

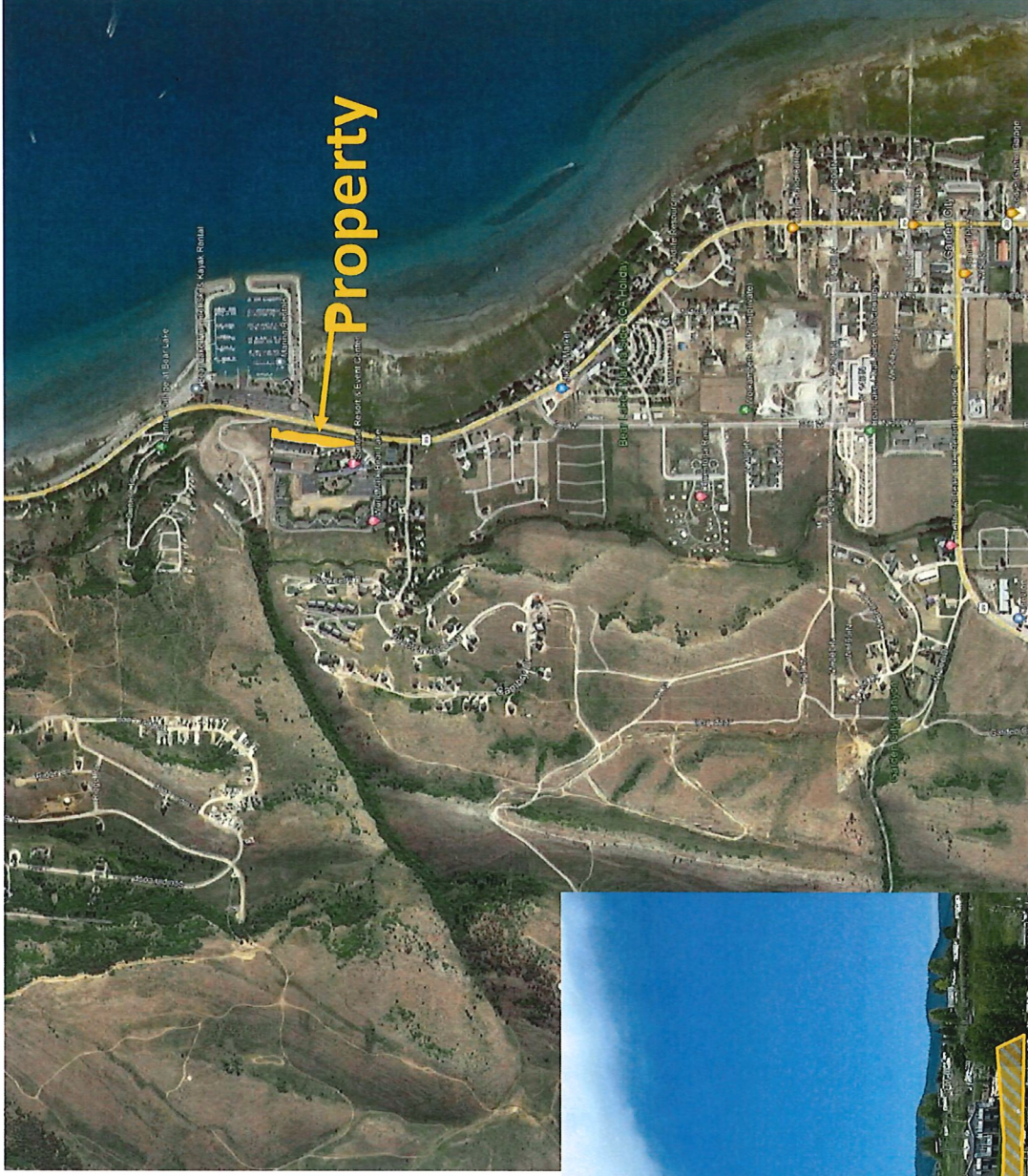


Marina Crossing

**Innovative highly flexible spaces
that meet current market
demand and offer business
space for future market needs**

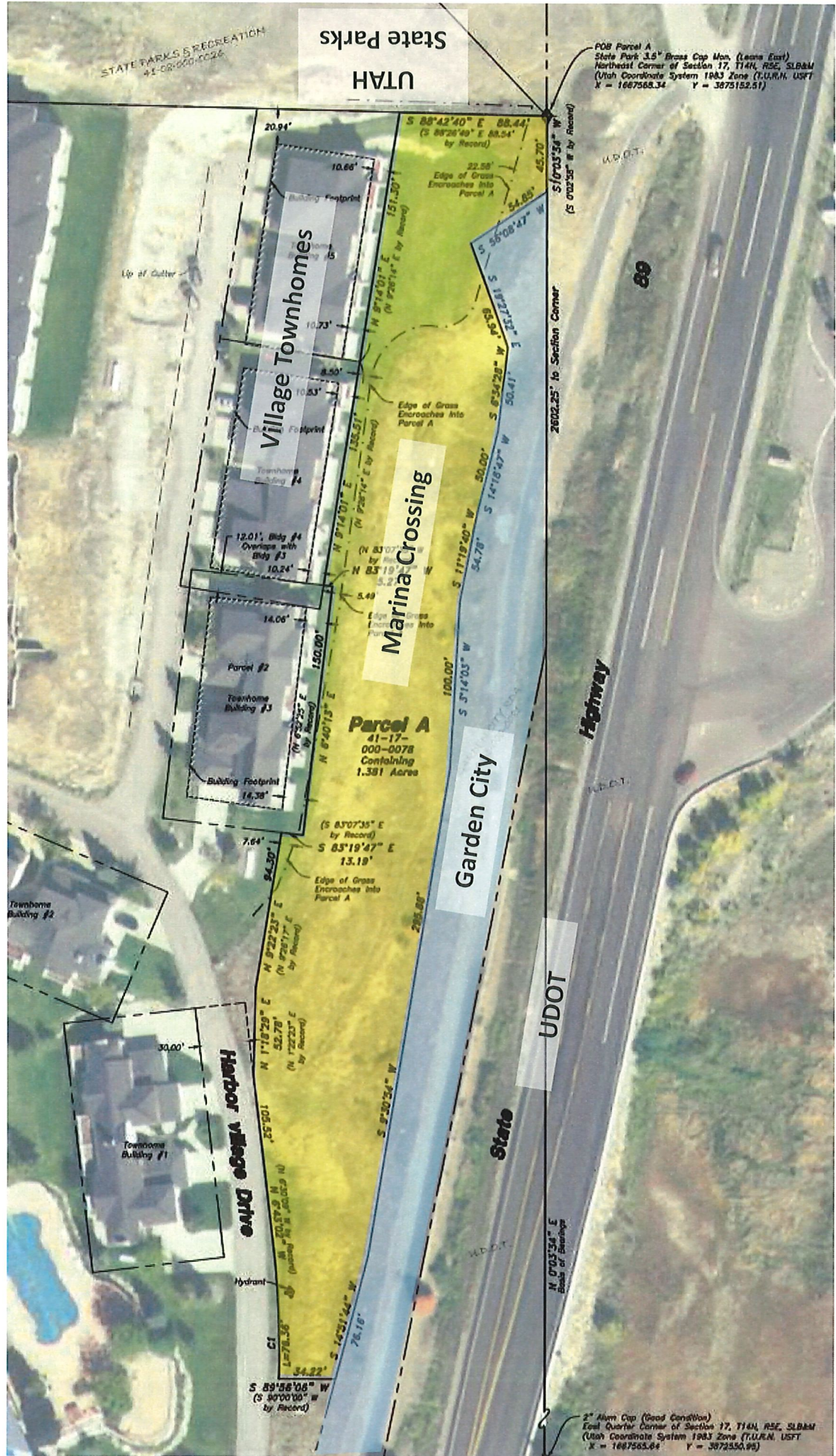


Location



Survey

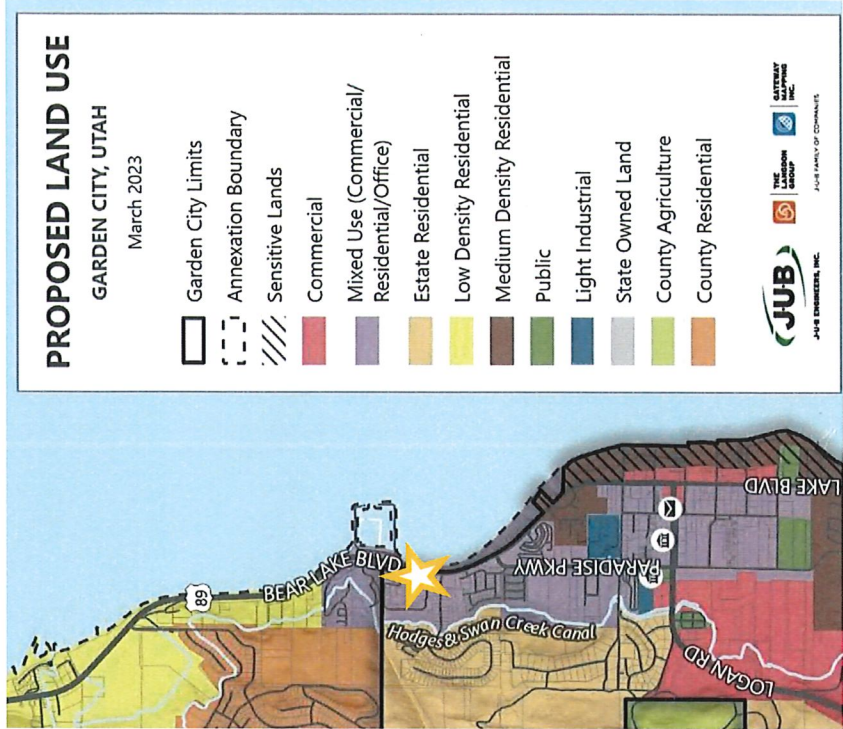
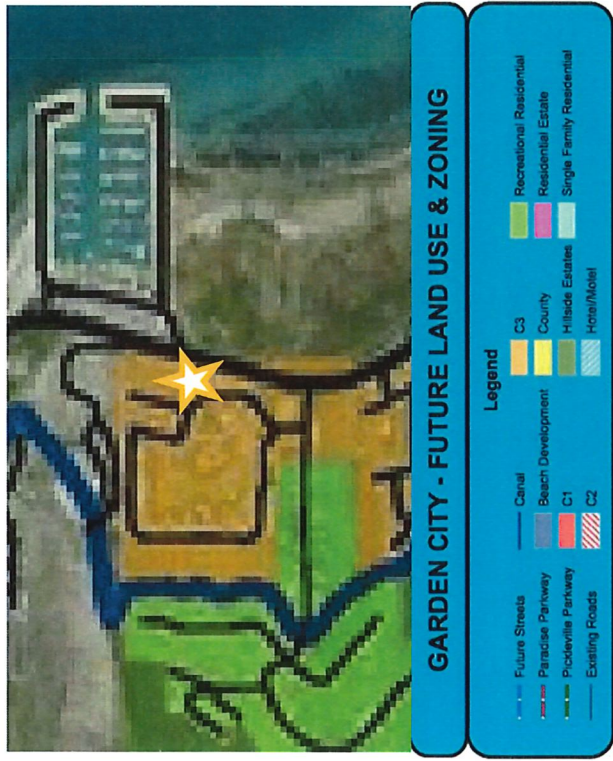
1.4 Acres - Approximately 750' Long and 50' to 100' Wide



Master Plan & Zoning

The property has been designated as:

- Mixed Use (Commercial/Residential/Office) in the General Plan.
- C3 Commercial Zoning.



CATEGORY	EXAMPLES OF COMPATIBLE DEVELOPMENT	KEY CHARACTERISTICS
Commercial	Office Retail Service Hotel	A mix of commercial development to serve year-round residents as well as some tourism related services.
Mixed Use	Retail Office Restaurants Townhomes/Condominiums Live/Work Glamping RV parks	A mix of higher density housing types located in areas that are proximate to retail, parks and trails, marina and beach access.

C3 Zone Uses

11C-1504 C3 Zone

A. PERMITTED USES

- 1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.**
2. None of the permitted 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.**

B. CONDITIONAL USES

1. Farmer's & Artisan's Market
2. RV Park
3. Church
- 4. Storage Sheds**
5. Stand Alone Accessory Building
- 6. Storage Structure**
- 7. Commercial Parking Lots**
- 8. Bed & Breakfast/Inn**
- 9. Boarding House**
- 10. Lodging House**

C. Non-Listed Uses see Ordinance #11C-1005. 11C-1005 Non Listed Uses. Should the Mayor and Planning Commission Chair determine that a type or form of land use, which an applicant is seeking to locate in the town, does not appear as listed as a permitted or conditional use, the Mayor and Chair shall determine if the requested land use is to be of the same general character as any other listed use and may be allowed as if it were of a similar use. Any non-listed land use which is determined to be not of the same general character as any other listed use may only be allowed if the Mayor and the Planning Commission Chair determines that it should be an allowable use in the appropriate zone, and shall only be allowed once an ordinance change procedure has been completed.

C1 Zone Uses (Included in the C3 Uses)

11C-1502 C1 Zone (ALSO ALLOWED IN THE C3 ZONE).

Permitted Uses.

1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, pool halls and miniature golf course.

4. Hotels and Motels

5. Restaurants and Fast Food Establishments

6. Department Stores

7. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Farmer's and Artisan's Market
4. RV Park
5. Stand Alone Accessory Building

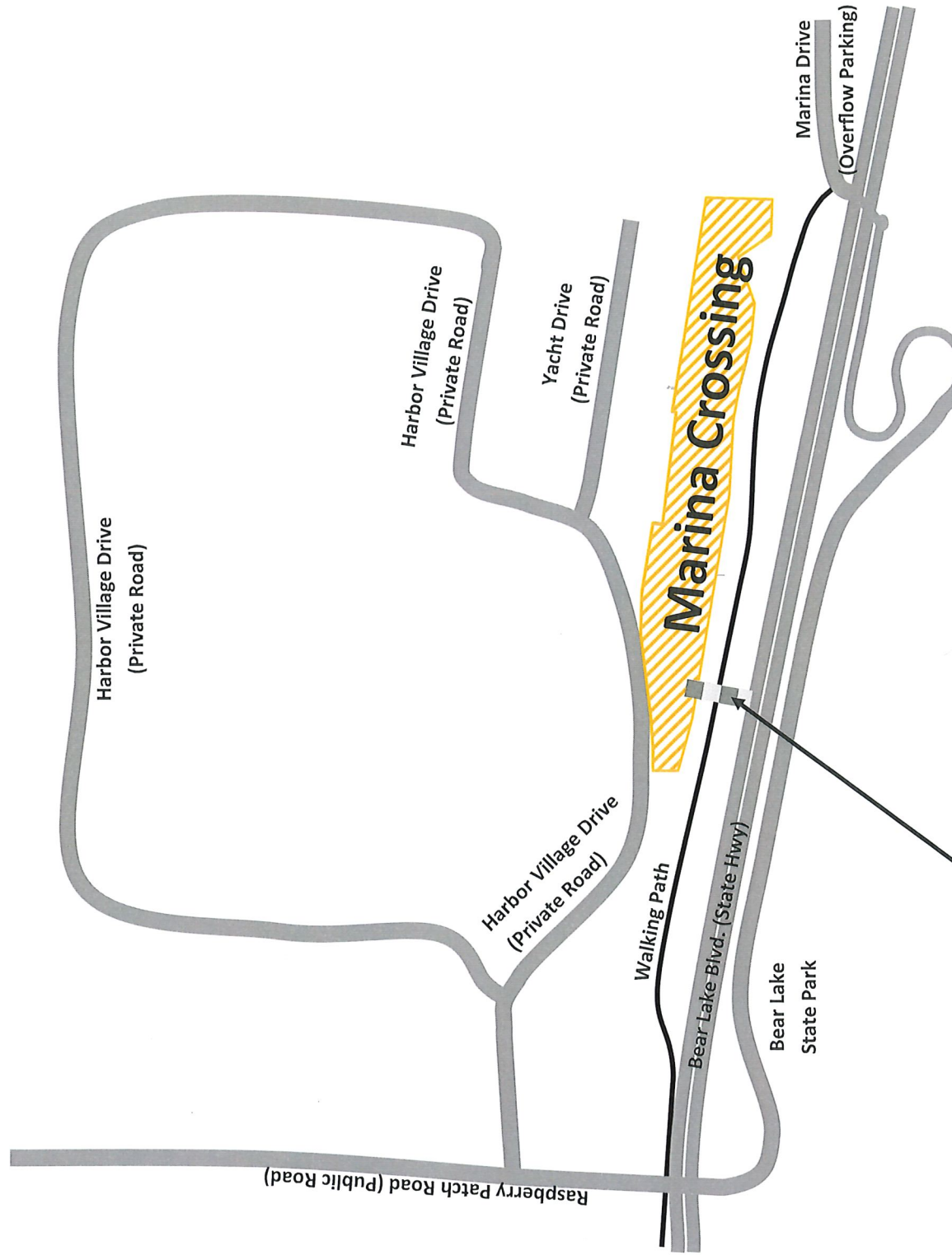
6. Storage Structure

7. Bed & Breakfast/Inn

8. Boarding House
9. Lodging House

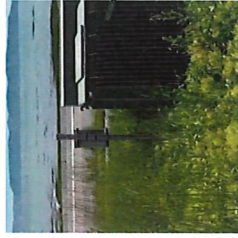
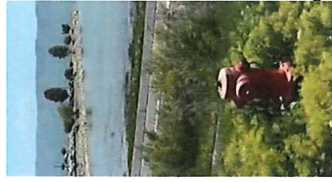
10. Construction/labor/service showrooms, provided all uses shall be within an enclosed building.

UDOT Access and Area Road Map



UDOT Pre-App meeting indicated that Marina Crossing should qualify for Conditional Access Permit at this location.

AEG Meeting



An AEG meeting held on Aug 17, 2023 confirmed that utilities are either on or adjacent to the property.

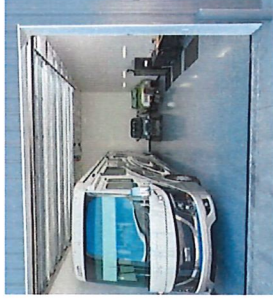
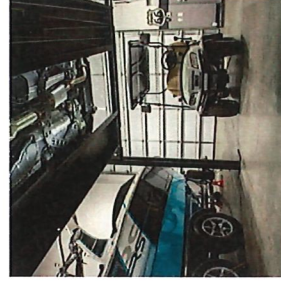
Background on Garage Condos



All too often, our garage space is insufficient for our needs. Especially next to the lake. Recreationalists need space that makes it easy to access and enjoy their hobbies while also keeping their gear safe and secure. Traditional storage units offer a rental solution that can be an eyesore. Generally they offer one purpose—a “box” to store your stuff on a temporary basis. Garage Condo’s offer the opportunity to own valuable real estate that can serve multiple purposes for the owner and the community.

I was first introduced to the “Garage Condo” concept a couple of years back. The units were built next to my home in a residential neighborhood. At first, I was skeptical as I had in my mind a traditional storage unit concept. But, once I saw the building go up and understood the purpose, I appreciated the concept and have had no issues with them as neighbors. My home garage is nowhere near the size I would like it to be for my hobbies and toys, but I don’t have room to add on—a problem that is all too common.

During the pandemic, the demand for boats and RV’s spiked, subsequently resulting in increased demand for storage facilities specifically designed for this purpose. In 2022, boat and RV storage sales increased by 46.4% year over year. Garage condo’s offer a huge benefit that traditional storage does not— you own your space. You can customize it how you want it, or generate income from it. Because you own it, you can benefit from appreciating real estate values. This creates pride of ownership.



Garage Condo Commercial Uses

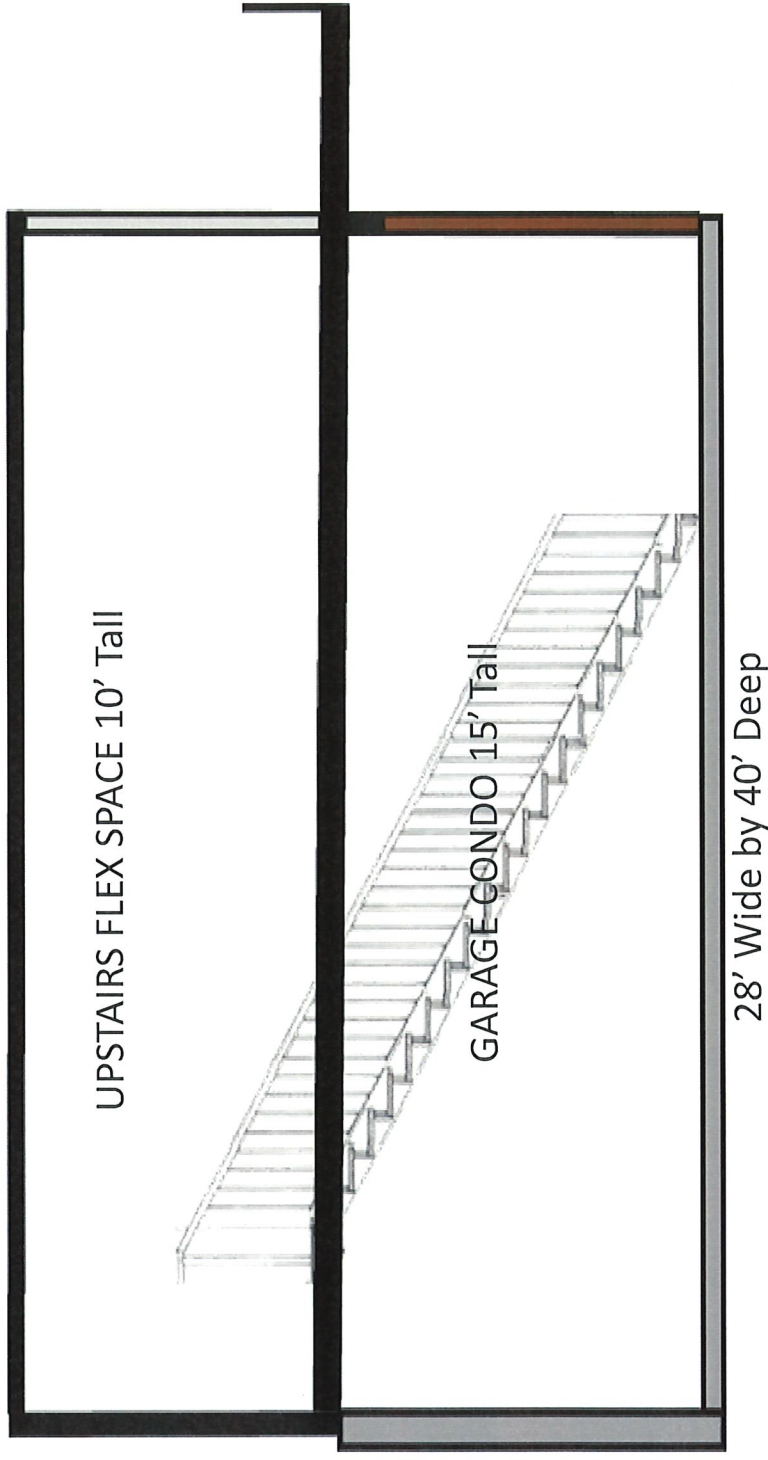
Garage condos are incredibly versatile. People and businesses have learned the value of flexible spaces and continue to come up with innovative ways to utilize these properties. With little modification, a unit can quickly be adjusted to your lifestyle or even your business. The size and flexibility accommodates many uses.

	Car spa and/or hail and dent repair		Specialty trades		Small business inventory
	Individual hobbyists		Car collections		Fitness and personal training
	Toys		Craft workshop		Photography studio
	Lite logistics center		Standard office space		"She Shed" or "Man Cave"

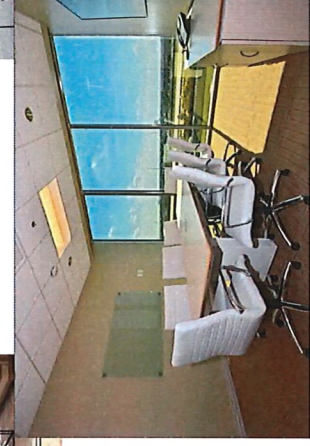
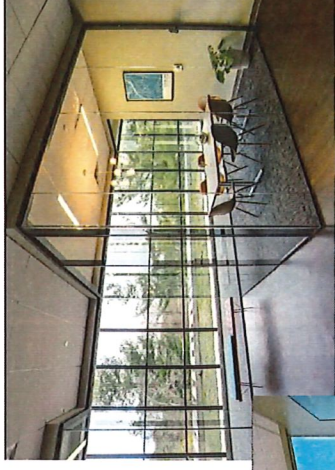


Our Proposal

Given the views, proximity to the marina, trails, and beach access, I believe that the combination of the garage condo and an additional upstairs flex space is truly the highest and best use of this property. These uses would blend with the surrounding areas and an HOA would ensure high standards and maintenance. This is a mixed use development that supports Garden City's goals of a vibrant and walkable community.



What Could The Upstairs Flex Space Be?



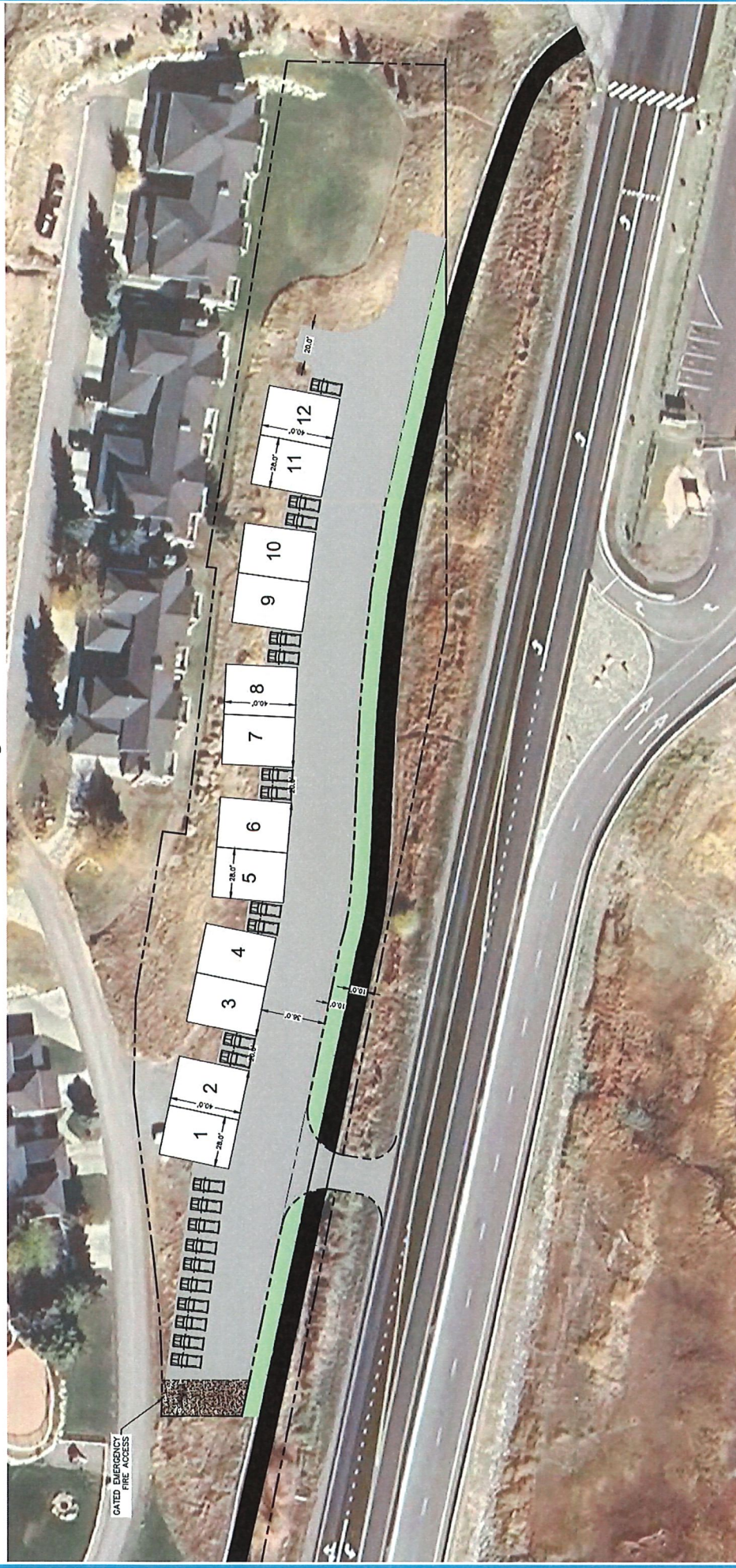
- A construction contractor has room for their equipment below and employees can stay above.
- A current resident can live year round and have supplemental income from the area below.
- An amazing “Hangout Space”. The family could take a break from lake activities by WALKING back and forth to the marina, and have a properly sized space for their truck/boat/toys below.
- A architect, real estate broker, artist, interior designer.... who needs nice office/meeting spaces along with room for their materials below.
- A Lodging House used for nightly rentals, especially given the amazing proximity for tourists to utilize recreational activities on the lake.
- This is a unique offering to current residents and is compatible with the tourism industry. It will further the Master Plan goals of a mix of higher density housing types located in areas that are proximate to retail, parks and trails, marina and beach access.

What Could The Outside Look Like?



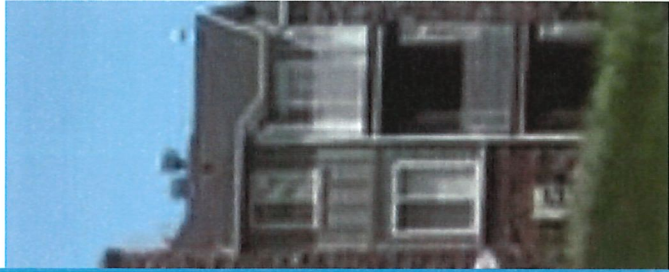
An attractive exterior that offers incredibly flexible interior spaces that meet current market demands and offer potential for future business development.

Site Layout

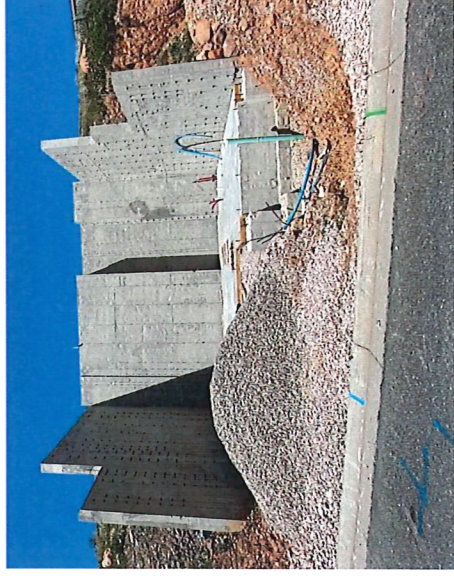
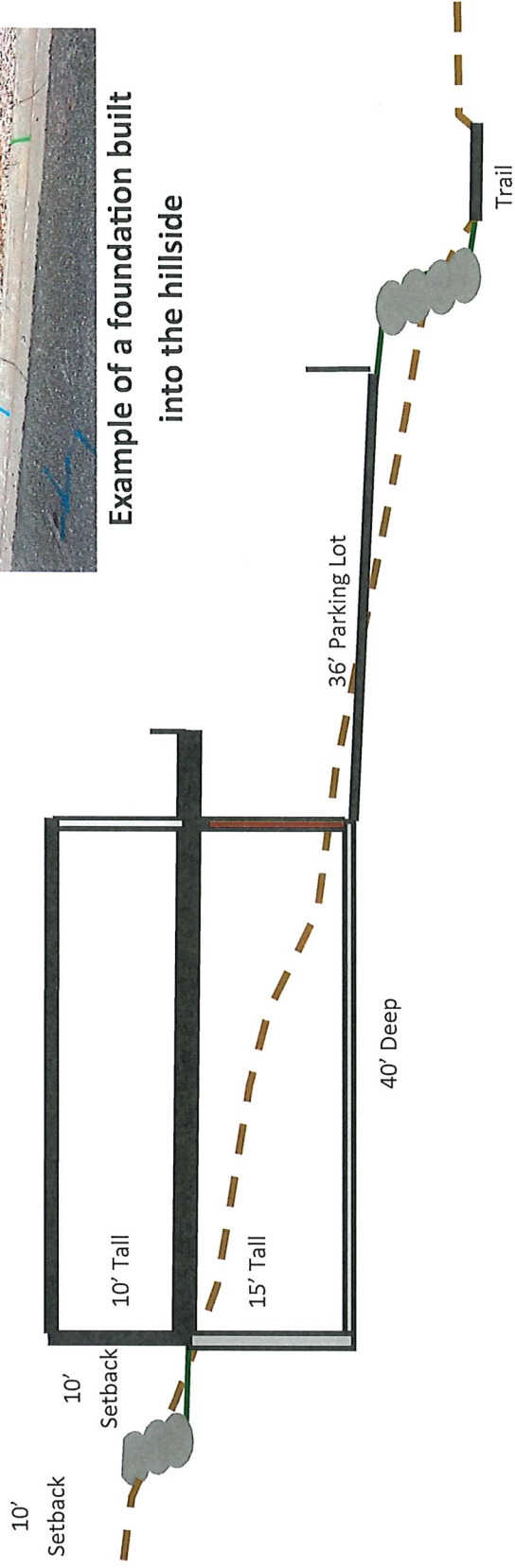


- 12 Condos that are 28' wide and 40' deep.
- 10' utility and ground retention area above the trail.
- 36' deep access which makes it easy to back things into the garage condos.
- Fire turn around hammerhead.

Terrain and Reducing the Impact on Neighbors



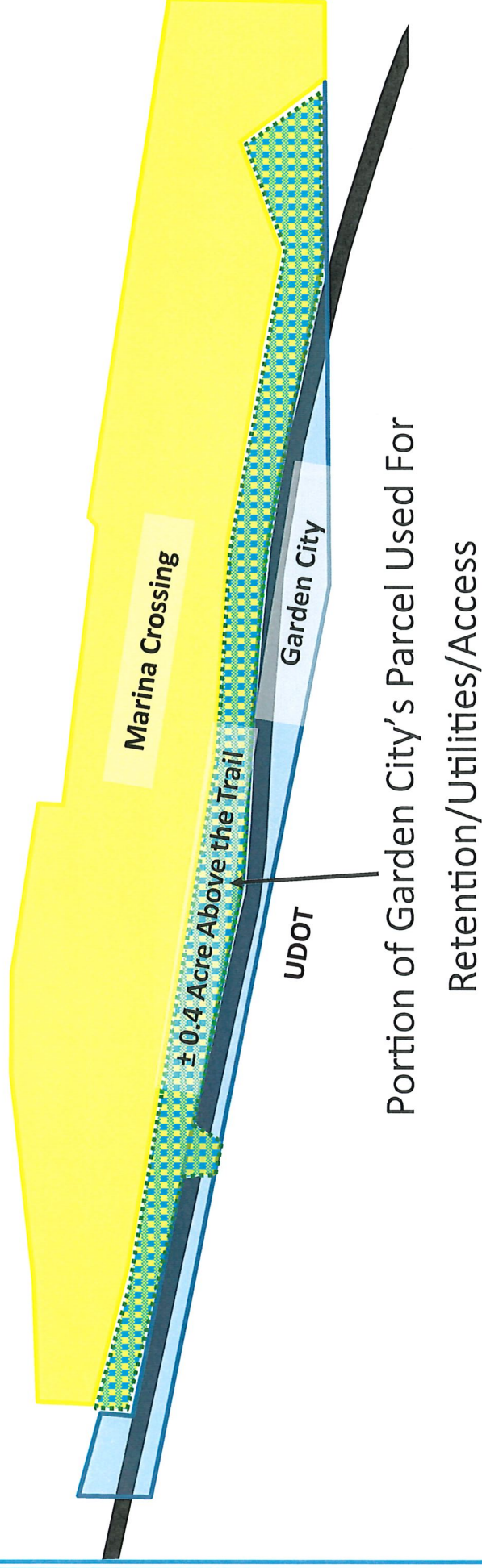
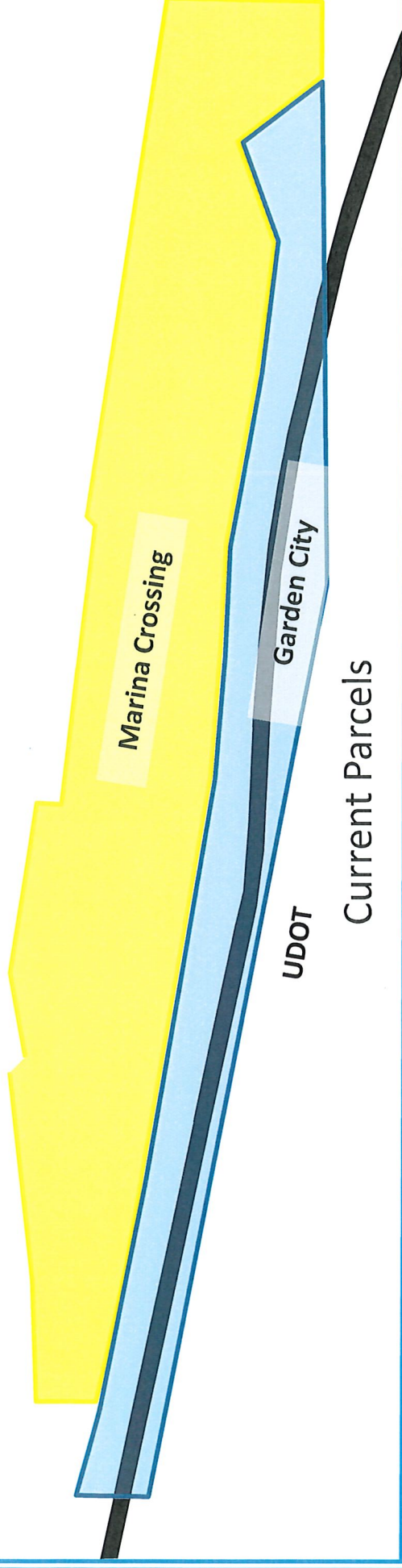
**Village
Townhomes**



**Example of a foundation built
into the hillside**

This is a general illustration that depicts an example of how a building would be located given the current conditions (shown in the brown dashed line). A combination of building into the hillside and only 2 story buildings will reduce the impact to the neighbors views.

Acreage from Garden City's Adjacent Property for Retention/Utilities/Access to Be Used in the Project



How Garden City Can Help This Property Achieve It's “Highest and Best Use”

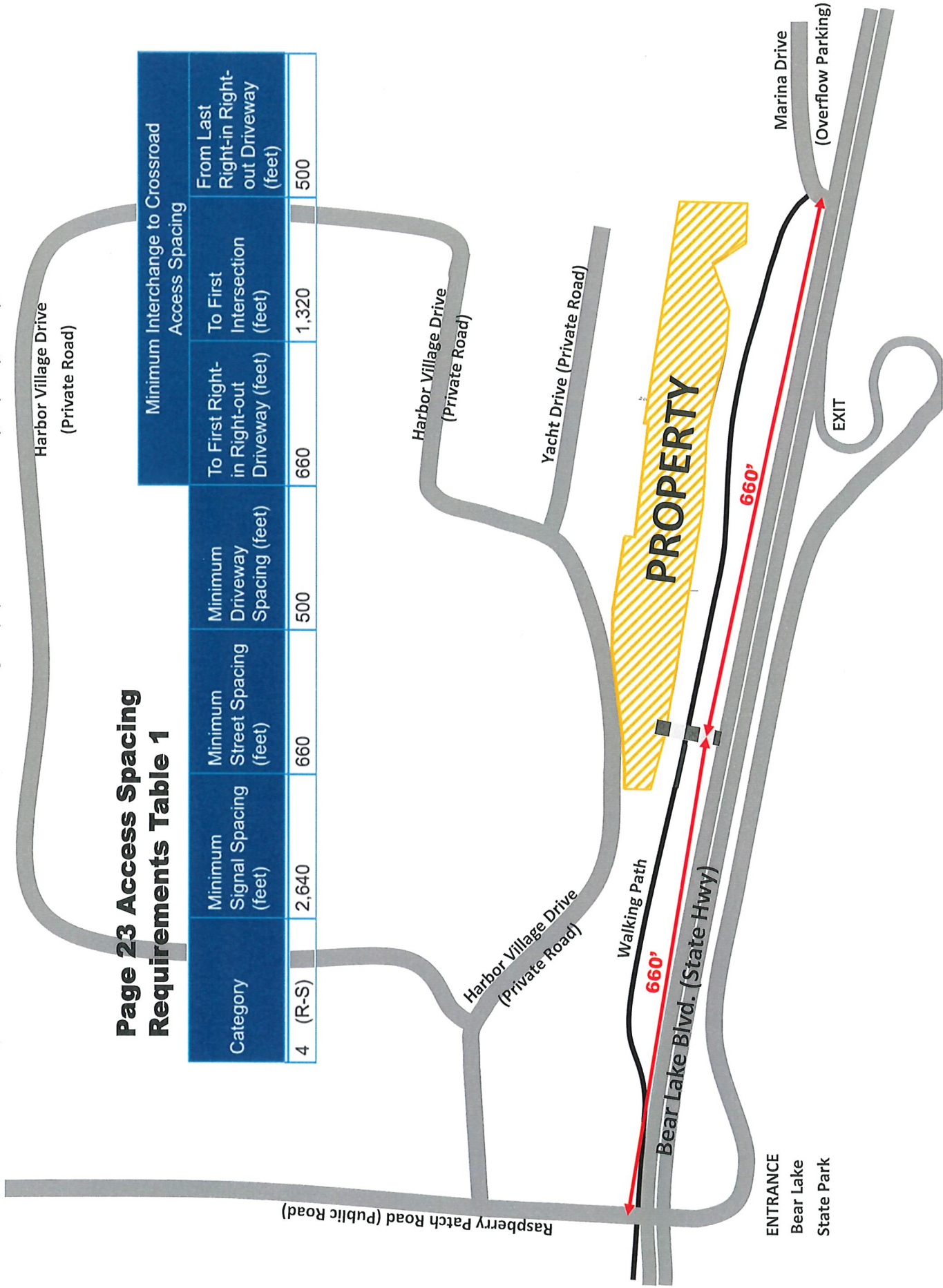
- In 1991 this parcel was included into a Garden City Redevelopment Agency (“RDA”). I don’t know the current status of that agency. I believe it shows the intent that without assistance this property would remain unproductive, which it has.
- An RDA is a set of tools provided under state law, Title 17C of the Utah Code, that empowers local governments in economic development, job creation, eliminating blight, and achieving the goals of development, reconstruction and rehabilitation of residential, commercial, industrial, and retail districts. The blighted areas designated for redevelopment are those areas where private enterprise has failed to revitalize an area. If deterioration is not stopped and turned around, the area will be unattractive for business investment. Public funds are used to leverage private investment into these blighted areas. These funds may also be spent to improve streets, utilities, landscaping, etc. to encourage and attract private development.
- I am NOT asking for Public Funds to assist this development. It is common practice for developers to dedicate to the city through deed or easement areas for Retention/Utilities/Access. I am simply asking for the reverse. Garden City owns the adjacent property. By utilizing the property above the trail for Retention/Utilities/Access we can deliver the “Highest and Best Use” for this property. This will yield a positive future revenue flow to Garden City on a parcel that otherwise would be left unproductive.

UDOT Access Standards From Administrative Rule 930-6

“The primary function of city and county roads is to provide access to property. The Utah Department of Transportation (UDOT) recognizes that property owners have the right to reasonable access to their property. [Administrative Rule R930-6](#) establishes standards that balance the need for reasonable access to properties with the need to preserve the smooth flow of traffic on the state highway system in terms of safety, capacity, and speed.”

Page 23 Access Spacing Requirements Table 1

Category	Minimum Signal Spacing (feet)	Minimum Street Spacing (feet)	Minimum Driveway Spacing (feet)	Minimum Interchange to Crossroad Access Spacing		
				To First Right-in Driveway (feet)	To First Intersection (feet)	From Last Right-in Right-out Driveway (feet)
4 (R-S)	2,640	660	500	660	1,320	500



Measurements

