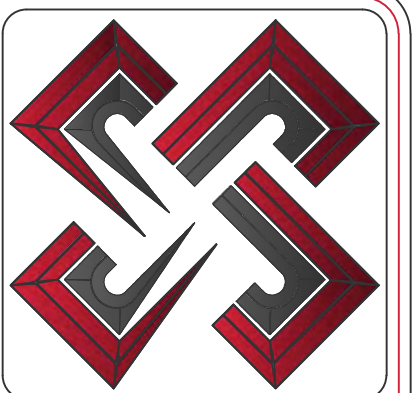


**UTILITY PLAN NOTES**

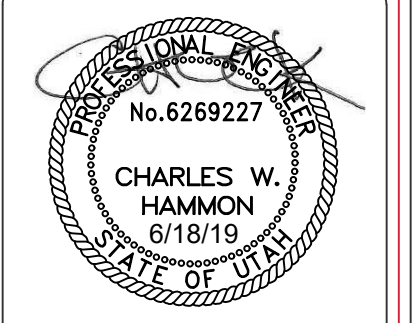
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS.
- COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
- INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
- NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-86, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 4' (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
- FOR WORK PERFORMED WITHIN THE RIGHT-OF-WAY, A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS.
- 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- INSTALL JOINT RESTRAINTS ON THE NEW PIPELINE. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
- ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR PER HILDALE CITY STANDARDS.
- ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.

**KEY NOTE LEGEND**

- ① EXISTING 6" WATERLINE
- ② PROPOSED 6" WATER LINE
- ③ PROPOSED WATER SERVICE LINE & METER SET
- ④ PROPOSED IRRIGATION SERVICE LINE & METER SET
- ⑤ PROPOSED FIRE HYDRANT ASSEMBLY
- ⑥ EXISTING SEWER LINE
- ⑦ EXISTING SEWER MANHOLE
- ⑧ PROPOSED SEWER LINE & SEWER MANHOLES
- ⑨ PROPOSED 4" PVC SEWER LATERAL
- ⑩ EXISTING GAS LINE
- ⑪ NEW GAS SERVICE LINE



**EXCEL DESIGN ASSOCIATES**  
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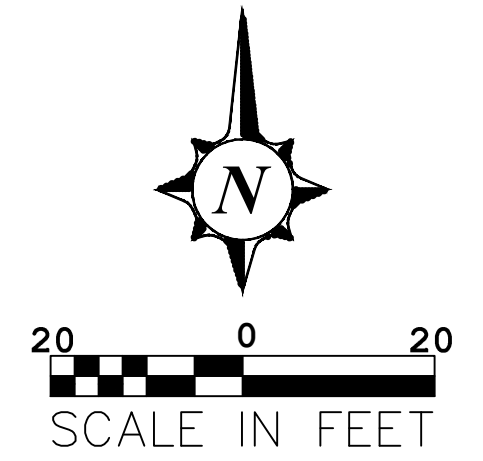
**REVISIONS**

REV.	DATE	DESCRIPTION

PROJECT NO: 00-100-05  
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 DRAWN BY: CWH  
 DESIGNED BY: CWH  
 FIELD CREW:  
 CHECKED BY:  
 DATE: 6/18/19

SHEET TITLE:  
**PRELIMINARY UTILITY PLAN**

**C-3.1**  
 SHEET: 3 OF 3





# Land Use Fees

Current Rate	Proposed Rate	Difference	Date Reviewed	Description
\$500.00	\$500.00	\$ -		Abandonment (Easement or Right of Way) Base Fee (Plus Staff Time Fee)
\$25.00	\$25.00	\$ -		Staff Time per hour fee
same as original plat fee	Same as original plat fee			Amended Plat (after Council approval)
\$500.00	\$500.00	\$ -		Annexation - up to 200 Acres
\$100.00	\$100.00	\$ -		Annexation - per acre over 200 Acres
\$10.00	\$10.00	\$ -		Appeals
\$50.00	\$100.00	\$ 50.00		Conditional Use Permit
\$100.00	\$100.00	\$ -		General Plan Amendment
\$650.00	\$650.00	\$ -		Lot Line Adjustment Fee
\$650.00	\$650.00	\$ -		Minor Land Division/ <u>Lot Split</u>
\$30.00	\$30.00	\$ -		Recording Fees charge per page
\$500.00	\$500.00	\$ -		Reversion to Acreage Base Fee (Plus Staff Time Fee)
\$650.00	\$650.00	\$ -		Revision of Plat
\$100.00	\$100.00	\$ -		Re-Zoning Application Base Fee
\$25.00	\$25.00	\$ -		Sketch Plan Base Fee (Plus the Sketch Plan Per Acre Fee)
\$20.00	\$20.00	\$ -		Sketch Plan Per Acre Fee (Plus the Sketch Plan Base Fee)
\$25.00	\$25.00	\$ -		Special Use Permit
\$1,400.00	\$400.00	\$ (1,000.00)		Subdivision Final Plat Base Fee (Plus the Subdivision Final Plat Per <del>Acre</del> <u>Lot</u> Fee)
\$25.00	\$160.00	\$ 135.00		Subdivision Final Plat Per <del>Acre</del> <u>Lot</u> Fee (Plus the Subdivision Final Plat Base Fee)
\$1,600.00	\$300.00	\$ (1,300.00)		Subdivision Preliminary Plat <del>Base Fee (Plus the Subdivision Preliminary Plat Per Acre Fee)</del>
<del>\$35.00</del>	<del>\$-</del>	<del>\$ (35.00)</del>		Subdivision Preliminary Plat Per Acre Fee (Plus the Subdivision Preliminary Plat Base Fee)
\$50.00	\$200.00	\$ 150.00		Variance Application Fee (Commercial) <del>Rate per square foot</del>
\$25.00	\$100.00	\$ 75.00		Variance Application Fee (Residential) <del>Rate per square foot</del>
\$25.00	\$25.00	\$ -		All other Zoning Application Fees (Plus Staff Rate Plus Consultant Rate)
\$20.00	\$25.00	\$ 5.00		All other Zoning Application Staff Rate (Per Hour)
At Cost	At Cost			All other Zoning Application Consulting Rate
\$50.00	\$-	\$ (50.00)		Zoning Verification Fee

The final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this chapter and adopted pursuant thereto.

GENERAL PLAN:

A plan, labeled "General Plan of Hildale City", including maps or reports or both, which has been approved by the city council as required by law, or such plan as it may be amended from time to time.

JOINT UTILITY COMMITTEE:

~~Colorado City-Hildale City Utility Department Advisory Board.~~ A committee consisting of the City Engineer as well as representatives from all major utility providers, including but not limited to water, gas, power, sewer, internet, and public works. The committee will be chaired by the Public Works director.

LOT:

A separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

LOT RIGHT OF WAY:

A strip of land of not less than twenty six feet (26') wide connecting a lot to a street for use as private access to that lot.

OFFICIAL ZONING MAP:

A zoning map adopted by the city council pursuant to the provisions of section 152-9a-501, Utah Code Annotated, 1953, as amended.

OPEN SPACE:

Designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

PERSON:

Any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.