

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 type="checkbox"/> Lot Split/Lot Line Adjustment	11E-506
<input 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: Waters Edge Ph 9 Current Zone: PUD Proposed Zone: PUD
 Property Address: # 45 E 150 S Garden City, UT 84028
 Parcel # 41-21-400-0071 + 0302 + 0306 + 0211
 Contact Person: Teri Eynon Phone #: 208-847-5263
 E-mail address: teribearlake@gmail.com
 Mailing Address: PO Box 87 Garden City, UT 84028
 Applicant (if different): Norm Mechan Phone #: 435-757-6278
 Mailing Address: PO Box 261 Garden City, UT 84028

Property Owner of Record (if different): The Lodge at Bear Phone #: 435-757-
Mailing Address: PO Box 261 Garden Lake, UT 84028
Project Start date: 5/2026 Completion date: 5/2028

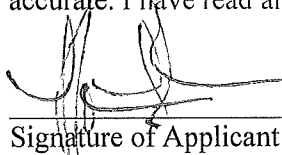
Describe the proposed project as it should be presented to the hearing body and in the public notices.

8 lots, 6 residential and 2 commercial

Lot Size in acres or square feet: ^{.20} 1.67 Number of dwellings or lots: 8

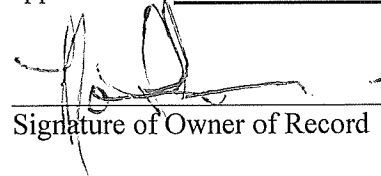
Non-residential building size: TBD

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: _____



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: March 18, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance
SUBJECT: Waters Edge Phase 9 – Preliminary Plat Review

We received the preliminary plat application for the Waters Edge Phase 9 development and have completed our review. The preliminary plat review items discussed below can be found in more detail in Chapter 11E-400 of the most recent Municipal Code. It is the responsibility of the developer to review city code in more detail, as this list only summarizes items from the current code.

Original review was completed 2/20/26 and those comments remain. Items that have been addressed are shown as ~~strikethrough~~ and additional/new comments are shown in **bold**.

Zoning Analysis

Beach Development (11C-1701)

- Current zoning = Beach Development (BD) with a PUD overlay
- Purpose (11C-1701):
 - "To provide areas along the shoreline of Bear Lake for public and private water-oriented recreational and residential activities."
- Permitted Use – Single family dwellings
- Minimum Lot Size = 7,500 square feet
- Setback dimensions:
 - Front & Rear – 30 feet
 - Side – 8 & 10 feet

The following zoning items related to Beach Development should be considered by the Administrative Land Use Authority (LUA):



1. No structures except those related to marinas will be allowed within thirty (30) feet of the 5923.65 feet – Rocky Mountain Power datum contour level surrounding Bear Lake which contour represents the high-water level of the lake.
 - a. High-water level should be shown on the plat and notes/annotation should be provided which state this requirement.
2. No building shall be erected to a height greater than 35 feet.
3. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
 - a. Lot 1 should meet this requirement.

Planned Unit Development (PUD) (11C-1950)

- Current zoning = Beach Development (BD) with a PUD overlay
- Purpose (11C-1950):
 - "To encourage and enable mixed use and residential developments as described in section 11F-101 A and B."
- Minimum Lot Size = 5 acres

Planned Unit Development (PUD) (11F-100)

This development is part of a larger PUD therefore the following should apply:

1. Buildings shall not exceed thirty percent (30%) of the entire lot.
 - a. Since this is being proposed as individual lots it may be necessary to determine the appropriate open space now and shade or annotate that on the plat to meet this requirement.

Preliminary Plat (11E-400)

Contents (11E-402.A)

1. Provide a vicinity map for public presentation.
- ~~2. Provide lot area of each lot.~~
- ~~3. Include in the title block the proposed name of the subdivision and other required information.~~



Existing Conditions (11E-402.C)

1. Include existing zoning on the plat.
2. Provide approximate location of existing buildings with approximate distances shown to boundaries of the property.
3. Include any floodplain and/or floodways if applicable.
4. **Include the right-of-way width of adjacent existing streets, specifically 50 South and 150 South. Expand view out enough to see opposite side ROW lines for those streets.**
5. ~~Include existing underground facilities within 100 feet beyond the property boundaries.~~
6. Include contours and high-water levels on the plat.

Proposed Plan (11E-402.D)

1. Provide additional information related to the ingress/egress. This should include items such as appropriate turnaround (cul-de-sac, hammerhead, etc.) area.
2. Include dimensions with the setback lines.
3. Provide a typical street cross-section and grade of streets.
4. Provide additional information related to the storm water drainage.
5. Verify/Provide any agreements with adjacent property owners.
6. Provide confirmation that open space requirements as mentioned above are being met and included on the plat.

In a meeting with developer and members of the Development Review Committee (DRC), several general items were discussed that should be considered by the developer as the application moves forward.

1. Connections to the existing culinary water system should be considered which include bulk metering, fire flow and looping items.
2. Roadway width should be considered, as private and public roads should be built to the same standard.
3. Internal circulation should be considered, especially with potential future development of adjacent parcels and property owners.



4. In-depth storm water design will need to be considered at this site which should consider items such as, infiltration rates, high groundwater, flooding/inundation possibilities and other drainage items.

We appreciate the opportunity to provide this review. Feel free to reach out with any questions or concerns.

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 type="checkbox"/> Lot Split/Lot Line Adjustment | 11E-506 |
| <input type="checkbox"/> Plat Amendment (Subdivision) | |
| <input type="checkbox"/> PUD Development Plan | 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 checked="" 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: Par 6

Current Zone: RES Proposed Zone: C3

Property Address: 2075 S Pickleville Pkwy Garden City, UT 84028

Parcel # 36-04-000-0065

Contact Person: Teri Eynon

Phone #: 208-847-5263

E-mail address: teribearlake@gmail.com

Mailing Address: PO Box 87 Garden City, UT 84028

Applicant (if different): Nate Parry

Phone #: 435-757-3461

Mailing Address: PO Box 249 Garden City, UT 84028

Property Owner of Record (if different): Par 6 Holdings, LLC

Phone #: 435-757-3461 Mailing Address: PO Box 249 Garden City, UT 84028

Project Start date: 6/2026 Completion date: 12/28

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

Change the property frontage, along Pickleville Pkwy, and 300' deep (to the south) from residential zone to a C3 zone.

Lot Size in acres or square feet: 4 acres

Number of dwellings or lots: TBD

Non-residential building size: TBD

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.

DocuSigned by:

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.**

DocuSigned by:

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only	
Date Received:	3/11/26
Fee:	360.00
By:	SJA



GATEWAY
MAPPING
INC.

J-U-B ENGINEERS, INC.

MEMORANDUM

DATE: March 24, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Nate Parry – Zone Change

The Nate Parry zone change application was received from the town for planning and engineering review. Chapter 11C-1500 should be reviewed and utilized to determine zoning information.

Zoning (11C-1500)

The current parcel is zoned as Residential Estate (RE), and it is being requested to be rezoned to Commercial – C3 (C3). With any zoning change application, the current General Plan and Land Use Map should be considered. The purpose of a Land Use Map is to be a guideline that, at the time it was drafted, was a general idea of how the city considered the land would develop within and adjacent to the city boundary.

- Future Land Use Designation – Low Density Residential

CATEGORY	EXAMPLES OF COMPATIBLE DEVELOPMENT	KEY CHARACTERISTICS
Low Density Residential	Single family Minimum lot size 7500 sq. ft. Compatible non-residential uses (e.g., churches, schools)	Primarily occupied by year-round residents. Neighborhood parks

If it is determined that a zone change is beneficial the city may want to also consider a General Plan amendment for larger scale changes. This would provide an updated Land Use Map that is more reflective of what is currently desired by the city.

We appreciate the opportunity to provide this review for the city and feel free to reach out with any questions.

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 checked="" 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 type="checkbox"/> Lot Split/Lot Line Adjustment | 11E-506 |
| <input type="checkbox"/> Plat Amendment (Subdivision) | |
| <input type="checkbox"/> PUD Development Plan | 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"/> Public Infrastructure District | Garden City PID Policy |
| <input type="checkbox"/> Other Land Use Permit _____ | |

Project Name: Pickleville Storage Units Current Zone: Res E Proposed Zone: C3 Co

Property Address: 2320 Kimball Ln.

Parcel # 36-04-000-0077

Contact Person: Nick Wilcox Phone #: 8016686244

E-mail address: nickwilcox14@gmail.com

Mailing Address: 583 E. 1525 N. North Ogden UT 84404

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: June 2026 Completion date: _____

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

We would like to propose a storage facility for boats and trailers on this parcel. This will be a fenced in and gated area with security. As people store their boats it will create less boat traffic in the canyon hopefully creating less incidents.

Lot Size in acres or square feet: 5 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.**

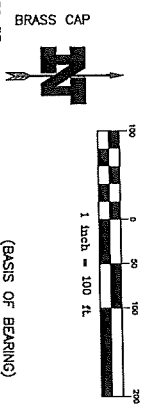
DocuSigned by:
Joe Brough

Signature of Owner of Record

Signature of Owner of Record

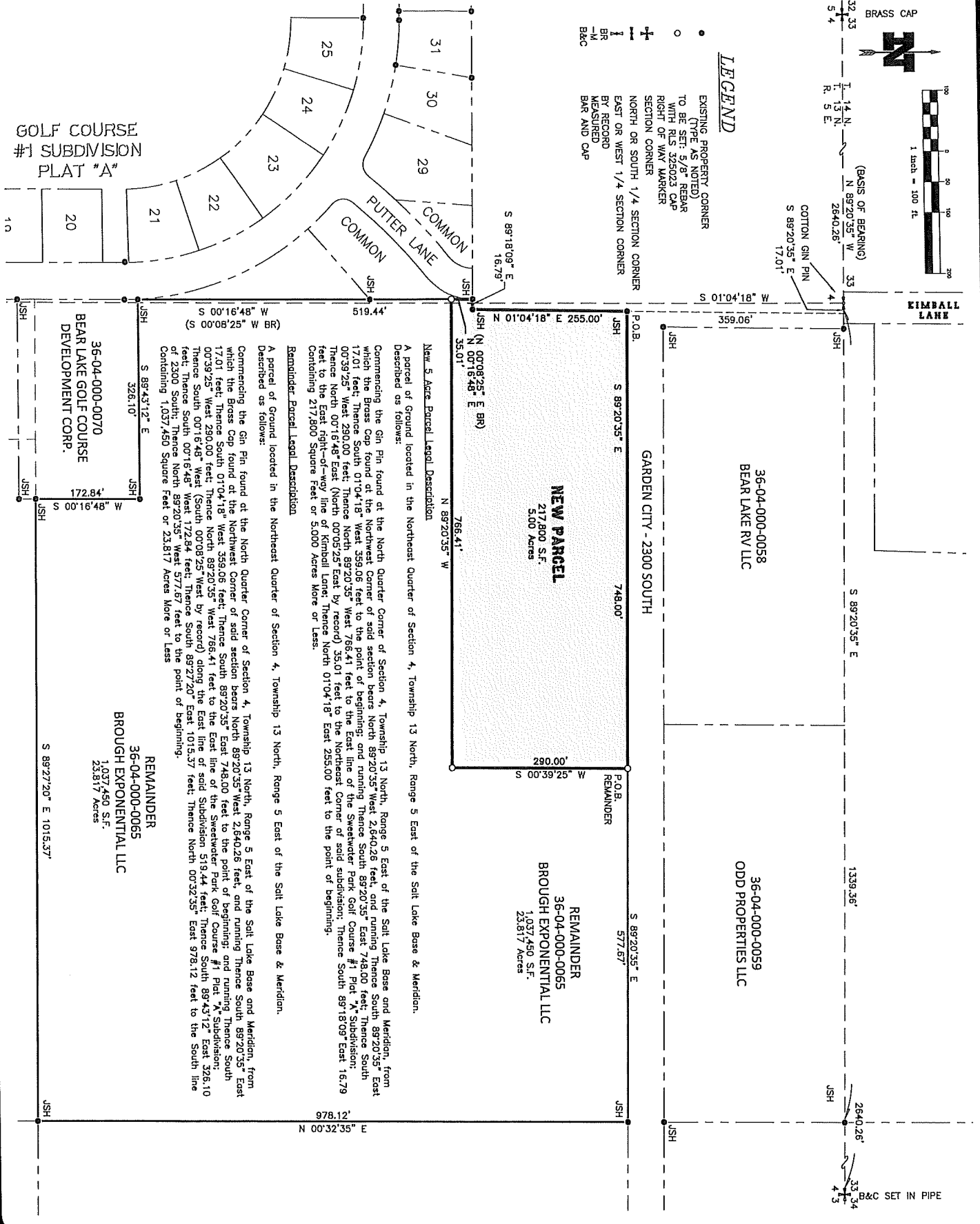
Signature of Owner of Record

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



LEGEND

- EXISTING PROPERTY CORNER (TYPE AS NOTED)
- TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
- ⊕ RIGHT OF WAY MARKER
- ⊕ SECTION CORNER
- ⊕ NORTH OR SOUTH 1/4 SECTION CORNER
- ⊕ EAST OR WEST 1/4 SECTION CORNER
- ⊕ BY RECORDED MEASURED
- ⊕ BAR AND CAP
- ⊕ B&C



NEW PARCEL
217,800 S.F.
5.00 Acres

REMAINDER
36-04-000-0065
1,037,450 S.F.
23,817 Acres

New 5 Acre Parcel Legal Description
A parcel of ground located in the Northeast Quarter of Section 4, Township 13 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:
Commencing the Gm Pin found at the North Quarter Corner of Section 4, Township 13 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap found at the Northwest Corner of said section bears North 89°20'35" West 2,640.26 feet, and running Thence South 89°20'35" East 17.01 feet; Thence South 01°04'18" West 359.06 feet to the point of beginning; and running Thence South 89°20'35" East 748.00 feet; Thence South 00°39'25" West 230.00 feet; Thence North 89°20'35" East 766.41 feet to the East line of the Sweetwater Park Golf Course #1 Plat "A" Subdivision; Thence North 00°16'48" East (North 00°05'25" East by record) 35.01 feet to the Northeast Corner of said subdivision; Thence South 89°18'09" East 16.79 feet to the East right-of-way line of Kimball Lane; Thence North 01°04'18" East 255.00 feet to the point of beginning. Containing 217,800 Square Feet or 5.00 Acres More or Less.

Remainder Parcel Legal Description
A parcel of ground located in the Northeast Quarter of Section 4, Township 13 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:
Commencing the Gm Pin found at the North Quarter Corner of Section 4, Township 13 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap found at the Northwest Corner of said section bears North 89°20'35" West 2,640.26 feet, and running Thence South 89°20'35" East 17.01 feet; Thence South 01°04'18" West 359.06 feet; Thence South 89°20'35" East 748.00 feet to the point of beginning; and running Thence South 00°39'25" West 230.00 feet; Thence North 89°20'35" East 766.41 feet to the East line of the Sweetwater Park Golf Course #1 Plat "A" Subdivision; Thence South 00°16'48" West 230.00 feet; Thence North 89°20'35" East 766.41 feet to the East line of the Sweetwater Park Golf Course #1 Plat "A" Subdivision; Thence South 89°43'12" East 326.10 feet; Thence South 00°16'48" West 172.84 feet; Thence South 89°27'20" East 1015.37 feet; Thence North 00°32'35" East 978.12 feet to the South line of 2300 South; Thence North 89°20'35" West 577.67 feet to the point of beginning. Containing 1,037,450 Square Feet or 23,817 Acres More or Less

REMAINDER
36-04-000-0065
1,037,450 S.F.
23,817 Acres

REMAINDER
36-04-000-0070
172.84 S.F.
0.00 Acres

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

J B R O U G H

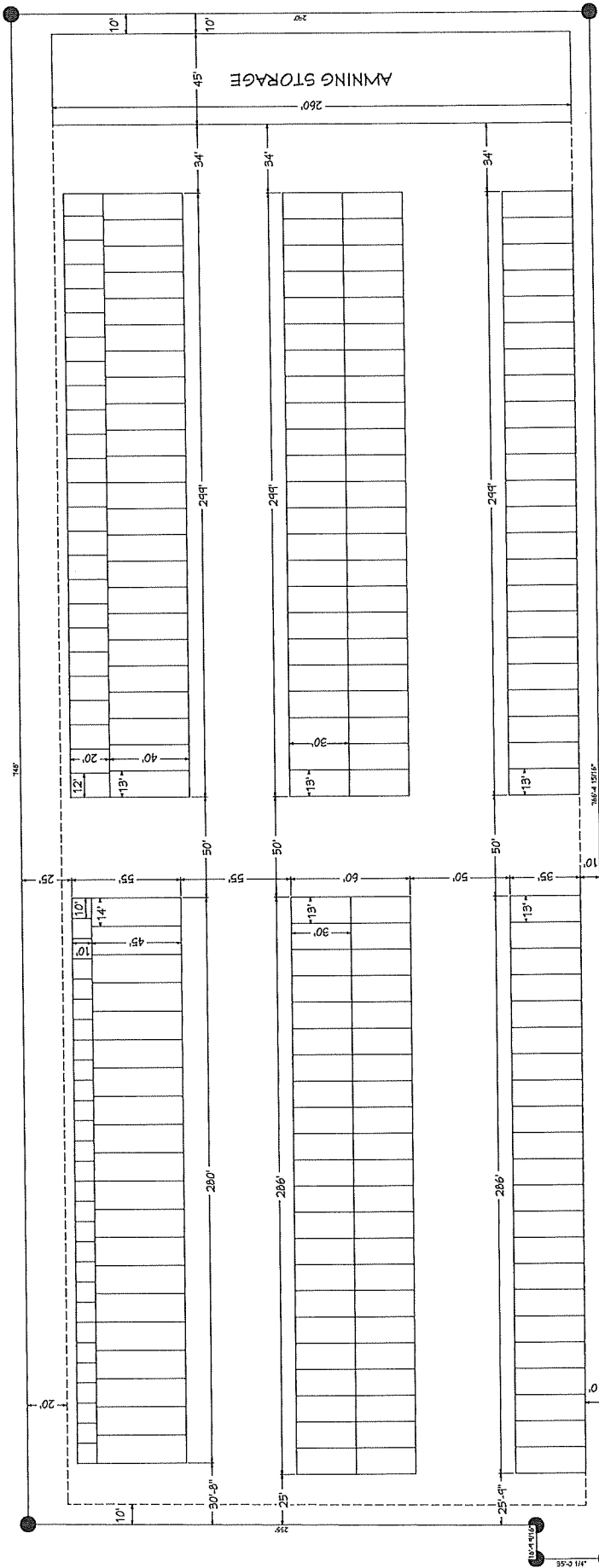
DATE: 12/12/22
DRAWN BY: JSH
JOB NUMBER: 22-199
SCALE: 1" = 40'
SECTION: SE/4 OF SECTION 4
TOWNSHIP 13 N RANGE 5 E
OF THE SALT LAKE BASE & MERIDIAN

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. CD DRAFTING is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction.

SITE GENERAL NOTES

1. VERIFY ALL UTILITIES BEFORE DIGGING. (DIG LINE DIAL: 500-342-1323).
2. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
3. SITE AND STRUCTURE SHALL BE KEPT CLEAN. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE.
4. DO NOT DRAIN STORM WATER ONTO ADJACENT LOTS.
5. STRING LINES SHALL BE PROVIDED OVER PROPERTY PINS AT TIME OF INSPECTION.

GARDEN CITY - 2300 SOUTH



CD Drafting P.O. BOX 101410 DENVER, CO 80201-0140 Email: info@cd-drafting.com		DATE: 9/19/2025	SCALE: 1" = 25'	SHEET: P-1
CONTRACTOR: NICK YILCOX HOMEOWNER: YILCOX				
SITE PLAN				



GATEWAY
MAPPING
INC.

J-U-B ENGINEERS, INC.

MEMORANDUM

DATE: March 24, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Wilcox Storage – Zone Change & Conditional Use Permit Application

The Wilcox Storage zone change, and Conditional Use Permit (CUP) application was received from the town for planning and engineering review. Chapter 11C-500 should be reviewed and utilized to determine that process and regulations are met prior to approving a CUP.

Zoning (11C-1500)

The current parcel is zoned as Residential Estate (RE), and it is being requested to be rezoned to Commercial – C3 (C3). With any zoning change application, the current General Plan and Land Use Map should be considered. The purpose of a Land Use Map is to be a guideline that, at the time it was drafted, was a general idea of how the city considered the land would develop within and adjacent to the city boundary.

- Future Land Use Designation – Low Density Residential

CATEGORY	EXAMPLES OF COMPATIBLE DEVELOPMENT	KEY CHARACTERISTICS
Low Density Residential	Single family Minimum lot size 7500 sq. ft. Compatible non-residential uses (e.g., churches, schools)	Primarily occupied by year-round residents. Neighborhood parks

If it is determined that a zone change is beneficial the city may want to also consider a General Plan amendment for larger scale changes. This would provide an updated Land Use Map that is more reflective of what is currently desired by the city.



CUP Items (11C-502)

Purpose: To provide for the regulation of uses to insure their compatible integration in the land use pattern.

The city should determine if there are any detrimental impacts based on the items listed in 11C-502.E (i-xv). If there are detrimental impacts noted, then mitigation requirements should be considered for those items.

General Site Design

Depending upon approval, the applicant should note that Site Plan approval will be necessary prior to receiving excavation, building or other future permits. Some items that should be considered in the site plan are:

1. Plat boundaries
 - a. Kimball Lane may require dedication to widen to city standards.
 - b. Currently, we don't have record of this parcel. The applicant has provided a survey that was completed to create this parcel in 2022 but County records have not been updated.
2. Storm water design
3. Site access
4. Culinary water access (This would be for any culinary water requirements which would include fire protection)

Coordination with town staff should be completed to receive site plan approval.

We appreciate the opportunity to provide this review for the city and feel free to reach out with any questions.