



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

## ZONE CHANGE APPLICATION

Fee: \$500 + \$2 p/ mailing 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): Ross Chatwin Telephone: 435 212-8104

Email: RossChat@gmail.com

Address/Location of Subject Property: 1025 N Hildale Street

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

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

RM-2  
Want to do MF-HD High Density Multi family

**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.

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(OFFICE USE ONLY)

Date Received: \_\_\_\_\_ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_

## **ZONE CHANGE APPLICATION (General Information)**

### **PURPOSE**

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc.). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

### **WHEN REQUIRED**

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

### **REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE**

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. 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, storm water drainage systems, water supplies, and wastewater and refuse collection.

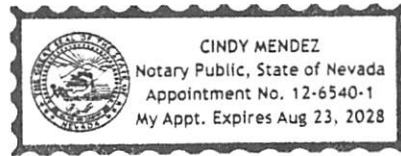
### **PROCESS**

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 a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT  
PROPERTY OWNER

STATE OF <sup>cn</sup> ~~UTAH~~ Nevada )  
COUNTY OF Clark )



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.

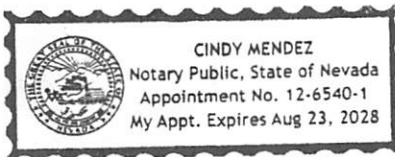
Ken Karlson  
(Property Owner)  
Ken Karlson  
(Property Owner)

Subscribed and sworn to me this 1<sup>st</sup> day of July 2025  
Cindy Mendez  
(Notary Public)

Residing in: Mesquite, NV  
My Commission Expires: August 23, 2028

Agent Authorization

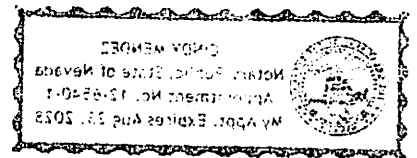
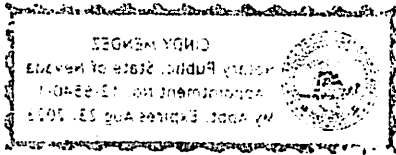
I (we), Ken Karlson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Ross Chetwin to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Ken Karlson  
(Property Owner)  
Ken Karlson  
(Property Owner)

Subscribed and sworn to me this 1<sup>st</sup> day of July 2025  
Cindy Mendez  
(Notary Public)

Residing in: Mesquite, NV  
My Commission Expires: August 23, 2028



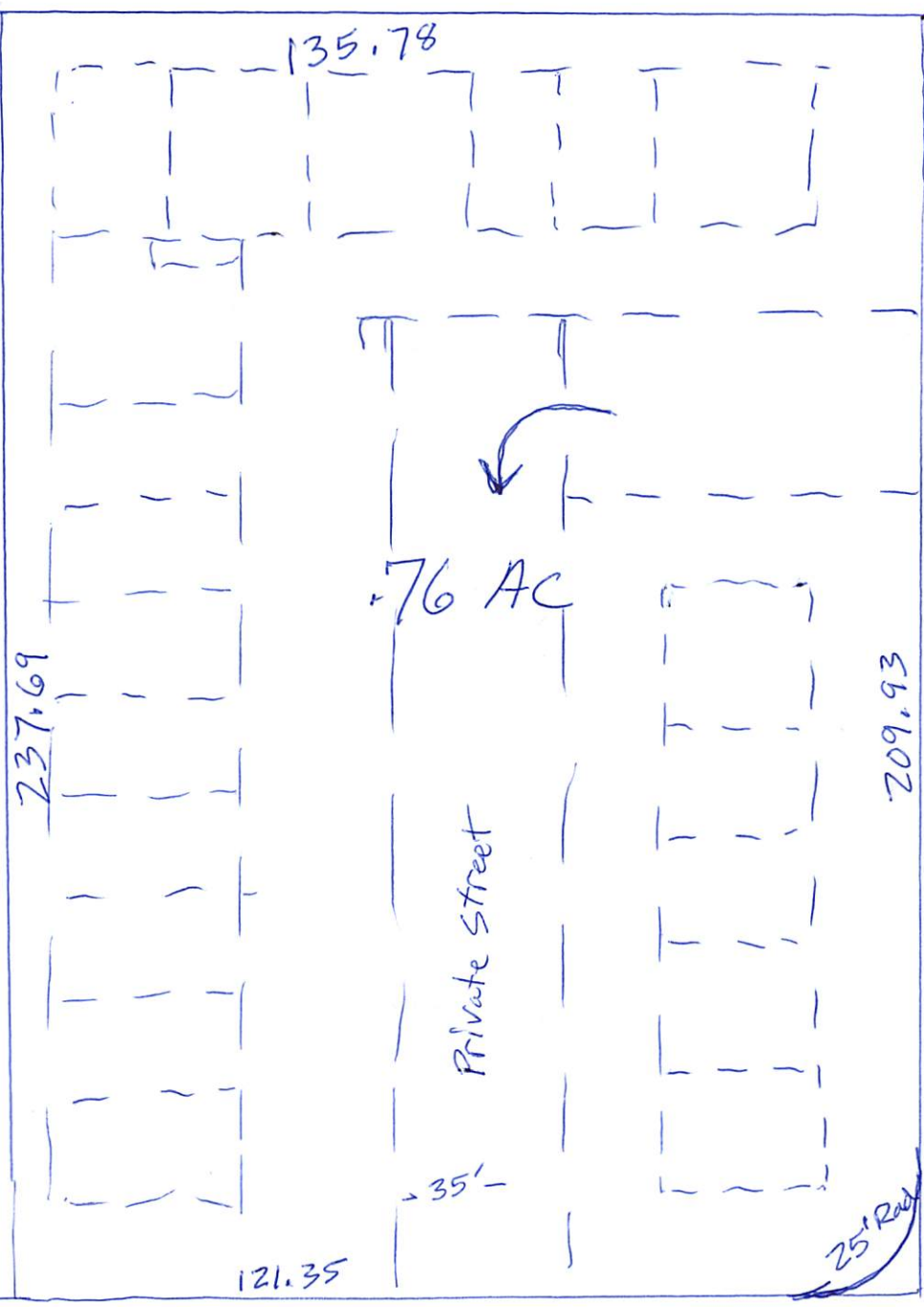
Spin  
Laundrymat

Apartments  
Gemstone 1025 N Hildale Street

medial clinic  
St. Water store

UEP

UEP Single Family



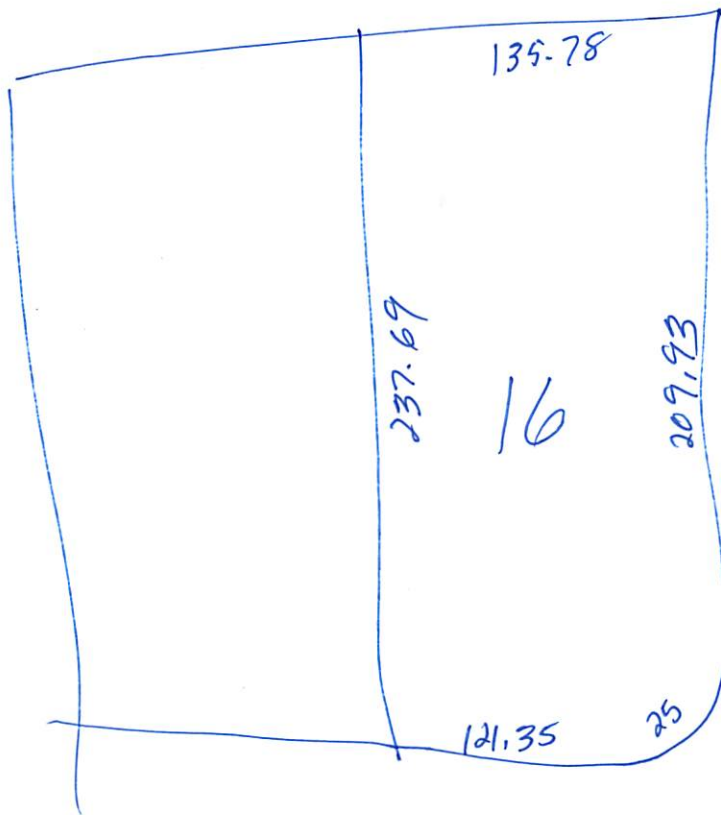
Hildale Street

UEP Single Family

JESSOP AVE

Proposed <sup>10</sup>20 Town Home units  
Elementary School

Apartments  
↓



**EXHIBIT A  
LEGAL DESCRIPTION**

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**Parcel ID# HD-SHCR-11-16 and HD-SHCR-9-30-1**

All of the North 1/2 of Lot 30, SHORT CREEK SUBDIVISION #9 Amended and Extended, according to the official plat thereof on file in the Office of the County Recorder of Washington County, State of Utah

AND

All of Lot 16, SHORT CREEK SUBDIVISION #11, according to the official plat thereof on file in the Office of the County Recorder of Washington County, State of Utah

SUBJECT TO easements, restrictions and rights of way of record.







**DOC # 20250011126**

Special Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
04/03/2025 02:24:47 PM Fee \$ 40.00  
By CHRISTENSEN PATTIE

**WHEN RECORDED, RETURN TO:**

Pattie S. Christensen  
12903 S 300 E  
Draper, Utah 84020

**MAIL TAX NOTICES TO:**

Ken Karlson and Kendra Olson, trustees  
502 E. Bellevue Way  
Draper, Utah 84020

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Parcel ID# **HD-SHCR-11-16 and HD-SHCR-9-30-1**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is given by Kendra Olsen, with an address of 502 E Bellevue Way, Draper, Utah 84020 ("Grantor"), to Ken Karlson and Kendra Olson, as trustees of The Ken Karlson Trust, u/a/d March 24, 2025, with an address of 502 E. Bellevue Way, Draper, Utah 84020 ("Grantee").

For valuable consideration, Grantor does hereby convey and warrant unto Grantee, as to all persons claiming by or through Grantor, the real property and premises located in the County of Washington, State of Utah described on the attached Exhibit A

DATED EFFECTIVE AS OF March 24, 2025.

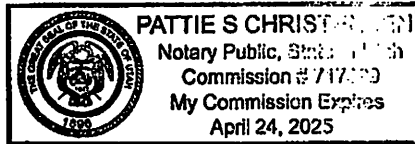
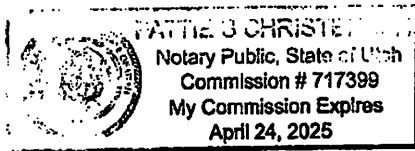
  
Kendra Olsen

STATE OF UTAH                    )  
  :ss.  
COUNTY OF Salt Lake        )

The foregoing instrument was acknowledged before me this 24th day of March,  
2025, by Kendra Olsen.



NOTARY PUBLIC



of this section.

2	RM-3
-2	RM-3
	n/a
e	1 acre
. ct	200 ft. project
unit	30 ft. unit
lots	15 units/lots
	35 ft.
	20 ft.
sq.	500 sq. ft.
of	50% of lot
	20 ft.
	25 ft.
	10 ft.
	10 ft.

Main building	9 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6
Setback standards - street side yard:							
Main building <sup>7</sup>	19 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6	See note 6

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 152-13-7C of this chapter.
4. Except as otherwise permitted by subsection 152-13-7B of this chapter.
5. Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.
6. If located at least 10 feet from main building, 2 feet from the dripline of the roof. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to 10 feet.



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🌐 [www.hildalecity.com](http://www.hildalecity.com)

August 6, 2025

RE: Notice of Public Hearing — Re-zone Request

Parcel Number: HD-SHCR-11-16

Address: 1025 N Hildale St., Hildale, Utah

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 (NC) Neighborhood Commercial to RM-2 Multi-family residential Zone to allow for Proposed 10 Town home Units. 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 [https://hildale.municipalcodeonline.com/book?type=CHAPTER13 RESIDENTIAL ZONES](https://hildale.municipalcodeonline.com/book?type=CHAPTER13%20RESIDENTIAL%20ZONES). The hearing will be held August 18, 2025, at 6:00 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 [planning@hildalecity.com](mailto:planning@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 the day of the first public hearing. Each written objection filed with the municipality will be provided to Hildale City Council.

Sincerely,

  
Gloria Jessup  
Hildale City Administration



10 Unit Town Home

Laundry Mat  
↖

Gemstone Apartments  
↑

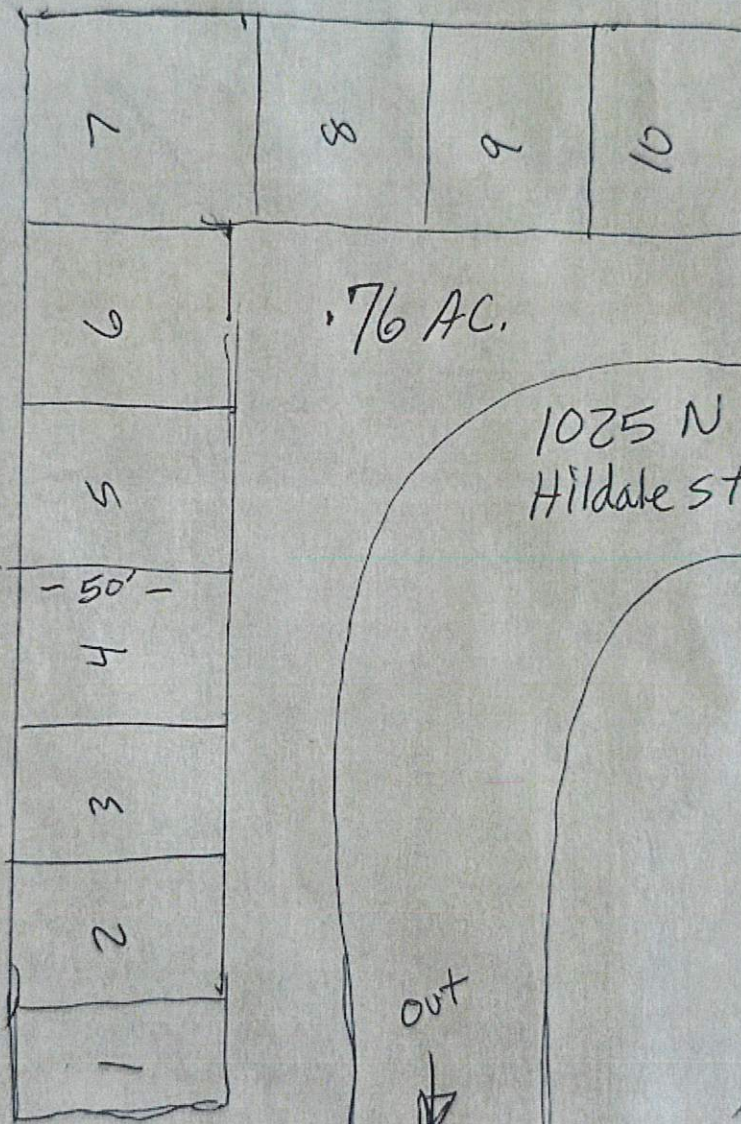
Proposed for  
Ken Karlson

135.78

UEP

237.69

+26'-1"



.76 AC.

1025 N  
Hildale Street

209.93

Hildale Street

OUT  
↓

25' R

121.35

Jessel Ave

Public School

Apartment  
✓