Town of Garden City
69 N. Paradise Parkway, Bldg B.
P.O. Box 207
Garden City, UT 84028

Phone: (435) 946-2901
Email: office@gardencityutah.gov

Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk **by the due date listed on the "Procedure for Submittal Poster"** for the meeting when your project will be considered. Incomplete packets will not be accepted. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, an AEG pre-meeting before turning in this packet is encouraged.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☐ **Subdivision Plat**: $3,000 Deposit * 11E
  Preliminary Plat: $500 per plat + $10 per lot 11E-400
  Final Plat: $500 per plat + $10 per lot 11E-500
  Amended Plat: $300 per plat
  Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Condominium Plat**: $3000 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
  Condominium Plat: $500 per plat + $10 per lot 11E-524
  Townhouse Plat: $500 per plat + $10 per lot 11E-525
  Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat
- ☐ **Planned Unit Development or Planned Residential Development (PUD or PRUD)**:
  $3,000 Deposit * 11C-1950, 11F & 11 E
  Preliminary PUD Development Plan: $1,000 11F-103
  Final Development Plan: $1,000 11F-107
  PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Readjustment of Lot Lines or Lot Splits**: $250 11E-506
  Packets must include A, B, C, D, E, & F, Also, a deed for each lot
- ☐ **Vacation of Subdivision**: $300 11E-523
  Packets must include A, 20 of B, 1 each of C, D, E, & F
- ☐ **Amended Subdivision:** $300
  Packets must include A, B, C, D, E & F
- ☐ **Conditional Use Permit:** $300
  CUP packets must include A, 9 of B, D, E, & F
- ☐ **Variance**: $250 11B-308
  Variance Packets must include A, B, D, E, & F
- ☐ **Annexation:** $300 for first acre or less, $20 per acre for each additional acre (Maximum of $1,000) 11A-300
  Annexation packets must include A, 20 of B, 4 of C, D, E, & F

☐ **Zone Change:** $300 for first acre or less, $20 per acre for each additional acre (Maximum of $1,000) 11A-302
Zone Change packets must include A, 20 of B, 1 each of C, D, E, & F

☐ **Encumbrance**: $250
Encumbrance Packets must include A, B (only 9), D, E, & F

☐ **Un-Encumbrance**: $250
Un-Encumbrance Packets must include A, B (only 9), D, E, & F

☐ **Appeal**: $250
Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.

☐ **Extension of Time**:
Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.

☑ **Other Land Use Permits**: $50
Packets must include A, B, D, E, & F

☐ **Water Share Transfer**:
Water Share Transfer Packets must include A

☐ **PID:** $2000
Review the Garden City PID Policy for requirements. 9 copies of the required.

☐ **AEG Meeting, (Affected Entity Group):** $350 Deposit
Packets must include A, 10 of B

Note:

* The $3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to the developer.
** Land Use Fees are set by Resolution (Garden City Resolution 23-03). Applicants are responsible for paying application fees and any Garden City attorney, engineering, and administrative costs not covered by the application fee.

PACKET DOCUMENTATION REQUIREMENTS

A. Completed Garden City "Application for Project Review" form.
B. 11"x14' or 11'x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable copies.**
C. A "D" size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
D. A legal description and current ownership plat of the property.
E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.

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:
☐ Annexation	11A-301
☐ Appeal	11B-400
☐ Conditional Use Permit	11C-500
☐ Condominium/Townhouse	11E-524 or 11E-525
☐ Encumbrance	
☐ Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
☐ Lot Split/Lot Line Adjustment	11E-506
☐ Plat Amendment (Subdivision)	
☐ PUD Development Plan	11C-1950, 11E-100, and 11F-100
☐ PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ PRUD Conceptual	11C-1950, 11E-100, and 11F-100
☐ PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ Subdivision	11E-100
☐ Vacation of Subdivision	11E-523
☐ Variance	11B-308
☐ Water Transfer	13A-1300
☐ Zone Change	
☐ AEG Meeting, (Affected Entity Group)	
☐ Public Infrastructure District	Garden City PID Policy

☑ Other Land Use Permit Planning & Zoning Application - Architectural standards, parking, landscaping and sanitation

Project Name: Blue Waters Mixed Use Current Zone: C3 Proposed Zone: C3

Property Address: 171 N BEAR LAKE BLVD

Parcel # 41-29-491-0003

Contact Person: Kirk Barker Phone #: 801-502-9120

E-mail address: kirk@ensignhospitality.com

Mailing Address: 825 North 300 West, Suite 104, SLC, UT 84103

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: _____ Completion date: _____

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

New 2 story building on the corner of N Bear Lake Blvd and 200 N. This will include a restaurant and retail spaces on the main level, individual hotel units on the second level, and future space on the basement. The design and space will feel cohesive with the vicinity, the Garden City color palette, and street style walk-ability.

Lot Size in acres or square feet: 4,903.05 sf Number of dwellings or lots: 18 hotel units

Non-residential building size: +/- 18,000 SF

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.

Kirk Barker
_____
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.**

Kirk Barker
_____
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

SITE INFORMATION

PROPERTY AREA: 0.79 ACRES (34,412 SF)
REQ'D COUNT:
HOTEL = 18 (1+,2 / HOTEL ROOM)
RESTAURANT = 21 (1/180SF)
FUTURE RETAIL= 7 (1/500SF)
=46 TOTAL REQ'D
PARKING STALLS PROVIDED: 69 TOTAL

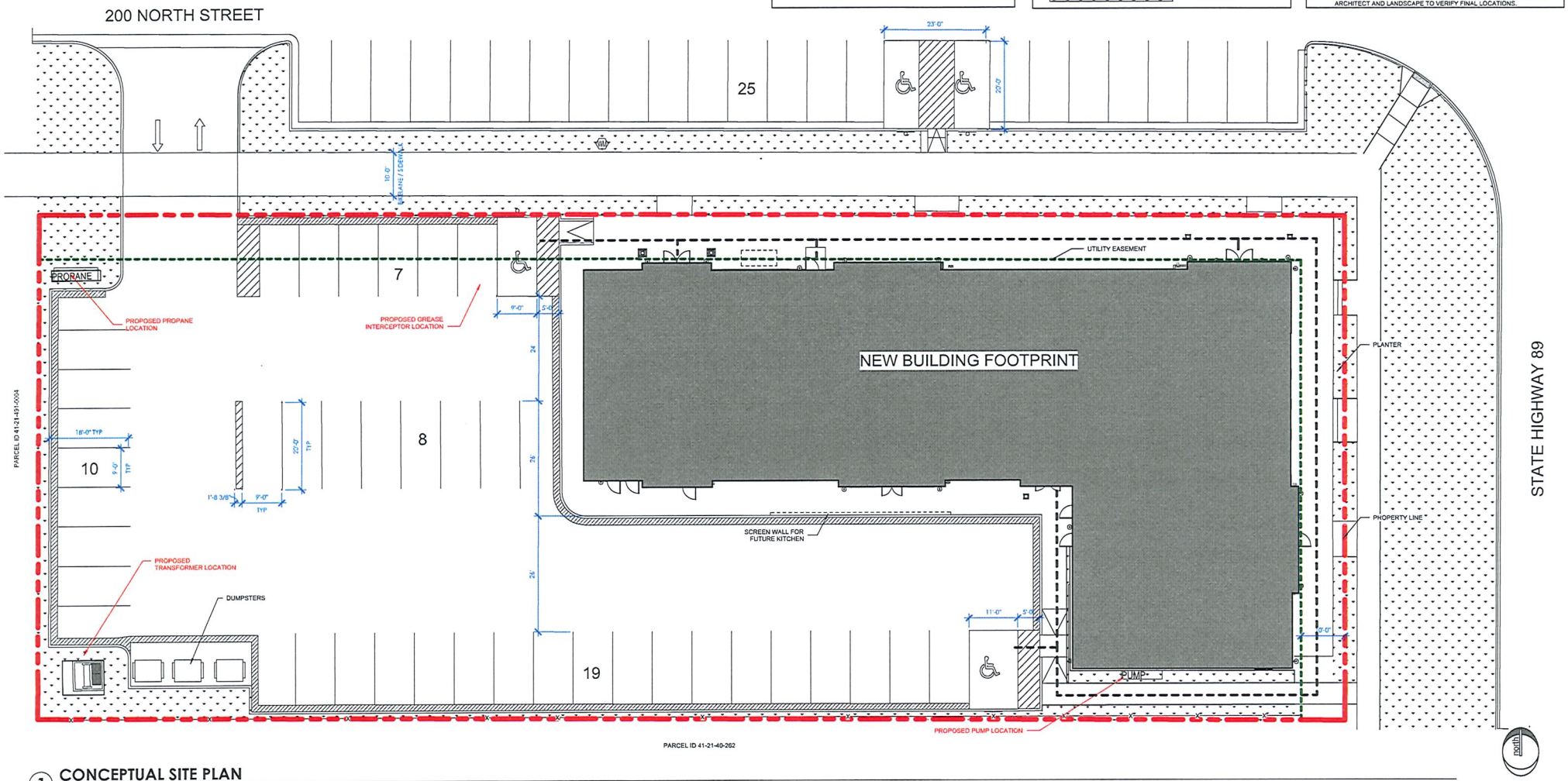
STANDARD SIZE = 65
ADA STALLS = 4

SITE LEGEND

- SETBACK
- EASEMENT
- PROPERTY LINE
- FENCE
- ACCESSIBLE ROUTE
- LANDSCAPE

SITE GENERAL NOTES

1. ALL SITE WORK SHALL BE COORDINATED WITH CIVIL DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION. NO WORK SHALL BE PREFORMED ON THE CONTRADICTORY INFORMATION OR ANY EXISTING CONDITION NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT FIRST CONSULTING THE ARCHITECT AND ENGINEER.
2. COORDINATE ALL LANDSCAPING, PARKING STRIPS, AND SIDEWALKS SHOWN WITH LANDSCAPE DRAWINGS
3. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF DRY UTILITIES. CONTRACTOR TO WORK WITH UTILITY PROVIDER, IE: FIBER OPTICS, CABLE CO., FOR RELOCATION OF SHORING, MAINTENANCE OR REPAIR OF ALL EXISTING UTILITIES. REFER TO CIVIL AND MECHANICAL DRAWINGS FOR WET UTILITIES.
4. FOR SIDEWALK AND PAVING FINISH GRADES, COORDINATE WITH ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS.
5. SEE SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING/ POST LIGHTS. ARCHITECT AND LANDSCAPE TO VERIFY FINAL LOCATIONS.



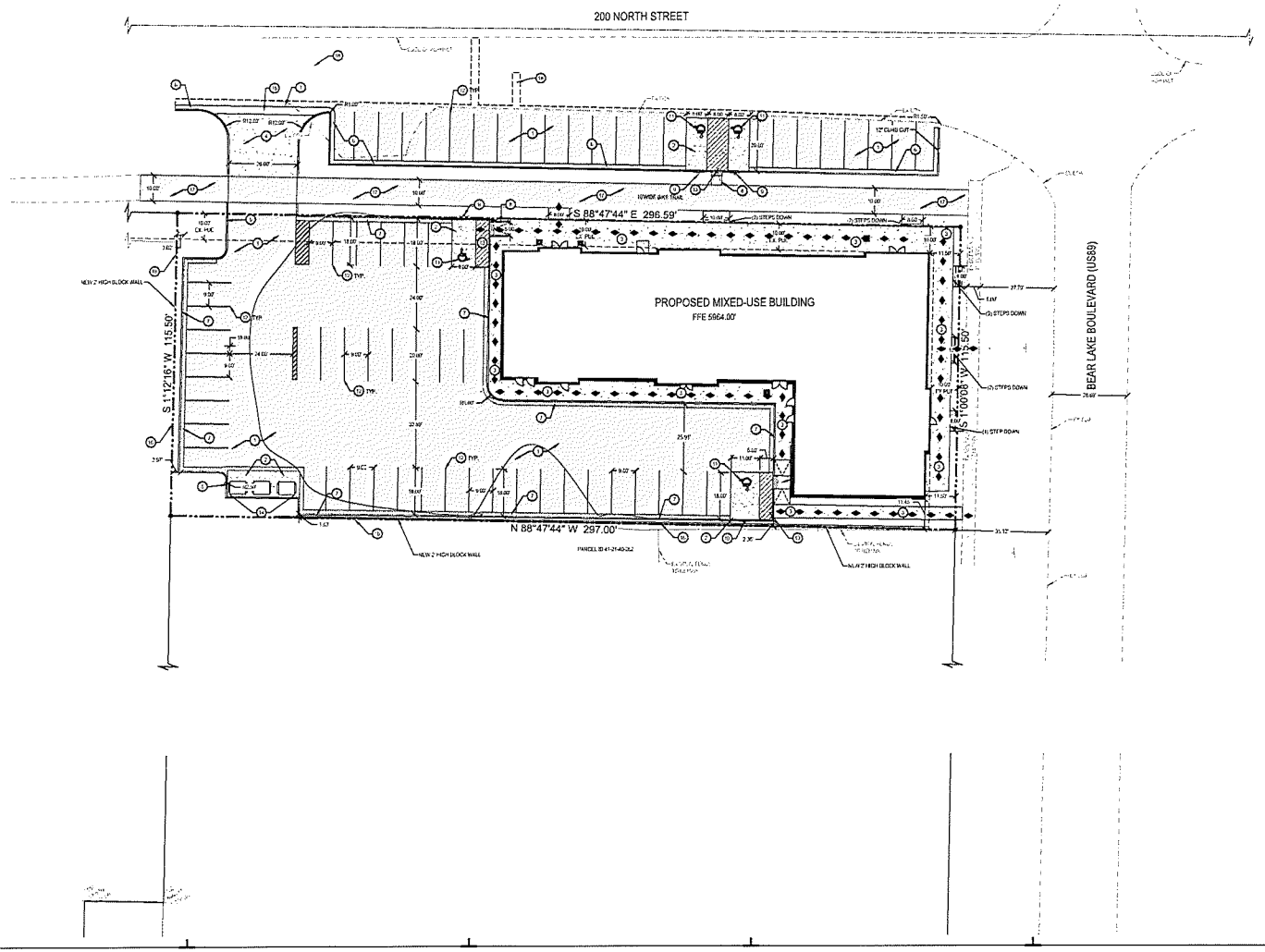
1 **CONCEPTUAL SITE PLAN**
SCALE: 3/32" = 1'-0"

00 GARDEN CITY MIXED-USE, 171 N BEAR LAKE BLVD.

CONCEPTUAL SITE PLAN

10/12/2026

THE RICHARDSON DESIGN PARTNERSHIP
TEL: 801.355.6868
WWW.TRDP.COM



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	21,740 SQFT	62%
LANDSCAPE	2,157 SQFT	6%
BUILDING	10,291 SQFT	29%
TOTAL	34,209 SQFT	100%

GENERAL NOTES:

ALL UNPLANTED AREA TO BE 7" MIN. OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN BY REFERENCE AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01
2. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01
3. CONCRETE SIDEWALK PER APWA PLAN NO. 231.
4. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225
5. CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET C5.01
6. 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D2', SHEET C5.01.
7. 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D3', SHEET C5.01.
8. ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.1 & 236.2, F.O.H. RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
9. ADA PARKING SIGN, SEE DETAIL 'D2', SHEET C5.01.
10. VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'D3', SHEET C5.01.
11. PAINTED ADA SYMBOL, SEE DETAIL 'D5', SHEET C5.01.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. 4" WIDE, SOLID YELLOW PEDESTRIAN STRIPE LINES.
14. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
15. 3' CONCRETE VALLEYPAN ACROSS DRIVE APPROACH. MATCH GUTTER FLOW LINES ON BOTH ENDS.
16. BLOCK RETAINING WALL, MAX HT=2.85'.
17. 10' WIDE ASPHALT TRAIL PER GARDEN CITY STANDARDS. MATCH EXISTING STRIPING.
18. ASPHALT PATCH PER APWA PLAN NO. 255.
- ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING SLOPE.

Blue Stakes of UTAH 811 — NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economical and Sustainable Designs, Professionally Yet Down and True
8618 South Sandy Parkway, Suite 300 Sandy, Utah 84070 801.255.0529 801.255.4449 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 7949220
ROBERT J. POIRIER
10-07-26
STATE OF UTAH

GARDEN CITY MIXED USE

171 NORTH BEAR LAKE BLVD
GARDEN CITY, UT 84028
SECTION INFORMATION

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	23327
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	October 12, 2026

CIVIL
SITE PLAN

C1.01

C:\Users\TJO\Dropbox\McNeil Engineering\Projects\23327 Garden City Mixed Use\Civil\Plans\23327 Site Plan.dwg, 10/12/2026 1:13:07 PM, Tyler Jo



4 04 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3 04 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



2 04 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 04 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.

FINISH LEGEND

AS1	ASPHALT SHINGLE - TBD COLOR MATCH PEWTER GRAY
BR1	THIN FACE BRICK - GLEN GERY COLOR MATCH EBONITE SMOOTH
FC1	WOOD PANELS - TBD COLOR MATCH NATURAL CEDAR (VS2)
VS1	SIDING - VERTICAL SIDING - TBD COLOR MATCH SW7016 - MINDFUL GRAY
VS2	SIDING - SHAKE SIDING - TBD NATURAL CEDAR
HS1	SIDING - HORIZONTAL LAP SIDING - TBD COLOR MATCH SW7585 -SUN DRIED TOMATO
HS2	SIDING - HORIZONTAL LAP SIDING - TBD COLOR MATCH SW7611 - TRANQUIL AQUA
MT1	TRIM, FASCIA, STOREFRONTS - BONE WHITE
MT2	TRIM, FASCIA, STOREFRONTS - DARK BRONZE

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CONCEPTUAL ELEVATIONS

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05 **GARDEN CITY MIXED-USE, 171 N BEAR LAKE BLVD.**

CONCEPTUAL PERSPECTIVE

10/12/2026

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