

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"/> PUD Conceptual | 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 checked="" 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"/> Other Land Use Permit _____ | |

Project Name: Kimball Commercial Current Zone: C3 Proposed Zone: C3

Property Address: Kimball Lane

Parcel # 41 - 33 - 000 - 0153

Contact Person: Teri Eynon Phone #: 208-847-5263

E-mail address: teribearlake@gmail.com

Mailing Address: PO Box 87 Garden City, UT 84028

Applicant (if different): Kimball Strickland Phone #: 801-910-9560

Mailing Address: PO Box 850 Midway, UT 84049

Property Owner of Record (if different): Above All Properties, LLC Phone #: 801-910-9560

Mailing Address: _____

Project Start date: 2021 Completion date: 2023

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

13 Quarter acre commercial lots on Kimball Lane.

Lot Size in acres or square feet: 22 - 27 Number of dwellings or lots: 13

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate.

Jeri Fynon
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:
[Signature]
Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

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

OLSON & HOGGAN, LLC

ATTORNEYS AT LAW

L. BRENT HOGGAN
MILES P. JENSEN
JAMES C. JENKINS
JEFFERY B. ADAIR**
KELLY J. SMITH
JEREMY S. RAYMOND
SETH J. TAIT*
JACOB A. WATTERSON
BRADLEY N. MUMFORD
J. CHAD WEST
CHASE M. MORRIS

CHARLES P. OLSON (1916-1975)

*also licensed in Idaho

**also licensed in Nevada

130 SOUTH MAIN, SUITE 200
P.O. BOX 525
LOGAN, UTAH 84323-0525
TELEPHONE (435) 752-1551
TOLL FREE (866) 752-1551
TELEFAX (435) 752-2295

TREMONTON OFFICE:
123 EAST MAIN
P.O. BOX 115
TREMONTON, UTAH 84337
TELEPHONE (435) 257-3885
TELEFAX (435) 257-0365

E-MAIL oh@oh-pc.com
www.oh-pc.com

July 21, 2021

Via Email

Town of Garden City
Attn: Sharlene
Attn: Mayor
Attn: Town Engineer
PO Box 207
Garden City, UT 84028
mikel@gardencityut.us
townofgardencity@gmail.com
qdance@jub.com

Re: *Kimball Commercial Subdivision / Preliminary Plat Review*
Our File: N – 4600.33

Mayor:

We received and have reviewed the proposed Preliminary Plat for the above-referenced subdivision and have noted the following items for your review and consideration:

1. Garden City Code § 11E-402(B)(1) requires a “current” title report to be reviewed. The title report provided to us is dated July 20, 2020. Assuming it is still up to date, the report confirms that title is vested in Above All Properties, LLC. However, the Title Report does indicate the property is encumbered by a trust deed (mortgage) in favor of Darin C. Satterthwaite. If that is still the case, the developer will need to obtain a partial release of the mortgage for all property being dedicated to the Town or to an HOA (if any) before the Plat can be recorded. Alternatively,

the developer can have the beneficiary of the trust deed sign the Plat in accordance with Garden City Code § 11e-504(C)(8). This is an issue that is generally resolved at the Final Plat stage, but we mention it here to bring attention to it early.

2. Garden City Code § 11E-402(A)(5) requires that a legal description of the proposed subdivision area be included on the preliminary plat. This appears to be missing, but it is our understanding the developer has or will submit a survey that provides the legal description for the subdivision. If that is done, that should fulfill this requirement so long as the survey can be reviewed by the Planning Commission in tandem with the preliminary plat.

3. Garden City Code § 11E-402(A)(7)(a) requires the name of the subdivision to be on the preliminary plat. The plat contains two names, one the Strickland Commercial and the other Kimball Commercial. We understand this likely just a typo and can be corrected easily, but we raise it just to ensure the name for the project is solidified at this early stage.

4. Garden City Code § 11E-402(D)(6) requires that the building setback lines be depicted in the subdivision plan. We could not find that in the documents we received. It is something that could be included in the documents or placed onto the plat before Planning Commission review to fulfill this requirement.

We hope that this review helps as the City reviews this proposed subdivision. All items that reflect typographical changes or other missing information do not necessitate a denial of the preliminary plat application but can be part of a conditional approval subject to resolving the issues prior to or during the final plat stage as the Planning Commission or Town Council feel is appropriate. Feel free to contact me directly with any questions or concerns about this review.

OLSON & HOGGAN, LLC

/s/ Seth J. Tait

SJT/tf

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: July 21, 2021
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E., Zan Murray, S.E.
SUBJECT: Kimball Commercial Preliminary Plat & Construction Drawings

The comments provided in this memo are for the Kimball Commercial preliminary plat dated June 2021. The review items discussed below can be referenced in Chapter 11E-400 of the Municipal Code.

Preliminary Plat (11E-400)

Contents

1. Provide a legal description for the property.

Documentation

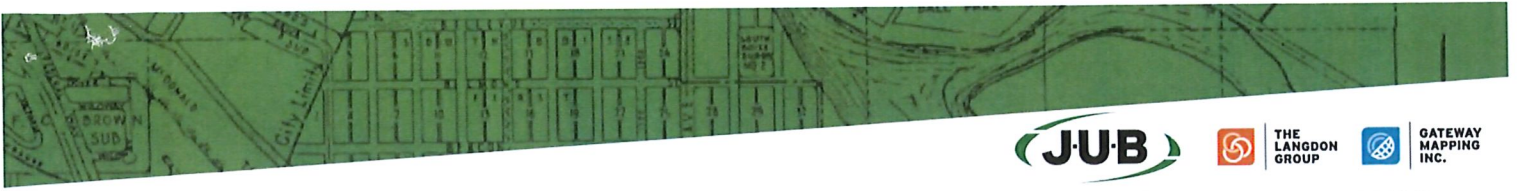
1. Provide a Statement of Intended Use to clarify the proposed use of the property.

Existing Conditions

1. Provide floodplain information.
2. Provide benchmark information along with related parcel data.
3. Provide boundary description.
4. An existing ditch crosses the property. Please include plans of how to deal with this ditch.
5. Include easement information related to existing and proposed drainage areas.

Proposed Plan

1. Include a statement detailing if land is being dedicated for public use.
2. Include setbacks on the plat, refer to 11C-1500. These setbacks may limit your use on Lot 7.
3. Provide detention pond easement information.



J-U-B FAMILY OF COMPANIES

4. Provide curve information along with setback lines.
5. How will the pond be maintained?

Miscellaneous

1. Additional property along Kimball Lane will be required for dedication to the Town to align with the existing property line of The Village at Lighthouse Pointe to the south. This additional property is to be dedicated for future roadway improvements. This dedication should be approximately 50' from centerline of Kimball Lane.
2. Roadway will need to be an asphalt surface unless approved otherwise by the Planning Commission.

Construction Drawings

In conjunction with the preliminary plat, a set of construction drawings was provided. Our review of the construction drawings is provided in the comments below. It is important to know that an approved set of construction drawings must accompany the final plat and must be complete before recording of the final plat.

Sheet 2

1. The detention pond overflow note should state that it drains to the east.
2. The emergency overflow can not drain to adjacent private property. It will need to get to a public drainage system or have easements/agreements from the neighboring property owners that allow this.
3. Additional information is needed where the culinary water and sanitary sewer cross. Include the crossing in the profile view and possibly include additional detail to illustrate it.
4. Detention pond must have adequate volume for the 100-year 24-hr storm event.

We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.

Kimball Commercial Statement of Intended Use

The intended use for the lots in the Kimball Commercial Subdivision are what is allowed in the Garden City Code for the C-3 zone.

11C-1504 C3 Zone.

1. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
2. None of the uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
3. Owners of C3 Zone properties may choose to use them for either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.
 1. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a fence up to 8 feet between the two properties to provide for privacy.
 2. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a fence, up to eight feet (8'), between the two properties for privacy.

1. Conditional Uses.

1. Farmer's & Artisan's Market
2. RV Park
3. Church
4. Storage Sheds (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
5. Stand Alone Accessory Building

SCHEDULE A

1. Effective Date: July 21, 2021 at 4:11PM
2. Preliminary Title Report Only
3. The estate or interest in the land described or referred to in this Commitment and covered herein is: FEE SIMPLE
4. Title to the estate or interest in said land is at the effective date hereof vested in:

ABOVE ALL PROPERTIES LLC, a Utah limited liability company
5. The land referred to in this Commitment is in the State of Utah, County of Rich, and is described as follows:

See Attached Exhibit A Legal Description

We appreciate your business and thank you for choosing Rich Land Title Company.
Please call your Title Officer, with any questions or concerns regarding this commitment.
Your Title Officer will be Marilyn J. Adams, phone (435) 752-0582

For informational purposes only.
The property address is purported to be:
Address not assigned, Garden City, UT 84028



112 North Main Street
Logan, UT 84321
www.HickmanTitle.com

SCHEDULE A

EXHIBIT A
Legal Description

FEE PARCEL:

A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST 2640.33 FEET, AND RUNNING THENCE NORTH 00°42'03" EAST 665.18 FEET; THENCE SOUTH 89°05'35" EAST 17.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KIMBALL LANE AND THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 00°42'03" EAST ALONG SAID RIGHT-OF-WAY LINE 407.52 FEET; THENCE SOUTH 88°47'17" EAST 555.47 FEET TO ADVANCED LAND SURVEYING BAR AND CAP FOUND AT THE SOUTHWEST CORNER OF PARCEL 41-33-000-0031; THENCE SOUTH 66°23'11" EAST 177.28 FEET (EAST 10 RODS BY RECORD) TO ADVANCED LAND SURVEYING BAR AND CAP FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 25°23'40" WEST 369.41 FEET; THENCE NORTH 89°05'13" WEST 564.42 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY, WHICH IS DESCRIBED AS FOLLOWS:

A 30 FOOT WIDE INGRESS, EGRESS, AND UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

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RIGHT- OF WAY- PARCEL:

TOGETHER WITH A RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON GIN PIN FOUND AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST



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SCHEDULE A

2640.33 FEET, AND RUNNING THENCE NORTH 00°42'03" EAST 665.18 FEET; THENCE SOUTH 89°05'35" EAST 17.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KIMBALL LANE; THENCE NORTH 00°42'03" EAST ALONG SAID RIGHT-OF-WAY LINE 407.52 FEET; THENCE SOUTH 88°47'17" EAST 555.47 FEET TO ADVANCED LAND SURVEYING BAR AND CAP FOUND AT THE SOUTHWEST CORNER OF PARCEL 41-33-000-0031; THENCE SOUTH 66°23'11" EAST 177.28 FEET (EAST 10 RODS BY RECORD) TO ADVANCED LAND SURVEYING BAR AND CAP FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 25°23'40" EAST 150.98 FEET (NORTH 10 RODS BY RECORD) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 30 AT ENGINEERS STATION 2+72.7 - 50 FEET RIGHT AND IS THE POINT OF CURVE OF A NON-TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS NORTH 30°31'39" EAST 3716.33 FEET; THENCE ALONG SAID HIGHWAY LINE 30.11 FEET ALONG THE ARC OF A 3716.33 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°27'51" AND A LONG CHORD THAT BEARS SOUTH 59°42'17" EAST 30.11 FEET; THENCE SOUTH 25°23'40" WEST 177.49 FEET; THENCE NORTH 66°23'11" WEST 30.015 FEET; THENCE NORTH 25°23'40" EAST 30.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(To Be Known as Kimball Commercial Subdivision)



112 North Main Street
Logan, UT 84321
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SCHEDULE B

Section 1

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premium, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded, as follows:
 - A) None
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Release(s) or Reconveyance(s) of item(s): None
6. You must give us the following information:
 - A) Any off record leases, surveys, etc.
 - B) Statements of identity all parties.
 - C) Other

NOTES:

All parties in title within the last 8 years and all persons coming into title, including those listed below, have been checked for judgments and/or tax liens and there are none, unless listed in Schedule B Section 2.
ABOVE ALL PROPERTIES, LLC



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EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Taxes for the year 2021, and subsequent years, not yet due and payable.
Tax Parcel No. 41-33-000-0153. Taxes for the year 2020 were paid in the amount of \$4,165.71
9. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

10. **RESOLUTION ESTABLISHING A SERVICE DISTRICT FOR FIRE PROTECTION AND
AMBULANCE SERVICE**

By: THE BOARD OF COUNTY COMMISSIONERS OF RICH COUNTY

Executed: July 7, 1976

Recorded: July 5, 1977

Entry No.: [F17,870](#)

Book/Page: V2/320



11. CERTIFICATE OF CREATION OF THE BEAR LAKE SPECIAL SERVICE DISTRICT
By: BOARD OF COUNTY COMMISSIONERS OF RICH COUNTY, UTAH
Dated: December 22, 1982
Recorded: December 22, 1982
Entry No.: [27061](#)
Book/Page: G4/337
Said property is subject to charges and assessments for sewer services by this Special Service District.

RESOLUTION Electing that the West Shore Sewer District become Bear Lake Special Service District
By: THE BOARD OF TRUSTEES OF WEST SHORE SEWER DISTRICT
Dated: July 22, 1983
Recorded: July 27, 1983
Entry No.: [28533](#)
Book/Page: K4/575
12. LOT LINE ADJUSTMENT COVENANT TO RUN WITH THE LAND
Recorded: August 27, 2019
Entry Nol [95538](#)
Book/Page: D12/1043
13. The terms and provisions of the "Farmland Assessment Act of 1969" in Title 59, Chapter 2, Part 5 of the Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural Land, dated August 18, 1997, and recorded September 15, 1997, as Entry No. 50985, in Book T7, at page 251, of Official Records, which, in part, provides for the right of Rich County to reassess said property for previous years and the collection of additional taxes resulting from any such reassessment.
14. Subject to fees, charges or assessments from the Garden City
15. Deed of trust
Trustor: ABOVE ALL PROPERTIES LLC, a Utah Limited Liability Company
Trustee: RICH LAND TITLE COMPANY
Beneficiary: DARIN C. SATTERTHWAITE
Amount: \$355,000.00
Dated: July 23, 2020
Recorded: July 23, 2020
Entry no.: 97346_
Book/page: H12/1348/

NOTES:

Exception numbered 1-6 will be eliminated on the ALTA Extended Coverage Policy and the ALTA Homeowners Policy.

No existing Deed of Trust appears of record. If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.

In the event this transaction fails to close, a minimum \$200.00 cancellation fee will be charged for services rendered in accordance with the rates that are on file with the Commissioner of Insurance of the State of Utah.



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NOTICE TO APPLICANT AND/OR PROPOSED INSURED:

Commitment is subject to such other and further requirements and exceptions as they appear necessary to the Company.

If you require copies of any documents identified in this commitment for Title Insurance, the Company will furnish the same upon specific request, either free of charge or for the actual cost of duplication for those copies requiring payment by the Company to obtain.

The land described in this Commitment may be serviced by services provided by cities, towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the land and for which no notice of the existence of such service charges is evidenced in the Public Records. The applicant and/or purposed insured should directly contact all entities providing such services and make the necessary arrangements to insure payment for such services and continuation of services to the land.

The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at <http://www.alta.org>. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.



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COMMENCING AT THE COTTON GIN PIN FOUND AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION BEARS NORTH 89°20'35" WEST



SCHEDULE A

2640.33 FEET, AND RUNNING THENCE NORTH 00°42'03" EAST 665.18 FEET; THENCE SOUTH 89°05'35" EAST 17.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KIMBALL LANE; THENCE NORTH 00°42'03" EAST ALONG SAID RIGHT-OF-WAY LINE 407.52 FEET; THENCE SOUTH 88°47'17" EAST 555.47 FEET TO ADVANCED LAND SURVEYING BAR AND CAP FOUND AT THE SOUTHWEST CORNER OF PARCEL 41-33-000-0031; THENCE SOUTH 66°23'11" EAST 177.28 FEET (EAST 10 RODS BY RECORD) TO ADVANCED LAND SURVEYING BAR AND CAP FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 25°23'40" EAST 150.98 FEET (NORTH 10 RODS BY RECORD) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 30 AT ENGINEERS STATION 2+72.7 - 50 FEET RIGHT AND IS THE POINT OF CURVE OF A NON-TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS NORTH 30°31'39" EAST 3716.33 FEET; THENCE ALONG SAID HIGHWAY LINE 30.11 FEET ALONG THE ARC OF A 3716.33 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°27'51" AND A LONG CHORD THAT BEARS SOUTH 59°42'17" EAST 30.11 FEET; THENCE SOUTH 25°23'40" WEST 177.49 FEET; THENCE NORTH 66°23'11" WEST 30.015 FEET; THENCE NORTH 25°23'40" EAST 30.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(To Be Known as Kimball Commercial Subdivision)



112 North Main Street
Logan, UT 84321
www.HickmanTitle.com

Application for Project Review Garden City, Utah

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Type of Application (check all that apply):

- Annexation
- Appeal
- Conditional Use Permit
- Condominium/Townhouse
- Encumbrance
- Extension of Time

- Lot Split/Lot Line Adjustment
- PUD Conceptual
- PUD Phase Approval/Preliminary or Final
- PRUD Conceptual
- PRUD Phase Approval/Preliminary or Final
- Subdivision
- Vacation of Subdivision
- Variance
- Water Transfer
- Zone Change
- Other Land Use Permit _____

Ordinance Reference:

- 11A-301
- 11E-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

Project Name: Buttercup acres Current Zone: RA Proposed Zone: 12000 cc RA

Property Address: Buttercup Lane - Buttercup Cir.

Parcel # 41-29-000-0002

Contact Person: Matt Nielson Phone #: 435-757-3070

E-mail address: matt@nielson@yahoo.com

Mailing Address: 2745 No Juniper No Logan Ct 84391

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Donna T. Olson Phone #: 801-940-6755

Donna T. Olson

Application for Project Review Garden City, Utah

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- Water Transfer
- Zone Change
- AEG Meeting, (Affected Entity Group):
- 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
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 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

Project Name: Kimball Commercial Current Zone: C3 Proposed Zone: C3

Property Address: Kimball Lane

Parcel # 41 - 33 - 000 - 0153

Contact Person: Teri Eynon Phone #: 208-847-5263

E-mail address: teribearlake@gmail.com

Mailing Address: PO Box 87 Garden City, UT 84028

Applicant (if different): Kimball Strickland Phone #: 801-910-9560

Mailing Address: PO Box 850 Midway, UT 84049

Property Owner of Record (if different): Above All Properties, LLC Phone #: 801-910-9560

Mailing Address: _____

Project Start date: 2021 Completion date: 2023

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

13 Quarter acre commercial lots on Kimball Lane.

Lot Size in acres or square feet: 22-27 Number of dwellings or lots: 13

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate.

Jeri Fynon
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

Email Form

Signature of Owner of Record

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

