

PUBLIC NOTICE

The Garden City Town Council will hold their regularly scheduled meeting on Thursday, October 14th, 2021 at 5:00 p.m. This meeting will be held at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

AGENDA

1. **Roll Call**
2. **Approval of Minutes**
3. **CAPSA**
 - a. Henry Shaw -Service Awareness Educator
4. **Quarterly Reports**
 - a. Town Engineer Report, Zan Murray and/or Quinn Dance
 - b. Public Works, Riley Argyle
 - c. Building Inspector Report/Code Enforcement, George Peart & Glen Gillies
 - d. Bear Lake Valley Chamber of Commerce, Mark Smoot
 - e. Bear Lake State Parks, Richard Droesbeke
 - f. Bear Lake Valley Convention and Visitor Bureau Report, Tami Leonhardt
5. **PID Discussion**
 - a. Kathy Hislop
6. **Business Licenses/Amendment Discussion/Approval**
 - a. Parrotidise Cool Treats, 550 W Logan Rd, Dean Miller
7. **Short Term Rental License Discussion/Approval**
 - a. Jessica Sievers, 352 W Posies Dr. Vacasa
 - b. Kristine Mullen, 794 Cambry Dr.
8. **Public Comments, 2-minute time limit**
9. **PUD Discussion/ Approval**
 - a. Request Final Approval for Waterdance PUD, Phase 4, (4 buildings, with 4 units) Norm Mecham & Teri Eynon
 - b. Request Final Approval for Bear Lake Escape PUD, Phase 3. Garth Day
10. **Ordinance Discussion/Approval**
 - a. Ordinance # 21-29, An Ordinance to Update the Definition of Roadway, Cul-De-Sac.
11. **Miscellaneous Item**
12. **Council Member Reports**
13. **Payment Vouchers**
14. **Adjournment**

NOTE: The Town Council may vote to go into executive session pursuant to Utah Code 52-4-205.

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and services) during this meeting should notify the Garden City Office at (435) 946-2901 on Monday through Friday, at least 3 working days before the meeting. The office hours are 9:00 a.m. to 5:00 p.m.

Posted this 7th day of October, 2021

**MINUTES OF THE
TOWN COUNCIL MEETING
OF GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, September 9, 2021, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:03 p.m.

Town Council Members present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Jordan Parry
Howard Pope

Others Present:

Cathie Rasmussen
Nadine Sprouse
Bess Huefner
Hal Christensen
Dave Iverson
Dean Miller

Tricia Parry
Chloe McClure
Tiffany Atkinson
Tammy Calder
Claudia Condor
Norm Mecham
Glen Gillies

On Teleconference

Glen Gillies
Amy Motta

Pledge of Allegiance and Prayer

The pledge of allegiance was led by Mayor Leonhardt and a prayer was offered by Council Member Parry.

1. Roll Call

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Pope, and Council Member Parry.

2. Approval of Minutes

Minutes of the Town Council Meeting and Public Hearing held on August 12, 2021

Council Member Pope made the motion to accept the minutes of August 12, 2021, of the Town Council meeting and Public Hearing. Council Member Hansen seconded the motion.

A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

3. Business Licenses/Amendment Discussion/Approval

a. Parrottdise Cool Treats, 550 W Logan Rd, Dean Miller

Mr. Miller has not gotten a conditional use permit for his storage container through the Planning and Zoning. Mayor Leonhardt recommended denying business license until he has obtained the permit. Glen Gillies said that he notified Mr. Miller before his final inspection for his building permit. Gillies said that he issued a citation for it last week.

Council Member Pope made the motion to extend the temporary business license for Parrottdise Cool Treats conditional upon him paying the citation and applying for his condition use permit by September 10, 2021. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

b. Lakeside Dance and Cheer LLC, 2141 S Bear Lake Blvd, Tricia Parry & Tiffany Atkinson

Tricia Parry, Tiffany Atkinson, Tierney Calder and Chloe McClure were present, asking for a recreational dance student. They changed their location to the clinic's gym at 325 W Logan Road and submitted a revised application. The classes will be held in the afternoon and evenings.

Council Member Argyle made the motion to approve the business license for Lakeside Dance and Cheer LLC. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

4. Short Term Rental License Discussion/Approval

- a. Kim Scott, 9538 N Blue Sky Dr
- b. Adam Mecham, 140 W 150 S (Waterdance)
- c. Cody Miller, 936 S Balsamorhiza Rd, Bear Lake Luxury Rentals
- d. Shawn Smith & Kirt Sadler, 183 S. Blue Topaz, Aqua Marine Bldg (Waterdance)
- e. Dennis Parry, 169 S. Blue Topaz (Waterdance)

Council Member Argyle made the motion to approve the Short-Term Rental License for Kim Scott, Adam Mecham, Cody Miller, Shawn Smith, Kirt Sadler, and Dennis Parry. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

5. Public Comments, 2-minute time limit

Mrs. Bess Huefner, sees skateboards, bikes, e-bikes, etc. on the bike path. She'd like to see people who rent these items out, ask people to yield to the pedestrians. It was mentioned that signs need to be added to the bike path to yield to pedestrians and at the road crossings.

Mrs. Nadine Sprouse mentioned that e-bikes are creating a problem at the city park running in and out around kids playing and all over the lawn.

Mayor Leonhardt said they will give a notice to short-term rental people to give to their renters and that he will see that signs are made and added to the parks and bike path.

Mrs. Huefner also said she felt a community party would be a nice thing. She'd like to plan a community pancake supper in the Lakeview Room at 5:30 pm, on October 1st and is asking for volunteers. Mayor Leonhardt approved her plan.

Ms. Amy Motta, on teleconference, said she's aware of a feral cat problem in Garden City and is extending her help to the council to assist with this problem. Mayor Leonhardt asked her to call into the city offices tomorrow and leave her contact information.

6. Rezoning Discussion/Approval

a. Request to re-zone property at 140 S 640 W – parcel #'s 41-20-000-0056, 41-20-000-57, and 41-20-000-0066 from C3 to a RR/PUD Zone. Blue Vista Hills, Hall Christiansen.

Hal Christiansen and Dave Iverson were present. Christiansen pointed out that the property has changed hands again and that his new application didn't make it in before the deadline. Mayor Leonhardt attempted to clarify where Christiansen is on the project. They want to put an overlay on the C3 zone to allow the PUD. Harris Investment Group, LLC, the new owners of the land, has given Christiansen authority to speak for them at Planning Commission and Town Council. Christiansen wants to rezone to a PUD for a high-density development, 276 townhouses on 24 acres. Amenities will be located across the street such as a hotel, restaurant, rec center, etc. and a UDOT approved pedestrian tunnel under the street for safe crossing.

Council Member Hansen asked if there would be short-term rentals here. Hansen also asked if it should be rezoned, and he wanted to know why the Planning Commission approved the rezone in the first place. Council discussed that based on the conceptual plan, there will not be enough parking at the units, but there will be oversize and extra parking across the street as well as storage. Christiansen presented a "rough" conceptual plan as he was not prepared to do so at the meeting. He mentioned that he is almost done with a new Preliminary Plan. Mayor Leonhardt recommended he return to the Planning Commission with the changes and the Preliminary Plan before coming to the Town Council.

The council determined they need more time to look at it. They would also like something from UDOT saying they will accommodate the pedestrian tunnel under the highway, and if they have issue with that kind of density just off the highway. They would like it to go back to the Planning Commission with the notes of concerns from the Town Council.

Christiansen asked what is the criteria the council will use to set the density number? How wide are the streets supposed to be? How many dumpster pads, etc.? He asked if he could work with the city engineer on his Preliminary Plan on that.

Council Member Hansen made the motion to deny the request for rezone. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, against; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Mayor requested a five-minute break.

7. Subdivision Discussion/Approval

- a. Request for Preliminary Approval for Waterdance, Phase 4, Norm Mecham & Teri Eynon

Mr. Norm Mecham was present. Council had no questions about the development.

Mayor Leonhardt said they are coming in to stake the road at 150 South and the city is putting it out to bid to pave it. Mecham is paving on the 22nd. The mayor also asked if Mecham could move the containers back as well.

Council Member Pope made the motion to approve the Preliminary of Phase 4 of Waterdance. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, abstained from the vote; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

8. Ordinance Discussion/Approval

- a. Ordinance # 21-22, An Ordinance Changing Commercial Setbacks

Council Member Hansen asked where is the C1 zone on main street? Glen Gillies brought in the zoning map. Everything on the lake side of the highway is C1. The parking ordinance will have to be addressed also. He mentioned changing both sides of the highway to C1. The council discussion was about the desire to create a nice, continuous downtown area. The council agreed that the business owners downtown need to be invited to a meeting and discuss the options this ordinance change would offer. This would include everyone on both sides of Highway 89 from approx. 200 N to 350 South. Suggested time was at 4pm before Town Council meeting.

No action was taken on this ordinance.

- b. Ordinance # 21-25, An Ordinance Amending the Provisions of Garden City Code § 9-500, Abatement of Garbage and Other Deleterious Material

Mr. Glen Gillies said that "rubbish" was added so that it meets what fire code says it needs to say.

Council Member Argyle made the motion to approve adding “rubbish” to the Ordinance #21-25, An Ordinance Amending the Provisions of Garden City Code § 9-500, Abatement of Garbage and Other Deleterious Material. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

c. Ordinance # 21-29, An Ordinance to Update the Definition of Roadway, Cul-De-Sac.

Dan Kurek from the Planning Commission said the updated verbiage is to meet the International Fire Code. Council discussed restricting the use of “hammerheads” in subdivision. Gillies said he will rewrite the ordinance and submit to the Planning Commission next month.

No action was taken.

9. Miscellaneous Items

a. Approve Library Board Member- Trudy Smuin

Council Member Hansen made the motion to approve Trudy Smuin as a Library Board Member. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

10. Council Member Reports

Parry – reported that the pool is doing good. Mayor Leonhardt has appointed Parry to the steering committee for the Rich County Master Plan.

Parry reported that the new soccer program is a success. There are many people in the community volunteering to help and the kids are loving it.

Pope – nothing new on trails, they are still looking good where we have control. Up high, the trails are really washed out and rough. He has reached out to Bill Cox to talk about trails and hasn’t gotten a call back yet.

Hansen – bike repair pedestals are here. He will help get them installed, but he wants to know where the council would like them. Near the benches, Ideal Beach, or Harbor Village was suggested.

Argyle – she will have a Raspberry Days meeting with Jessica soon. She is trying to order some Christmas items for the town, but she is concerned because there is limited power on the power poles. New flags and lights downtown were discussed. She also talked about wreaths and “Grinch” items if that theme is adopted.

Mayor – gave an update on the marina. The mayor received an email from the Speaker of the House. Representative Kera Birkland, Senator Chris Wilson, Jeff Rasmussen (director of State Parks), and the mayor will all meet about the marina expansion. A cost estimate will be discussed at a meeting on Wednesday. Both of the local legislators and the Speaker of the House are all for the expansion.

Mayor asked the council about their feelings on traffic congestion. The council discussed the crosswalk lights and how effective there are. He has a meeting with Region 1 director next week and wanted to hear their feedback.

Mayor Leonhardt asked the Council how they felt code enforcement is going. The town has posted for a part-time Code Enforcement officer. The Council feels that it's being covered ok, but they agree that it could be better, and another person would help with that. The suggestion of getting another deputy was brought up, but the mayor said his various efforts have been fruitless with the county in trying to get that.

The mayor is working with Habitat for Humanity building "sweat-equity" homes to help with affordable housing. He's not sure what the criteria is to qualify for that, but the homes cannot be used as short-term rentals and the homeowners must live in the home for a certain amount of time.

The Master Plan work meeting was September 8, 2021, and it went well. He reported that he has asked JUB to open the link to the survey again. The result of the survey is that most of the people who completed the survey were second homeowners. They are going to reopen the survey and open the library for people to come and complete the survey who couldn't previously do so.

The mayor asked the Council, "how can we work with the county to somehow compensate emergency responders?" He would like to see the town and the county use some of the TRT money to pay on-call first responders or do something to compensate those who respond. Council Member Hansen asked for some data to see how many runs they have, how many people go on each run, etc. so they can determine what would be reasonable compensation. Council Member Parry said he'd like to see it become a career for someone so that good people will be here. The council expects that's the direction it's going.

11. Payment Vouchers

The bills were not available. The council will accept an email for the bills and agree to pay them by responding.

12. Adjournment

Council Member Argyle made the motion to adjourn. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for;

Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

There being no further business, Town Council meeting adjourned at 8:45p.m.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Assistant Town Clerk

Garden City Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028
www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

pd ch # 68043

Business Status: <input checked="" type="checkbox"/> New Business (check all that apply) <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee \$100.00 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:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____

Comments:

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

Business Name: Parrotise Cool Treats

If name change, previous name: _____

Location Address: 550 W Logan Rd
Garden City, UT 84028

Business Phone: _____

Cell Phone: 435-994-0996

Mailing Address: 360 E 400 S
Hyrum, UT 84319

E-mail Address: dean207@hotmail.com ParrotiseUT@gmail.com

Owners Name: Dean Miller

Owners Location: 360 E 400 S
Hyrum, UT 84319

Phone: _____

Cell Phone: 435-994-0996

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

Briefly Describe Your Business: Frozen Yogurt and Floats with
PARROTS

Utah State Sales Tax Number: 21W08406

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, Dean Miller 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] **Date:** 8-5-21

Please print your name: _____

Showing 1 to 1 of 1 entries

Q sievers

Quick search = sievers
Clear all filters

Add or Remove Filters Pre-Defined Filter Combinations

Source (Any) Registration Type (Any) Status (Any) Is Active (Any)

Parcel Number	Registered Address	Holder Name	Contact Name	Emergency Phone	Spots	Spots x Class	Spots x Class	Status	Ad Review Comments
41172400039	352 W Posies Dr, Garden City, UT 84028, USA	Jessica Sievers	Terri Bennett@vac asa.com	5033459399	7	28		Pending Approve or Deny	

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 352 W Poises Drive

Date of inspection: August 27, 2021

Owner: Travis and Jessica Sievers

Safety Inspections:										Time limit to correct:
Handrails/Guardrails	Y									
Outdoor lights	Y									
Water shut off	Y									
Gas shut off	Y									
Electrical outlet plates	Y									
Check address on unit	Y									
Other:										
Sleeping Room										
Sq Ft.	10 x 12	12 x 11.5	12 x 17.5	16.5 x 20	21 x 32	17 x 14.75	17 x 14.5			
Exit Required	Y	Y	Y	Y	Y	Y	Y			
Window(s)	Y	Y	Y	Y	Y	Y	Y			
Smoke Detector	Y	Y	Y	Y	Y	Y	Y			
Total Sq. Ft.	120	138	210	330	672	250.75	246.5	Total 1967.25		

Total Occupancy allowed at this address: 28, shall not include children under the age of three (3).

Minimum parking required at this address: 7 Total number of parking spots on Property 7. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies
Inspector: _____
Date: August 27, 2021

Owner/Property Manager: _____

Short Term Rental Inspection Form

VACASA
COUNTY

Owner/responsible party _____
Date 8-5-21
Address 352 W. POISSON DR. Suite/Apt# _____

Access

- ☒ Maintain fire lane free of obstruction
- ☒ Provide address numbers visible from the street

Fire Extinguishers

- ☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- ☒ Mount fire extinguishers in plain view and access of kitchen
- ☒ (may be mounted behind closet or cabinet door with placard on door)
- ☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- ☒ Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- ☒ One CO detector installed for each level of the home
- ☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- ☒ Label electrical panel box breakers
- ☒ Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- ☒ No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

- ☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass ☒ Fail ☐

Title: CHIEF

Inspected by: _____

Date: _____

Items that need to be corrected: _____

Owner: Taylor

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party BANDON TAYLOR Date 4-7-21

Address 794 N. CAMBRIDGE Suite/Apt# _____

Access

☒ Maintain fire lane free of obstruction

☒ Provide address numbers visible from the street

Fire Extinguishers

☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

☒ Mount fire extinguishers in plain view and access of kitchen

☒ (may be mounted behind closet or cabinet door with placard on door)

☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

☒ Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

☒ One CO detector installed for each level of the home

☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

☒ Label electrical panel box breakers

☒ Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

☒ No flammable liquids or gases in the utility/furnace room or closet. Free access to furnace/utilities

Safety

☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District.

Pass ☒ Fail ☐

Title: CHIEF

Inspected by: [Signature]

Date: _____

Items that need to be corrected: _____

COMMENTS FROM PLANNING COMMISSION

October 6, 2021

WATERDANCE, FINAL PHASE 4

Commission Member Stocking made the motion to approve Waterdance Phase 4, Final Plat. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

BEAR LAKE ESCAPE, FINAL PHASE 3

Commission Member House made the motion to approve Bear Lake Escape, Phase 3 with the conditions that the building is moved back. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

ORDINANCE #21-29

After discussion, the Planning Commission doesn't understand why the Town Council doesn't want hammerheads. They wondered why hammerheads are not allowed, but a "Y" would work. A hammerhead would definitely be better for a fire truck to turn around on. They feel like it's applicable. It's in the national code and there's a reason it will work in some places. The fire authority would like the hammerheads, so they're going along with him. They think they're better for emergencies.

Members of the audience agreed and can see where the hammerhead can be of use. If Psion Homes had to have a 96' turnaround at the end of their road, they would have to cut through the mountain 60' just to do that. Why should we be more restrictive?

Commission Member Carlisle to approve Ordinance #21-29. Commission Member House seconded the motion. There was a unanimous vote to pass this.

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: _____

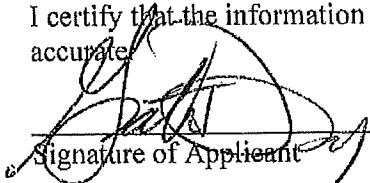
Project Start date: 12/01/2021 Completion date: 12/01/2022

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

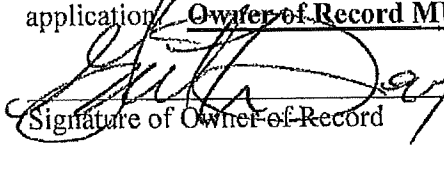
Lot Size in acres or square feet: 3.21 Number of dwellings or lots: 6 Bldgs/24 units

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

Small Form

Signature of Owner of Record

Office Use Only

Date Received: _____
Fee: _____
By:  _____



Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk at least **fourteen** (14) days prior to the meeting when your project will be considered. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, which also requires an AEG pre-meeting before turning in this packet.

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
Subdivision packets must include A, 15 of B, 4 of C, D, E, & F for each plat
- ☐ **Condominium Plat:** \$3,000 Deposit * Must follow Subdivision Ordinance, Chapter 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
PLUD/PRUD packets must include A, 15 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, 15 of B, 4 of 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, 15 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, 15 of B, 4 of C, D, E, & F

- ☐ **Encumbrance: \$250**
Encumbrance Packets must include A, B, D, E, & F
- ☐ **Un-Encumbrance: \$250**
Un-Encumbrance Packets must include A, B, 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
- ☐ **AEG Meeting, (Affected Entity Group): \$500 Deposit**
Packets must include A, 10 of B

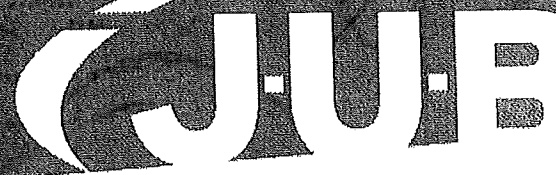
* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to developer.

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.
- C. A AD@ 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.

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CREATE BETTER COMMUNITIES



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GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: September 27, 2021
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E., Zan Murray, S.E.
SUBJECT: Bear Lake Escape-Phase 3 Final Plat

Final plat comments found below are based on the plat received from the Town. Comments below are based on Chapter 11E-500 of the most recent municipal code. Review of construction drawings has also been completed within this review memo.

Final Plat

Contents

1. The closure of the right-of-way (ROW) is missing a length on the east boundary line.
2. Include the fire hydrants on the plat.
3. Provide additional drainage information as described below.

Construction Drawings

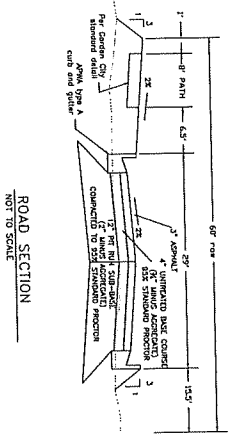
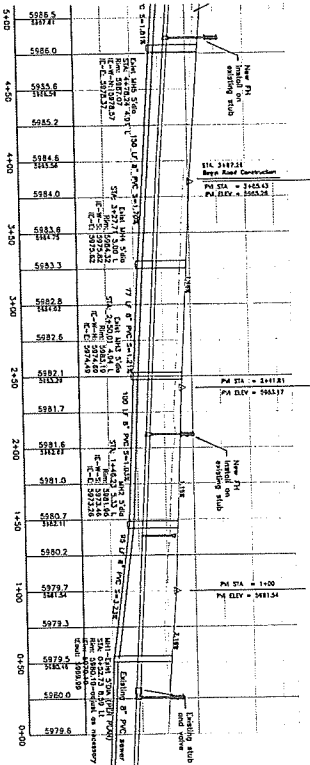
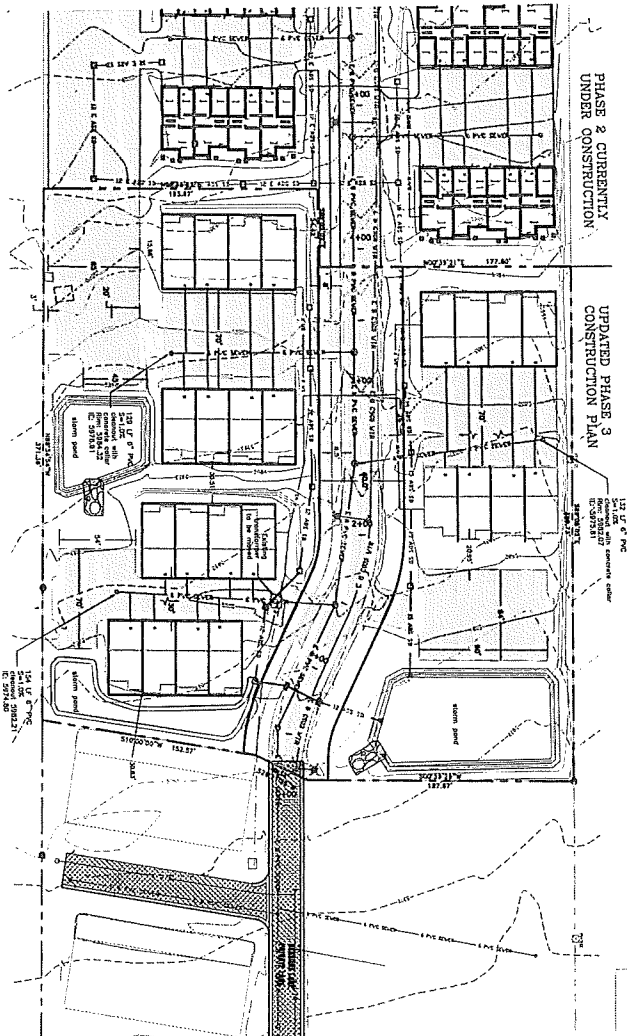
Sheet 3

1. Provide storm water calculations.
 - a. What area/basin is being collected in Pond B and C?
 - b. Include storm event that was designed to.
2. Clarify where the proposed emergency overflows will drain to.

We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.

[illegible]

0 10 20 40 80
SCALE: 1"=40' (22.34 PLAN SET)
SCALE: 1"=80' (11.17 PLAN SET)

[illegible]

Notes:
1- A minimum 10' horizontal separation is required between the effluent water and non-potable water lines. Where lines cross, there must be an 18" vertical separation per State Rules.
2- waterlines must have 5 feet of cover.
3- Contractor to repair and replace asphalt ACAP.

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

REGISTERED PROFESSIONAL ENGINEER
ADAM V. WACKELPRAUS
1-26-2021
STATE OF UTAH

DATE: JAN 2021 DRAWING NO. 2	PROJECT TITLE BEAR LAKE ESCAPE, PUD, PHASE 3 PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, SALT LAKE BASIN AND MEDIAN 100 NORTH, 250 WEST CANYON CITY, UTAH PIUTE COUNTY
	DRAWING TITLE SEASONS LANE

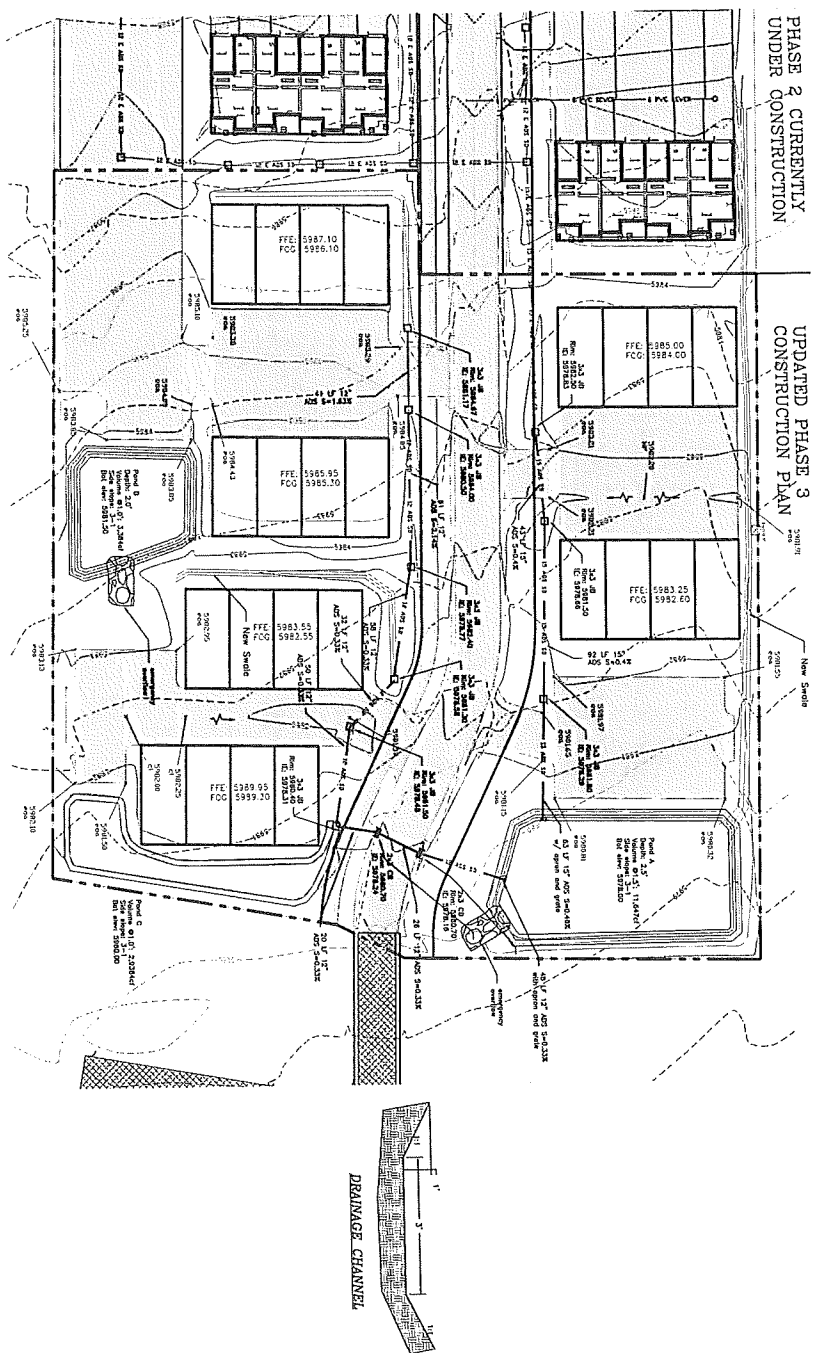
[illegible]



LEGEND

- PHASE BOUNDARY
- - - EXISTING CONTOUR (5')
- - - EXISTING CONTOUR (1')
- - - PROPOSED CONTOUR (5')
- - - PROPOSED CONTOUR (1')
- ===== EXISTING ASPHALT
- ===== NEW ASPHALT
- ~~~~~ PROPOSED FLOW DIRECTION

BEAR LAKE ESCAPE, PUD,
PHASE 3
GRADING PLAN



GRADING PLAN
SCALE: 1"=50'

PROJECT TITLE BEAR LAKE ESCAPE, PUD, PHASE 3 PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, SALT LAKE BASIN, AND NEPHEW TRACT, SALT LAKE COUNTY, UTAH	DATE 1-28-2021	REVISIONS 1. 1-28-2021 2. 1-28-2021	DESIGNER J. L. HARRIS	CHECKER J. L. HARRIS	APPROVER J. L. HARRIS	CONFIDENTIALITY AND COPYRIGHT NOTICE UNAUTHORIZED USE, REPRODUCTION, OR COPYING OF THIS DRAWING IS PROHIBITED. CONSTRUCTION DOCUMENTS THAT ARE DISCLOSED FOR REASON OF FORCE MAJEURE SHALL NOT BE RETURNED AND SHALL BE DESTROYED WITHIN 30 DAYS AFTER THE 60 DAYING BY THE PLAN HOLDER. COPYRIGHT 2021	ALLIANCE CONSULTING ENGINEERS 1200 SOUTH 2000 WEST, SUITE 100 SALT LAKE CITY, UT 84119 801-488-8888 www.alliance-engineers.com	SEAL J. L. HARRIS REGISTERED PROFESSIONAL ENGINEER 1-28-2021 STATE OF UTAH



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



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GROUP



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: March 1, 2021
TO: Town of Garden City
CC: Garth Day, Riley Argyle
FROM: Zan Murray S.E., Quinn Dance E.I.T.
SUBJECT: Bear Lake Escape PUD Phase 3

On February 26, 2021 J-U-B Engineers, Inc. (JUB) received a preliminary plat for the Bear Lake Escape Planned Unit Development (PUD) Phase 3. The following comments summarize the items to be addressed prior to moving to final plat. A detailed checklist is attached for reference.

Preliminary Plat (Chapter 11E-400)

1. Include the existing underground utilities around the new phase.
2. Include the contours on the preliminary plat.
3. Provide additional setback dimension on the north boundary line with the buildings. Existing information is provided to building corners and it would be helpful to have an general setback along the boundary.
4. Provide street cross section of Seasons Lane.
5. Include storm drainage information, including flow directions, proposed retention ponds and other storm water drainage information.
6. Boundary closure is still being verified and will be completed prior to final plat approval.

We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



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INC.

GARDEN CITY DEVELOPMENT REVIEW QA/QC CHECKLIST

Subdivision Review (Chapter 11E-100)

Preliminary Plat (Chapter 11E-400)

This checklist is meant to be a quick reference to assist in the preparation of development plans. It is still the responsibility of the developer to review the full Municipal Code referenced.

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
Preliminary Plat Procedure (11E-400.A)					
Approval of Preliminary Plat (11E-401)					
Preliminary Plat Requirements (11E-402)					
Contents (11E-402.A)					
1	Procedure complete (i.e. application, acceptance, and reviews).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Preliminary plans for streets, water, sewers, sidewalks and other public improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Electronic copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Vicinity Map: 8-1/2" x 11" – Scale 1" = 300' or larger (i.e. 1" = 200'). Provide adequate orientation/landmark identification. a. 600' minimum beyond boundaries b. North point c. Street/Roadway names d. Clear identification of the boundary and proposed streets labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Area of each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Title block: a. Proposed name of subdivision b. Location, including address, section, township and range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
	c. Name and address of owner/subdivider and engineer				
	d. Date, scale (1" = 100' in standard subdivisions, 1" = 200' in recreational subdivisions) and north point				

Documentation (11E-402.B)

1	Current title report and copy of owner's recorded deed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Verification of all taxes and assessments paid.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Other information determined by the Town.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Statement of the intended use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Existing Conditions – Plat Shall Show (11E-402.C):

1	Existing zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Property owner list within 300' of proposed exterior boundary. List shall include name, address and general description.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Names and intersecting boundary lines of adjoining subdivisions/parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Existing buildings with distances to property lines, water bodies, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5	Floodplain/Floodway boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Location/Identification of known potentially dangerous areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7	Location of nearest benchmark or monument	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8	Boundary and acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9	Boundary description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	All property of the subdivider. Include a sketch of prospective street system of unplatted areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11	Location, width and names of all existing streets within 200'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Location of wells and reservoirs within 100' of boundaries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
13	Existing underground facilities within 100' of boundaries.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/1/21: Show existing underground utilities.
14	Interface between existing and proposed utilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/1/21: May be shown on construction plans.
15	Existing natural drainage channels and proposed realignments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3/1/21: May be shown on construction plans.
16	Location of all irrigation and drainage, method of disposing of runoff water and drainage easements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Boundary lines of adjacent land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/1/21: Show contours.
18	Contours not more than 2' in standard subdivisions and not more than 10' in recreational.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed Plan – Plan Shall Show (11E-402.D):					
1	Street layouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/1/21: Provide additional information on the north boundary setback.
2	Minimum of 2 entrances/exits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Layout, numbers and dimensions of lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Land intended to be dedicated or reserved for public use or subdivision use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Proposed use of all land for future property owners within the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Building setback lines with dimensions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7	Public Utility Easements (PUE)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/1/21: Show contours.
Boundary and tract information:					
8	a. Streets details				
	b. Sidewalks				
	c. Easement and setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	d. Proposed lot lines				
	e. Radii of all curves				
9	f. Lot dimensions				
9	Contour map with maximum interval of 5'.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/1/21: Show contours.
10	Street cross-sections/grade of streets.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/1/21: Provide street sections.

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
11	Tentative storm water drainage plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/1/21: Show drainage ponds, swales and other information related to storm water drainage.
12	Direction of drainage, flow and approx. grade of streets.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/1/21: Show drainage ponds, swales and other information related to storm water drainage.
13	Adjacent property owner agreements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14	Open space maintenance plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Phasing plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16	Amenity phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17	Corner lots building envelopes (75' radius)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Reviewer Signature: _____

Review Date: _____

**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: 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 Exnon 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 LLC Phone #: 435-946-3500

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>

OLSON & HOGGAN, LLC

ATTORNEYS AT LAW

L. BRENT HOGGAN
MILES P. JENSEN
JAMES C. JENKINS
JEFFERY B. ADAIR**
KELLY J. SMITH
JEREMY S. RAYMOND
SETH J. TAIT*
JACOB A. WATTERSON
BRADLEY N. MUMFORD
J. CHAD WEST
CHASE M. MORRIS

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-pe.com
www.oh-pe.com

September 23, 2021

Via Email

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

Re: *Water Dance Subdivision Phase 4*
Our File: N – 4600.21

Sharlene:

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

1. Garden City Code § 11E-402(D)(14) requires that a plan be in place that ensures open space areas are adequately maintained. Garden City Code § 11E-504(C)(16) requires a review of the formation documents for any homeowners association related to the Plat. It is our understanding that the open spaces in this subdivision will be maintained by an HOA, but we did not receive CC&Rs for this phase to review. The Town should ensure that the CC&Rs are reviewed and approved prior to approval to record the final plat for this phase.

2. Garden City Code § 11E-504(B)(3) and (B)(6) and State Code § 10-9a-603(1) require that the street address for each lot and the total area of each lot to be noted on the Plat. Those appear to be missing on the Plat. In this same vein, there is a reference to Phase 3 in the description of the subdivision on the Plat that needs to be updated for Phase 4.

3. Garden City Code § 11E-504(B)(10) requires there is a dedication to the Town of all streets which are identified to be dedicated to the Town. The Owner's dedication on this plat dedicates Waterdance Lane to Garden City as a public street. It was our understanding that Waterdance Lane would be a private street in all phases of this project. The Town should verify and clarify this with the developer and Town Engineer and make appropriate adjustments as needed. In prior phases there was a legend or key that identified areas as open space or common areas as well which areas were public, if any. This plat appears to be missing this legend and it is unclear of the intended status of the Waterdance Lane.

4. Garden City Code § 11E-504(C)(11) requires a "current" title report to be reviewed. The title report provided to us is dated April 7, 2021. The report indicates that title is vested in Water Dance Holdings, LLC. However, the Title Report also suggested there are two trust deeds in favor of Cache Valley Bank encumbering the property. One of the trust deeds is in the name of the Lodge at Bear Lake Holdings, LLC. It is somewhat odd to have a trust deed in place for a different entity. Either way, Garden City Code § 11E-504(C)(8) requires that any lien holders sign the Plat. As an alternative, the lien holder may provide a partial release of its lien interest in all areas dedicated to the Town or to an HOA on the Plat, and that release may be recorded before or with the Plat to fulfill this requirement. The Town should ensure such a release is received and recorded before or contemporaneously with the Plat for both of the trust deeds at issue on this project.

5. Garden City Code § 11E-504(C)(12) requires the developer provide a "Certification that all water rights have been transferred to the Town of Garden City." The Town should ensure this has been done.

6. Garden City Code § 11E-514(A) indicates that no streets, whether public or private, may be less than 30 feet wide. There appears to be portions of the street in this Phase 4 that are 24 feet wide or narrower. The Town should verify with the Town Engineer that these street dimensions meet City Code or some exception thereto, if any.

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

OLSON & HOGGAN, LLC

/s/ Seth J. Tait

SJT/tf

j:\sjt\cities\garden city\04 - subdivisions\water dance subdivision\water dance phase 4\lfr.finalplatreview.waterdance4.docx



MEMORANDUM

DATE: September 22, 2021
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E., Zan Murray, S.E.
SUBJECT: Final Plat Review – Waterdance Phase 4

The engineering review of the Waterdance Phase 4 final plat is shown below. The review items discussed below can be found in Chapter 11E-500 of the Municipal Code.

Final Plat

Content

1. Provide addressing per Rich County System on final mylar.
2. Include hydrant locations on final plat.
3. Bottom of "Owners Dedication" refers to Phase 3. Please update.
4. Remove "Culinary Water System Approval" from BLSS signature block.

Construction Drawings

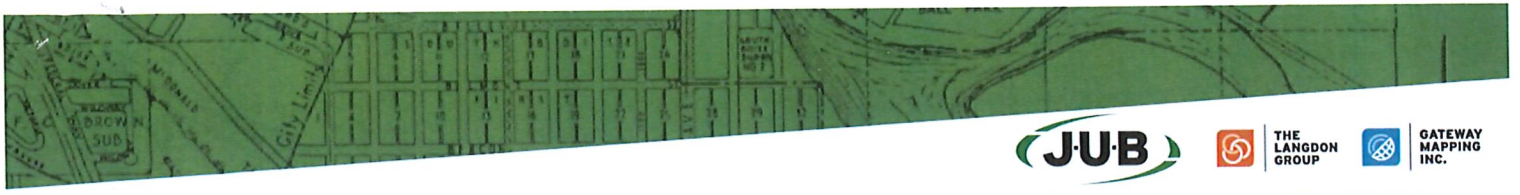
We have provided a review of the construction drawings. The comments below will need to be addressed prior to final plat signature. New comments are shown in **bold**.

General

1. **The access on 300 West will need to be designed to accommodate the improvements along the east side of 300 West, i.e. grading and slope of the access will need to be considered. This will include swale and trail improvements.**
2. **Remove the term County from the engineer signature block in each sheet.**

Sheet 2

1. ~~Provide an 18" culvert under the egress onto Paradise Parkway.~~
2. ~~Remove parking shown in Waterdance Lane.~~



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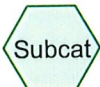
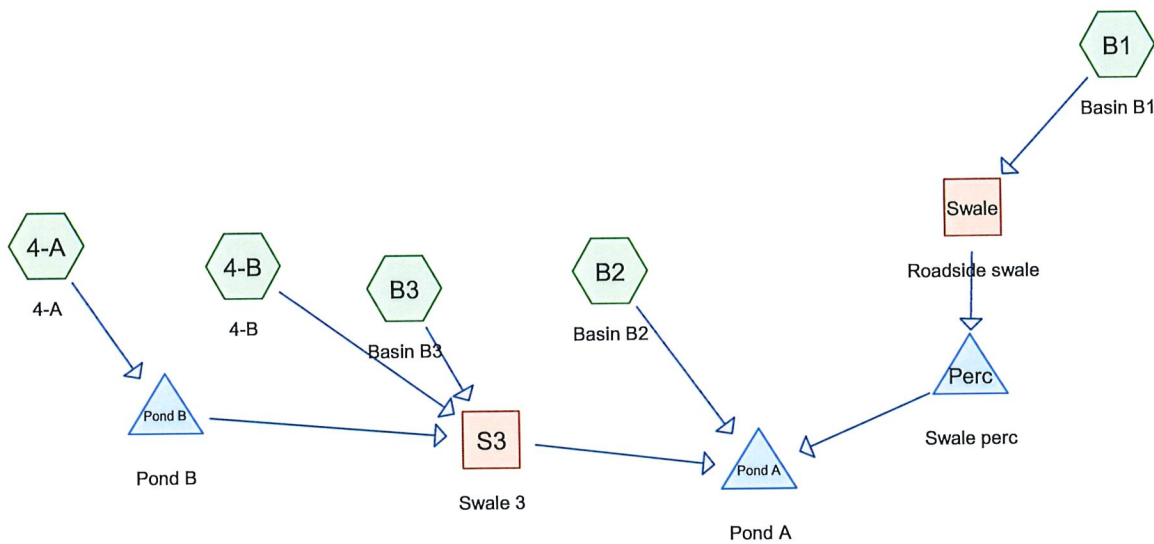
J-U-B FAMILY OF COMPANIES

3. ~~Centerline alignment in Waterdance Lane seems to be in the wrong location.~~

Sheet 3

1. Show additional grading to illustrate and verify how the drainage from Waterdance Lane will get into the swale on the south side of the property.

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



Watedance runoff

Type II 24-hr Rainfall=3.02"

Prepared by Microsoft

Printed 08/18/21

HydroCAD® 10.00-22 s/n 01961 © 2018 HydroCAD Software Solutions LLC

Page 2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 4-A: 4-A

Runoff Area=0.660 ac 65.00% Impervious Runoff Depth>1.46"
Tc=45.0 min CN=85 Runoff=0.69 cfs 0.080 af

Subcatchment 4-B: 4-B

Runoff Area=2.370 ac 65.00% Impervious Runoff Depth>1.45"
Tc=65.0 min CN=85 Runoff=1.90 cfs 0.286 af

Subcatchment B1: Basin B1

Runoff Area=3.300 ac 38.00% Impervious Runoff Depth>0.85"
Tc=75.0 min CN=75 Runoff=1.33 cfs 0.233 af

Subcatchment B2: Basin B2

Runoff Area=1.560 ac 0.00% Impervious Runoff Depth>1.48"
Tc=15.0 min CN=85 Runoff=3.22 cfs 0.192 af

Subcatchment B3: Basin B3

Runoff Area=2.050 ac 65.00% Impervious Runoff Depth>1.44"
Tc=78.0 min CN=85 Runoff=1.44 cfs 0.246 af

Reach S3: Swale 3

Avg. Flow Depth=0.62' Max Vel=2.20 fps Inflow=3.48 cfs 0.607 af
n=0.040 L=942.0' S=0.0173 '/' Capacity=12.07 cfs Outflow=3.41 cfs 0.600 af

Reach Swale: Roadside swale

Avg. Flow Depth=0.27' Max Vel=1.60 fps Inflow=1.33 cfs 0.233 af
n=0.040 L=415.0' S=0.0162 '/' Capacity=19.88 cfs Outflow=1.32 cfs 0.231 af

Pond Perc: Swale perc

Peak Elev=5,960.61' Storage=646 cf Inflow=1.32 cfs 0.231 af
Discarded=0.09 cfs 0.053 af Primary=1.20 cfs 0.177 af Outflow=1.29 cfs 0.229 af

Pond Pond A: Pond A

Peak Elev=5,958.31' Storage=28,195 cf Inflow=4.84 cfs 0.969 af
Discarded=0.52 cfs 0.350 af Primary=0.00 cfs 0.000 af Outflow=0.52 cfs 0.350 af

Pond Pond B: Pond B

Peak Elev=5,969.17' Storage=1,566 cf Inflow=0.69 cfs 0.080 af
Outflow=0.19 cfs 0.075 af

Total Runoff Area = 9.940 ac Runoff Volume = 1.038 af Average Runoff Depth = 1.25"
54.16% Pervious = 5.384 ac 45.84% Impervious = 4.556 ac

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Type II 24-hr Rainfall=3.02"

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Summary for Subcatchment 4-A: 4-A

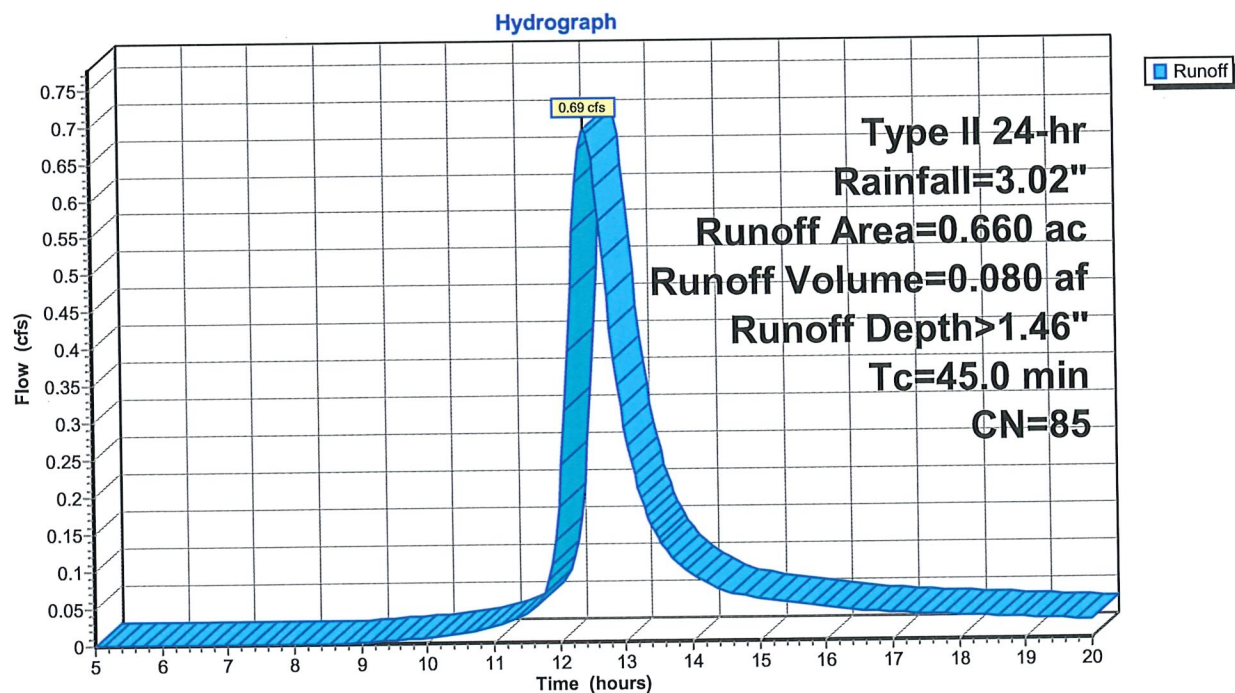
Runoff = 0.69 cfs @ 12.44 hrs, Volume= 0.080 af, Depth> 1.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=3.02"

Area (ac)	CN	Description
0.660	85	1/8 acre lots, 65% imp, HSG B
0.231		35.00% Pervious Area
0.429		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
45.0					Direct Entry,

Subcatchment 4-A: 4-A



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Type II 24-hr Rainfall=3.02"

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Summary for Subcatchment 4-B: 4-B

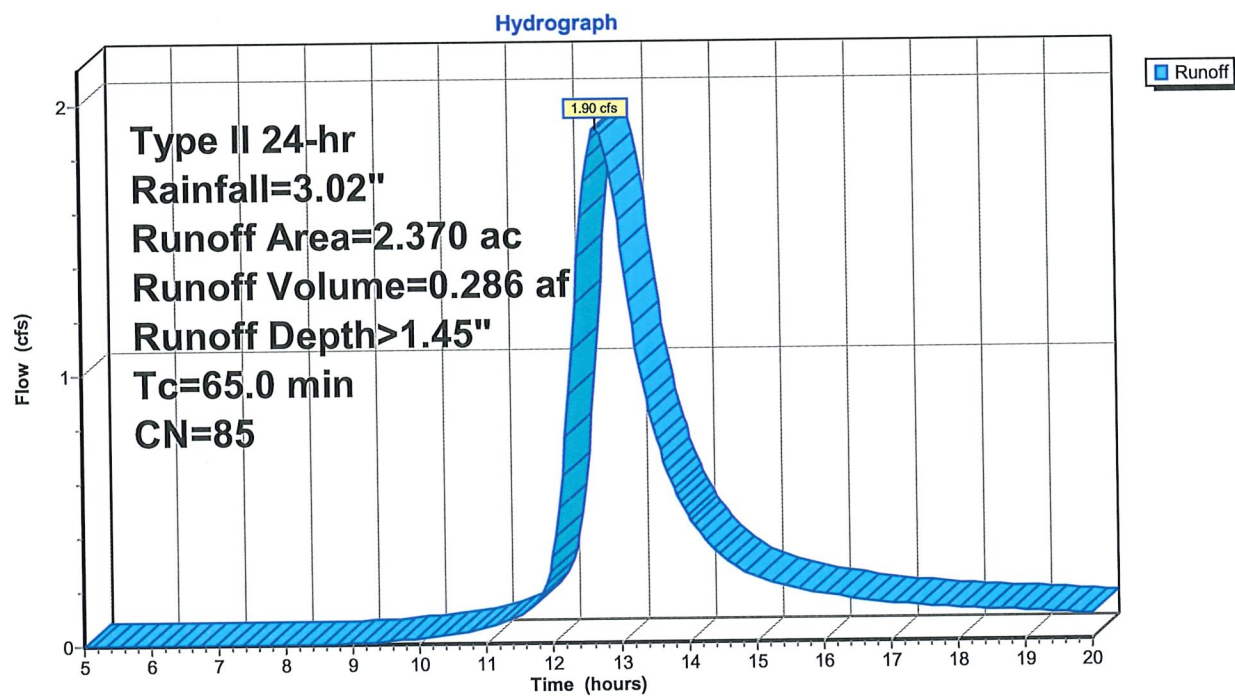
Runoff = 1.90 cfs @ 12.69 hrs, Volume= 0.286 af, Depth> 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=3.02"

Area (ac)	CN	Description
2.370	85	1/8 acre lots, 65% imp, HSG B
0.830		35.00% Pervious Area
1.541		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
65.0					Direct Entry,

Subcatchment 4-B: 4-B



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Type II 24-hr Rainfall=3.02"

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Summary for Subcatchment B1: Basin B1

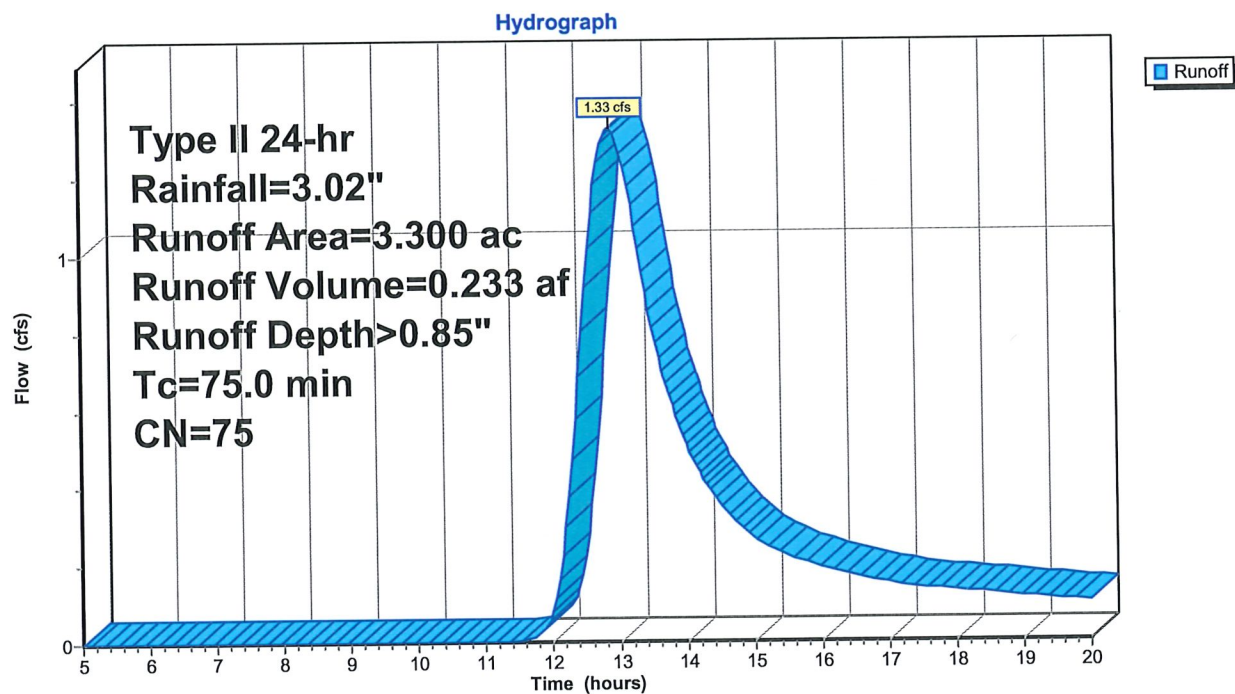
Runoff = 1.33 cfs @ 12.89 hrs, Volume= 0.233 af, Depth> 0.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=3.02"

Area (ac)	CN	Description
3.300	75	1/4 acre lots, 38% imp, HSG B
2.046		62.00% Pervious Area
1.254		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
75.0					Direct Entry,

Subcatchment B1: Basin B1



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Type II 24-hr Rainfall=3.02"

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Summary for Subcatchment B2: Basin B2

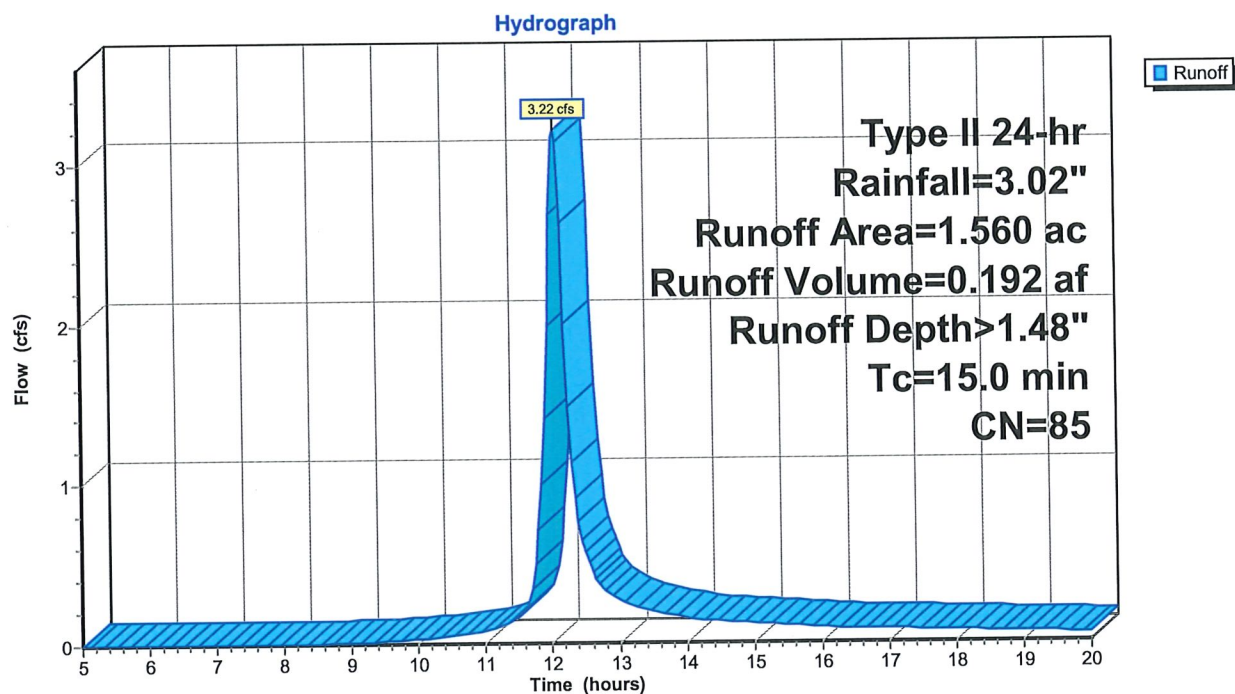
Runoff = 3.22 cfs @ 12.07 hrs, Volume= 0.192 af, Depth> 1.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=3.02"

Area (ac)	CN	Description
* 1.560	85	Phase 2
1.560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment B2: Basin B2



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Type II 24-hr Rainfall=3.02"

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Summary for Subcatchment B3: Basin B3

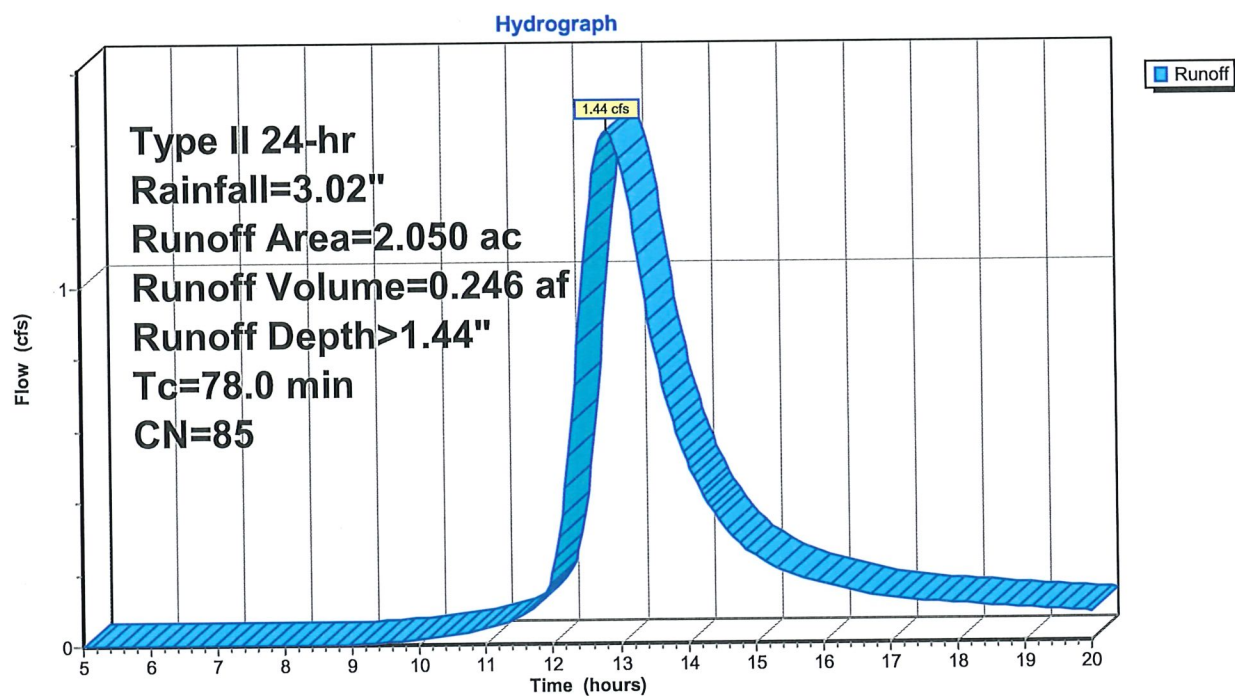
Runoff = 1.44 cfs @ 12.88 hrs, Volume= 0.246 af, Depth> 1.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=3.02"

Area (ac)	CN	Description
2.050	85	1/8 acre lots, 65% imp, HSG B
0.717		35.00% Pervious Area
1.333		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
78.0					Direct Entry,

Subcatchment B3: Basin B3



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Type II 24-hr Rainfall=3.02"

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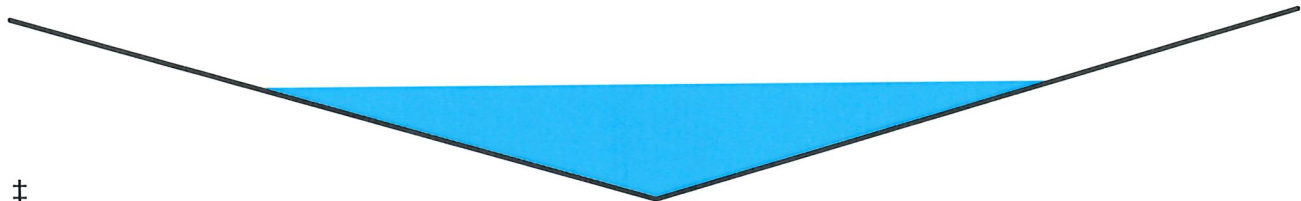
Summary for Reach S3: Swale 3

Inflow Area = 5.080 ac, 65.00% Impervious, Inflow Depth > 1.43"
Inflow = 3.48 cfs @ 12.76 hrs, Volume= 0.607 af
Outflow = 3.41 cfs @ 12.98 hrs, Volume= 0.600 af, Atten= 2%, Lag= 13.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.20 fps, Min. Travel Time= 7.1 min
Avg. Velocity = 1.21 fps, Avg. Travel Time= 13.0 min

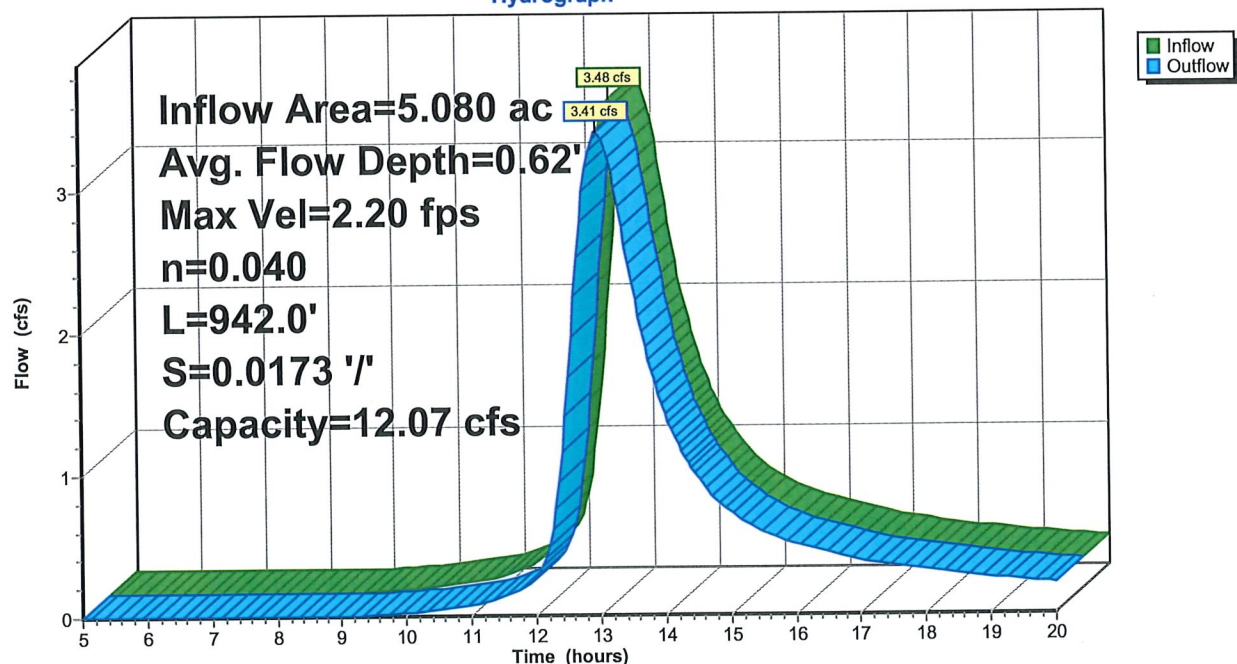
Peak Storage= 1,460 cf @ 12.86 hrs
Average Depth at Peak Storage= 0.62'
Bank-Full Depth= 1.00' Flow Area= 4.0 sf, Capacity= 12.07 cfs

0.00' x 1.00' deep channel, n= 0.040 Earth, cobble bottom, clean sides
Side Slope Z-value= 4.0 ' Top Width= 8.00'
Length= 942.0' Slope= 0.0173 '/'
Inlet Invert= 5,974.40', Outlet Invert= 5,958.10'



Reach S3: Swale 3

Hydrograph



Watedance runoff

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Type II 24-hr Rainfall=3.02"

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Summary for Reach Swale: Roadside swale

Inflow Area = 3.300 ac, 38.00% Impervious, Inflow Depth > 0.85"
Inflow = 1.33 cfs @ 12.89 hrs, Volume= 0.233 af
Outflow = 1.32 cfs @ 13.01 hrs, Volume= 0.231 af, Atten= 1%, Lag= 7.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.60 fps, Min. Travel Time= 4.3 min
Avg. Velocity = 0.90 fps, Avg. Travel Time= 7.6 min

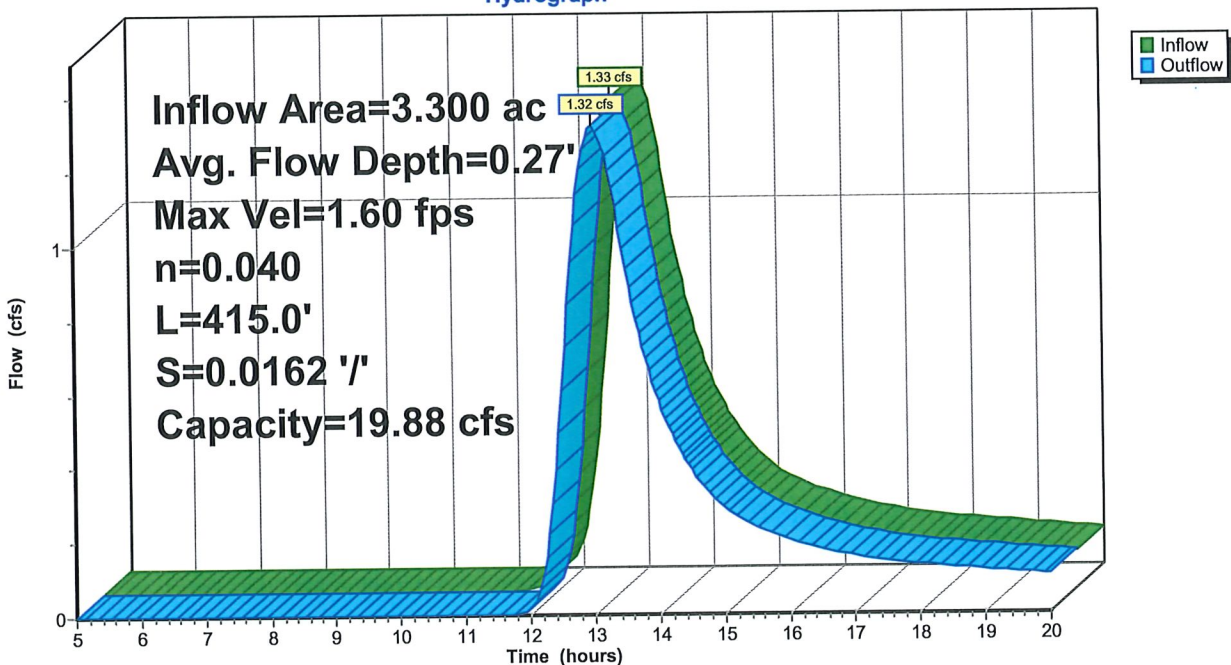
Peak Storage= 343 cf @ 12.94 hrs
Average Depth at Peak Storage= 0.27'
Bank-Full Depth= 1.00' Flow Area= 6.0 sf, Capacity= 19.88 cfs

2.00' x 1.00' deep channel, n= 0.040 Earth, cobble bottom, clean sides
Side Slope Z-value= 4.0 '/' Top Width= 10.00'
Length= 415.0' Slope= 0.0162 '/'
Inlet Invert= 5,966.63', Outlet Invert= 5,959.89'



Reach Swale: Roadside swale

Hydrograph



Watedance runoff

Type II 24-hr Rainfall=3.02"

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Summary for Pond Perc: Swale perc

Inflow Area = 3.300 ac, 38.00% Impervious, Inflow Depth > 0.84"
 Inflow = 1.32 cfs @ 13.01 hrs, Volume= 0.231 af
 Outflow = 1.29 cfs @ 13.11 hrs, Volume= 0.229 af, Atten= 2%, Lag= 6.4 min
 Discarded = 0.09 cfs @ 13.11 hrs, Volume= 0.053 af
 Primary = 1.20 cfs @ 13.11 hrs, Volume= 0.177 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 5,960.61' @ 13.11 hrs Surf.Area= 965 sf Storage= 646 cf

Plug-Flow detention time= 10.9 min calculated for 0.229 af (99% of inflow)
 Center-of-Mass det. time= 8.2 min (875.4 - 867.1)

Volume	Invert	Avail.Storage	Storage Description		
#1	5,959.89'	10,025 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5,959.89	828	830.0	0	0	828
5,966.33	2,425	2,500.0	10,025	10,025	443,496

Device	Routing	Invert	Outlet Devices
#1	Discarded	5,959.89'	4.000 in/hr Exfiltration over Surface area
#2	Primary	5,959.89'	12.0" Round Culvert L= 30.0' Ke= 1.000 Inlet / Outlet Invert= 5,959.89' / 5,959.74' S= 0.0050 ' / ' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Discarded OutFlow Max=0.09 cfs @ 13.11 hrs HW=5,960.61' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=1.20 cfs @ 13.11 hrs HW=5,960.61' (Free Discharge)
 ↑2=Culvert (Barrel Controls 1.20 cfs @ 2.78 fps)

Watedance runoff

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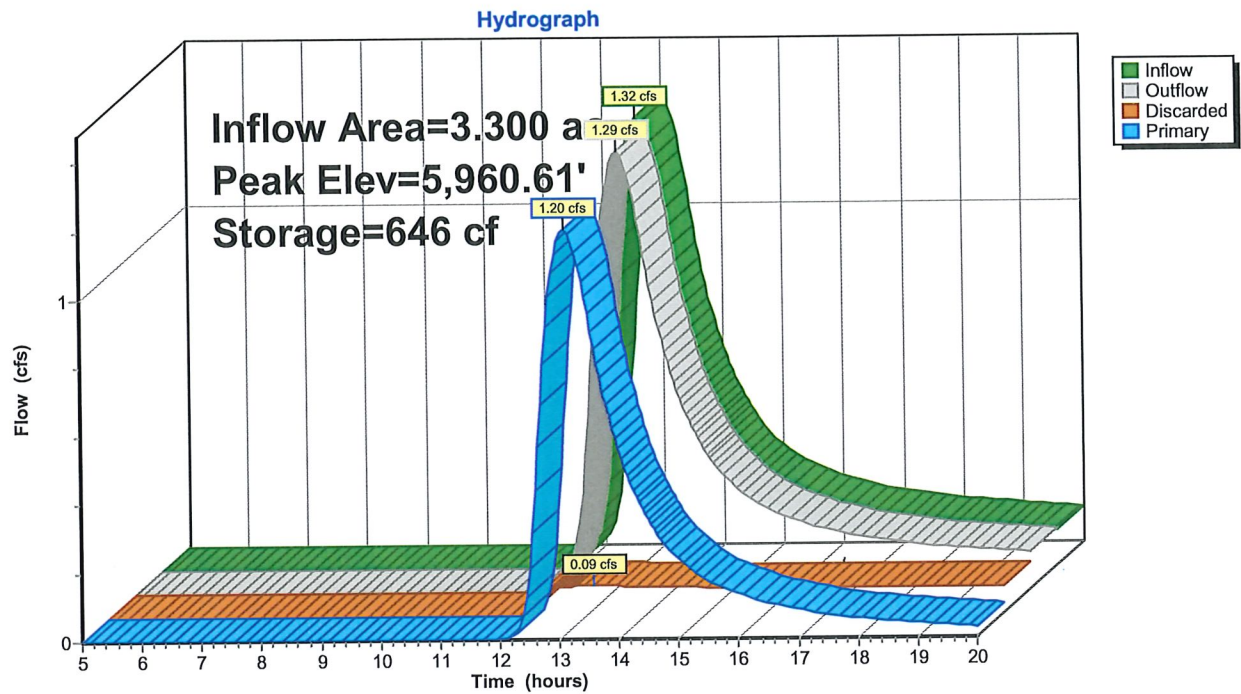
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Type II 24-hr Rainfall=3.02"

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Pond Perc: Swale perc



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Type II 24-hr Rainfall=3.02"

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Summary for Pond Pond A: Pond A

Inflow Area = 9.940 ac, 45.84% Impervious, Inflow Depth > 1.17"
 Inflow = 4.84 cfs @ 13.01 hrs, Volume= 0.969 af
 Outflow = 0.52 cfs @ 17.21 hrs, Volume= 0.350 af, Atten= 89%, Lag= 251.8 min
 Discarded = 0.52 cfs @ 17.21 hrs, Volume= 0.350 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 5,958.31' @ 17.21 hrs Surf.Area= 11,264 sf Storage= 28,195 cf

Plug-Flow detention time= 205.3 min calculated for 0.350 af (36% of inflow)
 Center-of-Mass det. time= 107.8 min (949.8 - 841.9)

Volume	Invert	Avail.Storage	Storage Description
#1	5,955.10'	37,626 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5,955.10	6,518	332.0	0	0	6,518
5,959.10	12,629	432.0	37,626	37,626	12,787

Device	Routing	Invert	Outlet Devices
#1	Primary	5,958.35'	15.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Discarded	5,955.10'	2.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.52 cfs @ 17.21 hrs HW=5,958.31' (Free Discharge)
 ↑2=Exfiltration (Exfiltration Controls 0.52 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=5,955.10' (Free Discharge)
 ↑1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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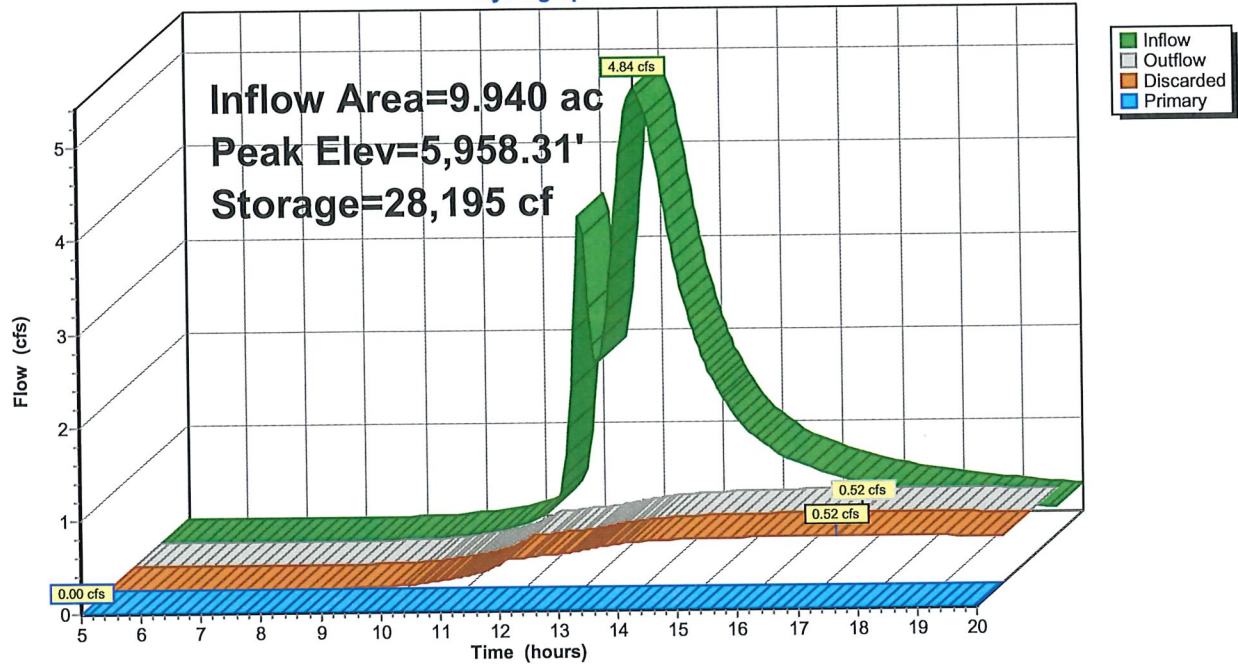
Type II 24-hr Rainfall=3.02"

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Pond Pond A: Pond A

Hydrograph



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Type II 24-hr Rainfall=3.02"

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Summary for Pond Pond B: Pond B

Inflow Area = 0.660 ac, 65.00% Impervious, Inflow Depth > 1.46"
Inflow = 0.69 cfs @ 12.44 hrs, Volume= 0.080 af
Outflow = 0.19 cfs @ 13.26 hrs, Volume= 0.075 af, Atten= 73%, Lag= 49.6 min
Primary = 0.19 cfs @ 13.26 hrs, Volume= 0.075 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 5,969.17' @ 13.26 hrs Surf.Area= 2,317 sf Storage= 1,566 cf

Plug-Flow detention time= 112.0 min calculated for 0.074 af (93% of inflow)
Center-of-Mass det. time= 88.8 min (903.4 - 814.6)

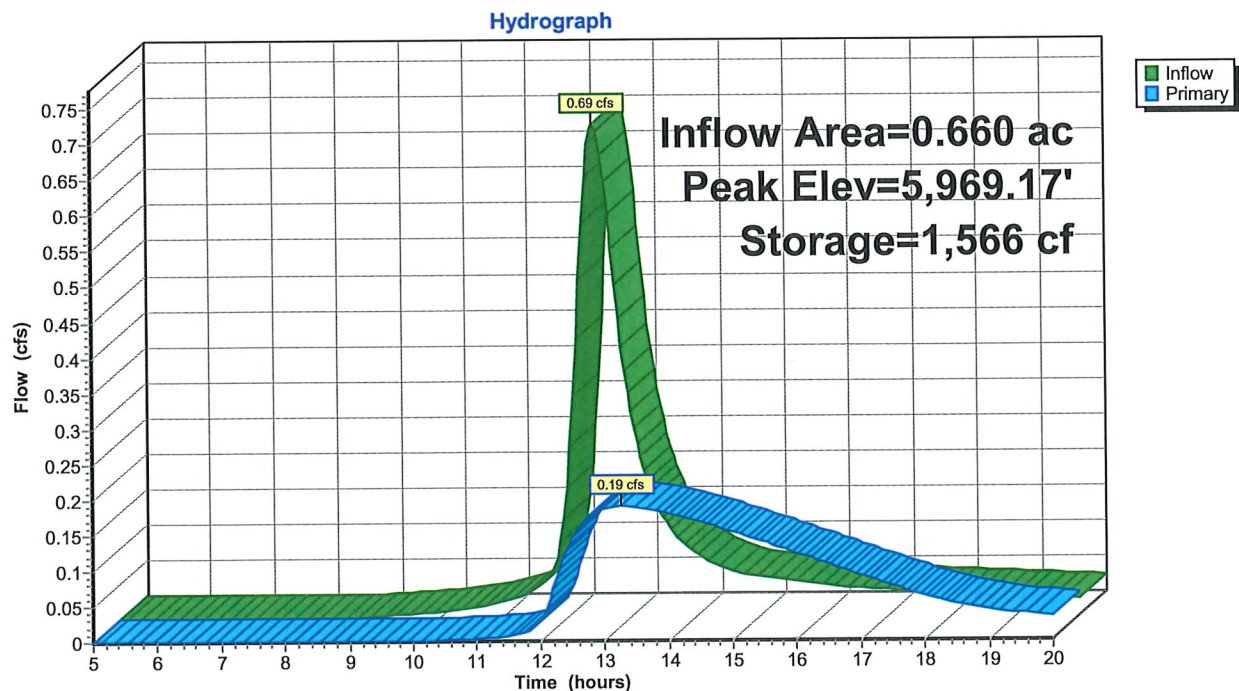
Volume	Invert	Avail.Storage	Storage Description
#1	5,968.40'	8,829 cf	Custom Stage Data (Irregular) Listed below (Recalc)

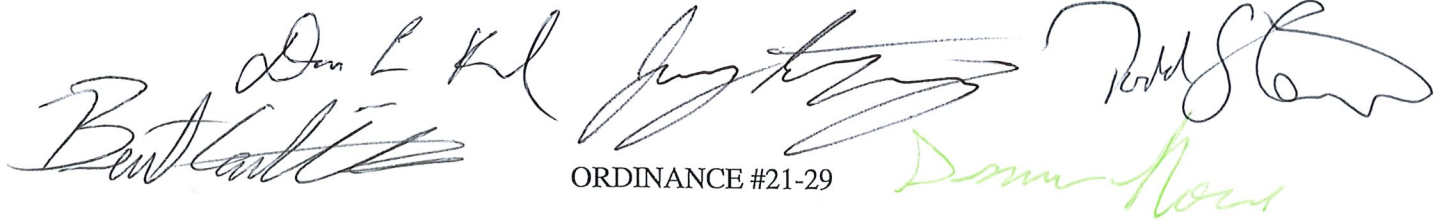
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5,968.40	1,779	171.0	0	0	1,779
5,971.40	4,288	247.0	8,829	8,829	4,384

Device	Routing	Invert	Outlet Devices
#1	Primary	5,968.40'	3.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.19 cfs @ 13.26 hrs HW=5,969.17' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.19 cfs @ 3.86 fps)

Pond Pond B: Pond B




ORDINANCE #21-29 *Donna Hous*

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	___	___