

Application for Project Review Garden City, Utah

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- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
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- ☒ PUD Phase Approval/Preliminary or Final
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- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ 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

Project Name: Waterdance Current Zone: PUD Proposed Zone: PUD

Property Address: 140 W 150 S Garden City, UT 84028

Parcel # 41 - 21 - 400 - 0271

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 nmecham
@bearlake.com

Property Owner of Record (if different): Waterdance Holdings Phone #: 435-946-3500
LLC

Mailing Address: PO Box 361 Garden City, UT 84028

Project Start date: 2021 Completion date: 2023

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

Waterdance Subdivision Phase 4, consisting of
4 Buildings with 4 townhomes in each buildings
for a total of 16 townhomes.

Lot Size in acres or square feet: _____ Number of dwellings or lots: 16

Non-residential building size: NA

I certify that the information contained in this application and supporting materials is correct and accurate.

Teri Lynon
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

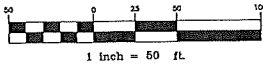
Office Use Only	
Date Received:	_____
Fee:	<u>3000.00</u>
By:	<u>SCM</u>

COTTON GIN 17 16
PIN 20 21

T. 14 N.
R. 5 E.
S.L.B.&M.



41-21-400-0272



FINAL PLAT WATERDANCE SUBDIVISION PHASE 4

TOWN OF GARDEN CITY, RICH COUNTY, U
PART OF SECTION 21 TOWNSHIP 14 N., RANGE
SALT LAKE BASE AND MERIDIAN
SEPTEMBER 2021

EX 10' P.U.E.

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27a-603 (4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE 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:

- (1) a recorded easement or right-of-way
 - (2) the law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities
- or any other provision of law.

REMAINDER PARCEL

250,494 S.F.
5.751 Acres

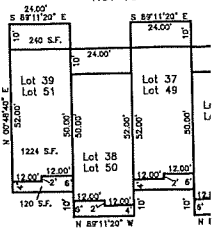
ADDRESS

140 WEST 150 SOUTH
Building "J" Lots 36-39
Building "K" Lots 40-43
Building "L" Lots 44-47
Building "M" Lots 48-51

TYPICAL 4 PLEX DIMENSIONS J
LOTS: 36-39 & 48-51
NOT TO SCALE

TYPICAL 4 PLEX DIMENSIONS K & L
LOTS: 40-47
NOT TO SCALE

SHOWN BEARINGS ARE FOR
UNITS "J" & "L"
UNITS "K" & "M" ARE
ROTATED 90°



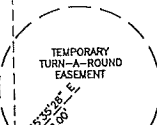
300 WEST

(BASIS OF BEARING)

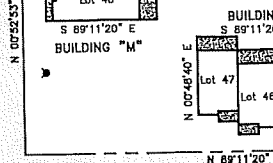
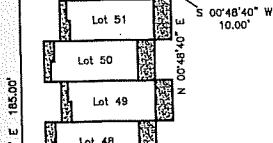
(NORTH BR)
N 00°52'53" E

20 21

EX 10' P.U.E.



197,666' N 89°11'20" W



WATERDANCE LANE

41-21-400-0255

L1 = N 89°08'27" W 10.00'
L2 = N 89°11'20" W 15.00'
L3 = N 00°52'53" E 11.12'

HYDRANT LOCATIONS



PHASE 3

Lot 35

293.52' N 89°11'20" W
(WEST BR)

41-21-400-0255

24' TRAVEL LANE
WITHIN 50' WIDTH
38,468 S.F.

PRIVATE R-O-W
WATERDANCE
0.883

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 _____

ROCKY MT. POWER

THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND
ACCEPTED BY ROCKY MT. POWER

THIS _____ DAY OF _____ A.D. 20 21

REPRESENTATIVE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2021
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON

BEAR I SERVI

WASTE DISPOSAL APPROVAL
THIS _____ DAY OF _____

RE

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS _____ DAY OF _____
A.D. 2021. AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED.

MAYOR

ATTEST

ENGINEER

I CERTIFY THAT I HAVE EXA
AND IN ACCORDANCE WITH

DATE

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- ☐ Zone Change
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11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: RAZZBEARY CABINS Current Zone: C-3 Proposed Zone: C-3

Property Address: 2300 S. GARDEN CITY UTAH 84028

Parcel # 36 - 04 - 000 - 0064

Contact Person: SHAWN WALKER Phone #: 385-221-1732

E-mail address: SHAWN@RAZZBEARYCABINS.COM

Mailing Address: P.O. BOX 539 GARDEN CITY UTAH 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: 10/2021 Completion date: 12/2024

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

70 INDIVIDUAL LOG CABINS TO SERVE AS
A MOTEL STYLE RENTAL OPTION. 1 LARGER
LOG CABIN LODGE FOR CHECK IN.

Lot Size in acres or square feet: 4.469 acres Number of dwellings or lots: 71

Non-residential building size: (70) 16x20 (1) 44x40

I certify that the information contained in this application and supporting materials is correct and accurate.



Signature of Applicant

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Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: \$300.00

By: _____



PREPARED FOR
SHAWN WALKER

PROJECT TYPE
SITE PLAN
PLANNING AND
ZONING

PROJECT NAME
RAZZBEARY CABINS

PROJECT ADDRESS
36-04-000-0052

SCALE
1/32" = 1'-0"

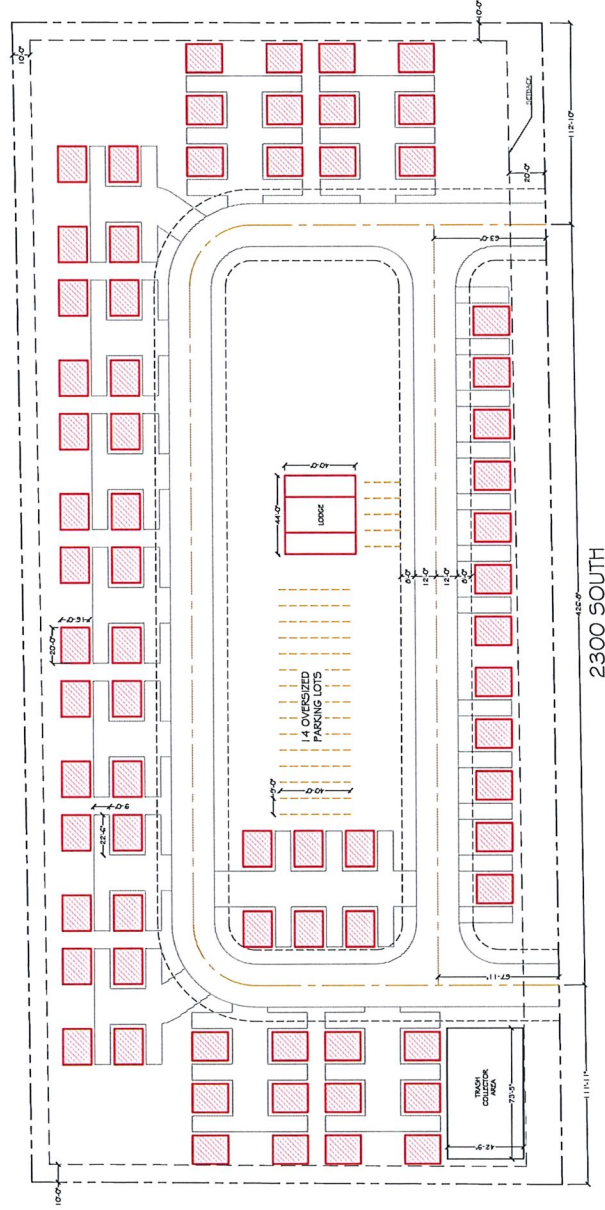
PROJECT
ATTACHED BY

DATE

SHEET
1 of 1



RAZZBEARY CABIN'S
PLANNING
70 RENTABLE UNITS



2300 SOUTH

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11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: PARROTdise Current Zone: _____ Proposed Zone: _____

Property Address: 589 W Logan Rd

Parcel # ~~41-200-000-0068~~ 41-20-000-0068

Contact Person: Dean Miller Phone #: 435-994-0996

E-mail address: Xparrotarsevt@gmail.com

Mailing Address: 300 E 400 S Hyrum UT 84319

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): JAke & Abbot Phone #: 801-710-4650

Mailing Address: _____

Project Start date: 6-23-21 Completion date: 9--

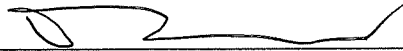
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Use of a shipping container

Lot Size in acres or square feet: 1.38 AC Number of dwellings or lots: _____

Non-residential building size: ~~15,000~~ 21,000

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Signature of Applicant

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Jake Abbott

Signature of Owner of Record

Signature of Owner of Record

Email Form

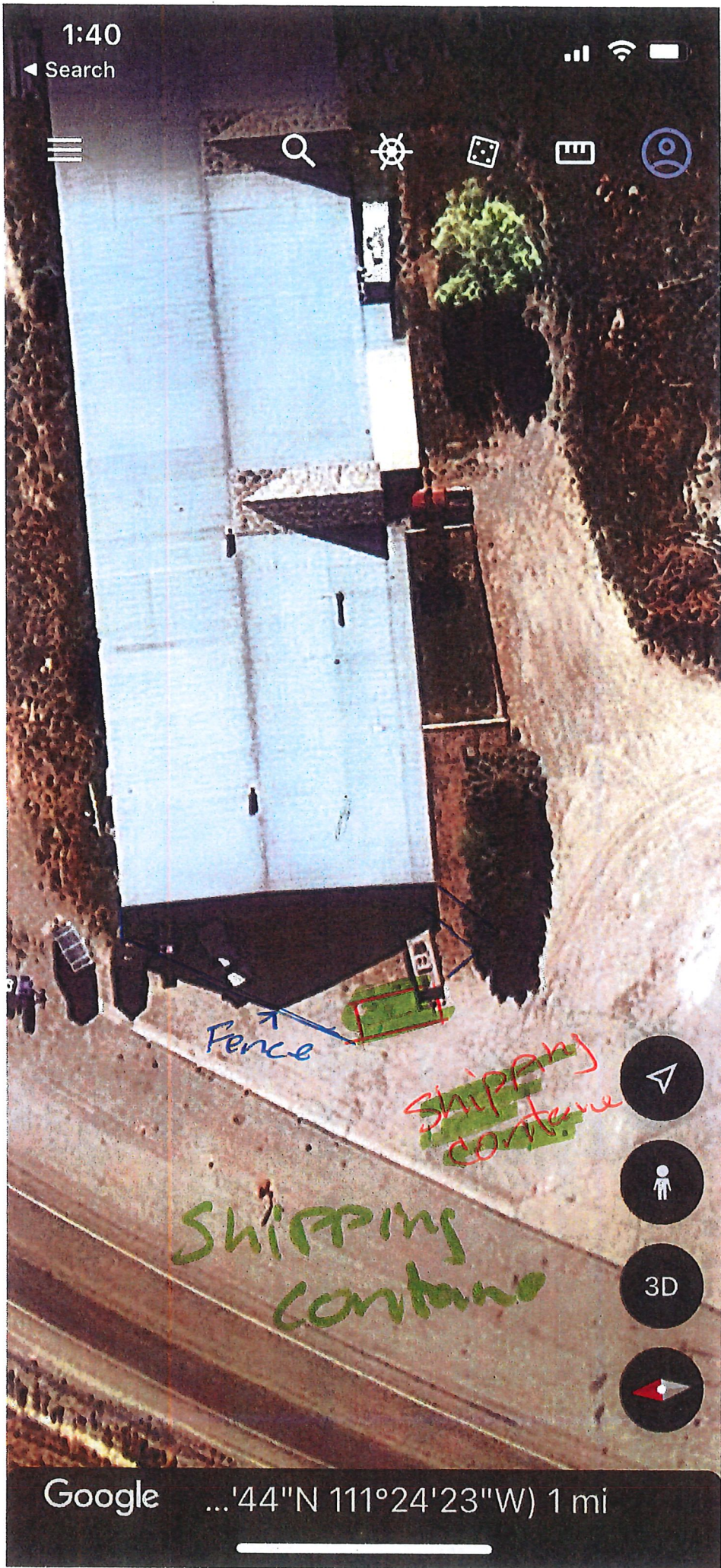
Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: \$ 300.00

By: Dean Miller



1:40

◀ Search



Fence

Shipping
container

Shipping
container



3D



Google

...44"N 111°24'23"W) 1 mi

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11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: That Pace Outfitters Current Zone: _____ Proposed Zone: _____

Property Address: 242 South Bear Lake Blvd

Parcel # _____ - _____ - _____ - _____

Contact Person: Joe England Phone #: 903-922-3512

E-mail address: joeb.england@gmail.com

Mailing Address: P.O. Box 535 Garden City, Utah

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): William England Phone #: 435-265-5357

Mailing Address: P.O. Box 114 Garden City, Ut 84028

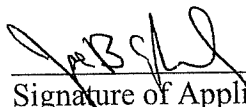
Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.
a 10x 20 wood frame building on property owned by Bear Lake Enterprises that will be a sporting goods and
novelties shop. this will include a federally licensed firearms dealer.

Lot Size in acres or square feet: 1404 sq Number of dwellings or lots: _____

Non-residential building size: 200 sq. feet

I certify that the information contained in this application and supporting materials is correct and
accurate.



Signature of Applicant

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Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

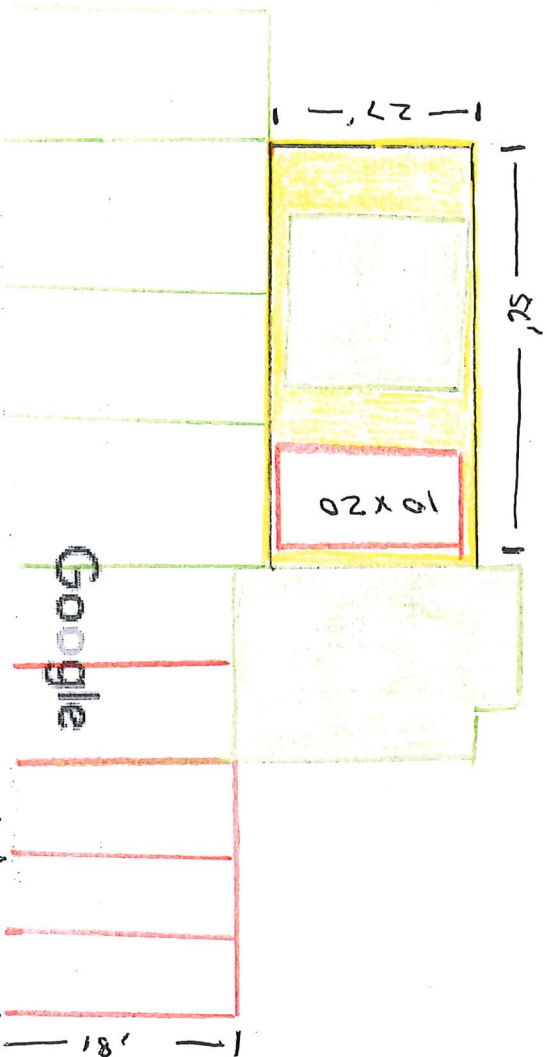
Date Received: _____

Fee: _____

By: _____

Google Maps Garden City

Bear Lake Blvd
S Bear Lake Blvd
(30)



EAST 250 South

Map data ©2021 Google

- That Place Outfitters Area
- Existing Buildings & Parking
- New Building & Parking

Project Address 242 So. Bear Lake Blvd

Joe England 702.900.8010
2422 South Bear Lake Blvd

OLD HICKORY SHEDS, LLC
P.O. BOX 331973
MURFREESBORO, TN 37133

GENERAL NOTES:
1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL BUILDING CODE.

2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.

3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY I) PER IBC TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.

5. STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 105 MPH FOR RISK CATEGORY I STRUCTURES PER IBC FIGURE 1609.3(4) AND ASCE 7-16 FIGURE 26.5-1A.

6. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.

7. STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 29 GA METAL ROOFING OVER WOOD SHEATHING.

8. WOOD FRAMING SHALL COMPLY WITH THE ANSI/AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018.

9. ALL ROOF DECKING IS TO BE 7/8" OSB.

10. ALL SIDING IS TO BE 5/8" TREATED T-1-11 PLYWOOD, 3/4" LP SMART PANEL, OR LP DUTCH LAP SIDING. 7/8" OSB WALL SHEATHING IS TO BE INSTALLED ON ALL WALLS USING DUTCH LAP SIDING.

11. ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2, OR BETTER.

12. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.

13. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.

14. ALL FLOOR DECKING IS TO BE 5/8" OR 3/4" PLYWOOD OR ENGINEERED FLOORING.

15. ALL SKIDS ARE TO BE 4x6 PRESSURE TREATED, RATED FOR GROUND CONTACT.

16. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. OLD HICKORY SHEDS IS NOT RESPONSIBLE FOR THESE ITEMS.

1. THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM

2. RAMPS, STAIRS, AND GENERAL ACCESS

3. ELECTRICAL SERVICE HOOKUP

DESIGN CRITERIA:

1. RISK CATEGORY I

2. FLOOR LIVE LOAD: 40 PSF

3. SNOW LOADS ARE BASED ON THE FOLLOWING:
GROUND SNOW LOAD, $P_g = 60$ PSF
FLAT ROOF SNOW LOAD, $P_f = 40$ PSF
EXPOSURE FACTOR, $C_e = 1.0$
IMPORTANCE FACTOR, $I = 0.8$
THERMAL FACTOR, $C_t = 1.2$

4. WIND LOADS ARE BASED ON THE FOLLOWING:
 $V_{ult} = 105$ MPH (IBC FIGURE 1609.3(4))
RISK CATEGORY I
EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT:
 $GCF = \pm 0.18$
COMPONENTS & CLADDING:
ROOF-ZONE 1 = 10.0, -11.0 PSF
ROOF-ZONE 2 = 10.0, -20.0 PSF
ROOF-ZONE 3 = 10.0, -30.0 PSF
WALL-ZONE 4 = 13.1, -14.0 PSF
WALL-ZONE 5 = 13.1, -17.0 PSF

NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA (A_e) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.

5. SEISMIC LOADS ARE BASED ON THE FOLLOWING:
RISK CATEGORY I
SITE CLASS D
DESIGN CATEGORY D

PIERS (IF REQUIRED):

1. PIERS ARE NOT REQUIRED WHEN THE SKIDS CAN BE SUPPORTED ON FIRM, LEVEL GROUND. PIERS ALONG INTERIOR SKIDS SHALL BE ORIENTED WITH THE LONG SIDE PERPENDICULAR TO THE SKID. PIERS ALONG THE OUTSIDE SKIDS OF BUILDINGS WITH 4 SKIDS ARE PERMITTED TO BE ORIENTED WITH THE LONG SIDE PARALLEL TO THE SKID PROVIDED THAT THE PIERS ALONG THE INTERIOR SKID ARE ORIENTED PERPENDICULAR TO THE SKID.

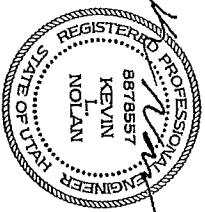
2. PIERS SHALL TYPICALLY BE 8"x8"x16" OPEN CELL OR SOLID CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 36". THE BLOCK IN CONTACT WITH THE GROUND AT EACH PIER SHALL BE A 4"x8"x16" SOLID BLOCK. OPEN CELL BLOCKS AND 2" THICK SOLID BLOCKS ARE NOT TO BE USED AS THE BASE OF ANY PIERS. OPEN CELL BLOCKS ARE TO BE PLACED ON TOP OF SOLID BLOCKS AS NEEDED WITH THE OPEN CELLS RUNNING VERTICALLY AND MUST NOT BE PLACED ON THEIR SIDE.

CORNER PIERS OVER 20" TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. THE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW.

3. OLD HICKORY SHEDS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.

4. PIERS SHOWN ON SHEET S-1 ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. THE PIER LAYOUT MAY BE ADJUSTED AS NEEDED BASED ON SITE CONDITIONS, PROVIDED THAT THE MAXIMUM SPACING SHOWN IS NOT EXCEEDED.

LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018



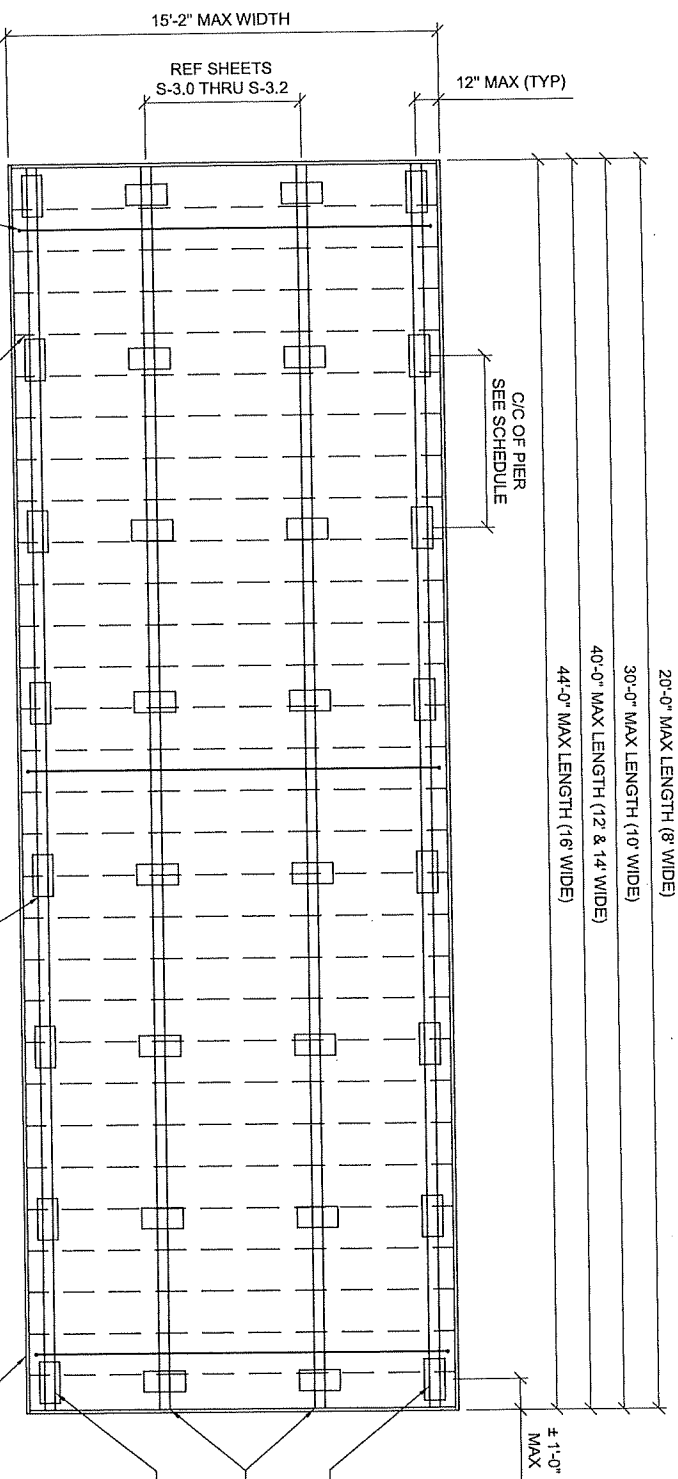
6-1-21



PROJECT NO:	
DATE:	06-01-2021
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-0-LB
SCALE: NONE

PIER SPACING SCHEDULE		
BLDG WIDTH	MAX SPACING	
UP TO 14'-0"	6'-0"	
16'-0"	5'-0"	



BUILDING TIE-DOWN TO BE INSTALLED BY THE CUSTOMER. REFER TO NOTES ON S-0. THE QUANTITY OF TIE-DOWNS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY NOT REFLECT THE ACTUAL REQUIRED QUANTITY. SEE THE SCHEDULE ON SHEET S-2 FOR THE REQUIRED TIE-DOWN QUANTITY AND LOAD RATING BASED ON THE BUILDING LENGTH (TYP)

FLOOR FRAMING PLAN

LOFTED BARN--UTAH--SNOW=60PSF---IBC 2018



6-1-21



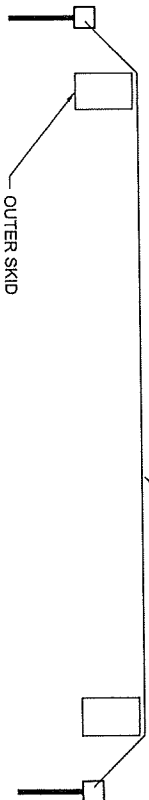
PROJECT NO:	
DATE:	06-01-2021
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER	
S-1-LB	
SCALE: NOT TO SCALE	

UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8' WIDE BLDGS		10' WIDE BLDGS		12' WIDE BLDGS		14' WIDE BLDGS		16' WIDE BLDGS	
	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY
8'-0"	2	250#	-	-	-	-	-	-	-	-
10'-0"	2	300#	2	350#	2	250#	-	-	-	-
12'-0"	2	400#	2	400#	2	300#	2	250#	-	-
14'-0"	2	450#	2	450#	2	300#	2	300#	2	300#
16'-0"	2	500#	2	500#	2	350#	2	300#	2	300#
18'-0"	2	550#	2	550#	2	400#	2	350#	2	350#
20'-0"	3	400#	2	400#	2	400#	2	400#	2	400#
22'-0"	-	-	3	450#	2	450#	2	400#	2	400#
24'-0"	-	-	3	450#	2	450#	2	450#	2	450#
26'-0"	-	-	3	500#	2	500#	2	500#	2	500#
28'-0"	-	-	3	550#	2	550#	2	500#	2	500#
30'-0"	-	-	3	550#	3	400#	3	400#	3	400#
32'-0"	-	-	-	-	3	400#	3	400#	3	400#
34'-0"	-	-	-	-	3	450#	3	400#	3	400#
36'-0"	-	-	-	-	3	450#	3	400#	3	400#
38'-0"	-	-	-	-	3	500#	3	450#	3	450#
40'-0"	-	-	-	-	3	500#	3	450#	3	450#
42'-0"	-	-	-	-	-	-	-	-	3	500#
44'-0"	-	-	-	-	-	-	-	-	3	500#

BUILDING TIE-DOWN W/ (2) ANCHORS TO BE INSTALLED BY CUSTOMER. (NOT PROVIDED BY OHS)



NOTES:
1) TIE-DOWNS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. OLD HICKORY SHEDS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0.

2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN SYSTEM SHALL HAVE AN ANCHOR AT EACH END. EACH TIE-DOWN COMPONENT IS TO BE RATED FOR AT LEAST THE CAPACITY SHOWN IN THE SCHEDULE.

3) AT A MINIMUM, PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS (IF REQUIRED) SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.

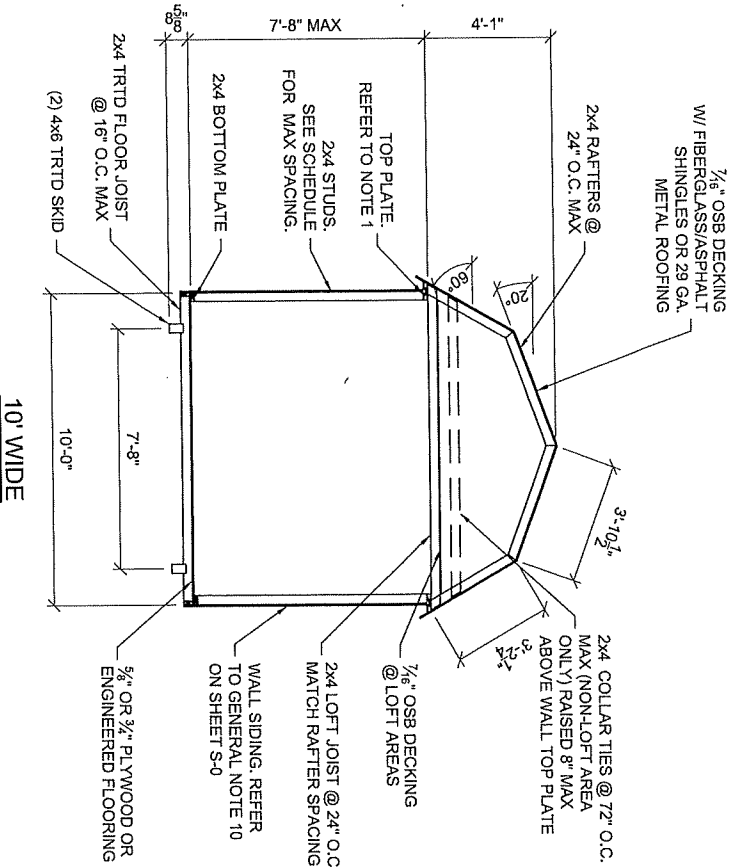
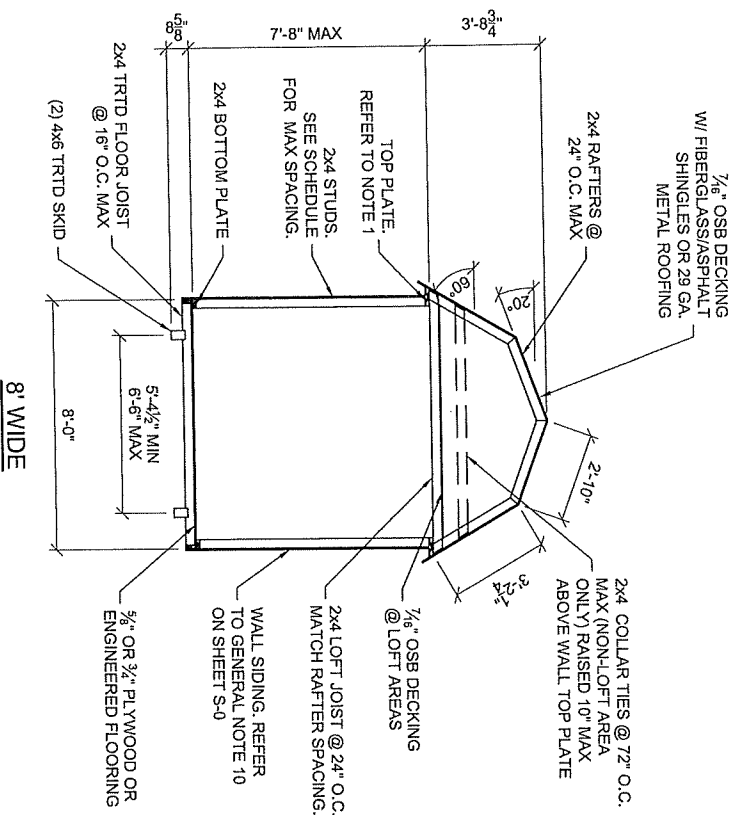


6-1-21

LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018



PROJECT NO:
DATE: 06-01-2021
DRAWN BY: KLN
CHECKED BY: KLN
REVISION:
SHEET NUMBER
9-2-LB
SCALE: NONE



WALL STUD SPACING SCHEDULE (REFER TO NOTE 1)	
WALL SIDING	STUD SPACING
5/8" T1-11 PLYWOOD	24" MAX
3/8" LP SMART PANEL	16" MAX
LP DUTCH LAP w/ OSB SHEATHING	16" MAX

BUILDING SECTIONS

- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
 2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAXIMUM SPACING STATED.
 3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

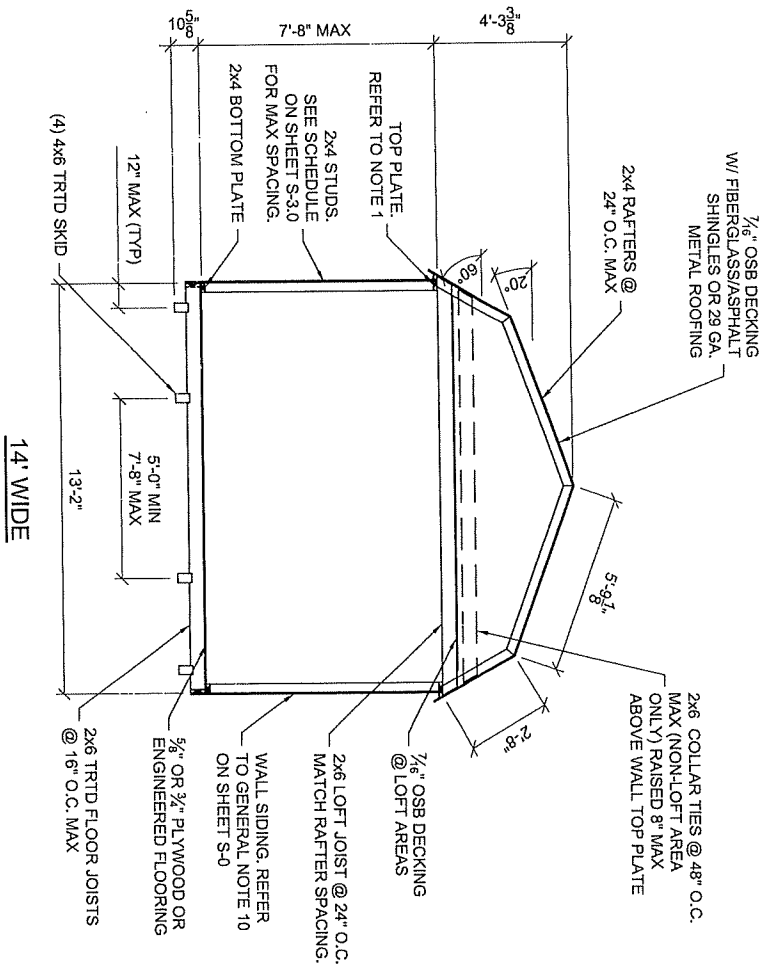
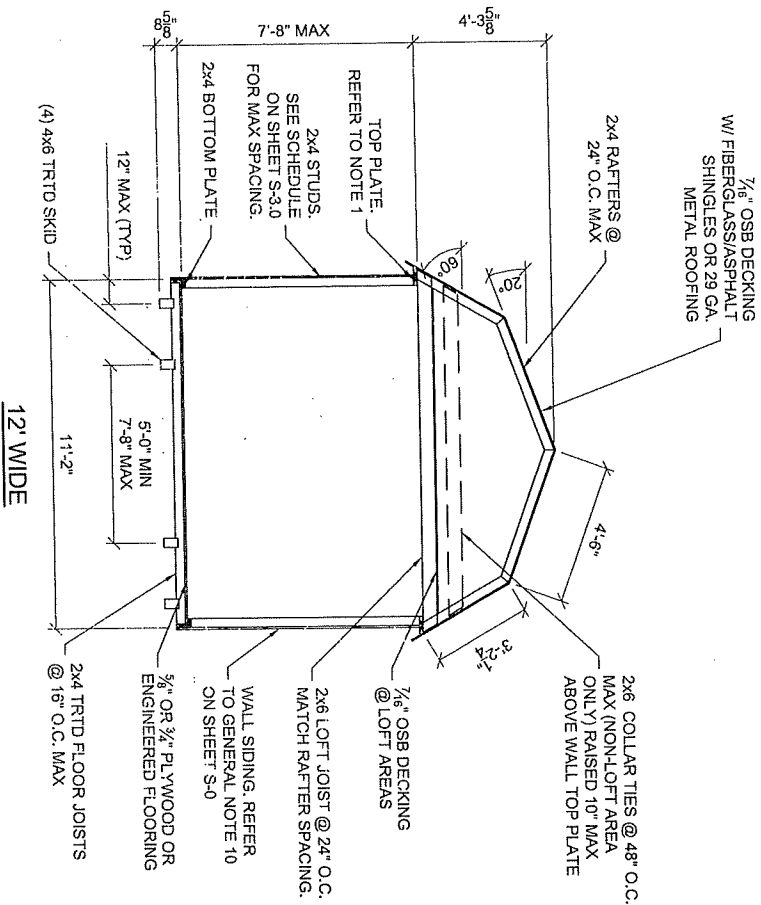


6-1-21



PROJECT NO:	SHEET NUMBER
DATE: 06-01-2021	S-30-LB
DRAWN BY: KLN	
CHECKED BY: KLN	
REVISION:	SCALE: 1/4" = 1'-0"

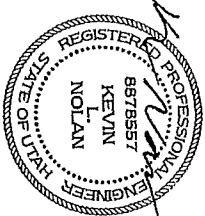
LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018



NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE
RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO
CENTER SPACING IS WITHIN THE MAXIMUM SPACING STATED.
3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN.
THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

BUILDING SECTIONS

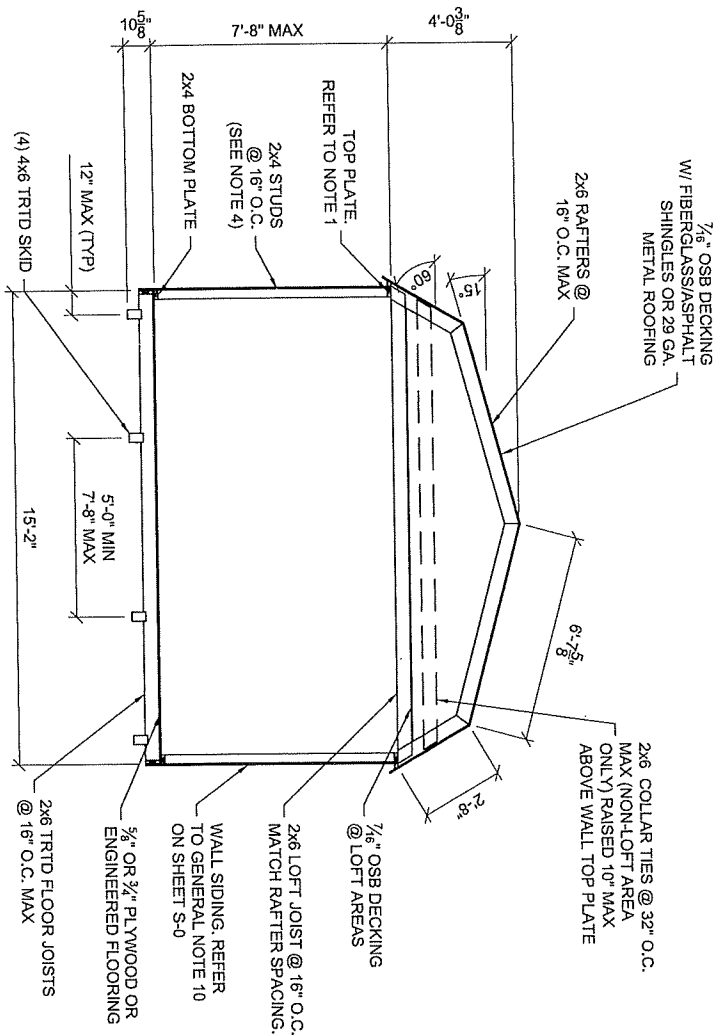
LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018



6-1-21



PROJECT NO:	SHEET NUMBER
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CHECKED BY: KLN	
REVISION:	

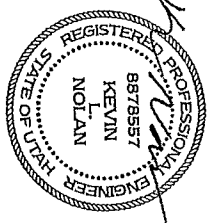


- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
 2. ACTUAL SKID SPACING MAY VARY PROVIDED THAT THE CENTER TO CENTER SPACING IS WITHIN THE MAXIMUM SPACING STATED.
 3. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.
 4. WALL STUDS ARE PERMITTED TO BE SPACED AT 24" O.C. FOR 3/4" T1-1 SIDING PROVIDED A DOUBLE TOP PLATE IS USED ALONG THE SIDE WALLS.

BUILDING SECTION

16' WIDE

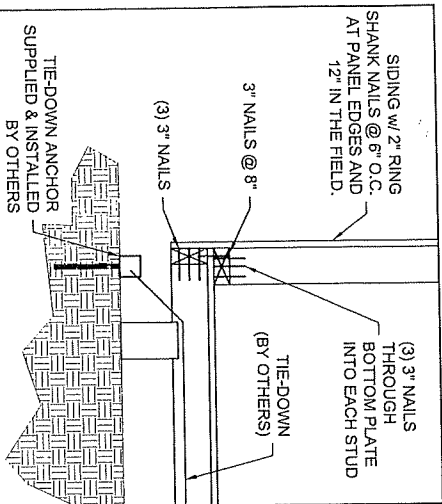
LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018



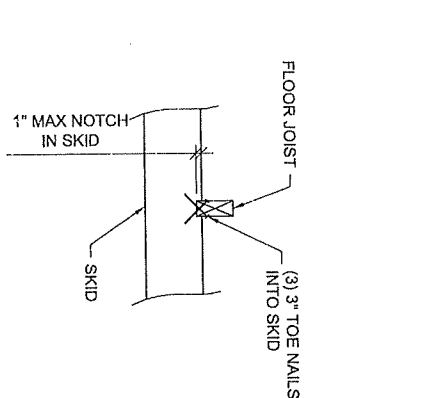
6-1-21



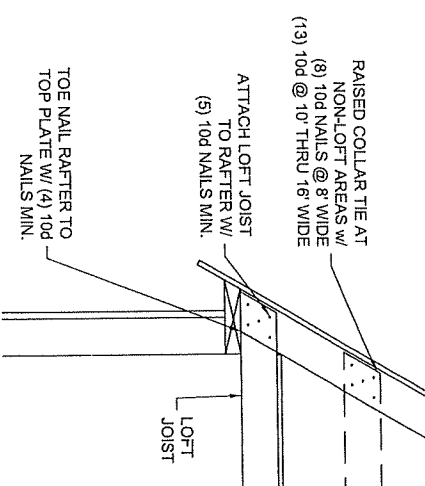
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DATE:	06-01-2021	S-32-LB
DRAWN BY:	KLN	SCALE: 1/4" = 1'-0"
CHECKED BY:	KLN	
REVISION:		



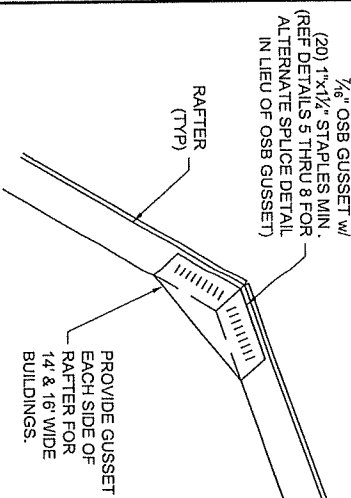
1-TYPICAL DETAIL



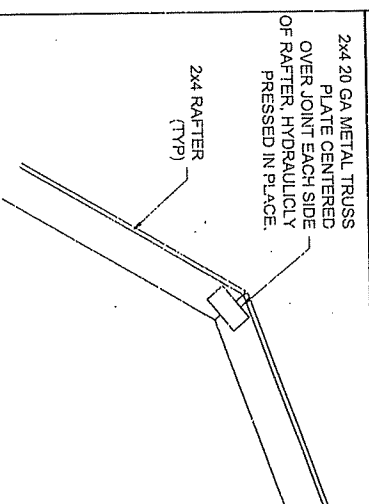
2-FLOOR JOIST TO SKID DETAIL



3-LOFT EAVE DETAIL

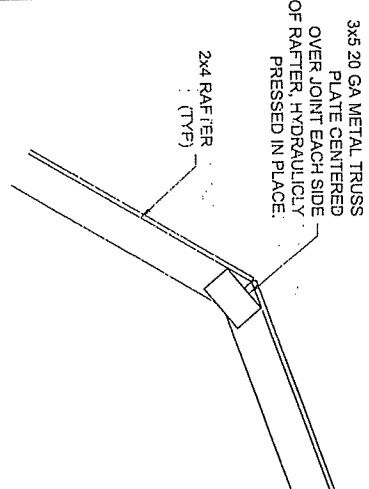


4-RAFTER SPLICE DETAIL



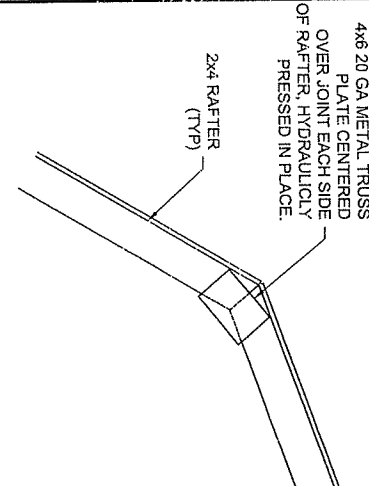
8' WIDE BUILDINGS

5-ALTERNATE RAFTER SPLICE DETAIL



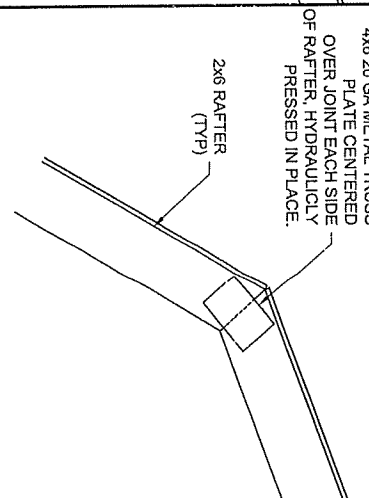
10' & 12' WIDE BUILDINGS

6-ALTERNATE RAFTER SPLICE DETAIL



14' WIDE BUILDINGS

7-ALTERNATE RAFTER SPLICE DETAIL



16' WIDE BUILDINGS

8-ALTERNATE RAFTER SPLICE DETAIL

LOFTED BARN---UTAH---SNOW=60PSF---IBC 2018

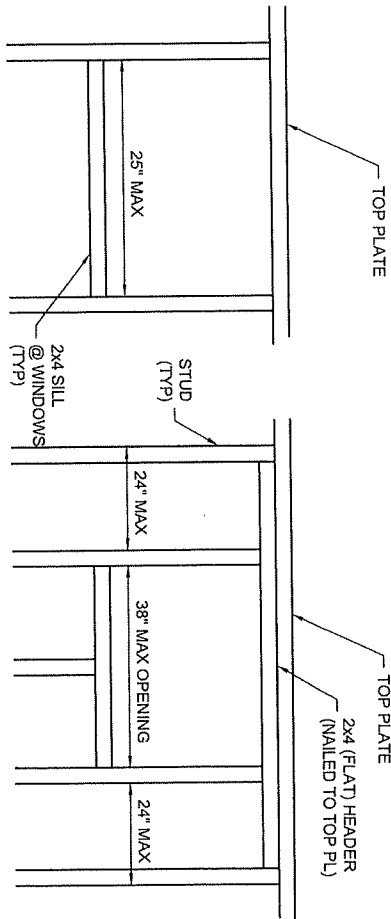
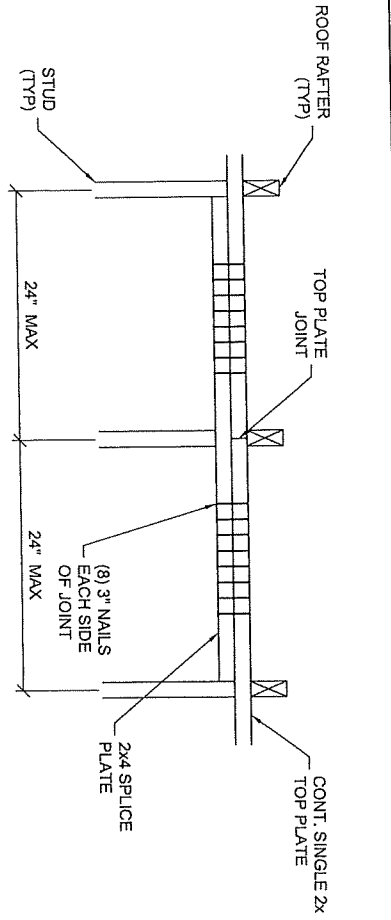


6-1-21



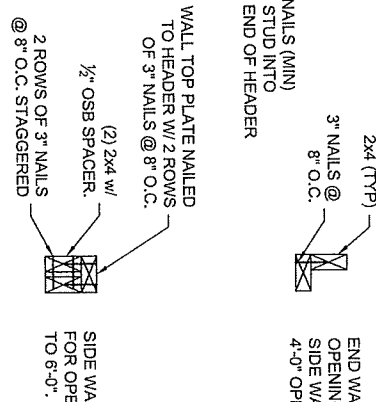
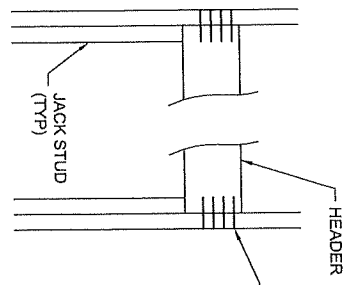
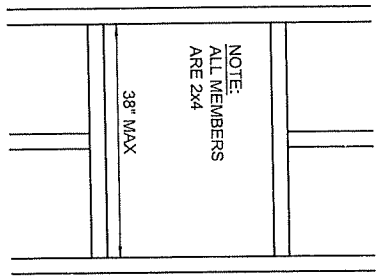
PROJECT NO:
DATE: 06-01-2021
DRAWN BY: KLN
CHECKED BY: KLN
REVISION:

SHEET NUMBER
S-40-LB
SCALE: 1"=1'-0"



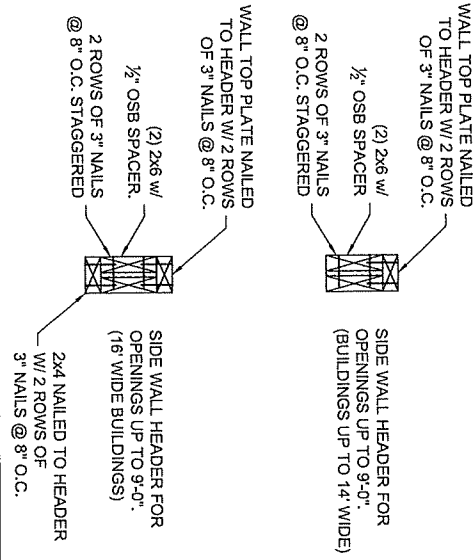
1-WALL TOP PLATE SPLICE DETAIL

2-TYP SIDE WALL WINDOW/DOOR FRAMING

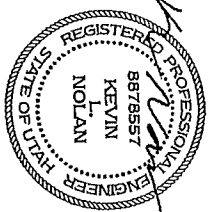


NOTE: PROVIDE A 2x4 JACK STUD RIPPED DOWN TO 1 1/2\"/>

4-DOOR HEADER SCHEDULE



3-TYP ENDWALL WINDOW FRAMING



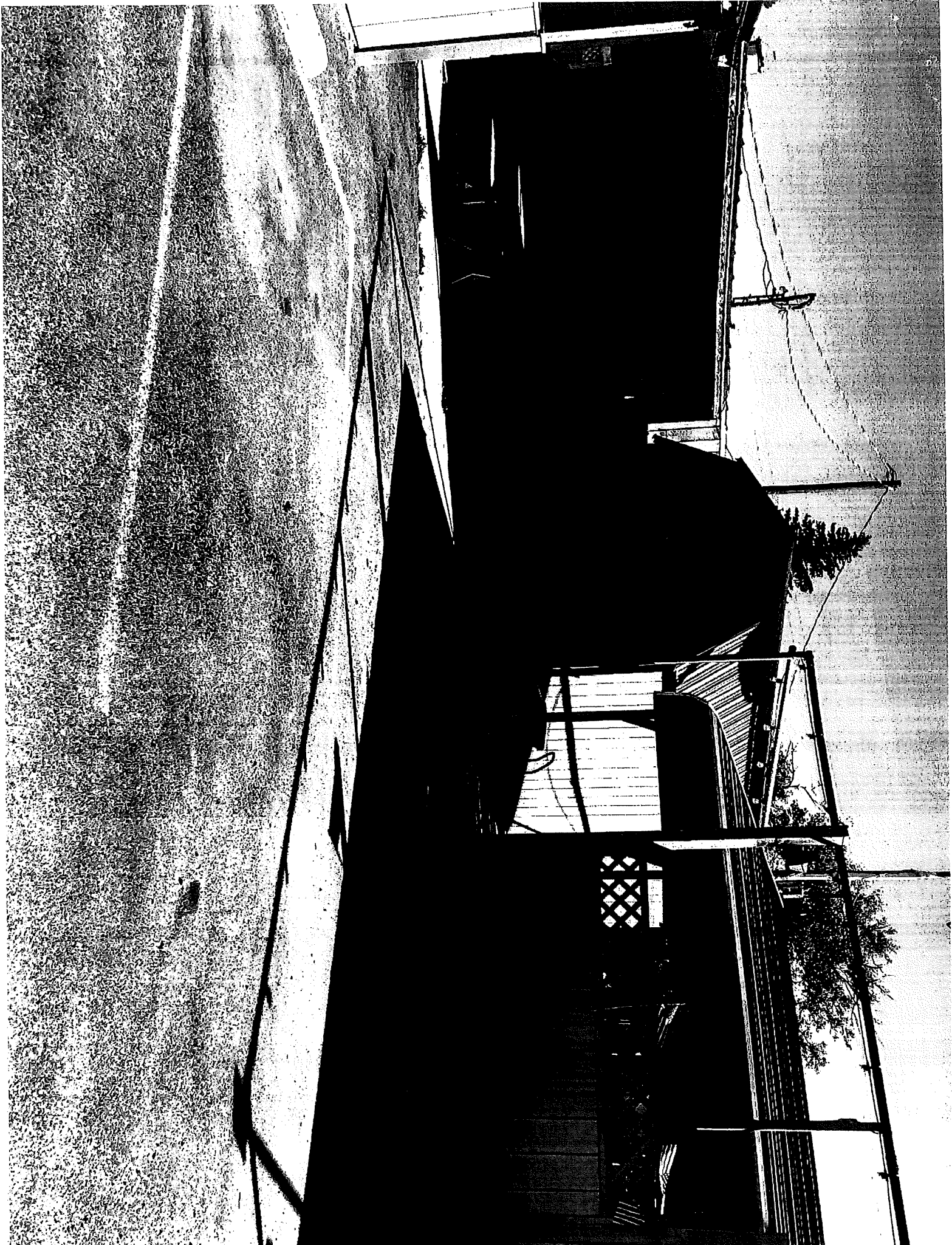
6-1-21

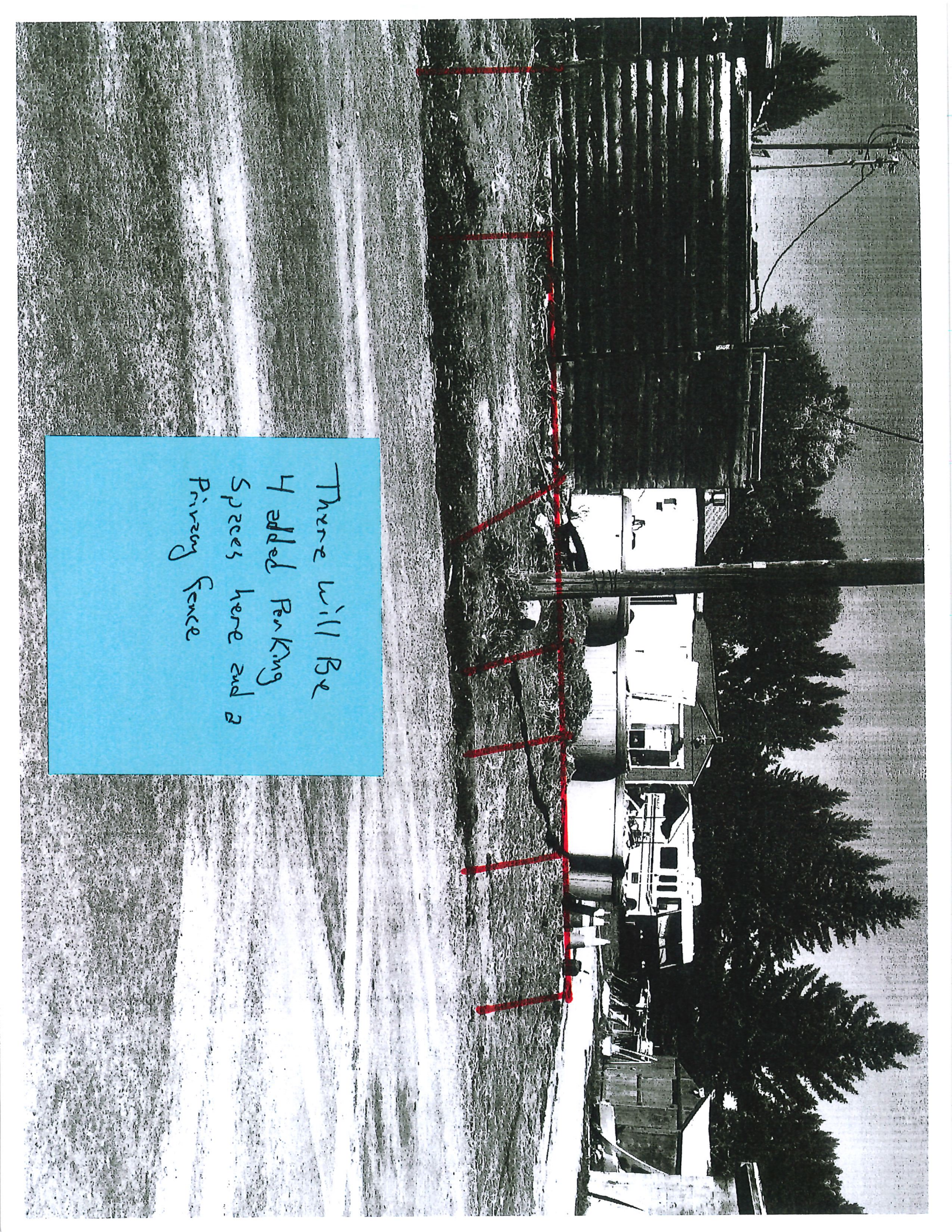
LOFTED BARN--UTAH--SNOW=60PSF--IBC 2018



PROJECT NO:	
DATE:	06-01-2021
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-41-LB
SCALE: 1"=1'-0"





There will Be
4 added Parking
Spaces here and a
Privacy Fence

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
- ☐ PUD Conceptual
- ☐ 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):
- ☐ 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

Project Name: Bear Lake Escapes PH 3 Current Zone: PRUD Proposed Zone: _____

Property Address: 145 N. 100 W., Garden City, UT

Parcel # 41 - 21 - 400 - 0268

Contact Person: Garth Day Phone #: 435.730.8208

E-mail address: garthd@heritagedevelopment.land

Mailing Address: 9 west Forest Street, Brigham City, UT

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Rivervalley Dev /Heritage Dev Phone #: 435.730.8208

Mailing Address: _____

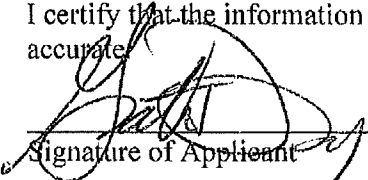
Project Start date: 12/01/2021 Completion date: 12/01/2022

Describe the proposed project as it should be presented to the hearing body and in the public notices.
Resort Style condo project, 4plex buildings as per plan

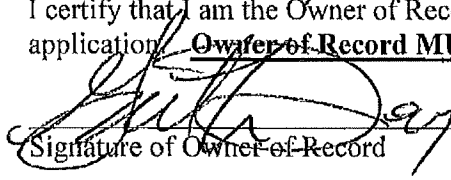
Lot Size in acres or square feet: 3.21 Number of dwellings or lots: 6 Bldgs/24 units

Non-residential building size: n/a

I certify that the information contained in this application and supporting materials is correct and accurate.

 V.P. Development
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.

 V.P. Development
Rivervally DEV. / Heritage DEV.
Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

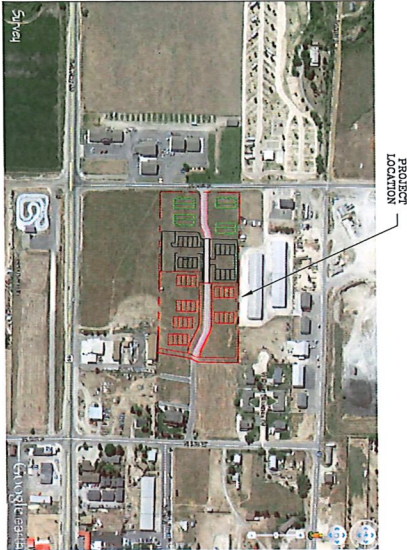
Office Use Only

Date Received: _____

Fee: _____ 

By: _____

A PLANNED UNIT DEVELOPMENT
PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASIN, AND MERIDIAN
100 NORTH, 250 WEST
GARDEN CITY, UTAH
RICH COUNTY
INDEX SHEET



Vicinity Map

SHEET NO.	SHEET INDEX
1	INDEX SHEET
2	SEASONS LANE
3	DRAINAGE / GRADING PLAN

GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS)

- [illegible]

TOWN ENGINEER APPROVAL

[illegible]

TOWN ENGINEER

DATE _____

DATE: JAN, 2021
DRAWING NO. 1

PROJECT TITLE	BEAR LAKE ESCAPE, PUD, PHASE 3 PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASIN/LINE AND MIDDLEMAN 100 NORTH, 250 WEST GARDEN CITY, UTAH HIGH COUNTY
DRAWING TITLE	INDEX SHEET

No.	REVIEWS / SUBMISSIONS	DATE
		11-2008
REVIEWED :		DRAWN :

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ACE ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P STREET
LOGAN, UTAH 84321
(435)755-5121
gallance@acece@yahoo.com

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN ENGINEER FOR CONFORMANCE WITH THE TOWN ENGINEERING STANDARDS AND SPECIFICATIONS. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

TOWN ENGINEER

DATE

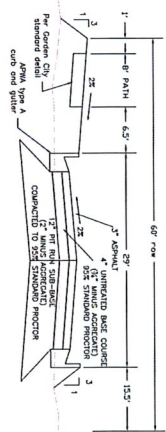
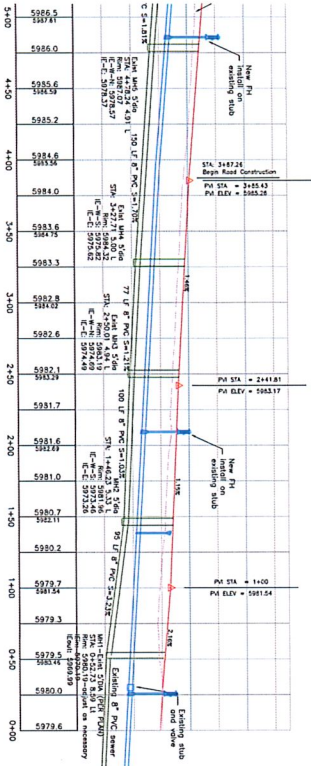
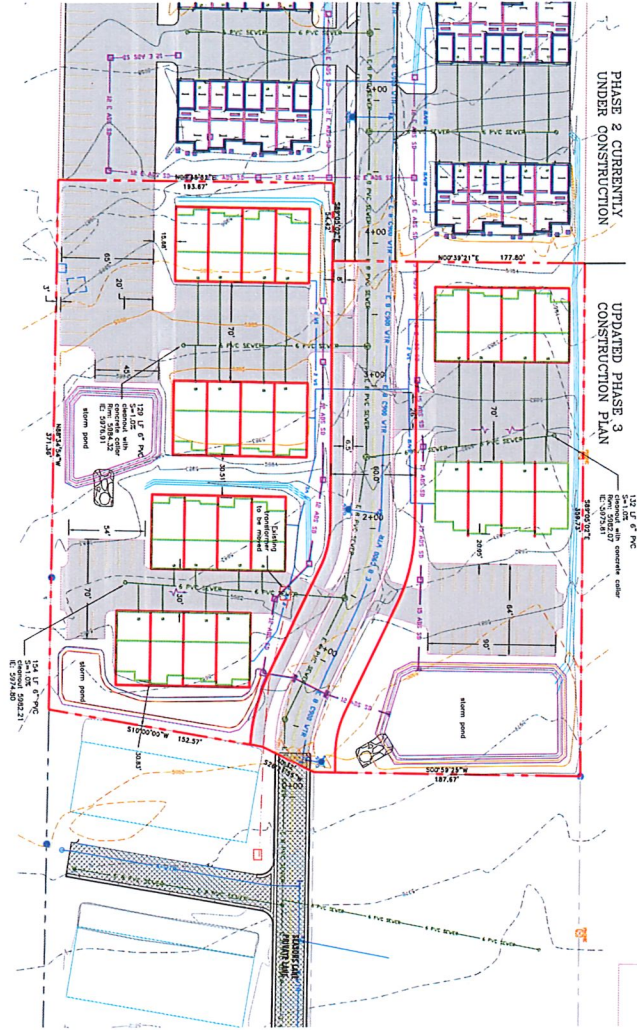
BEAR LAKE ESCAPE, PUD, PHASE 3 A PLANNED UNIT DEVELOPMENT SEASONS LANE

0' 10' 20' 40' 60'
SCALE: 1"=40' (22-24 PLAN SET)
SCALE: 1"=80' (11x17 PLAN SET)



PHASE 2 CURRENTLY UNDER CONSTRUCTION

UPDATED PHASE 3 CONSTRUCTION PLAN

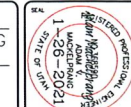


ROAD SECTION NOT TO SCALE

- LEGEND**
- PHASE BOUNDARY
 - EXISTING STAKE
 - PROPOSED 4\"/>

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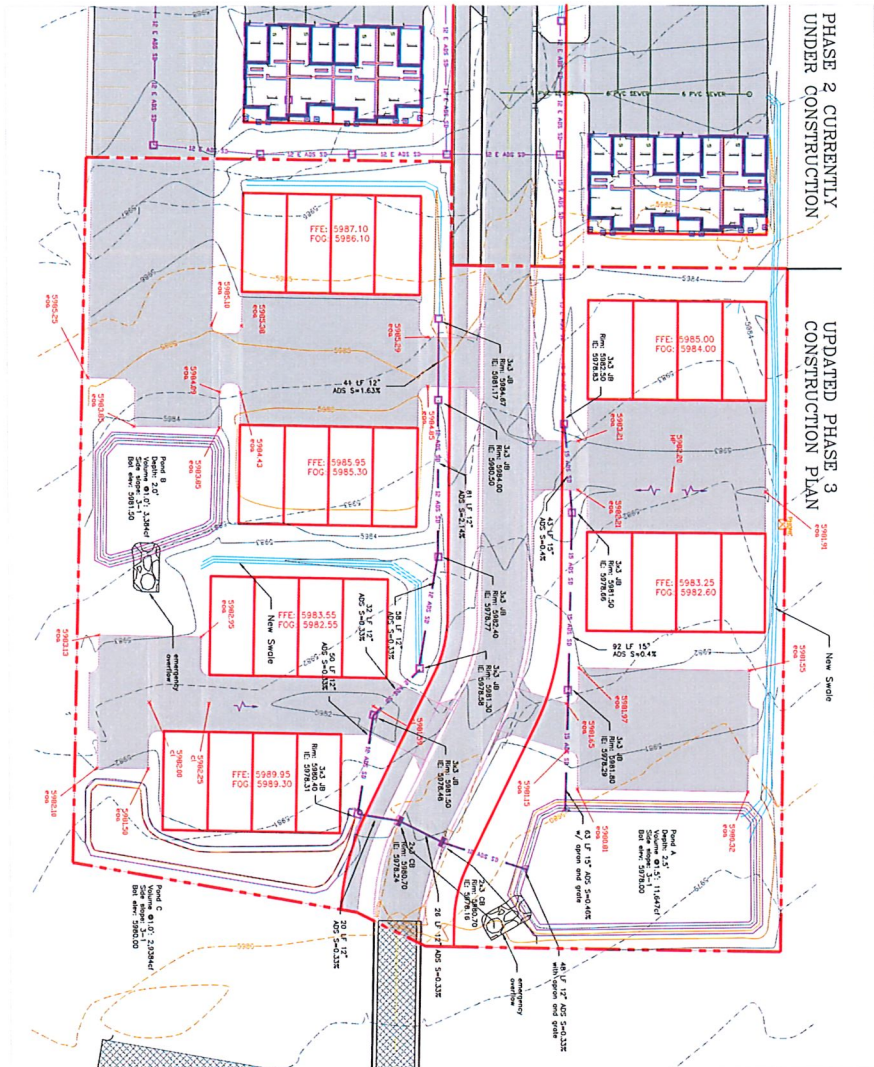
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
allianceclogon@yahoo.com



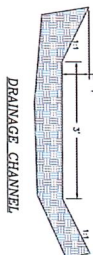
BEAR LAKE ESCAPE, PUD, PHASE 3
PART OF THE IMPROVEMENT DISTRICT OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, S10E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 100E, 101E, 102E, 103E, 104E, 105E, 106E, 107E, 108E, 109E, 110E, 111E, 112E, 113E, 114E, 115E, 116E, 117E, 118E, 119E, 120E, 121E, 122E, 123E, 124E, 125E, 126E, 127E, 128E, 129E, 130E, 131E, 132E, 133E, 134E, 135E, 136E, 137E, 138E, 139E, 140E, 141E, 142E, 143E, 144E, 145E, 146E, 147E, 148E, 149E, 150E, 151E, 152E, 153E, 154E, 155E, 156E, 157E, 158E, 159E, 160E, 161E, 162E, 163E, 164E, 165E, 166E, 167E, 168E, 169E, 170E, 171E, 172E, 173E, 174E, 175E, 176E, 177E, 178E, 179E, 180E, 181E, 182E, 183E, 184E, 185E, 186E, 187E, 188E, 189E, 190E, 191E, 192E, 193E, 194E, 195E, 196E, 197E, 198E, 199E, 200E, 201E, 202E, 203E, 204E, 205E, 206E, 207E, 208E, 209E, 210E, 211E, 212E, 213E, 214E, 215E, 216E, 217E, 218E, 219E, 220E, 221E, 222E, 223E, 224E, 225E, 226E, 227E, 228E, 229E, 230E, 231E, 232E, 233E, 234E, 235E, 236E, 237E, 238E, 239E, 240E, 241E, 242E, 243E, 244E, 245E, 246E, 247E, 248E, 249E, 250E, 251E, 252E, 253E, 254E, 255E, 256E, 257E, 258E, 259E, 260E, 261E, 262E, 263E, 264E, 265E, 266E, 267E, 268E, 269E, 270E, 271E, 272E, 273E, 274E, 275E, 276E, 277E, 278E, 279E, 280E, 281E, 282E, 283E, 284E, 285E, 286E, 287E, 288E, 289E, 290E, 291E, 292E, 293E, 294E, 295E, 296E, 297E, 298E, 299E, 300E, 301E, 302E, 303E, 304E, 305E, 306E, 307E, 308E, 309E, 310E, 311E, 312E, 313E, 314E, 315E, 316E, 317E, 318E, 319E, 320E, 321E, 322E, 323E, 324E, 325E, 326E, 327E, 328E, 329E, 330E, 331E, 332E, 333E, 334E, 335E, 336E, 337E, 338E, 339E, 340E, 341E, 342E, 343E, 344E, 345E, 346E, 347E, 348E, 349E, 350E, 351E, 352E, 353E, 354E, 355E, 356E, 357E, 358E, 359E, 360E, 361E, 362E, 363E, 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696E, 697E, 698E, 699E, 700E, 701E, 702E, 703E, 704E, 705E, 706E, 707E, 708E, 709E, 710E, 711E, 712E, 713E, 714E, 715E, 716E, 717E, 718E, 719E, 720E, 721E, 722E, 723E, 724E, 725E, 726E, 727E, 728E, 729E, 730E, 731E, 732E, 733E, 734E, 735E, 736E, 737E, 738E, 739E, 740E, 741E, 742E, 743E, 744E, 745E, 746E, 747E, 748E, 749E, 750E, 751E, 752E, 753E, 754E, 755E, 756E, 757E, 758E, 759E, 760E, 761E, 762E, 763E, 764E, 765E, 766E, 767E, 768E, 769E, 770E, 771E, 772E, 773E, 774E, 775E, 776E, 777E, 778E, 779E, 780E, 781E, 782E, 783E, 784E, 785E, 786E, 787E, 788E, 789E, 790E, 791E, 792E, 793E, 794E, 795E, 796E, 797E, 798E, 799E, 800E, 801E, 802E, 803E, 804E, 805E, 806E, 807E, 808E, 809E, 810E, 811E, 812E, 813E, 814E, 815E, 816E, 817E, 818E, 819E, 820E, 821E, 822E, 823E, 824E, 825E, 826E, 827E, 828E, 829E, 830E, 831E, 832E, 833E, 834E, 835E, 836E, 837E, 838E, 839E, 840E, 841E, 842E, 843E, 844E, 845E, 846E, 847E, 848E, 849E, 850E, 851E, 852E, 853E, 854E, 855E, 856E, 857E, 858E, 859E, 860E, 861E, 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LEGEND

-
- PHASE BOUNDARY
 - - - EXISTING CONTOUR (3')
 - - - EXISTING CONTOUR (1')
 - - - PROPOSED CONTOUR (2')
 - - - PROPOSED CONTOUR (1')
 --- EXISTING ASPHALT
 --- NEW ASPHALT
 --- PROPOSED FLOW DIRECTION



GRADING PLAN
SCALE: 1"=30'



 NORTH 3	PROJECT TITLE BEAR LAKE ESCAPE, PUD, PHASE 3 PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST SALT LAKE BASIN AND MERIDIAN 100 NORTH, 200 WEST GARDEN CITY, UTAH BECK COUNTY	No. REVISIONS / SUBMISSIONS	DATE 11-2008	CONFIDENTIALITY AND COPYRIGHT NOTICE UNAUTHORIZED USE, DISCLOSURE, OR COPYING OF THIS DRAWING IS PROHIBITED. CONSTRUCTION DOCUMENTS THAT ARE DESTROYED FOR BEING PURPOSED SHALL NOT BE REPRODUCED AND SHALL BE DESTROYED WITHIN 30 DAYS AFTER THE END OF THE BY THE PLAN HOLDER.	 ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P STREET LEICHT, UTAH 84521 (435)755-5121 alliance@agcna.com
	DRAWING TITLE GRADING PLAN	REVIEWED : DATE FILE :	DRAWN : PROJECT NO :	COPYRIGHT 2005	

ORDINANCE #21-29

AN ORDINANCE TO UPDATE THE DEFINITION OF ROADWAY, CUL DE SAC

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is a governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT
ORDINANCE 11A-200-129 BE UPDATED AS FOLLOWS:

129. Roadway, Cul-de-sac: A public or private roadway **longer than 150'** having one open end and terminated at the other end with a circle not less than 96' in diameter **or a T-turn or a V-turn around with each turn around section being at least 60' in length. These turnaround areas shall indicate "No Parking – Fire Lane" with reflective material signs and/or red painted curbs.** The roadway leading to the cul-de-sac may not exceed 1000' in length as measured from the center of the intersection of a connecting through street to the center of the turnaround area. Any deviation of this ordinance will require the approval of the local Fire Authority.

PASSED AND ADOPTED by the Garden City Town Council, Garden City, UT this 9th day of September, 2021.

APPROVED:

ATTEST:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Argyle	___	___
Hansen	___	___
Parry	___	___
Pope	___	___
Leonhardt, Mayor	___	___