



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B ENGINEERS, INC.

MEMORANDUM

DATE: April 22, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance, P.E., City Engineer
SUBJECT: Waters Edge Phase 9 – Final Plat Review

We received the final plat application for the Waters Edge Phase 9 development and have completed our review. The final plat review items discussed below can be found in more detail in Chapter 11E-500 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.

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.



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.

Final Plat (11E-500)

1. Remove existing and proposed utility information except for fire hydrant locations.

Contents (11E-504.B)

2. Update lot areas to the nearest square foot (SF) for lots under one acre and to the nearest one-tenth of an acre for lots over one acre.
3. Provide an address block as a placeholder for each lot on the plat.
4. Include fire hydrant locations on the plat.

Certifications (11E-504.C)

1. Include BLSSD "Certificate of Approval".
2. Update the Public Works Director approval to reference the Public Works Director instead of LUA.
3. Include Town Engineer certificate of approval.
4. Remove one of the Attorney certification blocks.
5. Include provision in the owners certificate referencing the instrument number of the CC&Rs being recorded.
6. For the six (6) residential lots provide certification that the following water rights have been transferred to the Town:
 - a. Volume = 7.35 acre-feet (AF), or
 - b. Hodges Canal = 2.89 shares, or



c. Swan Creek Canal = 3.25 shares

Lot Requirements (11E-509)

1. Corner lots should have a min. radius of 25'. Modify lots 1 and 8.

Water (11E-512)

1. "All water systems installed shall be looped extensions..."

Streets (11E-514)

1. Provide an overall street cross section for the proposed private road.
2. Update pavement section to match current town standards, 3"/6"/12".
3. Update curb corners at 150 South intersection to be a minimum radius of 24'.
4. Provide street signs at all street intersections.
5. Increase east/west legs of the T-turn to 100' length each.

Cuts, Fills, Grading Improvements (11E-517)

1. Provide a soil report that verifies percolation rates.

Drainage Improvements (11E-518)

1. Provide an 18" culvert with appropriate end treatments at street intersections to maintain existing drainage.

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



MEMORANDUM

DATE: April 23, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance, P.E., City Engineer
SUBJECT: Waters Edge Phase 9 – Subdivision Improvement Plans Review

As part of the final plat application for the Waters Edge Phase 9 development, subdivision improvement plans were submitted for review by the Development Review Committee and the Administrative Land Use Authority. This review is based on various city code sections and all city design standards.

Construction Drawings

Sheet C001

1. Under "Standard Drawings & Specifications" add the most current version of APWA as well.

Sheet C200

1. The end of the proposed waterline indicates that it is a 6" diameter. Increase waterline size to 8" to meet minimum standards.
2. Increase asphalt surface width to 24' to meet minimum standards per Roadway, Local (public or private).
3. Provide "No Parking – Fire Lane" signage within in the T-turn area.
4. Increase east/west legs of the T-turn to 100' length each.
5. Standard residential water meter size is $\frac{3}{4}$ ", update note 7 to read $\frac{3}{4}$ " water service.
6. Update location of master meter to not conflict with existing sanitary sewer collection.
7. Provide a profile detail for waterline crossings over sewer pipe that shows minimum vertical distance requirements are being met.

Sheet C300

1. Provide roadway drainage collection on the plan.
2. Provide a soil report that verifies percolation rates.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B FAMILY OF COMPANIES



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

Sheet C500

1. Update Detail 3 to typical street section of 3"/6"/12".
2. Several standard details are not current. Remove outdated details and simply refer to "Standard Drawings & Specifications" as has been noted on Sheet C001.

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

OLSON & HOGGAN, LLC
ATTORNEYS AT LAW

MILES P. JENSEN
JAMES C. JENKINS
JEFFERY B. ADAIR**
KELLY J. SMITH*
SETH J. TAIT*
JACOB A. WATTERSON
BRADLEY N. MUMFORD*
DALLIN PETERSEN
JILL L. SANDERS
DANIEL MACDONALD

L. BRENT HOGGAN (1933-2023)
CHARLES P. OLSON (1916-1975)
*also licensed in Idaho
**also licensed in Nevada

130 SOUTH MAIN, SUITE 200
P.O. BOX 525
LOGAN, UTAH 84323-0525
TELEPHONE (435) 752-1551
TOLL FREE (866) 752-1551
TELEFAX (435) 752-2295

TREMONTON OFFICE:
123 EAST MAIN
P.O. BOX 115
TREMONTON, UTAH 84337
TELEPHONE (435) 257-3885
TELEFAX (435) 257-0365

E-MAIL oh@oh-pc.com
www.oh-pc.com

April 27, 2026
Via Email

Town of Garden City
Attn: Sharlene
Attn: Town Engineer
PO Box 207
Garden City, UT 84028
deputyclerk@gardencityutah.gov
qdance@jub.com

Re: *Water's Edge Phase 9 / Subdivision Plat Review*
Our File: N - 4600.66

Shalie:

We received and have reviewed the proposed Final Plat for the above-referenced subdivision and have noted the following items for your review and consideration:

1. Utah Code § 10-20-803(2)(c) and Garden City Code § 11E-504(B)(6) require that the street address for each lot and the total area of each lot to be noted on the Plat. Those appear to be missing on the Plat.
2. Utah Code § 10-20-803(2)(d)-(e) requires that every existing right-of-way and recorded easement located within the platted area for any utility be depicted on the Plat. Additionally, Garden City Code § 11E-504(B)(15) requires that the Plat display the location, dimension, and purpose of all easements, public or private. The Plat shows water and sanitary sewer lines within the project area, but there are no public utility easements noted on the Plat.

3. Garden City Code § 11E-501 requires CC&Rs applicable to the project to be submitted with the final plat. Garden City Code § 11E-504(C)(18) requires a review of the formation documents for any such association related to the Plat. Moreover, if common or open spaces are to be owned by something other than a single owner, Garden City Code § 11E-526(C) requires the “subdivider shall cause to be formed prior to the recording of the final plat, a Lot Owners Association, and shall establish articles of incorporation of the Association, bylaws and covenants outlining the purpose, organization and operation of the Association.” Lastly, Garden City Code § 11E-526(D) requires that the common area be granted to the lot owners through an easement conveyance or by dedication on the Plat.

We did not receive any CC&Rs with the final plat to review. Nothing on the Plat delineates what is common area dedicated to the HOA.

4. Garden City Code § 11E-504(B)(10) requires the Plat to dedication of all public streets to the Town. There is nothing on the Plat that indicates whether Water’s Edge Lane is a public road or a private road dedicated to the HOA.

5. Garden City Code § 11E-504(C)(2) requires that the Plat include a “Certificate of Dedication” of all owners of record. The Plat should be sure to contain signatures for both record title owners. It looks like the Water’s Edge Properties, LLC owns Parcel 41-21-400-0336 while the Lodge at Bear Lake, LLC owns the rest of the parcels.

6. Garden City Code § 11E-504(C)(4) requires that the Plat include a “Certificate of Approval” from the Utah State Board of Health or the Bear Lake Special District. We could not locate that certificate on the Plat.

7. Garden City Code § 11E-504(C)(11) requires that the Plat contain “a provision in the owner’s certificate referencing the county recorder’s instrument number where the condominium declaration(s) and/or articles of incorporation of homeowner’s association governing the subdivision are recorded.” We could not locate that anywhere on the Plat.

8. Garden City Code § 11E-504(C)(14) requires the developer provide a “Certification that all water rights have been transferred to the Town of Garden City.” The Town should ensure this has been done.

We will be happy to sign the Plat upon the Town’s verification that the foregoing items are in conformity or that the underlying requirements have been waived and that there are no changes to the Final Plat. Feel free to contact me directly with any questions or concerns about this review.

OLSON & HOGGAN, LLC

/s/ Seth J. Tait

SJT

[https://ohpc.sharepoint.com/sites/clientfiles/shared documents/sjt/cities/garden city/04 - subdivisions/water's edge/phase 9/tr.finalplatreview.4.27.26.docx](https://ohpc.sharepoint.com/sites/clientfiles/shared%20documents/sjt/cities/garden%20city/04%20-%20subdivisions/water's%20edge/phase%209/tr.finalplatreview.4.27.26.docx)