



RECEIVED
JUL 26 2021

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

ZONE CHANGE APPLICATION Fee: \$100

<i>For Office Use Only:</i>	
File No.	_____
Receipt No.	<u>1049905</u>

Angelene
7/26/21

Name: Frehner Properties LLC - Jeremy & Adriane Frehner Telephone: J: 435-668-4544 A: 435-668-4544

Address: 1593 West Bloomington DR. S. St. George, UT 84790 Fax No. N/A

Agent (If Applicable): N/A Telephone: N/A

Email: ajfrehner@gmail.com

Address/Location of Subject Property: 345 E. Utah Ave. Hildale UT. / HD-SHCR-8-9-B

Tax ID of Subject Property: HD-SHCR-8-9-B Existing Zone District: R.A.5 Tax District 02 - Hildale

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
We are asking to rezone for multi family. I believe it would be

RM-1 Multi family Residential 1. We would like to build a duplex for us to live in one side and the other for our grandchildren to visit or possibly rent.

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.

 (Office Use Only)
 Date Received: _____ Application Complete: YES NO



📞 435-874-2323

📠 435-874-2603

Date application deemed to be complete: _____ Completion determination made by: www.hildalecity.com

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

COUNTY OF)

I (we), Jeremy & Adriane Freh, 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.

[Signature]

(Property Owner)

[Signature]

(Property Owner)

Subscribed and sworn to me this 21 day of July 2021

[Signature]

(Notary Public)

Residing in: St. George Utah

My Commission Expires: 9/1/2021



Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

My Commission Expires: _____

DOC # 20210039051

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
06/03/2021 12:52:27 PM Fee \$ 40.00
By DIXIE TITLE CO



WHEN RECORDED MAIL TO:

Jeremy Frehner
1593 W. Bloomington Dr. S
St. George, UT 84790

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF DIXIE TITLE COMPANY ORDER # 4-21-40C
MAIL TAX NOTICE TO: Same as above

HD-SHCR-8-9-B

WARRANTY DEED

Cade Johnson

GRANTOR(S)

OF , COUNTY OF WASHINGTON, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

Frehner Properties, LLC a Utah Limited Liability Company

GRANTEE(S)

OF , COUNTY OF WASHINGTON, STATE OF UTAH
FOR THE SUM OF FORTY DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UT:

Parcel 9-B

Beginning at the Northeast Corner of Lot 9, Short Creek Subdivision #8, Recorded and on file in the Office of the Recorder, Washington County, State of Utah, and running thence S 1°57'24" E 139.39 Feet along the East line of said Lot 9, to the Northeast Corner of Lot 15 of said subdivision; Thence S 88°12'23" W 128.98 Feet along said line; Thence N 2°05'40" W 143.46 Feet, to a point on the North Line of said Lot 9; Thence S 89°59'33" E 129.40 Feet along said line, to the Point of Beginning

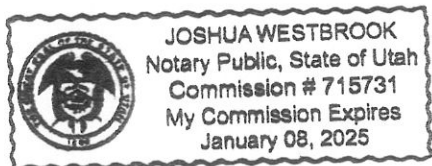
TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of Record. LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 27 DAY OF May, 2021.

Cade Johnson

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

ON May 27, 2021. PERSONALLY APPEARED BEFORE ME, CADE JOHNSON, THE SIGNER(S)
OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (X) HE () EXECUTED THE SAME.



NOTARY PUBLIC

Account 1068196

Location

Account Number 1068196
Parcel Number HD-SHCR-8-9-B
Tax District 02 - Hildale Town
Acres 0.42
Situs 0, 0
Legal Subdivision: SHORT CREEK 8 (HD) Lot: 9 A
 PORTION OF LOT 9 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF SHORT CREEK SUBDIVISION #8, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°57'24" E 139.39 FEET ALONG THE EAST LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF LOT 15 OF SAID SUBDIVISION; THENCE S 88°12'23" W 128.98 FEET ALONG SAID LINE; THENCE N 2°05'40" W 143.46 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE S 89°59'33" E 129.40 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

Parent Accounts 0928077
Parent Parcels HD-SHCR-8-9-A
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Transfers

Entry Number

[00952300](#)
[00953497](#)
[20090025382](#)
[20090025437](#)
[20140018759](#)
[20160001992](#)
[20170049380](#)
[20200028113](#)
[20200028127](#)
[20210039051](#)

Recording Date

[06/20/2005 01:58:00 PM](#)
[06/24/2005 02:22:00 PM](#)
[06/30/2009 03:19:45 PM](#)
[07/01/2009 08:14:04 AM](#)
[06/23/2014 11:22:28 AM](#)
[01/20/2016 04:04:12 PM](#)
[12/05/2017 04:19:32 PM](#)
[06/05/2020 08:16:24 AM](#)
[06/05/2020 08:52:52 AM](#)
[06/03/2021 12:52:27 PM](#)

[B: 1756 P: 2167](#)
[B: 1758 P: 2339](#)

"Tax"

Tax Year	Taxes
*2021	\$394.36
2020	\$0.00

* Estimated

Owner

Name FREHNER PROPERTIES LLC
 1593 W BLOOMINGTON DR S
 SAINT GEORGE, UT 84790

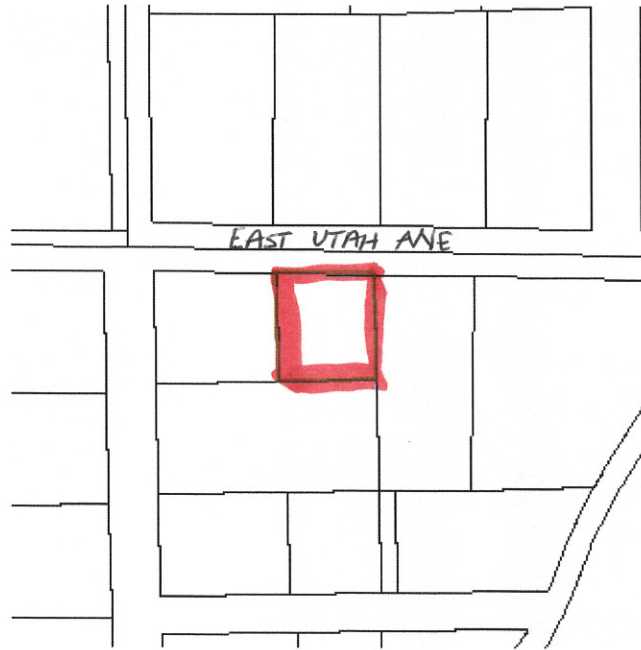
Value

Market (2021) \$40,000
Taxable \$40,000
Tax Area: 02 **Tax Rate:** 0.009859

Type	Actual	Assessed	Acres
Non			
Primary	\$40,000	\$40,000	0.420
Land			

Images

- [GIS](#)



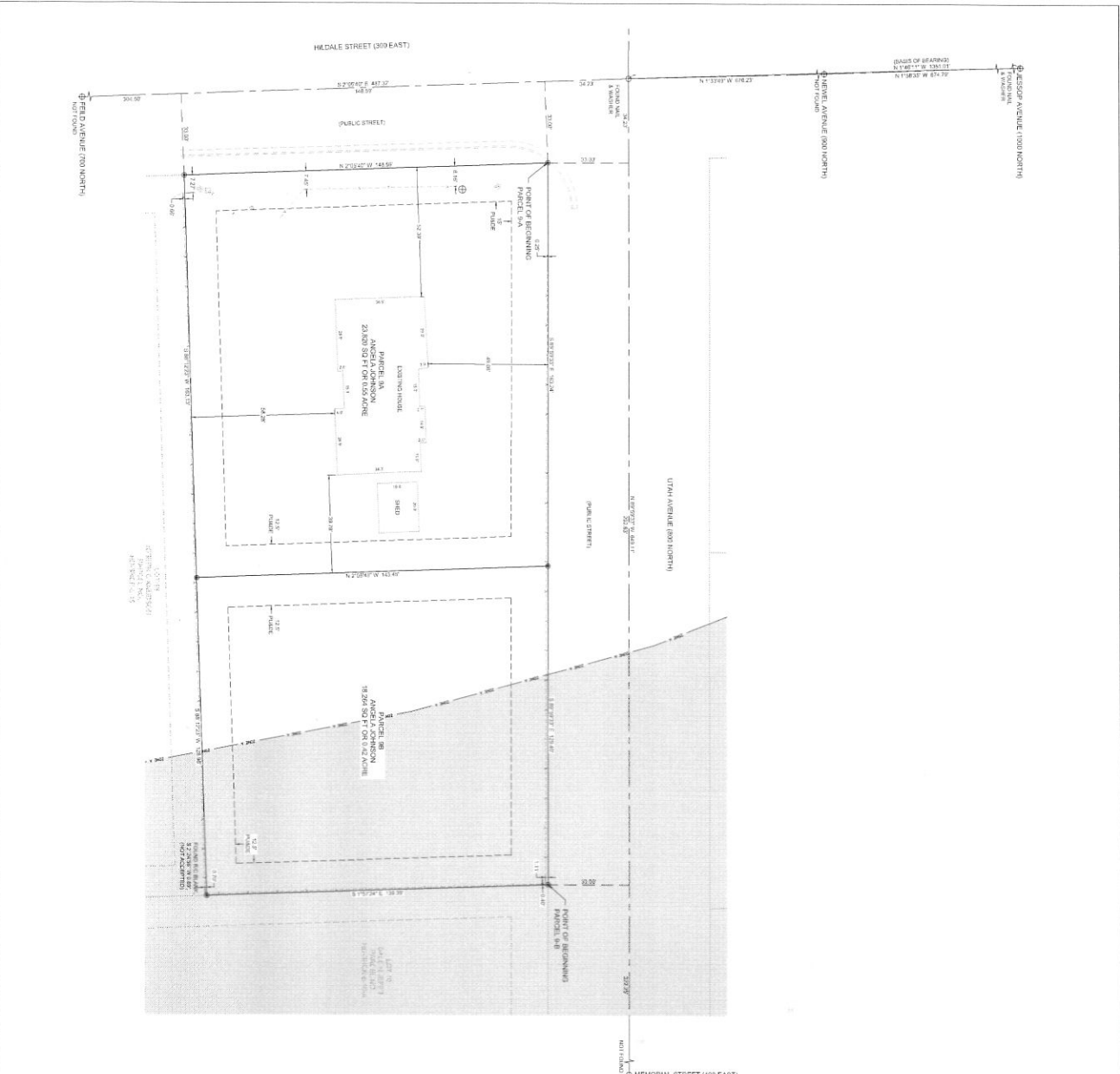
RA-5 Residential - agricultural.5
Rezone to RM-1 Multi-family
Residential 1

Hildale City Zoning districts



Hildale City Zoning districts





LEGAL DESCRIPTIONS

PARCEL 8A
 BEING A PART OF THE NORTHWEST CORNER OF LOT 1 OF SHORT CHECK SUBDIVISION AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF GARFIELD, STATE OF UTAH, AND MEASURING THIRTY 3/8 (37.375) FEET ALONG THE NORTH LINE OF SAID LOT 1, THIRTY 2/3 (26.67) FEET ALONG THE WEST LINE OF SAID LOT 1, THIRTY 2/3 (26.67) FEET ALONG THE SOUTH LINE OF SAID LOT 1, AND THIRTY 1/2 (15) FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. SAID SUBDIVISION CONTAINS 23.28 ACRES MORE OR LESS.

PARCEL 8B
 BEING A PART OF THE NORTHWEST CORNER OF LOT 1 OF SHORT CHECK SUBDIVISION AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF GARFIELD, STATE OF UTAH, AND MEASURING SEVEN (7) FEET ALONG THE NORTH LINE OF SAID LOT 1, SEVEN (7) FEET ALONG THE WEST LINE OF SAID LOT 1, SEVEN (7) FEET ALONG THE SOUTH LINE OF SAID LOT 1, AND SEVEN (7) FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. SAID SUBDIVISION CONTAINS 0.39 ACRES MORE OR LESS.

NARRATIVE

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF REFINING THE BOUNDARY OF PARCELS 8A AND 8B IN THE SHORT CHECK SUBDIVISION, PARCEL 8A AND PARCEL 8B, WHICH ARE SHOWN ON THE PLAT. THE FOLLOWING DOCUMENTS WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY: THESE MAY BE OTHER DOCUMENTS THAT SHOW THE BOUNDARY OF THE SHORT CHECK SUBDIVISION AND THE SHORT CHECK SUBDIVISION TO THE SOUTH AND WEST. THE SURVEY WAS CONDUCTED BY THE SURVEYOR IN THE FIELD ON THE DATE SHOWN ON THE PLAT. THE SURVEYOR HAS REVIEWED AND CONSIDERED ALL APPROPRIATE RECORDS AND DOCUMENTS TO OBTAIN THE MOST ACCURATE SURVEY POSSIBLE.

LEGEND

- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH SP² REBAR AND CAP STAMPED ONE SURVEYOR, UNLESS OTHERWISE SPECIFIED OR NOTED OTHERWISE.
- ◊ SPECIFIC FOUND SURVEY CONTROL INDICATED AS SHOWN.
- △ FOUND IRON/STEEL CORNERS AND WASHER SET.
- EASEMENT (SEE NOTES)
- - - EASEMENT FENCE.
- EXISTING AND INTENTED EXISTING SURVEY CONTROL.
- EXISTING DRAINAGE.
- EXISTING POWER POLE.

NOTES

- NO LOT LINE HAS BEEN LINED AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN THE MOST ACCURATE BOUNDARY POSSIBLE. THE BOUNDARY SURVEY WAS CONDUCTED ON THE DATE SHOWN ON THE PLAT. THE SURVEYOR HAS REVIEWED AND CONSIDERED ALL APPROPRIATE RECORDS AND DOCUMENTS TO OBTAIN THE MOST ACCURATE SURVEY POSSIBLE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR INCUMBRANCES RESPECTIVE COMMENTS ON THIS SURVEY. THE BOUNDARY SURVEY CONTROL POINTS ARE SHOWN ON THE PLAT. THE SURVEYOR HAS REVIEWED AND CONSIDERED ALL APPROPRIATE RECORDS AND DOCUMENTS TO OBTAIN THE MOST ACCURATE SURVEY POSSIBLE.
- THE SURVEYOR HAS REVIEWED AND CONSIDERED ALL APPROPRIATE RECORDS AND DOCUMENTS TO OBTAIN THE MOST ACCURATE SURVEY POSSIBLE.
- THE FIELD WORK WAS PERFORMED ON MARCH 10, 2020.

EXHIBIT "B"

LOCATED IN
 SE 1/4 OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST,
 SALT LAKE BASE AND MERIDIAN
 PREPARED FOR
 CADE JOHNSON

1 OF 1 SHEET

DATE: 03/10/20

SCALE: AS SHOWN

SHEET 1 OF 1

CivilScience

1453 S. DIXIE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.966.0100