



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

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 *

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, 1 each 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, 1 each 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.

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
- AEG Meeting, (Affected Entity Group)
- Public Infrastructure District
- 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

Garden City PID Policy

Project Name: Best of Bear Lake Current Zone: _____ Proposed Zone: _____

Property Address: Approximately 35 E. 50 S. Garden City, UT 84028

Parcel # 41-21-400-0306

Contact Person: Donald Mandenhall Phone #: 801-628-7743

E-mail address: Donald@EquityUtah.com

Mailing Address: 1518 Woodland Park Dr. Ste 600 Layton, UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

The Lodge at Bear Lake, L.L.C.

Property Owner of Record (if different): Norm Mechem Phone #: 435-757-6278

Mailing Address: PO Box 361 Garden City, UT 84028

Project Start date: June 1, 2026 Completion date: June 1, 2028

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

We are looking to build a IHG Brand, possibly Holiday Inn Express. Feasibility Study has shown a need for an 88 Bed facility. We are trying to improve on number of units, but it is a quality branded hotel with Beach Access

Lot Size in acres or square feet: Approximately 186 Acres TBD 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.

Donald Mechem
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]
Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

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

PROGRESS
SET

PRINTED DATE
02.09.2026

LAYTON DAVIS
ARCHITECTS
2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P 801.487.0725 | WWW.LAYTONDAVISARCHITECTS.COM

GARDEN CITY
H.I.E.

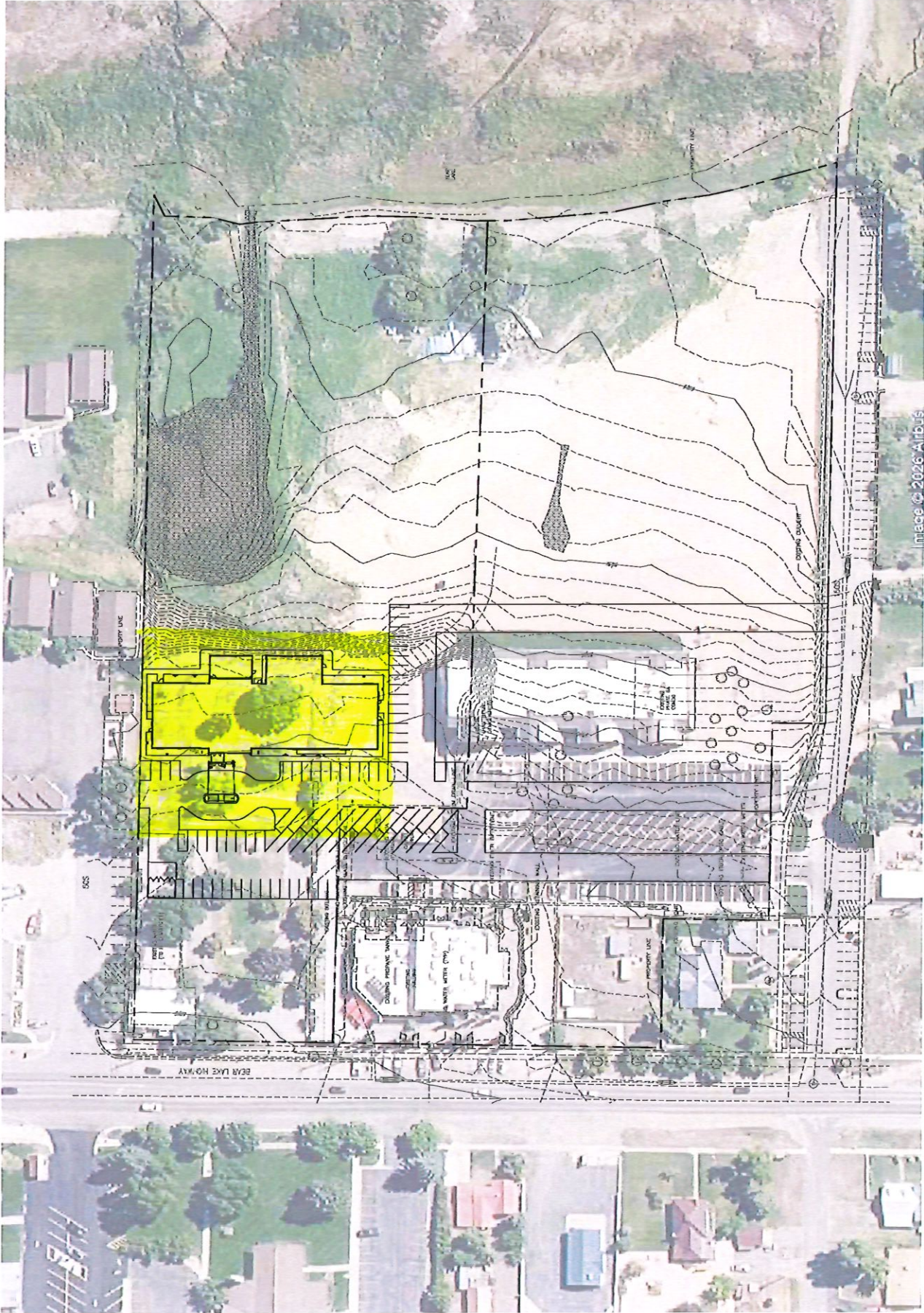
CHRONOLOGY

PROJECT NO
26.018

DWN BY / CHK BY

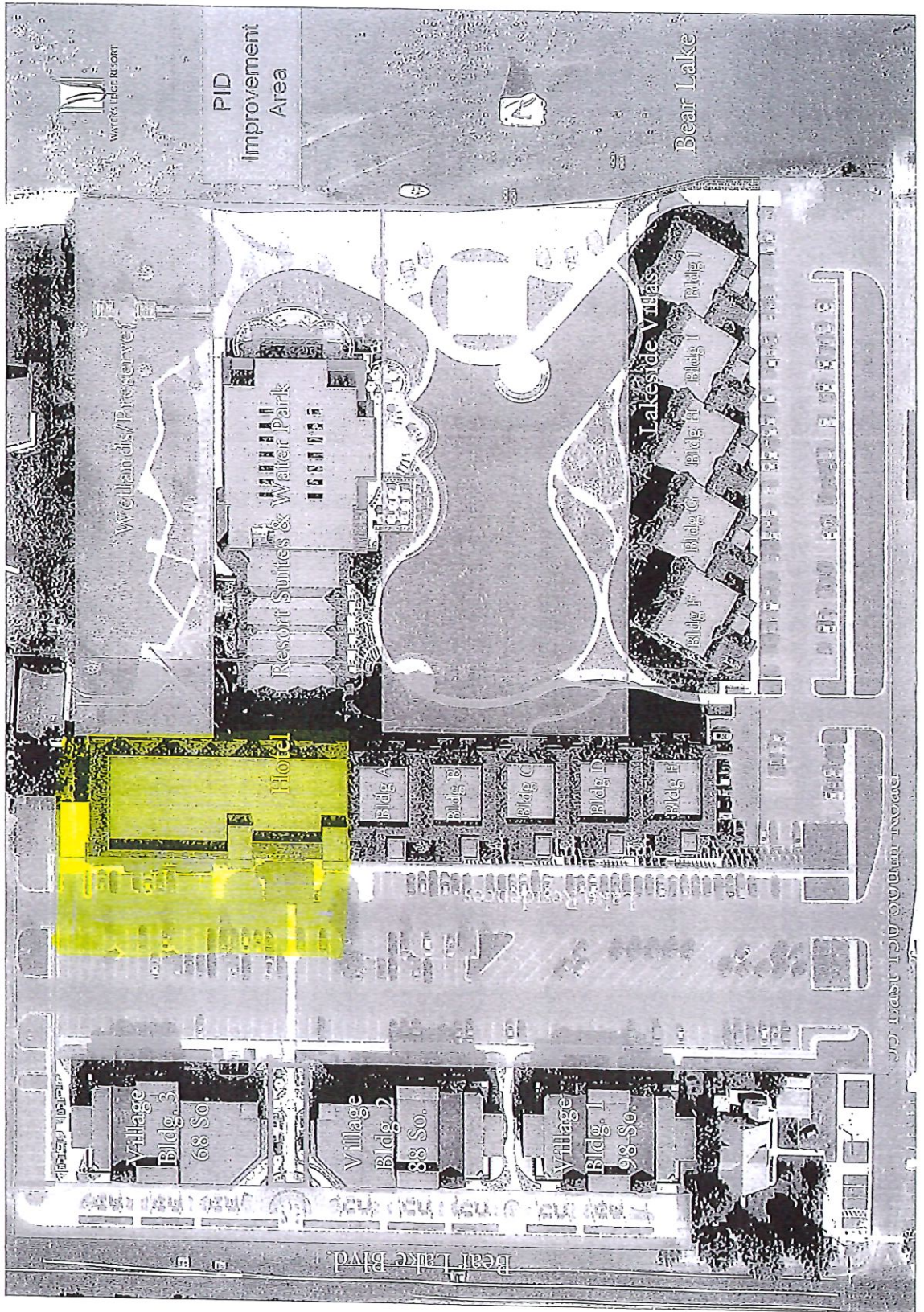
TITLE
ARCHITECTURAL
SITE PLAN

24X36 SHEET #
A001



← NORTH
SITIF PLAN
SCALE 1/8" = 1'-0"

Imace © 2026 Airbus



a portion of

TAX ID# 41-21-400-0306 in Rich County, UT

PART OF LT 10, BLK 6, PL B, GCS, DESCRIBED AS FOLLOWS: BEG 11 CHS 50 LKS W & 21 CHS 98 LKS S OF THE NE COR OF LT 1, SEC 21, T14N, R5E, SLB&M, & RN TH E 12 CHS 90 LKS, M/L, TO THE W SHORE LN OF BEAR LAKE; TH S ALG LAKE SHORE 4 CHS 55 LKS, M/L TO THE SE COR OF SD LT 10; TH W 7 CHS 63 LKS, M/L TO THE BRINK OF THE BLUFF; TH CONTINUING W ALG THE S LN OF LT 10, 205.82 FT, M/L TO A PT 150 FT E OF THE W LN OF SD BLK 6; TH N 66 FT; TH W 150 FT; TH N 231 FT TO THE BEG. LESS 0.36 AC TO WATERS EDGE RESORT PUD PH III (S11 1749)

The exact parcel will be determined and a metes and bounds legal description will be provided. It will be approximately the TBD **1.86** acres of ground, a rectangle going from the existing building to the north. The hotel will run north from the existing buildings to about 10' from the property line on the north. We will be leaving about a 30' driveway between both buildings. Although we believe we can provide the 1 parking space per room, we may ask for a cross access easement to ensure that the parking lots and driveway can be shared for better functionality. This project will be given direct access to the beach front. See the attached site plan. An accurate title commitment is in process and will be had prior to February 25th's hard copy deadline.

Donald M Mendenhall

-Don Mendenhall-
Equity Real Estate
Cell: 801-628-7743



DON MENDENHALL - 801-628-7743





SIMPLE, **SMART** TRAVEL

Holiday Inn Express® prototype overview

Building summary

Size of site:	1.79 acres
Gross building area:	52,383 sq ft
Number of floors:	4
Total room count:	93
Gross building area per key:	563 sq ft
Parking spaces:	108
Pool:	Indoor
Cost to build:	93-room Holiday Inn Express average cost per key: \$118,062 - \$178,277 (Excludes land, contingency, utility tap, and permit fees).

Guestrooms

Guestroom type	Total	SF
King standard	41	320
King accessible	1	329
King X-wide	2	411
King X-wide - alt	2	379
King X-wide accessible	1	411
King X-wide accessible - alt	1	384
King suite	8	377
King suite accessible	1	377
QQ standard	26	320
QQ accessible	1	377
QQ suite	8	377
QQ suites accessible 2-bay	1	386
Total	93	

Distribution

As of June 30, 2023

	Hotels	Rooms	Pipeline
Americas	2,484	226,612	356
EMEA	344	50,459	85
China	287	53,024	199
Global	3,115	330,095	640

What we stand for

At Holiday Inn Express®, simple, smart travel is the launchpad to your next connection. With over 3,000 convenient locations, we're everywhere guests need to be and are committed to delivering more where it matters most through our consistent experience, considered design, and value-rich essentials.

Where we play

As an upper midscale, limited service brand, our guests are self-sufficient, smart travelers. Individuals and families stay with us while traveling globally and locally for business and leisure. They seek high-quality, affordable, and reliable choices, and value real, personal connections.

Enterprise contribution*

IHG's booking channels represented an average of 83.4% of Holiday Inn Express reservations in 2022 and IHG One Rewards generated an average of 54.2% of bookings at Holiday Inn Express hotels during the same period. Prior to the pandemic, IHG's booking channels represented an average of 80.0% of Holiday Inn Express reservations in 2021 and IHG One Rewards generated an average of 48.8% of bookings at Holiday Inn Express hotels during the same period.

Why the brand

- 1 Formula Blue™ design:** value-engineered design that gives Holiday Inn Express hotels a fresh, contemporary look with spaces that enable guests to be productive, connect with others, and wake up feeling refreshed.
- 2 Breakfast included:** our complimentary hot and fresh Express Start® breakfast features guest favorites at a greater value.
- 3 Highly sought-after ROI model:** for over 25 years, owners have expressed interest in owning Holiday Inn Express hotels.
- 4 Revenue delivery:** we welcome 75 million guests every year to Holiday Inn Express hotels around the globe.



Holiday Inn Express



Holiday Inn Express & Suites South Haven



Holiday Inn Express and Suites Lumberton

development.ihg.com/holidayinnexpress

*Source: 2023 Holiday Inn Express FDD, Year End 2021 and 2022 U.S. Comparable Hotels.

EXTERIOR - FRONT

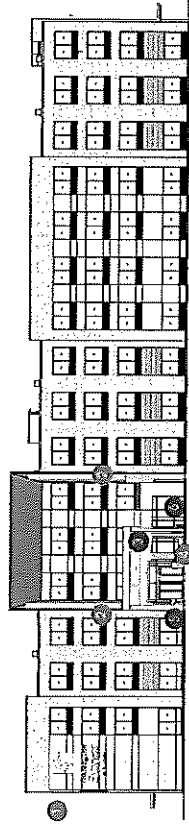
KEY DESIGN FEATURES

- 1 Illuminated **brand signage** located prominently on the building façade to aide guests during arrival
- 2 Holiday Inn Express® **blue lighting** is an iconic brand beacon that attracts guests as they approach the building
- 3 **Porte-cochere** provides a warm and welcoming entry to the hotel
- 4 Crafted **architectural elements** articulating key hotel components and convey the design of the interior: the suites, X-wide rooms, and standard King/Queen rooms.



EXTERIOR REQUIRED ITEMS

- ① Brand exterior signage
- ② Holiday Inn Express® Blue Lighting
- ③ Simplified **porte-cochère**
- ④ Brand-specified ash/trash receptacles
- ⑤ Brand-specified **planters** (optional)
- ⑥ Brand-specified **bench** (optional)

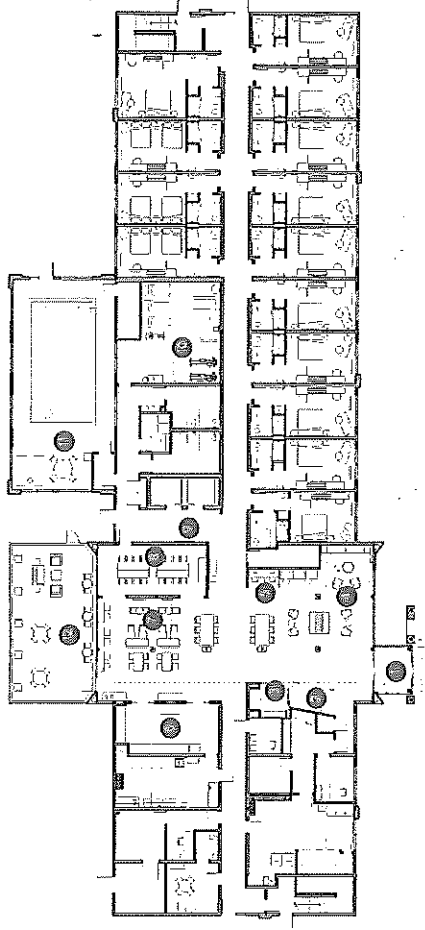


Orange: Requirements for both New Development and Renovations.
Dark Blue: Items required in New Development but may not fit in Renovation solutions.
Renovations adjust space-planning as needed to adapt to your property.

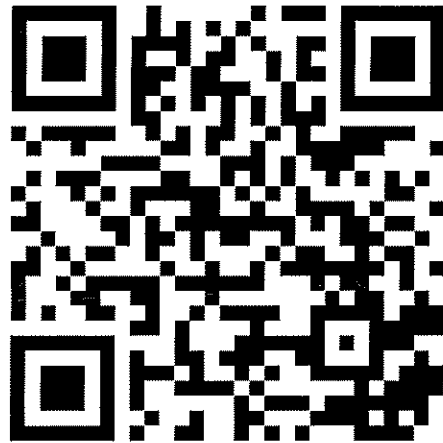
FIRST FLOOR PLAN

KEY DESIGN FEATURES

- Entry Vestibule
- Check-in
- Market
- Perching Area
- Business Center
- Breakfast Bar
- Great Room
- Flex Meeting Space
- Elevator Lobby
- Fitness Center
- Pool
- Patio (optional)



Here is a QR Code that will take you to a virtual walkthrough of a Holiday Inn Express.



DON MENDENHALL - 801-628-7743

