

Application for Project Review Garden City, Utah

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

Type of Application (check all that apply):

Ordinance Reference:

- | | |
|---|---------------------------------|
| ☐ Annexation | 11A-301 |
| ☐ Appeal | 11B-400 |
| ☐ Conditional Use Permit | 11C-500 |
| ☐ Condominium/Townhouse | 11E-524 or 11E-525 |
| ☐ Encumbrance | |
| ☐ Extension of Time | Subdivision 11E-503/PUD or PRUD |
| | 11F-107-A-2 |
| ☐ Lot Split/Lot Line Adjustment | 11E-506 |
| ☐ PUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| ☒ PUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| ☐ PRUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| ☐ PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| ☐ Subdivision | 11E-100 |
| ☐ Vacation of Subdivision | 11E-523 |
| ☐ Variance | 11B-308 |
| ☐ Water Transfer | 13A-1300 |
| ☐ Zone Change | |
| ☐ Other Land Use Permit _____ | |

Project Name: ¹⁷⁻¹⁹ Lochwood Lot ~~1140~~ Amended Plat Current Zone: RES Proposed Zone: RES

Property Address: 357 West Rendezvous Way (685 North)

Parcel # 41-17-230-0017 41-17-230-0018 41-17-230-0019

Contact Person: Wayne Scholes Phone #: +1801230 0803

E-mail address: wayne.scholes@gmail.com

Mailing Address: 6273 S Oakcrest Circle, Holladay Utah 84121

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): TED Epley Phone #: 801-330-3955

Mailing Address: 12677 BROOKLINE CV, RIVERTON, UT 84096

Project Start date: _____ Completion date: _____

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

We are combining 3 Lots (Lots ~~1 & 2~~ ⁷⁻¹⁹) into 2 Lots.

Lot Size in acres or square feet: 16233 s.f. Number of dwellings or lots: 2

Non-residential building size: _____

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

[Signature]
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

Ted Epley
Signature of Owner of Record

Robyn Epley
Signature of Owner of Record

Email Form

Office Use Only

Date Received: _____

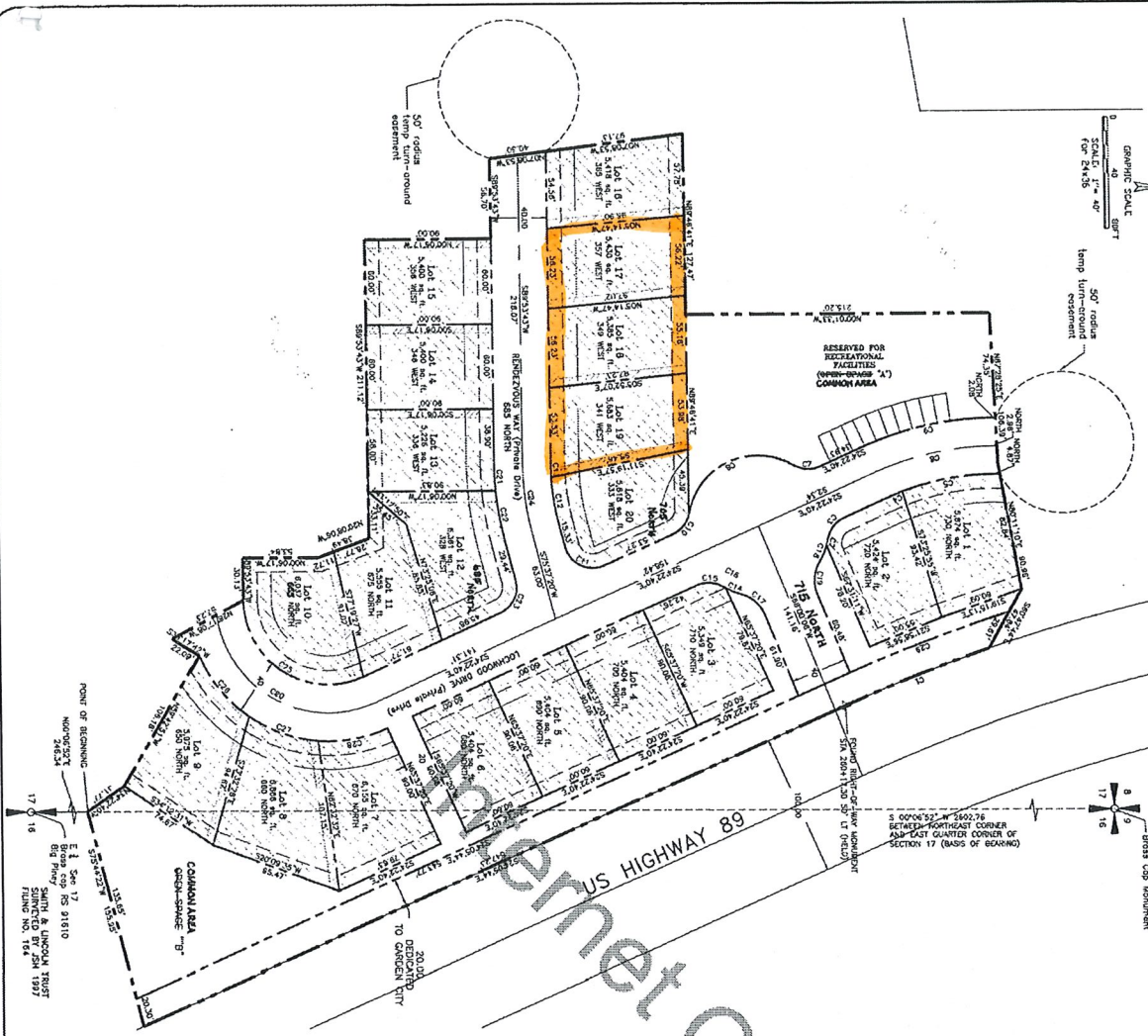
Fee: _____

By: _____

FROM -

LOCHWOOD, P.U.D. PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 17 AND
NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH,
RANGE 5 EAST, SALT LAKE BASELINE & MERIDIAN
GARDEN CITY, UTAH



- NOTES:
- 1) Subdivisions are as follows:
a) 20 lots, 1/4 section
b) 1/4 section, 1/4 section
c) 1/4 section, 1/4 section
d) 1/4 section, 1/4 section
 - 2) Additional information is provided for reference to the plat.
 - 3) Total lot area is 1.20 acres.
 - 4) Containing 10 lots, 1/4 section.

Lot	Area	Owner	Remarks
1	0.01	...	...
2	0.01	...	...
3	0.01	...	...
4	0.01	...	...
5	0.01	...	...
6	0.01	...	...
7	0.01	...	...
8	0.01	...	...
9	0.01	...	...
10	0.01	...	...
11	0.01	...	...
12	0.01	...	...
13	0.01	...	...
14	0.01	...	...
15	0.01	...	...
16	0.01	...	...
17	0.01	...	...
18	0.01	...	...

MAJOR'S APPROVAL AND ACCEPTANCE
APPROVED BY THE CITY ENGINEER
APPROVED BY THE CITY ATTORNEY
APPROVED BY THE CITY CLERK

APPROVED BY THE CITY ENGINEER
APPROVED BY THE CITY ATTORNEY
APPROVED BY THE CITY CLERK

APPROVED BY THE CITY ENGINEER
APPROVED BY THE CITY ATTORNEY
APPROVED BY THE CITY CLERK

APPROVED BY THE CITY ENGINEER
APPROVED BY THE CITY ATTORNEY
APPROVED BY THE CITY CLERK

APPROVED BY THE CITY ENGINEER
APPROVED BY THE CITY ATTORNEY
APPROVED BY THE CITY CLERK

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 17 and Northwest Quarter of Section 16, Township 14 North, Range 5 East, Salt Lake Baseline and Meridian, Garden City, Utah.

Containing of the East Quarter of Section 17, Township 14 North, Range 5 East, Salt Lake Baseline and Meridian, Garden City, Utah.

Containing of the Northwest Quarter of Section 16, Township 14 North, Range 5 East, Salt Lake Baseline and Meridian, Garden City, Utah.

OWNERS' DEDICATION

Know all men by these presents that the undersigned owners of the above described property do hereby dedicate to the public use of the City of Garden City, Utah, the right of way and easement for the construction and maintenance of a public street and sewer line through the property described herein.

INDIVIDUAL ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that I am the owner of the above described property and that I have executed this instrument of my own free will and without any duress, fraud, or coercion.

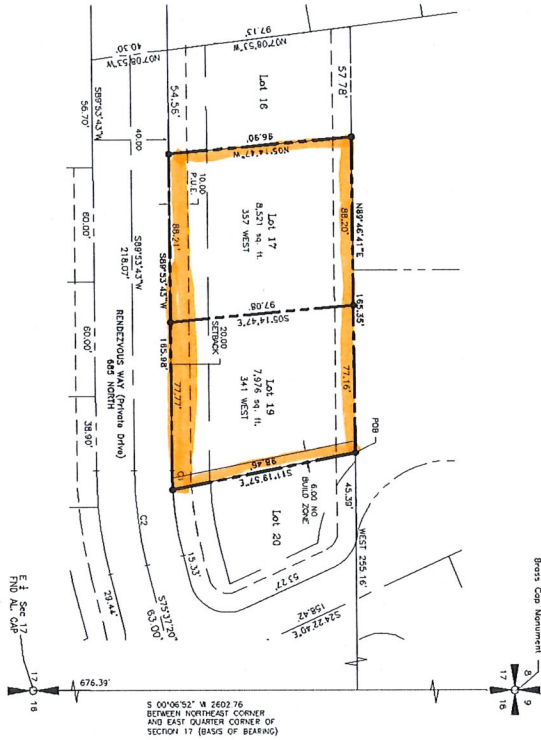
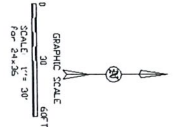
CORPORATE ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that I am the duly authorized officer of the corporation and that I have executed this instrument on behalf of the corporation.

COUNTY RECORDER'S CERTIFICATE

This is to certify that the foregoing instrument was duly recorded in the County of Salt Lake, State of Utah, on this 1st day of January, 2006.

LOCHWOOD, P.U.D. PHASE 1
LOT 17-19 AMENDED PLAT
FINAL PLAT
PART OF THE NORTHEAST QUARTER OF SECTION 17 AND
NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH,
RANGE 5 EAST, SALT LAKE BASIN & MENDIAN
GARDEN CITY, UTAH



CURVE TABLE					
	LENGTH	RADIUS	DRIFT ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.86	180.00	370° 23'	N 8° 12' E	9.86
C2	49.82	700.00	141° 23'	N 87° 45' E	49.69

[illegible]

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete each task.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress regularly to ensure that the project is on track.

5. The final step is to evaluate the results of the project. This involves comparing the actual outcomes against the objectives and goals to determine the success of the project.

**Hickman
Land Title Co**

WARRANTY DEED

 MELISSA GRAY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 706509
COMM. EXP. 05-28-2023

K7

File No. 97549

EXHIBIT A
Legal Description

Lots 17 and 18, LOCHWOOD, P.U.D. PHASE 1, as shown by the official plat thereof filed November 21, 2006 as Filing No. 70284 in Book H10, Page 1463 in the office of the Recorder of Rich County, Utah. Together with that certain Undivided Ownership Interest in Common Areas as shown in and is subject to that certain Declaration of Covenants, Conditions and Restrictions of Lochwood Planned Unit Development as recorded November 21, 2006 as Filing No. 70285 in Book H10, Page 1464, and that certain First Amended Declaration of Covenants, Conditions and Restrictions of Lochwood Planned Unit Development as recorded June 5, 2007 as Filing No. 71791 in Book K10, Page 564, and that certain Articles of Amendment to the Declaration of Covenants, Conditions and Restrictions of Lochwood Planned Unit Development as recorded March 21, 2019 as Filing No. 94708 in Book B12, Page 1232, all in the office of the Recorder of Rich County, Utah.

Less and Excepting therefrom all those certain oil, gas and mineral rights as previously reserved in that certain Warranty Deed recorded in Book E5, Page 461 in the office of the Recorder of Rich County, Utah

06
K1

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: Conestoga Ranch Expansion Current Zone: PUD Proposed Zone: _____

Property Address: 427 North Paradise Parkway

Parcel # _____ - _____ - _____

Contact Person: Seth Porter Phone #: 801-573-9016

E-mail address: seth.porter@conestogaranch.com

Mailing Address: P.O. Box 512 Garden City UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Michael Knapp Phone #: 435-770-2084

Mailing Address: PO Box 512 Garden City Utah 84028

Project Start date: _____ Completion date: _____

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

Development of 35 motorcoach sites and 32 cabin lots
lots will be sold and Crestoga Ranch will manage rentals.

Lot Size in acres or square feet: Cabins - 2500 Sq Ft Number of dwellings or lots: Cabins - 32
RV - Approx 2250 Sq. Ft. RV - 35

Non-residential building size: Ranch - 3000 Sq. Ft.

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

[Signature]
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]
Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: 4,000.

By: _____

[illegible][illegible]

1

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: February 18, 2022
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Conestoga Ranch Phase 2 and 3 Preliminary Plat Review

The Conestoga Ranch Phase 2 and 3 Preliminary Plats were 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 and 11E-400 of the most recent Municipal Code.

Phase 2 of the Conestoga Ranch is being proposed as a 27-lot recreational vehicle (RV) park development. This phase will be reviewed based on the requirements of 11C-706 for Campgrounds/RV Parks. Phase 3 of the Conestoga Ranch is being proposed as a 34-lot cabin development. This phase will be reviewed based on the requirements of 11E-400 for preliminary plats.

Campground/RV Parks – Phase 2

General

1. It should be noted that this will be considered a Private/Semi-private RV Park for purposes of this review.

Standards

1. Add setback distance notation to the plat to confirm 30' rear setbacks are met.
2. Include a typical RV lot layout to confirm parking and hard surface requirements are being met.
3. Show parking locations on plat and confirm calculations meet an additional one space for every three lots.
4. Verify and state or show on the plat that recreation and play areas equals 10% of the gross area (5.3 acres).

5. Include on the plat the water supply locations within the development.
6. Include on the plat the sewer connections or show a disposal station.
7. Provide one personal services facility on the plat.
8. Verify there is a location for solid waste containers with covers/lids.
9. Include basic utilities on the plat.
10. Modify roadways to meet 24' min. width.
11. Verify fire protection requirements are being met with Fire Marshal. Show hydrants on the plat.
12. Include details to meet minimum tree requirements per RV space through a typical section along with a total count and full landscaping plan.

Preliminary Plat Requirements

1. Provide percentage areas for recreational and common space areas.
2. Provide a vicinity map.
3. Provide the drainage directions with contours on the plat.
4. Provide a typical layout of the RV spaces.
5. Provide location, size, and additional recreational use information.
6. Provide proposed waterline information on the plat.
7. Provide existing underground utility information within 100' of the development.
8. Provide additional storm water drainage information which should include volume calculations, soil reports and other related drainage data.
9. Walkability may be considered within the development by the Planning Commission. Consider sidewalks/paths to move around the development without walking in the roads.

Preliminary Plat – Phase 3

Contents

1. Provide a vicinity map.
2. Provide floodplain statement or additional information.
3. Provide existing underground utility information within 100' of the development along with connection to proposed systems.
4. Provide additional storm water drainage information which should include volume calculations, soil reports and other related drainage data.

5. Include contours.

Proposed Plan

1. Provide setback information as needed along boundaries.
2. Provide street grades along with additional storm water drainage information which should include volume calculations, soil reports and other related drainage data.

Miscellaneous

1. It will be the responsibility of the developer to complete frontage improvements along 300 West which will include the construction of a trail. This will coincide with the trail alignment planned in front of the adjacent property owner to the north.

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

DRAWING: 21068 NORTH SUBDIVISION

OWNER AND DEVELOPER:
CONESTOGA RANCH LLC
PO BOX 11800
JACKSON, WYOMING 83001

ENGINEER:
SUNSHINE ENGINEERING
2500 NORTH MAIN
LODGE, UTAH 84341

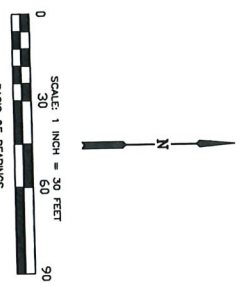
PLANNING COMMISSION REVIEWED

FINAL PLAT FOR
CONESTOGA RANCH PLANNED URBAN
DEVELOPMENT PHASE 2
A PLANNED URBAN DEVELOPMENT IN THE SE 1/4 OF SECTION
TOWNSHIP 14 NORTH RANGE 5 EAST SLB&M
GARDEN CITY, RICH COUNTY, UTAH
JAN 2022

TOWN COUNCIL REVIEWED

EAST QUARTER CORNER SECTION
17 FOUND REBAR WITH
ALUMINUM CAP
17.16

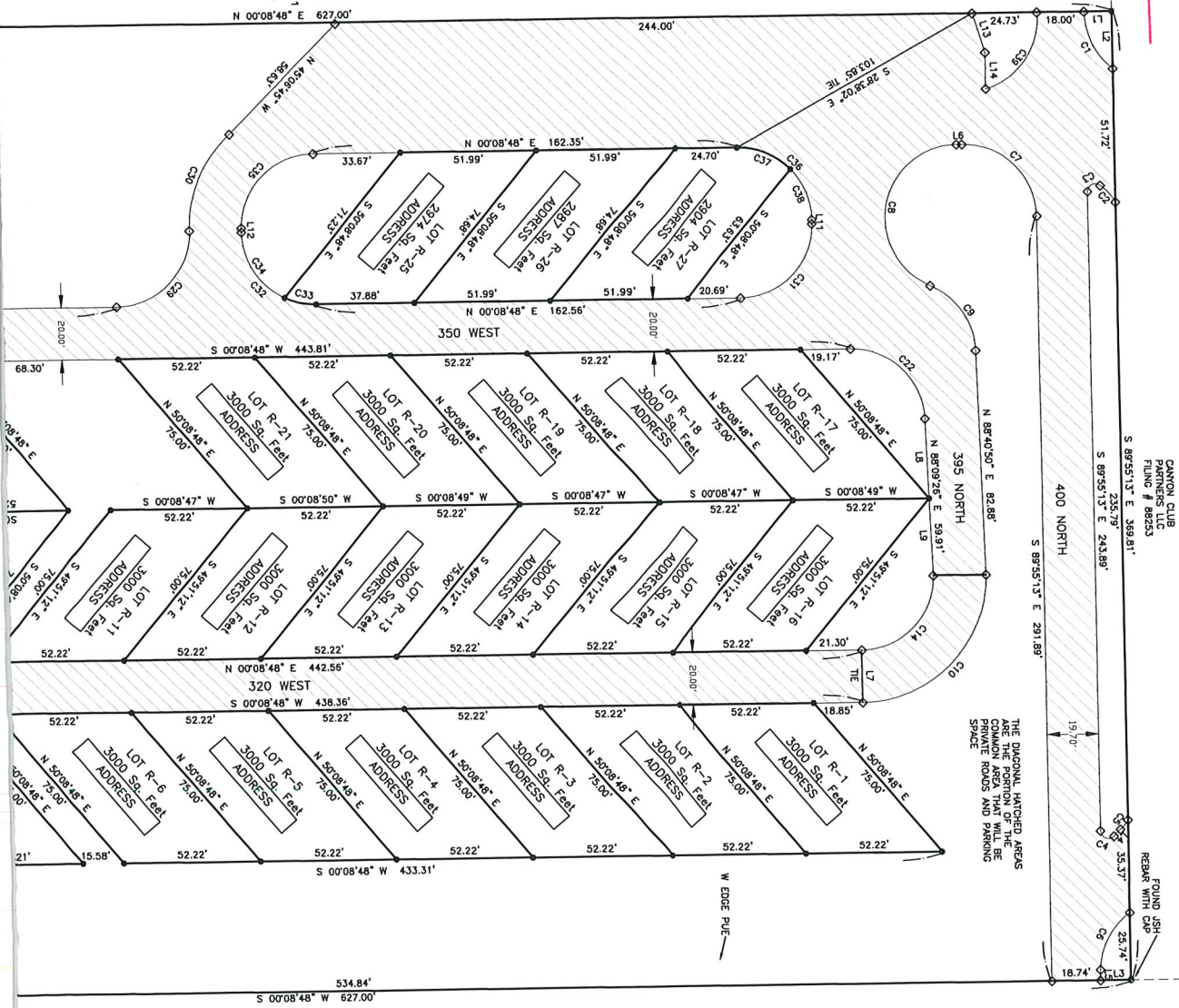
NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE A 27 LOT RECREATIONAL VEHICLE
TRAIL IN THE SOUTHEAST CORNER OF THE PARCEL OF LAND
PLANNED URBAN DEVELOPMENT (LUD) THE CURRENT DEED FOR THE ENTIRE
PARCEL IS RECORDED AS PLAT # 92811 IN THE OFFICIAL RECORDS OF RICH
COUNTY. THE ENTIRE PARCEL WAS PREVIOUSLY SURVEYED AS LINES SURVEYED
SURVEY RECORDED AS PLAT # 1237. THIS SURVEY WAS DONE UNDER THE
DIRECTION OF SUNSHINE ENGINEERING. ALL AREA IN THIS SUBDIVISION NOT
INCLUDED IN THE 27 LOTS WILL BE COMMON AREA. THE COMMON AREA WILL
OWNED AND MAINTAINED BY THE COMMON AREA LOT OWNERS. THE COMMON
AREA WILL INCLUDE THE ROADS WHICH WILL REMAIN PRIVATE ROADS.



FROM THE SOUTHEAST CORNER SECTION
17 THE EAST QUARTER CORNER OF
SECTION 17 BEARS N 00°08'48" E

LINE	BEARING	DISTANCE
1	N 00°01'09" W	10.60'
2	S 89°55'13" E	24.40'
3	S 89°55'13" E	11.37'
4	N 44°55'13" W	3.62'
5	S 89°55'13" E	4.00'
6	S 89°55'13" E	10.60'
7	N 89°09'26" W	30.48'
8	N 89°09'26" W	16.46'
9	N 89°09'26" W	11.23'
10	N 89°55'13" E	11.23'
11	N 89°55'13" E	11.23'
12	N 89°55'13" E	11.23'
13	N 89°55'13" E	11.23'
14	N 89°55'13" E	11.23'

CONESTOGA RANCH LLC
PLAT # 92811
RECORD OF
SURVEY FILING
1528



SECTION LINE IS CENTERLINE 300 WEST

N 00°08'48" E 2691.13'
SECTION LINE