

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

- ☒ **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.

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):

Ordinance Reference:

- | | |
|---|---|
| <input type="checkbox"/> Annexation | 11A-301 |
| <input type="checkbox"/> Appeal | 11B-400 |
| <input checked="" type="checkbox"/> Conditional Use Permit | 11C-500 |
| <input type="checkbox"/> Condominium/Townhouse | 11E-524 or 11E-525 |
| <input type="checkbox"/> Encumbrance | |
| <input type="checkbox"/> Extension of Time | Subdivision 11E-503/PUD or PRUD 11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment | 11E-506 |
| <input type="checkbox"/> Plat Amendment (Subdivision) | |
| <input type="checkbox"/> PUD Development Plan | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> Subdivision | 11E-100 |
| <input type="checkbox"/> Vacation of Subdivision | 11E-523 |
| <input type="checkbox"/> Variance | 11B-308 |
| <input type="checkbox"/> Water Transfer | 13A-1300 |
| <input checked="" type="checkbox"/> Zone Change | |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group) | |
| <input type="checkbox"/> Public Infrastructure District | Garden City PID Policy |
| <input type="checkbox"/> Other Land Use Permit _____ | |

Project Name: Pickleville Storage Units Current Zone: Res Proposed Zone: C3 Con

Property Address: 2320 Kimball Ln.

Parcel # 36-04-000-0077

Contact Person: Nick Wilcox Phone #: 8016686244

E-mail address: nickwilcox14@gmail.com

Mailing Address: 583 E. 1525 N. North Ogden UT 84404

Applicant (if different): Teri Eynon Phone #: 208-847-5263

Mailing Address: PO Box 87 Garden City, UT 84028

Property Owner of Record (if different): M Joseph Brough Phone #: 435-730-8292

Mailing Address: 4055 S 1200 W
Hurricane, UT 84737

Project Start date: March 2026 Completion date: _____

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

We would like to propose a storage facility for boats and trailers on this parcel. This will be a fenced in and gated area with security. As people store their boats it will create less boat traffic in the canyon hopefully creating less incidents.

Lot Size in acres or square feet: 5 acres Number of dwellings or lots: _____

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.

DocuSigned by:
TERI EUNAN
E4FA123D8C8147B...
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.**

DocuSigned by:
Joe Brough
43899A82678E10B...
Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

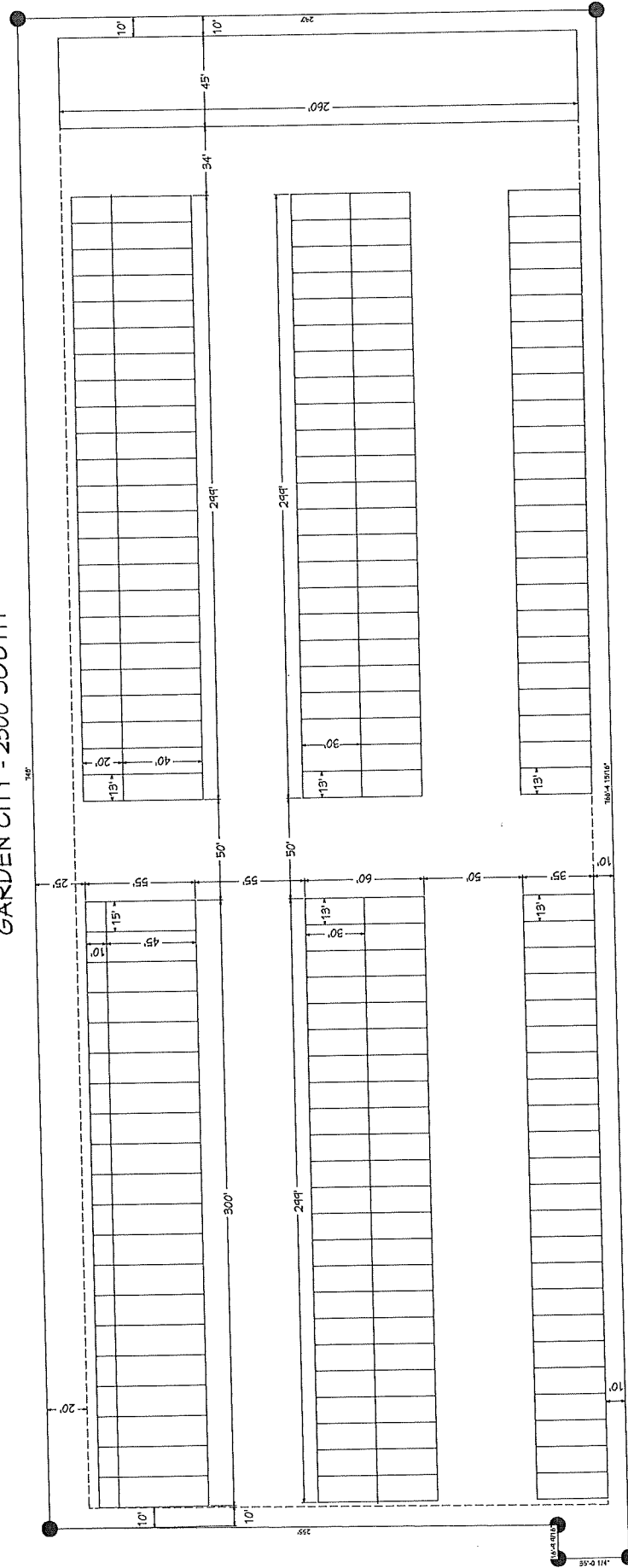
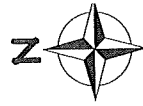
By: _____

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. CD DRAFTING is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction.

SITE GENERAL NOTES

1. VERIFY ALL UTILITIES BEFORE DIGGING. (DIG LINE DIAL:1500-342-1523).
2. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
3. SITE AND STRUCTURE SHALL BE KEPT CLEAN. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS. **DO NOT SCALE.**
4. DO NOT DRAIN STORM WATER ONTO ADJACENT LOTS.
5. STRING LINES SHALL BE PROVIDED OVER PROPERTY PINS AT TIME OF INSPECTION.

GARDEN CITY - 2300 SOUTH



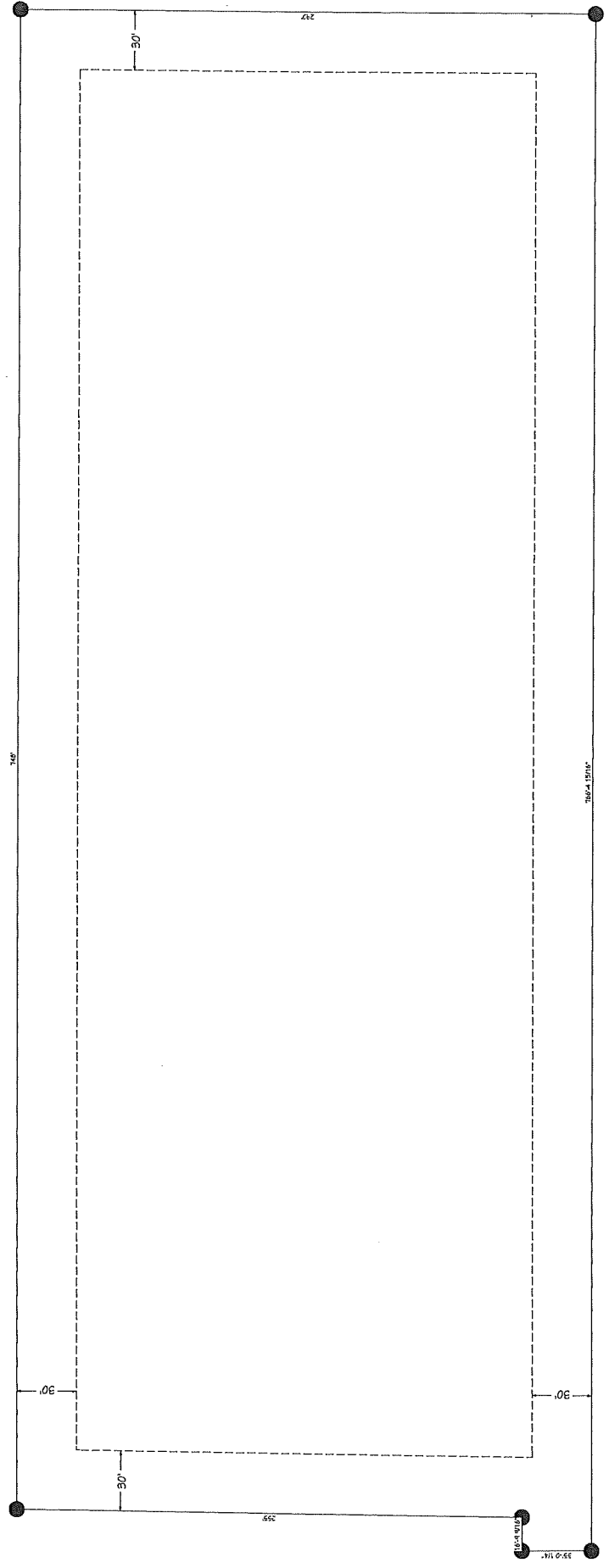
CD Drafting	
Make Your Own Home & Realty	
CONTRACTOR: NICK WILCOX	
HOMEOWNER: WILCOX	
ADDRESS:	
DATE: 9/5/2025	
SCALE: 1" = 25'	
SHEET: P-1	

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GARDEN CITY - 2300 SOUTH



CD Drafting 2282 DEAN BLVD SUITE 100 DENVER, CO 80202 Phone: 303.733.4110 Email: info@cd-drafting.com	
DATE: 9/3/2025	
SCALE: 1" = 25'	
SHEET: P-1	
CONTRACTOR: NICK WILCOX	
HOMEOWNER: WILCOX	
ADDRESS: [Blank]	
SITE PLAN	