

## Town of Garden City

69 N. Paradise Parkway, Bldg B.  
P.O. Box 207  
Garden City, UT 84028

Phone: (435) 946-2901

Email: [office@gardencityutah.gov](mailto:office@gardencityutah.gov)

### Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk by the due date listed on the "Procedure for Submittal Poster" for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

### INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☐ **Subdivision Plat:** \$3,000 Deposit \* 11E  
Preliminary Plat: \$500 per plat + \$10 per lot 11E-400  
Final Plat: \$500 per plat + \$10 per lot 11E-500  
Amended Plat: \$300 per plat  
*Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- ☐ **Condominium Plat:** \$3000 Deposit \* Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:  
Condominium Plat: \$500 per plat + \$10 per lot 11E-524  
Townhouse Plat: \$500 per plat + \$10 per lot 11E-525  
*Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat*
- ☐ **Planned Unit Development or Planned Residential Development (PUD or PRUD):**  
\$3,000 Deposit \* 11C-1950, 11F & 11 E  
Preliminary PUD Development Plan: \$1,000 11F-103  
Final Development Plan: \$1,000 11F-107  
*PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat*
- ☐ **Readjustment of Lot Lines or Lot Splits:** \$250 11E-506  
*Packets must include A, B, C, D, E, & F. Also, a deed for each lot*
- ☐ **Vacation of Subdivision:** \$300 11E-523  
*Packets must include A, 20 of B, 4 of C, D, E, & F*
- ☒ **Amended Subdivision:** \$300  
*Packets must include A, B, C, D, E & F*
- ☐ **Conditional Use Permit:** \$300  
*CUP packets must include A, 9 of B, D, E, & F*
- ☐ **Variance:** \$250 11B-308  
*Variance Packets must include A, B, D, E, & F*
- ☐ **Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300  
*Annexation packets must include A, 20 of B, 4 of C, D, E, & F*

- ☐ **Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre  
(Maximum of \$1,000) 11A-302  
*Zone Change packets must include A, 20 of B, 4 of C, D, E, & F*
- ☐ **Encumbrance:** \$250  
*Encumbrance Packets must include A, B (only 9), D, E, & F*
- ☐ **Un-Encumbrance:** \$250  
*Un-Encumbrance Packets must include A, B (only 9), D, E, & F*
- ☐ **Appeal:** \$250  
*Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.*
- ☐ **Extension of Time:**  
*Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.*
- ☐ **Other Land Use Permits:** \$50  
*Packets must include A, B, D, E, & F*
- ☐ **Water Share Transfer:**  
*Water Share Transfer Packets must include A*
- ☐ **PID:** \$2000  
*Review the Garden City PID Policy for requirements. 9 copies of the required.*
- ☐ **AEG Meeting, (Affected Entity Group):** \$350 Deposit  
*Packets must include A, 10 of B*

**Note:**

\* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.

\*\* Land Use Fees are set by Resolution (Garden City Resolution 23-03). Applicants are responsible for paying application fees and any Garden City attorney, engineering, and administrative costs not covered by the application fee.

**PACKET DOCUMENTATION REQUIREMENTS**

- A. Completed Garden City "Application for Project Review" form.✓
- B. 11"x14' or 11"x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**✓
- C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100') ✓
- D. A legal description and current ownership plat of the property.✓
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

**Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at [www.gardencityut.us](http://www.gardencityut.us).**

## Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

Ordinance Reference:

- |                                                                             |                                             |
|-----------------------------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Annexation                                         | 11A-301                                     |
| <input type="checkbox"/> Appeal                                             | 11B-400                                     |
| <input type="checkbox"/> Conditional Use Permit                             | 11C-500                                     |
| <input checked="" type="checkbox"/> Condominium/Townhouse                   | 11E-524 or 11E-525                          |
| <input type="checkbox"/> Encumbrance                                        |                                             |
| <input type="checkbox"/> Extension of Time                                  | Subdivision 11E-503/PUD or PRUD 11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment                      | 11E-506                                     |
| <input checked="" type="checkbox"/> Plat Amendment (Subdivision)            |                                             |
| <input type="checkbox"/> PUD Development Plan                               | 11C-1950, 11E-100, and 11F-100              |
| <input checked="" 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"/> Public Infrastructure District                     | Garden City PID Policy                      |
| <input type="checkbox"/> Other Land Use Permit _____                        |                                             |

Project Name: Sweetwater Resort Current Zone: C4 Proposed Zone: C4

Property Address: Picklewell Parkway & Sweetwater Parkway

Parcel # 36-04-00-~~1185~~ 055

Contact Person: Tyson Lund Phone #: 305-333-9548

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): Bear Lake Towns, LLC Phone #: 305-333-9548

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

Project Start date: Fall 2024 Completion date: Summer 2026

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

Project Previously Approved. Amending plat to allow for different unit types & updating phasing plan.

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

Non-residential building size: Approx 5,000 sqft Clubhouse

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.**

 Bear Lake Towns, LLC  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record

Office Use Only

Date Received: 11/12/24

Fee: \$300.00

By: SA

ARCHITECTURAL BUILDING TYPE  
PER ARCHITECTURAL PLANS,  
SEE PLANS

## PHASE 1A/1B BUILDINGS

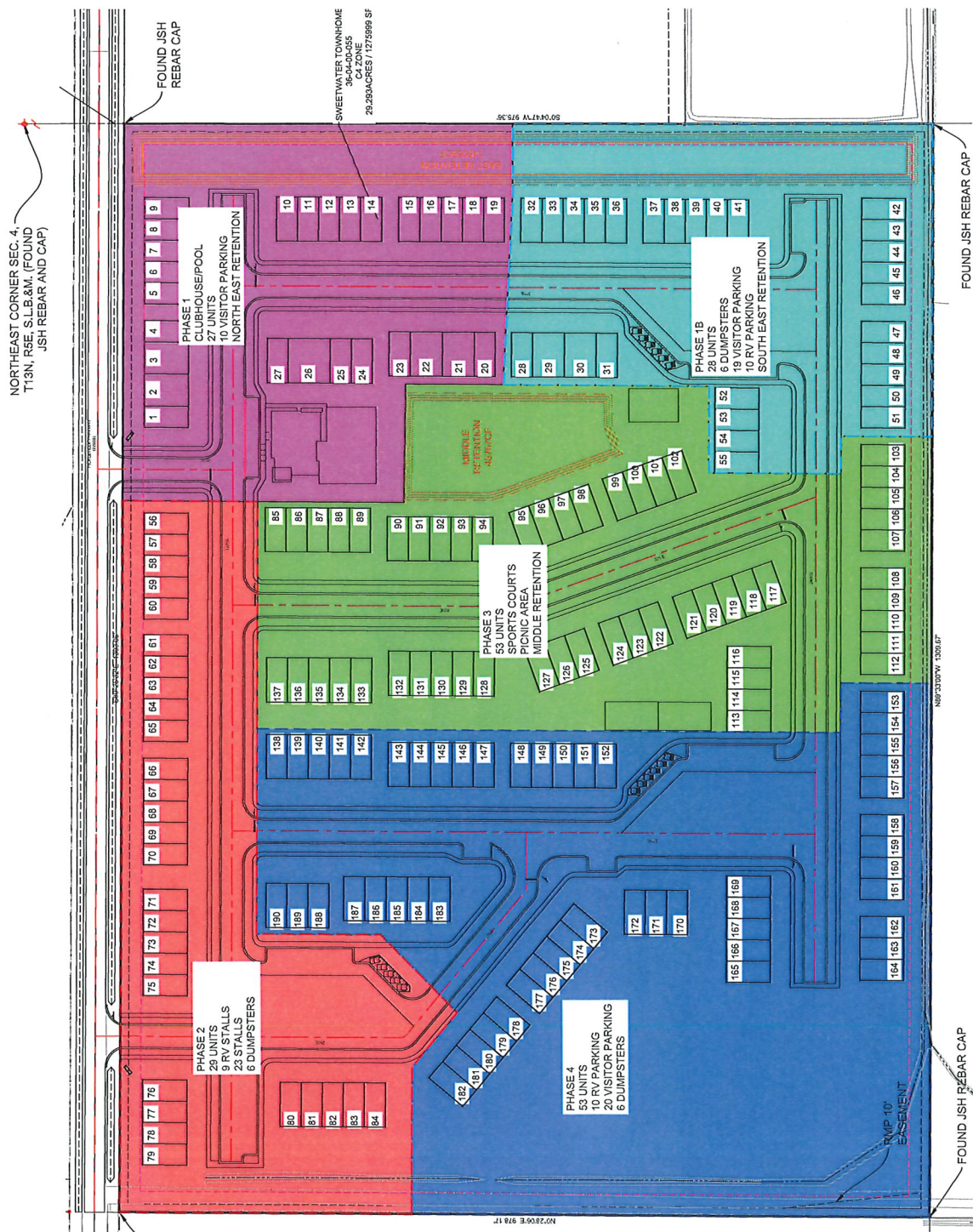
TYPE 1 - 1 BUILDING  
TYPE 2 - 0 BUILDINGS  
TYPE 3 - 3 BUILDINGS  
TYPE 4 - 1 BUILDING  
TYPE 5 - 7 BUILDINGS

1A - 27 UNITS

1B-28 UNITS

PHASE 1 REVISION 190 UNITS TOTAL

PHASES 2,3,4 BUILDING TYPE AND UNITS TO  
BE REVISED AS NEEDED



## An aerial photograph of a coastal area. A large, prominent star-shaped building is visible on the right side of the image. The building is surrounded by other structures and greenery. The coastline is visible on the left, with a road and some smaller buildings along the shore. The water is dark blue.

CITY, RICH COUNTY, UTAH  
NOVEMBER 2024

[illegible][illegible][illegible]

STATE OF UTAH )  
COUNTY OF RICH )  
\$  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, personally appeared before me ERIC THOMAS, whose identity is personal-  
ly known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, that say that he is the  
MANAGER OF BEAR LAKE TOWNS, LLC, and that said document was signed by him/hir in behalf of said "Corporation  
County of its Bylaws, or (resolution of its Board of Directors), and said ERIC THOMAS acknowledge to me said

[illegible]

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
CHAIRPERSON

WASTE DISPOSAL SYSTEM APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

\_\_\_\_\_  
SIGNATURE

CITY ENGINEERS CERTIFICATE

SENT TO THE GARDEN CITY COUNCIL ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED

APPROVAL  
GARDEN CITY FIRE DISTRICT

CULINARY WATER SYSTEM APPROVAL,  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
\_\_\_\_\_  
SIGNATURE

BEAR LAKE SPECIAL SERVICE DISTRICT  
WASTE SPECIAL DISTRICT APPROVAL  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024  
\_\_\_\_\_  
SCHOOL CLERK

**CITY ENGINEERS CERTIFICATE**

I HEREBY CERTIFY THAT THE REQUESTED PUBLIC IMPROVEMENT MEETS THE MINIMUM DESIGN, CONSTRUCTION, MATERIALS, MAINTENANCE, AND FINISHING STANDARDS AND REQUIREMENTS FOR THE SUBMITTED CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PROJECT AND FOUND IT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

GARDEN CITY FIRE DISTRICT  
APPROVAL \_\_\_\_\_  
I HAVE KNOWLEDGE OF THE  
DESCRIPTION OF THE VILLAGE AT LIGHTHOUSE POINT -  
PAID FOR BY THE CITY OF GARDEN CITY. I HEREBY  
CONCUR WITH THE CITY PERFORMANCE APPRAISAL  
THURSDAY AND NOW IN FORCE AND EFFECT.

SIGNED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004  
FIRE CHIEF \_\_\_\_\_

GARDEN CITY WATER DISTRICT APPROVAL

CULINARY WATER SYSTEM APPROVAL

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_

SIGNATURE

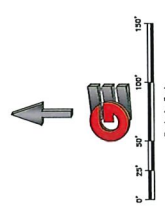
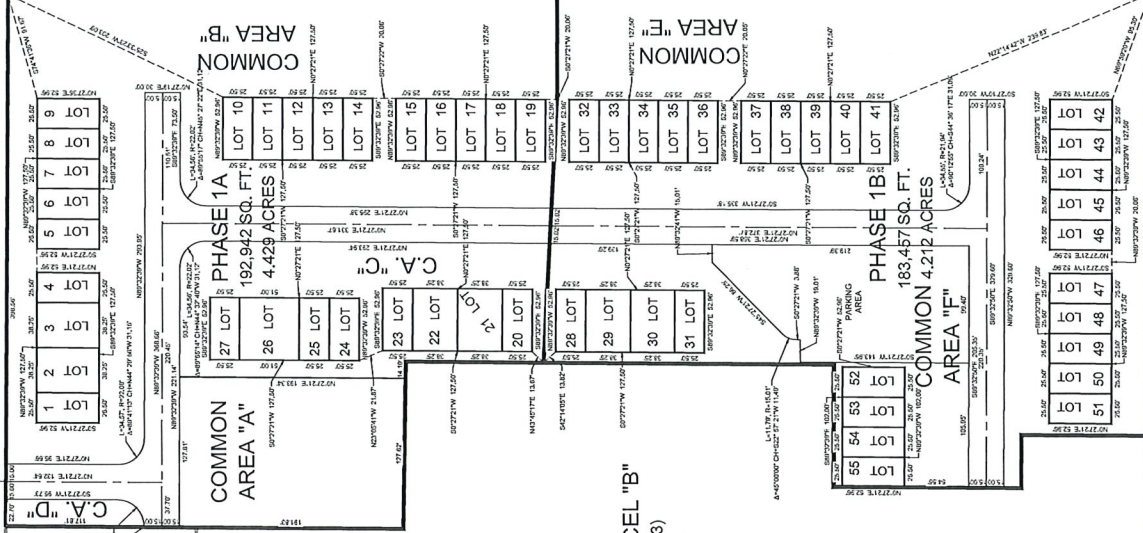
SWEETWATER TOWNHOMES PHASE 1  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
GARDEN CITY, RICH COUNTY, UTAH, NOVEMBER 2024

36-04-00-056

REMAINDER PARCEL "A"  
(FUTURE PHASE 2)  
204,802 SQ. FT.  
4.702 ACRES

REMAINDER PARCEL "B"  
(FUTURE PHASE 3)  
281,677 SQ. FT.  
6.466 ACRES

REMAINDER PARCEL "C"  
(FUTURE PHASE 4)  
413,119 SQ. FT.  
9.484 ACRES



DEVELOPER:  
CLYDE W. CONSTRUCTORS  
1000 N. 1000 E. SUITE 100  
NORTH OGDEN, UTAH

S2 4

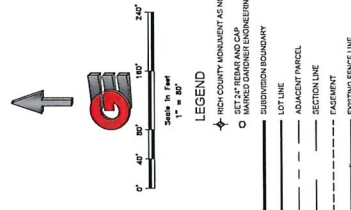
COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED AT \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_, RECORDED  
FOR \_\_\_\_\_ BY \_\_\_\_\_

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL LAND SURVEYING  
P 801.476.0282 E 801.476.0406

LOCATED IN THE NORTHEASTQUARTER OF SECTION 4,  
TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
GARDEN CITY, RICH COUNTY, UTAH, NOVEMBER 2024

A PART OF THE NORTHEAST QUARTERS OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 6 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING ONE FOOT SOUTH 07°04'00" WEST 358.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND A POINT BEING ONE FOOT SOUTH 07°04'00" WEST 358.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 89°25'32" WEST 451.29 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (BASIS OF BEARING BEING THE NORTH LINE OF SAID NORTHEAST QUARTER WHICH BEARS SOUTH 89°25'32" EAST NAD 83 TO STATE PLANE GRID BEARING); RUNNING THENCE SOUTH 06°27'00" WEST 107.70 FEET; THENCE SOUTH 89°25'32" WEST 131.10 FEET; THENCE SOUTH 89°25'32" WEST 131.10 FEET; THENCE SOUTH 07°26'00" EAST 352.03 FEET; THENCE SOUTH 84°05' FEET; THENCE NORTH 07°15'41" WEST 176.16 FEET; THENCE NORTH 07°26'00" EAST 352.03 FEET; THENCE SOUTH 89°25'32" EAST 151.77 FEET TO THE POINT OF BEGINNING, CONTAINING 204.80 ACRES SQUARE FEET OR 4 ACRES.

[illegible][illegible]

|                                                                                       |                                                                                                                                                                                                                    |                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S3</b><br>DIVISOR:<br>OLYMPIAN CONSTRUCTORS<br>1000 WEST 1700<br>NORTH OGDEN, UTAH | 4                                                                                                                                                                                                                  | COUNTY RECORDER<br>ENTRY NO. _____<br>FILED FOR _____ AND _____<br>AT _____ IN BOOK _____ OF OFFICIAL<br>RECORDS, PAGE _____, RECORDED<br>FOR _____<br>COUNTY RECORDER<br>BY: _____ |
|                                                                                       |  <b>GARDNER ENGINEERING</b><br>CIVIL & LAND PLANNING<br>1000 WEST 1700 NORTH OGDEN, UTAH 84242<br>P 801.470.2022 F 801.470.0066 |                                                                                                                                                                                     |

**SWEETWATER TOWNHOMES PHASE 1**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 13 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,  
 GARDEN CITY, RICH COUNTY, UTAH, NOVEMBER 2024

| LOT NUMBER | ADDRESS | AREA         | LOT NUMBER | ADDRESS | AREA         | LOT NUMBER | ADDRESS | AREA           |
|------------|---------|--------------|------------|---------|--------------|------------|---------|----------------|
| 1          |         | 1350 SQ. FT. | 29         |         | 2025 SQ. FT. | C.A. "A"   |         | 24575 SQ. FT.  |
| 2          |         | 2025 SQ. FT. | 30         |         | 2025 SQ. FT. | C.A. "B"   |         | 79858 SQ. FT.  |
| 3          |         | 2025 SQ. FT. | 31         |         | 1350 SQ. FT. | C.A. "C"   |         | 20910 SQ. FT.  |
| 4          |         | 1350 SQ. FT. | 32         |         | 1350 SQ. FT. | C.A. "D"   |         | 2569 SQ. FT.   |
| 5          |         | 1350 SQ. FT. | 33         |         | 1350 SQ. FT. | C.A. "E"   |         | 87180 SQ. FT.  |
| 6          |         | 1350 SQ. FT. | 34         |         | 1350 SQ. FT. | C.A. "F"   |         | 36,385 SQ. FT. |
| 7          |         | 1350 SQ. FT. | 35         |         | 1350 SQ. FT. |            |         |                |
| 8          |         | 1350 SQ. FT. | 36         |         | 1350 SQ. FT. |            |         |                |
| 9          |         | 1350 SQ. FT. | 37         |         | 1350 SQ. FT. |            |         |                |
| 10         |         | 1350 SQ. FT. | 38         |         | 1350 SQ. FT. |            |         |                |
| 11         |         | 1350 SQ. FT. | 39         |         | 1350 SQ. FT. |            |         |                |
| 12         |         | 1350 SQ. FT. | 40         |         | 1350 SQ. FT. |            |         |                |
| 13         |         | 1350 SQ. FT. | 41         |         | 1350 SQ. FT. |            |         |                |
| 14         |         | 1350 SQ. FT. | 42         |         | 1350 SQ. FT. |            |         |                |
| 15         |         | 1350 SQ. FT. | 43         |         | 1350 SQ. FT. |            |         |                |
| 16         |         | 1350 SQ. FT. | 44         |         | 1350 SQ. FT. |            |         |                |
| 17         |         | 1350 SQ. FT. | 45         |         | 1350 SQ. FT. |            |         |                |
| 18         |         | 1350 SQ. FT. | 46         |         | 1350 SQ. FT. |            |         |                |
| 19         |         | 1350 SQ. FT. | 47         |         | 1350 SQ. FT. |            |         |                |
| 20         |         | 1350 SQ. FT. | 48         |         | 1350 SQ. FT. |            |         |                |
| 21         |         | 2025 SQ. FT. | 49         |         | 1350 SQ. FT. |            |         |                |
| 22         |         | 2025 SQ. FT. | 50         |         | 1350 SQ. FT. |            |         |                |
| 23         |         | 1350 SQ. FT. | 51         |         | 1350 SQ. FT. |            |         |                |
| 24         |         | 1350 SQ. FT. | 52         |         | 1350 SQ. FT. |            |         |                |
| 25         |         | 1350 SQ. FT. | 53         |         | 1350 SQ. FT. |            |         |                |
| 26         |         | 2700 SQ. FT. | 54         |         | 1350 SQ. FT. |            |         |                |
| 27         |         | 1350 SQ. FT. | 55         |         | 1350 SQ. FT. |            |         |                |
| 28         |         | 1350 SQ. FT. |            |         |              |            |         |                |



**GARDNER  
ENGINEERING**  
CIVIL • LAND PLANNING  
SURVEYING • LAND SURVEY  
1000 WEST MAIN STREET, SUITE 100  
MONTICELLO, UTAH 84403  
PHONE: 435.833.1234

**S4**

**4**

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL

RECORDS, PAGE \_\_\_\_\_, RECORDED

FOR \_\_\_\_\_

COUNTY RECORDER

BY \_\_\_\_\_