



☎ 435-874-2323
☎ 435-874-2603
🌐 www.hildalecity.com

ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/mailling notice

For Office Use Only:

File No. _____

Receipt No. _____

Name: Ken Karlson Telephone: (435) 619-1829

Address: 2231 Cholla Dr, Desert Springs, AZ Fax No. _____

Agent (If Applicable): Thomas Timpson Telephone: (435) 619-6477

Email: t.c.timpson@live.com

Address/Location of Subject Property: NW Corner Hildale St / Jessop Ave Intersection

Tax ID of Subject Property: HD-SHCR-11-16 Existing Zone District: NC

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
R1-8

It is proposed to split the lot into 3 single-family residential 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 third Monday of each month at 6:00 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: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Ken Karlson, 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.

Ken Karlson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 15 day of September 2025



Maxene Jessop
(Notary Public)

Residing in: Hildale, UT

My Commission Expires: 4-3-29

Agent Authorization

I (we), Ken Karlson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Thomas Timppor 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.

Ken Karlson
(Property Owner)

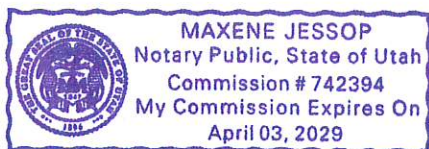
(Property Owner)

Subscribed and sworn to me this 15 day of September 2025

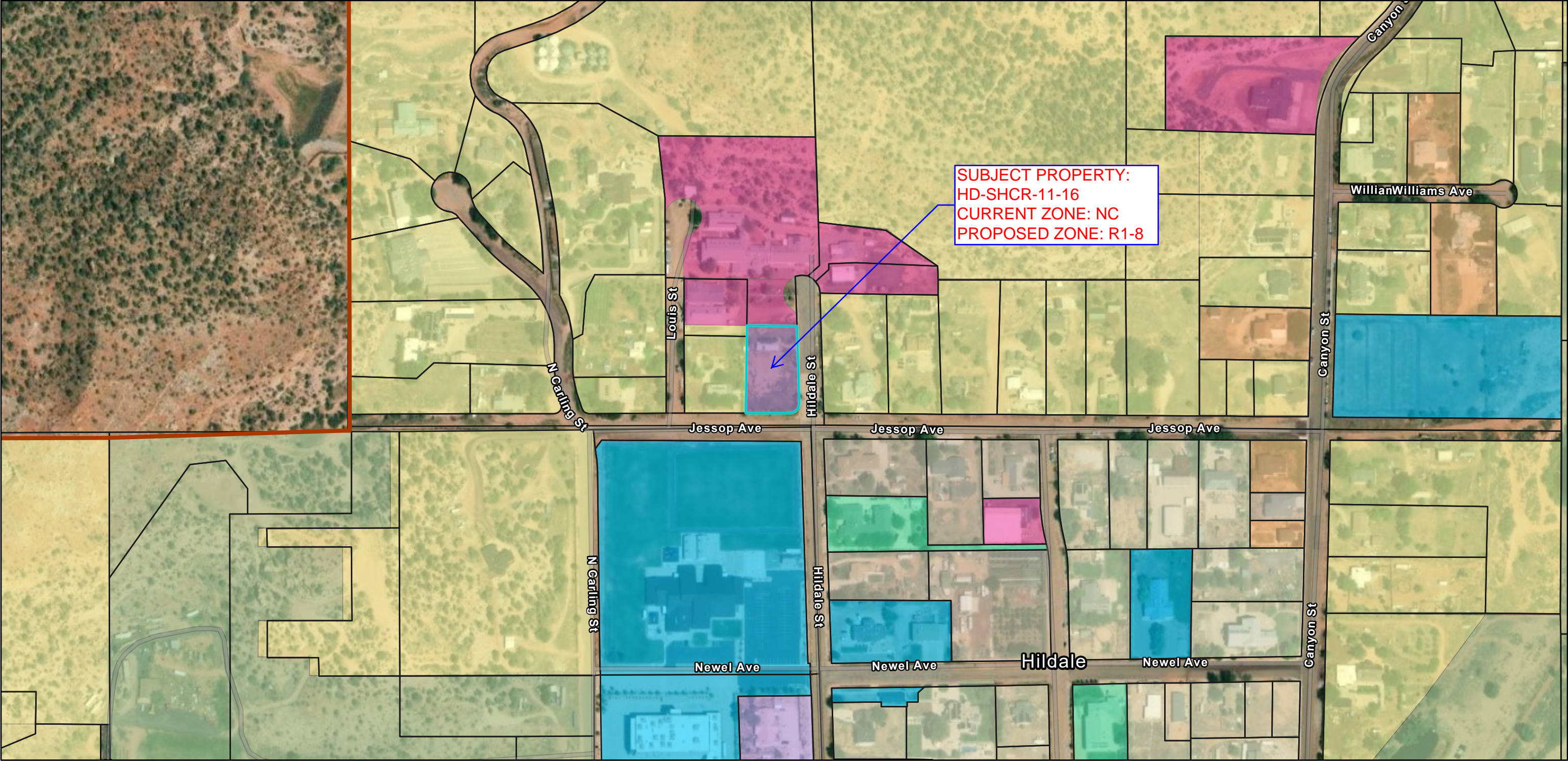
Maxene Jessop
(Notary Public)

Residing in: Hildale, UT

My Commission Expires: 4-3-29



HD-SHCR-11-16

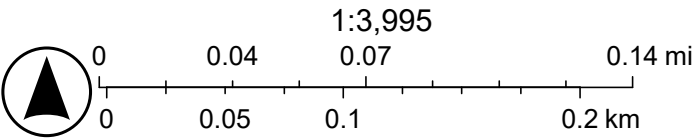


9/26/2025, 12:07:57 PM

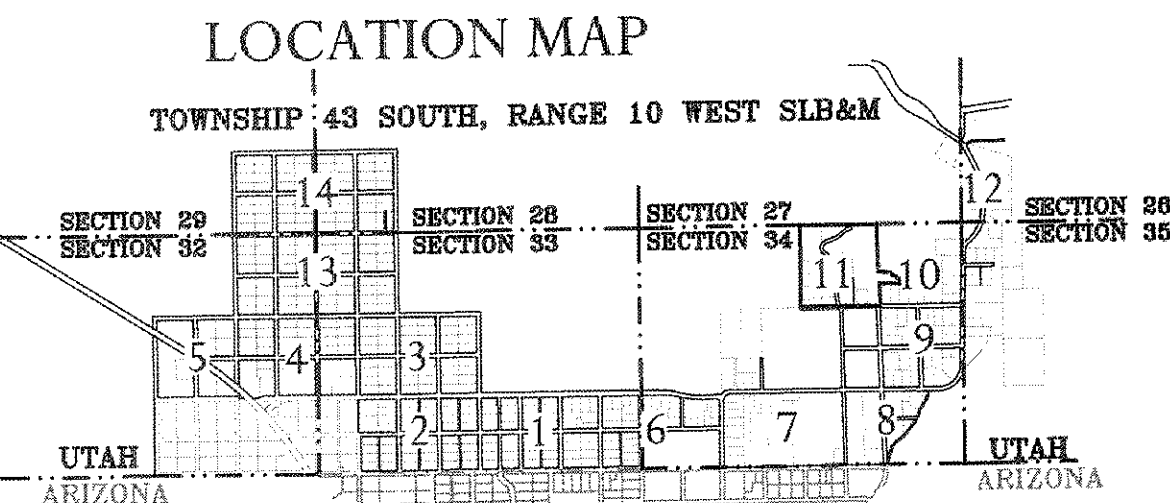
- Municipal Boundary
- Washington County Parcels
- Zoning Districts**
- A-5 - Agricultural 5
- RA-1 - Residential-agricultural 1

- R1-10 - Single-family residential 10
- R1-8 - Single-family residential 8
- RM-1 - Multiple-family residential 1
- RM-2 - Multiple-family residential 2
- NC - Neighborhood commercial
- GC - General commercial
- PF - Public facilities
- World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



CURVE	RADIUS	DELTA ANGLE	TANGENT	LENGTH
C1	20.00	107°10'49"	27.12	32.41'
C2	325.00	16°2'43"	45.81	91.01'
C3	325.00	1°58'14"	5.59	11.18'
C4	225.00	34°20'12"	69.51	134.84'
C5	225.00	18°22'38"	36.40	72.17'
C6	525.00	9°54'31"	45.51	90.79'
C7	30.00	42°35'11"	11.69	22.39'
C8	53.50	119°14'39"	91.27	111.34'
C9	53.50	66°49'10"	35.29	67.39'
C10	53.50	76°48'20"	42.41	71.72'
C11	94.00	13°48'31"	11.38	22.66'
C12	94.00	26°28'27"	22.11	43.43'
C13	475.00	9°54'31"	41.17	82.14'
C14	275.00	7°20'37"	17.65	35.25'
C15	1185.00	11°10'12"	115.88	231.02'
C16	135.00	55°44'23"	71.39	131.33'
C17	113.00	37°37'11"	38.49	74.19'
C18	113.00	58°5'13"	62.75	114.56'
C21	275.00	26°27'48"	64.56	127.01'
C22	275.00	3°51'57"	9.28	18.55'
C23	275.00	8°42'43"	20.99	41.89'
C24	20.00	72°49'11"	14.75	25.42'
C26	50.00	46°23'00"	21.42	49.48'

LINE	BEARING	LENGTH
L1	N 0°51' W	33.00'
L2	N 0°21'36" W	33.00'
L3	N 89°38'24" E	63.49'
L4	N 89°38'24" E	30.72'
L5	S 0°21'36" E	33.00'
L6	S 17°32'24" E	41.56'
L7	S 72°27'36" W	25.00'
L8	S 17°32'24" E	90.58'
L9	S 17°32'24" E	62.75'
L10	N 72°27'36" E	25.00'
L11	S 17°32'24" E	69.39'
L12	N 17°32'24" W	15.19'
L13	S 25°52'52" E	93.47'
L14	S 25°52'52" E	17.52'
L15	N 42°19'46" W	43.34'
L16	N 47°40'14" E	25.00'
L17	N 47°40'14" E	25.00'
L18	N 42°19'46" W	102.49'
L19	S 42°19'46" E	72.18'
L20	S 47°40'14" W	25.00'
L21	N 42°19'46" W	95.26'
L22	N 42°19'46" W	65.06'
L23	N 47°40'14" E	6.48'
L24	N 42°19'46" W	8.56'
L25	N 47°40'14" E	25.00'
L26	N 1°42'25" E	139.15'
L27	N 12°13'45" W	146.66'
L28	N 77°46'15" E	15.00'
L29	N 77°46'15" E	15.00'
L30	N 12°13'45" W	110.92'
L31	N 12°13'45" W	37.04'
L32	N 77°46'15" E	15.00'
L33	N 77°46'15" E	15.00'
L34	N 12°13'45" W	39.66'
L35	S 40°5'57" E	70.12'
L36	S 67°58'8" E	39.66'
L37	N 22°1'52" E	15.00'
L38	S 67°58'8" E	33.87'
L39	N 22°1'52" E	15.00'
L40	S 89°48'33" E	32.99'
L41	S 1°58'35" E	33.01'
L42	S 0°00'00" E	00.00'
L43	S 19°24'22" E	86.70'
L44	N 23°42'10" E	86.70'
L45	S 0°05'16" E	12.61'
L46	S 0°05'16" E	57.51'
L47	S 0°05'16" E	12.61'

WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUMINUM CAP 1996)

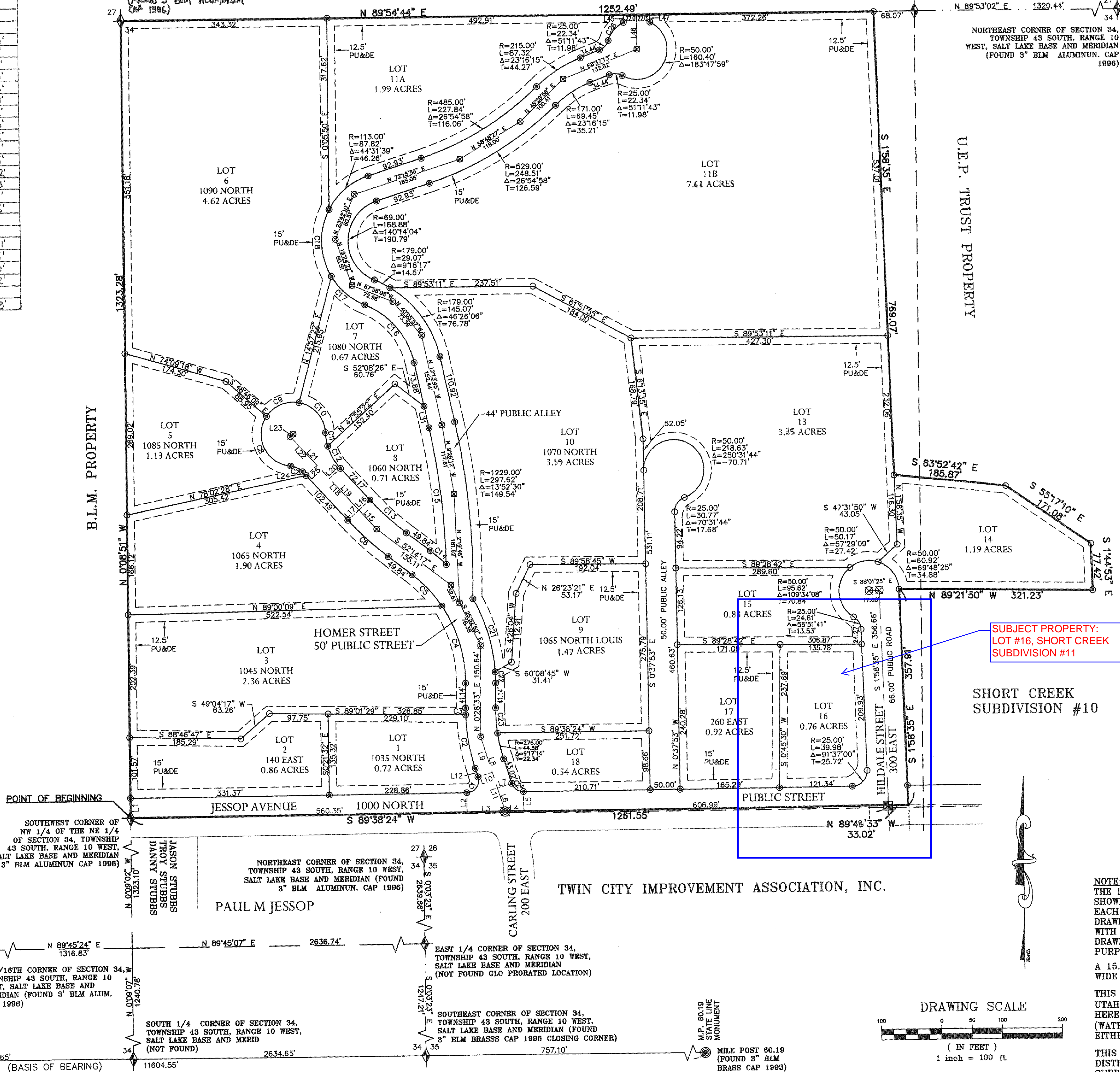
MILE POST 58 (FOUND 3" BRASS CAP)

SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND SPINDLE ACCEPTED AS CLOSING CORNER)

NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUMINUM CAP 1996)

B.L.M. PROPERTY

EAST 1/16 CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BLM ALUMINUM CAP 1996)



SHORT CREEK SUBDIVISION #10

SUBJECT PROPERTY: LOT #16, SHORT CREEK SUBDIVISION #11

NOTE: THE INTENT OF THIS MAP IS TO CREATE LEGAL LOTS WITHIN HILDALE CITY. THE INTERIOR LOT LINES OF THE BLOCKS SHOWN HEREON HAVE BEEN CREATED IN MOST CASES, TO BEST REPRESENT THE OCCUPANCY IMPROVEMENTS OF EACH INDIVIDUAL LOT THAT IS CURRENTLY UNDER THE OWNERSHIP OF THE UNITED EFFORT PLAN TRUST. PLANNIMETRIC DRAWINGS BASED UPON HIGH ACCURACY AERIAL PHOTOGRAMMETRY HAVE BEEN UTILIZED IN THIS PROCESS. TOGETHER WITH ONSITE INSPECTION, IN ORDER TO DETERMINE THE CONFIGURATION OF EACH INDIVIDUAL LOT, THE PLANNIMETRIC DRAWINGS UTILIZED FOR THIS PROCESS SHALL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR FOR REFERENCE PURPOSES.

A 15.0 FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENT EXISTS ALONG ALL STREET LOT LINES, AND A 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

THIS PLAT HAS BEEN APPROVED BY THE FIFTH JUDICIAL DISTRICT COURT OF WASHINGTON COUNTY, STATE OF UTAH, IN AN "AS IS" CONDITION, AND ACCORDINGLY PROSPECTIVE PURCHASERS AND/OR TRANSFEREES ARE HEREBY ADVISED THAT APPROVAL AND RECORDATION OF THIS PLAT DOES NOT IMPLY THAT NECESSARY UTILITIES (WATER, WASTEWATER, ELECTRICITY, GAS), STORMWATER DRAINAGE FACILITIES, OR STREET IMPROVEMENTS ARE EITHER IN PLACE, PLANNED OR AVAILABLE FOR ANY LOT OR PARCEL.

THIS PLAT WAS REVIEWED BY WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS BUT NOT FOR COMPLIANCE WITH WASHINGTON COUNTY SUBDIVISION IMPROVEMENT REQUIREMENTS.

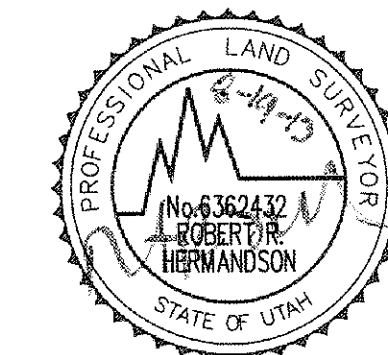
SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE #6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT TO BE HEREAFTER KNOWN AS:

SHORT CREEK SUBDIVISION #11

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS, THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8-19-13
DATE:
ST. GEORGE, UTAH
BUSH AND GUDGELL INC.



ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 34; THENCE NORTH 0°05'16" WEST A DISTANCE OF 1323.28 FEET TO THE NORTH 1/4 CORNER; THENCE NORTH 89°38'24" EAST A DISTANCE OF 1252.49 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 1°58'35" EAST A DISTANCE OF 789.07 FEET; THENCE SOUTH 83°52'42" EAST A DISTANCE OF 185.87 FEET; THENCE SOUTH 55°17'10" EAST A DISTANCE OF 171.08 FEET; THENCE SOUTH 1°44'53" EAST A DISTANCE OF 77.42 FEET; THENCE NORTH 89°21'50" WEST A DISTANCE OF 321.23 FEET; THENCE SOUTH 1°58'35" EAST A DISTANCE OF 357.91 FEET; THENCE NORTH 89°48'29" WEST A DISTANCE OF 33.02 FEET; THENCE SOUTH 89°38'24" WEST A DISTANCE OF 1261.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 39.78 ACRES MORE OR LESS

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, BEING OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, PUBLIC ALLEYS, AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS SHORT CREEK SUBDIVISION #11. DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. ALSO, GRANTING PUBLIC UTILITY EASEMENTS ALONG ALL STREETS, ALLEYS, AND PARCELS, AS SHOWN, INCLUDING EXISTING UTILITIES NOT SHOWN HEREON WITH THE FOLLOWING DIMENSIONS MEASURED ON EACH SIDE OF CENTERLINE AND BEYOND ENDS: SEWER MAIN LINES 12.5 FEET; ALL ELECTRIC LINES, POLES, GUYS AND ANCHORS 12.5 FEET; ALL OTHER UTILITY LINES 10 FEET.

BRUCE R. WISAN, SPECIAL FIDUCIARY
UNITED EFFORT PLAN TRUST

ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF Salt Lake

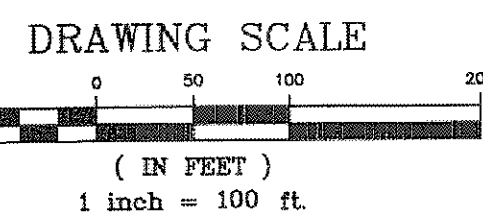
ON THIS 20 DAY OF Aug, A.D. 2013, BEFORE ME PERSONALLY APPEARED BRUCE WISAN, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE SPECIAL FIDUCIARY FOR THE UNITED EFFORT PLAN TRUST, AND THAT THE INSTRUMENT APPEARING ON THIS DOCUMENT WAS SIGNED BY PROPER AUTHORITY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT IN THE CAPACITY AND FOR THE PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: 9/27/14

NOTARY PUBLIC

LEGEND:

- SET 3/4" X 4-3/4" STAINLESS STEEL COTTON JIN SPINDLE
- SET REBAR & CAP, UNLESS OTHERWISE NOTED
- SET RIVET
- SET PROPERTY CORNER
- PROPERTY CORNER NOT SET
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- 1/16TH SECTION LINE
- FOUND AND ACCEPTED INTERSECTION POINTS SET BY OTHERS
- FOUND BLM BRASS CAP, UNLESS OTHERWISE NOTED
- CALCULATED POSITION AS PER BLM DEPENDENT RESURVEY DATED 1996.
- STATE LINE MILE POST 3" BRASS CAP
- PUBLIC UTILITY & DRAINAGE EASEMENT.



WASHINGTON COUNTY SURVEYOR	APPROVAL AS TO FORM	RECORDED #	DOC # 20140018879
ON THIS 20 DAY OF Aug, A.D. 2013, THE ABOVE PLAT HAS BEEN REVIEWED AS DIRECTED BY THE FIFTH DISTRICT COURT FOR TECHNICAL CORRECTNESS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS DAY OF A.D.		
WASHINGTON COUNTY SURVEYOR	5TH DISTRICT COURT JUDGE	WASHINGTON COUNTY RECORDER	

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

SHORT CREEK SUBDIVISION #11
A SUBDIVISION OF THE UEP TRUST PROPERTY
PREPARED FOR: UEP TRUST (801)328-2011
132 PIERPONT AVE, SUITE 250 SALT LAKE CITY, UTAH 84101
LOCATED IN T43S, R10W SECTIONS 26-29 & 32-35 SLB&M

SHEET 1
OF SHEETS 1
DATE RECORDED
FILE:47436-PP11



HD-SHCR-11-16



SUBJECT PROPERTY:
PROPOSED TO SPLIT THE LOT INTO 3
TOTAL: 0.76 ACRES (33,106 SQ. FT.)
3 EQUAL LOTS: ~ 11,035 SQ. FT. EACH (> 8,000 SF)
TOTAL LOT WIDTH: 237.69 FT
3 EQUAL LOTS: ~ 79.23 FT EA. (> 70 FT)

Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim



Notes

301.2 0 150.60 301.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.