

Town Council Copy

Garden City

Paid

Business License Application

Bus
check #1105

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028

www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: (check all that apply) ☐ New Business ☐ Additional Location # _____ ☒ Name Change ☒ Ownership Change ☐ Location Change ☐ Transient Vendor ☐ Concessionaire Vendor	License Fee: Business License Fee _____ Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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Official Use Only:

Planning Commission:	☐ Approved	☐ Not Approved	Date: _____
Town Council:	☐ Approved	☐ Not Approved	Date: _____
Inspections: Building Insp.:	☐ Initial	Date: _____	☐ Final Date: _____
Fire Inspection:	☐ Initial	Date: _____	☐ Final Date: _____

Comments:

Zone:	☐ Commercial 1 2 3	☐ Residential	☐ Beach Devel.	☐ Other _____
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Business Name:	Garden City Coffee
If name change, previous name:	
Location Address:	220 W 10 S
City, State & Zip:	Garden City, Utah, 84028
Business Phone:	
Cell Phone:	480-310-4972
Mailing Address:	24 Country Bear Cir
City, State & Zip:	Fish Haven, Idaho, 83287
E-mail Address:	tayloreynon@gmail.com
Owners Name:	Garden City Coffee LLC (Taylor Eynon)
Owners Location:	24 Country Bear Cir
City, State & Zip:	Fish Haven, Idaho, 83287
Phone:	
Cell Phone:	480-310-4972

Kind of Business	☐ Retail	☐ Lodging	☒ Restaurant
	☐ Professional	☐ Contractor	☐ Other

Briefly Describe Your Business: Drive-thru coffee shop serving espresso drinks and pastries; retail sales of packaged coffee beans &

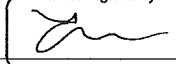
Utah State Sales Tax Number: _____

Ut State Professional License No. _____

Will you be installing a sign?: ☒ Yes ☐ No

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Taylor Eynon hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule. Business License Fees are non-refundable.

Owners Signature:  Date: 9/3/2026Please print your name: Taylor Eynon

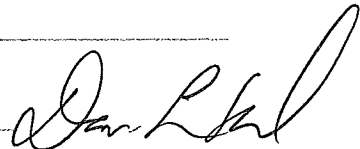


Business License Inspection

Business Name: Garden City Coffee

Business Address: 220 West 10 South

Inspection Date: 9-24-26

Inspector: Dan L. Kurek 

☒ ADDRESS MARKED	☒ PARKING MEETS CODE
☒ EMERGENCY LIGHTING	☒ EXIT LIGHTING/ SIGNS
☒ SUPPRESSION SYSTEM	☒ FIRE EXTINGUISHER
☒ ALARM SYSTEM	☒ SPRINKLER SYSTEM
☒ PROPER INGRESS/ EGRESS	☒ ELECTRICAL PANEL LABELED
☒ NO OPEN ELECTRICAL BOXES	☒ GUARD RAILS/ HAND RAILS
☒ HEALTH DEPARTMENT OK	☒ FIRE DEPARTMENT OK

ITEMS TO BE ADDRESSED

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

Business Name: GARDEN CITY COFFEE

Inspection Date: 9/20/26

Business Address: 220 W. 10 S.

Suite: _____

Business Phone: _____

No.	Violations	No.	Locations/Remarks	Cleared
ACCESS-				
1	OK Maintain fire lane free of obstructions			/ /
2	↓ Provide address numbering which is visible from street			/ /
3	↓ Provide supra box for fire dept. access			
EXITING				
4	OK Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	↓ Exit door to open without a key or any special knowledge or effort			
6	↓ Provide sign over main exit door(s)			/ /
7	↓ Repair non-operable exit door hardware			/ /
8	↓ Removed obstructions from door required to be closed			
9	↓ Remove locks & latches from doors with panic hardware			/ /
10	↓ Remove storage from attic, under-floor and concealed spaces			
11	↓ Provide/maintain exit sign/emergency lighting			/ /
FIRE EXTINGUISHERS				
12	OK Have fire extinguisher serviced and tagged			/ /
13	↓ Provide/mount fire extinguisher as indicated			
14	↓ Provide clear access to fire extinguisher			/ /
15	↓ Post a sign indicating fire extinguisher location			
16	↓ Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /
FIRE PROTECTION SYSTEMS				
17	OK Secure all system control valves in the open position	PASSED		
18	↓ Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19	↓ Provide annual certification for sprinkler/standpipe system			
20	↓ Provide sprinkler coverage in unprotected areas			
21	↓ Provide spare sprinkler heads and/or compatible wrench			
22	↓ Hood and duct extinguishing system to be serviced and tagged	Re-inspection dates	Inspector	
23	↓ Remove grease from hood, duct, and filters (keep clean)	1 st	/ /	
FIRE ALARM SYSTEMS				
24	OK Maintain, repair, inspect, and/or test fire alarm system	2 nd	/ /	
FIRE SEPARATIONS				
25	OK Repair holes in required fire resistive construction	3 rd	/ /	
26	OK Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /	
ELECTRICAL				
27	OK Discontinue use of extension cords	District attorney	/ /	
28	↓ Install permanent wiring for fixed or stationary appliance	Final clearance	/ /	
29	↓ Provide cover plates for all junction boxes	You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community. BY ORDER OF THE FIRE CHIEF		
30	↓ Remove exposed wiring or protect in approved conduit			
31	↓ Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	↓ Labeling electrical rooms and breaker			
FLAMMABLE LIQUIDS - COMPRESSED GASES				
33	OK Provide flammable liquid storage cabinet or reduce storage	SIGNATURE OF RECIPIENT: ____ Owner ____ manager ____ employee ____ other		
34	↓ Remove all fueled vehicles or equipment from buildings			
35	↓ Secure compressed gas cylinders			
STORAGE - HOUSEKEEPING				
36	OK Arrange storage in an orderly manner to provide access/egress	Inspecting Officer: FPB ____ COMPANY ____ Shift ____ Page ____ of ____		
37	↓ Remove combustible storage from boiler, mechanical, or electrical rooms			
38	↓ Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39	↓ Provide approved metal container from oily rag storage			
40	↓ Remove waste & rubbish material from the premises daily			
41	↓ Keep dumpster 5 ' away from buildings	NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE		
42	↓ Clearance from ignition sources			
MISCELLANEOUS				
43	NONE Other violations and comments			

DISTRIBUTION: WHITE TO FPR YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL CLEARANCE

Garden City Business License Application

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www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

City
Councils
Council
Copy

Business Status: ☒ New Business
(check all that apply) ☐ Additional Location # _____
☐ Name Change
☐ Ownership Change
☐ Location Change
☐ Transient Vendor
☐ Concessionaire Vendor

License Fee: Business License Fee \$110
Transient License Fee _____
Concessionaire Fee _____
Additional Location _____
Other _____
Beach Vendor License also requires a BCI background check

Official Use Only:

Planning Commission: ☐ Approved ☐ Not Approved Date: _____
Town Council: ☐ Approved ☐ Not Approved Date: _____
Inspections: Building Insp.: ☐ Initial Date: _____ ☐ Final Date: _____
Fire Inspection: ☐ Initial Date: _____ ☐ Final Date: _____

Comments:

Zone: ☐ Commercial 1 2 3 ☐ Residential ☐ Beach Devel. ☐ Other _____

Business Name: Bear River Cleaning LLC

If name change, previous name: _____

Location Address: 751 S 100 W

City, State & Zip: Garden City, Utah, 84028

Business Phone: _____

Cell Phone: 1-435-553-5795

Mailing Address: 751 S 100 W P.O. Box 546

City, State & Zip: Garden City, Utah, 84028

E-mail Address: Dneltst7@gmail.com

Owners Name: Derek Nelson

Owners Location: 5890 N 9800 W

City, State & Zip: Bear River City, Utah, 84301

Phone: 1-435-553-5795

Cell Phone: _____

Kind of Business ☐ Retail ☐ Lodging ☐ Restaurant
☐ Professional ☐ Contractor ☒ Other Cleaning

Briefly Describe Your Business: All cleaning - Prideways, garbage cans, etc.

Utah State Sales Tax Number: _____

Ut State Professional License No. _____

Will you be installing a sign?: ☒ Yes ☐ No

This is an application for a business license; the actual license will be issued only when All inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Derek Nelson hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule. Business License Fees are non-refundable.

Owners Signature: [Signature] [Signature] Date: 8-26-2026

Please print your name: Derek Nelson



Garden City Fire District

P.O. Box 248, Garden City, Utah

(435) 994-2460

gardencityfiredistrict@gmail.com

EXEMPTION FOR PERSONAL BUSINESS FIRE INSPECTION

After having been reviewed by the Garden City Fire District Fire Chief, it has been determined that the business belonging to DEREK NELSON, and doing business as BEARVER CLEANING, LLC., and located at 251 S. 100 W. GARDEN CITY, UT., is exempt from requiring an annual fire safety inspection due to little or no public access to the place of business, and the said address being a private residence that is not being used for public interaction, and not having employees other than the owner(s) of said business.

It may further be understood that the owner of said business has requested that they be exempted from the annual fire safety inspection and by signing this document do so of their own free will and hold Garden City Fire District and Garden City harmless in the event of a Fire/EMS related emergency that could have been avoided by an inspection by the Fire Chief or one of his authorized representatives.

Business owner: _____

Date: _____

Fire District Chief: [Signature]

Date: 9/1/26

Welcome to

Garden City

Utah

Where Families Play

Business License Inspection

Business Name: Bear Ver Cleaning L.L.C.

Business Address: 251 So. 100 West Garden

Inspection Date: 10-1-26

Inspector: Don L. Kurek

Had Phone conversation with business owner. No customers on site

☐ ADDRESS MARKED	☐ PARKING MEETS CODE
☐ EMERGENCY LIGHTING	☐ EXIT LIGHTING/ SIGNS
☐ SUPPRESSION SYSTEM	☐ FIRE EXTINGUISHER
☐ ALARM SYSTEM	☐ SPRINKLER SYSTEM
☐ PROPER INGRESS/ EGRESS	☐ ELECTRICAL PANEL LABELED
☐ NO OPEN ELECTRICAL BOXES	☐ GUARD RAILS/ HAND RAILS
☐ HEALTH DEPARTMENT OK	☐ FIRE DEPARTMENT OK

ITEMS TO BE ADDRESSED

10-1-26 Don L. Kurek

Sent or Given on 9-24-26.

NO. 801

GARDEN CITY BUSINESS LICENSE

This license is granted to

to conduct the business of

Bear'ver Cleaning

located at: **251 South 100 West**
in Garden City, Utah.

This business is approved
for the following uses thru
December 31, 2026:

Mayor

Town Council

Temporary

Dan Has talk to and okayed

Application for Project Review Garden City, Utah

TC Packet
10/8/26

Preliminary Plat
Phase 2

This application must be accompanied with the necessary and appropriate map project checklist, before it will be accepted for processing. The date upon which an agenda is determined by the notification schedule required by the State will be scheduled for the next meeting for which a legal notice has not yet been prepared, unless an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

Ordinance Reference:

- ☐ 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 _____

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: Sweetwater Resort SFR Current Zone: C4 Proposed Zone: C4

Property Address: Pickleville Parkway & Sweetwater Parkway

Parcel # 36-04-00-055

Contact Person: Eric Thomas Phone #: 801-430-1882

E-mail address: ethomas@regencyx.com

Mailing Address: 2637 N. 400 E., Ste. 127, North Ogden UT 84414

Applicant (if different): Geneva Blanchard Phone #: 802-375-4057

Mailing Address: 2637 N. 400 E., Ste. 127, North Ogden UT 84414

Property Owner of Record (if different): Bear Lake Tours, LLC Phone #: 801-430-1882

Mailing Address: 2637 N. 400 E., Ste. 127, North Ogden UT 84414

Project Start date: Fall 2026 Completion date: Summer 2027

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

Changing a portion of the originally approved project to Single Family lots to allow for diversified product types and increased project success for a better overall community.

Lot Size in acres or square feet: 20.652 Number of dwellings or lots: 64 lots

Non-residential building size: N/A

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.

Geneva Blanchard

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.**

Eric Thomas

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

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

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

August 22, 2026

Via Email

Town of Garden City
Attn: Sharlene
Attn: Town Engineer
PO Box 207
Garden City, UT 84028
townofgardencity@gmail.com
qdance@jub.com

Re: Sweetwater Townhomes Subdivision Phase 2 / Preliminary Plat Review
Our File: N – 4600.059

Sharlene:

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

1. Garden City Code § 11E-402(B)(1) requires the applicant to submit a copy of the owner's recorded deed to the property. We did not receive any deed or title report. However, our own informal research indicates the record title owner of the property is the same entity as that which is listed in the draft documents. Submitted with application 8/12/26

2. Garden City Code § 11E-402(B)(2) requires the applicant to submit "verification that all outstanding taxes and assessment levied by political subdivision have been paid on the property included in the application" and "a copy of the owner's recorded deed to the property."

We did not receive verification of this requirement with the draft digital preliminary plat we received, and the Town should ensure it is in place before approving the preliminary plat.

Submitted with application 8/12/26

3. Garden City Code § 11E-402(C)(13)-(16) requires the preliminary plat to show already existing infrastructure such as:

a. Sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, including pipe sizes, grades, manholes and exact location; **Included in hard copies dropped off 8/25/26**

b. The location, size, and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers (a minimum distance of one hundred (100) feet), water mains, and storage facilities, street improvements, street lighting, curbs, and gutters; **Included in hard copies dropped off 8/25/26**

c. Existing ditches, canals, natural drainage channels and open waterways, and proposed realignments; and **Included in hard copies dropped off 8/25/26**

d. The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed plat. The approximate location, size and type of all irrigation ditches, channels, pipes, structures within and immediately adjacent, a minimum distance of one hundred (100) feet, to the proposed subdivision (may be shown only on the engineering plans). **Included in hard copies dropped off 8/25/26**

We could not verify that this requirement was met, and the Town should work with the Town Engineer to ensure this is met before approving the preliminary plat.

4. Garden City Code §§ 11E-402(C)(17) requires the listing of adjacent tracts. We noticed that some of the parcel numbers listed for adjacent tracts are incorrect. The Town should ensure these are reviewed and reconciled as necessary. **Included in the hard copies dropped off 8/25/26**

5. Garden City Code §§ 11E-402(C)(18) requires that preliminary plats show “contours at vertical intervals of not more than two (2) feet in standard subdivisions and not more than ten (10) feet in recreational subdivisions,” and that they show “high-water levels of all water courses, if any, shall be indicated in the same datum for contour elevations.” We could not verify this requirement was met for the preliminary plat we reviewed. **Added**

6. Garden City Code § 11E-510(I) requires all lots shown on a preliminary plat to conform to the minimum requirements of the zoning ordinance. In this case, the project is zoned C4. Garden City Code § 11C-1507 indicates that minimum lot areas in the C4 zone are 6,000

square feet with 10 foot set backs on the side and rear. The townhomes contained in the plan do not conform to these requirements. Garden City Code § 11C-1505 indicates that “Owners of C4 Zone properties may choose to use them for either single family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.” While this statement seems to authorize multi-family residences in the C4 Zone even though such a use is not listed above in the permitted uses, it expressly states such multi-family structures must still comply with the setback guidelines. In other words, the C4 zone appears to allow an apartment complex, but does not appear to contemplate townhomes.

Included in the hard copies dropped off 8/25/26

7. Garden City Code § 11E-525(B) requires a “proposed party wall agreement” to be submitted with a preliminary plat that contains townhomes. We assume this refers to CC&Rs. We did not receive any CC&Rs for the project. **These were submitted with Phase 1 approval, attached for reference**

8. Garden City Code § 11E-526(A) requires a submission of “plans of landscaping an improvements for any Common Open Space” with a townhome project. We did not receive see any plans of this nature in the documents we were provided. **Added, did not change from Phase 1 approval, site plan hard copy dropped off 8/25/26 included**

We hope that this review helps as the Town reviews this proposed preliminary 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
2/tr.preliminaryplatreview.sweetwatertownhomes.5.24.23.docx](https://ohpc.sharepoint.com/sites/clientfiles/shared%20documents/sjt/cities/garden%20city/04%20-%20subdivisions/sweetwater%20townhomes/phase%201/tr.preliminaryplatreview.sweetwatertownhomes.5.24.23.docx)

documents/sjt/cities/garden

city/04

-

subdivisions/sweetwater

townhomes/phase

Resubmitted Plat. Not all items were addressed 8/25/26
OK 9/30/2026



MEMORANDUM

DATE: August 20, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance
SUBJECT: Sweetwater Phase 2 – Preliminary Plat Review

We received the preliminary plat application for the Sweetwater Resort SFR (Phase 2) 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.

A resubmittal was received and items addressed are shown as a ~~strikethrough~~, with follow up/clarification items shown as **bold**.

Zoning Analysis

The items below are a summary of the current zoning of the property and the regulations and requirements associated with that zone and overlay.

Commercial – C4 (11C-1500)

- Purpose (11C-1501):
 - "To provide areas for community retail and service activities....."
- Applicable Permitted Use – Owners of C4 Zone properties may choose to use them for either single family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.

Single Family Residence Zone

- Minimum Lot Size = 8,000-12,000 square feet



- Setback dimensions:
 - Front & Rear – 30 feet
 - Side – 8 & 10 feet (8,000 & 9,000 sf)
 - Side – 10 & 14 (10,000 sf)
 - Side – 10 & 15 (12,000 sf)

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

1. No main building shall be erected to a height greater than 35 feet or detached garage greater than 25 feet.
2. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.

Multiple Family Residence Zone – RM-5 (11C-1300)

- Minimum Lot Size = 15,000 square feet
- Setback dimensions:
 - Front & Rear – 30 feet
 - Side – 8 & 10 feet

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

1. No main building shall be erected to a height greater than 35 feet.
2. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.

Preliminary Plat (11E-400)

Contents (11E-402.A)

1. Include adjacent roadway names on the plat.
2. ~~Include the lot area of each lot on the plat.~~



Documentation (11E-402.B)

1. Provide verification that all outstanding taxes and assessments levied have been paid.

Existing Conditions (11E-402.C)

1. Include adjacent roadway names on the plat.
- ~~2. Include existing underground facilities within 100 feet beyond the property boundaries.~~
3. Include existing contours not more than 2'.

Proposed Plan (11E-402.D)

- ~~1. Provide lot dimensions.~~
 - a. By way of future review information, one final plat requirement is that corner lots must have a property line curve or corner of a min. radius of 25'.**
2. Include building setback lines.
3. Provide a typical street cross-section ~~and grade of streets.~~

Townhouses (11E-525)

1. Provide association documents (CC&Rs) that will designate open space control and other maintenance 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):

- ☐ 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

Preliminary Plat
10/8/26

Project Name: Chatos Land Bear Lake Current Zone: HSE Proposed Zone: _____

Property Address: Paradise Parkway and Stuart Dr

Parcel # 41-29-000-0028

Contact Person: Jason Thornock Phone #: 480-372-1339

E-mail address: jason@teplumbing.com

Mailing Address: PO Box 343 Garden City UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: 10/1/2026 Completion date: _____

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

I am trying to get our family land approved for a family subdivision. We want the road "Wildflower Ridge" with the culdesac to be a public road. We also included the full culdesac in the new plat layout.

Lot Size in acres or square feet: 7.8 Acres Number of dwellings or lots: 5

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.**

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: _____

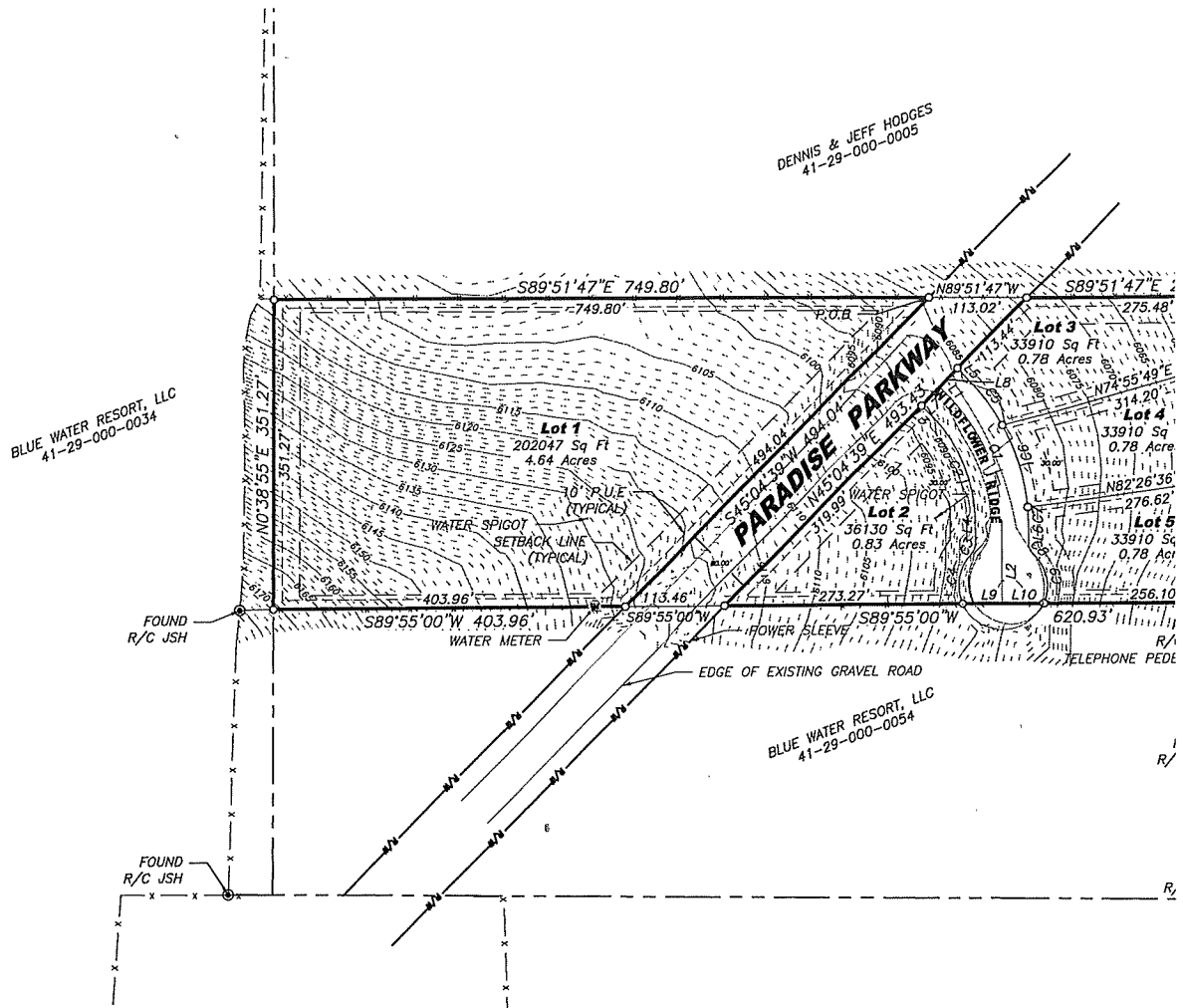
Fee: _____

By: _____

Revised: 11/4/2024

PLANNING
COMMISSION
REVIEWED 10/7/24

PRELIMINARY PLAT
Chato's Land Bear Lake S
A PART OF THE NORTHEAST QUARTER OF SECTION 29, T



ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(i) A RECORDED EASEMENT OR RIGHT-OF-WAY
(ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(iv) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 2025

BY _____

TITLE _____

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND GARDEN CITY'S SUBDIVISION ORDINANCE.

DATE _____ CITY ENGINEER _____

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY GARDEN CITY.

DATE _____ CITY ATTORNEY _____

CITY COUNCIL'S CERTIFICATE OF APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE GARDEN CITY COUNCIL ON THIS _____ DAY OF _____, 2025.

MAJOR _____

ATTEST: _____

PLA
THIS P
GARDE

DATE _____

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	157.08	200.00	44°59'58"	S22° 29' 59"E	153.07
C2	133.52	170.00	44°59'58"	S22° 29' 59"E	130.11
C3	14.13	21.26	38°04'41"	S23° 09' 46"W	13.87
C4	59.89	50.00	68°37'56"	S10° 30' 21"W	56.38
C5	65.44	230.00	16°18'09"	N36° 50' 53"W	65.22
C6	98.00	230.00	24°24'51"	N16° 29' 23"W	97.26
C7	17.19	230.00	4°16'58"	N2° 08' 29"W	17.19
C8	14.50	17.61	47°09'41"	N23° 36' 57"W	14.09
C9	59.52	50.02	68°10'34"	N10° 27' 41"W	56.07

Line Table

Line #	Length	Direction
L1	17.83	S44° 59' 58"E
L2	92.65	S0° 00' 00"E
L3	17.87	S44° 59' 58"E
L4	24.53	S0° 00' 00"E
L5	17.79	N44° 59' 58"W
L6	24.53	N0° 00' 00"E
L7	30.00	S45° 04' 39"W
L8	30.00	S45° 04' 39"W
L9	45.74	S89° 55' 00"W
L10	45.83	S89° 55' 00"W

GENERAL NOTES

- The project is zoned _____.
- Wildflower Ridge is a City.
- Setback lines are for _____.
Front: _____
Rear: _____
Side: _____
Side along Road _____

Record Owner _____

Subdivision

29, T14N, R5E, S.L.B.&M.

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: CHATO'S LAND BEAR LAKE SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.



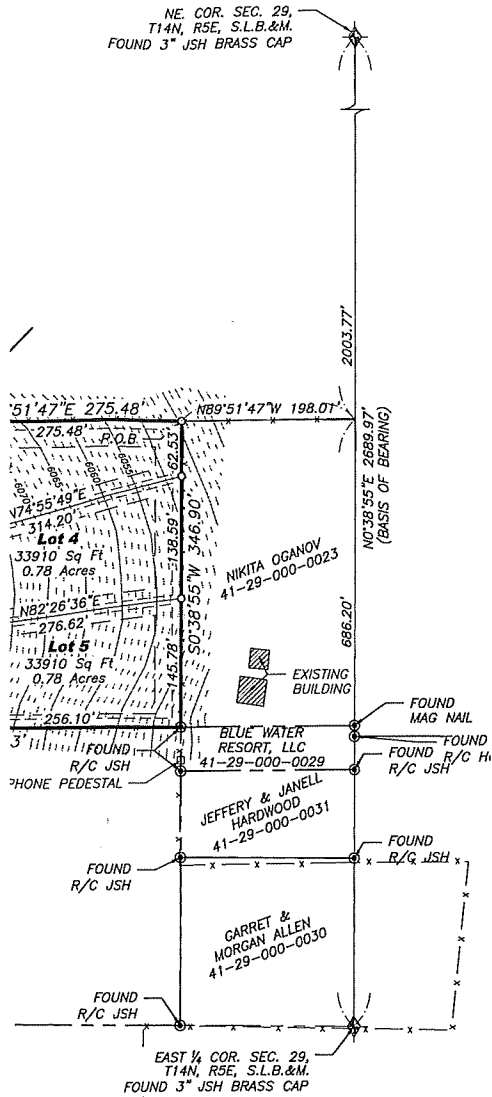
SUBDIVISION BOUNDARY

PARCEL 41-29-000-0028

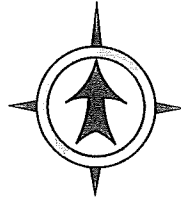
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°38'55" EAST, A DISTANCE OF 686.20 FEET AND NORTH 89°51'47" WEST, A DISTANCE OF 198.01 FEET FROM THE 3" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE 3" BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 00°38'55" EAST, A DISTANCE OF 2689.97 FEET; THENCE RUNNING SOUTH 00°38'55" WEST, A DISTANCE OF 346.90 FEET TO THE NORTHEAST CORNER OF PARCEL 41-29-000-0054; THENCE SOUTH 89°55'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 620.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PARADISE PARKWAY; THENCE NORTH 45°04'39" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 493.43 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 41-29-000-0005; THENCE SOUTH 89°51'47" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 275.48 FEET TO THE POINT OF BEGINNING. CONTAINING 3.58 ACRES.

ALSO: BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL 41-29-000-0005 ON THE WESTERLY RIGHT-OF-WAY LINE OF PARADISE PARKWAY LOCATED NORTH 00°38'55" EAST, A DISTANCE OF 686.20 FEET AND NORTH 89°51'47" WEST, A DISTANCE OF 586.51 FEET FROM THE 3" BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE 3" BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 00°38'55" EAST, A DISTANCE OF 2689.97 FEET; THENCE RUNNING SOUTH 45°04'39" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 494.04 FEET TO A POINT ON THE NORTH LINE OF PARCEL 41-29-000-0054; THENCE SOUTH 89°55'00" WEST, ALONG SAID NORTH LINE A DISTANCE OF 403.96 FEET TO A POINT ON THE EAST LINE OF PARCEL 41-29-000-0034; THENCE NORTH 00°38'55" EAST, ALONG SAID EAST LINE A DISTANCE OF 351.27 FEET TO THE SOUTHWEST CORNER OF PARCEL 41-29-000-0005; THENCE SOUTH 89°51'47" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 749.80 FEET TO THE POINT OF BEGINNING. CONTAINING 4.64 ACRES. CONTAINING 8.22 ACRES TOTAL IN 5 LOTS

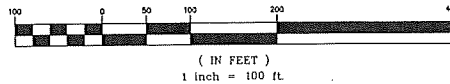


Project No. 26-045
Prepared by JH, 8/27/26



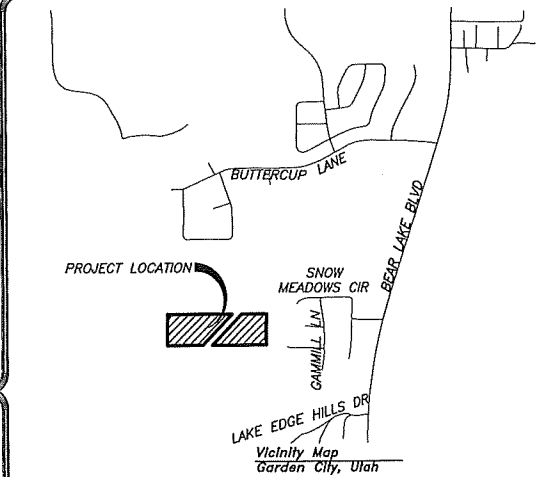
August 27, 2026

GRAPHIC SCALE



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SUBDIVISION LOT LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	PUBLIC UTILITY EASEMENT LINE
	EDGE OF GRAVEL
	FENCE LINE
	FOUND REBAR
	SECTION MONUMENT
	SET 1/2\"/>



ACKNOWLEDGMENT

STATE OF UTAH) SS.
COUNTY OF RICH

ON THE _____ DAY OF _____, 2026,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID CACHE COUNTY IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNER'S CERTIFICATE OF DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) SS.
COUNTY OF RICH

ON THE _____ DAY OF _____, 2026,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID CACHE COUNTY IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNER'S CERTIFICATE OF DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DEPICTED AND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), THE WHOLE TO BE HEREINAFTER KNOWN AS THE "CHATO'S LAND BEAR LAKE SUBDIVISION", FURTHER, WE DEDICATE THE STREETS TO GARDEN CITY FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY GRANT TO GARDEN CITY THE RIGHT TO MAKE ANY AND ALL IMPROVEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF SAID ROADWAY AND DEDICATE THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE; FURTHERMORE WE DO HEREBY WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY ENCUMBRANCES ON THE DEDICATED PUBLIC AREAS AND STREETS THAT WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE SAME.

DATE _____ JASON THORNOCK

DATE _____ RAEANN THORNOCK

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED

AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED _____

INDEX _____

FILED IN: FILE OF PLATS _____ COUNTY RECORDER

SHEET 1 OF 1

PLANNING & ZONING CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

DATE _____ CHAIRPERSON

BEAR LAKE SPECIAL SERVICE DISTRICT CERTIFICATE OF APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ HEALTH DIRECTOR