

HILDALE CITY ORDINANCE No. 2019-013

**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, Applicant Chloe Davis has requested a zone change for two lot(s), comprising approximately 2.01 acre(s) located between Elm Street and Maple Street, north of Utah Avenue, from RA-1 (Residential Agricultural 1) to RA-.5 (Residential Agricultural .5) zoning, for the stated purpose of splitting the back half acre of each lot to merge into the two lots that adjoin directly to the south;

WHEREAS, on September 16, 2019, the Hildale City Planning Commission held a duly convened public hearing for the purpose of obtaining public input on the proposed Zoning Map amendment, and considered each written objection filed prior to the public hearing;

WHEREAS, the Planning Commission has recommended approval of the application 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; and

WHEREAS, the City Council finds that it is in the best interests of the health, safety and welfare of the inhabitants of Hildale to grant the Zoning Map amendment requested by the Applicant.

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 RA-1 (Residential Agricultural 1) to RA-.5 (Residential Agricultural .5):

LOT 35, SHORT CREEK SUBDIVISION 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE. (A.P.N. HD-SHCR-3-35)

[AND]

LOT 40. SHORT CREEK SUBDIVISION #3. ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE. (A.P.N. HD-SHCR-3-40)

Section 2. This zoning map amendment is expressly conditioned upon the applicant completing a lot division, boundary line adjustment, or similar legal separation of the interior portion of each of the subject properties in such a manner that creates a lot smaller than the minimum acreage under the

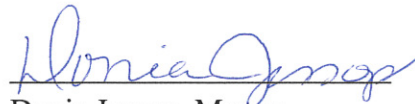
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development standards applicable to the RA-1 zone, within one year from the effective date of this Ordinance. In the event that the applicant fails to do so with respect to either property within such time, that property shall automatically revert to RA-1 on the zoning map, and the applicant shall forfeit any vesting, entitlement, or other right to RA-.5 zoning as to that property.

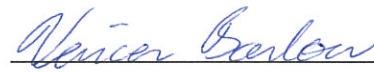
Section 3. This ordinance shall become effective immediately after publication or posting as required by law.

PASSED AND ADOPTED BY THE HILDALE CITY COUNCIL, STATE OF UTAH, ON THIS 2ND DAY OF OCTOBER 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:

 (seal)
City Recorder

