

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 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 type="checkbox"/> Zone Change | |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group) | |
| <input type="checkbox"/> Public Infrastructure District | Garden City PID Policy |
| <input checked="" type="checkbox"/> Other Land Use Permit <u>OPEN BUSINESS</u> | |

Project Name: TREADMASTERS TIRE AND LU Current Zone: _____ Proposed Zone: _____

Property Address: 2131 S BEAR LAKE BLVD

Parcel # 41-33-000-0119

Contact Person: TROY MERRILL Phone #: 9282426685

E-mail address: TMERRILL6685@GMAIL.COM

Mailing Address: PO BOX 309 BRIGHAM CITY UT 84302

Applicant (if different): PO BOX 249 Phone #: 435-757-3481

Mailing Address: GARDEN CITY UT 84026

Property Owner of Record (if different): BEAR LAKE VIEW PROPERTIES Phone #: _____

Mailing Address: PO BOX 29 GARDEN CITY UT 84028

Project Start date: 06/01/2026 Completion date: _____

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

OPEN A TIRE PROS, NEW TIRE SALES, BRAKES, OIL CHANGES, ALLIGNMENTS, AND SMALL MECHANICAL JOBS. WE ARE NOT A OVERHAUL SHOP AND DO NO MAJOR MECHANICAL WORK.

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

Non-residential building size: IN PLOT MAP

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.

Troy Merrill

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.**

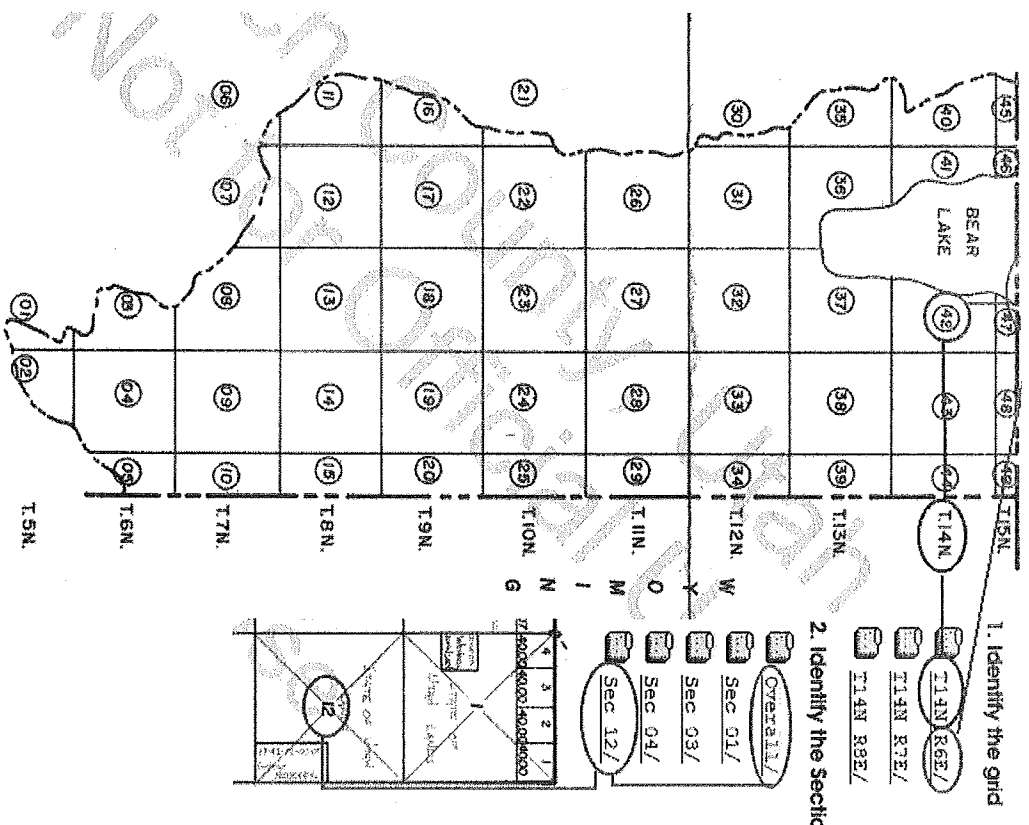
[Signature] BEAR LAKE VIEW

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only
Date Received: <u>4/10/26</u>
Fee: <u>300.00</u>
By: <u>SA</u>



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<https://www.addtoany.com/share?url=https%3A%2F%2Fwww.richcounty.gov%2Fplats%2F&title=Plats%2C%20Subdivisions%20%26%20Abstract>

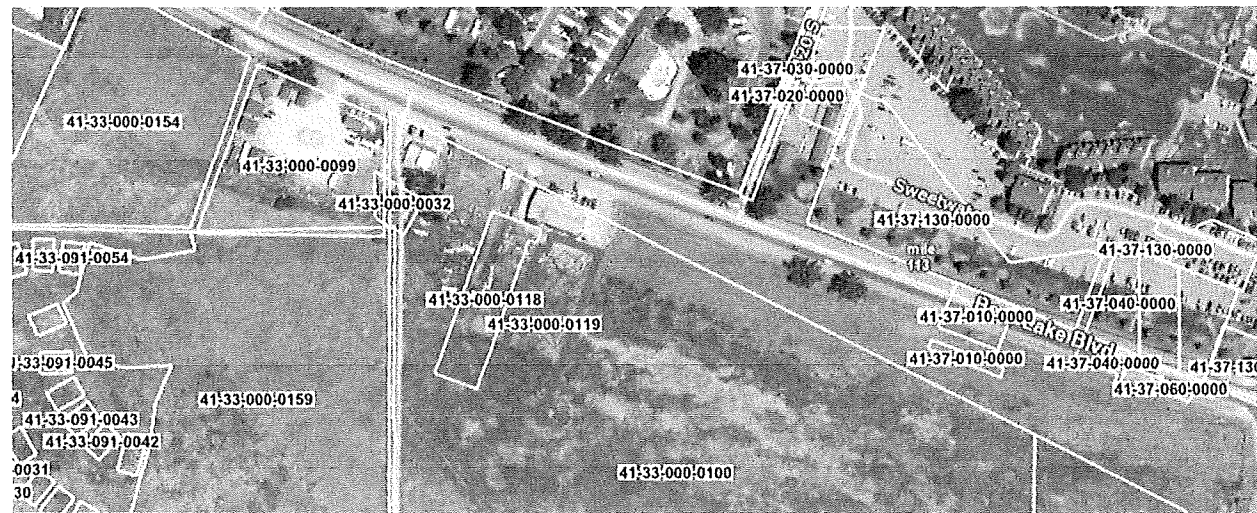
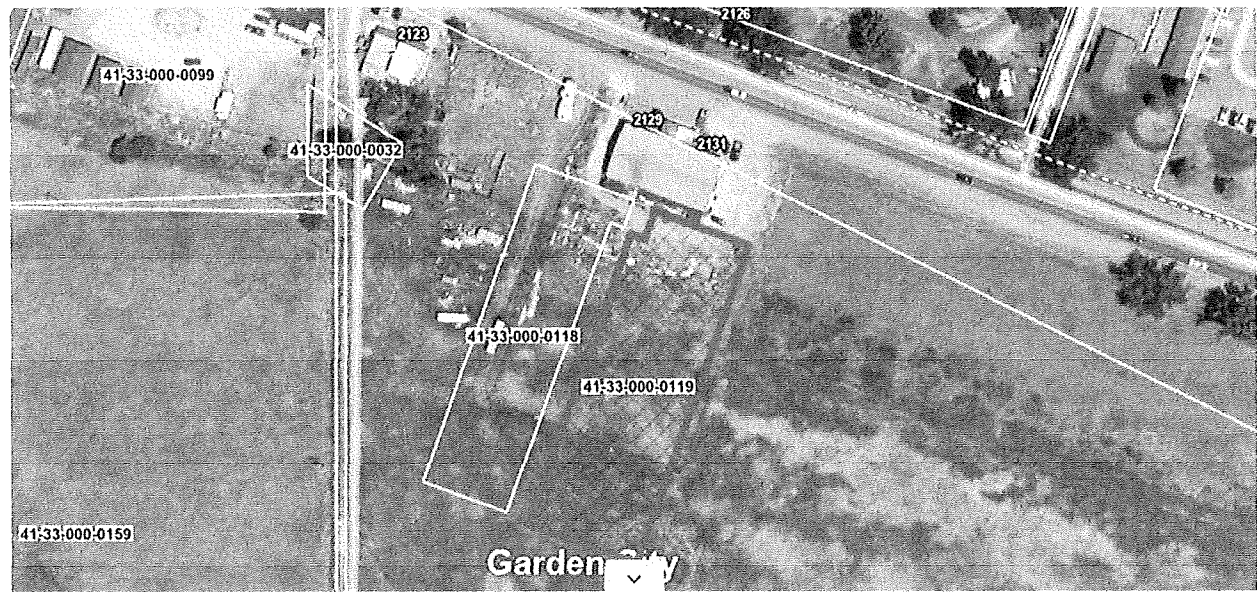
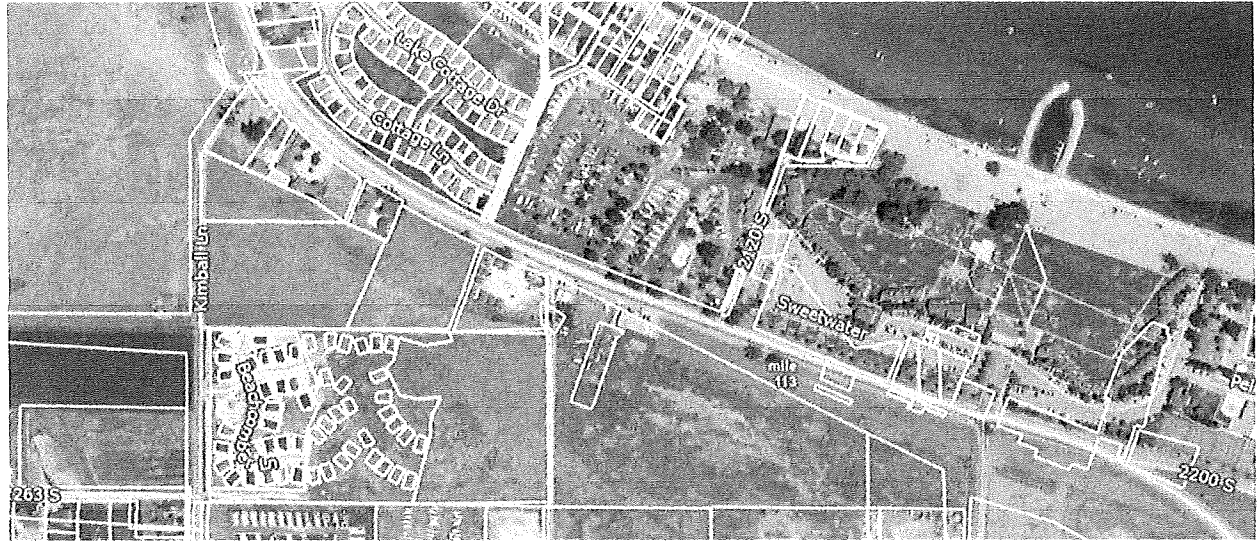
Contact Us

Hours

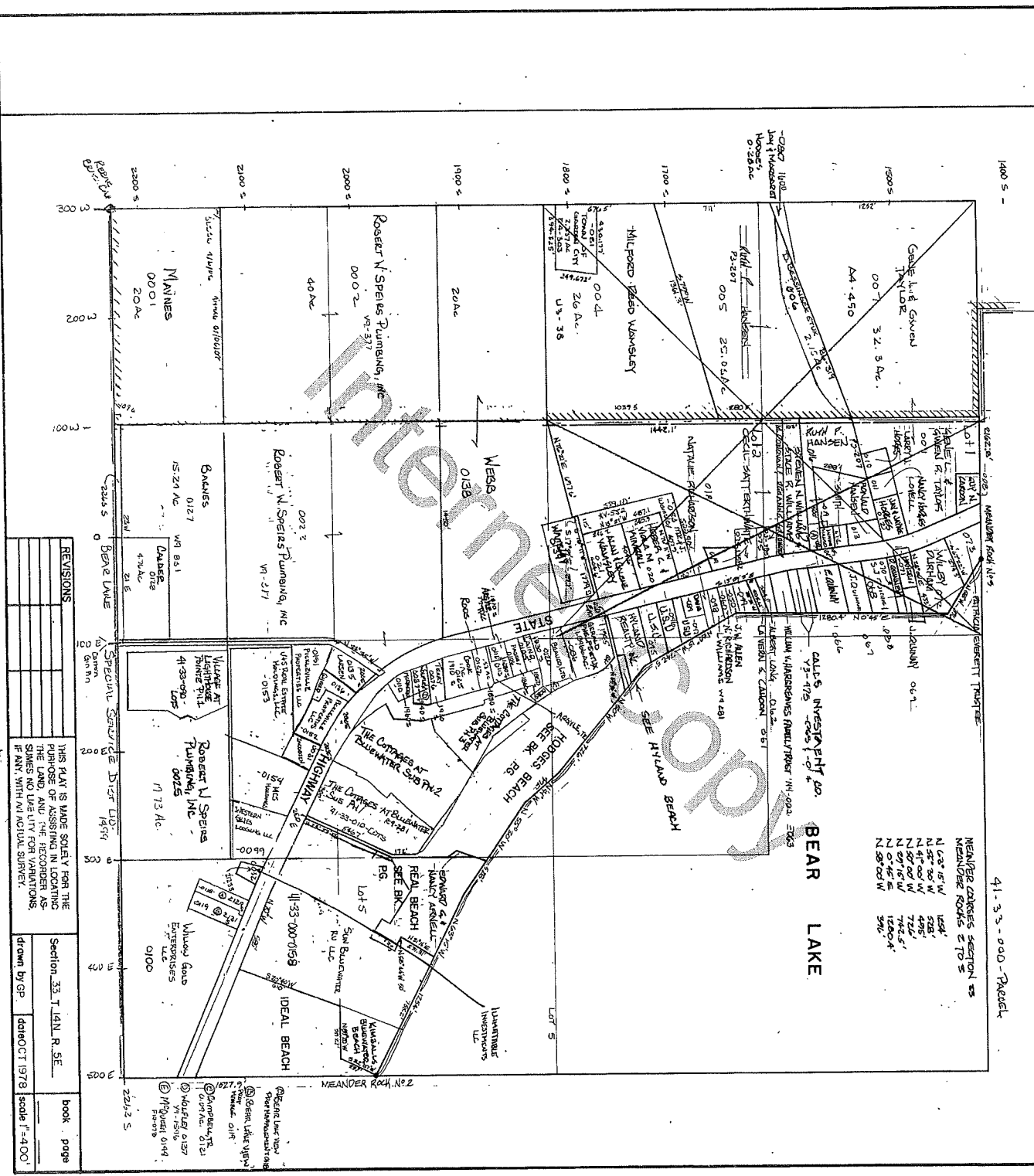
Rich County Courthouse
20 S. Main

Monday-Friday 9:00 am - 5:00 pm
Closed from 12 noon - 1:00 for lunch





RICH COUNTY
SECTION 33, T.14N, R.5E, S.1B.8M.



41-33-000-Parcel

MEANDER ROCKS SECTION 33	
N 13° 15' W	1254'
N 85° 25' W	528'
N 41° 00' W	495'
N 27° 00' W	725'
N 07° 15' W	1725'
N 28° 00' W	590'

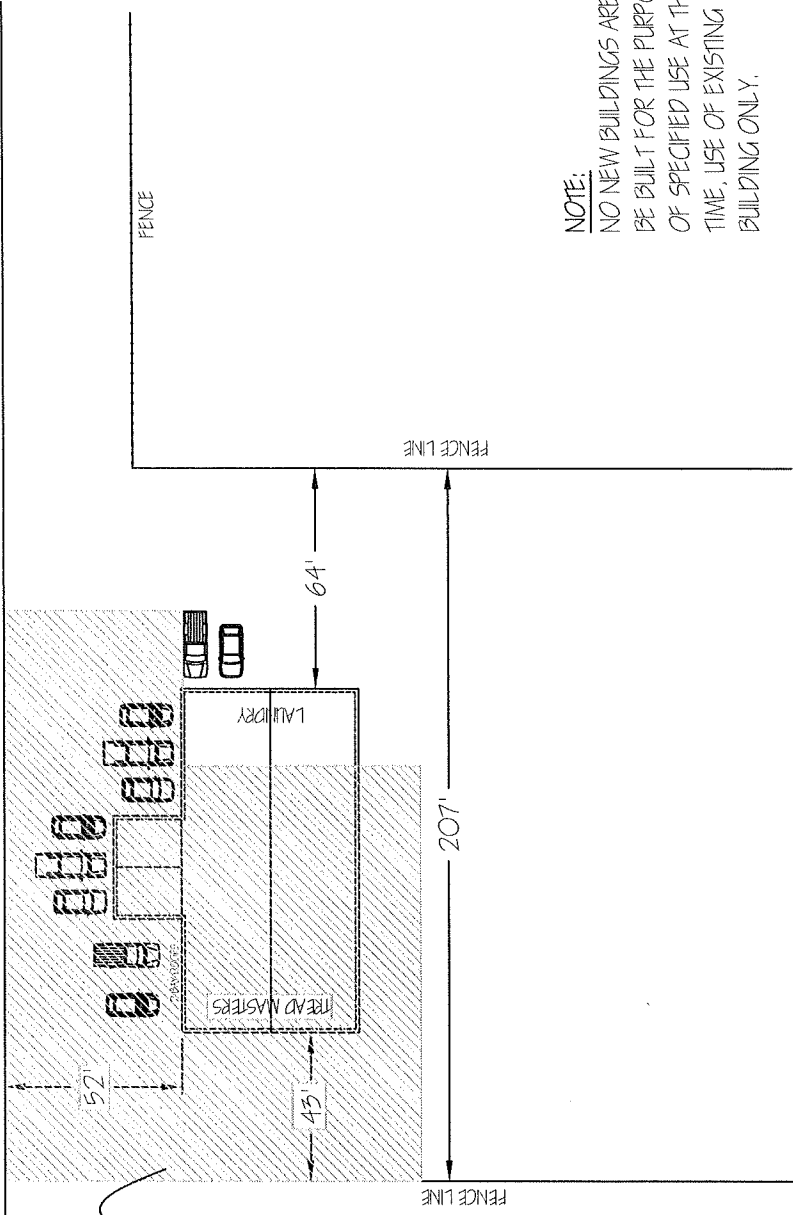
REVISIONS	DATE	BY	DESCRIPTION

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

Section 33, T.14N, R.5E
 drawn by G.P. date OCT 1978 scale "1"=400'

MEANDER ROCK NO. 2
 MEANDER ROCKS SECTION 33
 BEAR LAKE
 STATE
 COUNTY

HWY 30 (S BEAR LAKE BLVD)



AREA OF USE

FENCE

FENCE LINE

52'

43'

64'

207'

FENCE LINE

TREAD MASTERS

LAUNDRY

LEGAL DESCRIPTION OF LOT:

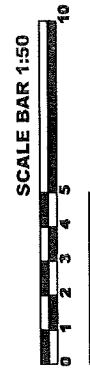
COMM AT THE SE COR SW/4 SEC 33, T14N, R5E, S15&M & RN TH E ALG AN EXISTING FENCE, 1345.72 FT (1341.78 BY RECORD) TO AN EXISTING FENCE CORNER, TH N 0° 04' 52" E (N BY RECORD) ALG AN EXISTING FENCE 879.17 FT TO THE S LN OF ST RD 30; TH S 70° 14' 43" E (S 59° 05' E BY RECORD) ALG THE S LN OF ST RD 30, 359.81 FT TO THE TRUE POB; TH S 70° 14' 43" E (S 59° 03' E BY RECORD) ALG THE S LN OF ST RD 30, 98.19 FT; TH S 19° 47' 17" W (S 31° 00' 00" W BY RECORD), 326.50 FT; TH N 70° 14' 43" W (N 59° 02' W BY RECORD), 115.19 FT; TH N 19° 47' 17" E (N 31° 00' 00" E BY RECORD) THROUGH THE CENTER OF AN EXISTING BUILDING, 298.00 FT; TH S 70° 14' 43" E (S 59° 02' E BY RECORD) 15.00 FT; TH N 19° 47' 17" E (N 31° 00' 00" E BY RECORD) 28.50 FT TO THE S LN OF ST RD 30 & POB.

ZONING DISTRICT C3

NOTE:
NO NEW BUILDINGS ARE TO BE BUILT FOR THE PURPOSE OF SPECIFIED USE AT THIS TIME, USE OF EXISTING BUILDING ONLY.



TREAD MASTERS TIRE & LUBE
2131 S BEAR LAKE BLVD
GARDEN CITY, UT 84028





Google Maps

