

## 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
- ☐ 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 RV Resort Current Zone: \_\_\_\_\_ Proposed Zone: PUD

Property Address: 1859 South Bear Lake Blvd. Garden City, UT 84028

Parcel # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - see list

Contact Person: Casey Pennington Phone #: (480) 218-8831

E-mail address: cpennington@atwell-group.com

Mailing Address: 4700 E. Southern Avenue, Mesa, AZ 85206

Applicant (if different): Sun Communities Aquisitions, LLC Phone #: (248) 208-2543

Mailing Address: 27777 Franklin Blvd Suite 200 Southfield, MI 48034 (Attn: Anastasia Short)

Property Owner of Record (if different): see attached list/Mallin Brough Phone #: (435) 770-6435

Mailing Address: 411 W. 4400 N. Pleasant View, UT 84414

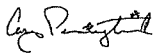
Project Start date: 04/05/23 Completion date: 05/31/24

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

Lot Size in acres or square feet: 105 acres Number of dwellings or lots: 490+/-

Non-residential building size: 12,500 SF

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



Casey Pennington  
2022.02.07 15:39:17 -07'00'

Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

Signature of Owner of Record

See attached for Owner of Record signatures  
as applicable to the subject parcels.

Signature of Owner of Record

**Email Form**

Signature of Owner of Record

**Office Use Only**

Date Received: 2-16-22

Fee: 4,000

By: Sun Comm.

**HELPING EACH OTHER**  
CREATE BETTER COMMUNITIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

## MEMORANDUM

DATE: February 16, 2022  
TO: Town of Garden City Planning Commission  
CC: Riley Argyle  
FROM: Quinn Dance, P.E.  
SUBJECT: Sun Communities – Bear Lake RV Resort Preliminary Plat Review

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The Bear Lake RV Resort (Sun Communities) Preliminary Plat was received from the Town for engineering review in preparation for the upcoming March Planning Commission meeting. The review items discussed below can be found in more detail in Chapter 11C-706 of the most recent Municipal Code.

### **Campground/RV Parks**

#### **General**

1. It should be noted that this will be considered a Commercial RV Park for purposes of this review.

#### **Standards**

1. Verify that the 30' side yard setback from roads is being met.
2. Verify depth of automobile parking is meeting current parking stall standards.
3. Verify that underground water is at the required 5' bury depth.
4. Additional coordination needs to occur with Town Engineer and Public Works Department regarding culinary water connection to Town system.
5. Provide a location for the bulk meter for the development. We will only allow one connection/bulk meter to the existing culinary system.
6. Provide water main sizes.
7. Proposed roads into Phase 2 will exceed 8% grade. Additional design should be considered which could include additional curves to lengthen out the run of roadway to limit the steep grades.

8. Verify fire protection requirements are being met with Fire Marshal. Show hydrants on the plat.
9. It appears the landscaping/tree requirements are met based on the individual lot details but provide a full landscaping plan prior to final approval.
10. Illustrate the location and details associated with the buffer areas that have been discussed by the Town in previous meetings.
11. According to Town ordinance, a Conditional Use Permit will be required for all permanent construction to a RV (Park Model).

#### Preliminary Plat Requirements

1. Confirm that roadway curves are adequate for necessary vehicular movement.
2. Provide additional site information related to permanent buildings/structures. Include dimensions and more detailed layouts of these areas.
3. Include the existing wells within 100' of the development. Visit [Map \(utah.gov\)](http://Map.utah.gov) as a potential resource for existing wells.
4. Provide additional storm water drainage information which should include volume calculations, soil reports and other related drainage data.
5. Walkability may be considered within the development by the Planning Commission. Consider sidewalks/paths to move around the development without walking in the roads.

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

# Memo

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**TO:** Town of Garden City Planning Commission

**FROM:** Casey Pennington, PE

**DATE:** February 23, 2022

**RE:** Response to Bear Lake RV Resort Preliminary Plat Review by JUB (2/16/22)

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## General

1. It should be noted that this will be considered a Commercial RV Park for purposes of this review.  
[Response: Information reflecting intended use on sheet C001 \(1 of 10\) under Land Use Information "Proposed Land Use: PUD/CUP for recreations vehicle park."](#)

## Standards

1. Verify that the 30' side yard setback from roads is being met.  
[Response: Final site plan will clearly indicate all setback requirements.](#)
2. Verify depth of automobile parking is meeting current parking stall standards.  
[Response: Current stall requirements are 9'x20' the proposed plan is using 10'x20' stalls which exceed standard.](#)
3. Verify that underground water is at the required 5' bury depth.  
[Response: Acknowledged, general note 1 added to C301 \(sheet 9 of 10\) to indicate this standard.](#)
4. Additional coordination needs to occur with Town Engineer and Public Works Department regarding culinary water connection to Town system.  
[Response: Acknowledged design team will coordinate with City staff with respect to water requirements prior to final submittal.](#)
5. Provide a location for the bulk meter for the development. We will only allow one connection/bulk meter to the existing culinary system.  
[Response: See sheet C301 \(9 of 10\) for proposed location of master meter for the property.](#)
6. Provide water main sizes.  
[Response: See Sheet C301 \(9 of 10\) for general utility sizing. Will be refined on final plan.](#)
7. Proposed roads into Phase 2 will exceed 8% grade. Additional design should be considered which could include additional curves to lengthen out the run of roadway to limit the steep grades.  
[Response: Acknowledged. Operations of the glamping models will be seasonal and final design will provide for minimum grade requirements or restrict access accordingly during winter months.](#)



8. Verify fire protection requirements are being met with Fire Marshal. Show hydrants on the plat.  
**Response:** A primary emergency vehicle routing has been added to the site plans and dead-end accesses provided with turn-arounds or limited to 150' in length. Hydrants are shown at 400' spacing.
9. It appears the landscaping/tree requirements are met based on the individual lot details but provide a full landscaping plan prior to final approval.  
**Response:** Final plans will provide a detailed landscaping plan for the entire development.
10. Illustrate the location and details associated with the buffer areas that have been discussed by the Town in previous meetings.  
**Response:** The buffer and fencing adjacent to residential areas has been added to the site plans and details. (See C100, C101 and C700)
11. According to Town ordinance, a Conditional Use Permit will be required for all permanent construction to a RV (Park Model).  
**Response:** Acknowledged.

#### **Preliminary Plat Requirements**

1. Confirm that roadway curves are adequate for necessary vehicular movement.  
**Response:** Roadway curves area adequate for the proposed recreational vehicle traffic which also meet emergency vehicle standards.
2. Provide additional site information related to permanent buildings/structures. Include dimensions and more detailed layouts of these areas.  
**Response:** The permanent structures are preliminary and will be subject to change during final design, but areas and dimensions have been provided. (see sheet C700)
3. Include the existing wells within 100' of the development. Visit Map (utah.gov) as a potential resource for existing wells.  
**Response:** Research indicates two wells within 100' of the property they are shown on the existing conditions plans. (Additional research ongoing)
4. Provide additional storm water drainage information which should include volume calculations, soil reports and other related drainage data.  
**Response:** See attached "Preliminary Drainage Study" by Civil Solutions Group Inc., dated March 2021. The site plan has been revised, but the general concept has been maintained. The ponds indicated on the plans match the general sizing by the preliminary drainage report and the model further refined with final grading and analysis.
5. Walkability may be considered within the development by the Planning Commission. Consider sidewalks/paths to move around the development without walking in the roads.  
**Response:** A trail system has been added to the site plans C100 & C101.



## **PRELIMINARY DRAINAGE STUDY**

**~105 Acres (Project Area)**

**Hodges Canyon Road & SR-30  
Garden City, UT 84028**

Rich County, Utah  
A Part of Section 33  
T14N, R5E, SLBM  
Salt Lake Base and Meridian

Prepared For:

Arthur Nehf, Project Manager  
Atwell, LLC

Prepared By:

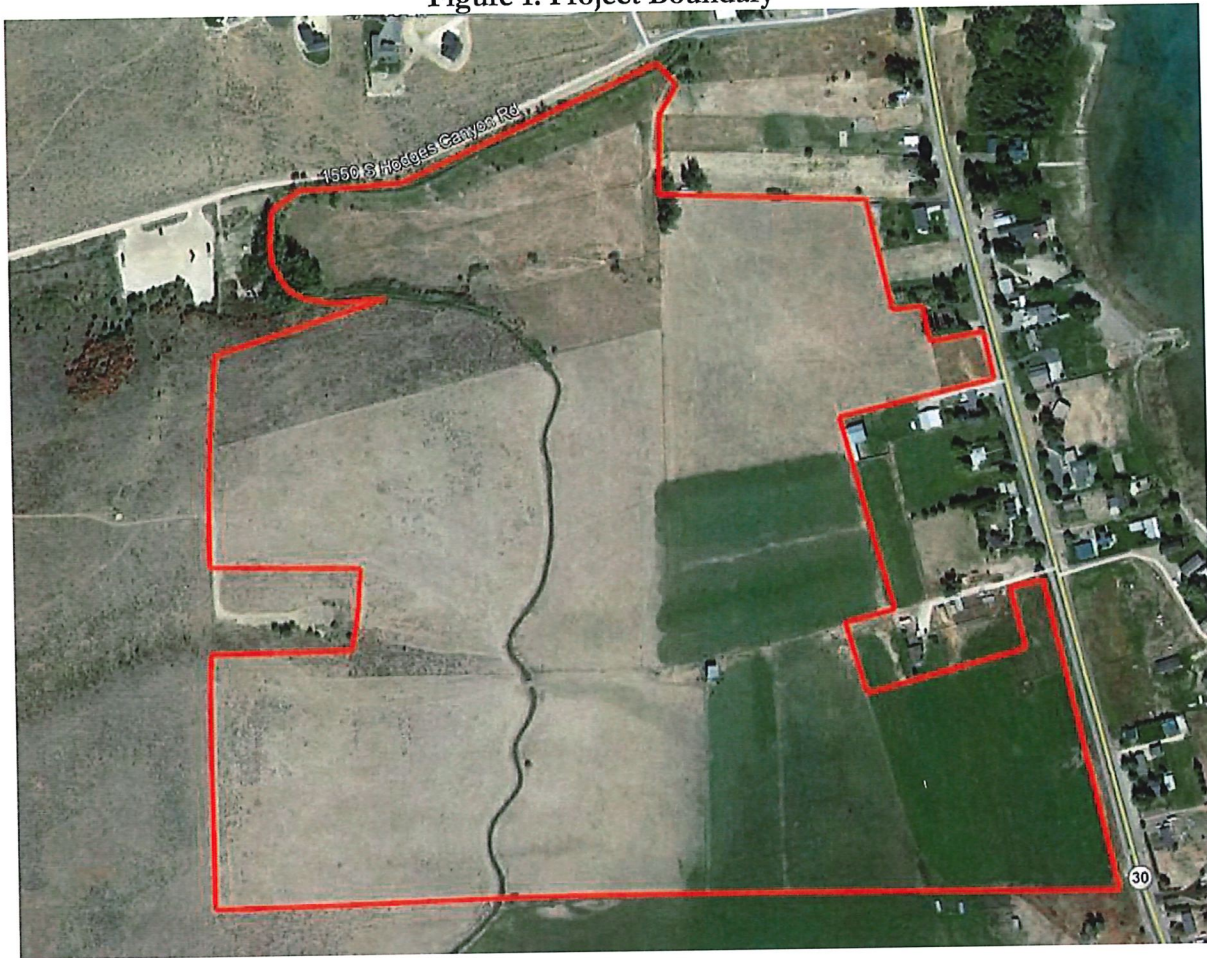
Michael Taylor, P.E.  
Civil Solutions Group, Inc.  
540 W. Golf Course Rd. Suite B1  
Providence, Utah 84332

Original Submittal: March 2021

## INTRODUCTION

Civil Solutions Group, Inc. was contracted by Arthur Nehf with Sun Communities to conduct a preliminary drainage study for a proposed project to be located on a piece of ground located in Rich County and further identified by the vicinity map in Figure 1.

**Figure 1. Project Boundary**



The preliminary layout for the project as provided by the client's architect is provided in Figure 2. The layout includes some 383 RV pads and 63 glamping pads. Check-in, cart storage, amenity, guest parking, and meeting center areas are also included within the site. A 4.4-acre area is reserved at the northeast corner of the site for future commercial development.

Figure 2. Project Boundary



## DESIGN CRITERIA

The Garden City code relating to required storm water improvements is given in Figure 3. This code refers to water being discharged to natural drainage ways, but then also requires that “All runoff be contained on site”. This has been interpreted to mean that all storm water shall be detained on site and then released to natural drainages at historic flow rates. In the absence of a specified storm water methodology, SCS TR-55 has been selected as it is more appropriate to semi-rural settings with significant natural land.

### Figure 3. Garden City Code – Storm Water Requirements

**11E – 518 Drainage Improvements.** For all subdivisions the subdivider shall submit with the preliminary plat application, such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the Town on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all major subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways, or improved public easements and shall extend across and under the entire improved width thereof including shoulders.

- A. Culverts to be a minimum of 12" in diameter-with a crush resistance as defined by AASHTO T99 Standards.
- B. Natural drainage channels should be used when available.
- C. Catchment basins to be designed to contain runoff during a one (1) 25 year storm event.
- D. All runoff to be contained on site.
- E. Measures should be taken to prevent storm water from entering irrigation canals.
- F. Easements shall be provided along drainages adequate to contain that watercourse and any further width necessary for maintenance of reconstruction.

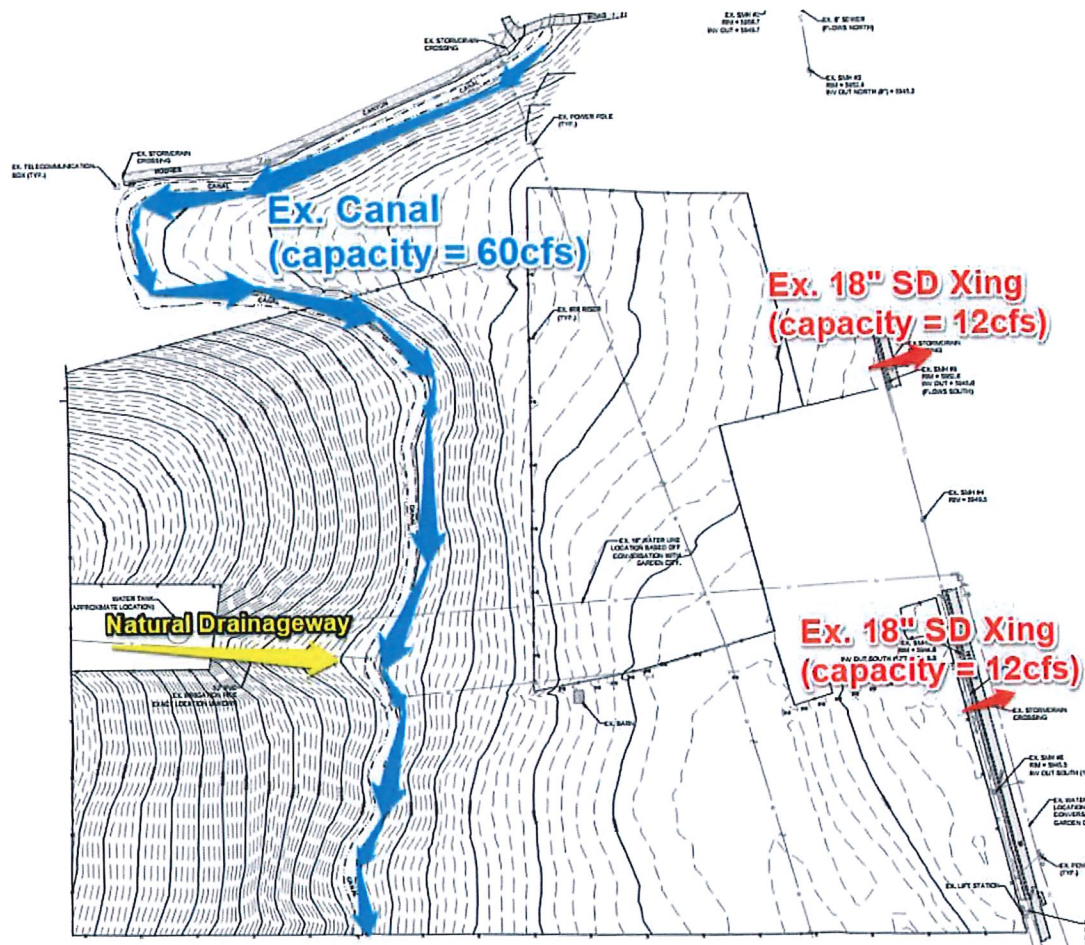
### EXISTING PROJECT HYDROLOGY & OFF-SITE DRAINAGE

Existing project hydrology and relevant storm water features are shown in Figure 4. The project area currently features an existing canal flowing from north to south which is intersected by a natural east-west drainage channel. High ground water conditions exist on the east of the project against the highway. Two 18" storm water culverts convey project runoff east towards Bear Lake, each with a capacity up to 12cfs.

The existing canal has an estimated capacity to convey approximately 60cfs. The canal baseflow is not known; however, it is possible, according to NSS StreamStats calculations as given in Appendix A, that the intersecting natural drainage way could contribute an additional 36 cfs to the canal during the 100-yr storm event. If the combined base flow and the off-site drainage exceeds 60cfs, then the project will need to provide a drainage pathway through the project for potential emergency flows. Further coordination with the canal company is required to determine if this is necessary.

According the NRCS Web Soil Survey, the majority of the area is composed of Cloud Rim, dry-McCarey loams, 4 to 15 percent slopes (52% of study area); Thatcher silt loam, warm, 1 to 3 percent slopes (35% of study area); and Wader variant gravelly loam (13% of the study area). The first two soil groupings are hydrologic group C, while the third minor soil group is B/D, which averages to C. For the purpose of this analysis all soils will be considered hydrologic group C. Additional soil information from the NRCS is contained in Appendix B. In the existing condition, all areas within the project are well-vegetated with good grass cover and hence have been assigned a SCS Curve Number of 74 together with a manning's roughness of 0.4.

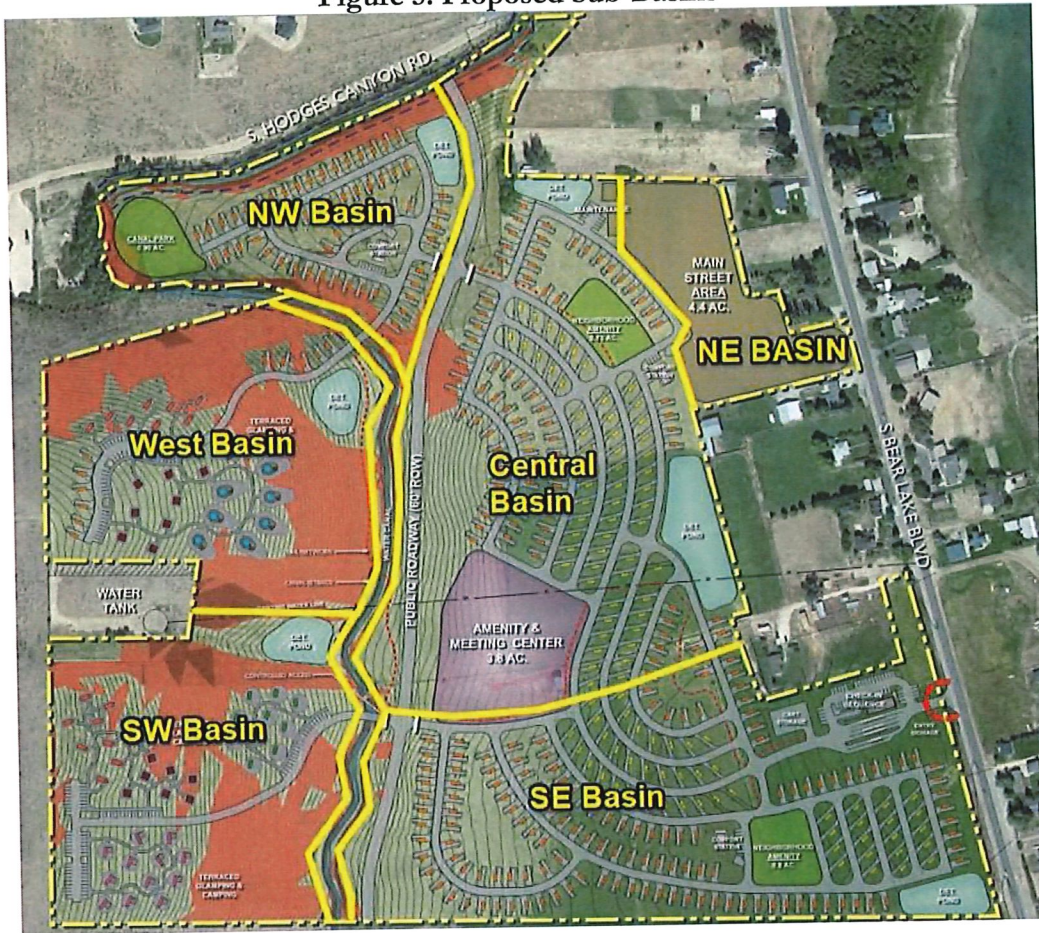
Figure 4. Existing Project Hydrology



## PROPOSED CONDITIONS & STORAGE REQUIREMENTS

Given the natural features and topography of the project area, it is proposed that the project be divided into the sub-basins with the designations shown in Figure 5. The canal right-of-way has been excluded from the basin delineation.

Figure 5. Proposed Sub-Basins



In order to determine storage requirements, it was first necessary to calculate pre-development runoff rates and times of concentration. The 100-year cumulative storm for Rich County, Utah is 2.31 inches. A SCS Type II 24-hr storm distribution was used. Pre-development runoff rates for each sub-basin are provided in Table 1. No sub-basin pre-development rate exceeds the typical maximum proposed release of 0.2 cfs/acre, hence no reductions in release are required.

|          |                                             | Sub-Basin |        |        |        |         |           |
|----------|---------------------------------------------|-----------|--------|--------|--------|---------|-----------|
|          |                                             | West      | SW     | NW     | NE     | Central | Southeast |
| Existing | Area (ac)                                   | 16.2      | 15.1   | 10.2   | 4.4    | 30      | 26.4      |
|          | Pre-Development Time of Concentration (min) | 104       | 88     | 169    | 127    | 247     | 278       |
|          | Pre-Development Runoff Rate (cfs)           | 2.43      | 2.56   | 1.07   | 0.57   | 2.39    | 1.94      |
|          | Pre-Development Runoff Rate (cfs/ac)        | 0.15      | 0.17   | 0.10   | 0.13   | 0.08    | 0.07      |
| Proposed | % Impervious                                | 20%       | 20%    | 30%    | 85%    | 50%     | 50%       |
|          | Curve Number                                | 79        | 79     | 81     | 94     | 86      | 86        |
|          | Detention Storage Required                  | 13,500    | 11,800 | 11,300 | 12,900 | 61,200  | 55,500    |

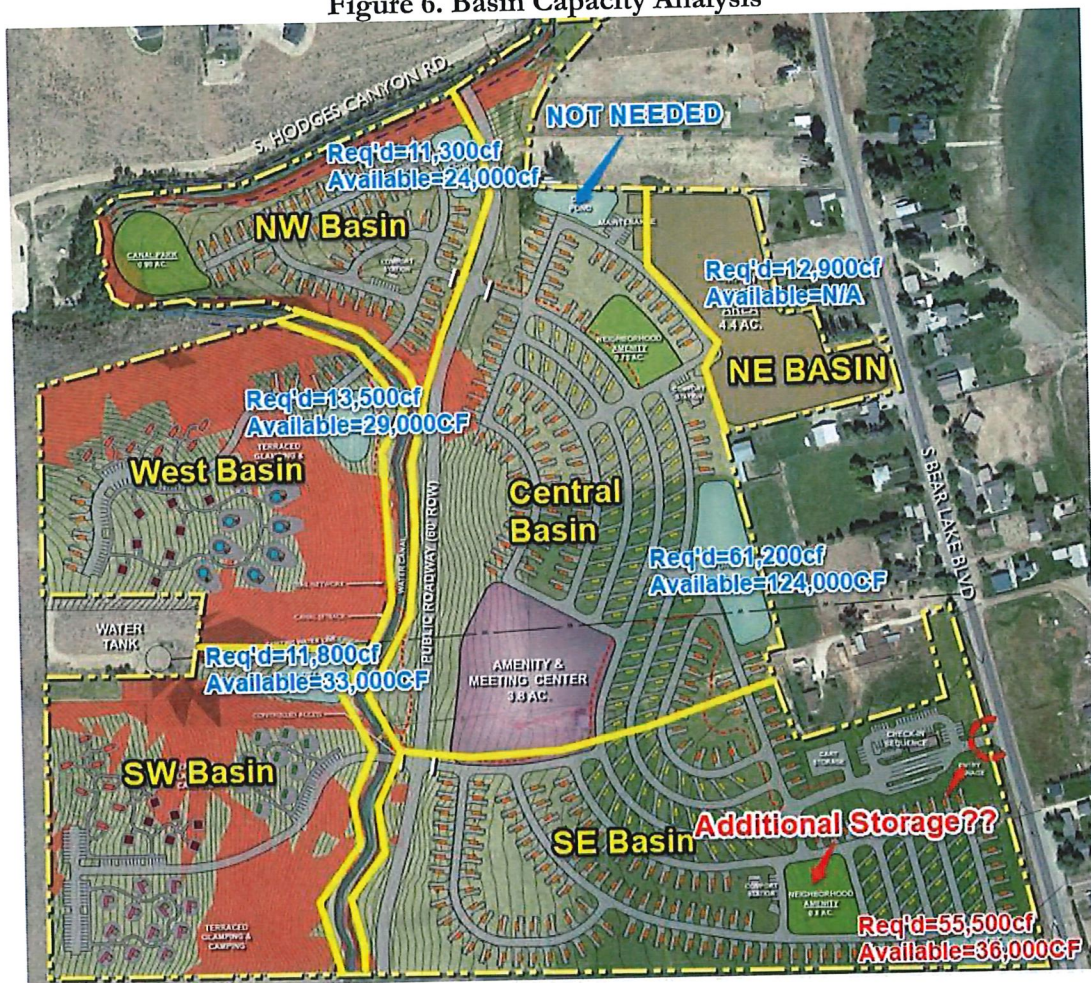
Table 1. Pre-Development Runoff Rates and Post-Development Detention Required

Values relating to the proposed conditions are also listed in Table 1. Proposed Curve numbers were calculated as a blended ratio of the pervious (CN = 74) and impervious areas (CN = 98). Though not drafted, the commercial NE sub-basin was assumed to 85% impervious area. The detention storage required for each basin based on storm water detention with subsequent release at the historic pre-development flow rate is listed at the bottom of Table 1.

## STORAGE RECOMMENDATIONS

Storm water storage capacity as shown in the current design has been estimated as shown in Figure 6 with factors of safety to account for basins located on steep slopes. When compared with storage required, it is only the southeast basin that comes up deficient. In fact, the size of most basins could potentially be drastically reduced. Given the high groundwater on the east side of the highway, it may be advisable to minimize storage expectations at that location anyways. It may be necessary to redistribute this storage capacity among other nearby basins as also shown in Figure 6. Lastly, the northernmost sub-basin shown in the site layout will likely not be needed and the room could be repurposed for other uses.

Figure 6. Basin Capacity Analysis



## DISCHARGE POINTS

The basins downhill of the canal should plan on discharging at controlled historical rates to one of the two culverts that cross under on the highway on the east side of the project as identified in Figure 4. The combined release would only account for one-sixth of the total capacity of those pipes. The two sub-basins west of the canal would pragmatically discharge into the canal, although the City Code shown in Figure 3 appears to discourage such. If the designer is not able to successfully argue that historic discharge rates should be allowed into the canal, these flows too will have to be piped to the culverts at east side of the project.

## CONCLUSION

1. It may be necessary, depending on canal baseflow rates, to provide an emergency overflow for the existing draw through the site.
2. The site plan as laid out provides storm water storage basins at locations that make fit the topography and are of ample size to accommodate storage requirements.
3. Adequate points of discharge exist for all proposed stormwater basins.

## **APPENDIX A: OFF-SITE DRAINAGE CALCULATIONS**

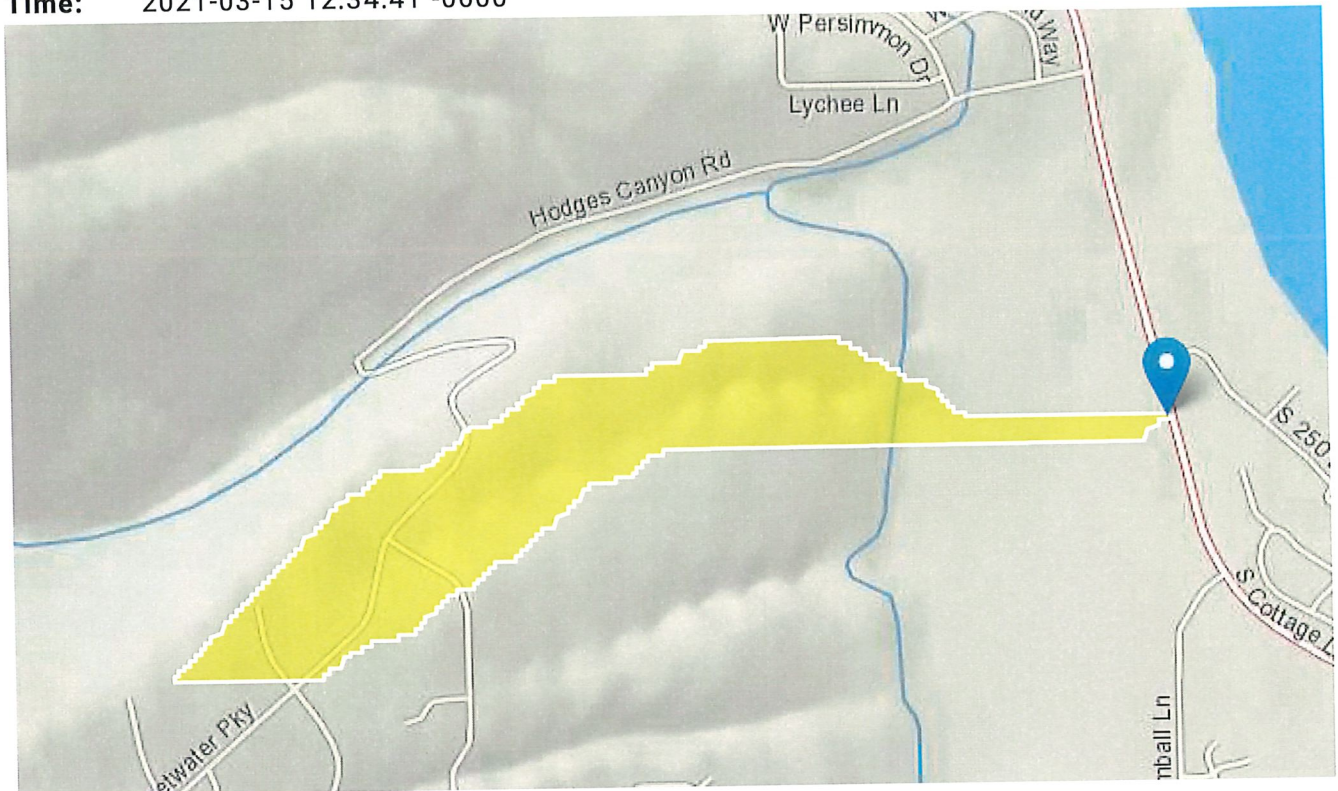
# NORTH DRAINAGE

Region ID: UT

Workspace ID: UT20210315183423067000

Clicked Point (Latitude, Longitude): 41.91280, -111.39135

Time: 2021-03-15 12:34:41 -0600



## Basin Characteristics

| Parameter Code | Parameter Description                   | Value | Unit         |
|----------------|-----------------------------------------|-------|--------------|
| DRNAREA        | Area that drains to a point on a stream | 0.12  | square miles |
| ELEV           | Mean Basin Elevation                    | 6240  | feet         |

## Peak-Flow Statistics Parameters<sub>[Region 1]</sub>

| Parameter Code | Parameter Name | Value | Units        | Min Limit | Max Limit |
|----------------|----------------|-------|--------------|-----------|-----------|
| DRNAREA        | Drainage Area  | 0.12  | square miles | 3.62      | 390       |

| Parameter Code | Parameter Name       | Value | Units | Min Limit | Max Limit |
|----------------|----------------------|-------|-------|-----------|-----------|
| ELEV           | Mean Basin Elevation | 6240  | feet  | 6420      | 10500     |

Peak-Flow Statistics Disclaimers<sup>[Region 1]</sup>

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors

Peak-Flow Statistics Flow Report<sup>[Region 1]</sup>

| Statistic             | Value | Unit               |
|-----------------------|-------|--------------------|
| 50_percent_AEP_flood  | 2.82  | ft <sup>3</sup> /s |
| 20_percent_AEP_flood  | 7.68  | ft <sup>3</sup> /s |
| 10_percent_AEP_flood  | 12.1  | ft <sup>3</sup> /s |
| 4_percent_AEP_flood   | 20.3  | ft <sup>3</sup> /s |
| 2_percent_AEP_flood   | 28.7  | ft <sup>3</sup> /s |
| 1_percent_AEP_flood   | 36.3  | ft <sup>3</sup> /s |
| 0_5_percent_AEP_flood | 50.1  | ft <sup>3</sup> /s |
| 0_2_percent_AEP_flood | 69.5  | ft <sup>3</sup> /s |

*Peak-Flow Statistics Citations*

**Kenney, T.A., Wilkowske, C.D., and Wright, S.J., 2007, Methods for Estimating Magnitude and Frequency of Peak Flows for Natural Streams in Utah: U.S. Geological Survey Scientific Investigations Report 2007-5158, 28 p. (<http://pubs.usgs.gov/sir/2007/5158/>)**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

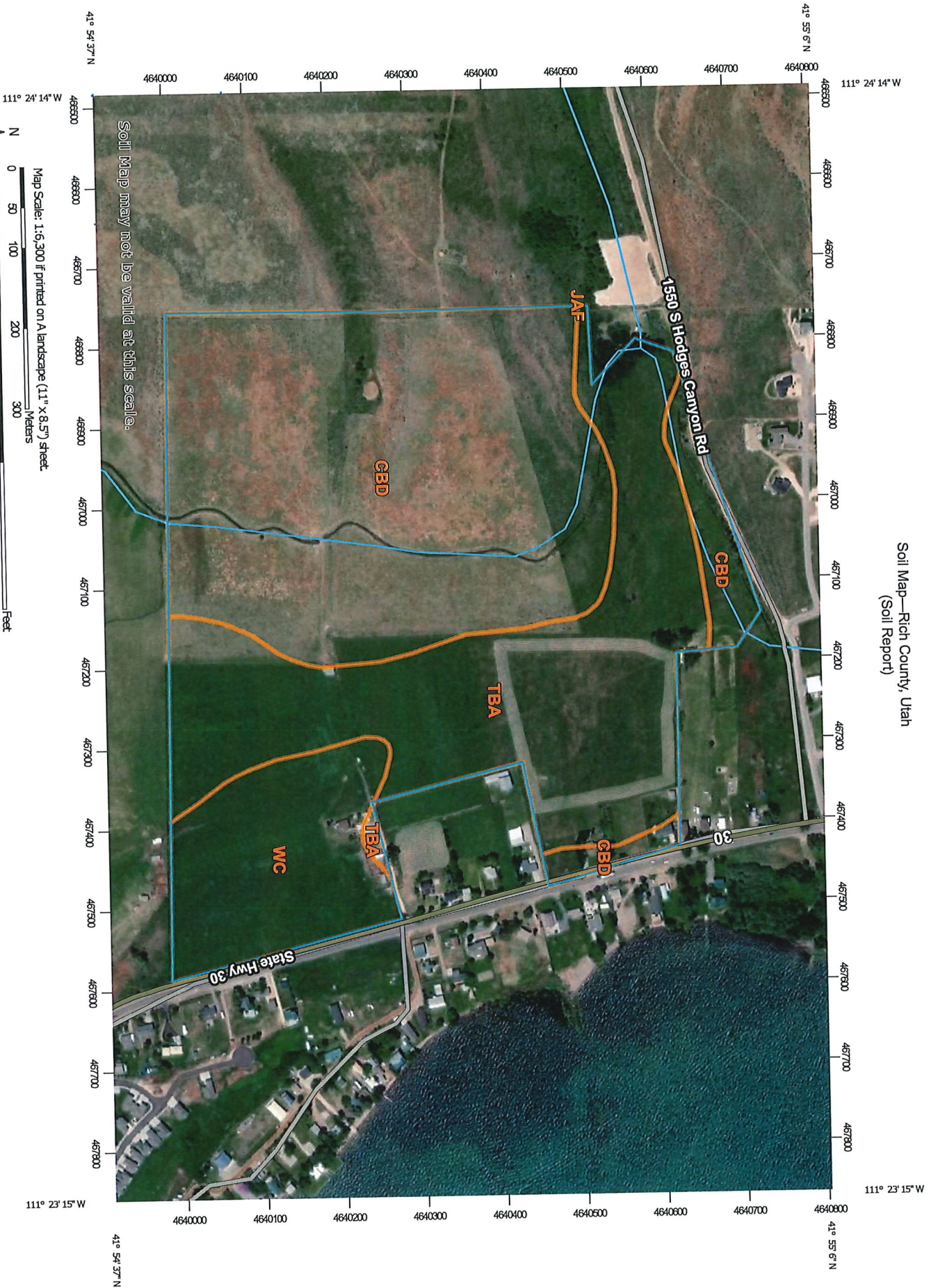
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Application Version: 4.4.0

**APPENDIX B: NRCS SOIL SURVEY DATA**

# Soil Map—Rich County, Utah (Soil Report)



## MAP LEGEND

|                               |                                                                                     |                                                                                     |                       |
|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------|
| <b>Area of Interest (AOI)</b> | <b>Area of Interest (AOI)</b>                                                       |  | Spoil Area            |
| <b>Soils</b>                  |  |  | Stony Spot            |
|                               |  |  | Very Stony Spot       |
|                               |  |  | Wet Spot              |
|                               |  |  | Other                 |
|                               |   |  | Special Line Features |
| <b>Special Point Features</b> |  | <b>Water Features</b>                                                               |                       |
|                               |    |   | Streams and Canals    |
|                               |    | <b>Transportation</b>                                                               |                       |
|                               |    |    | Rails                 |
|                               |    |    | Interstate Highways   |
|                               |    |    | US Routes             |
|                               |    |    | Major Roads           |
|                               |    |    | Local Roads           |
|                               |    | <b>Background</b>                                                                   |                       |
|                               |    |    | Aerial Photography    |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |
|                               |    |                                                                                     |                       |

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rich County, Utah  
Survey Area Data: Version 15, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

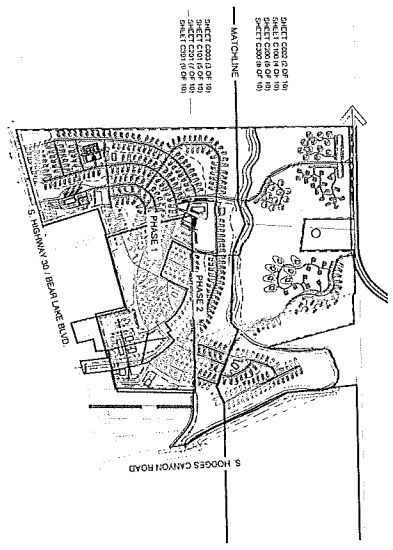
Date(s) aerial images were photographed: May 6, 2012—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                        | Acres in AOI | Percent of AOI | HYDRO GROUP |
|-----------------------------|------------------------------------------------------|--------------|----------------|-------------|
| CBD                         | Cloud Rim, dry-McCarey loams, 4 to 15 percent slopes | 59.7         | 52.0%          | C           |
| JAF                         | Jebo very gravelly loam, 25 to 40 percent slopes     | 0.0          | 0.0%           |             |
| TBA                         | Thatcher silt loam, warm, 1 to 3 percent slopes      | 40.0         | 34.9%          | C           |
| WC                          | Wader variant gravelly loam                          | 15.0         | 13.1%          | B/D         |
| Totals for Area of Interest |                                                      | 114.7        | 100.0%         |             |

# LAND USE PLAN SET FOR BEAR LAKE RV RESORT NW 1/4 OF SECTION 33, T14N, R5E SLB&M GARDEN CITY, RICH COUNTY, UTAH (105 ± AC, 490 UNITS)



| SHEET NUMBER | SHEET TITLE               |
|--------------|---------------------------|
| 1            | COVER SHEET, C001         |
| 2            | EXISTING CONDITIONS, C002 |
| 3            | EXISTING CONDITIONS, C003 |
| 4            | EXISTING CONDITIONS, C004 |
| 5            | SITE PLAN, C010           |
| 6            | COMPOSITE GRADING, C030   |
| 7            | COMPOSITE GRADING, C031   |
| 8            | COMPOSITE UTILITY, C040   |
| 9            | COMPOSITE UTILITY, C041   |
| 10           | SITE DETAILS, C050        |

## SITE DATA:

COMPOSITE GRADING & AMENITY AREAS:  
125 AC  
COMPOSITE GRADING & AMENITY AREAS:  
4.0 AC  
COMPOSITE GRADING & AMENITY AREAS:  
23  
COMPOSITE GRADING & AMENITY AREAS:  
130  
COMPOSITE GRADING & AMENITY AREAS:  
43  
COMPOSITE GRADING & AMENITY AREAS:  
370  
COMPOSITE GRADING & AMENITY AREAS:  
83

## ZONING INFORMATION:

EXISTING: HE = HILLSIDE ESTATES  
RFR = SINGLE-FAMILY RESIDENTIAL  
C3 = COMMERCIAL (C)  
PROPOSED: PLANNED UNIT DEVELOPMENT (PUD)  
WITH CONDITIONAL USE PERMIT (CUP)

## LAND USE INFORMATION:

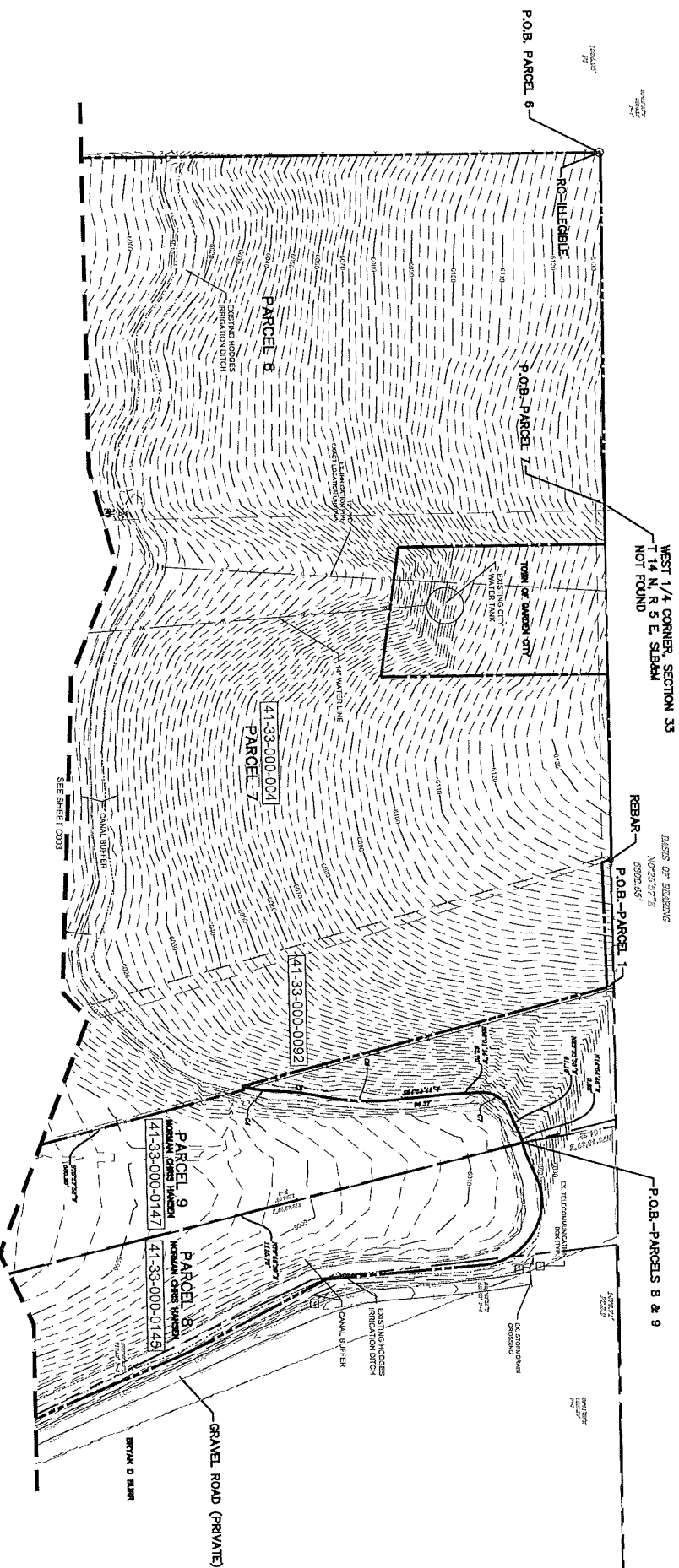
PROPOSED LAND USE: PUD / CUP FOR RECREATIONAL VEHICLE PARK

| PARCEL NO.     | ACREAGE | ZONING             |
|----------------|---------|--------------------|
| 41-33-000-0115 | 26.3    | SFR / C3           |
| 41-33-000-0145 | 5.6     | HE / RR            |
| 41-33-000-0147 | 4.3     | HE / RR            |
| 41-33-000-0090 | 1.0     | RR                 |
| 41-33-000-0154 | 0.4     | RR                 |
| 41-33-000-0082 | 1.2     | HE / RR            |
| 41-33-000-0094 | 24.1    | HE / RR            |
| 41-33-000-0138 | 42.8    | HE / RR / SFR / C3 |

**OWNER**  
SUN ACQUISITION, LLC  
141 W. 400 NORTH  
PLEASANT VIEW, UT 84414  
PHONE: (208) 255-5200

**DEVELOPER**  
SUN ACQUISITION, LLC  
2777 FRANKLIN ROAD, SUITE 200  
SOUTHFIELD, MI 48033  
PHONE: (248) 255-5200

**CIVIL ENGINEER**  
ATWELL  
4700 E. SOUTHERN AVENUE  
PORTLAND, OR 97223  
PHONE: (480) 216-8801



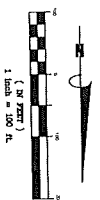
WEST 1/4 CORNER, SECTION 33  
-T 14 N, R 5 E, S188M  
NOT FOUND

EASTS OF BEARING  
N0°25'57"E  
5502.65'  
REBAR —  
R08-P1

—P.O.B.—PARCELS 8 & 9

**EXISTING CONDITION NOTES**

1. REMAIN WAS NOT CONSIDERED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION
2. THERE ARE NO EASEMENTS FOR OVERHEAD POWER LINES OR FOR WATER LINES
3. ADD
4. TWO WELLS LOCATED WITHIN 100' OF THE PROJECT SITE:  
N 1570 FT W 88S FT FROM SW CORNER, SEC 23 T 14N R 3E  
N 1570 FT W 88S FT FROM SW CORNER, SEC 23 T 14N R 3E



## EXISTING CONDITIONS PLAN

LAND USE SUBMITTAL  
BEAR LAKE RV RESORT  
GARDEN CITY, RICH COUNTY, UTAH

[illegible]

|           |                   |
|-----------|-------------------|
| PAL       | BLB               |
| DR.       | SIM               |
| JOB NO.   | 200003967         |
| FILE NO.  | 200003967_C100-SP |
| C002      |                   |
| SHEET NO. | 2 OF 10           |



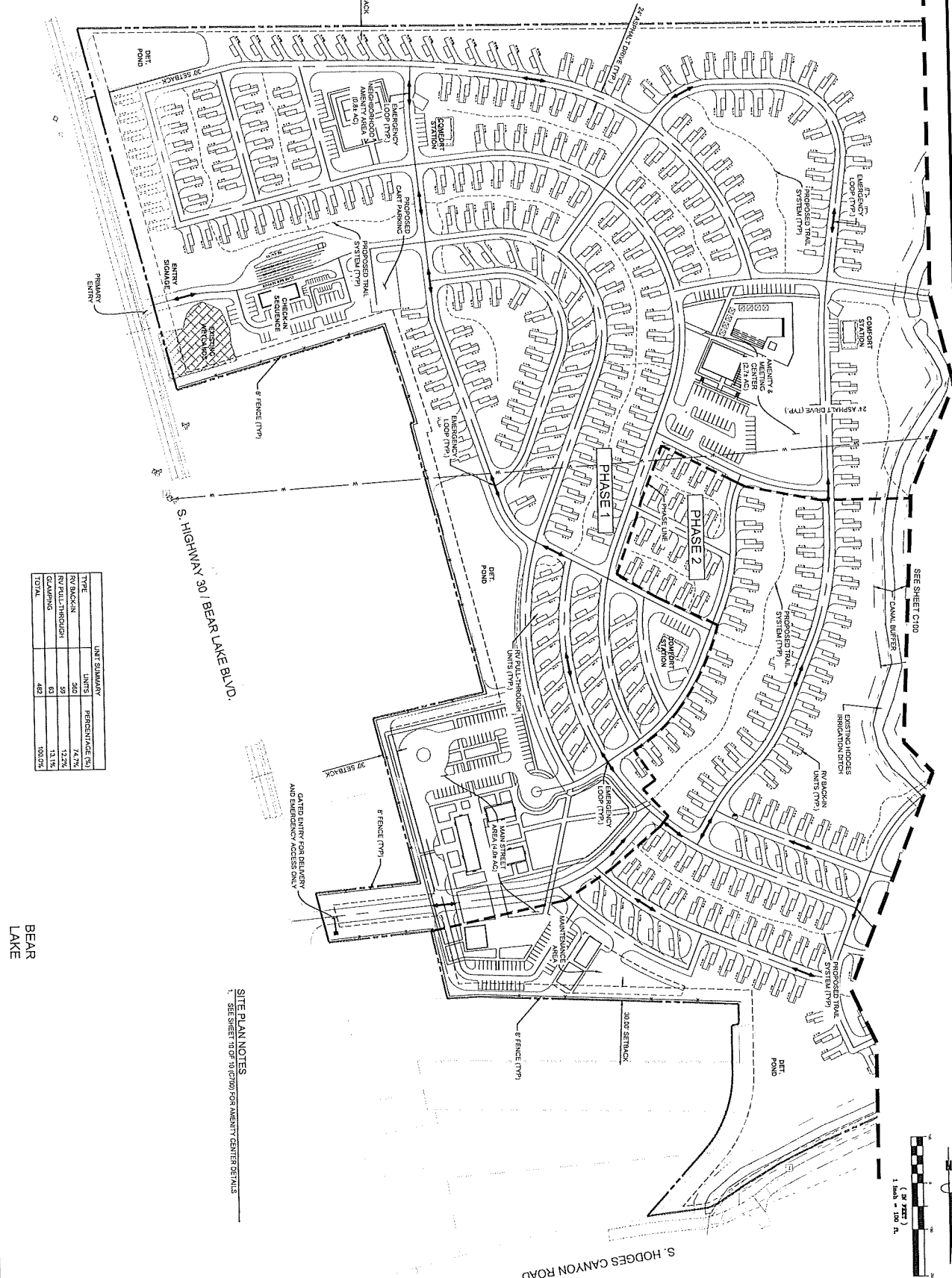


| UNIT SUMMARY    |       |                |
|-----------------|-------|----------------|
| TYPE            | UNITS | PERCENTAGE (%) |
| RV BACKIN       | 360   | 74.7%          |
| RV PULL-THROUGH | 59    | 12.2%          |
| GLAMPING        | 63    | 13.1%          |
| TOTAL           | 482   | 100.0%         |

**SITE PLAN NOTES**  
1. SEE SHEET 10 OF 10 (C700) FOR AMENITY CENTER DETAILS.

LAND USE SUBMITTAL  
BEAR LAKE RV RESORT  
GARDEN CITY, RICH COUNTY, UTAH

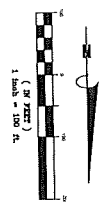
[illegible]



| UNIT SUMMARY   |       |                |  |
|----------------|-------|----------------|--|
| TYPE           | UNITS | PERCENTAGE (%) |  |
| RV BACKIN      | 365   | 74.7%          |  |
| RV PULLTHROUGH | 39    | 8.1%           |  |
| GLAMPING       | 65    | 13.2%          |  |
| TOTAL          | 469   | 100.0%         |  |

**SITE PLAN NOTES**  
 1. SEE SHEET 10 OF 10 FOR AMENITY CENTER DETAILS

BEAR  
LAKE



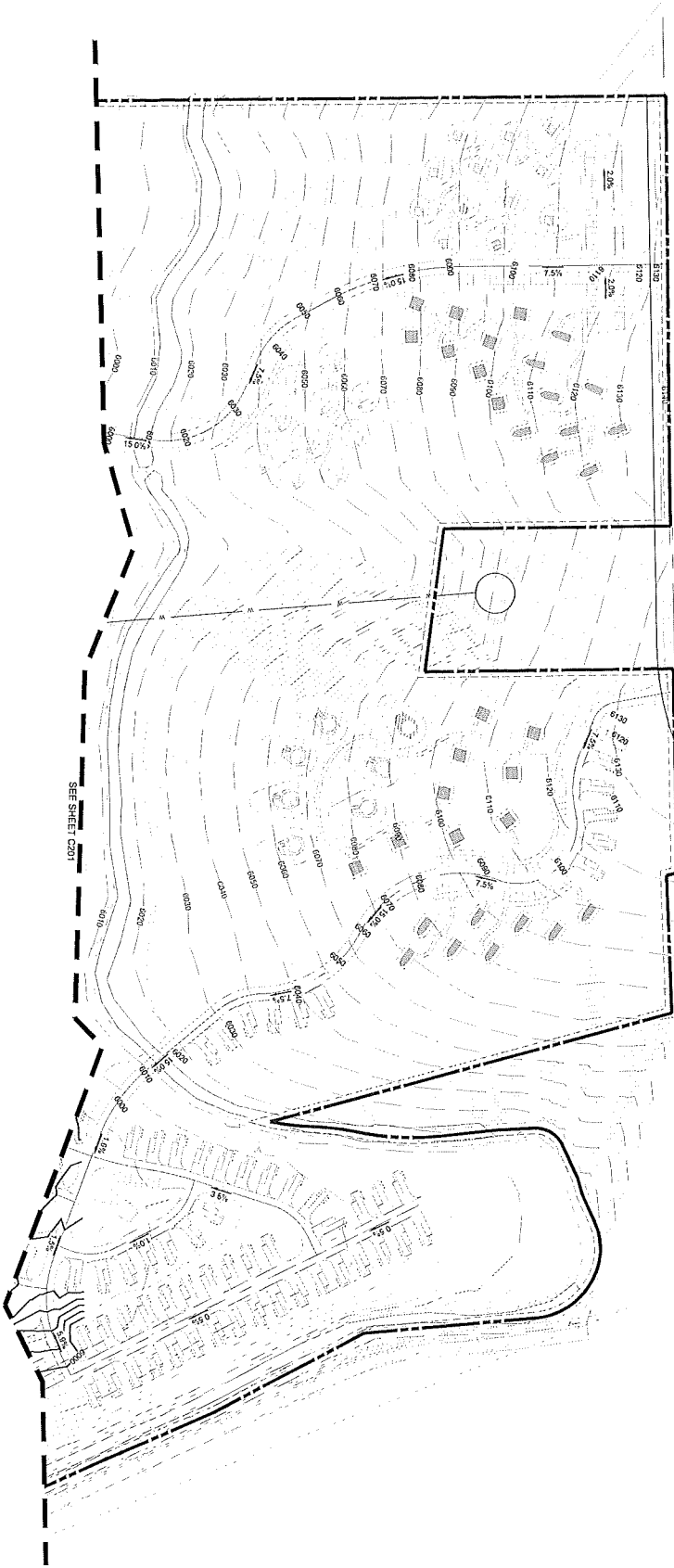
**SITE PLAN**  
 LAND USE SUBMITTAL  
**BEAR LAKE RV RESORT**  
 GARDEN CITY, RICH COUNTY, UTAH

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 9155 SW EARLES ROAD, SUITE 150  
 PORTLAND, OR 97225  
 503.447.2009

|                                                 |                                                                                                                                                |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> <p>811<br/>Call before you dig</p> </div> | <div> <p>PREPARED BY:</p> <p>DATE: 02/02/2022</p> <p>PROJECT NO: 20000007</p> <p>FILE NO: 20000007_C100-BP</p> <p>SHEET NO: 5 OF 10</p> </div> |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

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PARADISE PARKWAY  
(PROPOSED PUBLIC ROADWAY)



- GRADING NOTES**
1. TOTAL GRADING TO BE DETAILED IN FINAL SUBMITTAL.
  2. EMERGENCY ACCESS ROADS AND PARADISE PARKWAY TO BE GRADED IN FINAL SUBMITTAL.
  3. GRADING MODELS WILL BE SEASONAL AND FINAL DESIGN WILL PROVIDE FOR MINIMUM 8% GRADING OR RESTRICT ACCESS DURING WINTER MONTHS.



COMPOSITE GRADING PLAN

LAND USE SUBMITTAL  
BEAR LAKE RV RESORT

GARDEN CITY, RICH COUNTY, UTAH

**ATWELL**  
866.850.4200 www.atwell-group.com  
9755 SW PARADES BLVD, SUITE 150  
PORTLAND, OR 97224  
254.443.2000

NOTES:  
1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE UTAH GRADING ACT, UTAH CODE ANN. § 63-1-101, ET SEQ.  
2. THE GRADING SHALL BE DESIGNED TO MAINTAIN A MINIMUM 8% GRADE DURING WINTER MONTHS.  
3. THE GRADING SHALL BE DESIGNED TO MAINTAIN A MINIMUM 8% GRADE DURING WINTER MONTHS.  
4. THE GRADING SHALL BE DESIGNED TO MAINTAIN A MINIMUM 8% GRADE DURING WINTER MONTHS.



Know what's below. Dig.  
Call before you dig.  
www.811.org

REVISIONS:

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

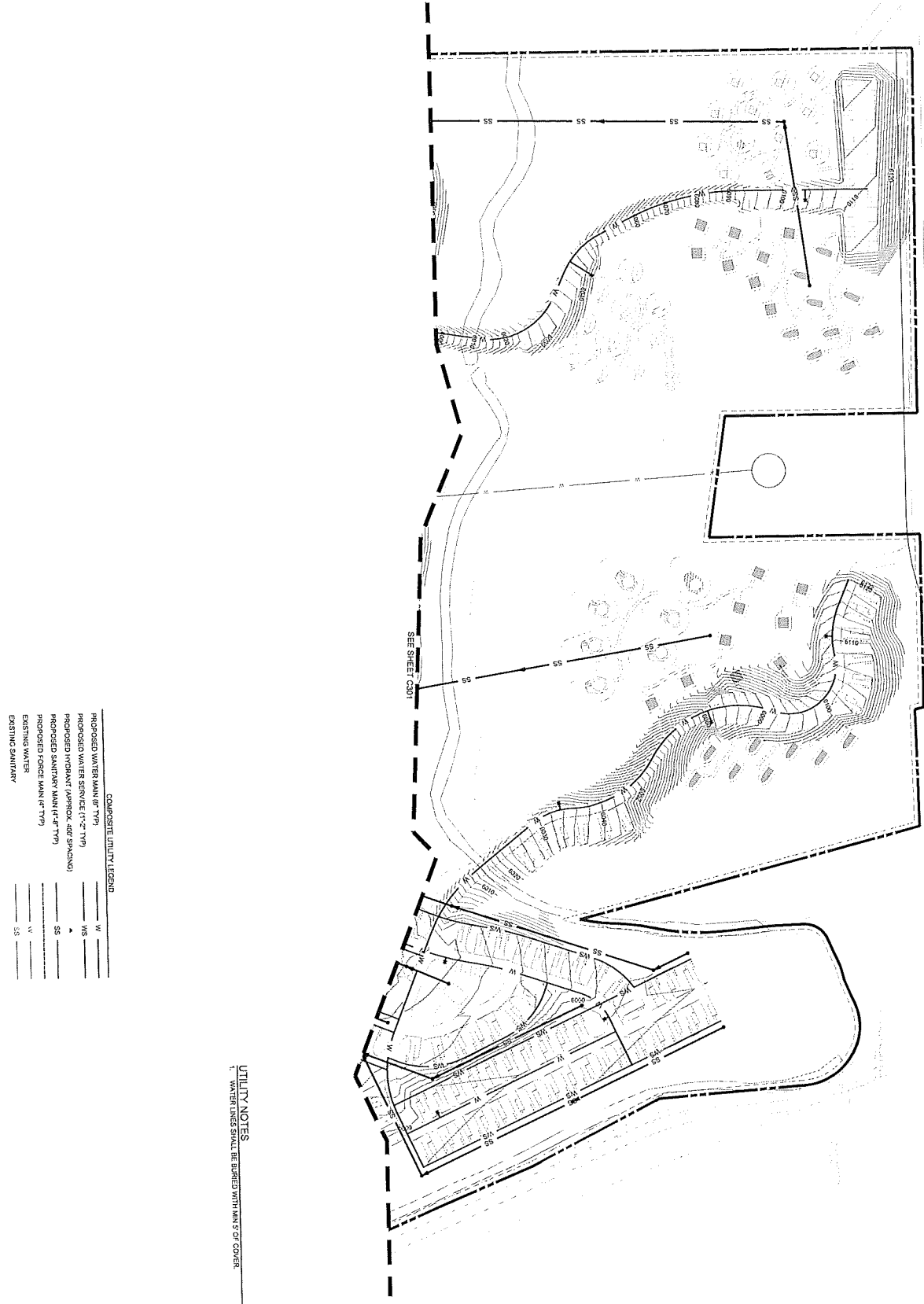
DATE: 02/09/2022

BY: [Signature]

DATE: 02/09/2022

BY: [Signature]

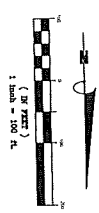




**COMPOSITE UTILITY LEGEND**

|                                   |    |
|-----------------------------------|----|
| PROPOSED WATER MAIN (12" TYP)     | W  |
| PROPOSED WATER SERVICE (1/2" TYP) | WS |
| PROPOSED WASTEWATER (12" TYP)     | SS |
| PROPOSED SANITARY MAIN (12" TYP)  | S  |
| PROPOSED FORCE MAIN (12" TYP)     | FM |
| EXISTING WATER                    | W  |
| EXISTING WASTEWATER               | SS |
| EXISTING SANITARY                 | S  |

**UTILITY NOTES**  
 1. WATER LINES SHALL BE BURIED WITH MIN 5' OF COVER.



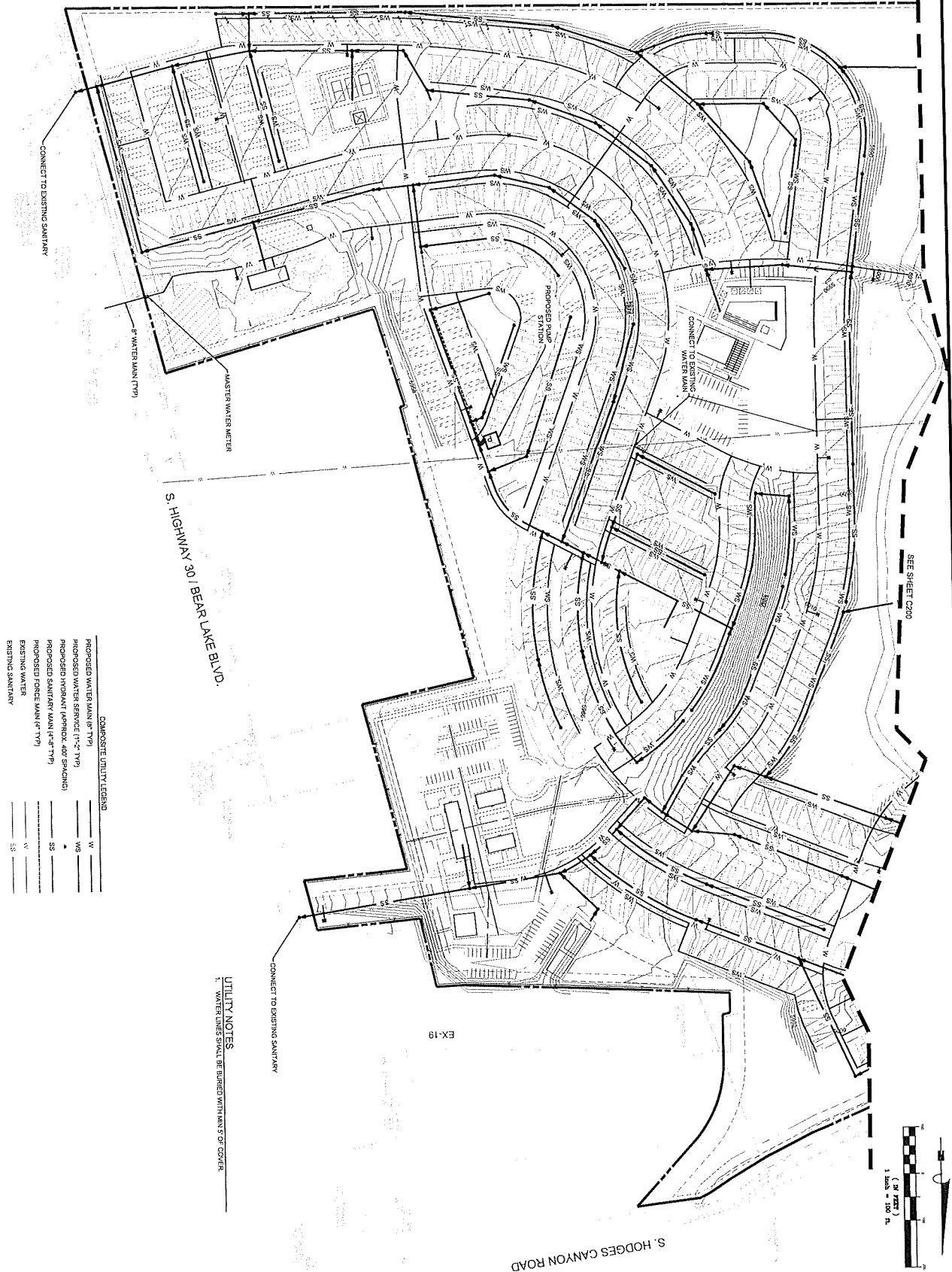
|           |                  |
|-----------|------------------|
| PHL       | BLB              |
| DRL       | SNL              |
| JOB NO.   | 20000307         |
| FILE NO.  | 20000307_C300-CU |
| SHEET NO. | C300             |
| 8 OF 10   |                  |

**COMPOSITE UTILITY PLAN**  
 LAND USE SUBMITTAL  
**BEAR LAKE RV RESORT**  
 GARDEN CITY, RICH COUNTY, UTAH

Know what's below.  
 Call before you dig.  
 800.455.6868  
 800.455.6868  
 800.455.6868

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 9755 S. RAINBOW ROAD, SUITE 150  
 PORTLAND, OR 97216  
 248.417.2007

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE CLIENT AGREES TO HOLD ATWELL GROUP, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN. THE CLIENT AGREES TO INDEMNIFY AND HOLD ATWELL GROUP, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN. THE CLIENT AGREES TO INDEMNIFY AND HOLD ATWELL GROUP, INC. HARMLESS FROM ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN.



**UTILITY NOTES**

1. WATER LINES SHALL BE BURIED WITH MIN 5' OF COVER.

S. HODGES CANYON ROAD

The diagram shows a horizontal scale bar on the left, divided into alternating black and white segments. It is labeled with '0' at the left end, '50' at the midpoint, and '100' at the right end. Below the scale bar, the text '(3" FEET)' and '1 inch = 100 ft.' is written. To the right of the scale bar is a vertical cross-section of a tree trunk. The trunk is wider at the base and tapers towards the top. A horizontal line passes through the center of the trunk, with a small rectangular block attached to its left end, positioned at the 50-foot mark of the scale bar.

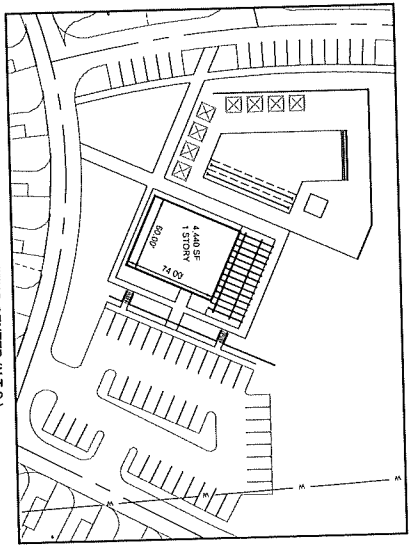
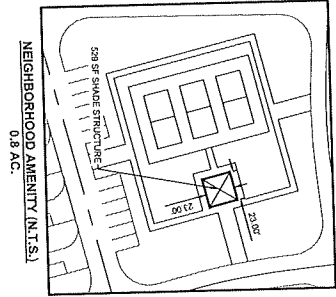
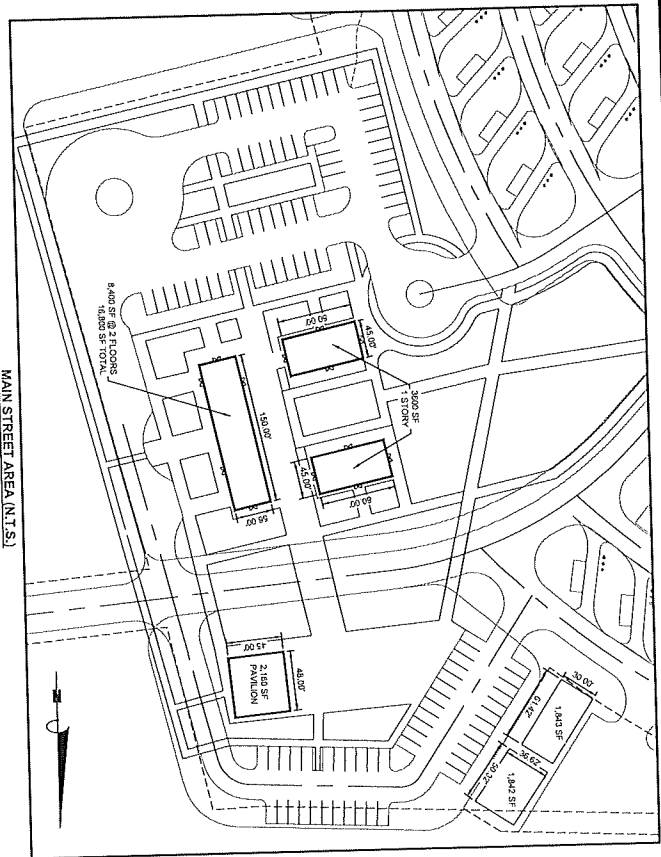
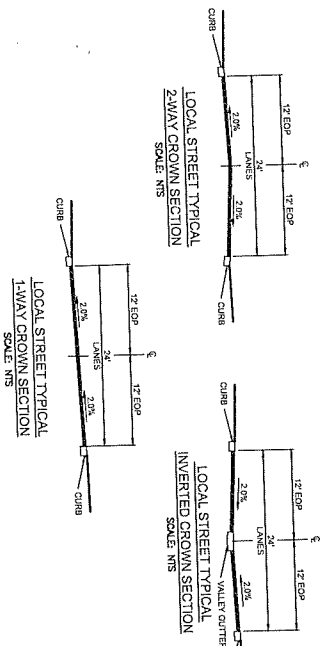
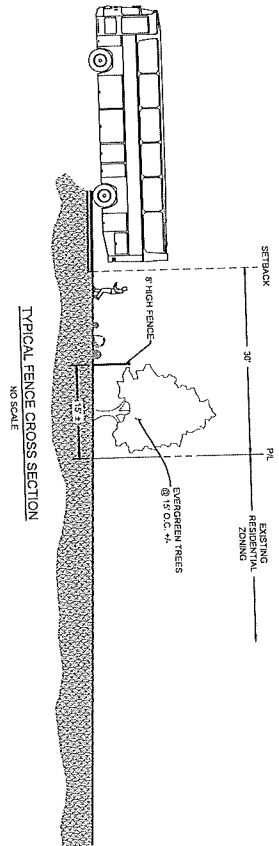
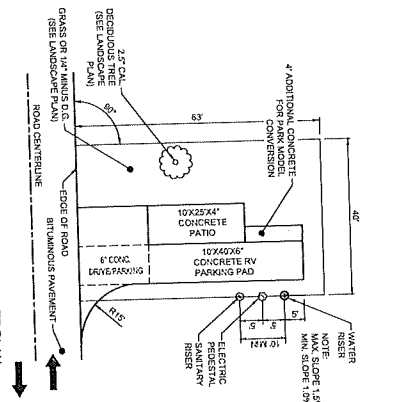
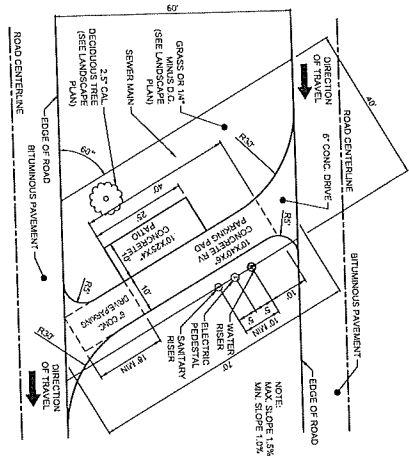
COMPOSITE UTILITY PLAN  
LAND USE SUBMITTAL  
BEAR LAKE RV RESORT  
GARDEN CITY, RICH COUNTY, UTAH



**ATWELL**  
 866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
 9755 SW BARNES ROAD, SUITE 150  
 PORTLAND, OR 97225  
 219.447.2002

THE LOCATION OF PERSONS INDETERMINED QUALITIES AND "SOME" IS AN APPROPRIATE USE OF A NOUN IN THE SINGULAR. "SOME" IS NOT A NOUN IN THE SINGULAR IN THIS APPLICATION. THE CONSTRUCTION SHOULD BE: "THE QUALITY OF SOME PEOPLE COMBINES WITH THE QUALITY OF SOME OTHER PEOPLE TO FORM A TOTAL QUALITY." THE CONSTRUCTION OF "SOME" IN THE CONSTRUCTION OF "SOME" IS A QUALITY LOCUS AND REFERS TO AN ABSTRACT UNDERLYING OBJECT.

|           |                  |
|-----------|------------------|
| PAL       | B.L.B            |
| DIR       | SIM              |
| JOB NO.   | 20003367         |
| FILE NO.  | 20003367_C300-CU |
| C301      |                  |
| SHEET NO. | 9 OF 10          |



## 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: Buttercup Acres Current Zone: RR Proposed Zone: RR

Property Address: (address not assigned; approx.

Parcel # 41 - 29 - 000 - 0002

Contact Person: Thomas Burningham Phone #: 435-881-9540

E-mail address: tom@krq7.com

Mailing Address: 1755 N 1780 E, North Logan UT 84341

Applicant (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owner of Record (if different): LN Development, LLC Phone #: 435-881-9540

Mailing Address: 1755 N 1780 E, North Logan UT 84341

Project Start date: TBD Completion date: TBD

Describe the proposed project as it should be presented to the hearing body and in the public notices.  
Subdivision of property into 7 lots.

Lot Size in acres or square feet: 12,000 min Number of dwellings or lots: 7

Non-residential building size: \_\_\_\_\_

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

TB  
Thomas Burningham (Dec 14, 2021 11:30 MST)  
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.**

TB  
Thomas Burningham (Dec 14, 2021 11:30 MST)  
Signature of Owner of Record

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

Email Form

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

Office Use Only

Date Received: 2-8-22  
Fee: 3,570  
By: Allan Burningham

# 20211214 Garden City subdivision application (unsigned)

Final Audit Report

2021-12-14

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2021-12-14                                   |
| By:             | Brent Lawyer (brent@capfunding.net)          |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAABeUgf_pfzv5pMrHUnkPEeARKHMMmvFTS |

## "20211214 Garden City subdivision application (unsigned)" History

-  Document created by Brent Lawyer (brent@capfunding.net)  
2021-12-14 - 6:28:48 PM GMT- IP address: 67.2.215.18
-  Document emailed to Thomas Burningham (tom@krq7.com) for signature  
2021-12-14 - 6:29:32 PM GMT
-  Email viewed by Thomas Burningham (tom@krq7.com)  
2021-12-14 - 6:29:36 PM GMT- IP address: 74.125.212.64
-  Document e-signed by Thomas Burningham (tom@krq7.com)  
Signature Date: 2021-12-14 - 6:30:26 PM GMT - Time Source: server- IP address: 73.98.190.79
-  Agreement completed.  
2021-12-14 - 6:30:26 PM GMT

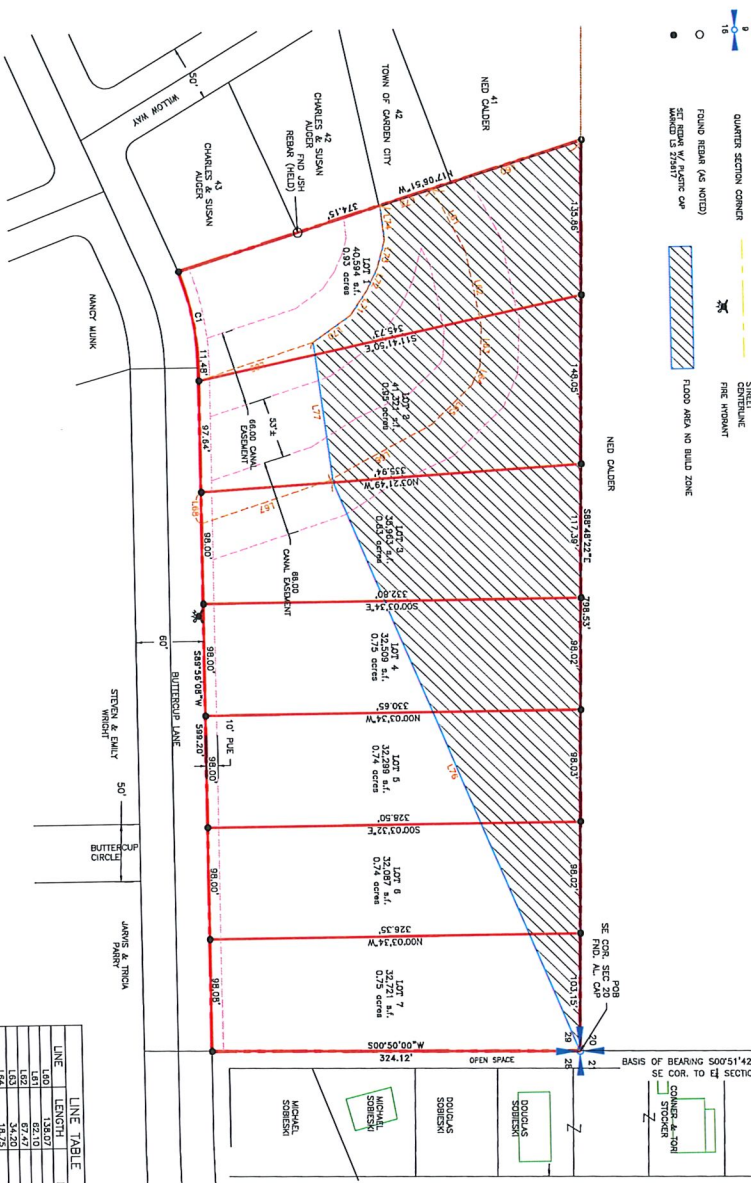
BUTTERCUP ACRES SUBDIVISION

FINAL PLAT

SCALE: 1"=60' (23.4' PLAN SET)

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- BOUNDARY LINE
- EXISTING AS NOTED
- STREET
- CONTINGENT
- FIRE DEPARTMENT
- FLOOD AREA NO BUILD ZONE



BEAR LAKE SPECIAL SEWER DISTRICT APPROVAL

GARDEN CITY FIRE DISTRICT APPROVAL

TOWN ENGINEER APPROVAL

GARDEN CITY ENGINEER APPROVAL

TOWN ATTORNEY APPROVAL

CITY COUNCIL APPROVAL AND ACCEPTANCE

PLANNING AND ZONING APPROVAL

UTILITY APPROVAL

ROCKY MOUNT POWER INSURANCE APPROVAL

| LINE    | LENGTH | BEARING     |
|---------|--------|-------------|
| 1-2     | 138.07 | S17°09'33"E |
| 2-3     | 69.10  | N62°21'12"E |
| 3-4     | 54.20  | S88°42'53"E |
| 4-5     | 54.20  | S88°42'53"E |
| 5-6     | 18.75  | S88°42'53"E |
| 6-7     | 18.75  | S88°42'53"E |
| 7-8     | 18.75  | S88°42'53"E |
| 8-9     | 18.75  | S88°42'53"E |
| 9-10    | 18.75  | S88°42'53"E |
| 10-11   | 18.75  | S88°42'53"E |
| 11-12   | 18.75  | S88°42'53"E |
| 12-13   | 18.75  | S88°42'53"E |
| 13-14   | 18.75  | S88°42'53"E |
| 14-15   | 18.75  | S88°42'53"E |
| 15-16   | 18.75  | S88°42'53"E |
| 16-17   | 18.75  | S88°42'53"E |
| 17-18   | 18.75  | S88°42'53"E |
| 18-19   | 18.75  | S88°42'53"E |
| 19-20   | 18.75  | S88°42'53"E |
| 20-21   | 18.75  | S88°42'53"E |
| 21-22   | 18.75  | S88°42'53"E |
| 22-23   | 18.75  | S88°42'53"E |
| 23-24   | 18.75  | S88°42'53"E |
| 24-25   | 18.75  | S88°42'53"E |
| 25-26   | 18.75  | S88°42'53"E |
| 26-27   | 18.75  | S88°42'53"E |
| 27-28   | 18.75  | S88°42'53"E |
| 28-29   | 18.75  | S88°42'53"E |
| 29-30   | 18.75  | S88°42'53"E |
| 30-31   | 18.75  | S88°42'53"E |
| 31-32   | 18.75  | S88°42'53"E |
| 32-33   | 18.75  | S88°42'53"E |
| 33-34   | 18.75  | S88°42'53"E |
| 34-35   | 18.75  | S88°42'53"E |
| 35-36   | 18.75  | S88°42'53"E |
| 36-37   | 18.75  | S88°42'53"E |
| 37-38   | 18.75  | S88°42'53"E |
| 38-39   | 18.75  | S88°42'53"E |
| 39-40   | 18.75  | S88°42'53"E |
| 40-41   | 18.75  | S88°42'53"E |
| 41-42   | 18.75  | S88°42'53"E |
| 42-43   | 18.75  | S88°42'53"E |
| 43-44   | 18.75  | S88°42'53"E |
| 44-45   | 18.75  | S88°42'53"E |
| 45-46   | 18.75  | S88°42'53"E |
| 46-47   | 18.75  | S88°42'53"E |
| 47-48   | 18.75  | S88°42'53"E |
| 48-49   | 18.75  | S88°42'53"E |
| 49-50   | 18.75  | S88°42'53"E |
| 50-51   | 18.75  | S88°42'53"E |
| 51-52   | 18.75  | S88°42'53"E |
| 52-53   | 18.75  | S88°42'53"E |
| 53-54   | 18.75  | S88°42'53"E |
| 54-55   | 18.75  | S88°42'53"E |
| 55-56   | 18.75  | S88°42'53"E |
| 56-57   | 18.75  | S88°42'53"E |
| 57-58   | 18.75  | S88°42'53"E |
| 58-59   | 18.75  | S88°42'53"E |
| 59-60   | 18.75  | S88°42'53"E |
| 60-61   | 18.75  | S88°42'53"E |
| 61-62   | 18.75  | S88°42'53"E |
| 62-63   | 18.75  | S88°42'53"E |
| 63-64   | 18.75  | S88°42'53"E |
| 64-65   | 18.75  | S88°42'53"E |
| 65-66   | 18.75  | S88°42'53"E |
| 66-67   | 18.75  | S88°42'53"E |
| 67-68   | 18.75  | S88°42'53"E |
| 68-69   | 18.75  | S88°42'53"E |
| 69-70   | 18.75  | S88°42'53"E |
| 70-71   | 18.75  | S88°42'53"E |
| 71-72   | 18.75  | S88°42'53"E |
| 72-73   | 18.75  | S88°42'53"E |
| 73-74   | 18.75  | S88°42'53"E |
| 74-75   | 18.75  | S88°42'53"E |
| 75-76   | 18.75  | S88°42'53"E |
| 76-77   | 18.75  | S88°42'53"E |
| 77-78   | 18.75  | S88°42'53"E |
| 78-79   | 18.75  | S88°42'53"E |
| 79-80   | 18.75  | S88°42'53"E |
| 80-81   | 18.75  | S88°42'53"E |
| 81-82   | 18.75  | S88°42'53"E |
| 82-83   | 18.75  | S88°42'53"E |
| 83-84   | 18.75  | S88°42'53"E |
| 84-85   | 18.75  | S88°42'53"E |
| 85-86   | 18.75  | S88°42'53"E |
| 86-87   | 18.75  | S88°42'53"E |
| 87-88   | 18.75  | S88°42'53"E |
| 88-89   | 18.75  | S88°42'53"E |
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**HELPING EACH OTHER**  
CREATE BETTER COMMUNITIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

## MEMORANDUM

DATE: February 16, 2022  
TO: Town of Garden City Planning Commission  
CC: Riley Argyle  
FROM: Quinn Dance, P.E.  
SUBJECT: Buttercup Acres (7 lots) Final Plat Review

---

The Buttercup Acres (7 lots) Final Plat was received from the Town for engineering review in preparation for the upcoming March Planning Commission meeting. The review items discussed below can be found in more detail in Chapter 11E-500 of the most recent Municipal Code.

### Final Plat

#### Contents

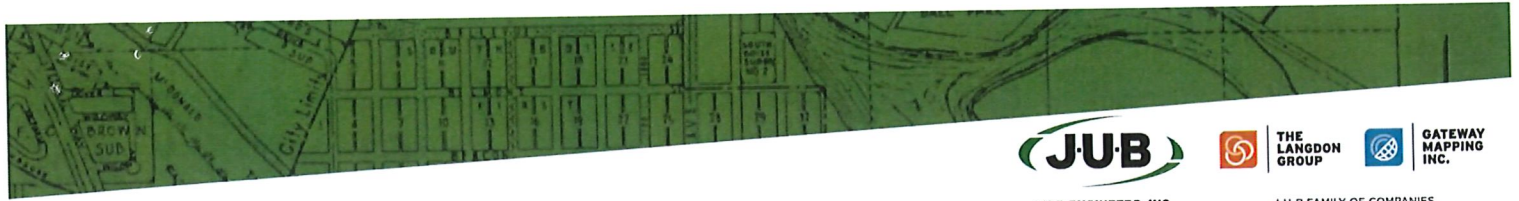
1. Provide the setback information on the plat.
2. Provide addresses per Rich County addressing system.
3. Verify that taxes are current.

#### Certifications

1. Provide a current title report.
2. Provide to the town the required water volume or equivalent canal shares as described below:
  - a. Volume – 5.47 acre-feet (AF) or,
  - b. Swan Creek Canal – 2.42 shares or,
  - c. Hodges Canal – 2.15 shares or,
  - d. Swan Canal – 1.91 shares

#### Lot/Block Requirements

1. Verify buildable envelope within Lot 1-3 and notate buildable area square footage on plat. With added setbacks the area may be too restrictive to a future property owner.



## Sewers

1. Provide agreement or information related to piping the canal and provide a signature block on the final plat for certification/approval by the canal companies.

## Streets

1. Open ditches or canals are not allowed within subdivisions, except along rear or side lot lines (11E-514.U).

## Drainage

1. Drainage will need to be handled along the frontage of Buttercup Lane. Garden City standards require an 18" culvert for a min. of 40' in length. Provide additional details about the construction and grading along Buttercup Lane.

## Engineering Drawing

### Culinary Water

1. Existing waterline in Buttercup Lane is an 8" waterline and should be noted on the drawings as such. It transitions to a 6" waterline at the intersection of Buttercup Lane and Spruce Drive.
2. Water service for Lot 1 and 2 may need to be modified to connect prior to the existing booster pump station (BPS). High pressures will occur if connected after the BPS that may cause concerns with future homeowners.
3. Include a detail drawing of the water meter connection based on the current Town standard drawing that is attached.

### Drainage

1. Drainage will need to be handled along the frontage of Buttercup Lane. Garden City standards require an 18" culvert for a min. of 40' in length. Provide additional details about the construction and grading along Buttercup Lane.
2. Flared end sections required on culverts.



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GROUP



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INC.

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## Canal

1. Provide canal piping details that will be installed within the existing Town right-of-way along Buttercup Lane.

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

# **OLSON & HOGGAN, LLC**

ATTORNEYS AT LAW

L. BRENT HOGGAN  
MILES P. JENSEN  
JAMES C. JENKINS  
JEFFERY B. ADAIR\*\*  
KELLY J. SMITH  
JEREMY S. RAYMOND  
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March 3, 2022

Via Email

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

**Re: Buttercup Acres Subdivision / Final Plat Review**  
**Our File: N - 4600.34**

Mayor:

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)(6) requires that building setback lines be included in the plan. We could not see that the setback lines were included in the documentation for this development.

2. Garden City Code § 11E-402(D)(16) requires that a plan be in place that ensures open space areas are adequately maintained. We wondered if the intent was to make lots 1-3

buildable lots given the location of the canal. Out of an abundance of caution we reference this in case those lots will be non-buildable and will be open space. If that is not the case, this item may be ignored.

3. 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.

4. Garden City Code § 11E-504(B)(14) requires the Plat be accompanied by a letter from the County Recorder certifying all property taxes are paid and current. We did not receive a copy of such a letter, but the Town should verify that has been done.

5. Garden City Code § 11E-504(C)(11) requires a “current” title report to be reviewed. We did not receive a current title report with this plat and cannot verify ownership. That being said, the owner’s dedication indicates the owner is Canson, LLC, but the application for the subdivision indicates it is LN Development, LLC. The Town should require a title report to verify proper ownership as well as to verify the existence of any encumbrances on title that may impact the subdivision.

6. 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.

7. Garden City Code § 11E-514(U) indicates that “open ditches or canals shall not be allowed within or adjoining a subdivision except along rear or side lot lines.” The Town should ensure this requirement is met with regard to the canal on the south end of the project.

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

[https://ohpc.sharepoint.com/sites/clientfiles/shared documents/sjt/cities/garden city/04 - subdivisions/buttercup acres/final plat\\_small subdivision concept/tr.buttercupfinal.1.docx](https://ohpc.sharepoint.com/sites/clientfiles/shared%20documents/sjt/cities/garden%20city/04%20-%20subdivisions/buttercup%20acres/final%20plat_small%20subdivision%20concept/tr.buttercupfinal.1.docx)