

HILDALE CITY ORDINANCE No. 2019-004

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HILDALE, UTAH,
ADOPTING AMENDMENTS TO HILDALE CITY ZONING MAP.**

WHEREAS, the City of Hildale is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah Law, and is authorized pursuant to the Municipal Land Use Development and Management Act, Utah Code Annotated, Title 10, Chapter 9a to enact and amend its zoning map;

WHEREAS, on March 28, 2019, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input on a proposed amendment to the Zoning Map, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has prepared and recommended a modified amendment for adoption by the City Council, and has forwarded to the City Council all objections that the Commission received;

WHEREAS, the City Council has considered the Planning Commission's recommendations, has provided notice and held a public meeting on the date set forth below, and hereby adopts amendments to the Zoning Map after making revisions, if any, that the Council considers appropriate;

WHEREAS, Applicant South Zion Estates, LLC has requested a zone change for 95 lots comprising approximately 95 acres located in the largely undeveloped northwest of Hildale, Parcels HD-SHCR-14-17 to 48, HD-SHCR-13-1 to 50, and HD-SHCR-13-52 to 64 from RA-1 to R1-10 zoning, for the stated purpose to "create a larger inventory of more affordable lots";

WHEREAS, the City Council does not find that it is in the best interests of the health, safety and welfare of the inhabitants of Hildale to grant all of the Zoning Map amendment requested by the Applicant; and

WHEREAS, the City Council does find that it is in the best interests of the health, safety and welfare or the inhabitants of Hildale to grant a portion of the requested amendment, as set forth below.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF HILDALE, UTAH:

Section 1. The Hildale City Zoning Map is hereby amended to change the following described property from Residential-Agricultural 1 (RA-1) to Single Family Residential 10 (R1-10):

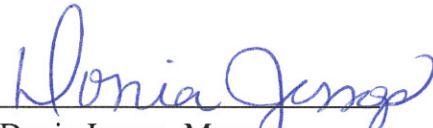
LOTS 1-16, 49-50, AND 52-64 OF SHORT CREEK SUBDIVISION #13, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Section 2. This ordinance shall become effective immediately after publication or posting as required by law.


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PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL, STATE OF UTAH, ON THIS 1ST DAY OF MAY 2019.

		YES	NO	ABSTAIN	ABSENT
Lawrence Barlow	Council Member	X			
Stacy Seay	Council Member	X			
Jared Nicol	Council Member	X			
JVar Dutson	Council Member	X			
Maha Layton	Council Member		X		


Donia Jessop, Mayor

Attest:



City Recorder

(seal)

