

## 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"/> Other Land Use Permit _____	

Project Name: Waters Edge Phase 9 Current Zone: PUD Proposed Zone: PUD  
 Property Address: 45 E 150 S Garden City, UT 84028  
 Parcel # 41-21-400-0071 & 41-21-400-0302  
 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 Mecham Phone #: 435-757-6278  
 Mailing Address: PO Box 361 Garden City, UT 84028

Property Owner of Record (if different): The Lodge at Bear Lake Phone #: \_\_\_\_\_

Mailing Address: Managing Member, Norm Mecharn

Project Start date: 4/26/26 Completion date: 4/26/28

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

Subdivide into 8 lots; 6 residential and 2 commercial.

Lot Size in acres or square feet: 1.5<sup>0.20-</sup> Number of dwellings or lots: 8

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.

Jeri Fynon  
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.**

The Lodge at Bear Lake, LLC  
Signature of Owner of Record

[Signature]  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record

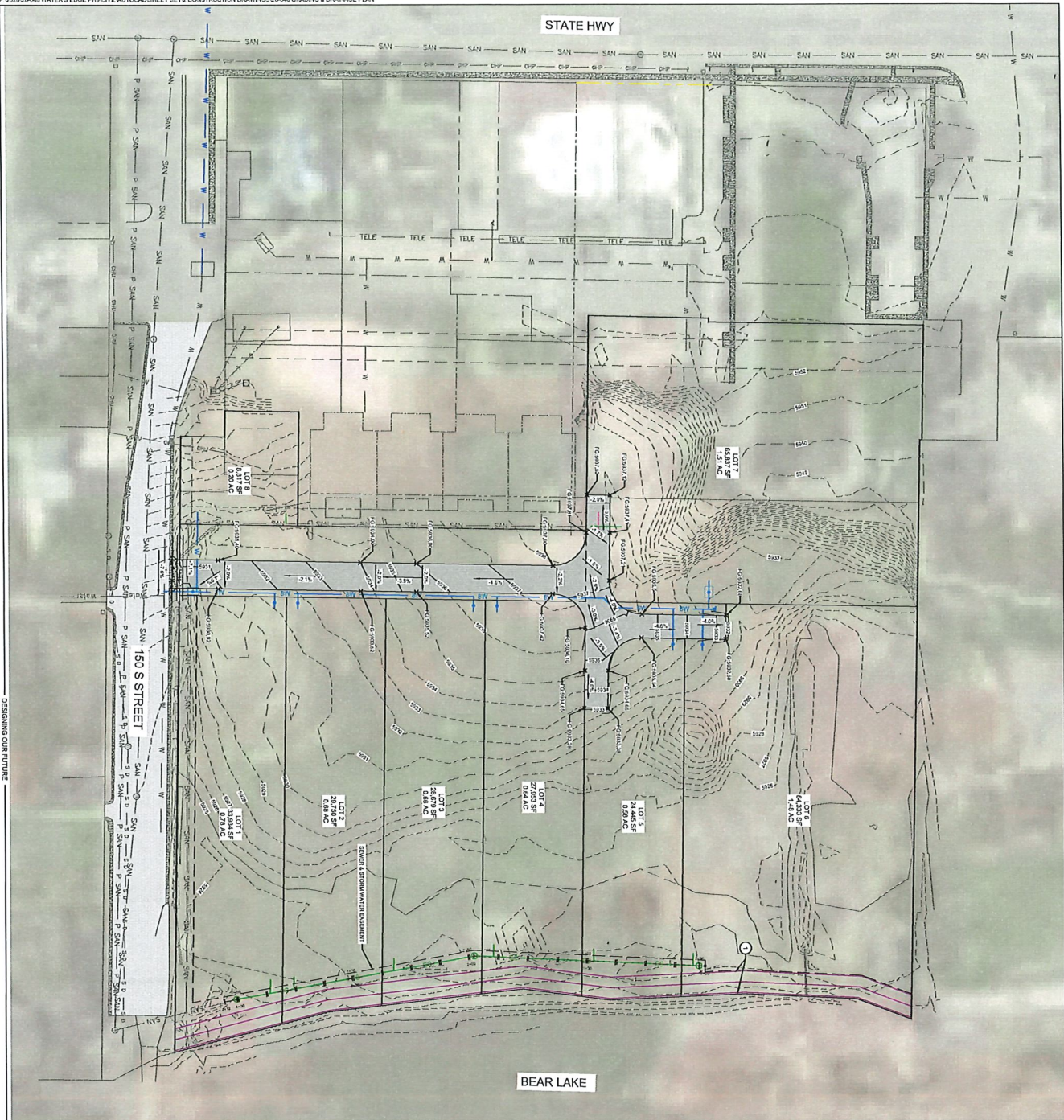
Office Use Only
Date Received: <u>4/13/26</u>
Fee: <u>3580.00</u>
By: <u>SA</u>











DESIGNING OUR FUTURE

**SHEET NOTES**  
 1. REFER TO ALL SHEETS IN THIS SET FOR COMPLETE INFORMATION.  
 2. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

**STORM WATER NARRATIVE**  
 THIS PROJECT HAS BEEN DESIGNED TO BEHAVE AS A NEAR-NATURAL STORMWATER MANAGEMENT SYSTEM. THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM IS BASED ON THE ASSUMPTIONS OF THE ILLUSTRATED STORMWATER MANAGEMENT PLAN. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE STORMWATER MANAGEMENT PLAN. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE STORMWATER MANAGEMENT PLAN.

**STORMWATER CALCULATIONS: Lots 1-4, 6\***

Description	Area (ft <sup>2</sup> )	Runoff Coefficient (C)	Runoff Volume (cu ft)	Runoff Rate (cfs)
Residential (7 lots at 3000' per lot)	14,000	0.32	36	4
Driveways (7 lots at 2000' per lot)	2,400	0.06	6	1
Open Space	200,000	0.05	50	5
<b>Total Area</b>	<b>216,400</b>	<b>0.13</b>	<b>92</b>	<b>10</b>
Initial Abstraction		1.05		
Precipitation (100")	28,000			
Direct Runoff (100")	48,000			
<b>Peak Development</b>	<b>0.29</b>	<b>800 cfs</b>	<b>12,011</b>	<b>113</b>
Peak Storage Capacity	15,983	113	0.39	4000

\*Commercial Lot 5\* will retain its own stormwater, site plan pending.

**Know what's below. 811**  
 Call 811 before you dig.  
 BLUE STARS OF UTAH  
 utility notification center, inc.  
 www.bluestars811.org  
 1-800-662-2111



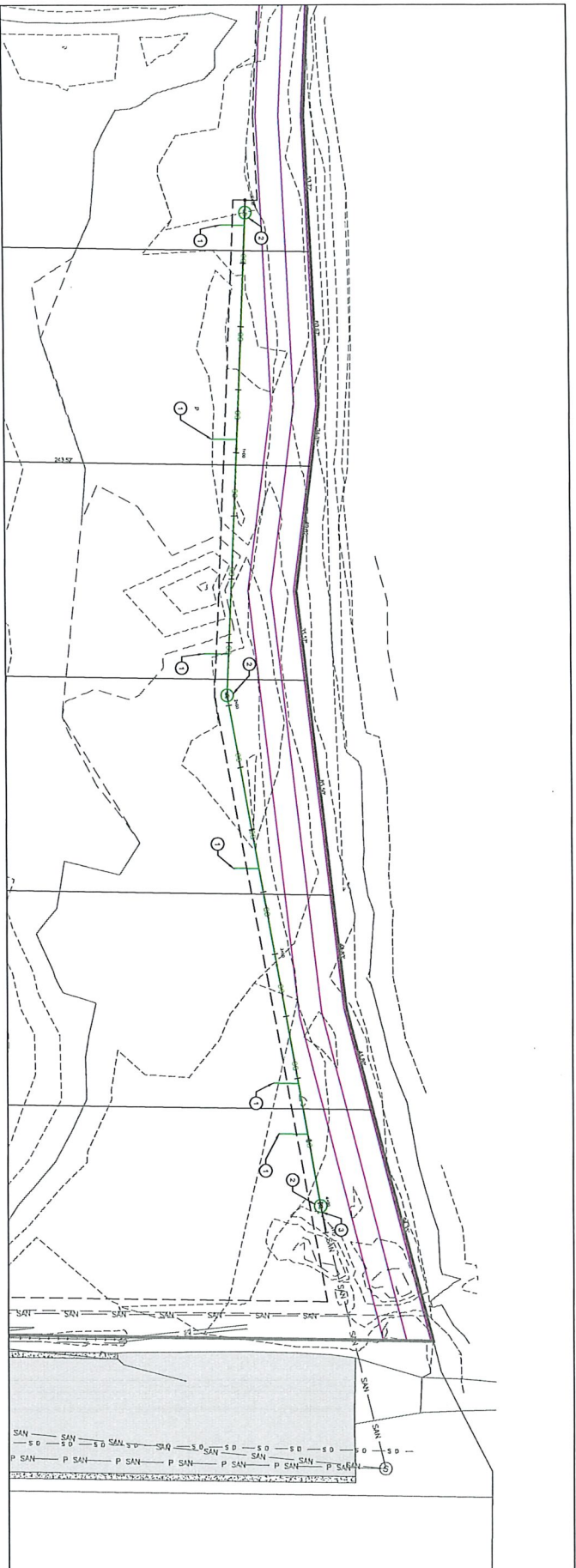
GRADING & DRAINAGE PLAN  
 C300

MARK	DATE	DESCRIPTION

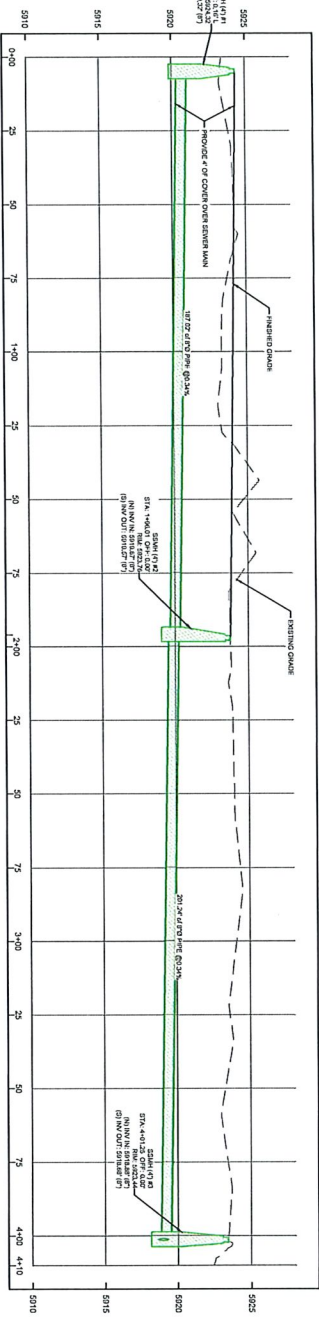
PROJECT #: 25046  
 DRAWN BY: A. TORRY  
 PROJECT MANAGER: M. THAYER  
 ISSUED: 02/22/2025

**WATER'S EDGE PH9**  
 150 S STREET & STATE HWY  
 GARDEN CITY, UT 84028

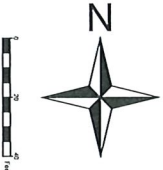
**civilsolutionsgroup inc.**  
 CACHE VALLEY | P: 435.213.3622  
 SALT LAKE | P: 801.216.3192  
 UTAH VALLEY | P: 801.874.1432  
 info@civilsolutionsgroup.net  
 www.civilsolutionsgroup.net



SSWR PROFILE



- ① SHEET KEY NOTES: REFER TO THE FOLLOWING FOR THE SPECIFICATIONS OF CONCRETE
1. STANDARD CONCRETE
  2. STANDARD CONCRETE
  3. STANDARD CONCRETE



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THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

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MARK	DATE	DESCRIPTION

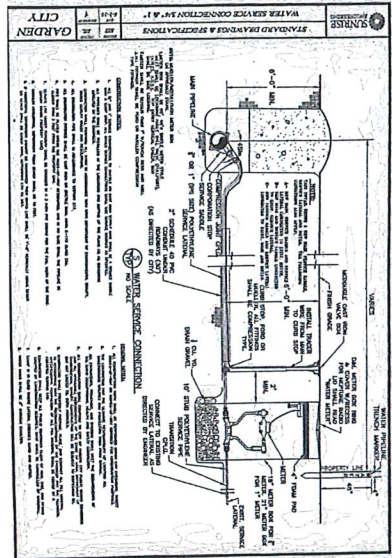
PROJECT #: 25046  
 DRAWN BY: A. TORRY  
 PROJECT MANAGER: K. TAYLOR  
 ISSUED: 03/25/2025



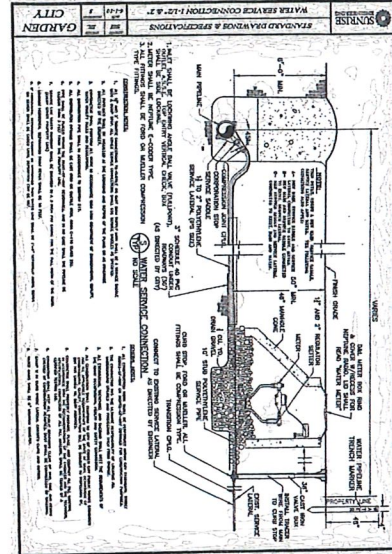
**PLAN & PROFILE**

C401

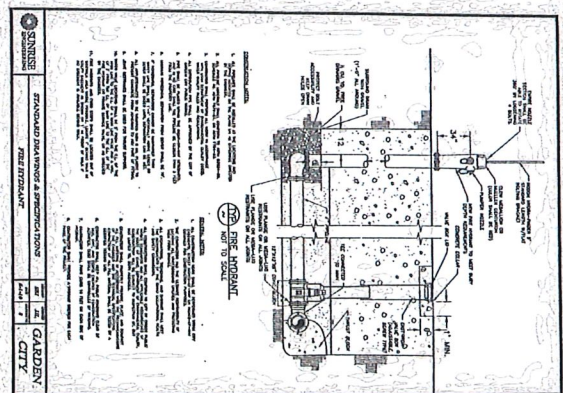




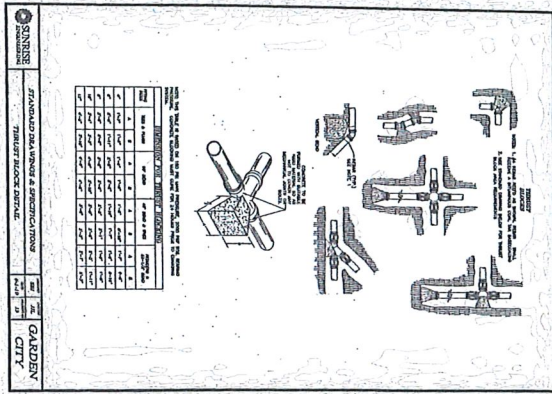
1  
3/4" & 1" WATER SERVICE CONNECTION  
SOLID TO SOLID



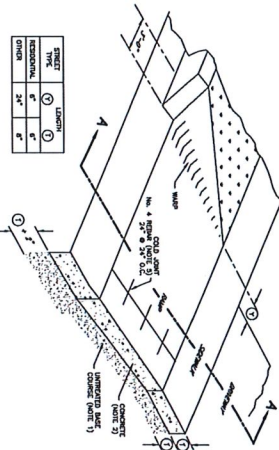
2  
1.5" & 2" WATER SERVICE CONNECTION  
SOLID TO SOLID



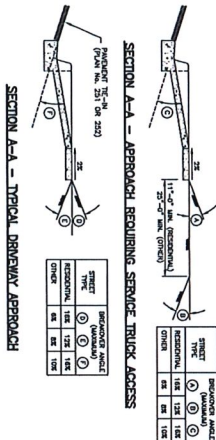
3  
FIRE HYDRANT  
SOLID TO SOLID



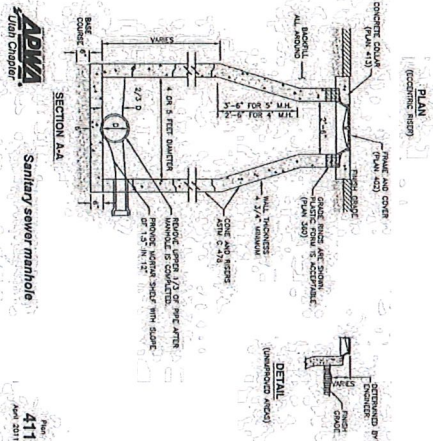
4  
THRUST BLOCK DETAIL  
SOLID TO SOLID



5  
FLARED DRIVEWAY APPROACH  
SOLID TO SOLID



6  
SANITARY SEWER MANHOLE  
SOLID TO SOLID



7  
SANITARY SEWER MANHOLE  
SOLID TO SOLID

DESIGNING OUR FUTURE

CS01

DETAILS



PROJECT # 25-046  
DRAWN BY: A. TONEY  
PROJECT MANAGER: M. TAYLOR  
ISSUED: 02/25/2025

MARK	DATE	DESCRIPTION

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GARDEN CITY, UT 84028

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