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:
☐ Annexation	11A-301
☐ Appeal	11B-400
☐ Conditional Use Permit	11C-500
☐ Condominium/Townhouse	11E-524 or 11E-525
☐ Encumbrance	
☐ Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
☐ Lot Split/Lot Line Adjustment	11E-506
☐ Plat Amendment (Subdivision)	
☐ PUD Development Plan	11C-1950, 11E-100, and 11F-100
☒ PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ PRUD Conceptual	11C-1950, 11E-100, and 11F-100
☐ PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ Subdivision	11E-100
☐ Vacation of Subdivision	11E-523
☐ Variance	11B-308
☐ Water Transfer	13A-1300
☐ Zone Change	
☐ AEG Meeting, (Affected Entity Group)	

☐ Other Land Use Permit _____

Project Name: Waters Edge Phase ~~8~~ 2 Current Zone: PUD Proposed Zone: PUD

Property Address: 50 S Bear Lake Blvd Garden City

Parcel # 41-21-400-0306

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

E-mail address: teribearlake@gmail.com

Mailing Address: PO Box 361 Garden City, UT 84028

Applicant (if different): Norman Mecham Phone #: 435-757-6278

Mailing Address: same nmecham@bearlake.com

Property Owner of Record (if different): Norman Mecham Phone #: same

Mailing Address: same

Project Start date: 3/30/2024 Completion date: 12/30/2026

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

6 commercial lots ranging from 559 sqft up to 7,227 sq ft plus common areas for parking and shared access.

Lot Size in acres or square feet: from .01 acre up to .44 acre Number of dwellings or lots: 6 + common spaces

Non-residential building size: _____

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.

Jeri Eynon
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

Signature of Owner of Record

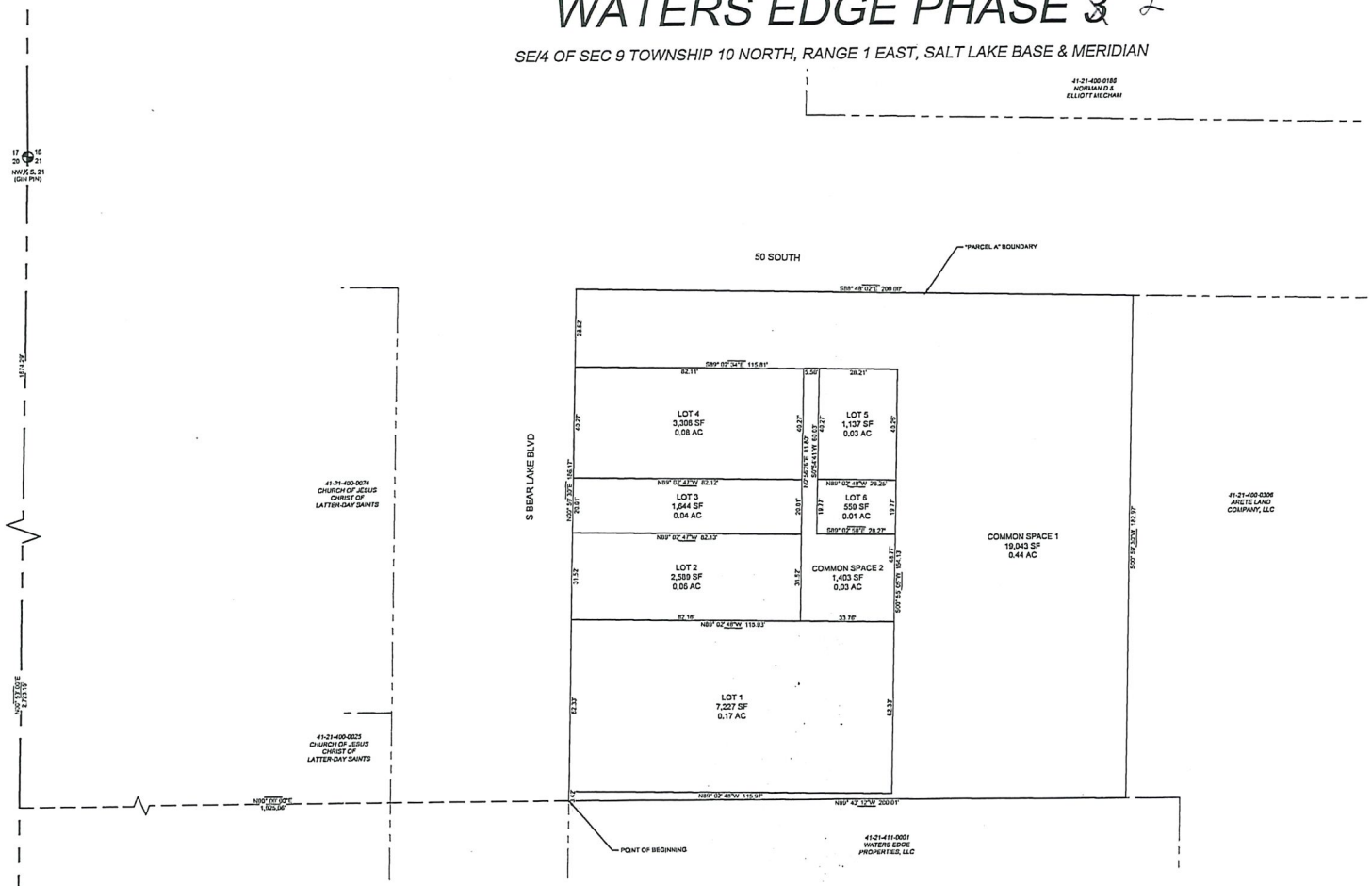
Office Use Only
Date Received: 12/13/23 Fee: 4000.00 By:

VICINITY MAP FOR WATERS EDGE, PHASE 3

SE/4 OF SEC 9 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

PRELIMINARY PLAT
FOR
WATERS EDGE PHASE ~~3~~ 2

SE/4 OF SEC 9 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



PROJECT CONTACTS:

1. PROPERTY OWNER:

   NORM MECHAM
   10 S BEAR LAKE BLVD, SUITE A
   GARDEN CITY, UT, 84028
   E: MAECHAM@BEARLAKE.COM
   P: 435.757.6278

2. CIVIL ENGINEER:

   MICHAEL TAYLOR
   499 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   E: M.TAYLOR@CSG.WORK
   P: 435.890.4499

3. SURVEYOR:

   KEVIN BALLS
   499 WEST 100 SOUTH
   PROVIDENCE, UT 84332
   E: KEVIN@CIVILSOLUTIONSGROUP.NET
   P: 435.512.4539

GENERAL NOTES:

1. PROJECT ZONING: C1
2. ORIGINAL PARCEL ACREAGE: 0.847 AC
3. ALL "LOTS" ARE TO BE PRIVATELY OWNED AND MAINTAINED.
4. PARCELS DENOTED AS "COMMON SPACES" ARE TO BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.
5. NO WATER BODIES, DRAINAGE CHANNELS, FLOODPLAIN, GEOLOGIC HAZARDS OR HIGH GROUNDWATER ON OR WITHIN 300' OF TRACT
6. NO WELLS, PROPOSED, ACTIVE, OR ABANDONED ARE LOCATED ON OR WITHIN 100' OF THE TRACT
7. ENTIRE SUBDIVISION, OUTSIDE OF BUILDING FOOTPRINT, SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT

LEGEND

PROPERTY BOUNDARY (PER LEGAL)	———
PROPOSED PROPERTY LINE	———
EXISTING PROPERTY LINE	- - - -
SURVEY MONUMENT	⊕

N

0 20 40 Feet

"PARCEL A" LEGAL DESCRIPTION:

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING THE JSH BRASS CAP FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE JSH BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS SOUTH 00°32'10" WEST 2,722.88 FEET, AND THE GIN PIN FOUND AT THE NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 00°33'00" EAST 2,723.15 FEET, AND THE ALUMINUM AP FOUND AT THE WEST QUARTER CORNER OF SECTION 16 BEARS NORTH 00°31'22" EAST (BY RECORD OF THE WATERS EDGE RESORT PLANNED UNIT DEVELOPMENT PHASE III) 5,414.12 FEET (5412.59 FEET BY RECORD) AND RUNNING HENCE NORTH 00°33'00" EAST ALONG QUARTER SECTION LINE 658.54 FEET; THENCE SOUTH 89°28'38" EAST 1924.09 FEET TO FOUND BAR AT THE SOUTHWEST CORNER OF BLOCK 6, OF THE GARDEN CITY SURVEY, (A PREVIOUSLY FOUND BAR AT THE NORTHWEST CORNER OF SAID BLOCK 6 BEARS NORTH 00°35'30" EAST 594.665 FEET); THENCE NORTH 00°35'30" EAST ALONG THE WEST LINE OF SAID BLOCK 497.89 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF THE WATERS EDGE RESORT PLANNED UNIT DEVELOPMENT PHASE III AS FORCED CLOSED 4 FEET SOUTHERLY FROM THE "BY RECORD" BEGINNING POINT TO THE "BY RECORD" CLOSING POINT; AND RUNNING THENCE NORTH 00°35'30" EAST 168.175 FEET TO THE LOCATION OF A PREVIOUSLY FOUND #5 BAR MARKING THE NORTHWEST CORNER OF SAID BLOCK 6; THENCE SOUTH 88°48'02" EAST 200.001 FEET; THENCE SOUTH 00°59'30" WEST 182.945 FEET TO THE AFOREMENTIONED ADJUSTED BY FORCE CLOSURE NORTH LINE OF THE WATERS EDGE RESORT P.U.D.; THENCE NORTH 89°43'12" WEST ALONG SAID ADJUSTED LINE (NORTH 89°40'22" BY RECORD) 200.015 FEET TO THE POINT OF BEGINNING, CONTAINING 36,914 SQUARE FEET OR 0.847 ACRES.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WATERS EDGE PHASE 3
PRELIMINARY PLAT
50 SOUTH BEAR LAKE BLVD
GARDEN CITY, UT 84028

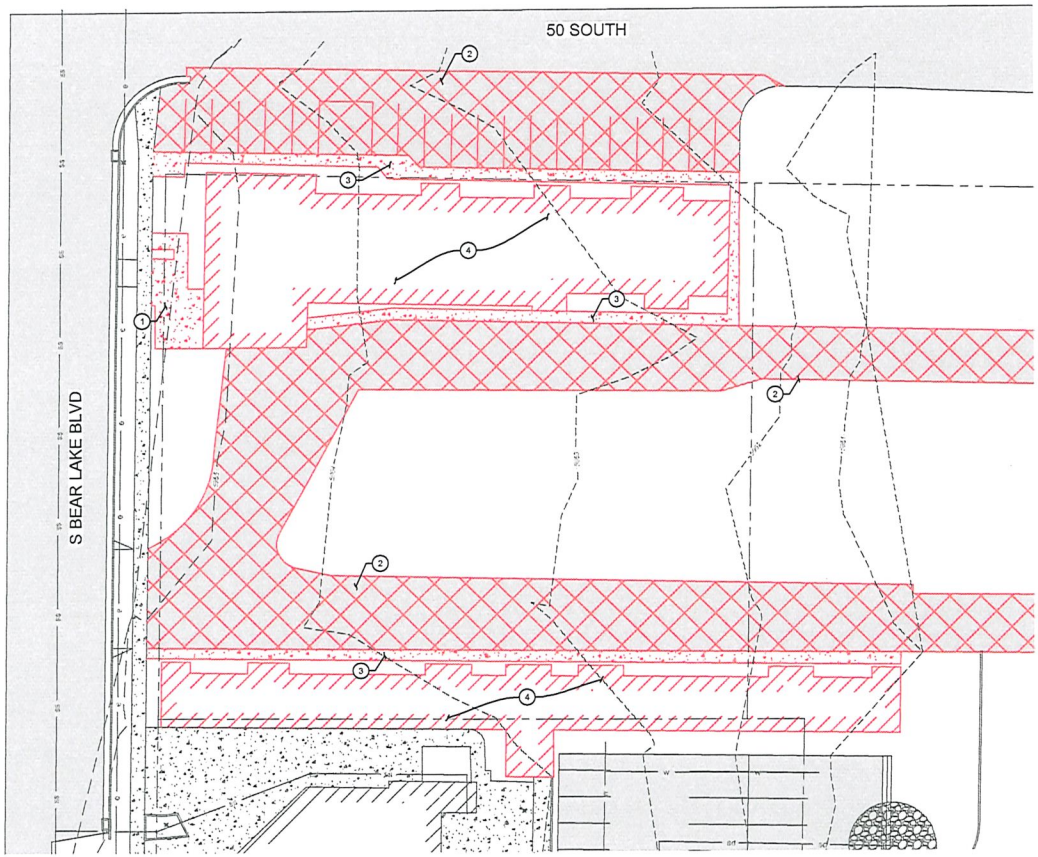
MARK	DATE	DESCRIPTION

PROJECT #: 23-367
DRAWN BY: L. WESTON
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/12/2023

PROFESSIONAL ENGINEER 12/12/2023 No. 6143847-2202 MICHAEL E. TAYLOR STATE OF UTAH

SURVEY PLAN

P:\2023\23-367 Waters Edge Resort Civil Preliminary Plat\23-367 Survey Plan



① DEMOLITION PLAN SHEET KEY NOTES:
ALL ITEMS CALLED OUT TO BE REMOVED ARE SHOWN IN RED.

1. REMOVE CONCRETE PAVEMENT
2. REMOVE ASPHALT PAVEMENT
3. REMOVE CONCRETE SIDEWALK
4. REMOVE BUILDING

LEGEND EXISTING

- PROPERTY BOUNDARY
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- GAS LINE
- SEWER LINE
- BURIED POWER LINE
- AERIAL POWER LINE
- COMMUNICATION LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- ASPHALT
- OPEN FACE CURB AND GUTTER
- FENCE
- CONCRETE
- EXISTING TO BE REMOVED
- WATER VALVE
- FIRE HYDRANT
- STORMDRAIN BOX
- WATER METER
- SEWER MANHOLE

N

0 20 40 Feet

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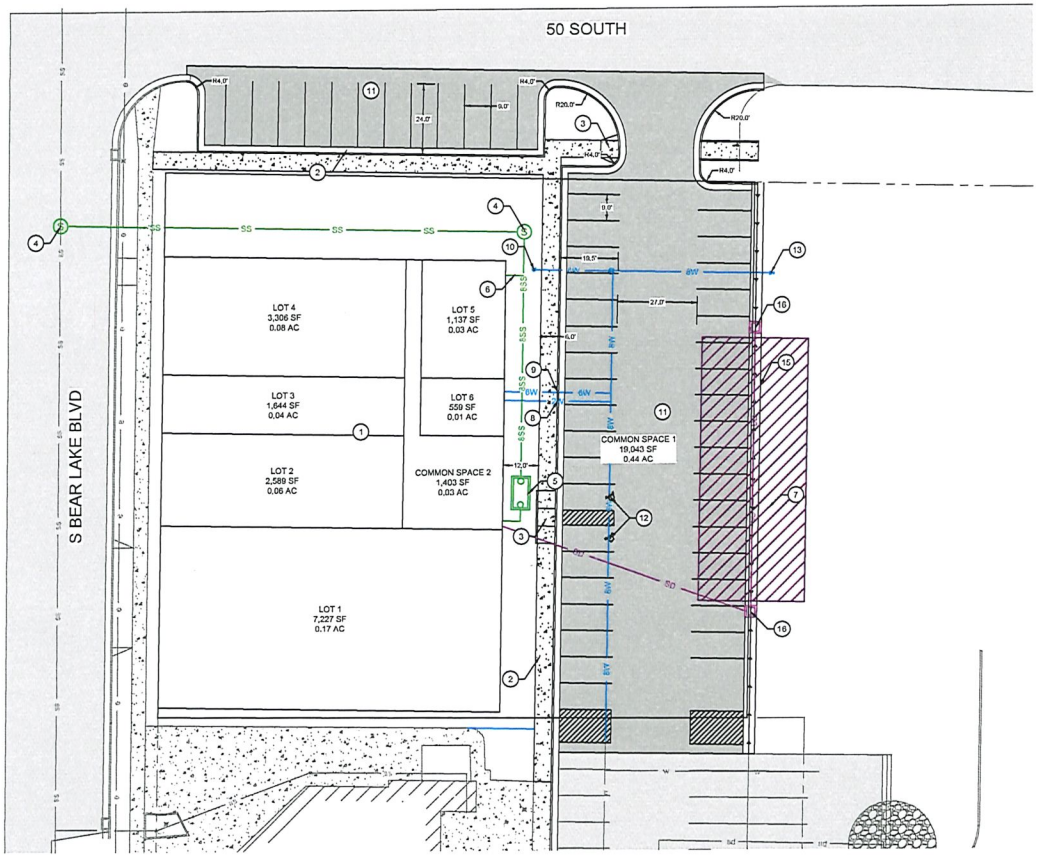
MARK	DATE	DESCRIPTION

PROJECT #: 23-367
DRAWN BY: L. WESTON
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/12/2023

ADDITIONAL ENGINEER
12/12/2023
No. 8742158-2202
MICHAEL S. TAYLOR
STATE OF UTAH

DEMO PLAN & EXISTING CONDITIONS

P:\2023\23-367 Waters Edge Resort\Civil\Preliminary Plat\23-367 Civil Plan



① SITE SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. PROPOSED BUILDING
2. CONCRETE SIDEWALK
3. ADA RAMP
4. SANITARY SEWER MANHOLE
5. 8"Ø SANITARY SEWER SERVICE WITH GREASE TRAP
6. 4"Ø SANITARY SEWER SERVICE
7. UNDERGROUND STORMWATER STORAGE SYSTEM (40% VOID SPACE GRAVEL SUMP WRAPPED WITH A CLOTH/TEXTILE FILTER FABRIC)
8. 2"Ø CULINARY WATER SERVICE
9. 6"Ø FIRE LINE
10. FIRE HYDRANT ASSEMBLY
11. STANDARD DUTY ASPHALT PAVEMENT
12. ADA PARKING STALL WITH ADA SIGNAGE AND MARKINGS
13. CULINARY WATER STUB, CAP, MARK, & BLOCK.
14. DUMPSTER ENCLOSURE
15. 4' CONCRETE WALKWAY
16. STORMDRAIN INLET

LEGEND PROPOSED

- W — WATER LINE (SIZE SHOWN ON PLAN)
- SD — STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- IRR — IRRIGATION LINE (SIZE SHOWN ON PLAN)
- G — GAS LINE
- SS — SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- BURIED POWER LINE
- C — BURIED COMMUNICATION LINE
- #### — CONTOUR MAJOR
- #### — CONTOUR MINOR
- ASPHALT
- CATCH CURB AND GUTTER
- SPILL CURB AND GUTTER
- CONCRETE SIDEWALK
- BUILDING SETBACK
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- STORMDRAIN BOX
- STORM WATER CATCH BASIN

N

0 20 40 Feet

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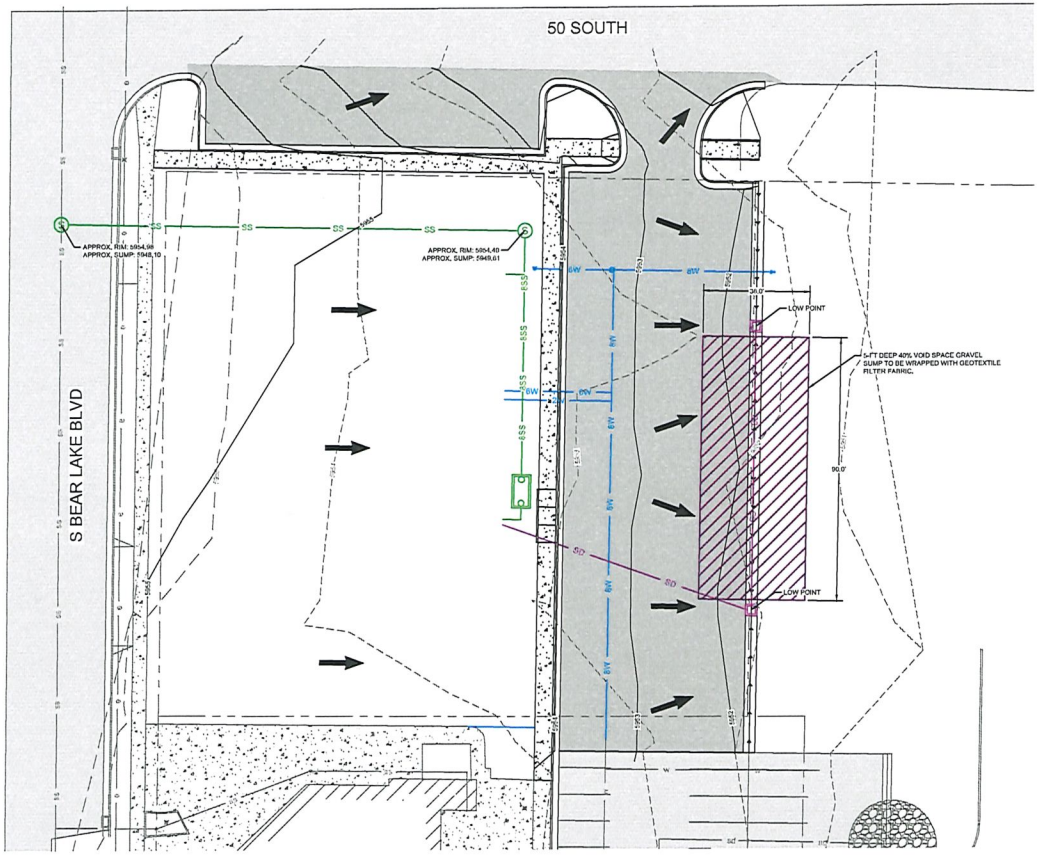
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/12/2023

PROFESSIONAL ENGINEER
12/12/2023
No. 6147314-2202
MICHAEL C. TAYLOR
STATE OF UTAH

CIVIL PLAN

P:\2023\23-367 Waters Edge Resort Civil\Preliminary Plat\23-367 Civil Plan



Civil Solutions Group, Inc.
Designing Our Future

Project: Waters Edge, Phase 3
Date: 11-Dec-23
Location: Garden City, UT
Method: Rational. Retention

Post Development Area:

Condition			Area (acres)	Runoff Coefficient	Weighted Area
Road Hardscape			0.72	0.90	0.65
Landscaping/Unimproved			0.00	0.15	0.00
	Total Area		0.72 acres		
		Total Weighted Area:			0.65

Design Storm: 100 year, 24hr storm

Release Rate: 0.00 cfs

Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
1440	0.12	0.07	6,442	-	6,442

Storage Required: 6,442 cf
Approximate Storage Provided: 6,480 cf

N

0 20 40 Feet

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ISSUED: 12/12/2023

PROFESSIONAL ENGINEER 12/12/2023 No. 8745617-2202 MICHAEL S. TAYLOR STATE OF UTAH

PRELIMINARY ENGINEERING PLAN

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