



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:** \$3,000 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.

EXHIBIT A:
APPLICATION FOR PERMIT REVIEW

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):

| | |
|---|--|
| <input type="checkbox"/> Annexation | Ordinance Reference: |
| <input type="checkbox"/> Appeal | 11A-301 |
| <input checked="" type="checkbox"/> Conditional Use Permit | 11B-400 |
| <input type="checkbox"/> Condominium/Townhouse | 11C-500 |
| <input type="checkbox"/> Encumbrance | 11E-524 or 11E-525 |
| <input type="checkbox"/> Extension of Time | |
| | |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment | Subdivision 11E-503/PUD or PRUD 11F-107- |
| <input type="checkbox"/> Plat Amendment (Subdivision) | A-2 |
| <input type="checkbox"/> PUD Development Plan | |
| <input type="checkbox"/> PUD Phase Approval/Preliminary or Final | 11E-506 |
| <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 | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> Vacation of Subdivision | 11E-100 |
| <input type="checkbox"/> Variance | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> Water Transfer | 11E-523 |
| <input type="checkbox"/> Zone Change | 11B-308 |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group) | 13A-1300 |
| | |
| <input type="checkbox"/> Other Land Use Permit _____ | |

Project Name: Bear Lake Marina Side KOA Expansion Current Zone: C1&C3 Proposed Zone: C1&C3

Property Address: 485 N Bear Lake Blvd. Garden City, UT. 84028. Rich County.

Parcel # 41 16 00 062

Contact Person: Weston Heidzig (CIVIL) Phone #: 925-450-3750

E-mail address: wheidzig@sanbell.com

Mailing Address: 7077 Koll Center Parkway, Suite 210. Pleasanton, CA.

Applicant (if different): Sara Lohstroh (KOA REP) Phone #: 828-606-2501

Mailing Address: 1205 N. Transtech Way - Billings MT, 59102.

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

Mailing Address: _____

Project Start date: SPRING 2026 Completion date: 2027-2028

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

See attached "PROJECT DESCRIPTION"

Lot Size in acres or square feet: 5.13+/- AC Number of dwellings or lots: 41 SITES + 1 MANAGERS HOUSE

Non-residential building size: 500+/- SQFT AMENITY BUILDING + 3,058+/- EXISTING MAINTENANCE SHOP

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: _____

EXHIBIT B:

PROJECT DESCRIPTION

BEAR LAKE MARINA SIDE KOA HOLIDAY EXPANSION

PROJECT DESCRIPTION

Kampgrounds of America (KOA) is proposing an expansion to their existing Bear Lake Marina Side Holiday site. The proposed expansion is on an approximately 5.13+/- Acre parcel of land located on the southwesterly corner of their existing facility between existing Paradise Parkway and existing Bear Lake Blvd. The proposed facility will consist of 36 Sites total as a combination of RV Pull-Through and RV Back-In sites. The project will also provide 6 Trailer Parking spots located on the southern side of the property for additional storage space separate from the standard sites. 1 Managers House will be installed on the SW corner of the property to house a site manager full time.

This expansion will provide utility hookups (water, sanitary, electrical), drive access for pull through sites, back in sites, improvements to existing maintenance facility shop building, and access to existing amenities located on adjacent existing Holiday Site. New amenity installations include a bath house and dog park.

EXHIBIT C:
CIVIL LAND USE SET



BEAR LAKE KOA HOLIDAY EXPANSION LAND USE PLAN SET

GARDEN CITY

RICH COUNTY UTAH

JULY 2025

OWNER/DEVELOPER:

KAMPGROUNDS OF AMERICA
1205 N. TRANSTECH WAY
BILLINGS, MONTANA 59102
(828) 606-2501

CIVIL ENGINEER:

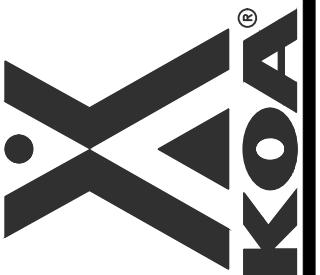
SANBELL
2290 DIAMOND BOULEVARD, SUITE 100
CONCORD, CA 94520
(925) 685-4569



VICINITY MAP
NOT TO SCALE

Sanbell
Intelligent Infrastructure. Enduring Communities.

**PRELIMINARY
NOT FOR
CONSTRUCTION**



**BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL**

COVER SHEET

GARDEN CITY

RICH COUNTY

UTAH

| SHEET NO. | SHEET INDEX |
|-----------|----------------------------------|
| C1.0 | COVER SHEET |
| C2.0 | EXISTING CONDITIONS & DEMOLITION |
| C3.0 | SITE PLAN |
| C4.0 | GRADING PLAN |
| C5.0 | UTILITY PLAN |
| C6.0 | LANDSCAPE PLAN |
| C7.0 | CONSTRUCTION TIMELINE |
| C8.0 | DETAILS |
| C9.0 | AMENITY & SERVICES EXHIBIT |
| C9.1 | FIRE ACCESS EXHIBIT |
| C9.2 | 45° RV ACCESS EXHIBIT |
| C9.3 | WASTE COLLECTION ACCESS EXHIBIT |
| C9.4 | RV TRAILER ACCESS EXHIBIT |

| REVISIONS | NO. |
|----------------|-----|
| DATE: 07/16/25 | NO. |
| SCALE: | |
| DESIGN: WH | |
| DRAWN: WH | |
| APPROVED: DL | |
| JOB NO: 240048 | |

SITE DATA

PARCEL NUMBER: 41-16-000-0062
SITE ACREAGE: 5.13± ACRES

RV SITE (PULL-THRU): 24 (2,700 SQFT EACH)
RV SITE (BACK-IN): 12 (2,200 SQFT EACH)
TRAILER PARKING: 6 STALLS (12'X66')

RV SITES PER ACRE: 8

MANAGERS HOUSE: 1,920 SQFT (64'X30')
MANAGERS GARAGE: 576 SQFT (24'X24')
EXISTING SHOP: 3,057± SQFT
BATH HOUSE: 500 SQFT
DOG PARK: 1,038 SQFT

AMENITY INFORMATION

THIS PROJECT IS CONSIDERED AN EXPANSION OF THE EXISTING KOA HOLIDAY SITE TO THE NORTH. SEE SHEET C9.0 FOR AMENITY INFORMATION COMPLIANT WITH GARDEN CITY ORDINANCE 11C-706.B.6.

ZONING INFORMATION

EXISTING: C1&C3 = 5.13± ACRES
PROPOSED: C1&C3 CONDITIONALLY USED AS RV PARK = 5.13± ACRES

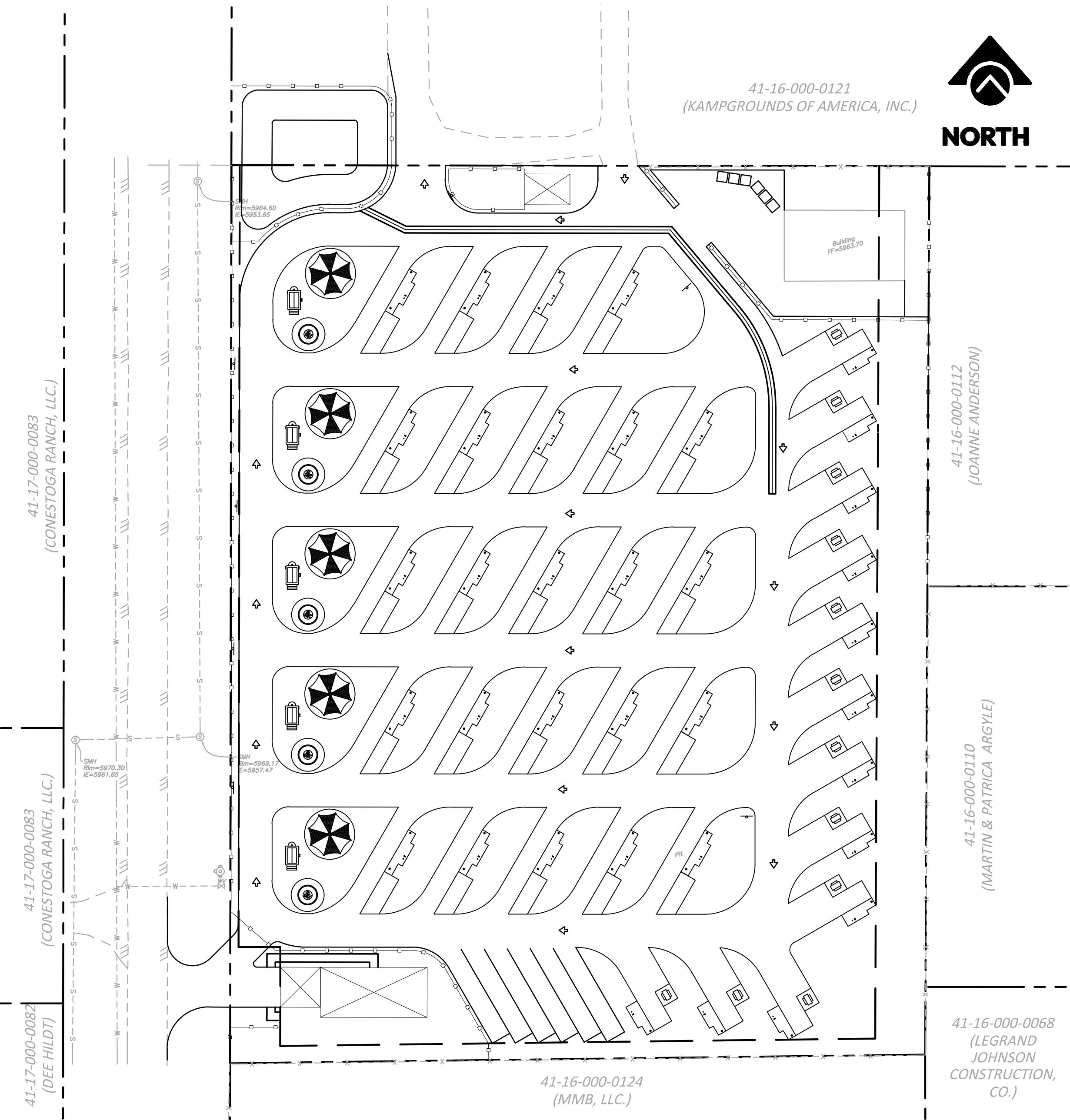
LAND USE INFORMATION

EXISTING LAND USE: UNDEVELOPED COMMERCIAL
PROPOSED LAND USE: RV PARK

SCALE: 1" = 50'

50 25 0 50 100 150
SCALE IN FEET

C1.0
1 OF 13





41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)

NORTH

Sanbell
Intelligent Infrastructure. Enduring Communities.

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

41-16-000-0124
(MMB, LLC.)

41-16-000-0124
(MMB, LLC.)

41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)

41-16-000-0110
(MARTIN & PATRICA ARGYLE)

41-16-000-0112
(JOANNE ANDERSON)

PRELIMINARY
NOT FOR
CONSTRUCTION

X
KOA

BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL
EXISTING CONDITIONS & DEMOLITION
GARDEN CITY RICH COUNTY UTAH

| DATE: 07/16/25 | NO.: | REVISIONS |
|------------------|------|---------------|
| SCALE: 1"=30' | | |
| DESIGN: WH | | |
| DRAWN: WH | | |
| APPROVED: DL | | |
| JOB NO: 240048 | | |
| DRAWING NUMBER: | | |
| 30 15 0 30 60 90 | | SCALE IN FEET |

C2.0
2 OF 13



41-17-000-0083
CONESTOGA RANCH, LLC

41-17-000-0083
CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

16-000-0068
LEGRAND
JOHNSON
INSTRUCTION
CO.)

(MARTIN & PATRICIA ARGYLE)
PROTECT FEN

(JUANNE ANDERSON)

BEAR LAKE KOA HOLIDAY EXPANSION LAND USE SUBMITTAL

SITE PLAN

1

2

Scalpel

SCALE IN MILES

3 OF 1

3 OF 1



41-17-000-0083
(CONESTOGA RANCH, L

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

41 16 227-006
ME 5971.22
(LEGRAND
JOHNSON
CONSTRUCTION
CO.)

5968.44

5968.92

S 0°15'55" W

5968.92 30°48'54" W by Record

5963.92

532.26

2.17

NORTH

PL PRIVACY FENCE (SEE DETAIL 9/C8.0)

EXISTING ROAD

6" ROCK BLANKET EMERGENCY RELEASE PATH

±5963.9

EXISTING DITCH

±5962.5

TOB 5963.5

OVERFLOW WSE 5963.0

1' FREEBOARD

12" RCP

OUTFALL PIPE

CONTROL STRUCTURE

5' STORAGE

5957.5

TOB 5963.5

WSE 5962.5

GRADING TO CONFORM INTO EXISTING ROAD

PRIVACY FENCE (SEE DETAIL 9/C8.0)

SECTION A-A
N.T.S.

BASIN SOIL MEDIA (TO INCORPORATE TREATMENT AND INFILTRATION IF REQUIRED)

PROJECT NAME: BEAR LAKE MARINA SIDE KOA EXPANSION
LOCATION: BEAR LAKE, GARDEN CITY, RICH COUNTY

Weighted C Calculation

| SITE LAYOUT FEATURES | SQFT | ACRES | C VALUE | C* SQFT | CUMULATIVE C | WEIGHTED C |
|----------------------------|--------|--------|---------|----------|--------------|------------|
| Back-In Pads Concrete | 2903 | 0.0666 | 0.80 | 2322.40 | 3% | 0.03 |
| Pull-Through Pads Concrete | 4322 | 0.0992 | 0.80 | 3457.60 | 5% | 0.04 |
| Concrete Sidewalk | 418 | 0.0096 | 0.80 | 334.40 | 0% | 0.00 |
| Concrete Valley Gutter | 1445 | 0.0332 | 0.80 | 1156.00 | 2% | 0.01 |
| Buildings Existing | 3057 | 0.0702 | 0.80 | 2445.60 | 3% | 0.03 |
| Buildings Proposed | 3000 | 0.0689 | 0.80 | 2400.00 | 3% | 0.03 |
| Luxury Canopy | 3530 | 0.0810 | 0.80 | 2824.00 | 4% | 0.03 |
| Landscape | 83246 | 1.9111 | 0.20 | 16649.20 | 22% | 0.04 |
| Gravel | 121329 | 2.7853 | 0.35 | 42465.15 | 57% | 0.20 |
| Total | 223250 | 5.13 | | 74054.35 | 100% | 0.41 |

Allowable Q Calculation

| | |
|---------------------------------|-------|
| Allowable Release Rate (CFS/AC) | 0 |
| Q Site Allowable (CFS) | 0.000 |

100 YR Design Storm Calculations

| Time (MINUTES) | NOAA Data (IN) | Intensity (IN/HR) | Allowable Runoff (CF) | Design Q=CIA(CFS) | Actual Runoff | Required Storage (CF) |
|----------------|----------------|-------------------|-----------------------|-------------------|---------------|-----------------------|
| 5 | 0.479 | 5.748 | 0.000 | 11.992 | 3597.503 | 3597.503 |
| 10 | 0.730 | 4.380 | 0.000 | 9.138 | 5482.625 | 5482.625 |
| 15 | 0.904 | 3.616 | 0.000 | 7.544 | 6789.442 | 6789.442 |
| 30 | 1.220 | 2.440 | 0.000 | 5.090 | 9162.743 | 9162.743 |
| 60 | 1.510 | 1.510 | 0.000 | 3.150 | 11340.772 | 11340.772 |
| 120 | 1.700 | 0.850 | 0.000 | 1.773 | 12767.756 | 12767.756 |
| 180 | 1.790 | 0.597 | 0.000 | 1.245 | 13443.696 | 13443.696 |
| 360 | 2.070 | 0.345 | 0.000 | 0.720 | 15546.621 | 15546.621 |
| 720 | 2.490 | 0.208 | 0.000 | 0.433 | 18701.008 | 18701.008 |
| 1440 | 2.820 | 0.118 | 0.000 | 0.245 | 21179.454 | 21179.454 |

Design Recommendations per Calculations for Design Storm

| Design Recommendations per Calculations for Design Storm | | |
|--|--------|----|
| Minimum Storage Required | 21,179 | CF |
| Storage Provided | 31,816 | CF |

30 15 0 30 60

SCALE IN FEET

| | | | |
|---|-----|--|--|
| BEAR LAKE KOA HOLIDAY EXPANSION LAND USE SUBMITTAL | | GRADING PLAN RICH COUNTY UTAH | |
| DATE: 07/16/25 | NO. | REVISIONS | |
| SCALE: 1" = 30' | | | |
| DESIGN: VVH | | | |
| DRAWN: VVH | | | |
| APPROVED: DL | | | |
| JOB NO: 240048 | | | |
| DRAWING NUMBER: 4-13 | | | |
| 44.0 | | | |



41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)



NORTH

LEGEND

- 4" CONCRETE PATIO/WALKWAY
- CONCRETE VALLEY GUTTER
- GRAVEL ROAD (SEE DETAILS 4-7/C8.0)
- GRAVEL LANDSCAPE (3/4" OR LESS CRUSHED GRAVEL)
- GRASS LANDSCAPE
- 5 GAL SHRUB (SPECIES TBD)
- 15 GAL TREE (SPECIES TBD)

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PRELIMINARY
NOT FOR
CONSTRUCTION

KOA

BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL
LANDSCAPE PLAN

GARDEN CITY
RICH COUNTY
UTAH

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

Parkway

NEW TREE
15 GAL
(TYP)

1495.59'

SMH
Rim=5970.30
IE=5961.65

(East by Record)
S 89°54'31" E
50.00'

(S 89°55'40" E 418' by Record)
S 89°54'31" E

208.50' to
JSH rebar

S 89°17'04" W
(N 89°12'00" W by Record)

416.34'

41-16-000-0124
(MMB, LLC.)

418.00'

Large Bush

Building
FF=5963.70

5964.60
5953.65

558.12'

532.26'

30' SETBACK BUFFER
PROVIDES SCREENING
VIA NEW FENCE,
SHRUBS, AND TREES

NEW TREE
15 GAL
(TYP)

10.0' GRAVEL BUFFER

20.0' GRASS BUFFER

NEW SHRUB
5 GAL
(TYP)

S 015'55" W
(S 014'54" E by Record)

41-16-000-0110
(MARTIN & PATRICIA ARGYLE)

41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)

30 15 0 30 60 90

SCALE IN FEET

DRAWING NUMBER
C6.0

6 OF 13

LANDSCAPE REQUIREMENTS PER GARDEN CITY
ORDINANCE NO. 11C-706.B.11

TREES REQUIRED: 1 TREE PER EACH 2 SPACES = 36 SPACES/2 = 18 TREES REQUIRED

TREES PROPOSED: 25 (3' MIN HEIGHT)
SHRUBS PROPOSED: 29

LANDSCAPE REQUIREMENTS PER GARDEN CITY
ORDINANCE NO. 11C-706.B.12

SCREENING & BUFFER AREA REQUIRED: 30' REAR SETBACK W/ SCREENING FROM ADJACENT USE.

SCREENING & BUFFER AREA PROPOSED: 30' REAR SETBACK WITH 10' GRAVEL STRIP, 20' GRASS STRIP. GRAVEL STRIP TO INCLUDE SHRUBS SPACED 15' O.C. GRASS STRIP TO INCLUDE TREES SPACED APPROXIMATELY 40' O.C. TREES TO BE MIN 3' HIGH PER CODE 11C-706.B.11.



SCALE IN FEET

DATE: 07/16/25 NO. REVISIONS

SCALE: 1=30

DESIGN: WH

DRAWN: WH

APPROVED: DL

JOB NO: 240048

DRAWING NUMBER

C6.0

6 OF 13



41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

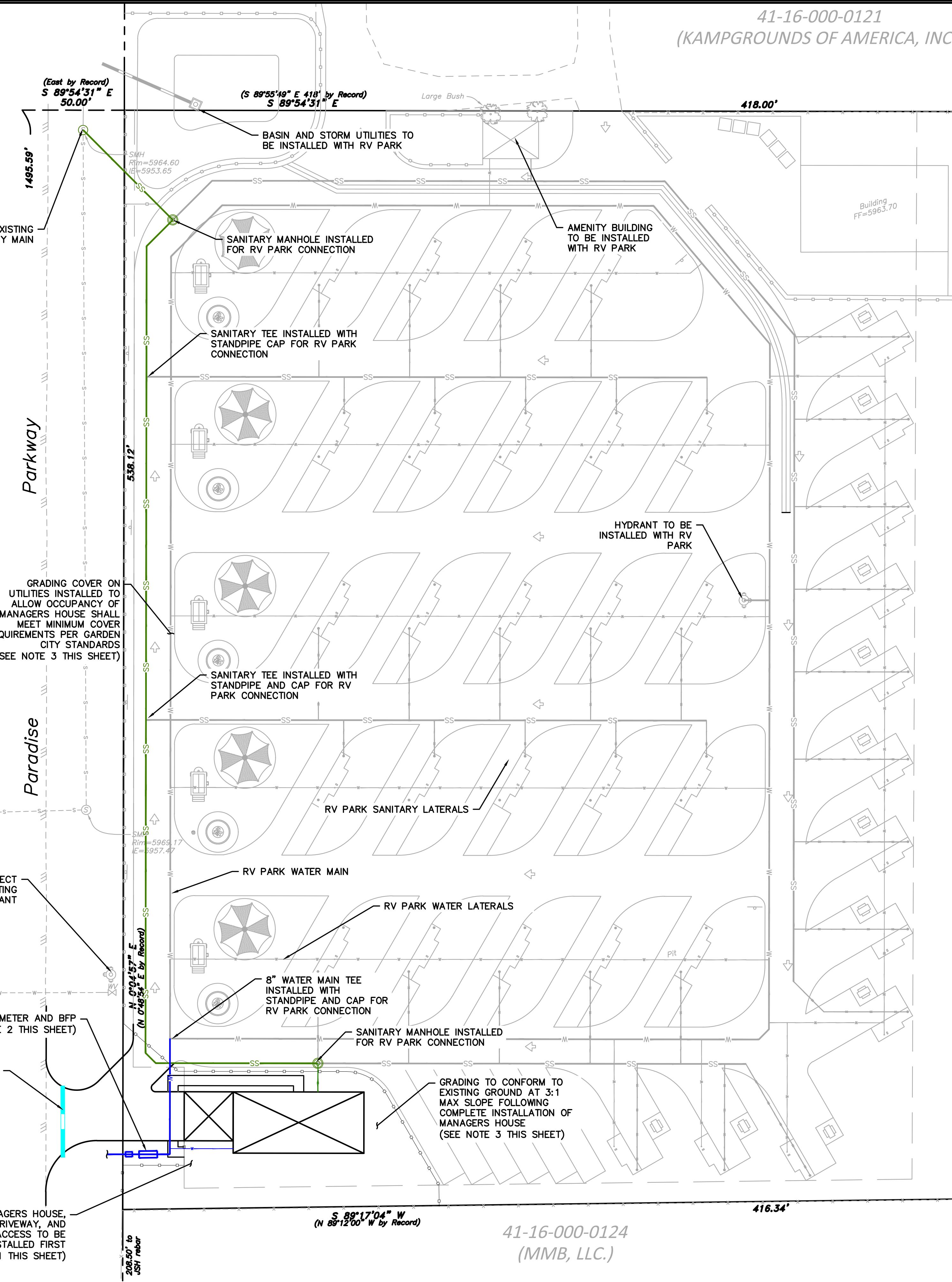
MANAGERS HOUSE,
GARAGE, DRIVEWAY, AND
EVA ACCESS TO BE
INSTALLED FIRST
(SEE NOTE 1 THIS SHEET)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0083
(CONESTOGA RANCH, LLC.)

PROTECT
EXISTING
HYDRANT

41-16-000-0124
(MMB, LLC.)



41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)



CONSTRUCTION TIMELINE NOTES

1. CONSTRUCTION TIMELINE WILL ALLOW INSTALLATION OF A MANAGERS HOUSE ON THE SW CORNER OF THE SITE FIRST TO ALLOW OCCUPANCY OF MANAGER BEFORE, DURING, AND AFTER COMPLETION OF THE REMAINDER OF THE RV PARK PROJECT.
2. INSTALLATION OF UTILITIES TO BE PERFORMED IN A MANNER THAT ALLOWS FULL OCCUPANCY AND USE OF MANAGERS HOUSE BEFORE, DURING, AND AFTER COMPLETION OF REMAINDER OF RV PARK PROJECT.
3. GRADING CONFORM AS PART OF MANAGERS HOUSE INSTALLATION SHALL DAYLIGHT INTO EXISTING GROUND AT A 3:1 MAX SLOPE. ALL UTILITIES INSTALLED TO ALLOW OCCUPANCY OF MANAGERS HOUSE SHALL MEET MINIMUM COVER REQUIREMENTS AS DEFINED BY GARDEN CITY REQUIREMENTS.

41-16-000-0112
(JOANNE ANDERSON)

41-16-000-0110
(MARTIN & PATRICA ARGYLE)

41-16-000-0068
(LEGRAND
JOHNSON
CONSTRUCTION,
CO.)

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PRELIMINARY
NOT FOR
CONSTRUCTION

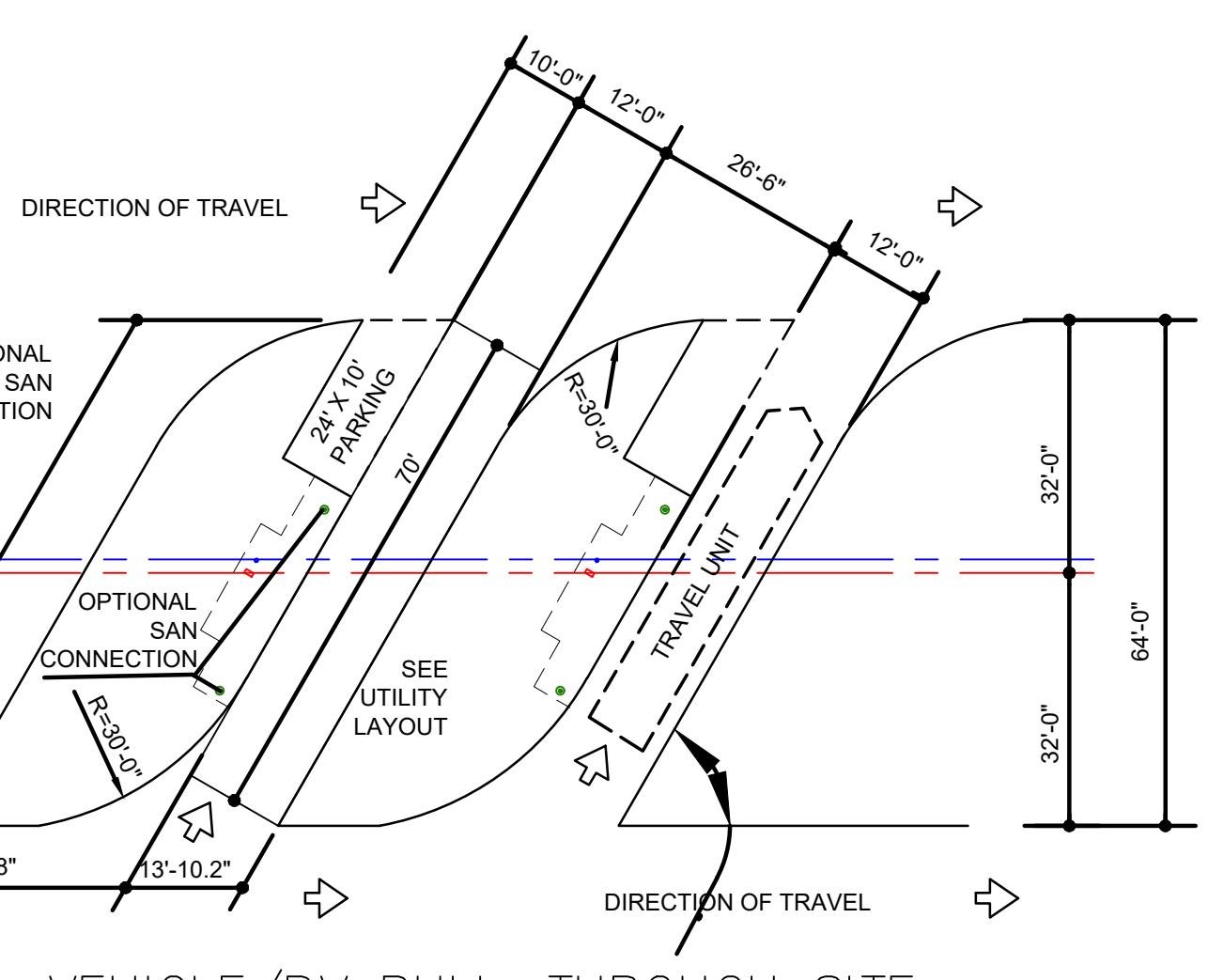
KOA

CONSTRUCTION TIMELINE
LAND USE SUBMITTAL

| GARDEN CITY | RICH COUNTY | UTAH |
|----------------|---------------|------------------|
| DATE: 07/16/25 | NO. REVISIONS | SCALE: 1=30 |
| DESIGN: WH | | DRAWN: WH |
| APPROVED: DL | | JOB NO: 240048 |
| | | DRAWING NUMBER: |
| | | 30 15 0 30 60 90 |
| | | SCALE IN FEET |

C7.0

7 OF 13



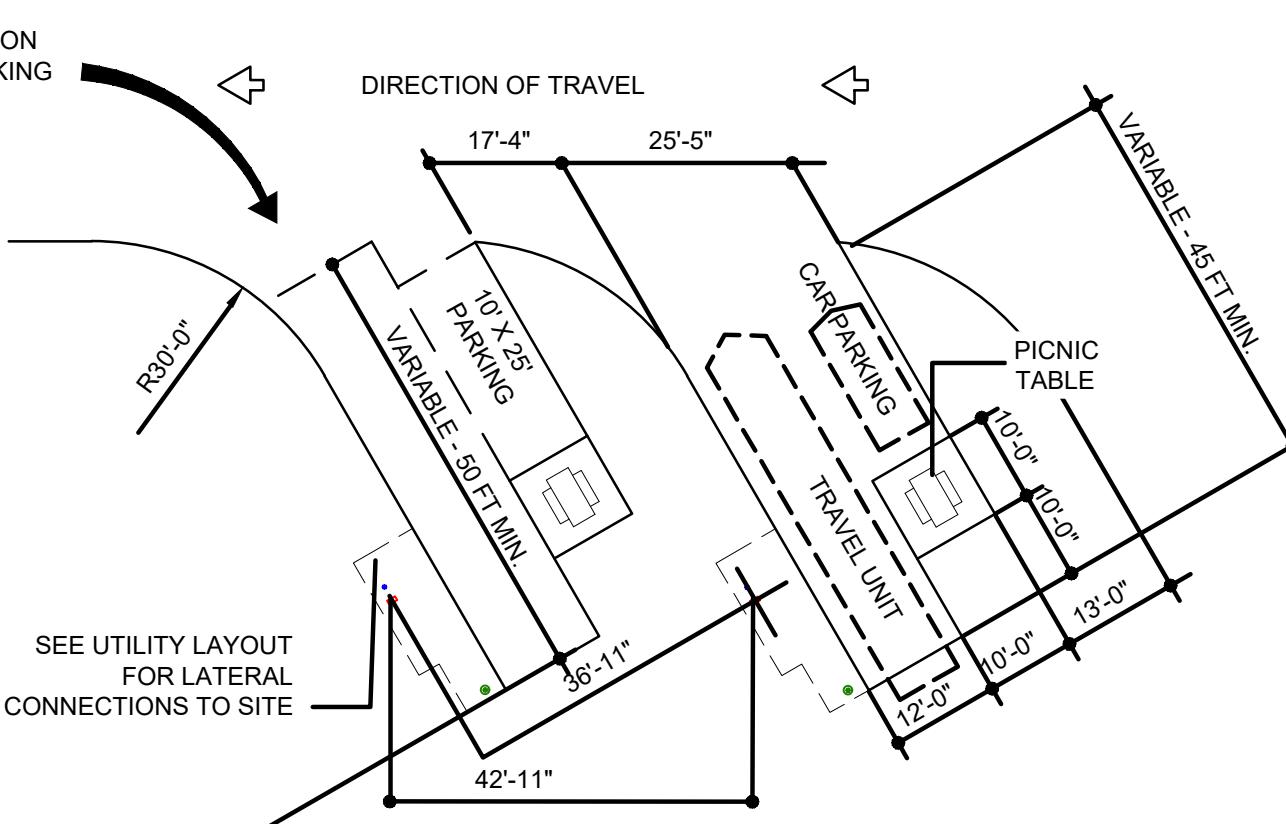
VEHICLE/RV PULL-THROUGH SITE

SCALE: NTS

NOTES:

1. SEE SITE PLAN FOR END UNITS.
2. MINIMUM EFFECTIVE TURNING RADIUS IS 30 FEET.
3. USABLE LENGTH OF TRAVEL UNIT SPACE IS 74'±.
4. USABLE AREA OF SITE 2,700± SQFT.

1



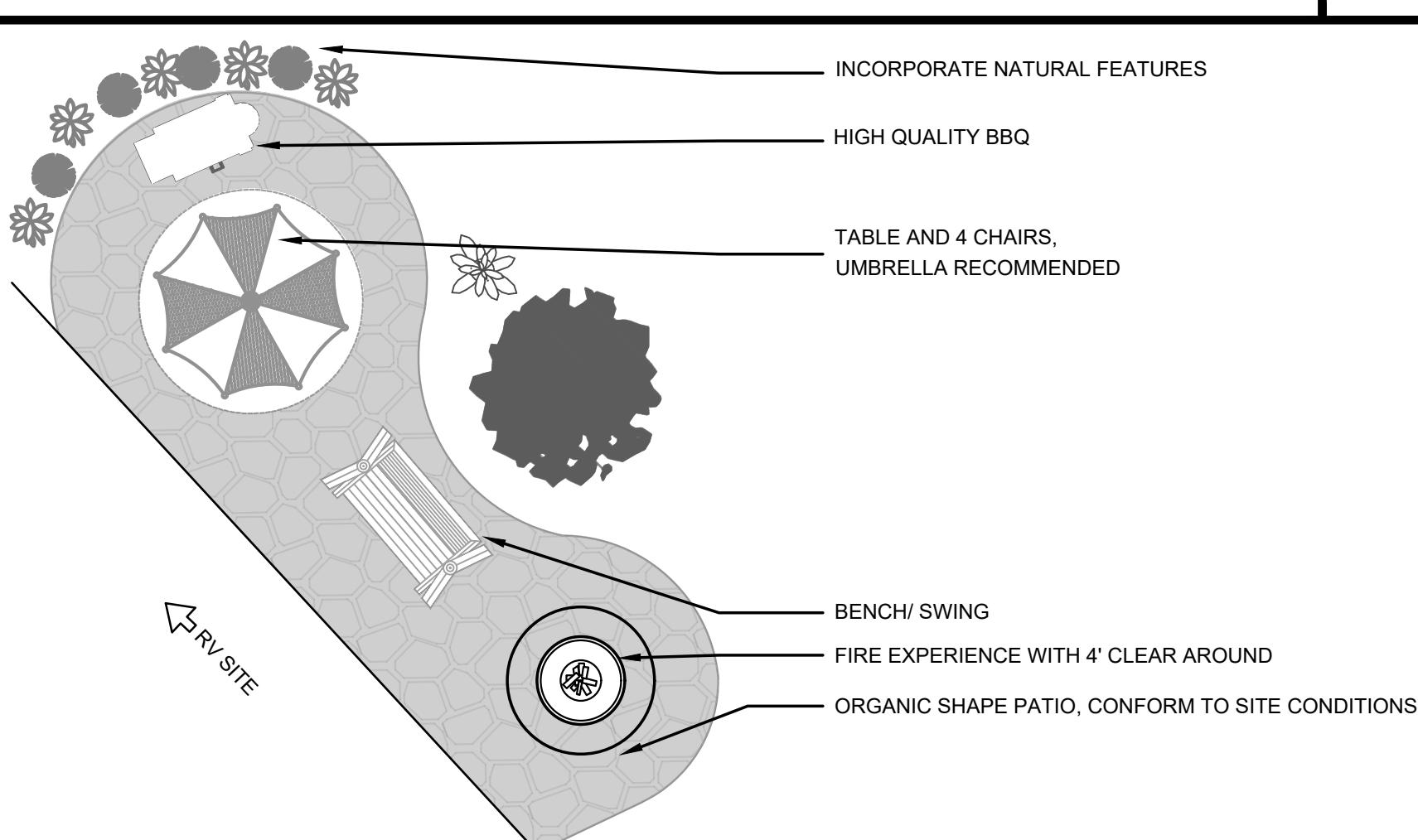
VEHICLE/RV BACK-IN SITE

SCALE: NTS

NOTES:

1. USABLE AREA PER BACK-IN SITE APPROXIMATELY 2,200 SQFT.

2



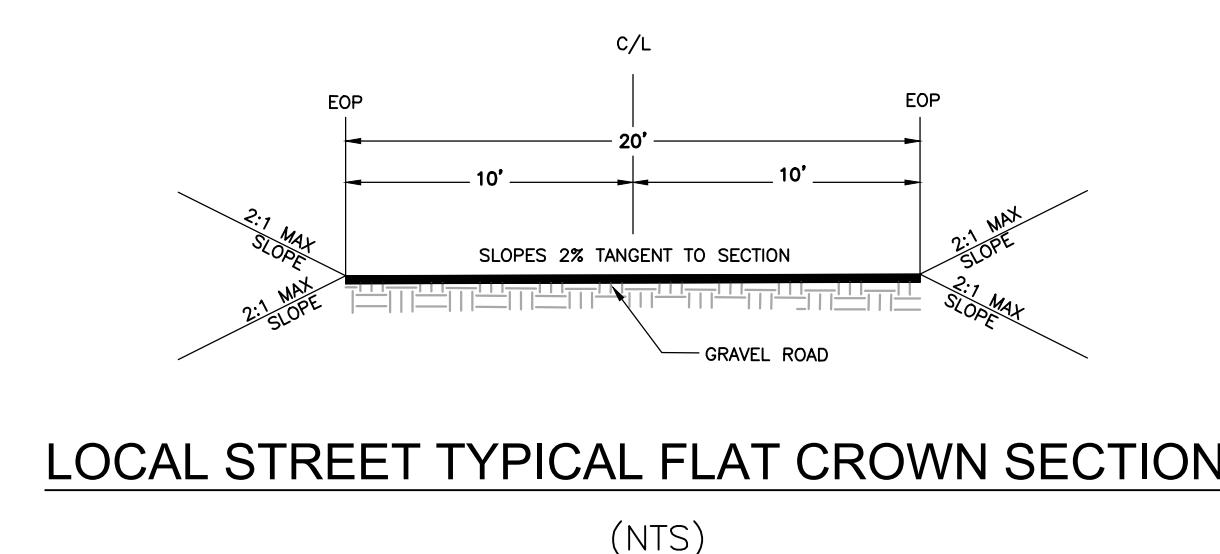
KOA TRADEMARK PATIO DESIGN ELEMENTS

SCALE: NTS

NOTES:

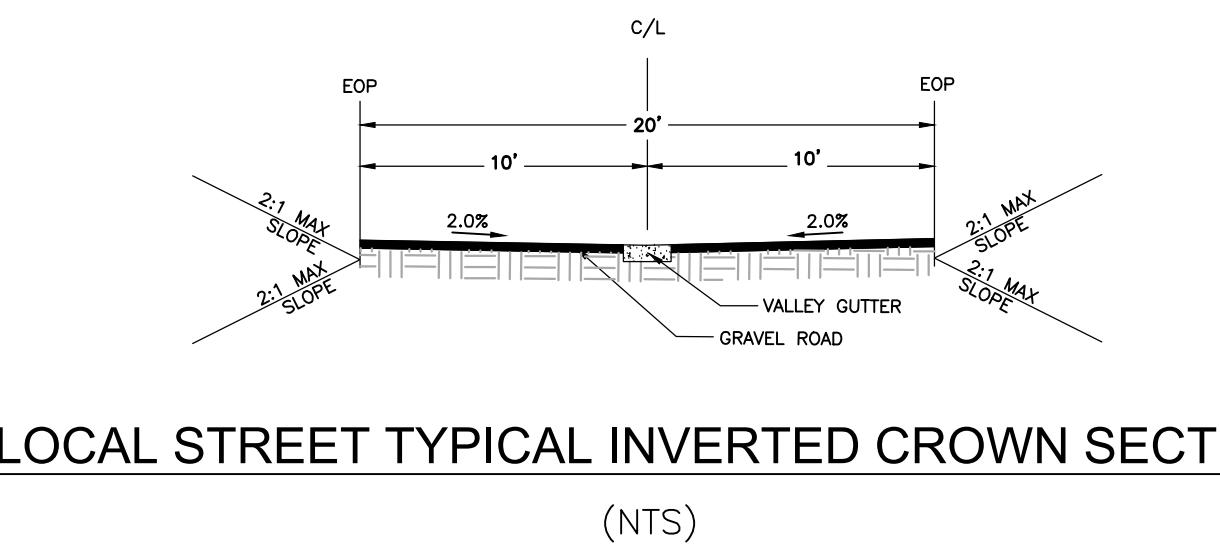
1. REFER TO PATIO SITE FIELD GUIDE AND EKAMP PAW PEN CRITERIA FOR COMPLETE INFORMATION.
2. ELEMENTS FROM THIS DETAIL TO BE APPLIED TO THE SITE AT THE DIRECTION OF KOA.

3



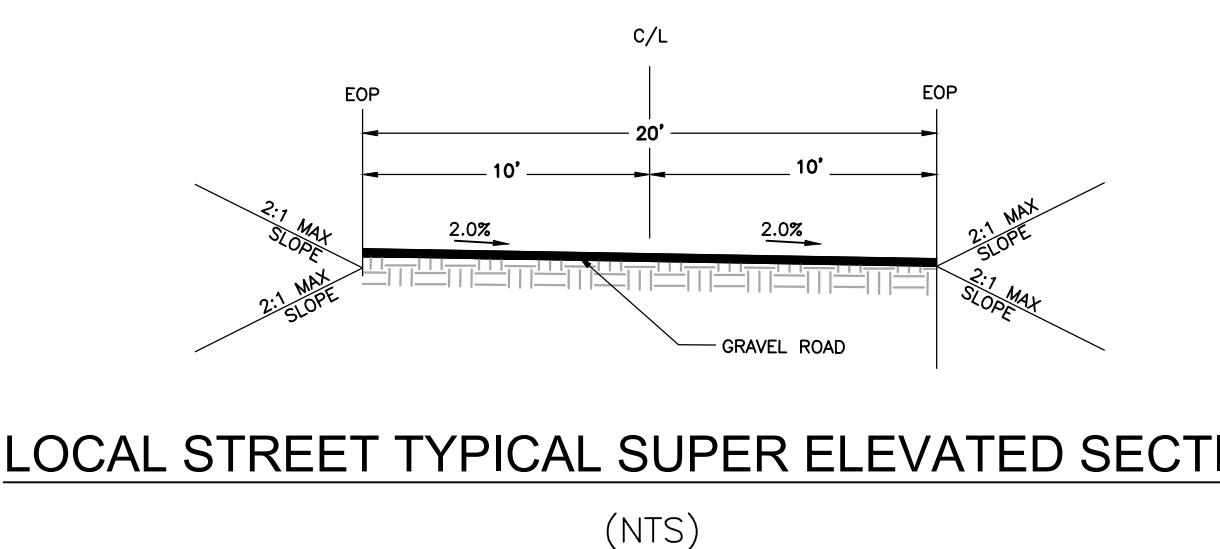
LOCAL STREET TYPICAL FLAT CROWN SECTION (NTS)

4



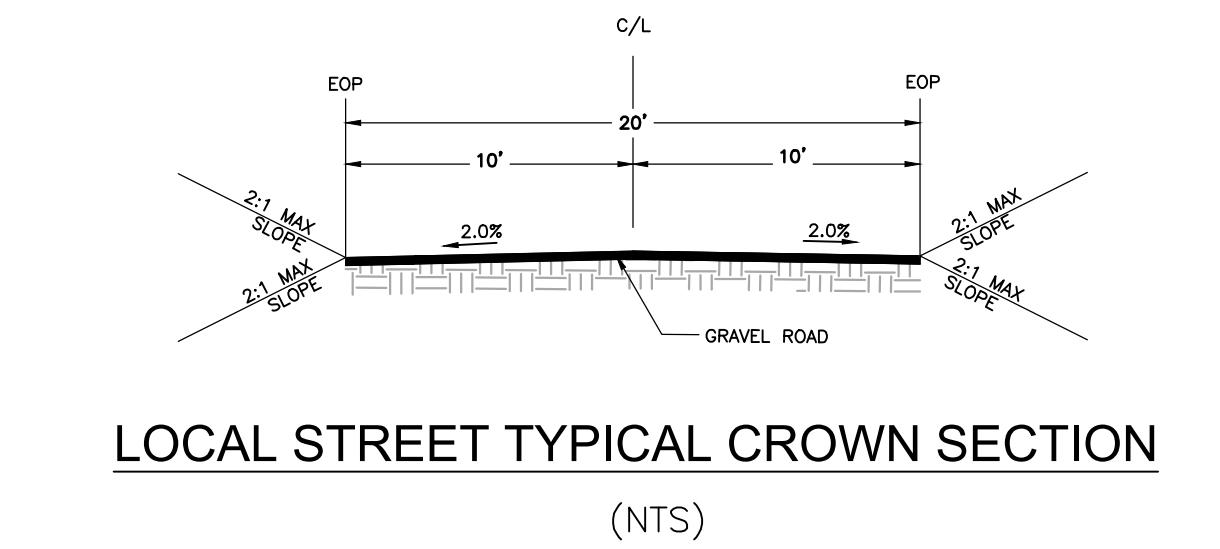
LOCAL STREET TYPICAL INVERTED CROWN SECTION (NTS)

5



LOCAL STREET TYPICAL SUPER ELEVATED SECTION (NTS)

6



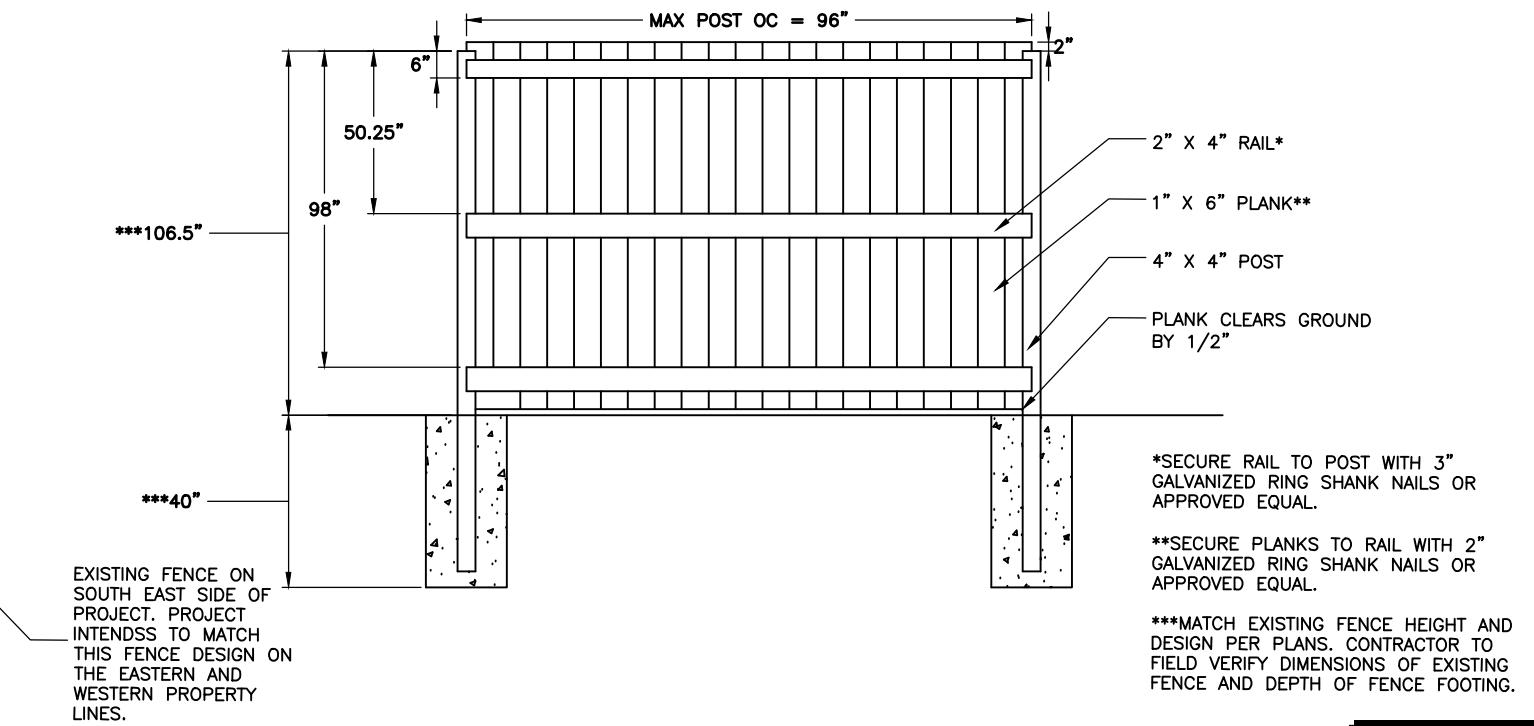
LOCAL STREET TYPICAL CROWN SECTION (NTS)

7



COMMERCIAL DRIVEWAY (PLACEHOLDER) (NTS)

8

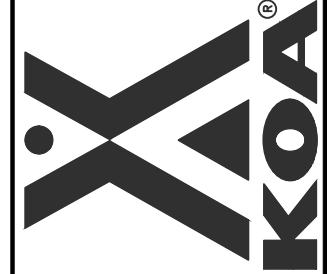


PRIVACY FENCE FENCE DETAIL PER FDS UTAH (NTS)



PRIVACY FENCE ACCESS GATE CONCEPTUAL, SUBJECT TO CHANGE PENDING VERIFICATION FOR EVA ACCESS AND COST (NTS)

PRELIMINARY
NOT FOR
CONSTRUCTION



BEAR LAKE KOA HOLIDAY EXPANSION LAND USE SUBMITTAL

UTAH

RICH COUNTY

GARDEN CITY

REVISIONS

| DATE: 07/16/25 | NO. | REVISIONS |
|----------------|-----|-----------|
| SCALE: NTS | | |
| DESIGN: WH | | |
| DRAWN: WH | | |
| APPROVED: DL | | |

JOB NO.: 240048
DRAWING NUMBER:
C8.0
8 OF 13



41-17-000-0083

(CONESTOGA RANCH, LLC.)

41-17-000-0082

(DEE HILDT)

(CONESTOGA RANCH, LLC.)

41-17-000-0083

(CONESTOGA RANCH, LLC.)

41-16-000-0124

(MMB, LLC.)

41-16-000-0121

(KAMPGROUNDS OF AMERICA, INC.)

Parkway

Paradise

(East by Record)
S 89°54'31" E
50.00'

41-16-000-0124

(MMB, LLC.)

41-16-000-0110

(MARTIN & PATRICA ARGYLE)

(S 89°55'40" E 418' by Record)
S 89°54'31" E

41-16-000-0112

(JOANNE ANDERSON)

418.00'

41-16-000-0112

(JOANNE ANDERSON)

558.12'

41-16-000-0112

(JOANNE ANDERSON)

532.26'

41-16-000-0112

(JOANNE ANDERSON)

330.59'

41-16-000-0112

(JOANNE ANDERSON)

208.50' to
JSH rebar

41-16-000-0112

(JOANNE ANDERSON)

(S 0°48'54" W by Record)
N 0°02'47" E
(N 0°02'47" E by Record)

41-16-000-0112

(JOANNE ANDERSON)

416.34'

41-16-000-0112

(JOANNE ANDERSON)

(S 0°15'55" W by Record)

41-16-000-0112

(JOANNE ANDERSON)

308.50'

41-16-000-0112

(JOANNE ANDERSON)

208.50'



41-17-000-0083

(CONESTOGA RANCH, LLC.)

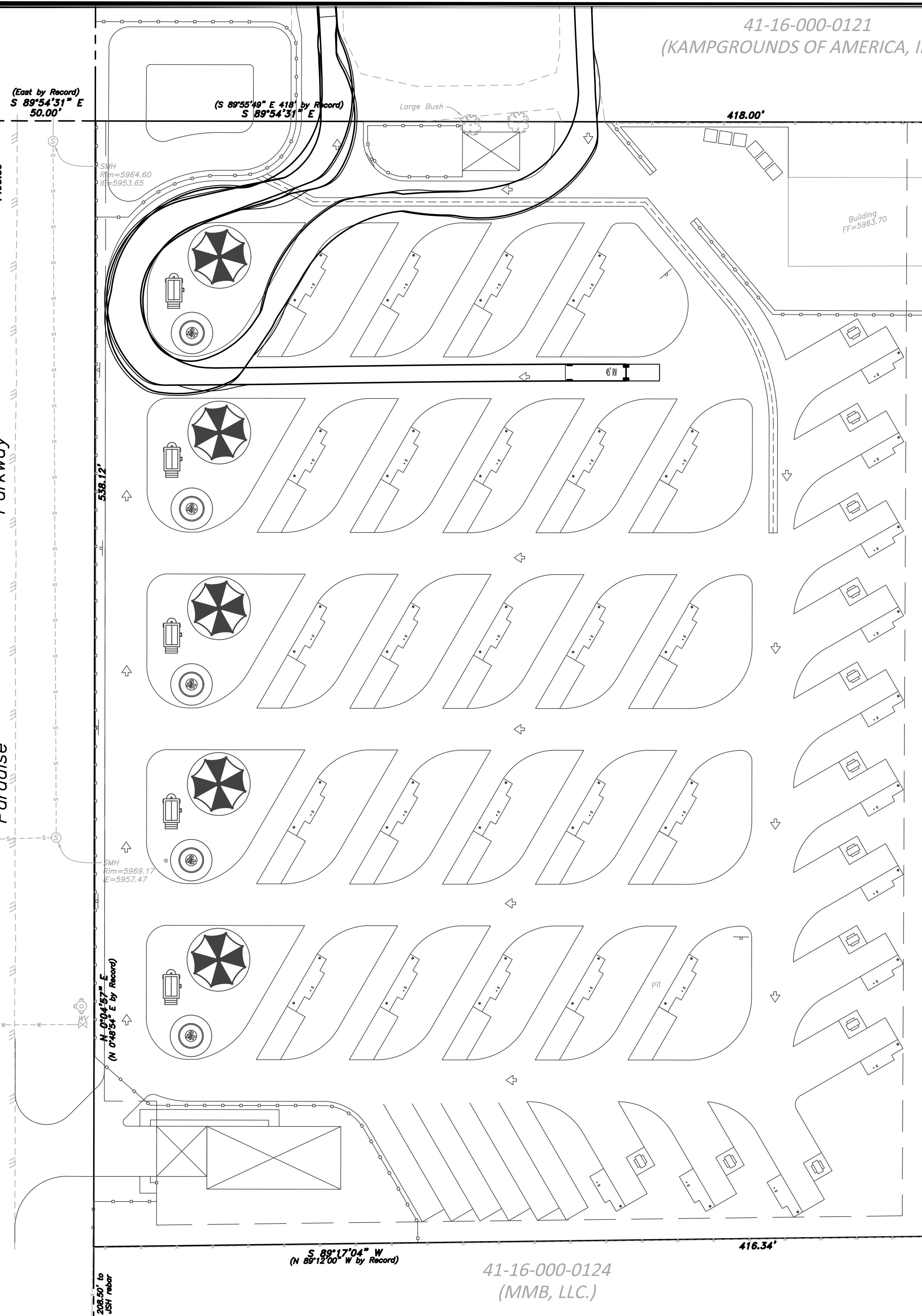
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

Paradise

Parkway

1495.59'

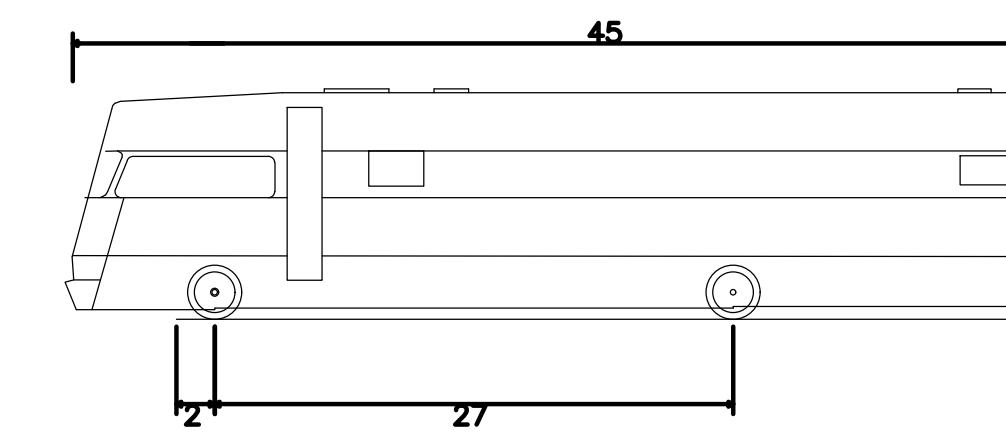


41-16-000-0124
(MMB, LLC.)

41-16-000-0121
(KAMPGROUNDS OF AMERICA, INC.)



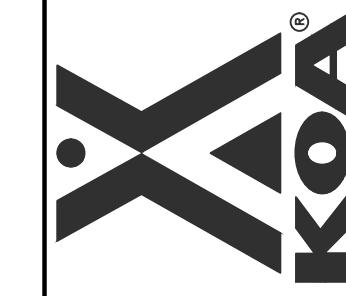
NORTH



45' RV
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

45.000ft
8.000ft
12.000ft
0.500ft
8.000ft
4.00s
39.700ft

PRELIMINARY
NOT FOR
CONSTRUCTION



BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL

45' RV ACCESS EXHIBIT

UTAH

Sanbell
Intelligent Infrastructure. Enduring Communities

| DATE: 07/16/25 | NO. | REVISIONS |
|----------------|-----|-----------|
| SCALE: 1=30 | | |
| DESIGN: WH | | |
| DRAWN: WH | | |
| APPROVED: DL | | |
| JOB NO: 240048 | | |
| GARDEN CITY | | |
| RICH COUNTY | | |
| UTAH | | |



SCALE IN FEET

C9.2

11 OF 13



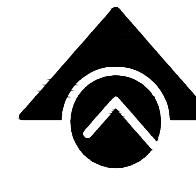
41-17-000-0083
(CONESTOGA RANCH, LLC.)

41-17-000-0082
(DEE HILDT)

41-17-000-0083
(CONESTOGA RANCH, L

Paradise Parkway

41-16-000-0121
(KAMPGROUPS OF AMERICA, INC)



NORTH

Technical drawing of a vehicle showing front and rear dimensions. The front width is 4.5, the front overhang is 20, and the rear overhang is 4.167. The total width is 22.083. The total length is 35.

35' Front Loader
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

35.000ft
8.375ft
10.546ft
1.000ft
8.375ft
6.00s
46.000ft

**PRELIMINARY
NOT FOR
CONSTRUCTION**

The KOA logo consists of a stylized 'X' shape formed by two thick, dark grey lines that intersect. A small, solid black circle is positioned at the top-left junction of the 'X'. To the right of the 'X', the letters 'KOA' are written in a bold, black, sans-serif font. A registered trademark symbol (®) is located in the top right corner of the 'A'.

**BEAR LAKE KOA HOLIDAY EXPANSION
LAND USE SUBMITTAL**

WASTE COLLECTION ACCESS EXHIBIT

RICH COUNTY

JEN CITY

| | | |
|-----------------|-----|-----------|
| DATE: 07/16/25 | NO. | REVISIONS |
| SCALE: 1"=30' | | |
| DESIGN: WH | | |
| DRAWN: WH | | |
| APPROVED: DL | | |
| DRAWING NUMBER: | | |
| C9.3 | | |
| 12 OF 13 | | |

41-16-0000-0112
532.26'

S 0°15'55" W
48'34" W by Record)

41-16-000-006
(LEGRAND
JOHNSON
CONSTRUCTION
CO.)

41-16-000-0124
(MMB, LLC.)

A horizontal scale bar with tick marks and numerical labels. The labels are 30, 15, 0, 30, 60, and 90. There are six horizontal lines above the scale and six horizontal lines below the scale, representing the scale factor.

DRAWING NUMBER:
C9.3
12 OF 13

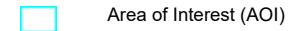
EXHIBIT D: EXISTING SOILS DATA

Soil Map—Rich County, Utah



MAP LEGEND

Area of Interest (AOI)



Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



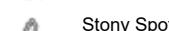
Slide or Slip



Sodic Spot



Spoil Area



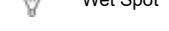
Stony Spot



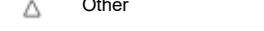
Very Stony Spot



Wet Spot

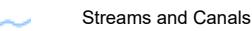


Other



Special Line Features

Water Features



Streams and Canals

Transportation



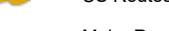
Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rich County, Utah

Survey Area Data: Version 18, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 22, 2022—Jul 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

HYDRO
GROUP

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| DHB | Despain variant gravelly loam, 1 to 3 percent slopes | 6.5 | 100.0% |
| Totals for Area of Interest | | 6.5 | 100.0% |

B



Rich County, Utah

DHB—Despain variant gravelly loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jx8r
Elevation: 5,900 to 6,200 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 40 to 44 degrees F
Frost-free period: 80 to 90 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Despain variant and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Despain Variant

Setting

Landform: Alluvial fans
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Alluvium derived from quartzite, limestone and sandstone

Typical profile

A11 - 0 to 8 inches: gravelly loam
A12 - 8 to 18 inches: gravelly loam
A13 - 18 to 37 inches: very gravelly loam
C1k - 37 to 57 inches: extremely gravelly loam
C2 - 57 to 60 inches: extremely gravelly sandy loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B

Ecological site: R025XY314UT - Upland Loam (Wyoming Big Sagebrush)
Hydric soil rating: No

Minor Components

Very deep soils

Percent of map unit: 10 percent
Hydric soil rating: No

Thatcher

Percent of map unit: 5 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Rich County, Utah
Survey Area Data: Version 18, Sep 8, 2023

EXHIBIT E:
EXISTING WELL DATA

Water Rights Map



EXHIBIT F: TITLE MAP

