

Application for Project Review Garden City, Utah

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Type of Application (check all that apply):

Ordinance Reference:

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☒ Encumbrance
- ☐ Extension of Time

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD 11F-107-A-2

- ☐ Lot Split/Lot Line Adjustment
- ☐ Plat Amendment (Subdivision)
- ☐ PUD Development Plan
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group)
- ☐ Public Infrastructure District
- ☐ Other Land Use Permit _____

11E-506

11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Garden City PID Policy

Project Name: Golden Buffalo Current Zone: Rec B Proposed Zone: _____

Property Address: 478 and 458 W Sunburst Dr. Garden City

Parcel # 41-29-040-0033 & 41-29-040

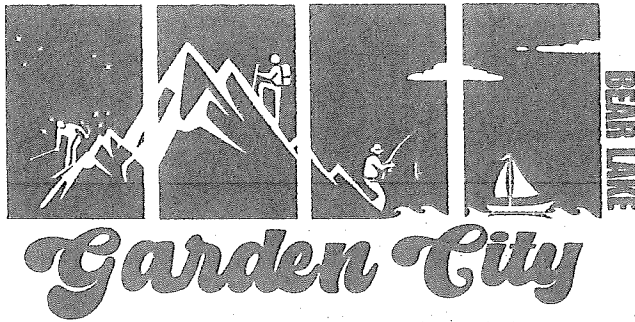
Contact Person: Lisa Transtrum Phone #: 208-479-5098

E-mail address: lisa@livingstonhomes.co

Mailing Address: PO Box 386, Garden City, UT 84028

Applicant (if different): Livingston Homes Phone #: _____

Mailing Address: _____



Town of Garden City

69 N. Paradise Parkway, Bldg B.

P.O. Box 207

Garden City, UT 84028

Phone: (435) 946-2901

Email: office@gardencityutah.gov

Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk by the due date listed on the "Procedure for Submittal Poster" for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☐ **Subdivision Plat:** \$3,000 Deposit * 11E
 Preliminary Plat: \$500 per plat + \$10 per lot 11E-400
 Final Plat: \$500 per plat + \$10 per lot 11E-500
 Amended Plat: \$300 per plat
 Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Condominium Plat:** \$3000 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
 Condominium Plat: \$500 per plat + \$10 per lot 11E-524
 Townhouse Plat: \$500 per plat + \$10 per lot 11E-525
 Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat
- ☐ **Planned Unit Development or Planned Residential Development (PUD or PRUD):**
 \$3,000 Deposit * 11C-1950, 11F & 11 E
 Preliminary PUD Development Plan: \$1,000 11F-103
 Final Development Plan: \$1,000 11F-107
 PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Readjustment of Lot Lines or Lot Splits:** \$250 11E-506
 Packets must include A, B, C, D, E, & F, Also, a deed for each lot
- ☐ **Vacation of Subdivision:** \$300 11E-523
 Packets must include A, 20 of B, 1 each of C, D, E, & F
- ☐ **Amended Subdivision:** \$300
 Packets must include A, B, C, D, E & F
- ☐ **Conditional Use Permit:** \$300
 CUP packets must include A, 9 of B, D, E, & F
- ☐ **Variance:** \$250 11B-308
 Variance Packets must include A, B, D, E, & F
- ☐ **Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300
 Annexation packets must include A, 20 of B, 4 of C, D, E, & F

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11C-1950, 11E-100, and 11F-100
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11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Garden City PID Policy

Project Name: Pickleville PKwy Current Zone: Res Proposed Zone: C3

Property Address: not addressed on Pickleville PKwy

Parcel # 36-04-000-007680

Phone #: 208-847-5263

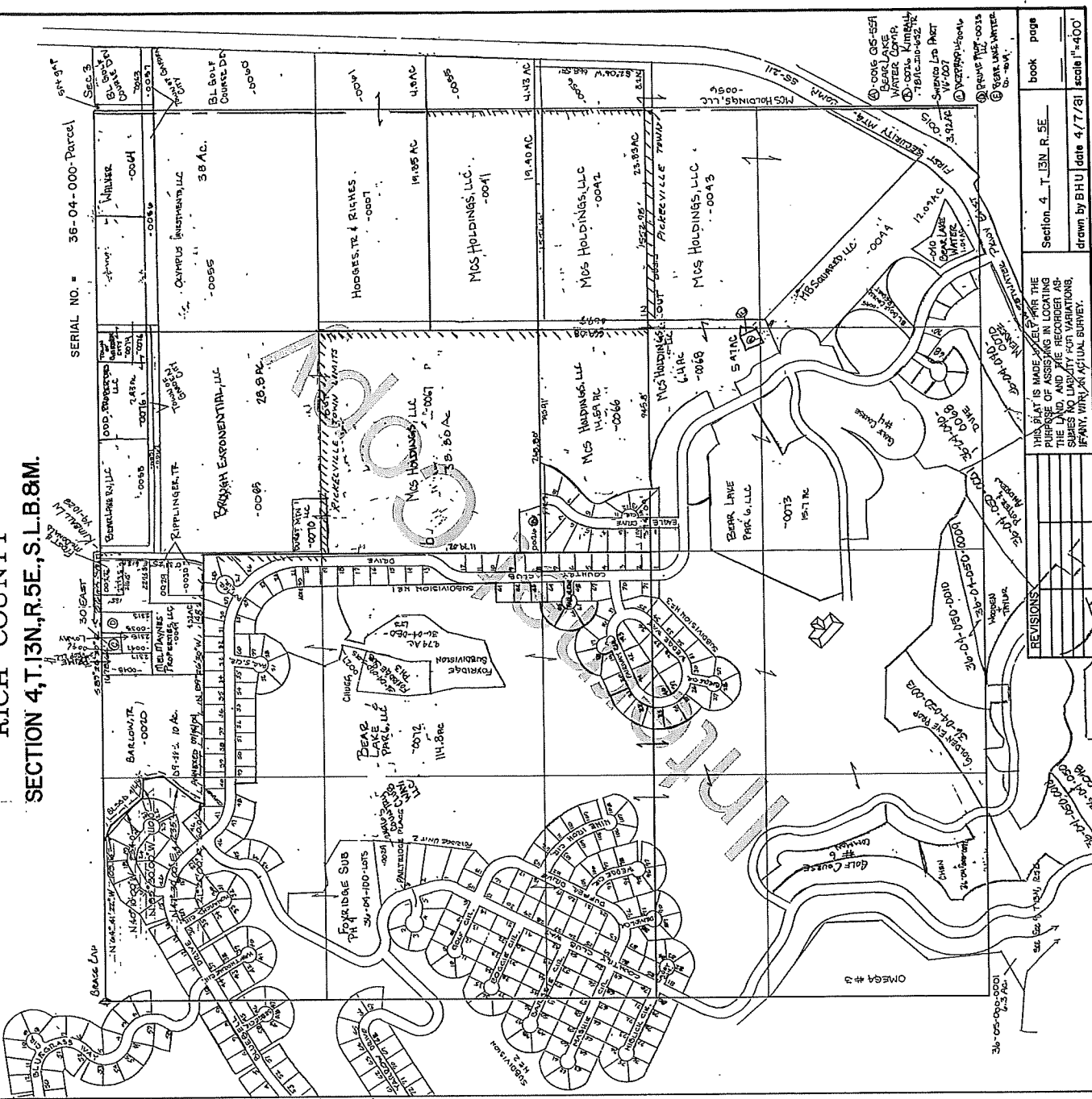
Contact Person: Teri Eynon
E-mail address: Teribearlake@gmail.com

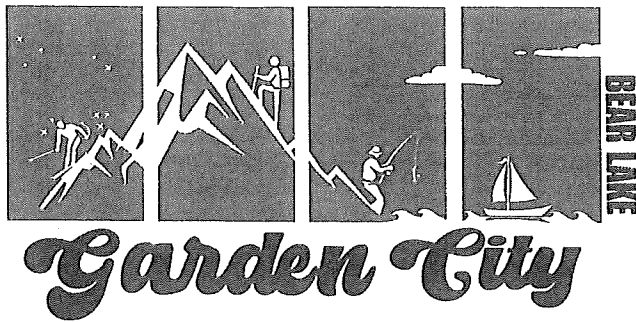
Mailing Address: PO Box 87 Garden City, UT 84028

Applicant (if different): Lance & Jennifer Wilson Phone #: 801-702-6455

Mailing Address: _____

SECTION 4, T.13N., R.5E., S.1.B.&M.





Town of Garden City

69 N. Paradise Parkway, Bldg B.

P.O. Box 207

Garden City, UT 84028

Phone: (435) 946-2901

Email: office@gardencityutah.gov

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 Annexation packets must include A, 20 of B, 4 of C, D, E, & F

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: _____ Completion date: _____


Describe the proposed project as it should be presented to the hearing body and in the public notices.

Change from Recreation Estates Zone to
C3. the current map shows a line inside
the Parcel

Lot Size in acres or square feet: 1.5 Acres Number of dwellings or lots: N/A

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.



Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**



Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only
Date Received: <u>5/14/25</u>
Fee: <u>\$150 half of \$300.00</u>
By: <u>SA</u>

misc



Mail Tax Notices to:
PO Box 386
Garden City, UT 84028



WARRANTY DEED

ODD PROPERTIES, L.L.C., a Utah Limited Liability Company

grantor of the State of Utah, hereby CONVEY and WARRANT to

LIVINGSTON RANCH, LLC, a Utah Limited Liability Company

grantee for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Rich County, State of Utah.

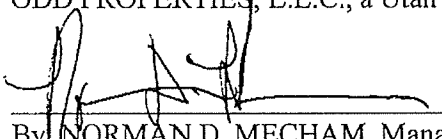
See attached Exhibit 'A'

Tax Roll No. 36-04-000-0074

** This document has been prepared as an accommodation by HICKMAN LAND TITLE COMPANY without the benefit of a title search and its accuracy is not guaranteed.

WITNESS, the hand of said grantor, this day of March A.D. 2024.

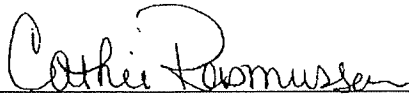
ODD PROPERTIES, L.L.C., a Utah Limited Liability Company

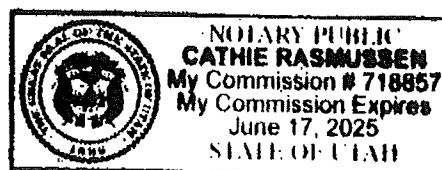

By NORMAN D. MECHAM, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
 SS
County of Rich)

On the 8th day of ^{April} ~~March~~ A.D. 2024 personally appeared before me NORMAN D. MECHAM who being by me duly sworn did say, each for himself, that he/she/they is/are the manager of ODD PROPERTIES, L.L.C., a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.


Notary Public



hh

misc

EXHIBIT 'A'

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN.
DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE NORTH QUARTER CORNER OF
SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND
MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID
SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET, AND RUNNING THENCE SOUTH
89°20'35" EAST 1,114.355 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE
SOUTH 89°20'35" EAST 225.00 FEET; THENCE SOUTH 00°32'35" WEST 299.05 FEET; THENCE
NORTH 89°20'35" WEST 225.00 FEET; THENCE NORTH 00°32'35" EAST 299.05 FEET TO THE
POINT BEGINNING.

Parcel No. 36-04-000-0074

hh

0822

36-04-000-0059 REMAINDER

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET, AND RUNNING THENCE SOUTH 89°20'35" EAST 690.685 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 00°48'28" WEST 299.05 FEET TO NORTH LINE OF 60 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°20'35" EAST 425.05 FEET; THENCE NORTH 00°32'35" EAST 225.00 FEET; THENCE NORTH 89°20'35" WEST 423.67 FEET TO THE POINT BEGINNING. CONTAINING 126,906 SQUARE FEET OR 2.913 ACRES.

NEW GARDEN CITY WELL PARCEL

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET, AND RUNNING THENCE SOUTH 89°20'35" EAST 1,114.355 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°20'35" EAST 225.00 FEET TO THE POINT BEGINNING. CONTAINING 50,625 SQUARE FEET OR 1.162 ACRES.

41-33-000-0025

ROBERT W SPEIRS PLUMBING INC

N 01°04'20" E
299.06'

33
42.01' JSH

S 89°20'35" E
648.675'

690.685'

1114.355'

P.O.B.

P.O.B.

S 89°20'35" E
225.00'

JSH



1 inch = 100 ft.

36-04-000-0058
ODD PROPERTIES LLC

S 00°48'28" W
299.05'

REMAINDER
36-04-000-0059
ODD PROPERTIES LLC
126,906 S.F.
2.913 Acres

299.05' N 00°32'35" E
225.00'

NEW PARCEL
50625 S.F.
1.162 Acres

S 00°32'35" W
299.05'

JSH

S 89°20'35" E
650.06'

425.05'

225.00' N 89°20'35" W
74.05'

JSH

NEW GARDEN CITY WELL PARCEL

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SPLIT PARCEL 36-04-000-0059 INTO THE CONFIGURATION AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY NORM MECHAM FOR THE TOWN OF GARDEN CITY. THE PARCEL WAS DIVIDED PER INSTRUCTIONS FROM MR. MECHAM. THE BASIS OF BEARING IS AS SHOWN HEREON AND IS PER PREVIOUS SURVEYS.



41-33-000-0100

36-04-000-0052

PROPERTY SURVEY

FOR

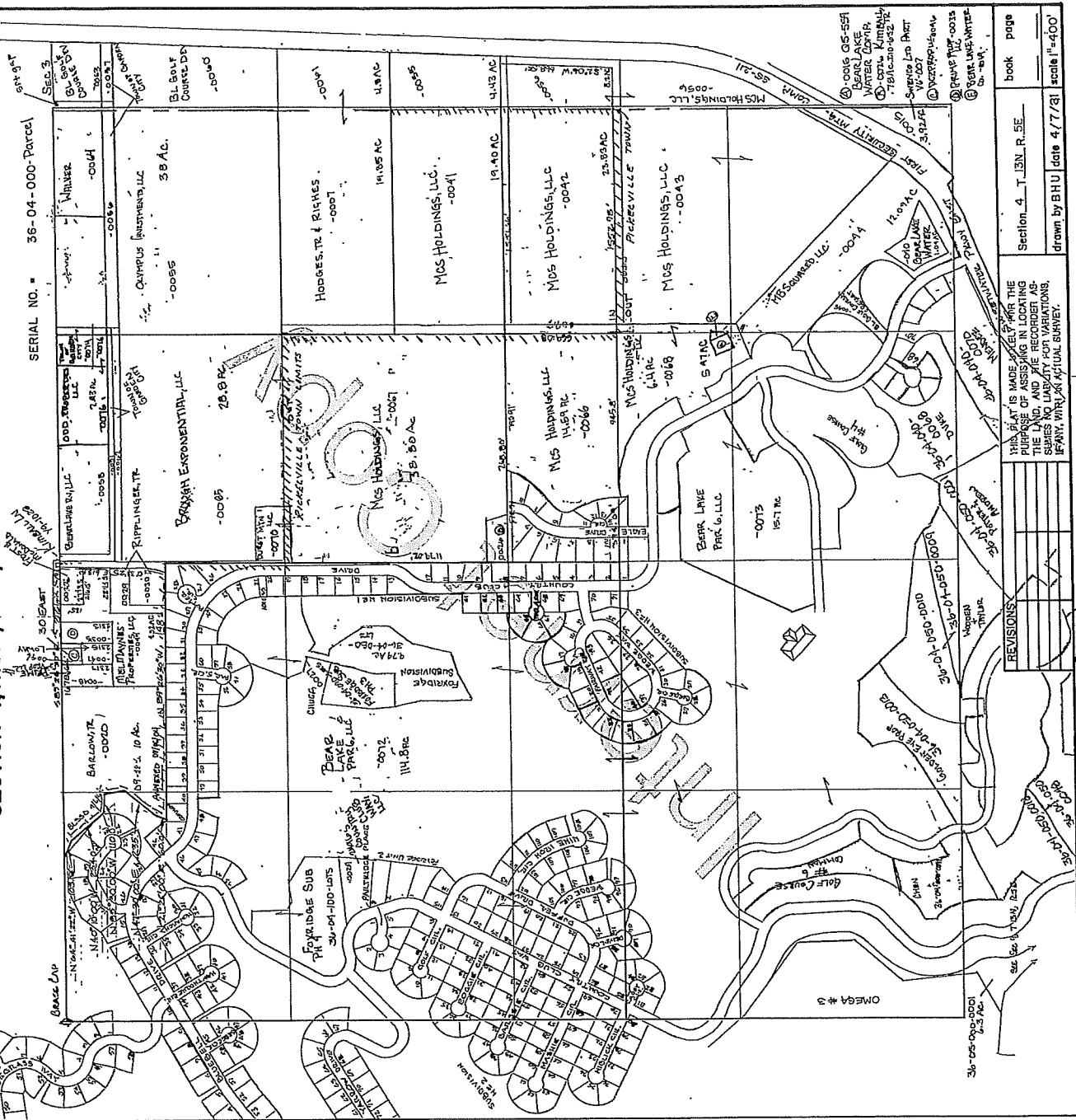
TOWN OF GARDEN CITY

SURVEY LOCATION

TOWNSHIP 13 NORTH, RANGE 5 EAST
SECTIONS: NORTHWEST 1/4 SECTION 4

DATE: 3/16/22
DRAWN BY: JSH
JOB NUMBER: 22-017

RICH COUNTY
SECTION 4, T.13N., R.5E., S.1.B.&M.



REVISIONS	THIS DATA IS MADE AVAILABLE FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDED AS-SURES NO LIABILITY FOR ERRORS, OMISSIONS, OR INACCURACIES.	Section 4 T 13N R 5E	book page
drawn by BHU date 4/7/21		scale 1"=400'	

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11E-100
11E-523
11B-308
13A-1300

Garden City PID Policy

☒ Other Land Use Permit Setbacks

Project Name: Lot 5 Office Building Current Zone: C3 Proposed Zone: _____

Property Address: 23 West 200 North Garden City UT. 84028

Parcel # 41-16-070-0005

Contact Person: Mike Knapp, Mark Smoot Phone #: 435-770-2084
301-971-4003

E-mail address: smartbuilder27@gmail.com; smat.finance@gmail.com

Mailing Address: P.O. Box 548 Garden City Utah 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): SK Properties, LLC Phone #: 435-770-2081

Mailing Address: P.O. Box 548 Garden City, UT. 84028

Project Start date: July 1, 2025 Completion date: June 30, 2026

Describe the proposed project as it should be presented to the hearing body and in the public notices.

See attached write up.

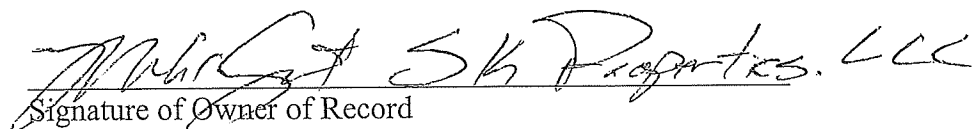
Lot Size in acres or square feet: .53 acre Number of dwellings or lots: 1 building

Non-residential building size: Main 5451, Upper 5300, Basement 5515

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.


Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**


Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____

Proposed Project description:

Applicant is to construct a 2-story office building with full basement and will lease to tenants for retail offerings on main floor facing the main Bear Lake Blvd. 2nd floor will include executive office space. The West wing will be occupied by a local bear lake builder.

Applicant is seeking variances to standard set backs on the east (front) and south side (south) of building. As noted on the Site Plan, the proposed set backs would be as follows:

East (front) 6 feet from property line

South (side): 2 feet 9 inches from property line

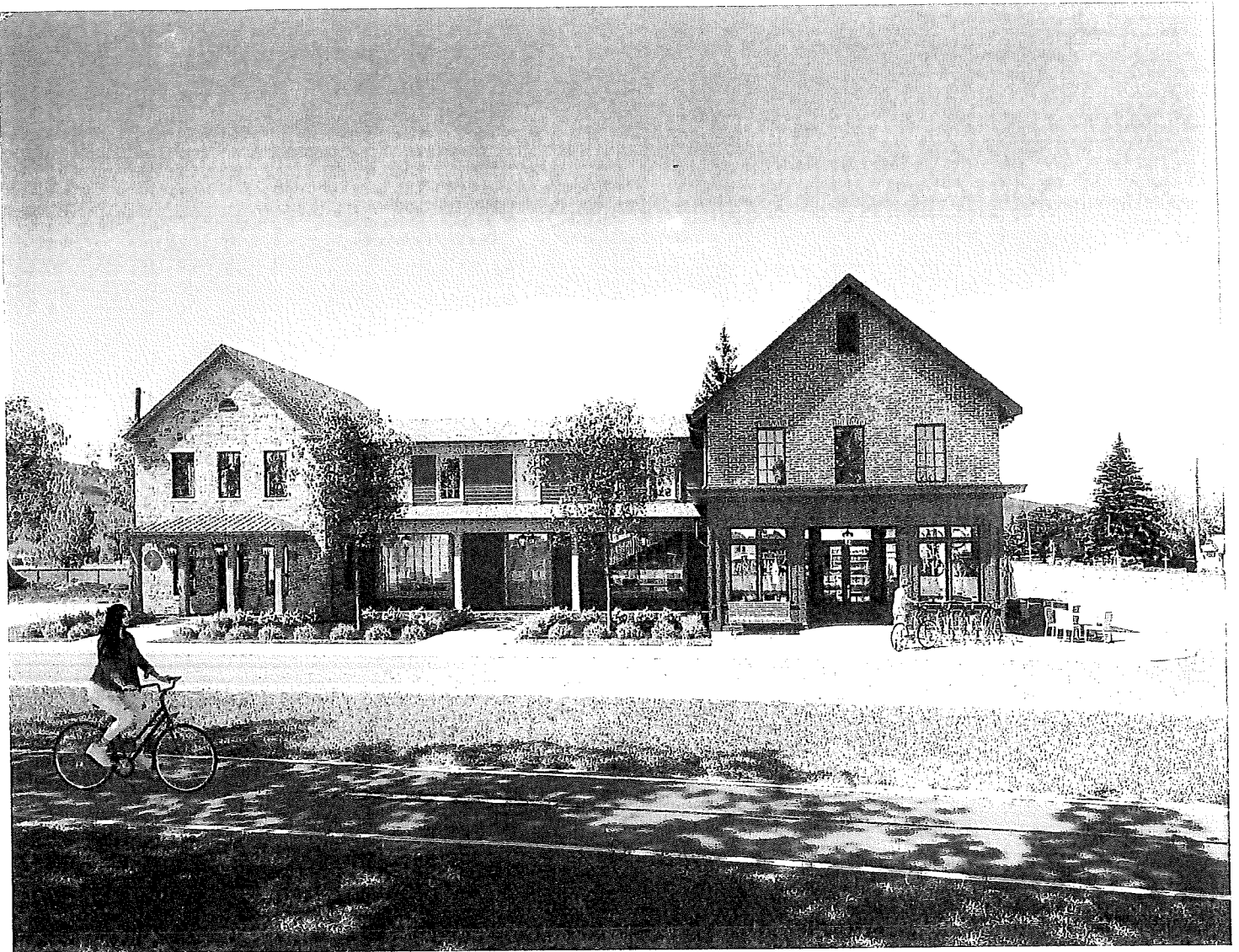
As shown in the architectural rendering, the east (front) of the building will have hardscape of cement as and asphalt that would butt up against the existing bike path creating a walking path

On the south side, it is proposed that applicant would improve out into the right of way with landscaping and a public sidewalk for a safe walking corridor , additional entries into the building and soft areas of grass and shrubbery.

North side of building will be just over 10 feet from the north property line in accordance with standard side setbacks.

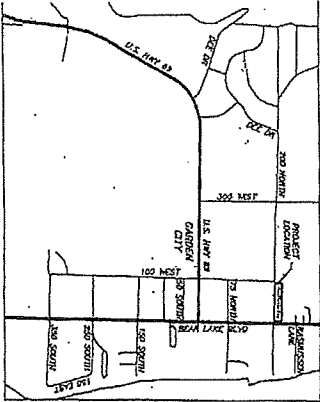
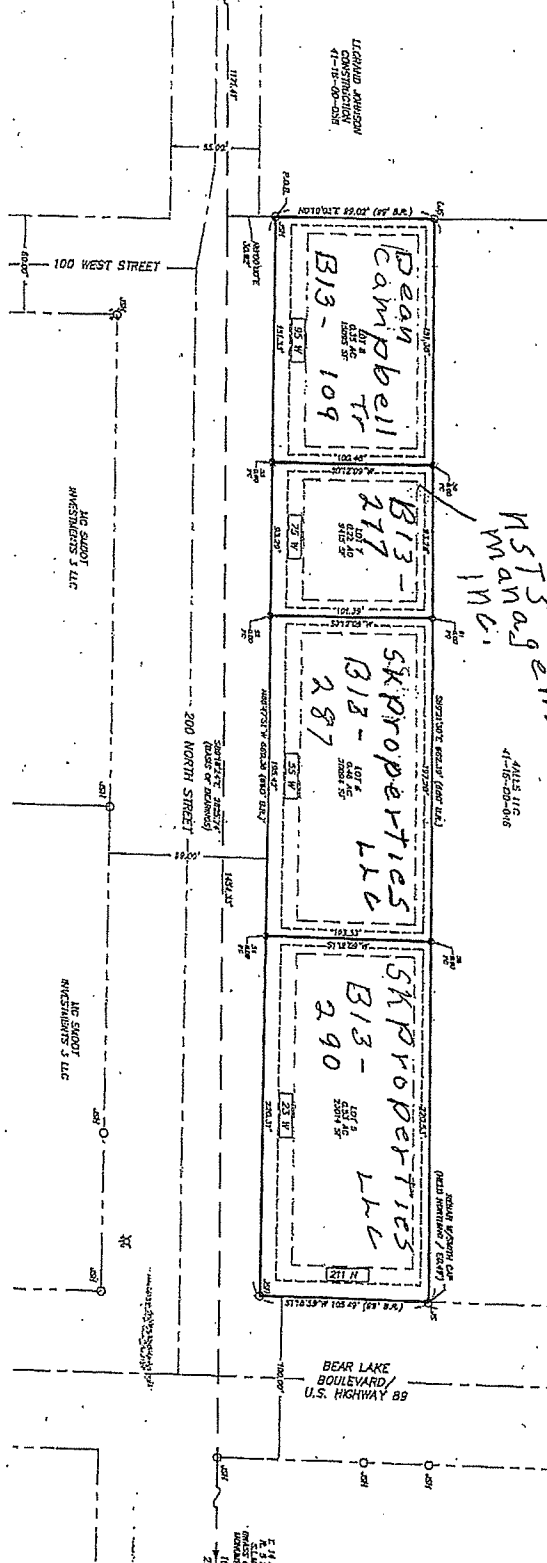






SECOND NORTH MIXED USE PUD (PHASE 2 OF BEAR LAKE RENTAL RESORT PUD) PART OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE MERIDIAN GARDEN CITY, RICH COUNTY, UTAH

1575 Management Inc.



VICINITY MAP

- LEGEND**
- SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - EXISTING PARKING LINES
 - LANDMARK BUILDING SYMBOL
 - 20' FRONT OR ALONG STREET
 - 10' FRONT OR ALONG STREET
 - 5' FRONT OR ALONG STREET
 - STREET ADDRESS
 - SET BACK W/CLIP
 - FOUND REBAR W/ADPT JUNCTION CAP
 - FOUND REBAR W/ADPT JUNCTION CAP
 - EXISTING FIRE HYDRANT

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY JAMES S. SUTTER FOR THE PURPOSE OF DIVIDING THE LAND SHOWN INTO LOTS FOR THE PURPOSE OF THE BEAR LAKE RENTAL RESORT PUD. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE UTAH SURVEYING ACT. THE SURVEYOR HAS FOUND NO OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS FOUND NO OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

NOTES & RESTRICTIONS

- EXISTING BUILDINGS ARE WITHIN THE MINIMUM SETBACK. ALL NEW BUILDINGS MUST COMPLY WITH THE MINIMUM SETBACK. ALL NEW BUILDINGS MUST COMPLY WITH THE MINIMUM SETBACK.
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GRAPHIC SCALE 1" = 40'

SURVEY CERTIFICATE

I, JAMES S. SUTTER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PLAT AND FIND IT TO BE CORRECT. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

OWNER'S CERTIFICATE OF DEDICATION

I, JAMES S. SUTTER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PLAT AND FIND IT TO BE CORRECT. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

ACKNOWLEDGMENT

I, JAMES S. SUTTER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PLAT AND FIND IT TO BE CORRECT. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

ROCKY MOUNTAIN POWER

I, JAMES S. SUTTER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PLAT AND FIND IT TO BE CORRECT. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

BEAR LAKE SPECIAL SERVICE DISTRICT

I, JAMES S. SUTTER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PLAT AND FIND IT TO BE CORRECT. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

TY RECORDER'S NO. _____
APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.
CITY ATTORNEY _____

CERTIFICATE OF APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.
CITY ATTORNEY _____

ENGINEER'S CERTIFICATE
I, JAMES S. SUTTER, A PROFESSIONAL LAND SURVEYOR, HAVE EXAMINED THE PLAT AND FIND IT TO BE CORRECT. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.
CITY ATTORNEY _____