

HILDALE CITY ORDINANCE No. 2019-016

**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 has requested a zone change for one lot(s), comprising approximately 1.03 acre(s) located on the southeast corner of Elm Street and Newel Avenue, from RA-1 (Residential Agricultural 1) one-half to RA-.5 (Residential Agricultural .5) and one-half to RM-1 (Residential Multi-Family 1) zoning, for the stated purpose of splitting the lot into two;

**WHEREAS**, on October 21, 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 with conditions, 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) and RM-1 (Residential Multi-Family 1):

**ALL OF SHORT CREEK SUBDIVISION 3, LOT 25, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE. (A.P.N. HD-SHCR-3-25)**

**Section 2.** The boundary between the RA-.5 and RM-1 portions of the subject property shall run from north to south through the center of the lot, with the RA-.5 portion on the east end and the RM-1 portion on the west end. The boundary may be adjusted to align with the boundaries of the lot division contemplated in Section 3 below, after the division has been approved by Planning & Zoning.

**Section 3.** This zoning map amendment is expressly conditioned upon the applicant completing a lot division of the subject property in such a manner that creates two separate lots conforming with the development standards applicable to the relevant zone, within one year from the effective date of this

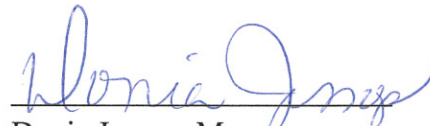
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Ordinance. In the event that the applicant fails to do so with respect to either property within such time, that property shall automatically revert to RA-1 on the zoning map, and the applicant shall forfeit any vesting, entitlement, or other right to the amended zoning as to that property.


**Section 4.** 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 6TH DAY OF NOVEMBER 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:

  
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City Recorder (seal)

