



HILDALE CITY

Established 1963

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

NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE HILDALE CITY PLANNING COMMISSION AND TO THE PUBLIC, THAT THE PLANNING COMMISSION WILL HOLD A MEETING ON THURSDAY THE 21ST DAY OF NOVEMBER, 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. APPROVAL OF MINUTES OF PREVIOUS MEETING [PG 1-6]
5. PUBLIC COMMENT
6. PUBLIC HEARING ON THE FOLLOWING APPLICATIONS
 - A. LU ORDINANCE CHANGE FOR SECTION 152-26-3 RECREATIONAL RESORT MINIMUM ACREAGE [PG 7-12]
 - B. LAND USE ORDINANCE CHANGE FOR OFF SITE IMPROVEMENTS [PG 13-17]]
 - C. REZONE APPLICATION FOR LOT HD-SHCR-2-30 (680 N ELM ST.) [PG 18-26]
 - D. REZONE APPLICATION FOR LOT HD-SHCR-3-36 & 39 (845 N ELM ST. & 840 N MAPLE ST.) [PG 27-35]
7. DISCUSSION AND POSSIBLE ACTION OF THE FOLLOWING LAND USE ORDINANCE CHANGES
 - A. SECTION 152-26-3 RECREATIONAL RESORT MINIMUM ACREAGE [PG 1-6]
 - B. LU ORDINANCE FOR OFF SITE IMPROVEMENTS [PG 7-11]
8. DISCUSSION AND POSSIBLE ACTION FOR REZONE APPLICATION ON THE FOLLOWING LOTS
 - A. HD-SHCR-2-30 (680 N ELM ST.) [PG 12-20]

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. HD-SHCR-3-36 & 39 (845 N ELM & 840 N MAPLE) [PG 21-29]
9. DISCUSSION AND POSSIBLE DECISION ON APPLICATION FOR REASONABLE ACCOMMODATION FOR FRIENDS OF SWITCHPOINT [PG 36-41]
 10. UPDATE ON CIB GRANT FUNDING FOR GENERAL PLAN [PG 42-43]
 11. DISCUSSION AND POSSIBLE CHANGE ON REGULAR MEETING TIME
 12. ADJOURNMENT

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

Hildale City Planning Commission Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, October 21, 2019 6:30 pm

Present:

Commissioners: Charles Hammon, Nathan Fischer, Rex Jessop, Derick Holm, Brigham Holm

Staff: Kyle Layton, John Barlow (Telephone)

Public: Chloe Davis, JVar Dutson, Stacy Seay, Frank Lindhardt, Lee Dutson, Travis Jessop, Willie Jessop, Mark Garza (this list may be incomplete)

1 Call to Order

Meeting called to order at 6:30 pm.

2. Roll Call

Roll was taken, quorum present.

3. Pledge of Allegiance

Nathan led the crowd in the pledge of allegiance.

4. Approval of Minutes of Previous Meeting

No corrections noted.

Brigham Holm moved to approve the minutes of the September 21, 2019 meeting. Rex Jessop seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | | | X |
| Derick Holm | X | | |
| Brigham Holm | X | | |
| Rex Jessop | X | | |

Motion carried.

5. Public Comment

JVar Dutson expressed his appreciation for the Town Hall Meeting held earlier in the day.

#6. Public Hearing

Charles Hammon moved to open the Public Hearing on the Rezone of HD-SCHR-3-25 (880 North Elm St.), Rezone of HD-SCHR-3-36, Rezone of HD-SCHR-3-39 (845 N. Elm St. & 840 N. Maple St.), Rezone of HD-SCHR-13-52, 53, 54, 55, 60, 61, 62, 63 (South Zion Estates Phase 1). Brigham Holm seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Derick Holm | X | | |
| Brigham Holm | X | | |
| Rex Jessop | X | | |

Lee Dutson expressed that he was just wanting to split his property.

Commissioner Hammon stated that 6b has been tabled for this meeting and moved onto 6c.

No additional public comment.

**Nathan Fischer moved to close the Public Hearing.
Derick Holm seconded. Roll call vote:**

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Derick Holm | X | | |
| Brigham Holm | X | | |
| Rex Jessop | X | | |

Motion carried.

**7. Discussion and possible action for conditional use application on lot HD-SCHR-11-13
(1065 N. Hildale St.)**

Kyle presented: The applicant is requesting a conditional use on a property that is currently zoned neighborhood commercial. Due to the size of the building the applicant would like to provide residential apartments in half of the building. The other half of the building would become a health clinic.

The properties were given NC Zoning during the original creation of the zoning map. The east lot consists of approximately 3.35 Acre and includes a structure that is approximately 41,176 sq ft.

The property is bordered on the South and East with other properties zoned neighborhood commercial. The north and West side of the property is bordered by large residential properties. The current general map shows this property as low density residential.

The Commission had discussion on what a conditional use permit is and what the requirements are for them.

The applicant explained to the commission that they are planning on 34 apartments for 55 and older and are trying to make them affordable. There was discussion on if the building was stand alone or one building. Applicant explained that it is one building that will be separated by fire

walls etc. They did not want to destroy the pioneer type building in the middle as it is a part of the heritage of the community.

Nathan Fischer moved to approve the conditional use permit application requested by Gemstone Properties Inc. Pending legal review Brigham Holm seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Derick Holm | X | | |
| Brigham Holm | X | | |
| Rex Jessop | X | | |

Motion carried.

8. Discussion and Possible Action for Rezone Application on the following lots:

i. HD-SCHR-3-25 (880 N. Elm St.)

Kyle presented: The Applicant is requesting an amendment to the zoning map to change 1 lot(s) located on the South East corner of Elm St. and Newel Ave. from RA-1 (Residential Agricultural 1 acre) to RA.5 and RM-1 (Residential Agricultural, Multiple Family 1) zoning, for the stated purpose to create two building lots consisting of 1 multifamily home and one residential home.

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

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

The intention of this application is to two lots. One lot would be RM-1 allowing a maximum of 3 units and the other lot would be zoned RA.5 allowing a single family residential home.

Staff has done some research on the ability to split zoning in the middle of a lot and has found that we are capable of doing that, however it may not be the best practice.

All utilities are running north to south along Elm St. No utilities provided off Newel Ave.

19

There was some discussion on how to give a lot two zones. It was recommended by staff that the application be granted with the condition that a lot split occurs. Commissioner Hammon expressed his support for having higher density near Utah Ave.

Brigham Holm moved to recommend the City Council to approve the zoning map amendment requested for lot(s) HD- SCHR-3-25 with the following conditions that the lot split occurs. Derek Holm seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Derick Holm | X | | |
| Brigham Holm | X | | |
| Rex Jessop | | X | |

Motion carried.

9. DISCUSSION AND POSSIBLE ACTION ON PHASE 1 OF SOUTH ZION ESTATES PROJECTS

A. REZONE APPLICATION FOR LOTS HD-SHR-13-52, 53, 54, 55, 60, 61, 62, 63

Applicant proposed 3 changes to current development standards

34' ROW (Current 66')

70' lot width (Current is 80')

20' Setback (current is 25')

Commissioner Hammon agreed with the setback and lot width but expressed concern over the ROW

Main concern is Kokopelli may not be large enough to handle all the traffic

Commissioner Fischer expressed his concern for the road section stating that on street parking will limit emergency vehicle access

Commissioner Hammon pointed out fire code allows 26' of asphalt with parking on only one side

Mr. Travis Jessop commented that the road section were taken from a community in Draper Ut

Mr. Garza asked that if we do require a traffic study we require it at final plat

Mr. Garza explained that the reason for not doing a PDO on the entire project is that they want to make sure development can be successful

Charles Hammon moved to recommend the City Council to approve the zoning map amendment requested for lot(s) HD-SHR-13-52, 53, 54, 55, 60, 61, 62, 63 with the following conditions minimum lot width 70' minimum front setbacks 20' street cross sections be reviewed and approved by the city engineer before approved construction documents on final plat. Brigham Holm seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Derick Holm | X | | |
| Brigham Holm | X | | |
| Rex Jessop | X | | |

Motion carried.

B. PRELIMINARY PLAT APPLICATION FOR PHASE 1

Because the preliminary plat and PDO application were assigned on the same agenda item almost all of the discussion revolved around the PDO application

Charles Hammon moved to recommend that the City Council to approve the preliminary plat application for phase 1 of South Zion Estates with the following conditions minimum lot width 70' minimum front setbacks 20' street cross sections be reviewed and approved by the city engineer before approved construction documents on final plat. Brigham Holm seconded. Roll call vote:

| | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Charles Hammon | X | | |
| Nathan Fischer | X | | |
| Derick Holm | X | | |
| Brigham Holm | X | | |
| Rex Jessop | X | | |

Motion carried.

C. DEVELOPMENT AGREEMENT FOR PHASE 1

Tabled

10. Update on CIB funding for Master Plan

Kyle updated the commission on the General Plan funding costs and potential funding sources including grants and matching funds from the city.

11. Work Session

Kyle updated the commission on the town hall meeting at 5:00, there was a lot of discussion on the costs of site improvements. Commissioner Hammon presented an idea of creating districts that would cover already platted lots that have utilities and chip seal. There was additional discussion on costs and funding requirements with the costs being required at the time of lot split. Remodel permits must have utilities, Lot splits must have their own utilities and

development to the historic level, if splitting lot into more than 2 it must meet the development standard. There was discussion on where to set boundaries for the historic district.

Commission discussed meeting dates and recommended that we move it to the third Wednesday of the month.

12. Adjournment

With no other business, meeting adjourned at 8:45 pm.

DRAFT

Chapter 26

RECREATION RESORT ZONE

152-26-1: PURPOSE AND OBJECTIVES:

A. Purpose:

The recreation resort zone is established to designate certain areas within the city of Hildale where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term (30 days or less) basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.

B. Objective:

The objective of the recreation resort zone is to allow full service resort developments with short and long term residential use combined with those commercial and public facilities necessary to create a desirable resort atmosphere.

152-26-2: SCOPE:

The requirements of this chapter shall apply to any recreation resort zone within the city. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws except to the extent such provisions are provided by this chapter.

152-26-3: MINIMUM ACREAGE:

~~The recreation resort zone shall be applied only to projects consisting of at least five (5) acres.~~
Minimum acreage will be determined by the ability to meet all other requirements set forth in section 152-26-6 and table 152-26-1

152-26-4: SITE LOCATION:

The recreation resort zone shall only be allowed on collector or higher street classification. However a lower street classification may be considered if the applicant can demonstrate that the development would have no negative affect to adjoining properties.

152-26-5: USES ALLOWED:

All uses must be shown on a preliminary site plan presented with the application to change an area on the zoning map to recreation resort.

A. Permitted Uses:

Permitted uses allowed within the recreation resort zone are as follows:

- 1. Single and multiple dwelling unit residential, including condominium and townhouse complexes. Unit and/or complex owners may reside in the dwelling units or offer them for rent or lease either long term or short term.
- 2. Any commercial use related to the support or servicing of those uses referred to in subsection A1 of this section and the facilities related thereto including, but not limited to:
 - Childcare facilities.
 - Indoor and outdoor recreation facilities.
 - On site property management.
 - Personal care services.
 - Professional office space related to property management.
 - Restaurant and outdoor dining.
 - Retail stores.
 - Sales and rental offices.
- 3. Motel, hotel, bed and breakfast inn, or boarding house.

B. Prohibited Uses:

Any use not listed shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

C. Accessory Uses:

Permitted and conditional uses set forth above shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential zones shall include, but not be limited to, the following:

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance.

Household pets.

Nurseries and greenhouses, when used for resort landscape or food production.

Playgrounds, patios, porches, gazebos, and incidental storage buildings in accordance with the approved site plan for the zone.

Short term storage and parking areas and facilities for recreational vehicles, boats, and trailers which are incidental and otherwise related to other approved uses.

Swimming pools and hot tubs; tennis and other sport courts; clubhouses; and other common recreation or sport facilities for use by residents and their guests.

152-26-6: DEVELOPMENT STANDARDS FOR RECREATIONAL RESORT:

A. Recreation resort zones shall be established on the city zoning map and may be amended from time to time by ordinance. The recreation resort zone is intended only for resort development directly providing the following minimum facilities and services:

- 1) a swimming pool and clubhouse and
- 2) an on site rental or property manager. Those resort developments in which full time/permanent residential use is authorized or contemplated shall be subject to covenants, conditions, and restrictions and governed by a property owners' association or other similar governing body.

B. Development standards within the recreational resort shall be set forth in table 152-26-1 of this section.

TABLE 152-26-1

| | | |
|---|---|----------------------------------|
| Lot standards: | | |
| | Average lot area | n/a |
| | Minimum lot area or acreage | 5 acres |
| | Minimum lot width and/or project frontage | 300 feet project 30 feet unit |
| | Maximum density per acre | 15 units or lots |
| Building standards: | | |
| | Maximum height, main building ¹ | 35 feet |
| | Maximum height, accessory building ¹ | 20 feet |
| | Building coverage | 50 percent per site plan |
| | Distance between buildings | 20 feet |
| Setback standards - front: | | |
| | Any building - pedestrian entrance | 15 feet from back of sidewalk |
| | Garage or parking building ³ | 25 feet from back of sidewalk |
| Setbacks - rear: | | |
| | Main building | 10 feet |
| | Accessory building, including private garage ² | 10 feet |
| Setback standards - interior side yard: | | |
| | Main building | 10 feet |

| | | |
|---------------------------------------|---|---------------|
| | Accessory building, including private garage ² | 10 feet |
| Setback standards - street side yard: | | |
| | Main building | 20 feet |
| | Accessory building | Not permitted |
| | Parking | See note 3 |

Notes:

1. Except a greater height may be approved subject to a conditional use permit.
2. If located at least 10 feet from main building, 2 feet.
3. If alternate parking, such as underground parking facilities or parking structure is provided, garage setbacks may be altered by the planning commission.

C. An application for a zone map change to recreation resort zone shall be accompanied by a completed preliminary site plan application as set forth in section 152-7-10 of this chapter. An approved final site plan shall be required before construction or site work in a recreation resort zone.

152-26-7: REGULATIONS OF GENERAL APPLICABILITY:

The use and development of real property in the recreation resort zone shall conform at a minimum to regulations of general applicability as set forth in the following chapters of this chapter:

A. Design and compatibility standards:

See chapter 33 of this chapter.

B. Landscaping and screening:

See chapter 32 of this chapter.

C. Motor vehicle access:

See chapter 35 of this chapter.

D. Natural resource inventory:

See chapter 31 of this chapter.

E. Off street parking:

See chapter 34 of this chapter.

F. Signs:

See chapter 36 of this chapter.

152-7-13.E Approval Standards

The following standards shall apply to determine zoning compliance of a building permit application:

1. No building permit shall be approved for zoning compliance unless the proposed building, structure or use when built and the land on which it is located will conform to applicable provisions of this chapter and any applicable conditions of approval required under a permit applicable to the subject property.

2. No building permit shall be issued unless the property or lot for which the building permit is to be issued fronts a dedicated street which meets the width requirement specified by this code and has been improved according to city standards, except where a variance has been approved by the Hearing Officer, or as follows:

a. In the event that property for which a building permit is sought fronts a dedicated street which requires additional footage on each side of the street in order to meet the width requirements of the road master plan or official map, a building permit may be issued if one-half (1/2) of the additional footage is dedicated by the owner of said property for use by the public as a city street.

b. In lieu of requiring completion of all improvements to a dedicated city street prior to the issuance of a building permit, a building permit may be issued if:

(1) The road is traversable by normal vehicular traffic, including law enforcement, fire and other emergency vehicles; and

c. Any property defined by chapters 13 and 14 of this code and located within the Historic Hildale District shall be issued a building permit, provided that each individual property has obtained their own utility connections.

(2) A written agreement is executed by the owner of the property for which the building permit is to be issued, stating the owner will deposit with the city an amount equal to the cost of improving the street frontage of the owner's lot before receiving a certificate of occupancy on the house for which the permit is issued.

152-39-4: NECESSITY OF PLAT; EXEMPTION FROM PLAT REQUIREMENTS:

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

A. A subdivision creating no more than one new lot may be approved by city staff without the necessity of preparing and filing a preliminary plat or final plat if:

1. Notice is provided by city as required by this chapter.
2. The proposed subdivision:
 - a. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.
 - b. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 - c. Has been approved by the culinary water authority and sanitary sewer authority.
 - d. Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.

B. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:

1. Meets the minimum size requirement of applicable zoning; and
2. Is not used and will not be used for any nonagricultural purpose.

C. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the joint utility committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.

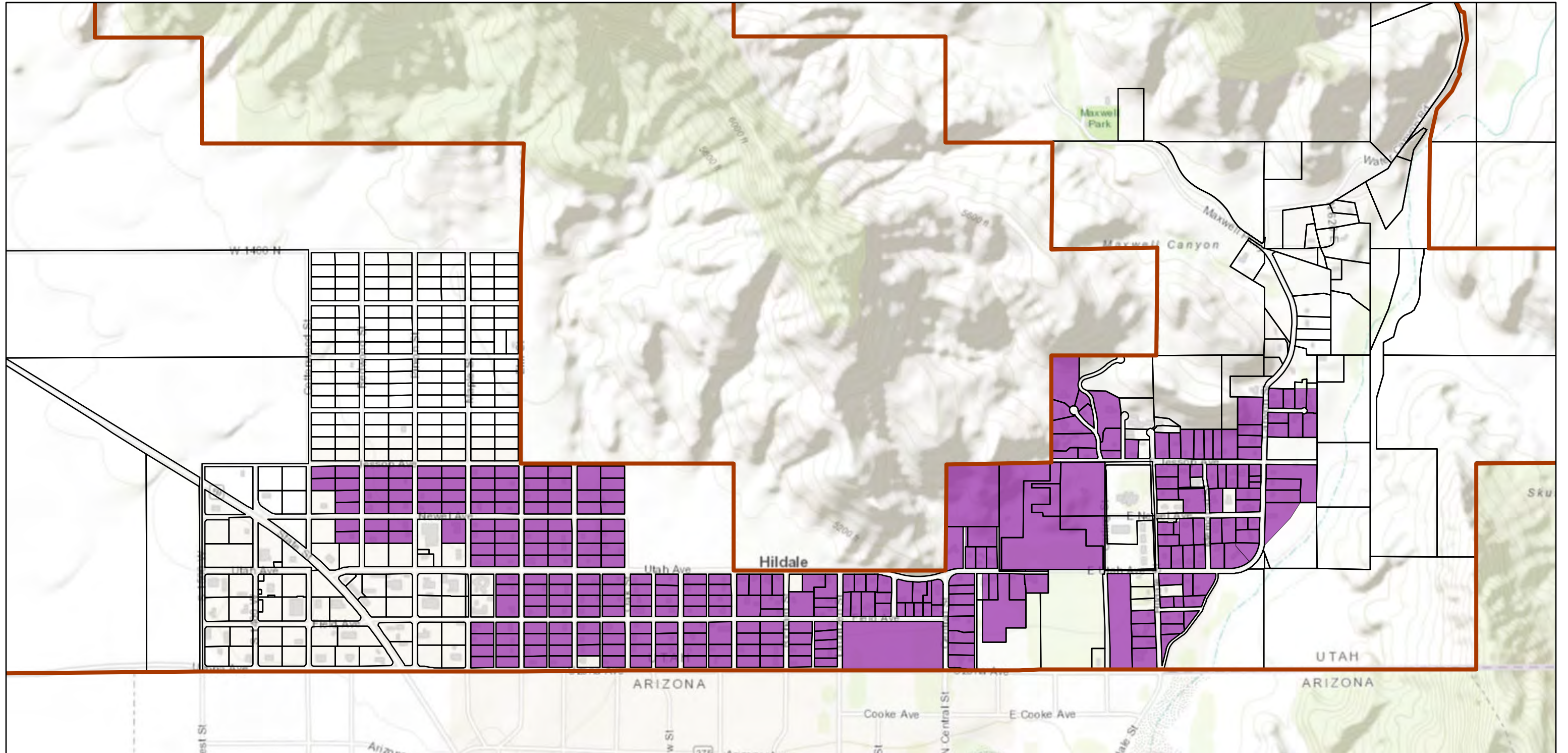
Exception: If the creation of a lot under subsection A of this section lies within the boundary of the Hildale Historic District and is defined by chapters 13 and 14 of this code, the subdivision shall not be approved until all utilities have been provided and a deposit has been made to the city in the amount of [X]% of the other required improvements

D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be described by deed and upon approval of city staff, shall be recorded with the county recorder.

HILDALE HISTORIC DISTRICT:


The area of Hildale that was developed prior to December 2019 and within the historic boundary shown on the zoning map.

Hildale City Zoning Editor




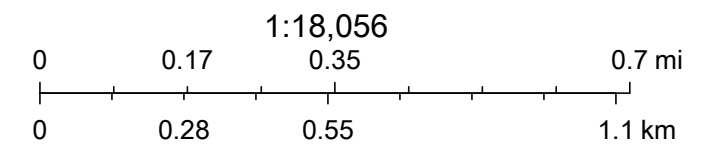
11/18/2019, 10:10:53 AM

 Municipal Boundary

 Parcels

Historic Parcels

 Lot Split at Max - Unknown



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Project/Applicant Name: Levi Jessop

Project Address: 680 N Elm 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 Elm St. and Field 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 0.91 Acres of vacant land.

General Plan and Zoning

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

Analysis

In order for a Zoning Map amendment to be changed the following factors should be considered pursuant to LU Ordinance 152-7-7.E:

- Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan
 - The general plan call for this area to be low density residential. Splitting this lot into two ½ acre lots would still achieve a relatively low density area.
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property
 - The property will be surrounded by other residential lots and would be harmonious with the surrounding property
- The extent to which the proposed amendment may adversely affect adjacent property

- No potential adverse affects are seen with this application
- 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
 - Although services should be adequate enough to service this property this application has not gone up for JUC review at this stage. JUC review will be required before lot split occurs.

Staff Recommendation

The application satisfies the four factors that the LU Ordinance requires. No major negative effects are seen with this application. Staff would recommend that the application moves forward with approval.

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-2-30 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-2-30 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-2-30 based on the findings set forth in the staff report.**



ZONE CHANGE APPLICATION

Fee: \$100

| | |
|----------------------|------------------|
| For Office Use Only: | |
| File No. | _____ |
| Receipt No. | <u>114276625</u> |

Name: Levi Jessop Telephone: 435-467-7182 *Amplave*

Address: Po Box 840422 Hildale UT, 84784 Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: levi.jessop1@gmail.com

Address/Location of Subject Property: 680N Elm St.

Tax ID of Subject Property: HD-SHC2-2-30 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 third Monday of each month at 6:30 p.m. The deadline date to submit the application is 10 business 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: 10/28/19 Application Complete: YES NO

Date application deemed to be complete: 6/28 Completion determination made by: K-TLS



Hildale City
320 E. Newel Ave
Hildale, UT 84784

Email Receipt has been resent.

XBP Confirmation Number: 69266446

| ▶ Transaction detail for payment to Hildale City. | | Date: 10/28/2019 - 3:48:14 PM | |
|--|----------|-------------------------------|-------------|
| Transaction Number: 114276025PT Visa — XXXX-XXXX-XXXX-7714 Status: Successful | | | |
| Account # | Item | Quantity | Item Amount |
| HD-SHCR-2-30 | Land Use | 1 | \$100.00 |

TOTAL: \$100.00

Billing Information

LEVI JESSOP
680 NORTH ELM STREET
HILDALE, UT 84784
435-467-7182
levijessop11@gmail.com

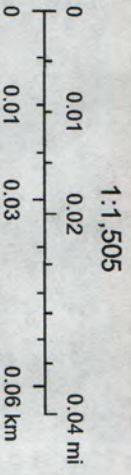
Transaction taken by: AChatwin

Hildale City Zoning districts



9/6/2019, 6:35:42 PM

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



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

Hildale City
Sunrise Cloud SMART GIS®

Special Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
04/30/2019 03:42:25 PM Fee \$12.00 By UNITED
EFFORT PLAN TRUST

WHEN RECORDED, RETURN TO:

Levi Jessop
42 N 500 W Apt. 302
Washington, UT 84780

APN: HD-SHCR-2-30

SPECIAL WARRANTY DEED

For good and valuable consideration, JEFF J BARLOW, Executive Director of THE UNITED EFFORT PLAN TRUST ("**Grantor**"), does hereby convey to LEVI JESSOP, of Washington County, Utah ("**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 30, SHORT CREEK SUBDIVISION 2, 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;

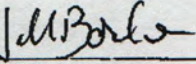
AND THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the matters set forth above.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of
the 30th day of APRIL, 2019.

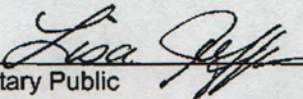
GRANTOR:

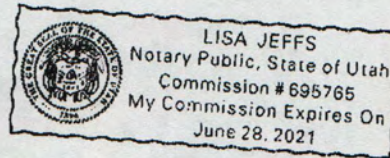
THE UNITED EFFORT PLAN TRUST

By: 
Its: Executive Director

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 30th day of April, 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.


Notary Public



AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Levi R. Jessop, 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.

Levi Jessop *Levi J*
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 28th day of October 2019.

Lisa Jeffs
(Notary Public)



Residing in: Washington Co., Utah

My Commission Expires: 6/28/21

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: _____



November 11, 2019

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-2-30

Address: 680 N ELM 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 (Residential Agricultural 1 Acre) to RA.5 (Residential Agricultural ½ Acre) for the purpose of splitting the lot into two residential lots. 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 November 21st at 6:30 P.M. 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. 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

HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Project/Applicant Name: Mills Gary Tooke Trust

Project Address: 840 N Maple St. & 845 N Elm St.

Current Zoning: RA-1

Proposed Zoning: GC

Summary of Application

The Applicant is requesting an amendment to the zoning map to change 2 lot(s) located on Maple St. and Elm St. from RA-1 (Residential Agricultural 1 acre) to GC (General Commercial) zoning, for the stated purpose to match more closely the use that is taking place on the lot.

Background

The property was given RA-1 Zoning during the original creation of the zoning map. The applicants are currently using the property for a commercial purpose under an allowed non-conforming use. A considerable financial investment has been put into these properties placing cabins for nightly rentals.

General Plan and Zoning

The property is surrounded by RA-1 properties on the north and east. It has general commercial to the West as well as south. The general map shows this area as low density residential

Analysis

This property is located closely to residential properties, however it is in close proximity to other general commercial properties as well. The property is also located just off Utah Ave. which is the major entrance into Hildale City. Because of this it may be a good location for a general commercial property. One item for discussion may be whether the Planning Commission feels that Utah Ave. will remain the main entrance into the city. If so it would be worth considering creating an environment that encourages the properties along that road to become more adapted to a commercial corridor.

Another Item to consider would be the fact that the applicant already has a non conforming use for this property and has invested a considerable amount into making this property commercial.

Staff Recommendation

Because this property is in close proximity to other general commercial properties and the applicant has already taken steps in making this a commercial property. Staff would recommend that the Planning Commission approve this application.

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-3-36 and HD-SHCR-3-39 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-3-36 and HD-SHCR-3-39 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-3-36 and HD-SHCR-3-39 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. 1046594

Angelina 10/07/19

Name: Mills Gary Toke Trust Telephone: 435 703 0453

Address: Po Box 1051 Storage 84771 Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: tokegde@gmail.com

Address/Location of Subject Property: 840 N. Elm, Hildale UT

Tax ID of Subject Property: 0926932/092690 Existing Zone District: RA1
#39 #30

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
No zoning prior to approval of project.

Request change to correspond w/project - GC

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: 10/7/19 Application Complete: YES NO

Date application deemed to be complete: 10/8/19 Completion determination made by: KTL

a. List of persons/company represented in application:

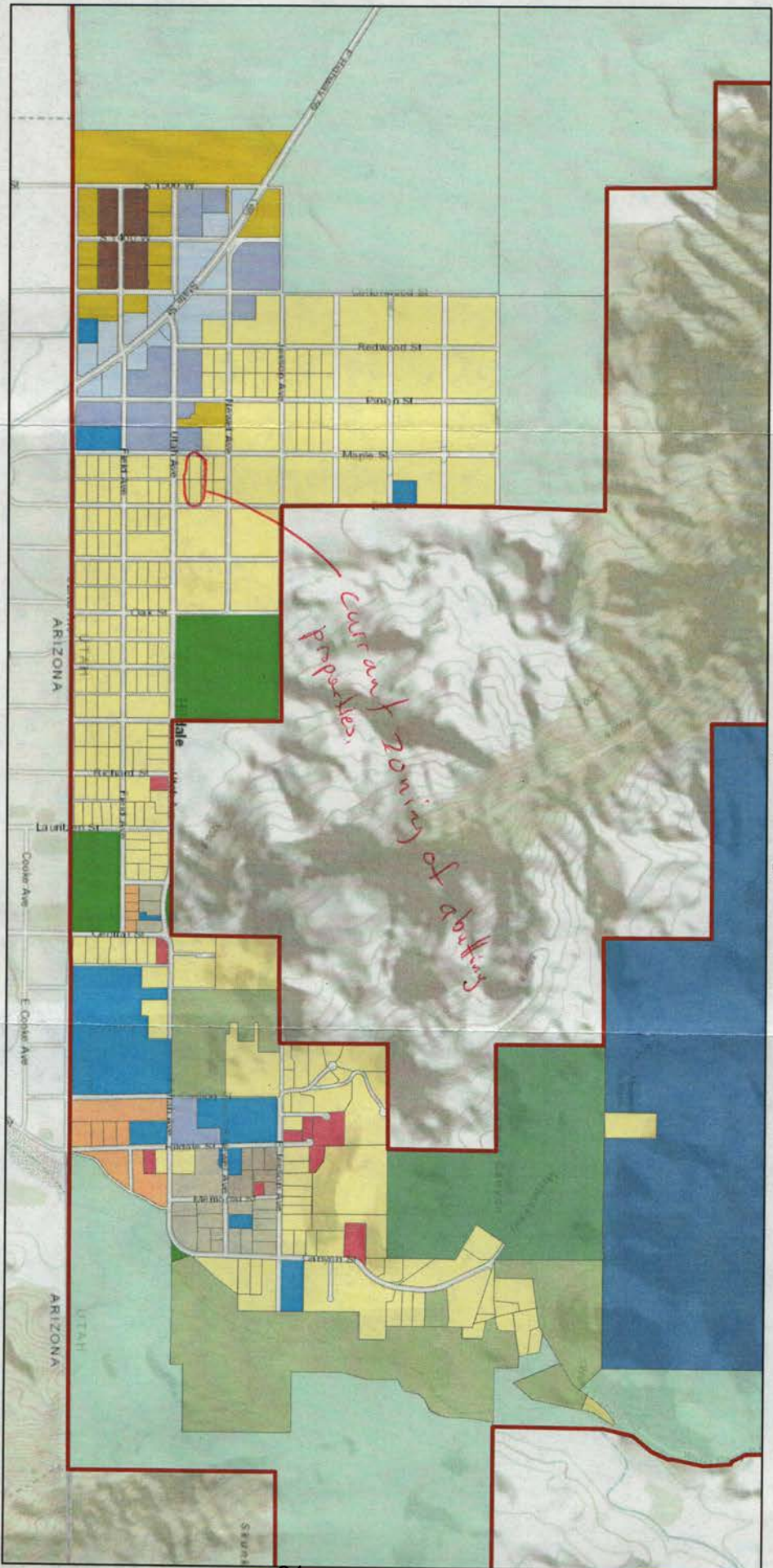
-Gary Tooke

-Shane Tooke

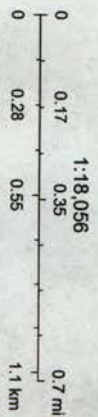
-Tooke Development

PO Box 651, St. George Utah 84771

Hildale City Zoning Editor



- 10/29/2018, 2:40:30 PM
- Municipal Boundary
- Zoning Districts
 - A-20 - Agricultural 20
 - A-10 - Agricultural 10
 - A-5 - Agricultural 5
 - RA-1 - Residential-agricultural 1
 - R1-10 - Single-family residential 10
 - R1-8 - Single-family residential 8
 - RM-1 - Multiple-family residential 1
 - NC - Neighborhood commercial
 - GC - General commercial
 - HC - Highway commercial
 - M-1 - Light industrial
 - M-2 - Heavy industrial
 - OS - Open space
 - PF - Public facilities
 - RR - Recreation resort
 - Zoning District Overlays
 - AP0 - Agriculture protection overlay



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User

Hildale City
Sunrise Cloud SMART GIS®

HD-SHCR-3-36

0926901

Legal Description

BEGINNING AT THE CENTER OF SAID SECTION 33 AND RUNNING THENCE N 89°59'86" W A DISTANCE OF 658.51 FEET TO A FOUND BOLT; THENCE N 89°57'40" W A DISTANCE OF 1319.64 FEET TO A FOUND PK NAIL; THENCE N 0°03'55" W A DISTANCE OF 1321.79 FEET TO A POINT ON THE NORTH 1/16TH LINE; THENCE N 89°58'11" E A DISTANCE OF 659.49 FEET ALONG THE NORTH 1/16TH LINE OF SECTION 83, TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 33; THENCE N 89°59'06" E ALONG THE 1/16TH LINE A DISTANCE OF 1318.30 FEET TO THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 33; THENCE S 0°04'51" E 1323.45 FEET TO THE POINT OF BEGINNING.

HD-SCHR-3-39

0926932

Legal Description

BEGINNING AT THE CENTER OF SAID SECTION 33 AND RUNNING THENCE N 89°59'86" W A DISTANCE OF 658.51 FEET TO A FOUND BOLT; THENCE N 89°57'40" W A DISTANCE OF 1319.64 FEET TO A FOUND PK NAIL; THENCE N 0°03'55" W A DISTANCE OF 1321.79 FEET TO A POINT ON THE NORTH 1/16TH LINE; THENCE N 89°58'11" E A DISTANCE OF 659.49 FEET ALONG THE NORTH 1/16TH LINE OF SECTION 83, TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 33; THENCE N 89°59'06" E ALONG THE 1/16TH LINE A DISTANCE OF 1318.30 FEET TO THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 33; THENCE S 0°04'51" E 1323.45 FEET TO THE POINT OF BEGINNING.

DOC # 20180017431

Warranty Deed Page 1 of 1
Russell Shirts Washington County Recorder
04/30/2018 10:29:25 AM Fee \$ 11.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:
Mills Gary Tooke, Trustee
P.O. BOX 651
ST. GEORGE UT. 84771

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 4-18-15C
MAIL TAX NOTICE TO: SAME AS ABOVE
TAX ID NO: HD-SHCR-3-36 and HD-SHCR-3-39

WARRANTY DEED

Patrick Allen Zitting

GRANTOR(S)
STATE OF ARIZONA

OF COLORADO CITY, COUNTY OF
HEREBY CONVEY AND WARRANT TO

Mills Gary Tooke, Trustee of The Mills Gary Tooke Trust created under agreement dated the First Day of May, 2002

GRANTEE(S)

OF ST GEORGE, COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

All of Lots 36 and 39, Short Creek Subdivision #3, according to the Official Plat thereof on file and of Record in the Office of the Washington County Recorder, State of Utah.

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 25 DAY OF APRIL, 2018.

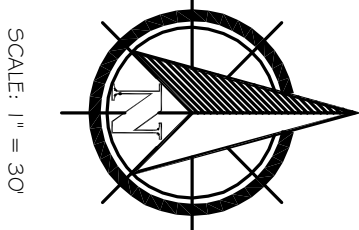
Patrick Allen Zitting

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

ON APRIL 25, 2018, PERSONALLY APPEARED BEFORE ME, Patrick Allen Zitting, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC





SCALE: 1" = 30'

PARK AREA ADDITION
 TOOKE LODGING PARK
 BETWEEN MAPLE & ELM STREET
 HILDALE, UTAH 84784



PROPERTY INFO

PROPERTY ADDRESS = HD-SHCR-13-39 & HD-SHCR-13-36
 MAPLE STREET & ELM STREET
 HILDALE, UTAH 84784

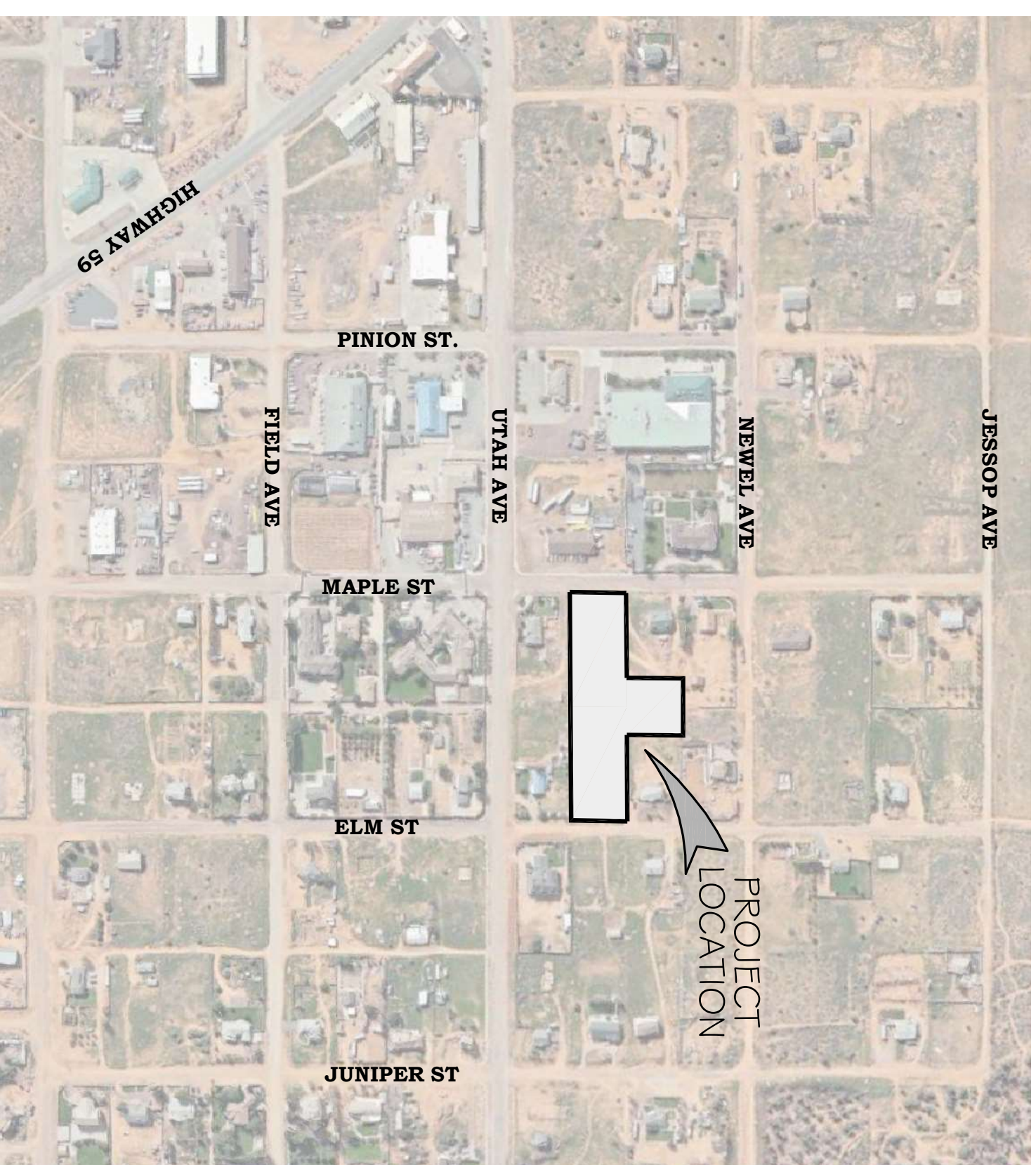
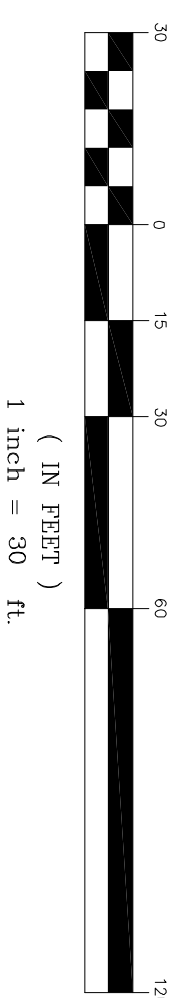
LEGAL DESCRIPTION = ALL OF LOT 39 & 36 OF THE SHORT CREEK SUBDIVISION #3,
 AS RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON
 COUNTY RECORDER LOCATED IN ST. GEORGE, UTAH
 AREA = 1.99 ACRES

ZONING = RESIDENTIAL

OWNER / DEVELOPER:

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

GRAPHIC SCALE



VICINITY MAP

N.T.S.



October 9, 2019

RE: Notice of Public Hearing — Re-zone Request

Parcel Numbers: HD-SHCR-3-36 & 39

Address: 845 N ELM ST. & 840 N MAPLE 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 Residential Agricultural to General Commercial for the purpose of more closely corresponding with its current use. 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 October 21st 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. 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

HILDALE CITY PLANNING COMMISSION APPLICATION STAFF REPORT

Project/Applicant Name: Friends of Switchpoint

Project Address: 495 W Utah Ave

Application Type: Reasonable Accommodation

Zoning: Ra-1

Summary of Application

The Applicant is requesting a reasonable accommodation for a residential facility for persons with a disability. LU ordinance 152-46-5.B states:

“Pursuant to the definition of "family" in section 152-3-4 of this chapter, not more than three (3) persons shall occupy a residential facility for elderly persons or any residential facility for persons with a disability established in a dwelling unit unless a reasonable accommodation for a greater number of occupants is granted.”

The applicant is intending to have 27+ unrelated occupants which constitutes the need for reasonable accommodation.

Analysis

The decision for reasonable accommodation falls with the planning commission who must render a decision within forty five days. LU Ordinance 152-46-6.C states that the decision shall be based on evidence of record demonstrating the following:

- The requested accommodation will not undermine the legitimate purposes of existing land use regulations notwithstanding the benefit that the accommodation would provide to a person with a disability
 - The purpose of not allowing more than 3 occupants without granting reasonable accommodation seems to be there in order to give the city a chance to review these types of establishments in regard to how they are operated and if they are going to be harmonious to surrounding development.
- That, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice
 - A Major part of the applicants plan involves the ability to have a large group of individuals. Based on that idea there aren't many options in Hildale that would allow them the same opportunity to have those large groups without getting a reasonable accommodation from the city.

- That equal results will be achieved as between the person with a disability requesting the accommodation and a nondisabled person.
 - Hildale city doesn't currently have a situation that this could be compared to. This property would set the precedence for an application like this.

Staff Recommendation

Staff would recommend that the commission approve this application. However, it needs to be clear the criteria that is being met in order to justify the third condition. We would be able to use that criteria to make decisions in the future.

Sample Motions

1. (Approve without conditions) **I move we approve the reasonable accommodation application for Friends of Switchpoint.**
2. (Approve with conditions) **I move we approve the reasonable accommodation application or Friends of Switchpoint with the following conditions:** [list conditions].
3. (Deny) **I move we deny the reasonable accommodation application for Friends of Switchpoint based on the findings set forth in the staff report.**



REASONABLE ACCOMODATION APPLICATION

Fee: \$100

| | |
|----------------------|------------------|
| For Office Use Only: | |
| File No. | _____ |
| Receipt No. | <u>113929821</u> |

Name: FRIENDS OF SWITCHPOINT Telephone: 435.862.9912

Address: 948 N 1300 W ST GEORGE UT Fax No. _____

Agent (If Applicable): TRACY DUTSON Telephone: 435 668 9184

Email: TDUTS@YAHOO.COM

Address/Location of Subject Property: 495 W UTAH AVE HILDALE UT

Tax ID of Subject Property: HD-SHCR-117

Nature of the requested accommodation and basis for request. (Describe, use extra sheet if necessary)

WE ARE REQUESTING REASONABLE ACCOMMODATION TO OPEN A RESIDENTIAL TREATMENT FACILITY FOR PERSONS W/ SUBSTANCE ABUSE DISORDER. THE FACILITY WILL OFFER 24/7 THERAPUTIC INTERVENTION FROM LICENCED BEHAVIORAL AND MEDICAL PROVIDERS. THE INTENT IS TO ESTABLISH A THERAPUTIC COMMUNITY FOR RESIDENTS AS THEY LEARN THE ELEMENTS OF THEIR DISORAGE AND WITHIN THE THERAPUTIC COMMUNITY, ASSIST ONE ANOTHER ON THEIR PATH TO RECOVERY

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 10 business 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: 10/22/19

Application Complete: YES NO

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

OVER →

REASONABLE ACCOMODATION APPLICATION (General Information)

PURPOSE

To comply with sections 152-9a-517 and 152-9a-520 of the Utah Code, and avoid discrimination in housing against persons with disabilities pursuant to the Utah fair housing act and the federal fair housing act as interpreted by courts whose decisions are binding in Utah.

REQUIRED CONSIDERATIONS TO APPROVE A REASONABLE ACCOMODATION

The planning commission shall render a decision on each application for a reasonable accommodation within forty five (45) days. The decision shall be based on evidence of record demonstrating:

1. The requested accommodation will not undermine the legitimate purposes of existing land use regulations notwithstanding the benefit that the accommodation would provide to a person with a disability;
2. That, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice; and
3. That equal results will be achieved as between the person with a disability requesting the accommodation and a nondisabled person.

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 the next scheduled Planning Commission meeting. At the meeting the Planning Commission will review the application and staff's report and make a final decision on the application.

If the applicant is unsatisfied with the Planning Commission's decision they may file an application to appeal. The appeal application must be filed within fourteen (14) days of the decision made by the Planning Commission. All appeals will be heard by the City Council at their normal scheduled meeting.

CONT.

IT IS ANTICIPATED THE DESIRED OPERATING EFFICIENCY WILL BE ABOVE 32 RESIDENTS. THIS IS NOT TRANSITIONAL HOUSING, RESIDENTS ARE ALLOWED TO STAY AS LONG AS NEEDED.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

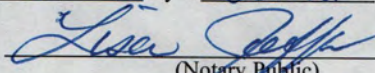
I (we) FRIENDS OF SWITCHPOINT, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and 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 22nd day of October 2019, by David Dangerfield



(Notary Public)

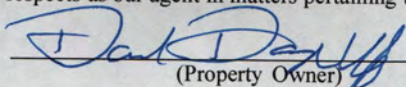
Residing in: Washington Co., Utah

My Commission Expires: 6/28/21



Agent Authorization

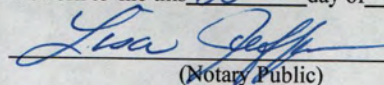
I (we) FRIENDS OF SWITCHPOINT, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) TRACY DUBOY to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering 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 22nd day of October 2019, by David Dangerfield.



(Notary Public)

Residing in: Washington Co., Utah

My Commission Expires: 6/28/21





Hildale City
320 E. Newel Ave
Hildale, UT 84784
435-874-1160
ar@hildalecity.com

XBP Confirmation Number: **68978271**

| Transaction detail for payment to Hildale City. | | Date: 10/22/2019 - 4:23:22 PM | |
|--|----------|-------------------------------|-------------|
| Transaction Number: 113929821PT Visa — XXXX-XXXX-XXXX-4062 Status: Successful | | | |
| Account # | Item | Quantity | Item Amount |
| | Land Use | 1 | \$100.00 |
| Notes: Friends of Switchpoint | | | |

TOTAL: \$100.00

Billing Information
Carol Hollowell Switchpoint Carol
Hollowell Switchpoint
, 84784

Transaction taken by: mlacorti

Kyle Layton

From: Keith Heaton <kheaton@utah.gov>
Sent: Wednesday, October 30, 2019 3:24 PM
To: Mayor; Vincen Barlow; Kyle Layton; Brenda Brown; Gayle Gardner; Gary Zabriskie; Nathan Wiberg; Jordan Katcher
Subject: Planning Grant
Attachments: Hildale City - SPGF Review 10.23.2019.pdf

Subject: Hildale City General Plan Update CIB Application

Mayor Donia Jessop,

Thank you for taking the time to discuss your CIB planning grant request with us. A summary of our review and scoring of your application is attached.

Because your application scored more than six points, we are pleased to inform you that your planning grant request of \$25,000 is eligible for funding. **Please reply to this email to indicate that you accept this offer of funding.** Once we receive your response, the Community Impact Board (CIB) staff will send you a contract, which will need to be signed and returned by mail. You may begin your planning project now, but please note that CIB cannot start reimbursing for eligible expenses until the contract is fully executed.

Please let us know if you have any questions or comments.

Keith Heaton | State of Utah
Director, Community Development



Phone 801 468-0133
1385 S State St.
Salt Lake City, UT. 84115
kheaton@utah.gov

CIB PLANNING GRANT REVIEW SUMMARY SHEET

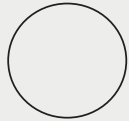
This review sheet is a summary of the scores an application received based upon defined funding criteria. Projects are assigned a final score based on six required and two bonus funding criteria with awards to those scoring above a defined threshold. **An application that scores less than six points or that receives two scores of "zero" (excluding bonus criteria) will not be funded.** Unsuccessful applications will be given the opportunity to improve and apply again for the next funding cycle.

Applicant

Project Name

Grant Eligible? yes revise

FINAL SCORE



OUT OF 12

Scope of Work Summary

| CRITERIA | SCORE (OUT OF 2) | NOTES |
|---|--------------------------|-------|
| Follows Procurement Process | <input type="checkbox"/> | |
| Engaged Leadership | <input type="checkbox"/> | |
| Demonstrated Need for Plan /Study | <input type="checkbox"/> | |
| Community Preparation | <input type="checkbox"/> | |
| Use of Best Practices | <input type="checkbox"/> | |
| Community Benefit | <input type="checkbox"/> | |
| <i>Public Engagement / Public Support</i> | <input type="checkbox"/> | |

BONUS

Additional Comments