

## 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 \_\_\_\_\_

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: Phelps Rezone Current Zone: RR Proposed Zone: HC

Property Address: 605 S Bear Lake Blvd

Parcel # 41-28-03-0002

Contact Person: Kim Tippetts Phone #: 435 764 4542

E-mail address: ktippetts@gmail.com

Mailing Address: PO Box 640 Garden City UT 84028

Applicant (if different): Kim Tippetts or Stephen Phelps Phone #: 208 221 8035

Mailing Address: 420 N 5th Montpelier VT 05254

Property Owner of Record (if different): Stephen Phelps Phone #: 208 221 8035

Mailing Address: 426 N 5th Montpelier ID 83254

Project Start date: NA Completion date: Existing

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

We desire to remove the current conditional use permit that ties this property to 2 other lots on the east side of the highway and makes it Residential/Recreational. We would like it to be zoned Highway Commercial Zone making the current building compliant with HC-1003-0

Lot Size in acres or square feet: 43,997 sq ft Number of dwellings or lots: 1

1.01 acres

Non-residential building size: 60' x 40' 2400 sq ft

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.

Kevin Supetta  
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.

Stephen Phelps  
Signature of Owner of Record

Signature of Owner of Record

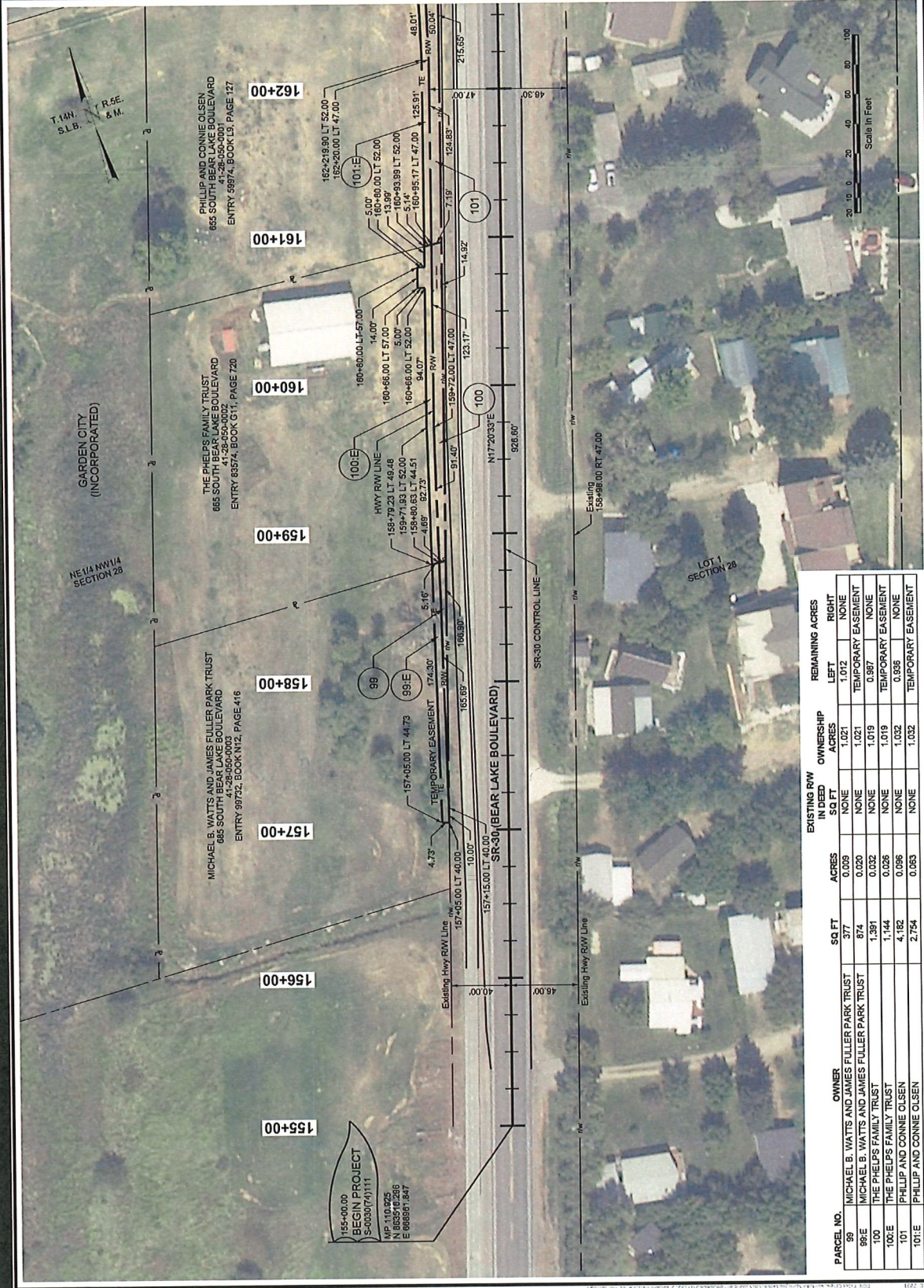
Signature of Owner of Record

Office Use Only
Date Received

Revised: 11/4/2024



UTAH DEPARTMENT OF TRANSPORTATION		REGION ONE DESIGN	
PROJECT	SR-30, CENTER TURN LANES AT BUTTERCUP LANE	APPROVED	17133
PROJECT NUMBER	S-0030(74)111	DATE	12/2/2021
RICH COUNTY		CHECKED BY	JDO
CITY		NO. DATE	
SHEET NO.	01F	APPROVED BY	
R/W-CUT		REVISIONS	



PARCEL NO.	OWNER	SQ FT	ACRES	EXISTING RW		OWNERSHIP		REMAINING ACRES	
				LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT
99	MICHAEL B. WATTS AND JAMES FULLER PARK TRUST	377	0.008	NONE	NONE	1.021	1.012	NONE	NONE
99E	MICHAEL B. WATTS AND JAMES FULLER PARK TRUST	874	0.020	NONE	NONE	1.021	0.987	TEMPORARY EASEMENT	TEMPORARY EASEMENT
100	THE PHELPS FAMILY TRUST	1,391	0.032	NONE	NONE	1.019	0.987	TEMPORARY EASEMENT	TEMPORARY EASEMENT
100E	THE PHELPS FAMILY TRUST	1,744	0.039	NONE	NONE	1.022	0.986	TEMPORARY EASEMENT	TEMPORARY EASEMENT
101	PHILLIP AND CONNIE OLSEN	4,182	0.096	NONE	NONE	1.032	1.032	NONE	NONE
101E	PHILLIP AND CONNIE OLSEN	2,754	0.063	NONE	NONE	1.032	1.032	TEMPORARY EASEMENT	TEMPORARY EASEMENT