

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 type="checkbox"/> Zone Change | |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group) | |
| <input type="checkbox"/> Public Infrastructure District | Garden City PID Policy |
| <input checked="" type="checkbox"/> Other Land Use Permit _____ | |

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 Maudenhal Phone #: 801-628-7783

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 Meckham Phone #: 435-752-6272

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 100 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 Meckham
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

LATONDAVIS
ARCHITECTS
408 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UT 84119
P 801.487.0723 | WWW.LATONDAVISARCHITECTS.COM

GARDEN CITY
H.I.E.

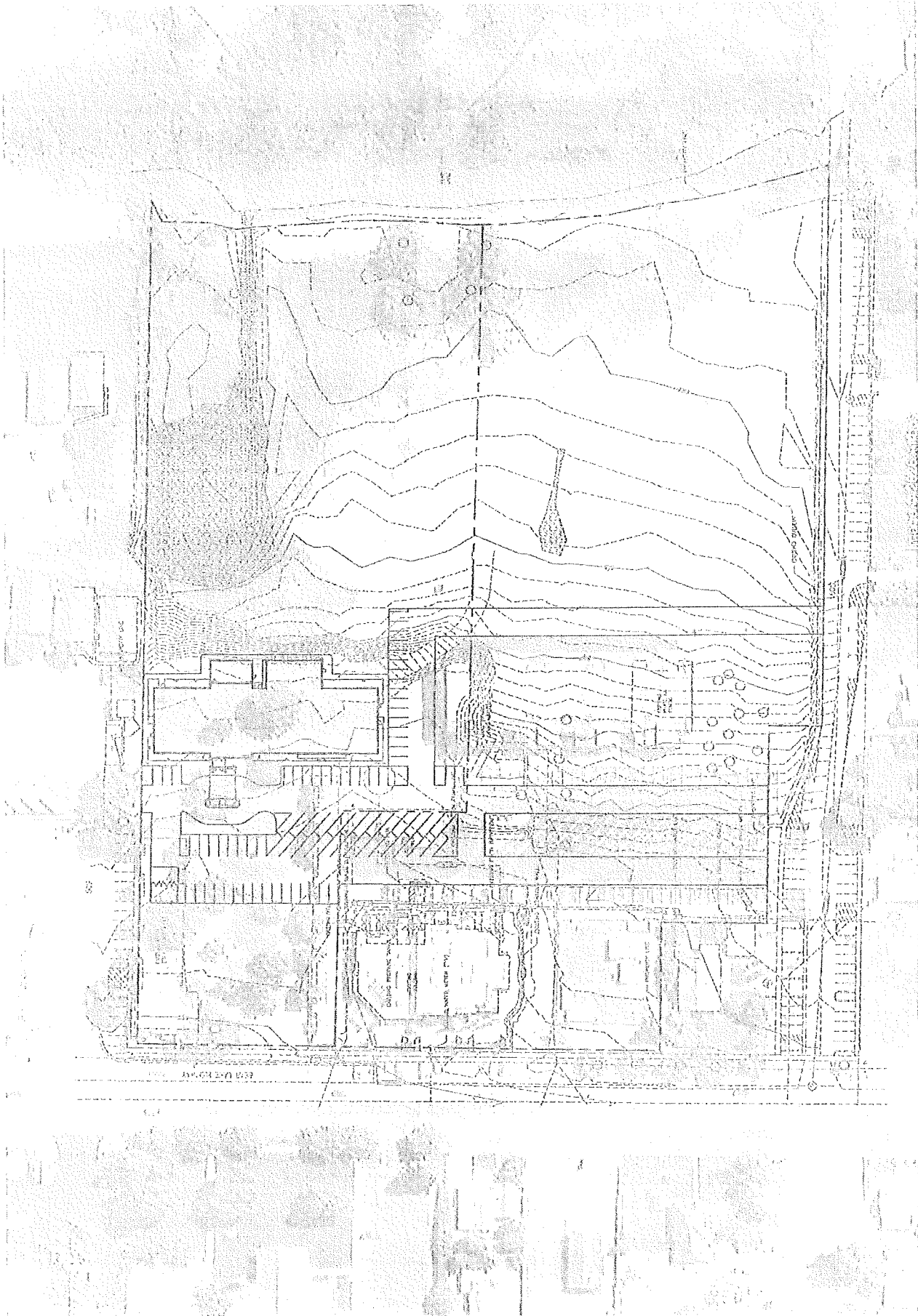
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PROJECT NO
26.018

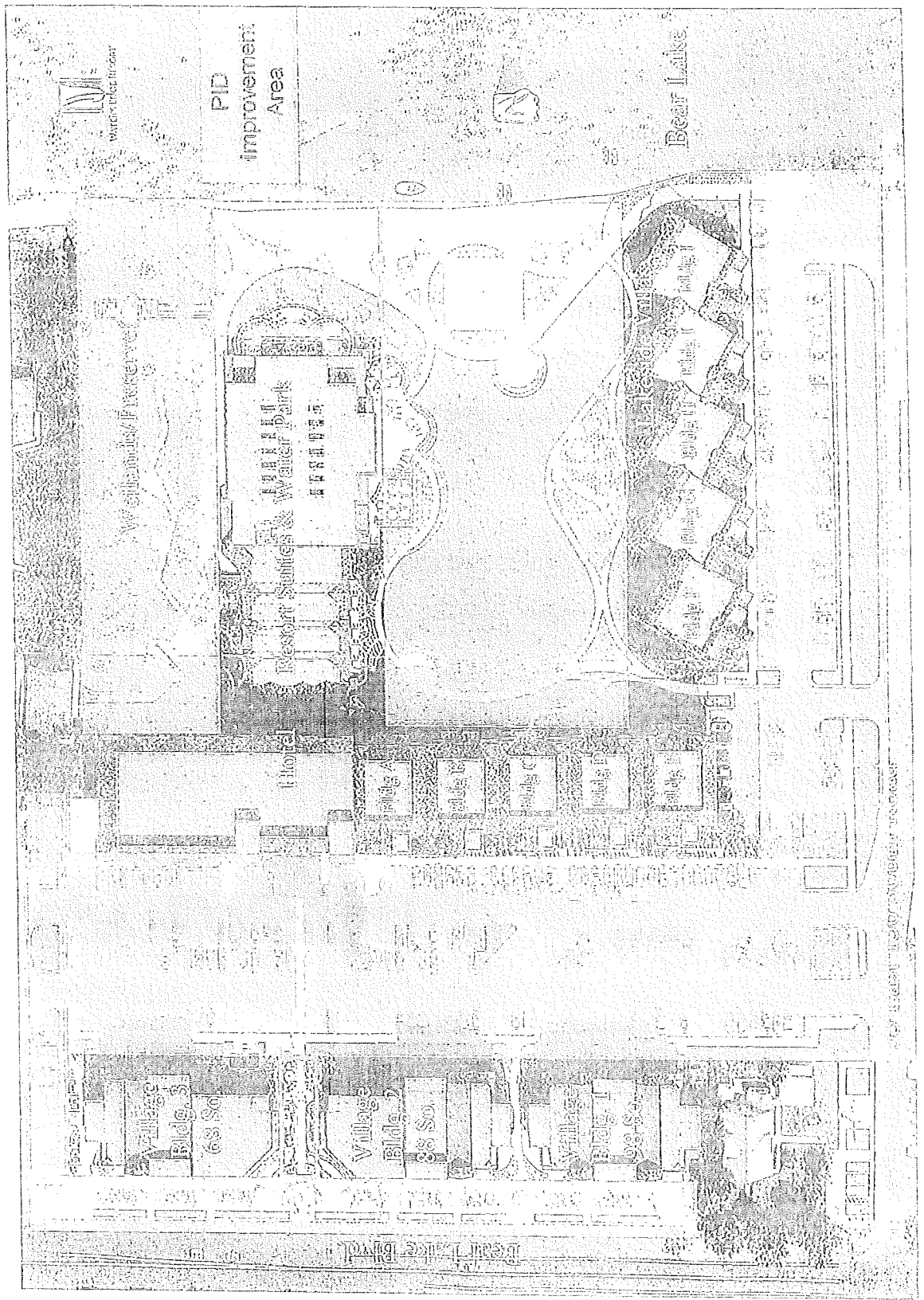
DWYN BY / CHK BY

TITLE
ARCHITECTURAL
SITE PLAN

24X36 SHEET #
A001



408 EAST 2700 SOUTH
SUITE 200
SALT LAKE CITY, UT 84119
P 801.487.0723
WWW.LATONDAVISARCHITECTS.COM



Westlands Preserve

Improvement Area

Bear Lake

Westlands Preserve

Resort Suites & Water Park

Hotel

Village Bldg. 3

Village Bldg. 1

Village Bldg. 2

Village Bldg. 4

Village Bldg. 5

Village Bldg. 6

Palace of the Valley

Market

Bear Lake Blvd

Scale: 1" = 100'

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)

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





— BY IHG —

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	228,612	286
EMEA	646	50,289	8
China	287	53,024	98
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

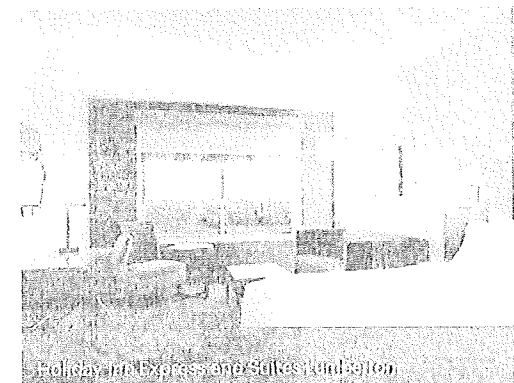
As an upper midscale, limited service brand, our guests are self-sufficient, smart travelers. Individuals and families stay with us while traveling globally and locally for business and leisure. They seek high-quality, affordable, and reliable choices, and value real, personal connections.

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

- 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.
- Breakfast included:** our complimentary hot and fresh Express Start® breakfast features guest favorites at a greater value.
- Highly sought-after ROI model:** for over 25 years, owners have expressed interest in owning Holiday Inn Express hotels.
- Revenue delivery:** we welcome 75 million guests every year to Holiday Inn Express hotels around the globe.



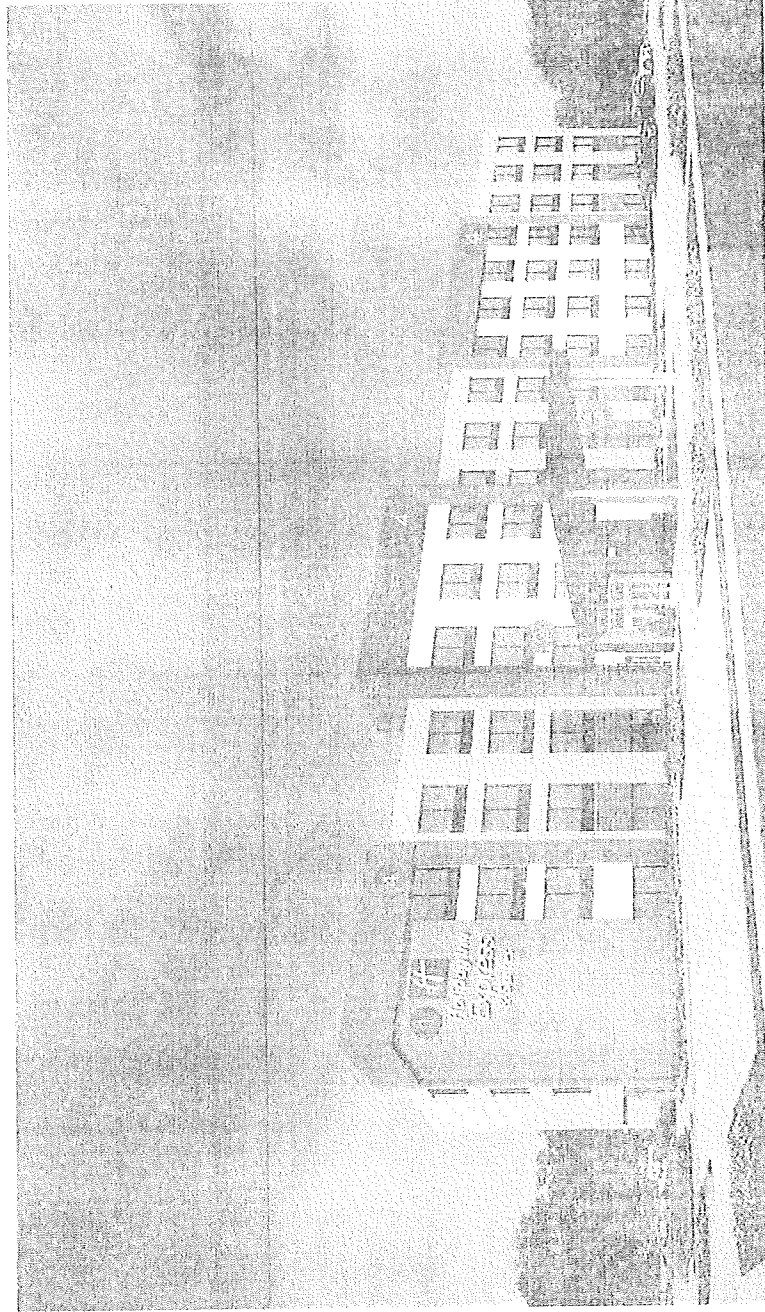
development.ihg.com/holidayinnexpress

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

EXTERIOR - FRONT

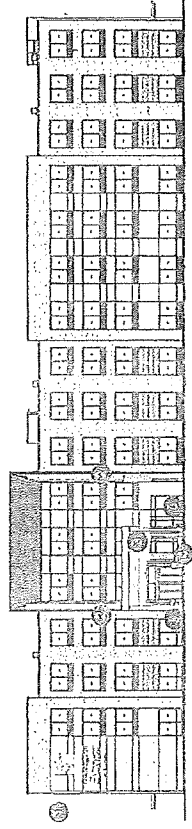
KEY DESIGN FEATURES

- 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

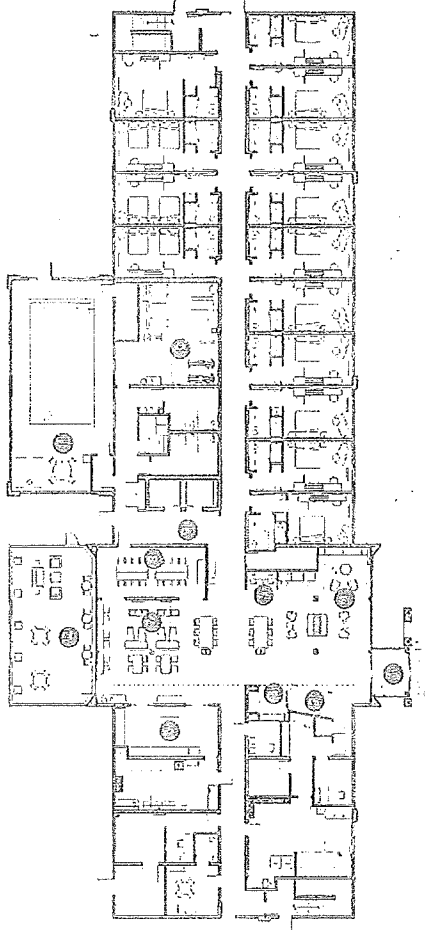
- ① Brand exterior signage
- ② Holiday Inn Express® Blue lighting
- ③ Simplified porte-cochère
- ④ Brand-specified ash/trash receptacles
- ⑤ Brand-specified planters (optional)
- ⑥ Brand-specified bench (optional)



Colors, materials, sizes, or other items, development and construction.
Dark Blue items required in New Development but may not fit in Renovation solutions.
Renovations subject to special planning as needed to adjust to your property.

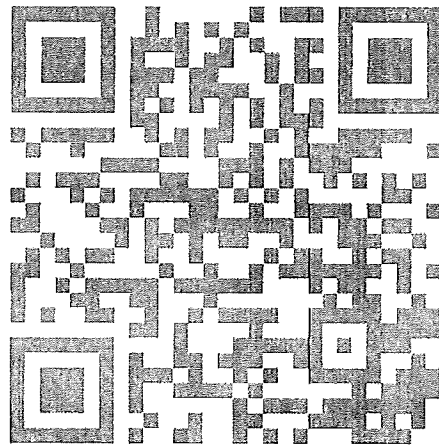
FIRST FLOOR PLAN

KEY DESIGN FEATURES



- ① Entry Vestibule
- ② Check-in
- ③ Market
- ④ Perching Area
- ⑤ Business Center
- ⑥ Breakfast Bar
- ⑦ Great Room
- ⑧ Flex Meeting Space
- ⑨ Elevator Lobby
- ⑩ Fitness Center
- ⑪ Pool
- ⑫ 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

