



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):

- ☐ 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: Sweetwater Resort SFR Current Zone: C4 Proposed Zone: C4

Property Address: Pickleville Parkway & Sweetwater Parkway

Parcel # 36-04-00-055

Contact Person: Eric Thomas Phone #: 801-430-1882

E-mail address: ethomas@regencyx.com

Mailing Address: 2637 N. 400 E., Ste. 127, North Ogden UT 84414

Applicant (if different): Genneva Blanchard Phone #: 802-375-4057

Mailing Address: 2637 N. 400 E., Ste. 127, North Ogden UT 84414

Property Owner of Record (if different): Bear Lake Tours, LLC Phone #: 801-430-1882

Mailing Address: 2637 N. 400 E., Ste. 127, North Ogden UT 84414

Project Start date: Fall 2026 Completion date: Summer 2027

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

Changing a portion of the originally approved project to Single Family lots to allow for diversified product types and increased project success for a better overall community.

Lot Size in acres or square feet: 20.652 Number of dwellings or lots: 64 lots

Non-residential building size: N/A

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.**

Geneva Blanchard

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.**

Eric Thomas

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: _____
By: _____