



**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](mailto:office@gardencityutah.gov)

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### 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*

- ☐ **Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre  
(Maximum of \$1,000) 11A-302  
*Zone Change packets must include A, 20 of B, 1 each of C, D, E, & F*
- ☐ **Encumbrance:** \$250  
*Encumbrance Packets must include A, B (only 9), D, E, & F*
- ☐ **Un-Encumbrance:** \$250  
*Un-Encumbrance Packets must include A, B (only 9), D, E, & F*
- ☐ **Appeal:** \$250  
*Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.*
- ☐ **Extension of Time:**  
*Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.*
- ☒ **Other Land Use Permits:** \$50  
*Packets must include A, B, D, E, & F*
- ☐ **Water Share Transfer:**  
*Water Share Transfer Packets must include A*
- ☐ **PID:** \$2000  
*Review the Garden City PID Policy for requirements. 9 copies of the required.*
- ☐ **AEG Meeting, (Affected Entity Group):** \$350 Deposit  
*Packets must include A, 10 of B*

**Note:**

\* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

\*\* Land Use Fees are set by Resolution (Garden City Resolution 23-03). Applicants are responsible for paying application fees and any Garden City attorney, engineering, and administrative costs not covered by the application fee.

### PACKET DOCUMENTATION REQUIREMENTS

- A. Completed Garden City "Application for Project Review" form.
- B. 11"x14' or 11'x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
- C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

**Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at [www.gardencityut.us](http://www.gardencityut.us).**

## Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time
  
- ☐ 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 Archetectual Standards Parking and Lansca

Ordinance Reference:

11A-301  
11B-400  
11C-500  
11E-524 or 11E-525  
  
Subdivision 11E-503/PUD or PRUD 11F-107-A-2  
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: Shave Ice House Current Zone: C-3 Proposed Zone: \_\_\_\_\_

Property Address: 105 S. Bear Lake Blvd

Parcel # 41-21-400-0026

Contact Person: Karl Israelsen Phone #: 801-244-1529

E-mail address: admin@shaveicehouse.com

Mailing Address: 105 S. Bear Lake Blvd Garden City UT 84028

Applicant (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owner of Record (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Project Start date: 6/1/2025 Completion date: 8/1/2025


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

Approve parking and landscaping for commercial use

Lot Size in acres or square feet: 0.43 Number of dwellings or lots: 1

Non-residential building size: 720sqft (677 residential)

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: \_\_\_\_\_



Shalie Argyle <deputyclerk@gardencityutah.gov>

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**Fwd: Plat**

1 message

Wed, Jul 16, 2025 at 11:57 AM

Krystal Newman <krystal@bridgerrock.com>  
To: deputyclerk@gardencityutah.gov

Hello,

Here is the plat as well.

----- Forwarded message -----

From: Krystal Newman <krystal@bridgerrock.com>  
Date: Wed, Jul 16, 2025 at 11:56 AM  
Subject: Plat  
To: <krystal@bridgerrock.com>

[opendata.gis.utah.gov/data/](https://opendata.gis.utah.gov/data/)

5



## Utah SGID



Records: 11,429



FIPS: 49,033



## Parcels\_Rich



OBJECTID

6891

FIPS

49,033

PARCEL\_ID

41-21-400-0026

PARCEL\_ADD

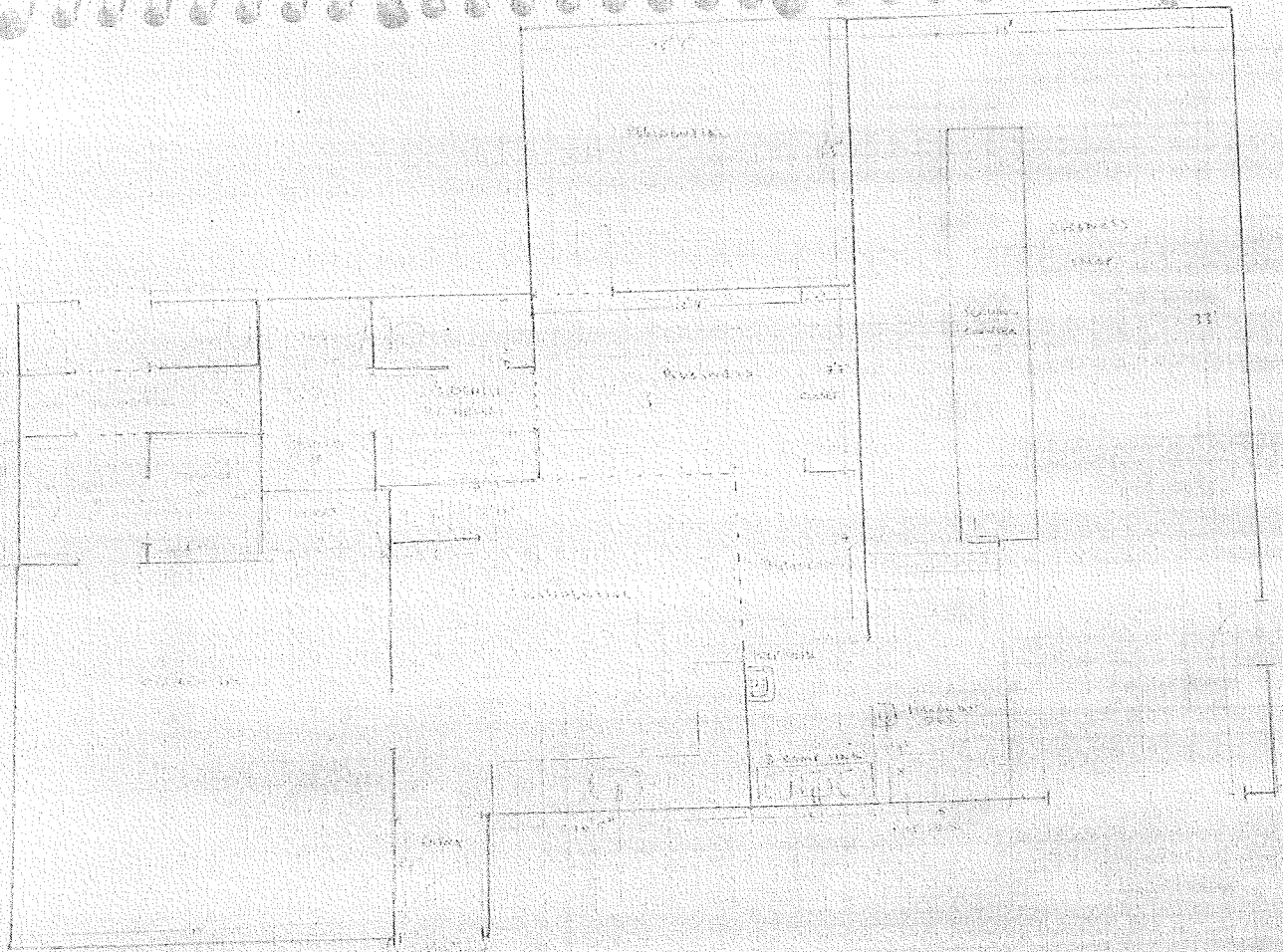
105 S BEAR LAKE  
BLVD

PARCEL_CITY	Garden City
PARCEL_ZIP	84028
OWN_TYPE	Private
RECORDER	1-435-793-2005
NOTES	null

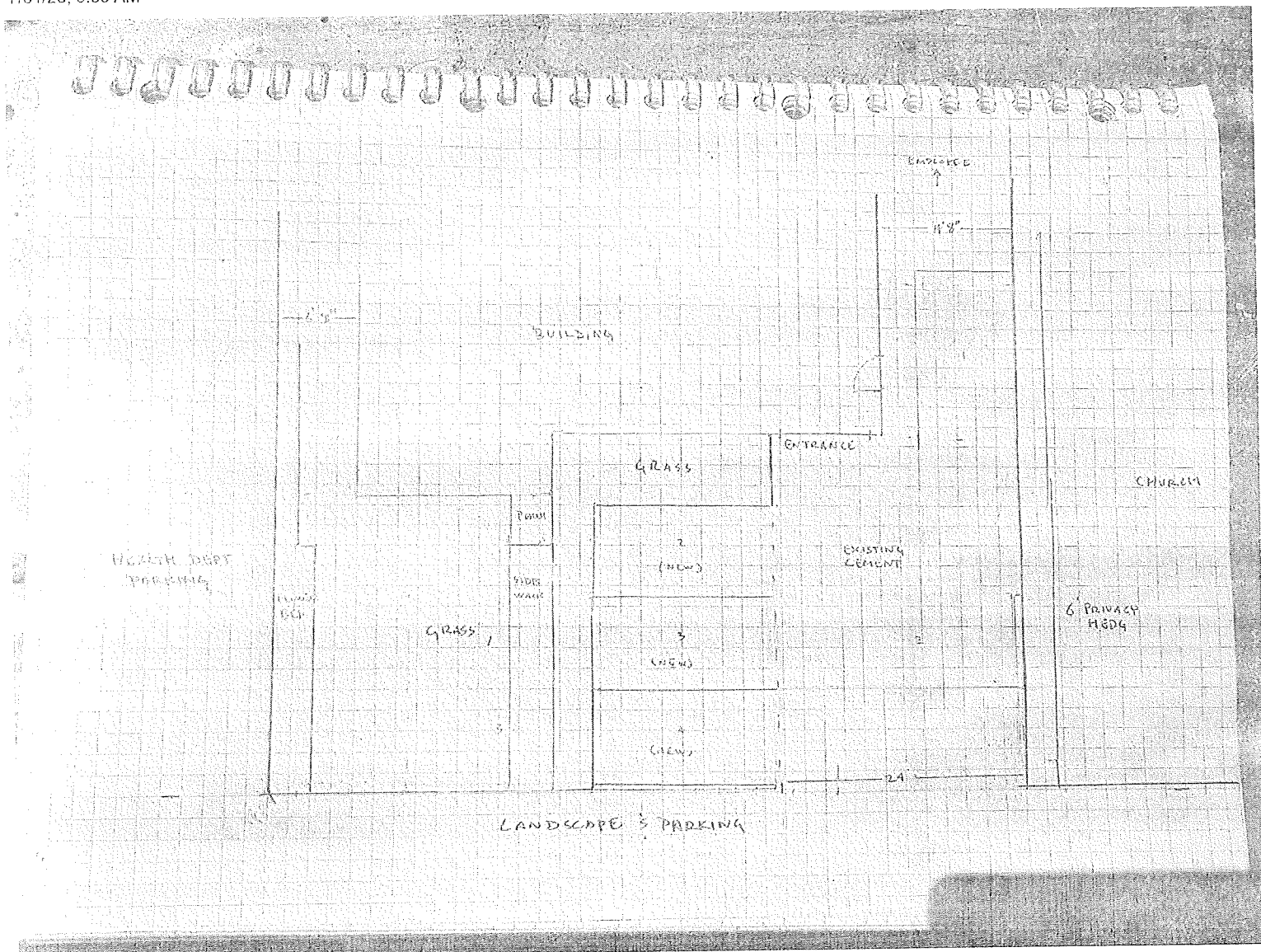
Powered by Esri



Menu







Please pay your taxes using one of the payment options below.

PARCEL NUMBER(S) MUST BE INCLUDED.

ONLINE	MAIL	PHONE	AUTO BILL PAY
Visit: (richcountyut.org)	Postmark: By December 02	Call: 1-800-764-0844	Set up automatic, recurring, monthly eCheck payments through your banking institution.
eCheck - \$0.75 Fee Visa/MC/Discover - 2.5% Fee or minimum of \$2.50 Fees charged by Core, the service provider.	Make checks payable to: Rich County Treasurer PO Box 186 Randolph, UT 84064	Have parcel number ready! eCheck - \$0.75 Fee Visa/MC/Discover - 2.5% Fee or minimum of \$2.50 Fees charged by Core, the service provider.	

Free Property Watch Service - Contact Rich County Recorder: kbowden@richcountyut.org

Property Address/Legal Description

Parcel Number: 41-21-400-0026	Street Address: 105 S Bear Lake Blvd	May be abbreviated, not for legal use.
PART OF LT 4, BLK 3, PL B, GCS, DESCRIBED AS FOLLOWS: BEG AT THE NE COR OF SD LT 4, & RN TH S IN THE E LN OF SD LT 4, 73.13 FT TO THE NE COR OF THE DANIEL C HUNTER JR., TRUSTEE PROPERTY; TH S 89°25'34" W 148.51 FT; TH N 0°00'00" E 10.12 FT; TH S 89°51'50" W 148.5 FT MORE OR LESS TO THE W LN OF SD LT 4; TH N 70 FT W/L TO THE NW COR LT 4; TH E 18 RDS TO THE POB.		

**Back Taxes (Delinquencies):** If back taxes are owed, a penalty has been applied and interest is calculated daily. Call 435-793-5155 for an accurate amount due. If this property was recently subdivided or combined, other delinquencies may apply which do not appear on this notice. During the last week of December each year, a delinquent tax listing will be posted at richcountyut.org and a post card will be sent to the delinquent property owners. These are the only notifications required by law until the following year's Property Tax Notice. Unpaid tax, penalty and interest are assessed as a lien and if not paid in-full within the 4 year redemption period, the property will be offered to the public at TAX SALE. The property is then deeded to the successful bidder. Any amount in excess of taxes and fees will be remitted to the original owner. Until 3pm on 12/02/2024, payments may be applied to the most current back tax year first. Starting 12/03/2024 payments will be applied to 2024 tax first and then the next most current back tax year. 12/03/2024 is also the date that unpaid 2024 taxes become delinquent. Payments are also applied to interest first, then penalty, then principal in any given year. These payment procedures are set by State Law and cannot be changed by the County Treasurer.

**Returned Payments:** If payment is returned by a financial institution for any reason, the payment will be canceled without notice to the property owner, and a returned payment fee of \$25.00 will be added to the tax amount.

**Bankruptcy:** If you have filed for bankruptcy, this notice is not a demand for payment and is intended for informational purposes only. Please discuss your obligations for post petition taxes with your legal counsel.


**Important Additional Tax Information:** Tax bills are mailed to the latest address on the County Recorder's Rolls. Failure to receive a tax notice does not relieve the owner's responsibility to pay taxes on time or relieve them from paying the penalties and interest due. The County Treasurer only collects taxes. Contact the Assessor's Office, 435-793-5215, for questions about property assessment, valuations, or exemptions. This office will not be responsible if you pay on property other than your own. Tax relief programs are available for those who qualify, information is available by calling 435-793-5155 or at richcountyut.org.

A taxpayer who pays less than the full amount of current year taxes shown on this notice may, on a form provided by the county treasurer, direct how the county treasurer allocates the partial payment between property tax, assessments, past due local district fees and any other amounts shown on the current year property tax notice, per State Statute 59-2-1317.

**Paying Late?** Penalty is also due depending on when you are paying. Use the chart below to see what you owe.

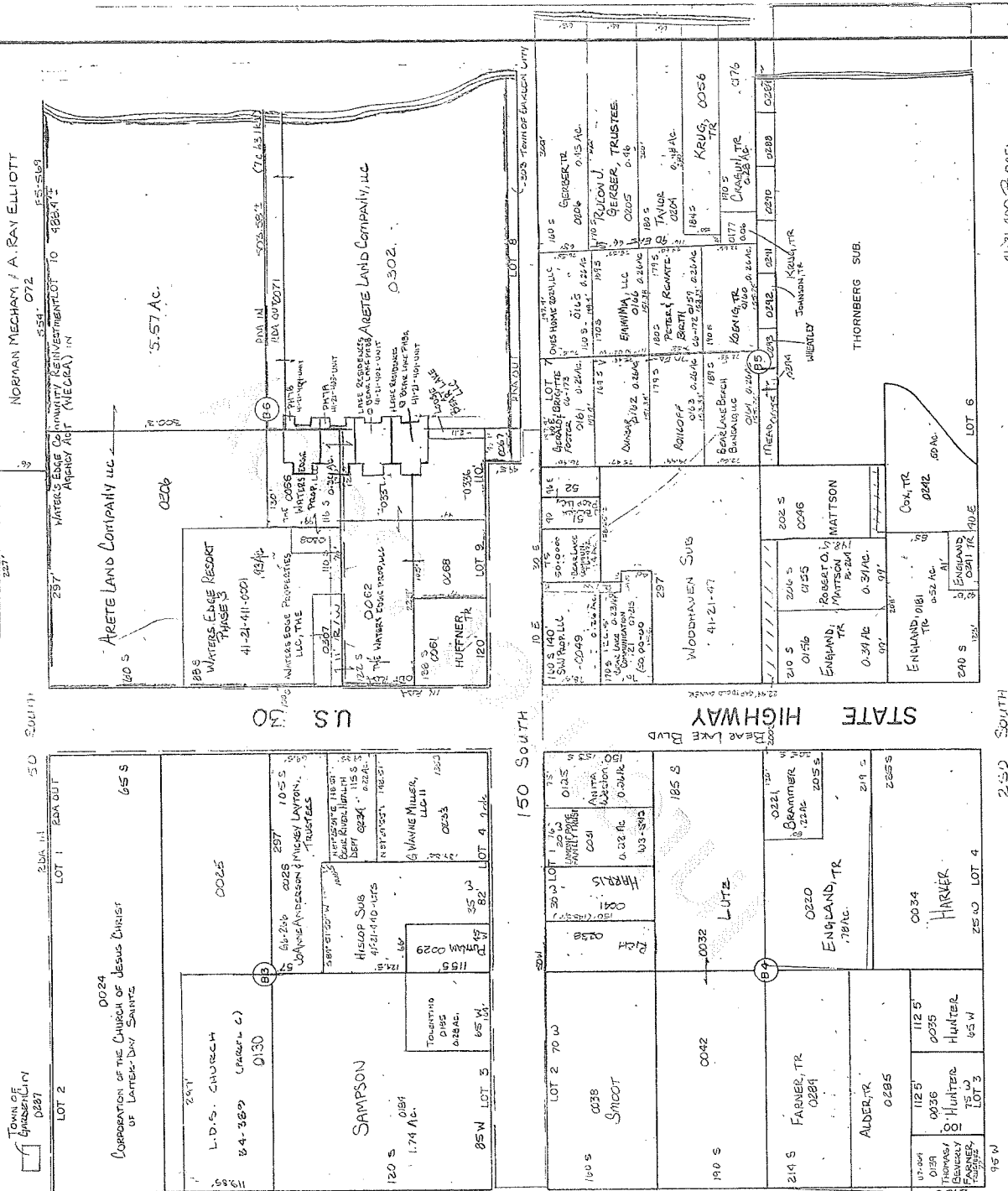
Date of Payment/Postmark	On or before Dec 02, 2024	Dec 03, 2024 to Jan 31, 2025	After Jan 31, 2025
Amount You Owe	\$0.00	\$0.00	Call our office for amount owed, 435-793-5155.
Penalty and Interest added for 2024 Tax	No penalty or interest!	1% penalty (minimum \$10.00) and no interest.	2.5% penalty (min \$10.00) + interest from 01/01/2025.

**If you are paying on back taxes owed, call 435-793-5155 for an amount due.**

<b>Pre-Payment Coupons for 2025</b> Check the box on the front of this stub to receive a free booklet of coupons that spread your 2025 tax payments out over 10 months in 2025. Prepayments are optional and can be made without coupons.	<b>Address Changes</b> Please list new address here. 	ISRAELSEN, KARL & ISRAELSEN, CHRISTINA, JT _____ _____ _____
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RICH COUNTY

SE 1/4 NW 1/4 SECTION 21 T. 14 N. R. 5 E. S. 18 & M.



Section 21 T. 14 N. R. 5 E.  
drawn by J.D.A. date SEPT. 1980 scale 1" = 100'

GARDEN CITY  
Blks. 3, 4, 5, 6, Plat B

REVISIONS	BOOK	PAGE

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDING ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.