

Garden City Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028
www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

temp. approval
Pat - 1-29-24
Martell - 1-31-24

Business Status: (check all that apply) <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee <u>110.00</u> Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
--	---

Official Use Only:

Planning Commission: Approved Not Approved Date: _____

Town Council: Approved Not Approved Date: _____

Inspections: Building Insp.: Initial Date: _____ Final Date: _____

Fire Inspection: Initial Date: _____ Final Date: _____

Comments: _____

Zone: Commercial 1 2 3 Residential Beach Devel. Other _____

Business Name: First Light Builders, LLC

If name change, previous name: _____

Location Address: 352 W. Morning Star Circle

City, State & Zip: Garden City, UT 84028

Business Phone: 720-202-3621

Cell Phone: 720-202-3621

Mailing Address: PO Box 385

City, State & Zip: Garden City, UT 84028

E-mail Address: james@fl-builders.net

Owners Name: James Arthur

Owners Location: Same as above

City, State & Zip: _____

Phone: 720-202-3621

Cell Phone: 720-202-3621

Kind of Business Retail Lodging Restaurant

Professional Contractor Other

Briefly Describe Your Business: Residential Building Contractor

Utah State Sales Tax Number: n/a

Ut State Professional License No. 13661669-5501

Will you be installing a sign?: Yes No

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, James A Arthur hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule. Business License Fees are non-refundable.

Owners Signature:  Date: 1/26/24

Please print your name: James A Arthur

temp approval
 Pat- 1-29-24
 pd martell- 1-25-24
 Renewal of \$500
 1-24-24

Garden City Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028
 www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: (check all that apply)

New Business

Additional Location # _____

Name Change

Ownership Change

Location Change

Transient Vendor

Concessionaire Vendor

License Fee:

Business License Fee _____

Transient License Fee _____

Concessionaire Fee _____

Additional Location _____

Other _____

Beach Vendor License also requires a BCI background check

Official Use Only:

Planning Commission: Approved Not Approved Date: _____

Town Council: Approved Not Approved Date: _____

Inspections: Building Insp.: Initial Date: _____ Final Date: _____

Fire Inspection: Initial Date: _____ Final Date: _____

Comments:

Zone: Commercial 1 2 3 Residential Beach Devel. Other _____

Business Name: ~~BEAR LAKE REAL ESTATE~~ BEAR LAKE REAL ESTATE PLLC

If name change, previous name: CLAUDIA CONDER CONSULTING

Location Address: 10 S. BEAR LAKE BLVD

City, State & Zip: GARDEN CITY UT 84028

Business Phone: 801 541 3594

Cell Phone: 801 541 3594

Mailing Address: P.O. BOX 161

City, State & Zip: GARDEN CITY UT 84028

E-mail Address: CLAUDIA BEAR LAKE @ GMAIL . COM

Owners Name: CLAUDIA CONDER

Owners Location: 3184 NINA LOOP

City, State & Zip: GARDEN CITY UT 84028

Phone: 801 541 3594

Cell Phone:

Kind of Business

Retail Lodging Restaurant

Professional Contractor Other

Briefly Describe Your Business: WATER RIGHTS CONSULTING

Utah State Sales Tax Number: _____

Ut State Professional License No.: _____

Will you be installing a sign?: Yes No

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, _____ hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule. Business License Fees are non-refundable.

Owners Signature: Claudia Conder **Date:** 1-24-24

Please print your name: CLAUDIA CONDER

Temp Approval
 Part
 Martell - need to sign asphalt agreement

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST


Address: 734 S BEAR LAKE BLVD
 Date of inspection: OCT 5, 2023
 Owner: _____

Safety Inspections:	Time limit to correct:									
Handrails/Guardrails	Y									
Outdoor lights	Y									
Water shut off	Y									
Gas shut off	Y									
Electrical outlet plates	Y									
Check address on unit	Y									
Other:	DRIVEWAY 30 DEEP X 50 WIDE, 50 DEEP X 11 WIDE GARAGE 35 X 25									

Sleeping Room Sq. Ft.	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
22 X 15	11 X 18	10 X 20	9 X 10	9 X 10	14 X 11	14 X 14	15 X 20	13 X Z 14		
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Sq. Ft.	330	198	200	90	90	154	196	300	182	TOTAL 1740

Total Occupancy allowed at this address: 34, shall not include children under the age of three (3).

Minimum parking required at this address: 9 Total number of parking spots on Property 9. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: 
 Inspector: _____ Date: OCT.05, 2023
 Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party Amy & Seth Sunderland Date 10/17/23

Address 734 S. BEAR LAKE BLVD Suite/Apt# _____

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
(may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

- No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected:

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 *Food truck zone*
- 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
- 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: FOOD TRUCK ZONE Current Zone: _____ Proposed Zone: _____

Property Address: 105 W LOGAN ROAD - GARDEN CITY, UT 84028

Parcel #: _____

Contact Person: Barry Henline Phone #: 435-713-5358

E-mail address: barry.henline@gmail.com

Mailing Address: 2778 E 2600 N - PRESTON, ID 83263

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: MARCH 15, 2024 Completion date: MAY 1, 2024

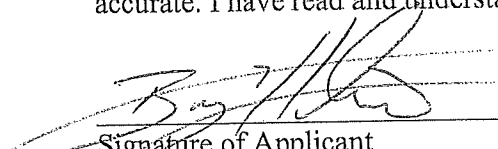
Describe the proposed project as it should be presented to the hearing body and in the public notices.

PROPOSED ZONING ALLOWANCE TO PERMIT FOUR TRAILERS TO PARK & OPERATE ON OUR LOT.

Lot Size in acres or square feet: 1.5 ACRES Number of dwellings or lots: 6

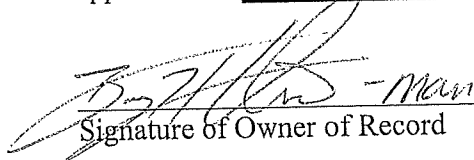
Non-residential building size: AVE TRAILER IS 8'-10' WIDE BY AVERAGE 18'-24' LONG

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.



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.**

 - Managing Partner - Aloha Family Care LLC

Signature of Owner of Record

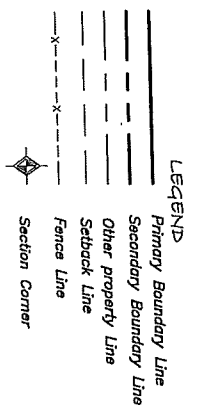
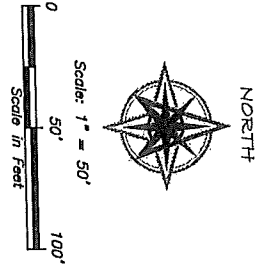
Signature of Owner of Record

Signature of Owner of Record

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

Survey Spindle
Northwest Corner
of Section 21, T14N,
R5E, S18&M

2625.66'
Basis of Bearings
N 89°44'15" E



Parcel A
AS-SURVEYED BOUNDARY

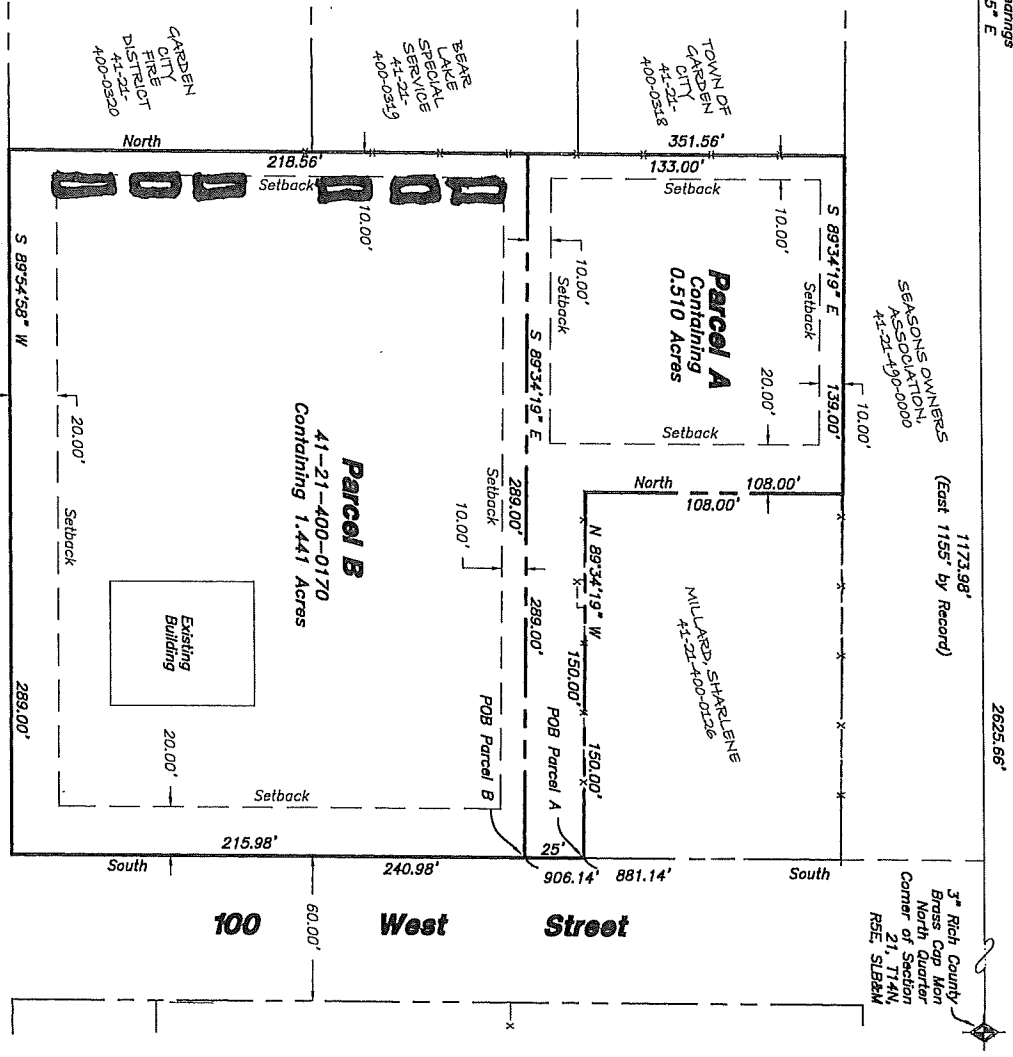
A Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian

Beginning on the West Right-of-Way Line of 100 West Street at a Point Located 1173.98 Feet North 89°44'15" East (1155 Feet East by Record) Along the North Line of said Northwest Quarter and 881.14 Feet South from the Northwest Corner of said Northwest Quarter and RUNNING THENCE South 23.00 Feet Along said West Right-of-Way Line, Thence North 89°34'19" West 289.00 Feet, Thence North 133.00 Feet, Thence South 89°34'19" East (East by Record) 139.00 Feet, Thence South 108.00 Feet, Thence South 89°34'19" East 150.00 Feet to the Point of Beginning, Containing 0.510 Acres.

Parcel B
AS-SURVEYED BOUNDARY

A Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian

Beginning on the West Right-of-Way Line of 100 West Street at a Point Located 1173.98 Feet North 89°44'15" East (1155 Feet East by Record) Along the North Line of said Northwest Quarter and 906.14 Feet South from the Northwest Corner of said Northwest Quarter and RUNNING THENCE South 215.98 Feet Along said West Right-of-Way Line to the Intersection with the North Right-of-Way Line of US-89, Thence North 89°54'58" West 289.00 Feet Along said North Right-of-Way Line, Thence North 218.56 Feet, Thence South 89°34'19" East 289.00 Feet to the Point of Beginning, Containing 1.441 Acres.



22-107
CGH
1/27/22
1"=50'
22-107.DWG

Lot Split Survey for
Bruce Daniels
100 West & Highway 89
Garden City, Rich County, Utah

A Part of the Northwest Quarter of Section 21,
Township 14 North, Range 5 East, S.L.B.&M.

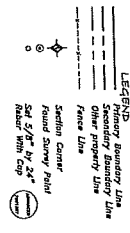
ADVANCED
LAND SURVEYING INC
1770 Research Park Way #11
Logan Utah 84341
(P) 435-770-1685 (F) 435-514-5883
www.advancedls.com

Section 21, T14N, R5E
 N 89°44'15" E
 1125.00'

Section 21, T14N, R5E
 N 89°44'15" E
 1125.00'



Scale 1" = 20'



Parcel A
 AS-SURVEYED BOUNDARY

A Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian
 Beginning on the West Right-of-Way Line of 100 West Street of a Parcel located 1125.00 Feet North 09°44'15" East 1125 Feet East by Irony, Along of Quarter and RUNNING THENCE South 25.00 Feet Along said West Right-of-Way Line Thence North 89°44'15" West 250.00 Feet Thence North 218.25 Feet Thence South 89°44'15" East 150.00 Feet East (Face of Mason) Containing 0.5310 Acres.

Parcel B
 AS-SURVEYED BOUNDARY

A Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian
 Beginning on the West Right-of-Way Line of 100 West Street of a Parcel located 1125.00 Feet North 09°44'15" East 1125 Feet East by Irony, Along of Quarter and RUNNING THENCE South 25.00 Feet Along said West Right-of-Way Line to the Intersection Right-of-Way Line Thence North 218.25 Feet Thence South 89°44'15" East 230.00 Feet to the Point of Beginning Containing 1.441 Acres.

NARRATIVE

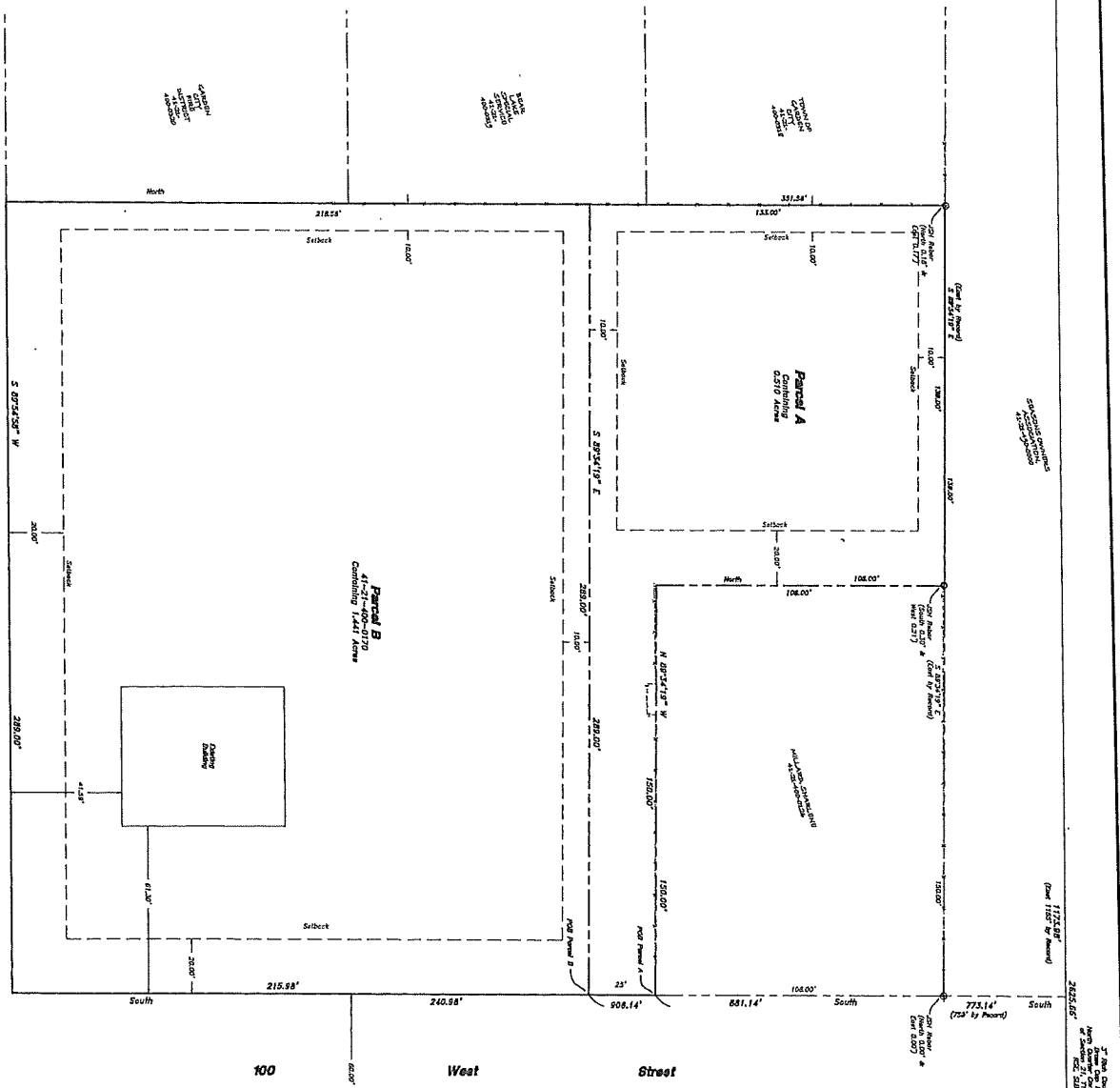
The purpose of this survey was to split the parcel on above described herein. The survey was conducted by Bruce Daniels, a Licensed Professional Land Surveyor in the State of Utah, and that I have made and/or caused representation of survey of the property shown on this map and that the plat is a true and correct representation of said survey to the best of my skill and belief.

SURVEY CERTIFICATE

I, Bruce S. Daniels, do hereby certify that I am a duly Licensed Land Surveyor, and that I hold Certificate No. 12345 in the State of Utah, and that I have made and/or caused representation of survey of the property shown on this map and that the plat is a true and correct representation of said survey to the best of my skill and belief.



January 27, 2022
 Date



Job Number:	22-107
Drawn By:	COH
Date:	1/27/22
Scale:	1"=20'
File:	22-107.DWG

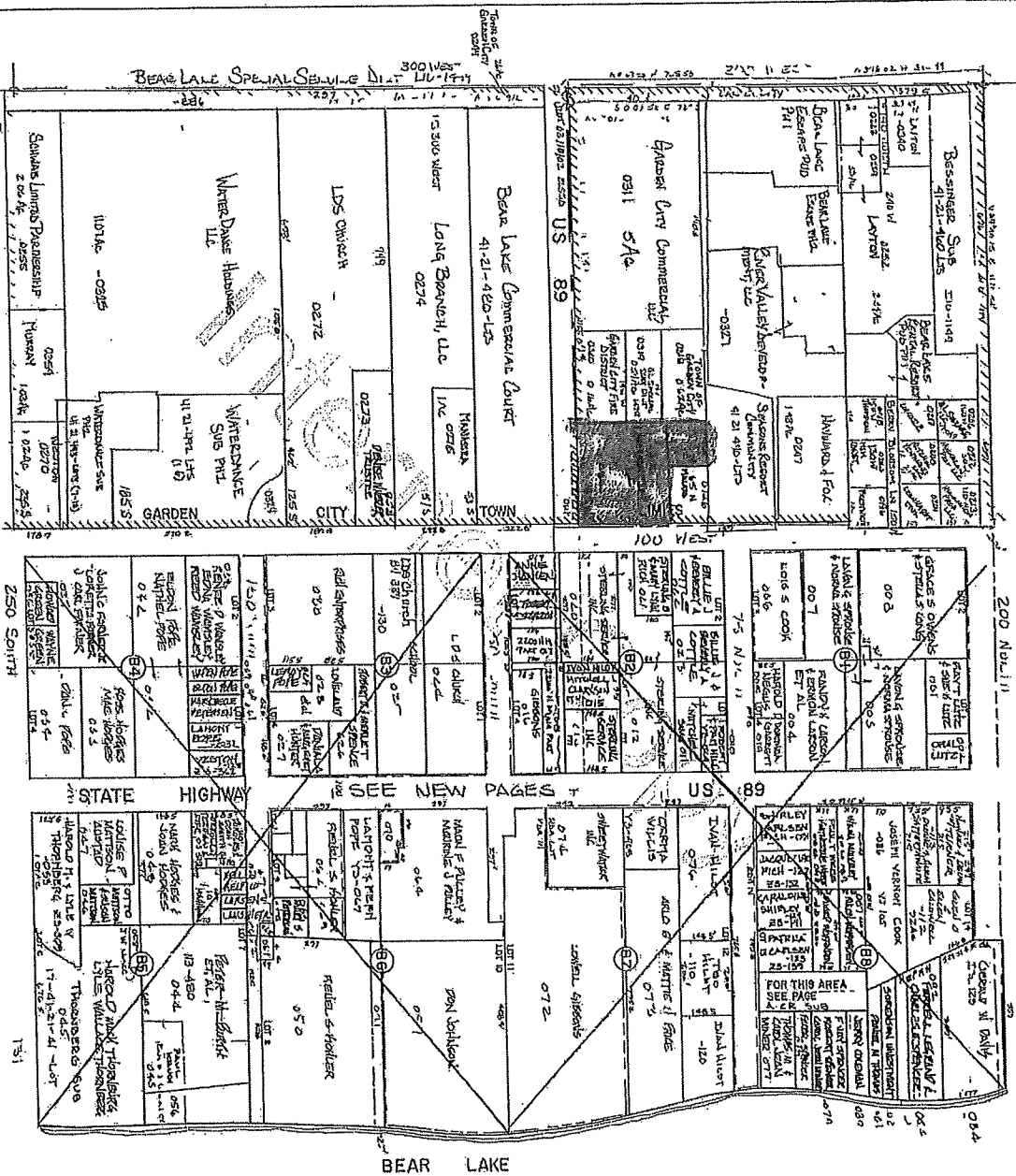
Lot Split Survey for
Bruce Daniels
 100 West & Highway 89
 Garden City, Rich County, Utah
 A Part of the Northwest Quarter of Section 21,
 Township 14 North, Range 5 East, S.L.B.M.

ADVANCED
 LAND SURVEYING INC
 9760 Rock Creek Park Way #m
 Logan Utah 84341
 (P) 435-770-1585 (F) 435-514-1583
 www.advancedsurvey.com

No.	Date	By	Revision

RICH COUNTY
NW 1/4 SEC 21, T.14N, R.5E, S.1.B&M.

41-21-400-Parcel



THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND AND THE RECORD AS SHOWN THEREON. IT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

REVISIONS	DATE	DESCRIPTION

GARDEN CITY SURVEY
PLAT "B"

Section 21, T.14N, R.5E.
Drawn by G.P. Johnson 1978 scale 1"=400'

Book page

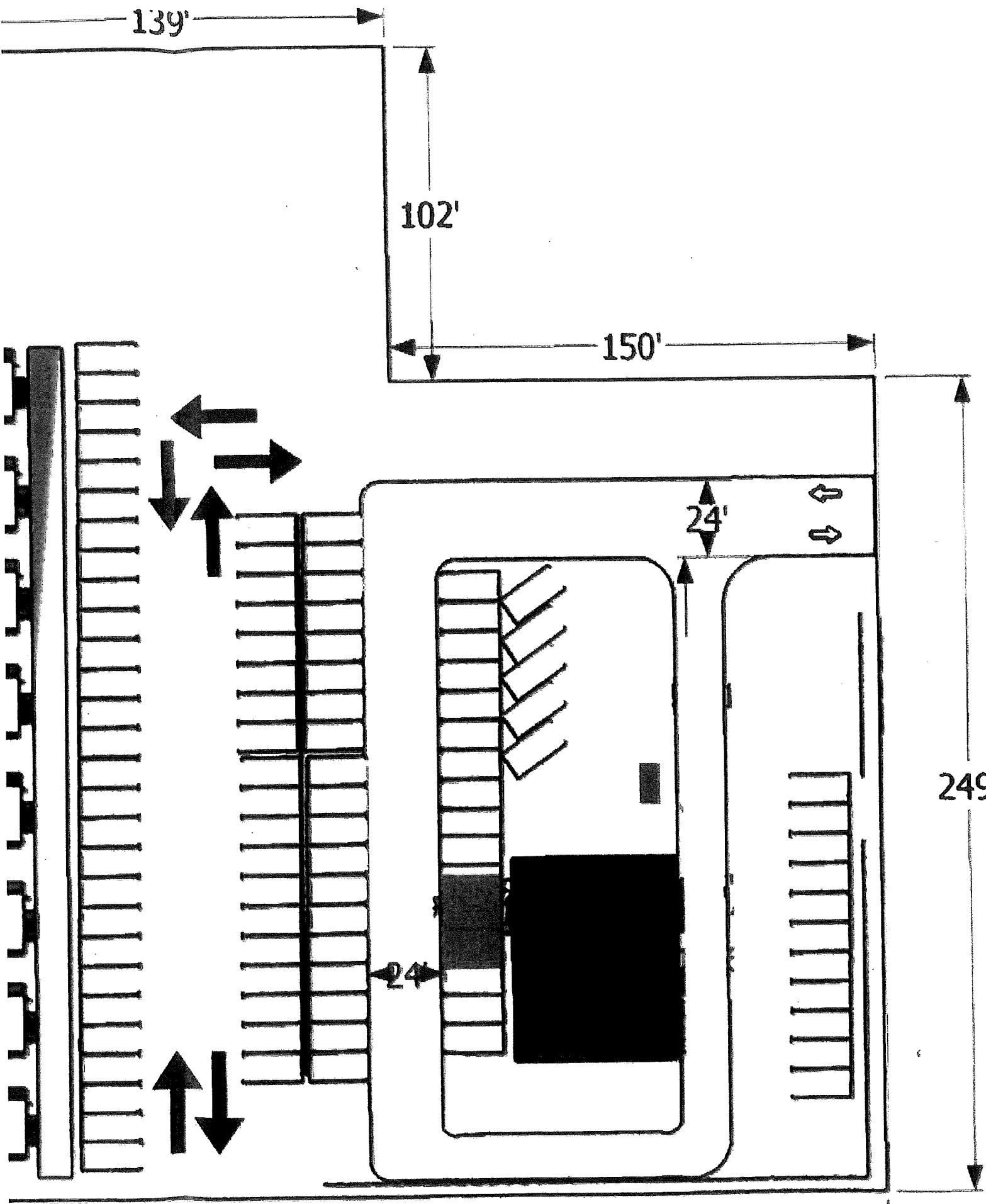
139'

102'

150'

24'

249



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 checked="" 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 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: Stocking Lot Line Adjustment Current Zone: RR Proposed Zone: _____

Property Address: 30 W Tamarind Way

Parcel # 41 - 33 - 070 - 0055

Contact Person: Chuck Stocking *Charles L. Ginger R.* Phone #: 435-760-2327

E-mail address: chuck@bearlakecomputers.com

Mailing Address: PO Box 381, Garden City, Ut. 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices. Just want to adjust the lot line between lots 55 & 57 to give more land to Lot 55.

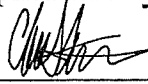
Lot Size in acres or square feet: .951 acres Number of dwellings or lots: _____

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.

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: <u>250⁰⁰</u>
By: _____

Current

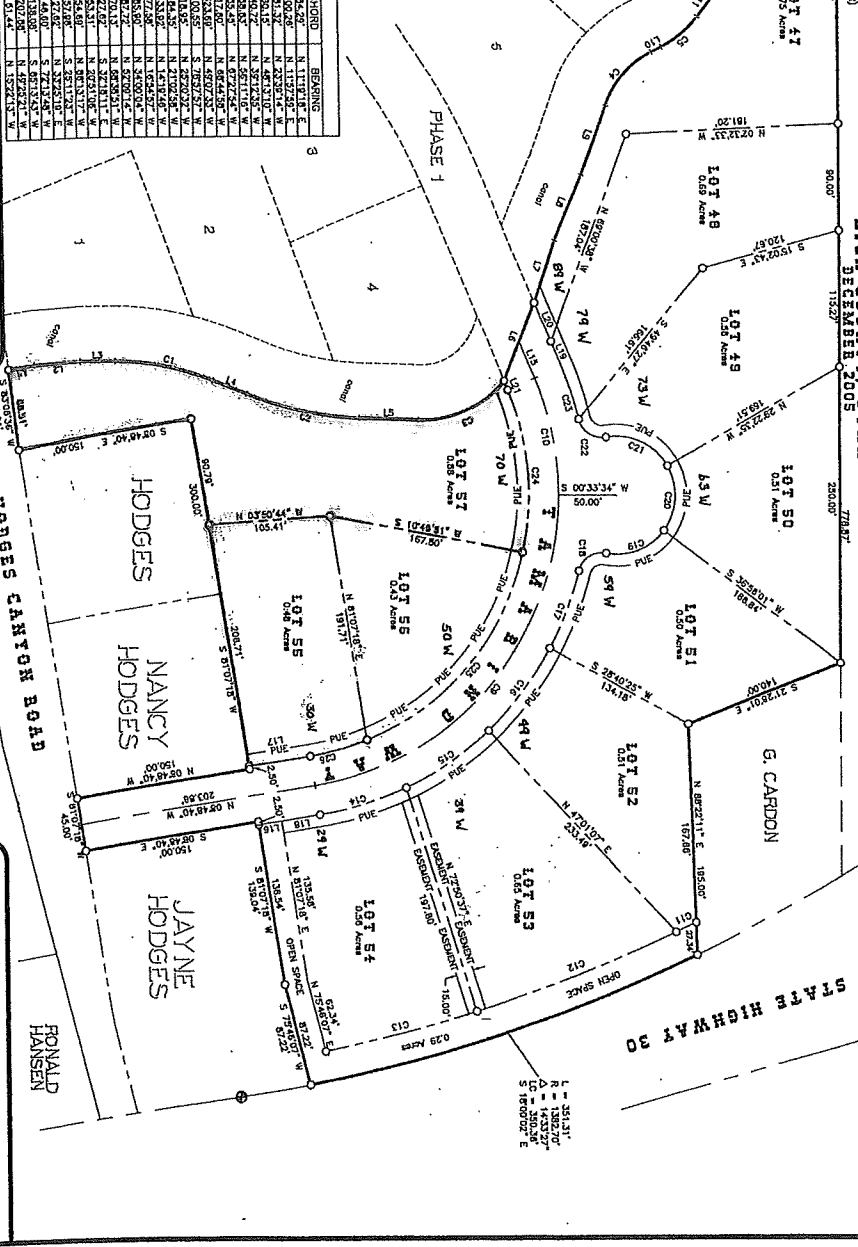
FINAL PLAT SUBDIVISION A PART OF PLAT 125 OF SECTION 33 T. 14 N. R. 31 W. 14 E. S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60

CURVE TABLE

LINE	LENGTH	BEARINGS
1	21.42	N 035°12' E
2	20.48	N 003°32' E
3	30.48	N 004°42' E
4	31.48	N 013°11' E
5	21.41	N 021°00' W
6	30.48	N 021°00' W
7	50.92	N 011°49' W
8	80.92	N 021°00' W
9	80.92	N 021°00' W
10	80.92	N 021°00' W
11	21.41	N 021°00' W
12	41.88	N 021°00' W
13	41.88	N 021°00' W
14	41.88	N 021°00' W
15	21.41	N 021°00' W
16	21.41	N 021°00' W
17	21.41	N 021°00' W
18	21.41	N 021°00' W
19	21.41	N 021°00' W
20	21.41	N 021°00' W
21	21.41	N 021°00' W
22	21.41	N 021°00' W
23	21.41	N 021°00' W
24	21.41	N 021°00' W
25	21.41	N 021°00' W
26	21.41	N 021°00' W
27	21.41	N 021°00' W
28	21.41	N 021°00' W
29	21.41	N 021°00' W
30	21.41	N 021°00' W
31	21.41	N 021°00' W
32	21.41	N 021°00' W
33	21.41	N 021°00' W
34	21.41	N 021°00' W
35	21.41	N 021°00' W
36	21.41	N 021°00' W
37	21.41	N 021°00' W
38	21.41	N 021°00' W
39	21.41	N 021°00' W
40	21.41	N 021°00' W
41	21.41	N 021°00' W
42	21.41	N 021°00' W
43	21.41	N 021°00' W
44	21.41	N 021°00' W
45	21.41	N 021°00' W
46	21.41	N 021°00' W
47	21.41	N 021°00' W
48	21.41	N 021°00' W
49	21.41	N 021°00' W
50	21.41	N 021°00' W
51	21.41	N 021°00' W
52	21.41	N 021°00' W
53	21.41	N 021°00' W
54	21.41	N 021°00' W
55	21.41	N 021°00' W
56	21.41	N 021°00' W
57	21.41	N 021°00' W
58	21.41	N 021°00' W
59	21.41	N 021°00' W
60	21.41	N 021°00' W

CURVE TABLE

CURVE	BEARING	CHORD	BEARING
1	21.42	21.42	N 035°12' E
2	20.48	20.48	N 003°32' E
3	30.48	30.48	N 004°42' E
4	31.48	31.48	N 013°11' E
5	21.41	21.41	N 021°00' W
6	30.48	30.48	N 021°00' W
7	50.92	50.92	N 011°49' W
8	80.92	80.92	N 021°00' W
9	80.92	80.92	N 021°00' W
10	80.92	80.92	N 021°00' W
11	21.41	21.41	N 021°00' W
12	41.88	41.88	N 021°00' W
13	41.88	41.88	N 021°00' W
14	41.88	41.88	N 021°00' W
15	21.41	21.41	N 021°00' W
16	21.41	21.41	N 021°00' W
17	21.41	21.41	N 021°00' W
18	21.41	21.41	N 021°00' W
19	21.41	21.41	N 021°00' W
20	21.41	21.41	N 021°00' W
21	21.41	21.41	N 021°00' W
22	21.41	21.41	N 021°00' W
23	21.41	21.41	N 021°00' W
24	21.41	21.41	N 021°00' W
25	21.41	21.41	N 021°00' W
26	21.41	21.41	N 021°00' W
27	21.41	21.41	N 021°00' W
28	21.41	21.41	N 021°00' W
29	21.41	21.41	N 021°00' W
30	21.41	21.41	N 021°00' W
31	21.41	21.41	N 021°00' W
32	21.41	21.41	N 021°00' W
33	21.41	21.41	N 021°00' W
34	21.41	21.41	N 021°00' W
35	21.41	21.41	N 021°00' W
36	21.41	21.41	N 021°00' W
37	21.41	21.41	N 021°00' W
38	21.41	21.41	N 021°00' W
39	21.41	21.41	N 021°00' W
40	21.41	21.41	N 021°00' W
41	21.41	21.41	N 021°00' W
42	21.41	21.41	N 021°00' W
43	21.41	21.41	N 021°00' W
44	21.41	21.41	N 021°00' W
45	21.41	21.41	N 021°00' W
46	21.41	21.41	N 021°00' W
47	21.41	21.41	N 021°00' W
48	21.41	21.41	N 021°00' W
49	21.41	21.41	N 021°00' W
50	21.41	21.41	N 021°00' W
51	21.41	21.41	N 021°00' W
52	21.41	21.41	N 021°00' W
53	21.41	21.41	N 021°00' W
54	21.41	21.41	N 021°00' W
55	21.41	21.41	N 021°00' W
56	21.41	21.41	N 021°00' W
57	21.41	21.41	N 021°00' W
58	21.41	21.41	N 021°00' W
59	21.41	21.41	N 021°00' W
60	21.41	21.41	N 021°00' W



STATE OF UTAH, COUNTY OF Rich RECORDED
DATE 01/25/06 TIME 1:24 pm FE # 2413
ASSIGNED Book No Page 900
FILED IN THE FILE OF PLATS Debra S. Stevens
COUNTY RECORDER

PLANNING COMMISSION APPROVAL
APPROVED AND ADOPTED BY THE PLANNING COMMISSION ON 12/27/05 AT 10:22 AM IN THE CITY OF SANDY, UTAH
Debra S. Stevens
COMMISSIONER

ENGINEER'S CERTIFICATE
I, Robert D. Hodges, ENGINEER, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
R. D. Hodges
DATE 1/11/06

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL
APPROVED AND ADOPTED BY THE BEAR LAKE SPECIAL SERVICE DISTRICT ON 12/27/05 AT 10:22 AM IN THE CITY OF SANDY, UTAH
Debra S. Stevens
COMMISSIONER

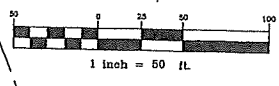
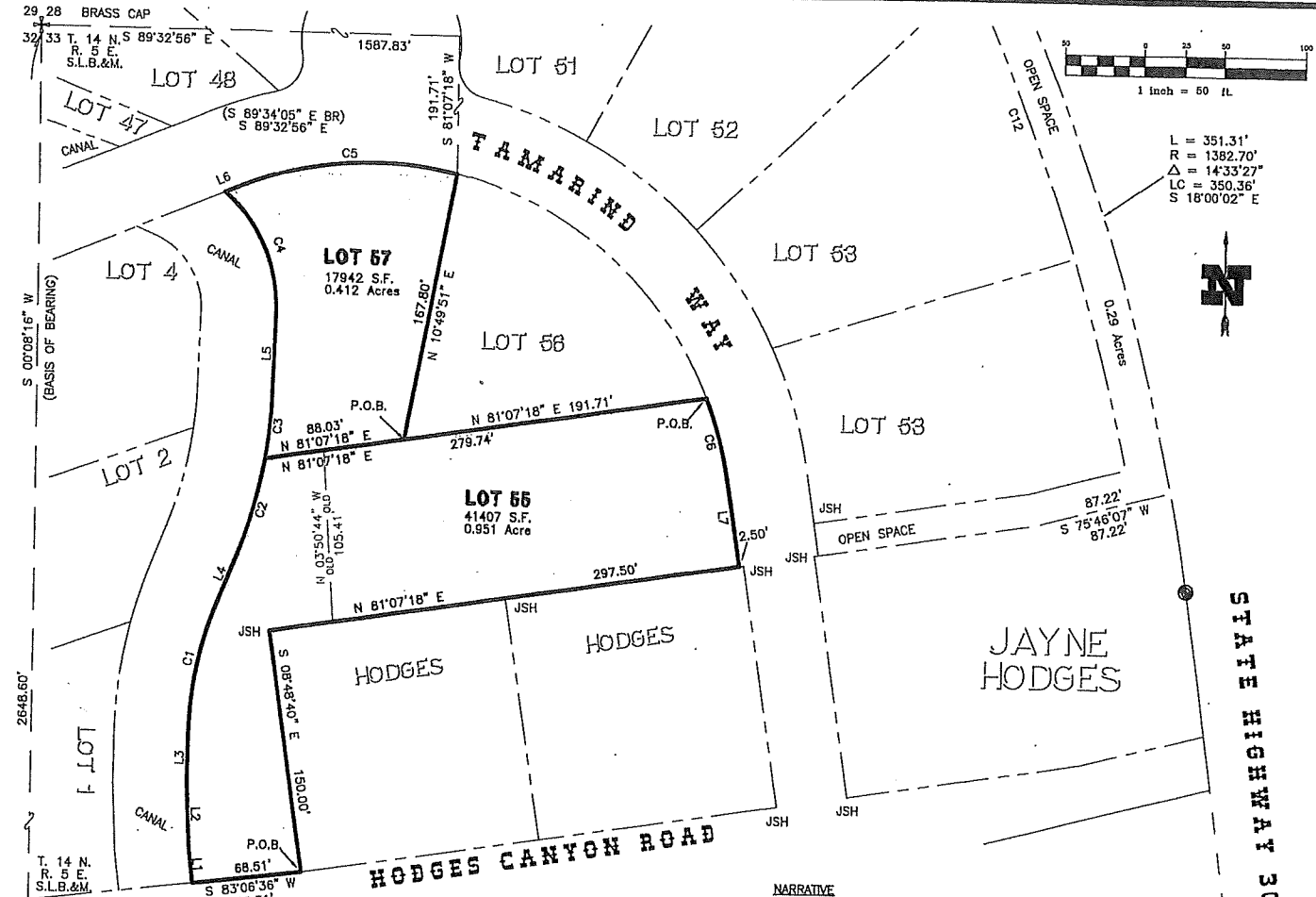
APPROVAL AS TO FORM
DATE 1/11/06 BY Debra S. Stevens AD 2005
Debra S. Stevens

E.I.C. ACKNOWLEDGEMENT
STATE OF UTAH, COUNTY OF Rich
COUNTY OF Rich
I, Robert D. Hodges, ENGINEER, HEREBY ACKNOWLEDGE THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
R. D. Hodges
DATE 1/11/06

SURVEYING & EARTHWORKS INC
P.O. BOX 300 • WILMISTON, UTAH 84359
(435) 241-7000 • TOLL FREE 1-800-420-0298

OWNERS' DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE PLAT OF LAND HEREIN DESCRIBED, HAVE HEREBY DEDICATED TO THE PUBLIC THE ROAD AND DRIVE DESCRIBED HEREIN, TO BE USED AS PUBLIC THROUGHWAYS AND DRIVEWAYS FOR THE BENEFIT OF THE PUBLIC. THIS DEDICATION IS MADE FOR THE BENEFIT OF THE PUBLIC AND SHALL REMAIN IN FULL FORCE AND EFFECT FOR THE BENEFIT OF THE PUBLIC AND SHALL NOT BE SUBJECT TO ANY REVERSION OR RESCISSION BY THE DONORS OR THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNEES. THIS DEDICATION IS MADE FOR THE BENEFIT OF THE PUBLIC AND SHALL REMAIN IN FULL FORCE AND EFFECT FOR THE BENEFIT OF THE PUBLIC AND SHALL NOT BE SUBJECT TO ANY REVERSION OR RESCISSION BY THE DONORS OR THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNEES.
IN WITNESS WHEREOF, WE HAVE SIGNED THESE PRESENTS THIS 11/11/05 DAY OF NOVEMBER, A.D. 2005.
Debra S. Stevens
COUNTY RECORDER

BOUNDARY DESCRIPTION
A PLAT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 34, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 35, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 36, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 37, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 38, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 39, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 40, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 41, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 42, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 43, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 44, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 45, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 46, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 47, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 48, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 49, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 50, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 51, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 52, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 53, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 54, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, AND THE SOUTHWEST QUARTER OF SECTION 55, T. 14 N., R. 31 W., S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11



L = 351.31'
 R = 1382.70'
 Δ = 14°33'27"
 LC = 350.36'
 S 18°00'02" E



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE PROPERTY LINES BETWEEN LOTS 55 AND 57 OF THE CHERIMOYA HILL PHASE 3 SUBDIVISION. THE SURVEY WAS ORDERED BY CHUCK STOCKING, THE BASIS OF BEARING IS AS SHOWN HEREON AND IS PER THE RECORDED PLAT. THE LOTS WERE ADJUSTED PER INSTRUCTIONS FROM MR. STOCKING.

LOT 55 NEW LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 55 OF THE CHERIMOYA HILL, PHASE 3 SUBDIVISION, SAID POINT BEING A POINT ON A CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 68°04'13" WEST 225.15 FEET; AND RUNNING THENCE SOUTHERLY 51.55 FEET ALONG THE ARC OF A 225.15 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°07'07" AND A LONG CHORD THAT BEARS SOUTH 15°22'13" EAST 51.44 FEET; THENCE SOUTH 08°48'40" EAST 53.89 FEET; THENCE SOUTH 81°07'18" WEST 297.50 FEET; THENCE SOUTH 08°48'40" EAST 150.00 FEET; THENCE SOUTH 83°06'36" WEST 68.51 FEET; THENCE NORTH 08°53'24" WEST 22.44 FEET; THENCE NORTH 02°43'52" WEST 39.62 FEET; THENCE NORTH 00°44'25" EAST 30.14 FEET; THENCE NORTHERLY 84.77 FEET ALONG THE ARC OF A 229.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°09'47" AND A LONG CHORD THAT BEARS NORTH 11°19'18" EAST 84.29 FEET; THENCE NORTH 21°54'11" EAST 31.46 FEET; THENCE NORTHERLY 60.64 FEET ALONG THE ARC OF A 290.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°57'35" AND A LONG CHORD THAT BEARS NORTH 15°55'24" EAST 60.53 FEET; THENCE NORTH 81°07'18" EAST 279.74 FEET TO THE POINT OF BEGINNING. CONTAINING 41,407 SQUARE FEET OR 0.951 ACRE.

LOT 57 NEW LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57 OF THE CHERIMOYA HILL, PHASE 3 SUBDIVISION AND RUNNING THENCE NORTH 10°49'51" EAST 167.796 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 13°05'08" WEST 225.15 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.09 FEET WITH A RADIUS OF 225.15 FEET, THROUGH A CENTRAL ANGLE OF 36°39'59" AND LONG CHORD BEARING SOUTH 84°45'06" WEST 141.64 FEET; THENCE SOUTH 67°46'14" WEST 4.49 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, OF WHICH THE RADIUS POINT BEARS SOUTH 40°39'46" WEST 93.81 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 84.11 FEET WITH A RADIUS OF 93.81 FEET, THROUGH A CENTRAL ANGLE OF 51°22'03" AND LONG CHORD BEARING SOUTH 23°39'14" EAST 81.32 FEET; THENCE SOUTH 02°01'47" WEST 49.41 FEET TO THE POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 40.12 FEET WITH A RADIUS OF 290.50 FEET, THROUGH A CENTRAL ANGLE OF 07°54'49" AND LONG CHORD BEARING SOUTH 05°59'12" WEST 40.09 FEET; THENCE NORTH 81°07'18" EAST 88.028 FEET TO THE POINT OF BEGINNING. CONTAINING 17,942 SQUARE FEET OR 0.412 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Jeff S. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 325023 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



LINE	LENGTH	BEARING
L1	22.44'	N 08°53'24" W
L2	39.62'	N 02°43'52" E
L3	30.14'	N 00°44'25" E
L4	31.46'	N 21°54'11" E
L5	49.41'	S 02°01'47" W
L6	4.49'	S 67°46'14" W
L7	53.89'	S 08°48'40" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	84.77'	229.50'	21°09'47"	84.29'	N 11°19'18" E
C2	60.64'	290.50'	11°57'35"	60.53'	N 15°55'24" E
C3	40.12'	290.50'	7°54'49"	40.09'	S 5°59'12" E
C4	84.11'	93.81'	51°22'03"	81.32'	S 23°39'14" E
C5	144.09'	225.15'	36°59'59"	141.64'	S 84°45'06" W

PROPERTY SURVEYS
 SUBDIVISIONS
 TOPOGRAPHIC SURVEYS
 MAPPING
 SITE PLANNING
 CONSTRUCTION STAKING
 WETLAND DELINEATIONS
 CIVIL & ARCHITECTURAL DRAFTING

JSH
SURVEYING & DRAFTING INC.
 P.O. BOX 300 • WELLSVILLE, UTAH 84339
 (435) 245-9090 • FAX (435) 245-9869 • TOLL FREE 1-888-420-0288

**LOT LINE ADJUSTMENT
 SURVEY FOR
 CHUCK STOCKING**

DATE: 3/07/22
 DRAWN BY: JSH
 JOB NUMBER: 22-022
 SCALE: 1" = 60'
 SECTION: NW/4 OF SECT. 33
 TOWNSHIP: 14 N RANGE: 5 E
 OF THE SALT LAKE BASE & MERIDIAN

Application for Project Review
Garden City, Utah

TOWN COUNCIL
REVIEWED FEB 08 2024
FEB 08 2024

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 Final Plat
- Vacation of Subdivision
- Variance
- 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
- 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: Sweetwater Townhomes Current Zone: U1 Proposed Zone: U1

Property Address: Pickleville Parkway + Sweetwater Parkway

Parcel # 36 - 04 - 00 - 055

Contact Person: Tyson Lund Phone #: 385-333-9548

E-mail address: tyson@olympus.build

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

Applicant (if different): Same Phone #: Same

Mailing Address: Same

Property Owner of Record (if different): Olympus Investments Phone #: Same

Mailing Address: Same

Project Start date: Spring 2024 Completion date: Spring 2026 - Approx dates

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

194 townhome style dwellings with a Club house,
Pool, Resort Area, & Open Space.

Lot Size in acres or square feet: 29.305 Number of dwellings or lots: 194

Non-residential building size: Clubhouse - Approx 5000 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.

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: _____

Fee: _____

By: _____



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:** \$3,00 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, 4 of 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, 4 of C, D, E, & F
- Encumbrance:** \$250
Encumbrance Packets must include A, B, D, E, & F
- Un-Encumbrance:** \$250
Un-Encumbrance Packets must include A, B, 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
- AEG Meeting, (Affected Entity Group):** \$350 Deposit
Packets must include A, 10 of B

Note:

1. Fees are to cover costs of processing application. Applicants may be billed for additional costs.
2. Changes to land, lot lines, etc. may affect access to water connections.
3. The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

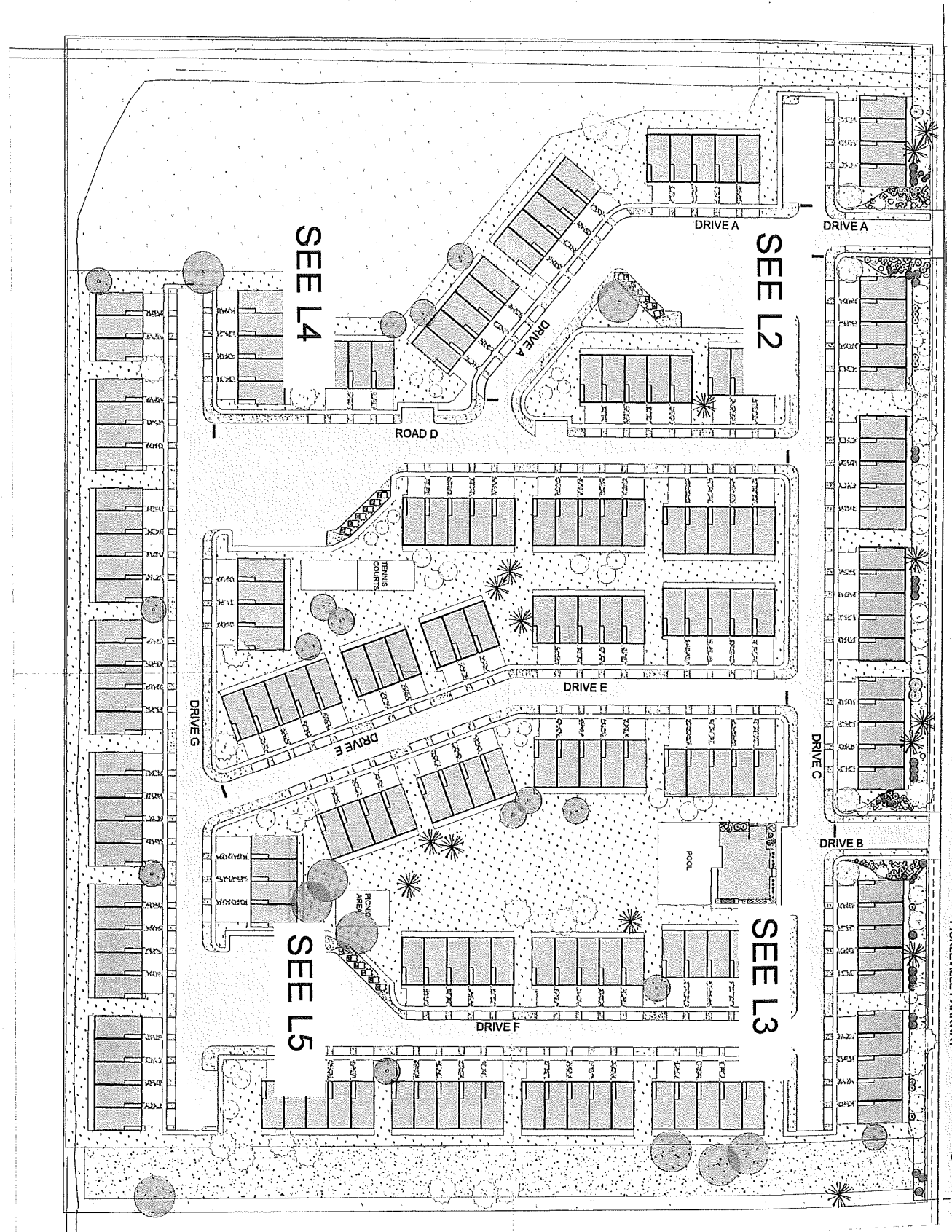
PACKET DOCUMENTATION REQUIREMENTS

- 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.

SWEETWATER TH PC COMMENTS - FINAL PLAT

#	Sheet Number	Comment	#	Comment Responses
GARDEN CITY				
PC REVIEW - QUINN DANCE				
FINAL PLAT - REQUIREMENTS 1	S1	Include right-of-way (ROW) lines and width on plat.	1	ROW LINES AND WIDTHS HAVE BEEN ADDED TO SHEET S1
FINAL PLAT - REQUIREMENTS 3	APPENDIX	Add the language "storm and sanitary" to the word "sewer" in sections 2 and 4 specifically and possibly others to confirm that storm drainage is covered.	3	OWNER IS GETTING A REVISED EASEMENT AGREEMENT
FINAL PLAT - REQUIREMENTS 4	APPENDIX	Provide tax documentation.	4	TAX DOCUMENTATION WILL BE PROVIDED
FINAL PLAT - CERTIFICATIONS 2				
FINAL PLAT - CERTIFICATIONS 2	APPENDIX	Provide current title report.	2	TITLE REPORT WILL BE PROVIDED
FINAL PLAT - CERTIFICATIONS 3				
FINAL PLAT - CERTIFICATIONS 3	APPENDIX	Required water shares or volume necessary for development: a. Volume = 71.23 acre-feet (AF) b. Hodges Canal = 28.04 shares c. Swan Creek Canal = 31.52 shares d. Provide the estimated demand for the clubhouse and the pool volume. These will need to be added to these calculations.	3	WATER SHARES AND CALCULATIONS WILL BE PROVIDED BEFORE FINAL PLAT RECORDING
FINAL PLAT - INFRASTRUCTURE 1				
FINAL PLAT - INFRASTRUCTURE 1		Construction plans still being reviewed and approved.	1	NOTED
FINAL PLAT - INFRASTRUCTURE 2				
FINAL PLAT - INFRASTRUCTURE 2		Bonding quantities and cost will be provided upon construction plan approval.	2	NOTED
FINAL PLAT - STREET IMPROVEMENTS 3				
FINAL PLAT - STREET IMPROVEMENTS 3	S1	Confirm street names with Rich County Recorder and label on the plat clearly.	3	RICH COUNTY RECORDER HAS BEEN CONTACTED AND IS TO PROVIDE PRIVATE STREET ADDRESSING REVIEW



18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

LAI

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

18. K
17. T
16. P
15. A
14. A
13. S
12. F
11. S
10. V
9. A
8. U
7. D
6. U
5. O
4. T
3. D
2. R
1. T

ORDINANCE NO. 24-05
AN ORDINANCE UPDATING THE FINAL PLAT ORDINANCE

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to regulate building and construction in the Town of Garden City; and

WHEREAS, the Garden City Town Council bring conformity to the final plat recording requirements for all development types.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11E-500 SHALL BE UPDATED AS FOLLOWS:

CHAPTER 11E – 503 Time Limitations. The failure to obtain final plat approval by the Council of an approved preliminary plat within twelve months after approval by the Council shall cause all approvals of said preliminary plat to be null and void unless the subdivider applies for, and is granted, a written extension by the Council.

- A. The final plat shall be filed with the Rich County recorder within 12 months after final plat approval by the Council. Failure to file said final plat within that time shall cause all approvals of said final plat to be null and void.
 1. No lots shall be sold, and no building permit shall be issued with regard to any parcel of land within a proposed subdivision until the final plat has been recorded.
 2. **The Mayor or Two Council Members may grant an extension of the time limitations set forth in subsection A of this section, for good cause. Applicant must file with the Clerk in writing, prior to the expiration of said one year period or the time limits imposed.**

APPROVED AND ADOPTED this 8th day of February 2024.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

ORDINANCE NO. 24-05
AN ORDINANCE UPDATING THE FINAL PLAT ORDINANCE
Page 2

Voting	Aye	Nay
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___

ORDINANCE #24-06

AN ORDINANCE UPDATING THE MODIFYING REGULATIONS

WHEREAS, the town of Garden City is a town duly incorporated under the general law of the State of Utah: and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11C-1000 – 11C-1450 AND 11C-1700 SHALL BE UPDATED AS FOLLOWS:

CHAPTER 11C-1100 RE/AG - Residential Estate/Agricultural Zone.

11C-1101 Purpose. To provide areas for large lot residential estate neighbors of a rural character together with a limited number of livestock activities in which the primary use involves raising, producing or keeping plants or animals

11C-1102 5-Acre Minimum Size.

11C-1103 Permitted Uses.

- A. Agriculture as defined herein.
- B. Dwellings for proprietors and employees of the use and animal training.
- C. Breeding or raising of fowl or other animals.
- D. Breeding of domestic animals.
- E. Nurseries and Greenhouses.
- F. Household Pets.
- G. Home Occupation.
- H. Single family dwelling.
- I. Accessory buildings and uses.
- J. Park or Playground.
- K. Landscaping and gardening.

11C-1104 Non-Permitted Uses

- A. Processing of animal or plant products
- B. Milk and feedlots
- C. Livestock Auctions

11C-1105 Conditional Uses.

- A. Church
- B. Public/Private School
- C. Public buildings
- D. Riding Stable. (Public or private with 6 or more horses)
- E. Stable, Private (provided not more than one horse per acre)
- F. Multiple Family Dwelling
- G. Public Utility
- H. Clubhouse
- I. Cemetery
- J. Stands for sale of produce grown on premises
- K. Dude Ranch and Accessory Buildings
- L. Recreational Vehicle Storage Structure
- M. Home Occupation Daycare/Preschool
- N. Golf Course
- O. Kennels
- P. Rodeo
- Q. Overflow Parking
- R. Bed & Breakfast/Inn
- S. Anything under 5 acre minimum not to go less than 1 acre.

11C-1106 Non-Listed Uses, see Ordinance #11C-1005

11C-1107 Area, Width and Setback Regulations.

<u>District</u>	<u>Minimum Setbacks (in feet)</u>		
	<u>Front</u>	<u>Side</u>	<u>Rear</u>
RE/AG-1	30	100 & 12	30
Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split

11C-1108 Height Regulations. No building shall exceed 35 feet in height.

11C-1109 Modifying Regulations.

- A. Side setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot. **For accessory buildings on non-corner lots, see Ordinance 11C-906.**
- B. Rear Setbacks. ~~Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.~~ **For accessory buildings see Ordinance 11C-906.**
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1110 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1200 R-1 Single Family Residential Zone.

11C-1201 Purpose. To provide appropriate locations where low density residential neighborhood may be established, maintained and protected, the regulations also permit the establishment of, with proper controls, the public and semi-public uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

11C-1202 Permitted Uses:

- A. Single family dwellings
- B. Household pets
- C. Accessory uses and buildings
- D. Home Occupations
- E. Landscaping and gardening

11C-1203 Conditional Uses.

- A. Art museum, public
- B. Church
- C. Library, public
- D. Parking lot for permitted use
- E. Public building
- F. Park or playground, public
- G. Public Utility
- H. Public School
- I. Bed & Breakfast/Inn
- J. Family Food Production (on lots over 15,000 only)
- K. Hobby occupations 1/3 of income
- L. Two family dwelling, provided an additional 1,000 square feet to lot size

11C-1204 Non-Listed Uses, see Ordinance ##11C-1005

11C-1205 Height Regulations. No main building shall be erected to a height greater than 35 feet or detached garage greater than 25 feet.

11C-1206 Area, Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
R-1-8	8,000	30	8 & 10	30
R-1-9	9,000	30	8 & 10	30
R-1-10	10,000	30	10 & 14	30
R-1-12	12,000	30	10 & 15	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split

11C-1207 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot. **For accessory buildings on non-corner lots, see Ordinance 11C-906.**

- B. Rear Setbacks. ~~Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet. For accessory buildings see Ordinance 11C-906.~~

- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1208 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1209 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1300 MFR Multiple Family Residence Zone.

11C-1301 Purpose. To provide appropriate locations for apartment house neighborhoods. The regulations permit a variety of multiple family dwellings and necessary public services and activities. Certain retail and service activities which are in harmony with the intent of the regulations are allowed, subject to control.

11C-1302 Permitted Uses.

- A. Dwelling, single family
- B. Dwelling, two, three, and four family, on an individual lot
- C. Household pets
- D. Accessory uses and buildings
- E. Landscaping and gardening

11C-1303 Conditional Uses.

- A. Art museum, public
- B. Boarding house
- C. Church
- D. Dwelling, group
- E. Dwelling, multiple family (greater than 4)
- F. Fraternal beneficial societies
- G. Hospital (not including animal hospital)
- H. Institution providing residence and care for children
- I. Public library
- J. Lodging and/or boarding house (15 persons or less)
- K. Parking lot for permitted or conditional uses
- L. Public buildings
- M. Public park or playground
- N. Public utilities
- O. School
- P. Wedding chapel
- Q. Home Occupation Daycare/Preschool
- R. Home Occupation

11C-1304 Non-Listed Uses, see Ordinance #11C-1005

11C-1305 Height Regulations. No building shall be erected to a height greater than 35 feet.

11C-1306 Area, Width and Setback Regulations.

	Minimum Setbacks (in feet)
--	----------------------------

District	Area in Square Feet	Front	Side	Rear
RM-5	15,000	30	8 & 10	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split

11C-1307 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot. **For accessory buildings on non-corner lots, see Ordinance 11C-906.**
- B. Rear Setbacks. ~~Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rear on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.~~ **For accessory buildings see Ordinance 11C-906.**
- C. Area. For each two-family dwelling or more, 750 square feet additional for each additional family unit in a dwelling structure. For group dwellings, 5,000 square feet for the first separate structure plus 2,000 square feet for each additional separate dwelling structure.
- D. Group Dwellings. These buildings shall be considered as one building for the purpose of front, side and rear setback requirements, the entire group as a unit requiring one front, one rear and two side setbacks as specified for single dwelling structures. Group dwellings shall be not more than two and one-half (2-1/2) stories or 35 feet in height. Each two and one-half (2-1/2) story group dwelling development shall have a minimum court of 30 feet in width and 40 feet in length in addition to its required setbacks. Each one story group dwelling development shall have a minimum court of 20 feet in width and 30 feet in length in addition to its required setbacks. In a group dwelling development, no two separate dwelling structures shall be closer to each other along the sides or ends of a court than 10 feet.
- E. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1308 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1309 Developers Requirements. When ingress and egress is adjacent to existing

residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1400 RR Recreational Residential Zone

11C- 1401 Purpose. To provide appropriate areas for recreational residential developments and related services and activities. Certain retail and service activities which are in harmony with the intent of this chapter are allowed subject to controls and approvals.

11C-1402 Permitted Uses.

- A. Dwelling, single family
- B. Dwelling, two family
- C. Household pets
- D. Accessory uses and buildings
- E. Golf Course
- F. Park or playground
- G. Home Occupation
- H. Landscaping and gardening

11C-1403 Conditional Uses.

- A. Cluster residential dwellings on minimum sites of two (2) acres
- B. Condominium residential dwellings on minimum sites of four (4) acres
- C. Dwelling, group
- D. Dwelling, multiple family
- E. Lodge, private or public
- F. Clubhouse
- G. Riding stable, private or public
- H. Utility structures and easements
- I. Parking lot for permitted or commercial uses
- J. Café or restaurant
- K. Recreational vehicle storage structure
- L. Bed & Breakfast/Inn

11C-1404 Non-Listed Uses, see Ordinance #11C-1005

11C-1405 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

11C-1406 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
RR	12,000	30	8 & 10	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split.

11C-1407 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot. **For accessory buildings on non-corner lots, see Ordinance 11C-906.**
- B. Rear Setbacks. ~~Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.~~ **For accessory buildings see Ordinance 11C-906.**
- C. Area. For each two-family dwelling or more, 750 square feet additional for each additional family unit in a dwelling structure. For group dwellings, 5,000 square feet for the first separate structure plus 2,000 square feet for each additional separate dwelling structure.
- D. Group Dwellings. These buildings shall be considered as one building for the purpose of front, side and rear setback requirements, the entire group as a unit requiring one front, one rear and two side setbacks as specified for single dwelling structures. Group dwellings shall be not more than 35 feet in height. Each dwelling development shall have a minimum court of 30 feet in width and 40 feet in length in addition to its required setbacks. Each one story group dwelling development shall have a minimum court of 20 feet in width and 30 feet in length in addition to its required setbacks. In a group dwelling development, no two separate dwelling structures shall be closer to each other along the sides or ends of a court than 10 feet.
- E. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1408 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions

shall comply with sewer and water requirements.

11C-1409 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1450 HE Hillside Estates

11C – 1451 Purpose: To provide appropriate locations above the Garden City canal, where low density residential neighborhoods may be established and maintained to protect the natural beauty and wildlife. Encourage parks and playgrounds, which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

11C – 1452 Permitted Uses:

- A. Single family dwellings, ¾ acre lots minimum using the Standard Development Option as provided for in Paragraph 11C-1455 or through the Density-Based Alternative Development Option as provided for in Paragraph 11C-1456.
- B. Household Pets
- C. Accessory uses and buildings
- D. Landscaping and Gardening

11C – 1453 Conditional Uses:

- A. Agriculture Tourism
- B. Clubhouse
- C. Golf Course
- D. Parking lot for permitted use
- E. Park or Playground, Public
- F. Home Occupation. Which does not have more than two customers coming and going from the residence at the same time. No parking of construction equipment or storage of material.
- G. Cluster Development
- H. Bed & Breakfast/Inn

11C-1454 Non-Listed Uses, see Ordinance #11C-1005

11C – 1455 Height Regulations. No main building shall be erected to a height greater than 35 feet and no accessory building shall be erected to a height greater than 35 feet.

11C – 1456 Area, Width and Setback Regulations – Standard Development Option

Table 1 –

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
HE	32,670 (3/4 acres)	30	15 & 15	30

11C – 1457 Area, Width and Setback Regulations – Density-Based Alternative Development Option

Property in the Hillside Estates (HE) zone/district may also be subdivided using the following density-based method. Subdivisions may be divided such that the resulting density for the subdivision is in accordance with the density ratio in Table 2. Subdivisions based on density determinants are designed to help protect the city’s basic zoning density and also provide some flexibility for lot sizes within a zone.

- A. Minimum Lot Size. A subdivision divided by using this density-based method may be divided such that all of the lots are at least the minimal size according to the Table 2. Lot may be larger than these minimal lot sizes but may not be smaller.
- B. Maximum Number of Lots in the Subdivision. Regardless of the size of the lots in the subdivision, the development may not have more lots than is allowed by computing the total area of the subdivision, less the Non-Buildable Area in the subdivision and multiplying that by the ratio in Table 2. The total number of lots allowed within a development shall be based on the following table which recognizes that approximately 10% of the land in a subdivision is used for roads and other improvements. The base acreage for density determination is the total acres in the parcel less any “Non-Buildable Areas” as defined in 11A-200. “Number of lots” is synonymous with “number of dwelling units”.

Table 2 –

		Minimum Setbacks			
District	Allowed Density in Lots per Acre	Minimum Lot Size in Sq. Ft. per lot	Front	Side	Rear
HE	1.20	20,000	30	15 & 15	30

- C. Rounding. If the number of lots computed results in a fraction of a lot, the number of allowed lots is rounded (up or down) to the nearest whole number of lots. Results ending in exactly 0.5 may be rounded up.

- D. Building Lot Requirements. Development under the provisions of this Density-Based Method shall be subject to all other applicable ordinances and regulations which govern development activities within the city.

11C-1458 Modifying Regulations

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot. **For accessory buildings on non-corner lots, see Ordinance 11C-906.**
- B. Rear Setbacks. ~~Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all building shall be ten (10) feet.~~ **For accessory buildings see Ordinance 11C-906.**
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with the sewer and water requirements.

Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1700 BD Beach Development Zone.

11C-1701 Purpose. To provide areas along the shoreline of Bear Lake for public and private water-oriented recreational and residential activities.

11C-1702 Permitted Uses.

- A. Single family dwellings
B. Accessory buildings conducive to single-family dwellings.
C. Landscaping and gardening

11C-1703 Conditional Uses.

- A. Note: No structures except those related to marinas will be allowed within thirty (30) feet of the 5,923.65 feet – Rocky Mountain Power datum contour level surrounding Bear Lake which contour represents the high water level of the lake.
- B. Dwelling, two family
C. Dwelling, group

- D. Dwelling, multiple family
- E. Cluster residential dwellings
- F. Lodge, private or public
- G. Clubhouse private or public
- H. Marinas
- I. Home Occupation Daycare/Preschool
- J. Accessory buildings and uses

11C-1704 Non-Listed Uses see Ordinance #11C-1005

11C-1705 Height Regulations. No building shall be erected to a height greater than 35 feet.

11C-1706 Area, Width and Setback Regulations.

District	Area in Square Feet	Minimum Setbacks (in feet)		
		Front	Side	Rear
BD	7,500	30	8 & 10	30
	7500 sq. ft. or less*	25	8 & 10	25

*Lots 7500 sq. ft. or less cannot be split

11C-1707 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot. **For accessory buildings on non-corner lots, see Ordinance 11C-906.**
- B. Rear Setbacks. ~~Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setbacks of another lot, the minimum rear setback for all buildings shall be 10 feet.~~ **For accessory buildings see Ordinance 11C-906.**
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1708 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water restrictions.

11C-1709 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

11C-1802 Permitted Uses.

A.

11C-1803 Conditional Uses.

- A. Any manufacturing, processing, assembling, research, wholesale or storage use.
- B. Accessory buildings and uses customarily incidental to the above uses.
- C. Landscaping and gardening.
- D. Restaurants and service stations.
- E. Manufacture of any of the following products from raw materials; acids, asphalt, carbide, caustic soda, carbon or bone black, cellulose, charcoal, chlorine, fertilizer, hydrogen, industrial alcohol, nitrates of an explosive nature, plastics portland cement, potash, synthetic resins and fibers.
- F. Any of the following processes: distillation of wood or bones; nitrating of cotton or other materials; reduction, refining, smelting and alloying of metals or metal ores; refining of petroleum and petroleum products; slaughtering and packing of animals larger than poultry or rabbits; tanning of raw, green or salted hides or skins.
- G. Storage of fireworks or explosives except where incidental to a permitted use; manufacture of fireworks or explosives not permitted.
- H. Automobile salvage and wrecking operations, and industrial metal, rag, glass or paper salvage operations provided that all operations are conducted within a solid view obscuring wall or fence not less than 8 feet in height.

11C-1804 Non-Listed Uses see Ordinance #11C-1005

11C-1805 Height Regulations. No buildings shall exceed 35 feet.

11C-1806 Area, Width and Setback Regulations. Ten (10) Feet except that for any parcel in the M-1 zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the front, side and rear setbacks as prescribed for the most restrictive adjoining zone shall be maintained in the M-1 zone.

- A. Lots 7500 sq. ft. or less cannot be split.

11C-1807 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

APPROVED AND ADOPTED this 8th day of February 2024.

APPROVED:

ATTEST:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:

	Aye	Nye
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___