

TC Approval
Amended BL

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

Amend

Temp Approval
Pat
Martell ✓

Business Status: (check all that apply)	<input type="checkbox"/> New Business <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 _____ 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:	<input type="checkbox"/> Commercial 1 2 3	<input type="checkbox"/> Residential	<input type="checkbox"/> Beach Devel.	<input type="checkbox"/> Other _____
Business Name:	Blue Water Bistro & Bakery DBA Bear Lake Wedding Rentals			
If name change, previous name:				
Location Address:	105 W Logan Rd #2 Garden City, UT 84028			
City, State & Zip:	720-436-9550			
Business Phone:				
Cell Phone:				
Mailing Address:	PO Box 120 Paris, ID 83261			
City, State & Zip:	bearlakeweddingrentals@gmail.com			
E-mail Address:				
Owners Name:	Brooke Bates			
Owners Location:	105 W Logan Rd #2 Garden City, UT 84028			
City, State & Zip	720-436-9550			
Phone:				
Cell Phone:				
Kind of Business	<input type="checkbox"/> Retail	<input type="checkbox"/> Lodging	<input type="checkbox"/> Restaurant	
	<input type="checkbox"/> Professional	<input type="checkbox"/> Contractor	<input checked="" type="checkbox"/> Other	
Briefly Describe Your Business:	rental of chairs, tables, wedding decor, catering equipment.			
Utah State Sales Tax Number:	15069781-002- SPF			
Ut State Professional License No.				
Will you be installing a sign?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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, Brooke Bates 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: Brooke Bates Date: 4/25/22

Please print your name: Brooke Bates

TC Approval

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

Temp Approval

Mayor ✓
marten ✓

Business Status: (check all that apply)	<input checked="" type="checkbox"/> New Business <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 Transient License Fee Concessionaire Fee Additional Location Other
			Beach Vendor License also requires a BCI background check

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:	<input checked="" type="checkbox"/> Commercial 1 2 3	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Beach Devel.	<input type="checkbox"/> Other _____
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Business Name:	<u>OFELIAS CLEANING SERVICE by SOAPSTAR</u>			
-----------------------	---	--	--	--

If name change, previous name:				
--------------------------------	--	--	--	--

Location Address:	<u>116 Yellowcreek Rd</u>			
--------------------------	---------------------------	--	--	--

City, State & Zip:	<u>Evanston, Wy 82930</u>			
-------------------------------	---------------------------	--	--	--

Business Phone:	<u>307-677-0689 - 307-677-7584</u>			
------------------------	------------------------------------	--	--	--

Cell Phone:				
--------------------	--	--	--	--

Mailing Address:	<u>116 Yellowcreek Rd</u>			
-------------------------	---------------------------	--	--	--

City, State & Zip:	<u>Evanston, Wy 82930</u>			
-------------------------------	---------------------------	--	--	--

E-mail Address:	<u>OfeliascleaningService @ Gmail.com</u>			
------------------------	---	--	--	--

Owners Name:	<u>Ofelia Paucarpura</u>			
---------------------	--------------------------	--	--	--

Owners Location:	<u>227 Washakie Dr.</u>			
-------------------------	-------------------------	--	--	--

City, State & Zip	<u>Evanston Wy 82930</u>			
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Phone:	<u>307-677-0689</u>			
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Cell Phone:				
--------------------	--	--	--	--

Kind of Business	<input type="checkbox"/> Retail	<input type="checkbox"/> Lodging	<input type="checkbox"/> Restaurant
	<input type="checkbox"/> Professional	<input type="checkbox"/> Contractor	<input checked="" type="checkbox"/> Other

Briefly Describe Your Business:	<u>General Cleaning, Residential & Commercial, deep clean, windows Soapstar commercial Industrial Laundry, Rental Service, floor mats</u>			
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Utah State Sales Tax Number:	<u>.83 1835831</u>			
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Ut State Professional License No.				
--	--	--	--	--

Will you be installing a sign?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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, Ofelia Paucarpura 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: Ofelia Paucarpura Date: 5-11-2022

Please print your name: Ofelia Paucarpura

ICMP HPP PROV 1
Pat
Mayor ✓

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

Business Status: (check all that apply)	<input checked="" type="checkbox"/> New Business	License Fee: Beach Vendor License also requires a BCI background check	Business License Fee	100.00
	<input type="checkbox"/> Additional Location # _____		Transient License Fee	_____
	<input type="checkbox"/> Name Change		Concessionaire Fee	_____
	<input type="checkbox"/> Ownership Change		Additional Location	_____
	<input type="checkbox"/> Location Change		Other	_____
	<input type="checkbox"/> Transient Vendor			
	<input type="checkbox"/> Concessionaire Vendor			

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:	<input type="checkbox"/> Commercial 1 2 3	<input type="checkbox"/> Residential	<input type="checkbox"/> Beach Devel.	<input type="checkbox"/> Other _____
--------------	---	--------------------------------------	---------------------------------------	--------------------------------------

Business Name:	<u>Bear Lake Arms LLC</u>			
If name change, previous name:				
Location Address:	<u>1664 S. Juniper Circle</u>			
City, State & Zip:	<u>Garden City UT 84028</u>			
Business Phone:	<u>801-518-6995</u>			
Cell Phone:	<u>same</u>			
Mailing Address:	<u>PO. Box 399</u>			
City, State & Zip:	<u>Garden City UT 84028</u>			
E-mail Address:	<u>dnesrald@hotmail.com</u>			

Owners Name:	<u>Dan R. Larsen</u>			
Owners Location:	<u>1664 S. Juniper Circle</u>			
City, State & Zip:	<u>Garden City UT 84028</u>			
Phone:	<u>801-518-6995</u>			
Cell Phone:	<u>same</u>			

Kind of Business	<input type="checkbox"/> Retail	<input type="checkbox"/> Lodging	<input type="checkbox"/> Restaurant
	<input type="checkbox"/> Professional	<input type="checkbox"/> Contractor	<input checked="" type="checkbox"/> Other

Briefly Describe Your Business:	<u>Federal Firearms Licensee</u>			
---------------------------------	----------------------------------	--	--	--

Utah State Sales Tax Number:	<u>15452086-002-5TC</u>			
------------------------------	-------------------------	--	--	--

Ut State Professional License No.:	<u>NIA</u>			
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Will you be installing a sign?:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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, Dan R. Larsen 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: Dan R. Larsen Date: 4-18-22

Please print your name: DAN R. LARSEN

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate project checklist, before it will be accepted for processing. The date it is placed on an agenda is determined by the notification schedule required by the law. It will be scheduled for the next meeting for which a legal notice has not yet been issued. This application will not be accepted as complete until it is accepted as complete by the Town Staff.

**TOWN
COUNCIL
REVIEWED**

~~MAY 19 2022~~

~~JUN 03 2022~~
~~JUN 09 2022~~

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
- 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: _____

Fee: _____

By: _____

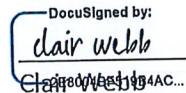
Sun Outdoors - Bear Lake RV Resort
Project Description

Sun Communities Inc. is proposing a recreational vehicle resort on approximately 105+/- acres at the southwesterly corner of S. Hodges Canyon Road and S. Bear Lake Boulevard (UDOT Highway 30). The project is planned to consist of approximately 500 sites total, utilizing a combination of traditional RV sites as well as various forms of "glamping" sites. Included in the development will be a variety of amenities available to guests which could potentially include a clubhouse facility with indoor recreation and event space, resort style pool, small parks and trail network, and a themed "Main Street" area for additional amenity offerings.

Seller	Parcel Number(s)	Approximate Acreage	Water Share(s)
Bear Clan Properties, LLC	41-33-000-0116	20.739	43
NJJ at the Lake, LLC	41-33-000-0090, -0092, -0124	7.74	5
Norman Mecham	50% of 41-33-000-0124, -0145, -0147, -0090	11.62	5
Clair Webb	41-33-000-0004, -0138	65.9	30
Norm Mecham, Jared G. Mecham, Randy and Jolene Mecham Family Trust	41-33-000-0013, -008, -0094	5	Not decided yet
Totals		110.999	83

OWNER OF RECORD

I, the undersigned, am the Owner of Record of portions of the property in the Application for Project Review for a PUD Phase Approval/Preliminary or Final being submitted by Sun Communities Acquisitions, LLC with Casey Pennington as the contact person. The project name is Bear Lake RV Resort. I hereby attach my signature as the Owner of Record to the application.

DocuSigned by:

Clair Webb, 1094AC...

2/7/2022
Date

OWNER OF RECORD

I, the undersigned, am the Owner of Record of portions of the property in the Application for Project Review for a PUD Phase Approval/Preliminary or Final being submitted by Sun Communities Acquisitions, LLC with Casey Pennington as the contact person. The project name is Bear Lake RV Resort. I hereby attach my signature as the Owner of Record to the application.

DocuSigned by:

Norm Mecham
Norman Mecham

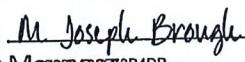
2/7/2022

Date

OWNER OF RECORD

I, the undersigned, am the manager of NJJ at the Lake, LLC, a Utah Limited Liability Company. Said limited liability company is the Owner of Record of portions of the property in the Application for Project Review for a PUD Phase Approval/Preliminary or Final being submitted by Sun Communities Acquisitions, LLC with Casey Pennington as the contact person. The project name is Bear Lake RV Resort. I hereby attach my signature as the Owner of Record to the application.

DocuSigned by:


M. Joseph Brough
Manager

NJJ at the Lake, LLC

2/8/2022

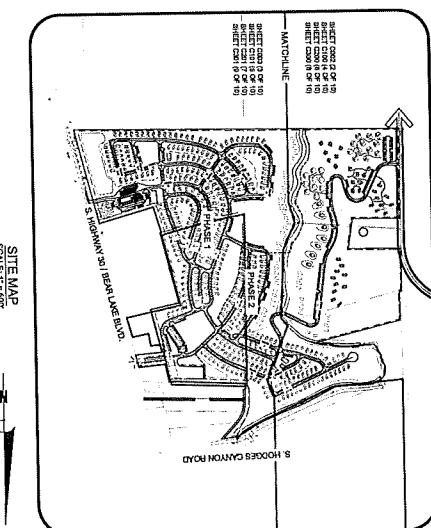
Date

LAND USE PLAN SET

BEAR LAKE RV RESORT
NW 1/4 OF SECTION 33, T14N, R5E SLB&M

NW 1/4 OF SECTION 33, T14N, R5E SLB&M
GARDEN CITY, RICH COUNTY, UTAH

(105 ± AC, 490 UNITS)

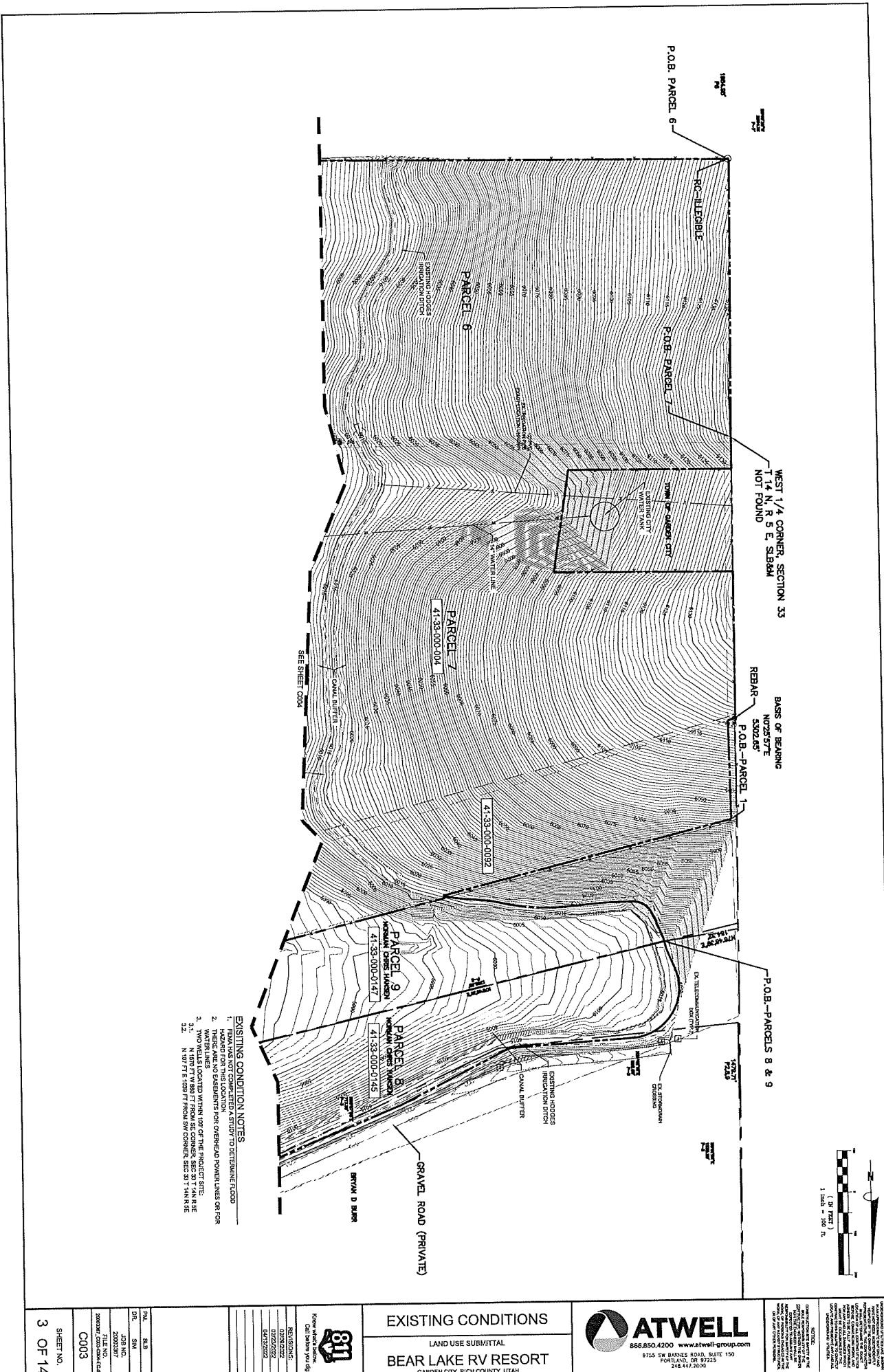


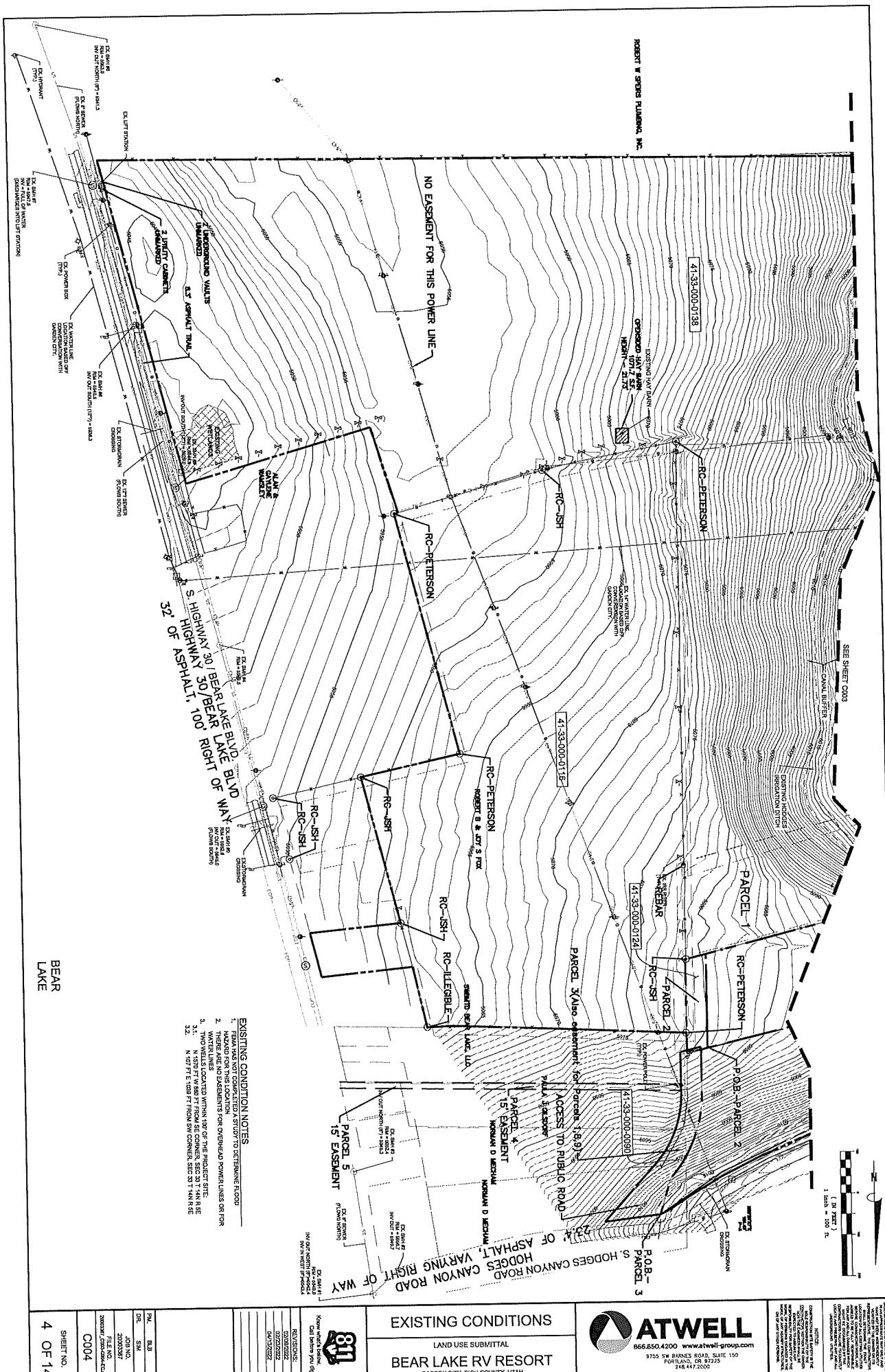
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	OVERALL EXISTING CONDITIONS
C003	EXISTING CONDITIONS
C004	EXISTING CONDITIONS
C005	OVERALL SITE PLAN
C006	SITE PLAN
C007	OVERALL COMPOSITE GRAADING
C008	COMPOSITE GRAADING
C009	COMPOSITE GRAADING
C010	OVERALL COMPOSITE UTILIZATION
C011	COMPOSITE UTILIZATION
C012	COMPOSITE UTILIZATION
C013	SITE DETAILS

COVER SHEET
LAND USE SUBMITTAL
BEAR LAKE RV RESORT
GARDEN CITY, RUCH COUNTY, UTAH



ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97223





EXISTING CONSTRUCTION NOTES

1. TEAM IS NOT COMPLETED. STUDY TO DETERMINE IF ROAD HAZARD FOR THIS LOCATION.
2. THERE ARE NO EMBANKMENTS FOR OVERHEAD POWER LINES OR FOR WATER LINES.
3. TWO WELLS LOCATED WITHIN 100' OF THE PROJECT SITE.
- 3.1. N 1570 FT W 880 FT FROM SW CORNER, SEC 33 14N 95E N 107 FT E 1020 FT FROM SW CORNER, SEC 33 14N 95E

WYDANIA NAWI

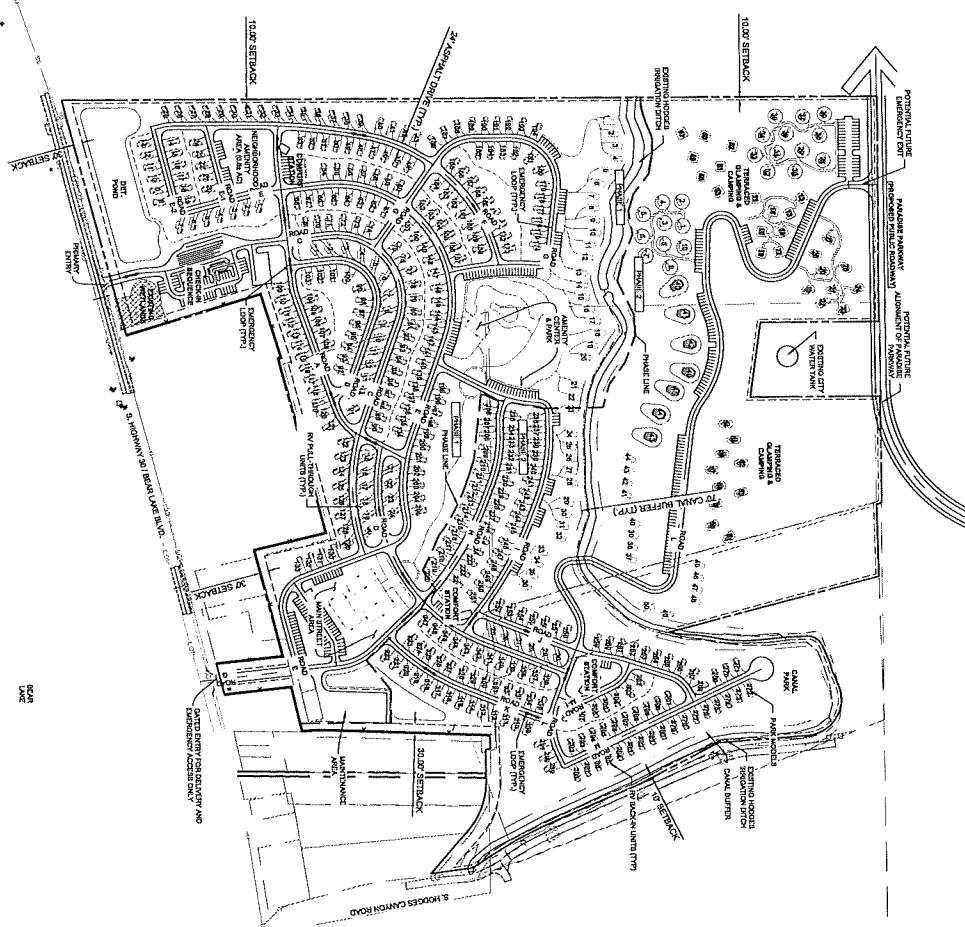
18

EXISTING CONDITIONS

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

9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
(503) 447-2000

4 OF 14



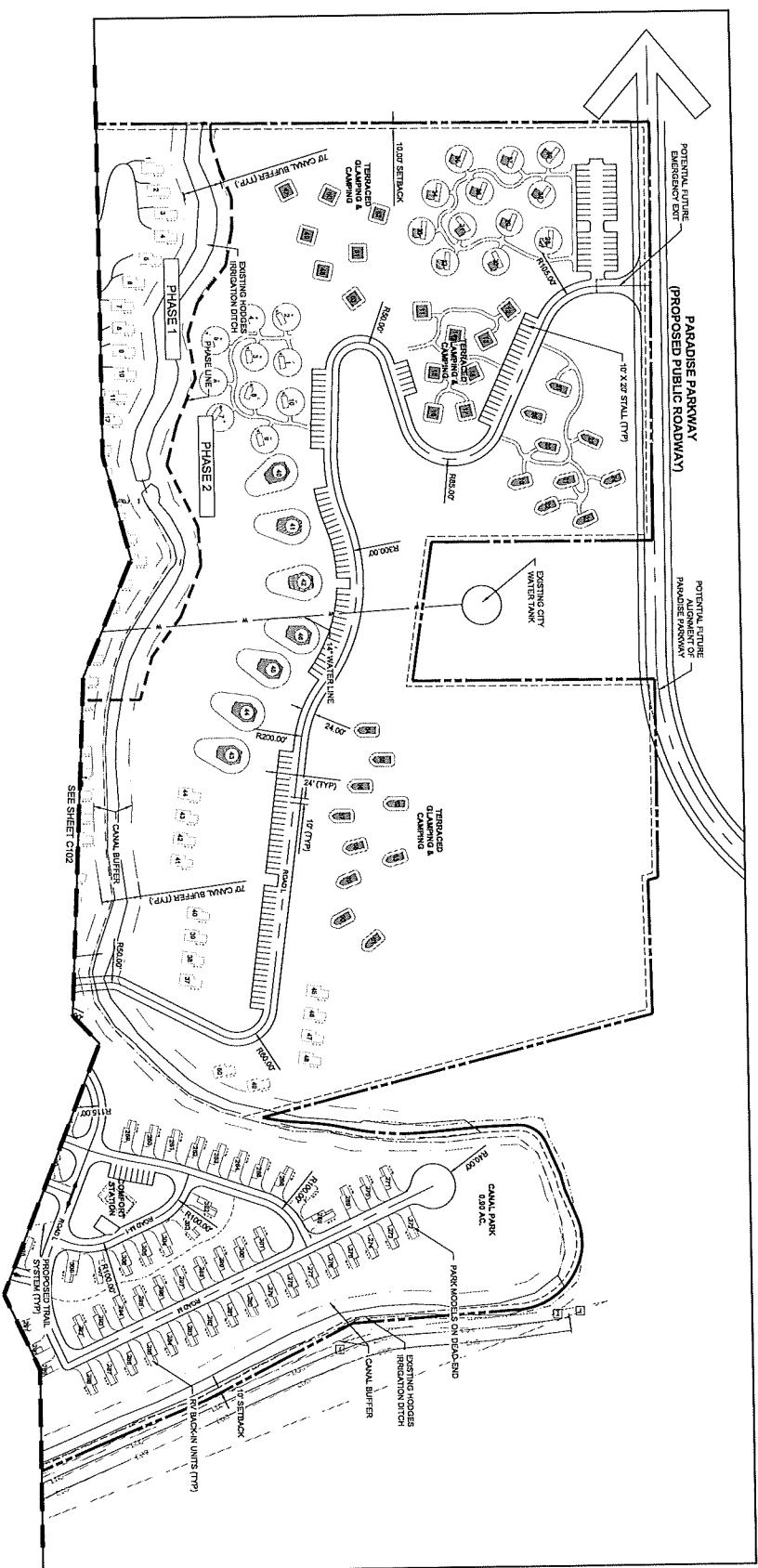
UNIT SUMMARY		
TYPE	UNITS	PERCENTAGE (%)
RV BACK-IN	307	81.0%
RV PULL-THROUGH	30	6.1%
CLUMPERING	62	12.9%
TOTAL	400	100.0%

SITE PLAN NOTES



OVERALL SITE PLAN

LAND USE SUBMITTAL
BEAR LAKE RV RESORT



SITE PLAN NOTES

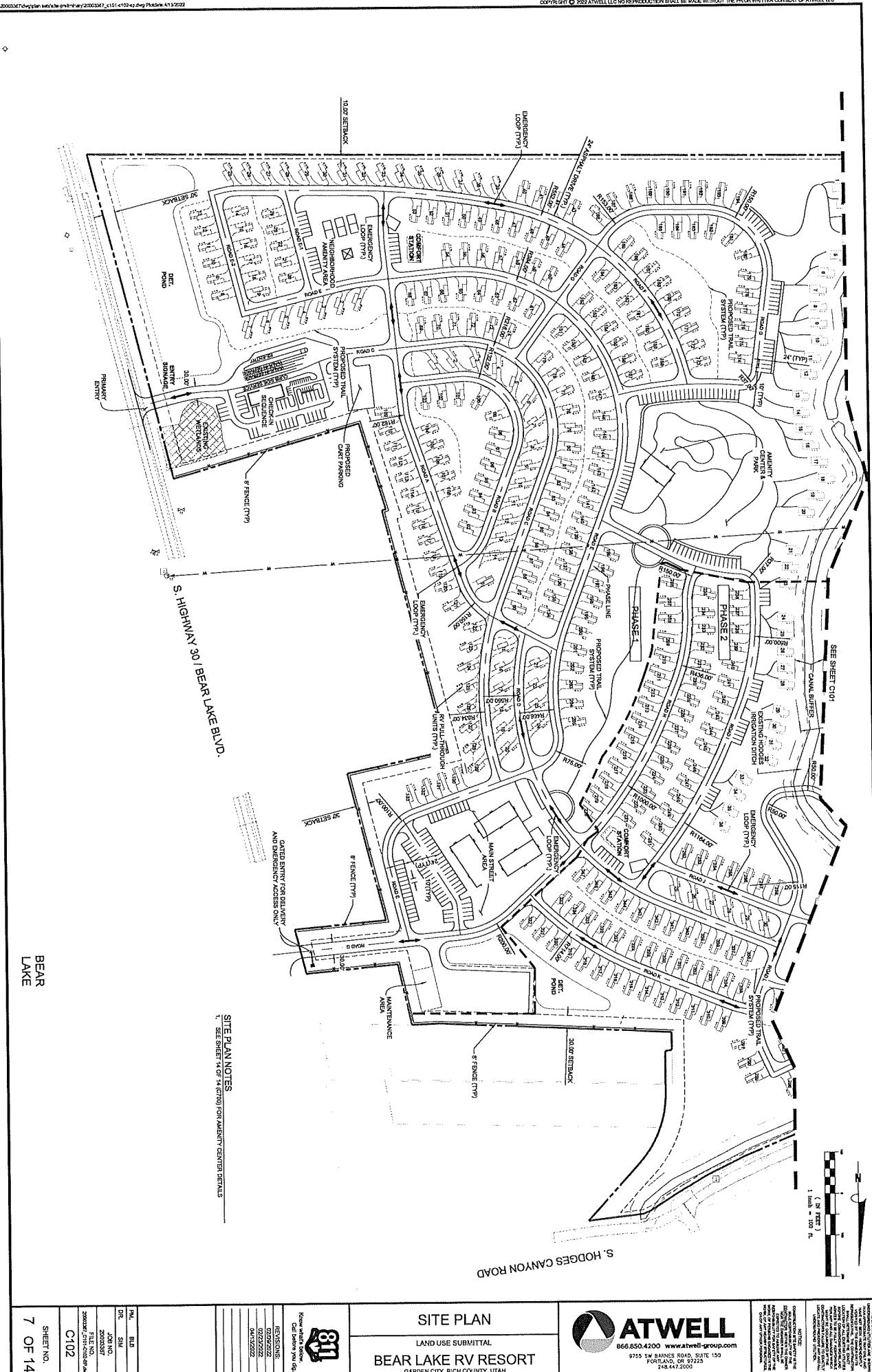
SITE PLAN NOTES

SITE PLAN

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



850.4200 www.stwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

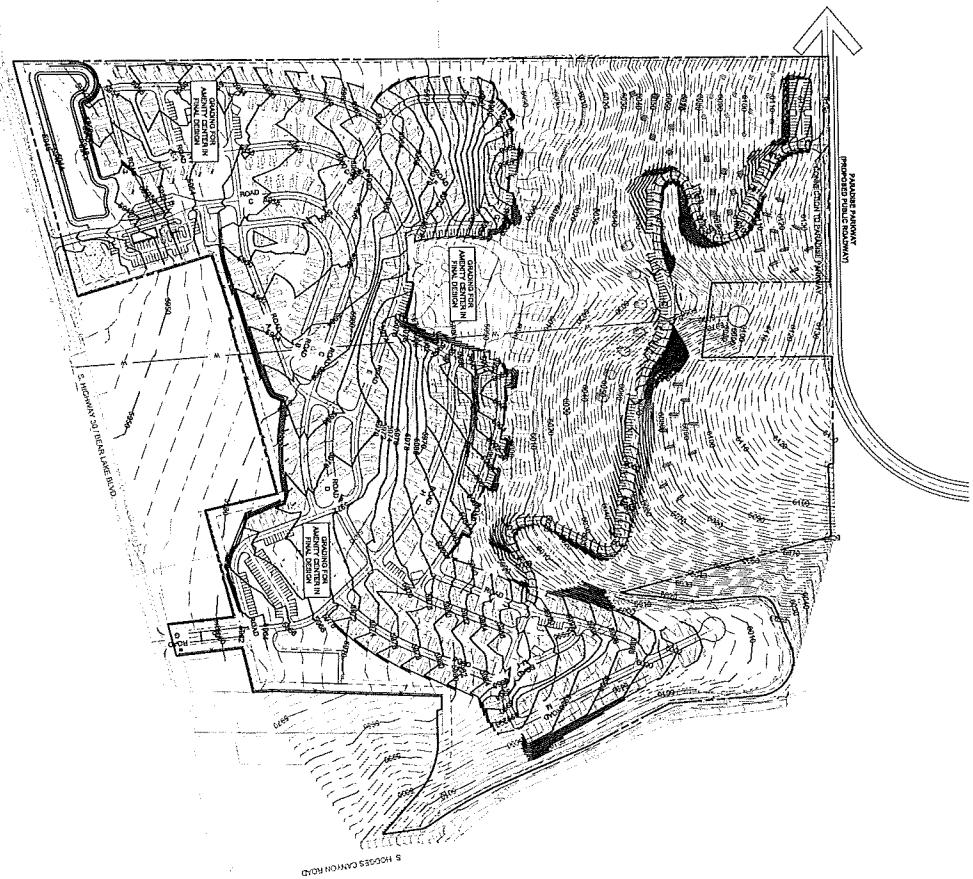


SITE PLAN

LAND USE SUBMITTAL

BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000



GRADING NOTES

1. TRAIL GRADING TO BE DETAILED IN FINAL DESIGN
2. EMERGENCY ACCESS ROADS AND CONNECTION TO PARADISE PARKWAY TO BE GRADED IN FINAL DESIGN
3. CLAMPING MODELS WILL BE SEASONAL AND FINAL DESIGN WILL PROVIDE FOR MINIMUM 5% GRADING OR RESTRICT ACCESS DURING WINTER MONTHS

PLATE NO.	BLB
DR. SIM	
JOB NO. 20002387	
FILE NO. 20002387-20002387	
C200	
SHEET NO. 8 OF 14	

REVISIONS

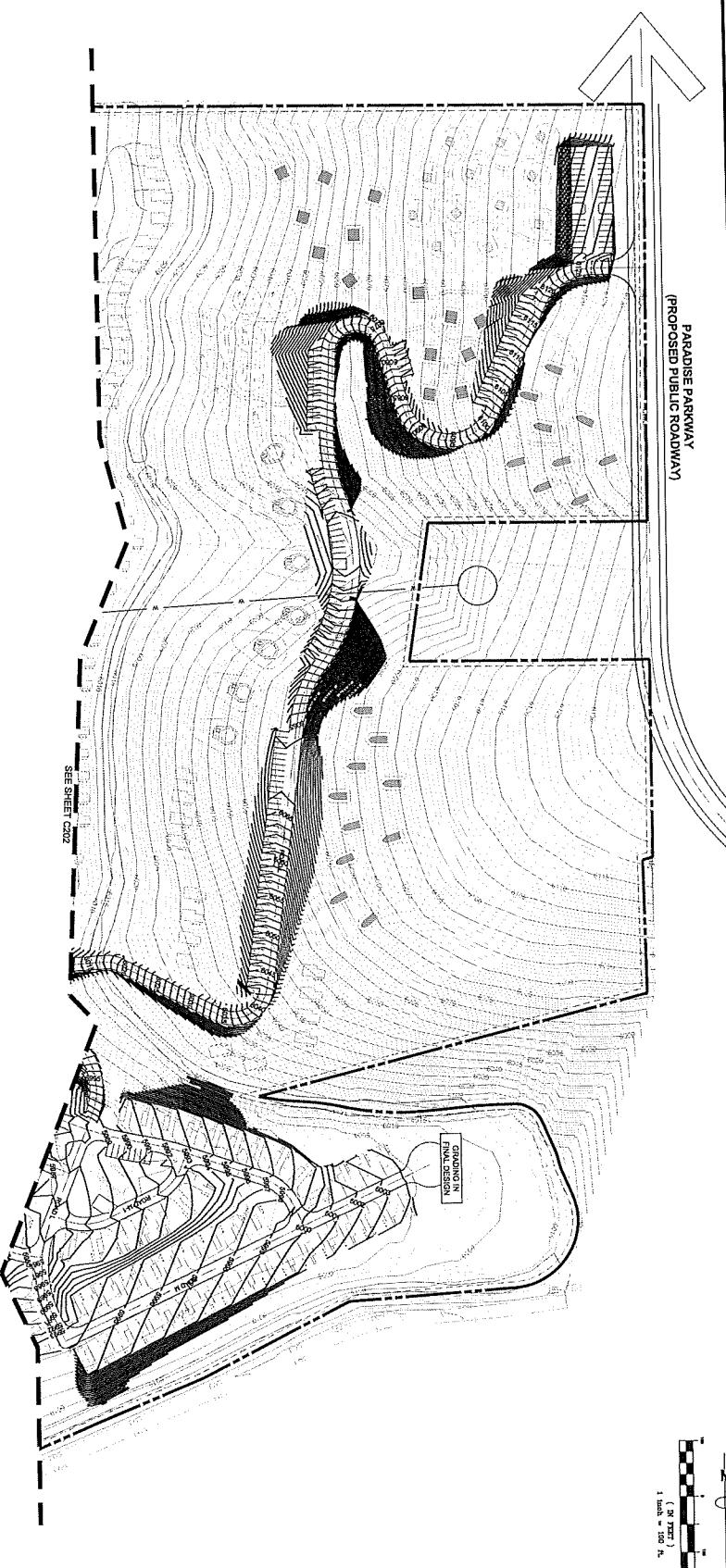


OVERALL GRADING

LAND USE SUBMITTAL

BEAR LAKE RV RESORT





GRADING NOTES

1. GRADING TO BE PERFORMED IN FINAL DESIGN

2. EMERGENCY ACCESS ROADS AND CONNECTION TO PARADISE
PARKWAY TO BE GRADED IN FINAL DESIGN

3. GRADING WORKS WILL BE PERFORMED ON REQUEST ACCESS
DURING WINTER MONTHS



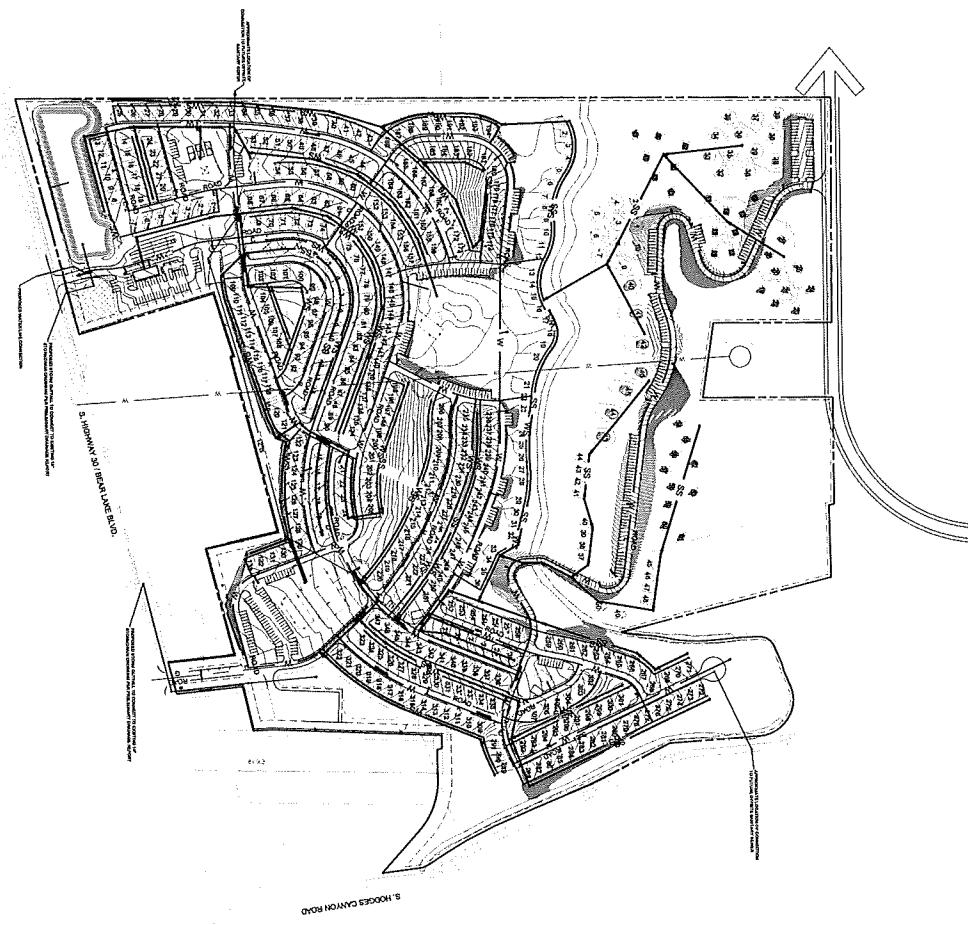
Know what's ahead.
Get before you go.

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



866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PO BOX 2225
248.447.2520

PLN. B129
DR. 510
JULY 10, 2020
FILE NO. 202003367
FOR INFORMATION
C201
SHEET NO. 9 OF 14



COMPOSITE UTILITY LEGEND	
PROPOSED WATER MAIN (P-TYP)	W
PROPOSED WATER SERVICE (P-TYP)	WS
PROPOSED HYDRAULIC (APPROX. 400' SPACING)	X
PROPOSED SANITARY MAIN (P-TYP)	SS
PROPOSED SANITARY SERVICE (P-TYP)	SS
EXISTING WATER	W
EXISTING SANITARY	SS

UTILITY NOTES
1. WATER LINES SHOULD BE BURIED WITHIN 6" OF COVER

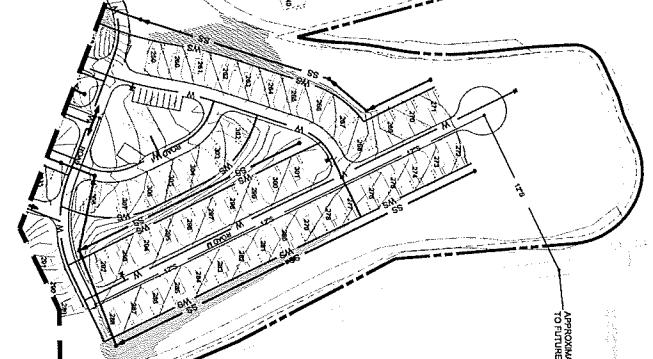
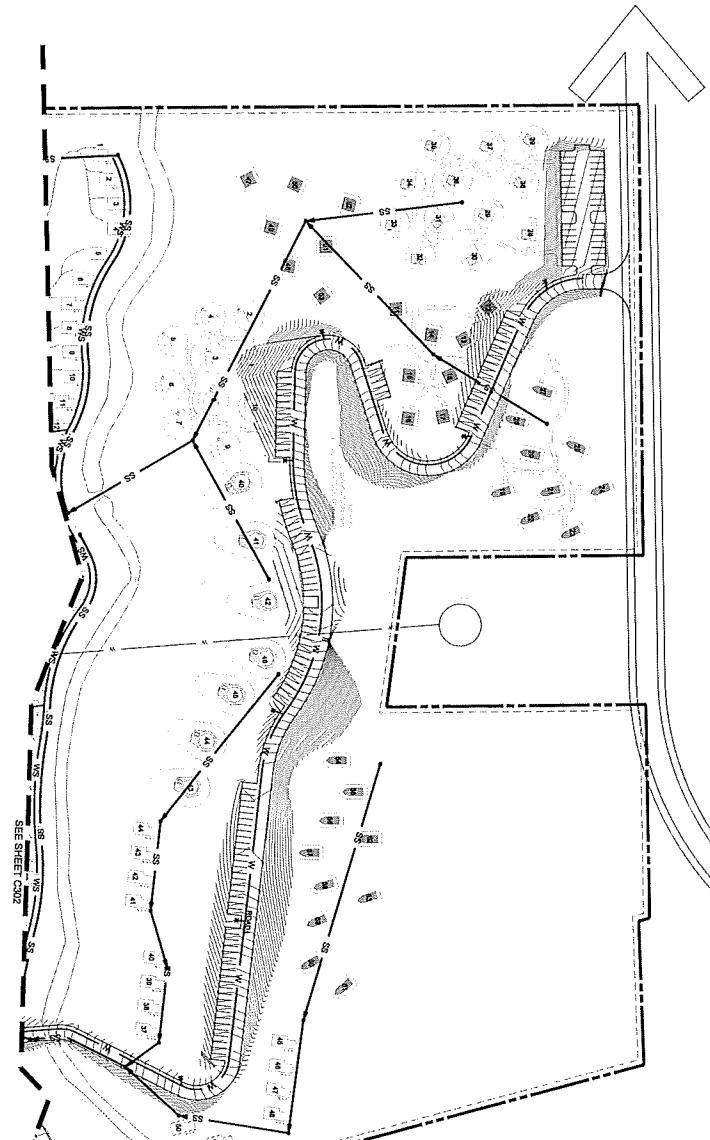
11 OF 14
SHEET NO.



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

ATWELL
666.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OREGON 97223
248.447.2600





UTILITY NOTES
1. WATER LINES SHALL BE BURIED WITHIN 6" OF COVER.

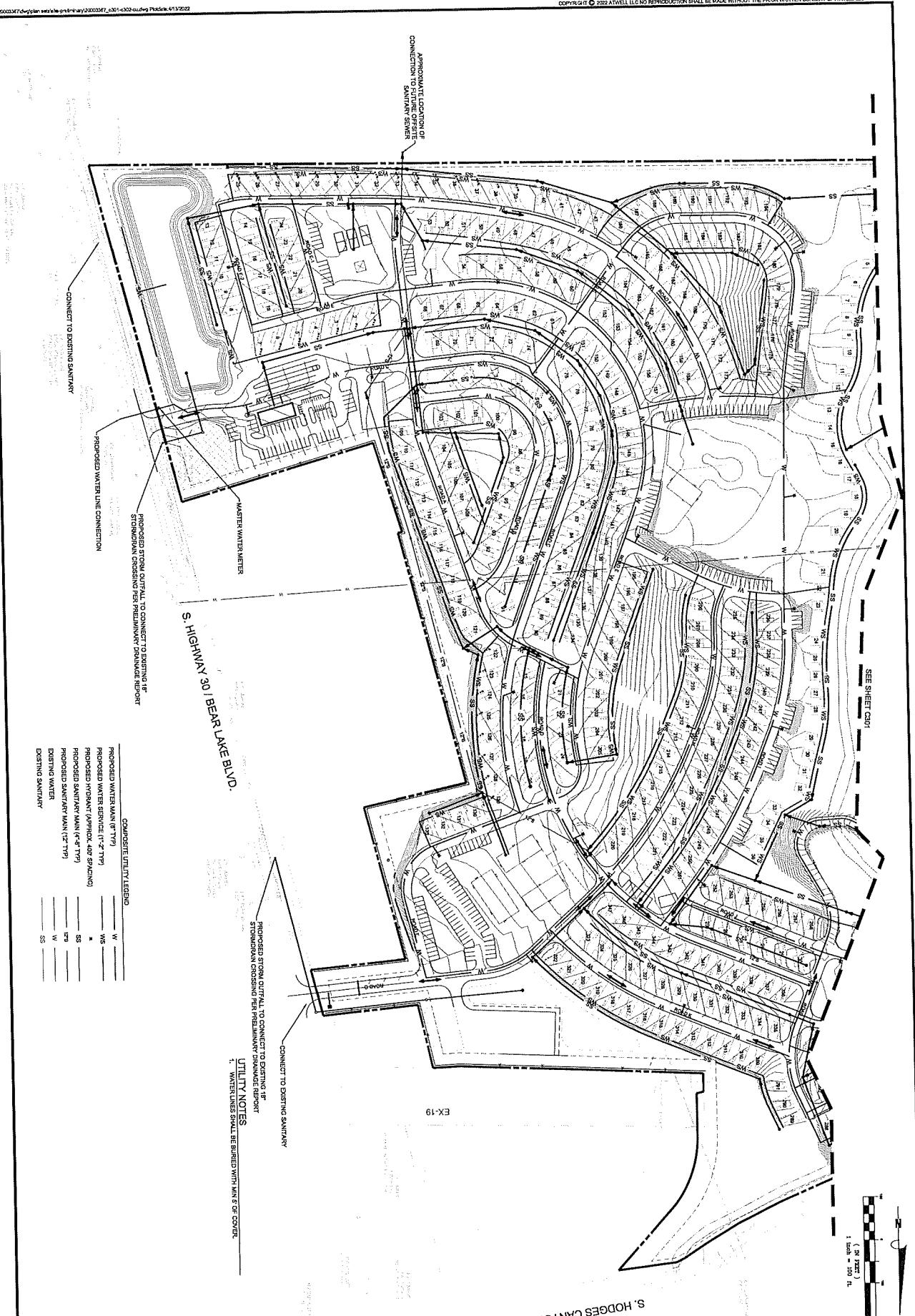
COMPOSITE UTILITY LEGEND

PROPOSED WATER MAIN (6" DIA)	W
PROPOSED WATER SERVICE (1/2" - 1" DIA)	VS
PROPOSED SEWER (APPROX. 400' SPACING)	
PROPOSED SANITARY MAIN (4" DIA)	SS
PROPOSED SANITARY MAIN (12" DIA)	
EXISTING WATER	V
EXISTING SANITARY	SS

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

ATWELL
866.850.4200 www.atwell-group.com
8735 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97223
248.447.2000

811
PL. BLB
TRK. SMC
ZON. ZON. NO.
2022-02022
02/02/2022
02/02/2022
C301
SHEET NO.
12 OF 14





MEMORANDUM

DATE: April 20, 2022 **April 25, 2022 - Atwell, LLC Response in red**
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

The Bear Lake RV Resort (Sun Communities) Preliminary Plat was received from the Town for engineering review in preparation for the upcoming May Planning Commission meeting. Original comments were provided prior to the March Town meetings and are shown below with new comments shown in **bold**. The review items discussed below can be found in more detail in Chapter 11C-706 of the most recent Municipal Code.

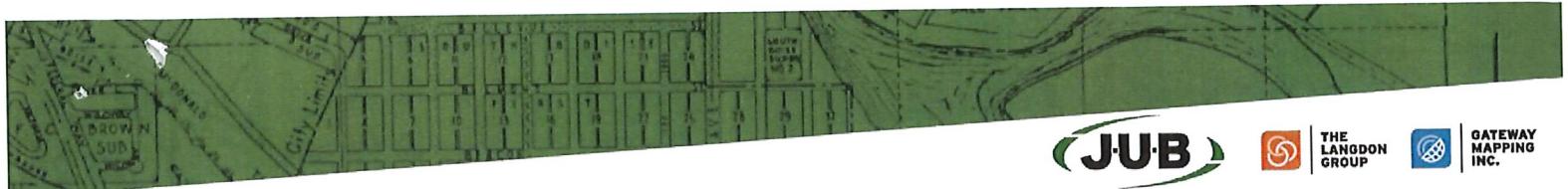
Campground/RV Parks

General

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

Response: The note is located on sheet C001 (1/14) under Land Use Information. "PUD/CUP Standards for commercial recreational vehicle park."

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.



Response: The road connecting the lower RV park and the proposed Paradise Parkway has been graded to limit grades to below 8% as shown on the grading plans, the note has been updated accordingly.

a. Plans state that access may be limited if the 8% grade is not able to be met.

Phase 1 roads meet minimum standards.

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). **Response: Acknowledged, will process application accordingly for the proposed park models.**
- 12. Provide recreation and play areas percentage. This can include recreation areas, common play areas, open grassy areas, amenity areas and buildings and must be equivalent to 10% of the gross area.**
Response: Summary added to sheet C100 (5/14) see table attached.

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.
 - a. The preliminary drainage study was provided and reviewed. Initial methods were verified and acceptable. Study will need to be updated based on most recent site plan prior to final plat approval.** **Response: Acknowledged**
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.

Bear Lake RV - Site Recreation and Play areas

4/21/2022

Site Location	SF	Ac
Recreation and Play Areas:		
Main Street	105,665	2.4
Promenade	74,832	1.7
Amenity Center and Park	155,513	3.6
Neighborhood Amenity	34,141	0.8
Canal Park	61,771	1.4
Road F & G Common Area	35,406	0.8
Welcome Center South	48,252	1.1
Path Network	80,915	1.9
Total Recreation and Play areas	596,495	13.7
Gross Area	4,582,701	105.2
Recreation and Play Areas Percentage of Gross Area		13.0%
 General Common Areas/Open Space:		
Glamping Area north of canal buffer Less drives and parking	1,241,091	28.5
Comfort Stations	39,070	0.9
Total	1,280,161	29.4
General Common Area/Open Space Percentage of Gross Area		28%
Total Recreation and Open Space as a Percentage of Gross Area		41%

JUN 09 2022

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):

<input type="checkbox"/> Annexation	Ordinance Reference: 11A-301
<input type="checkbox"/> Appeal	11B-400
<input checked="" type="checkbox"/> Conditional Use Permit	11C-500
<input type="checkbox"/> Condominium/Townhouse	11E-524 or 11E-525
<input type="checkbox"/> Encumbrance	Subdivision 11E-503/PUD or PRUD
<input type="checkbox"/> Extension of Time	11F-107-A-2
<input type="checkbox"/> Lot Split/Lot Line Adjustment	11E-506
<input type="checkbox"/> PUD Conceptual	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PRUD Conceptual	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> Subdivision	11E-100
<input type="checkbox"/> Vacation of Subdivision	11E-523
<input type="checkbox"/> Variance	11B-308
<input type="checkbox"/> Water Transfer	13A-1300
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> AEG Meeting, (Affected Entity Group):	
<input type="checkbox"/> Other Land Use Permit	

Project Name: West Shore Indoor Storage Current Zone: C1/C3 Proposed Zone: C1/C3

Property Address: 275 Paradise Parkway

Parcel # 41 - 21 - 300 - 0136

Contact Person: John Nelson Phone #: 801-628-2845

E-mail address: psionhomes@gmail.com

Mailing Address: 579 Heritage Park Blvd ste 201, Layton, UT 84041

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices. The conditional use we are seeking is for an indoor storage facility and an office/retail building in front of the storage facility fronting Paradise Parkway. All conditions have been met from the April 6, 2022 meeting.

Lot Size in acres or square feet: 6.67 Number of dwellings or lots: _____

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

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

Signature of Owner of Record

Email Form

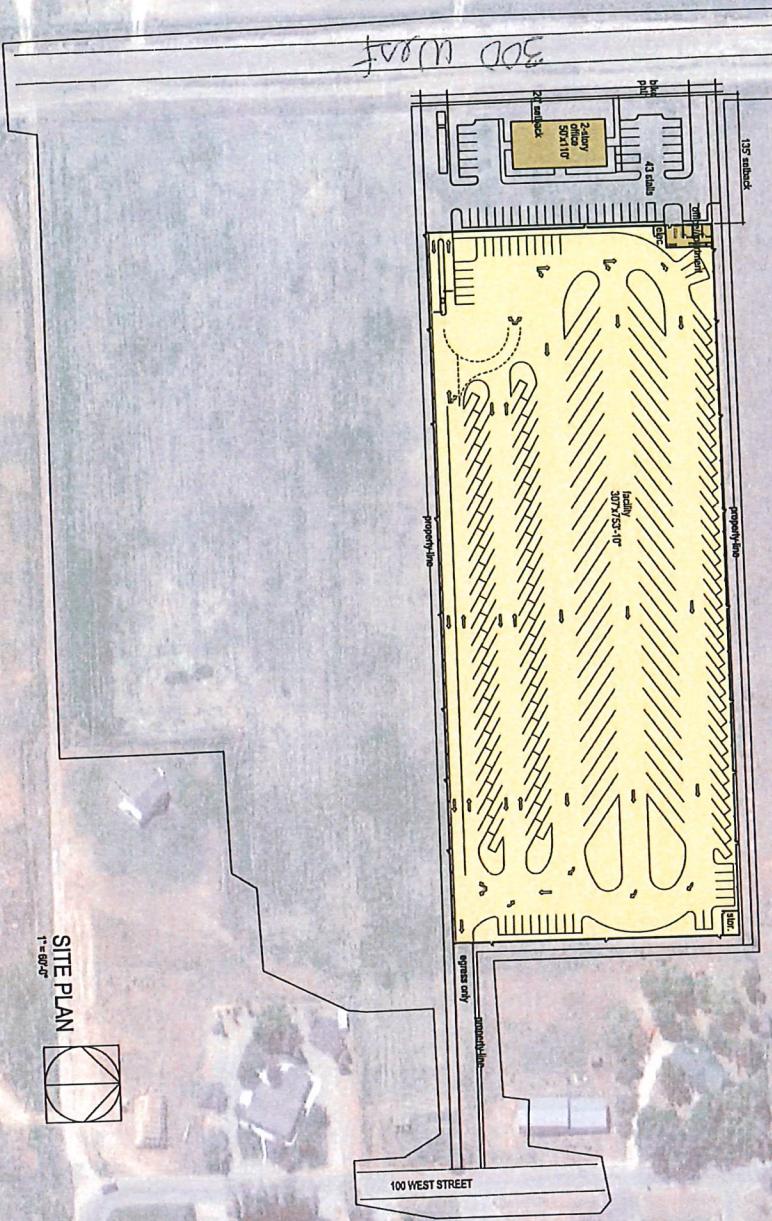
Signature of Owner of Record

Office Use Only

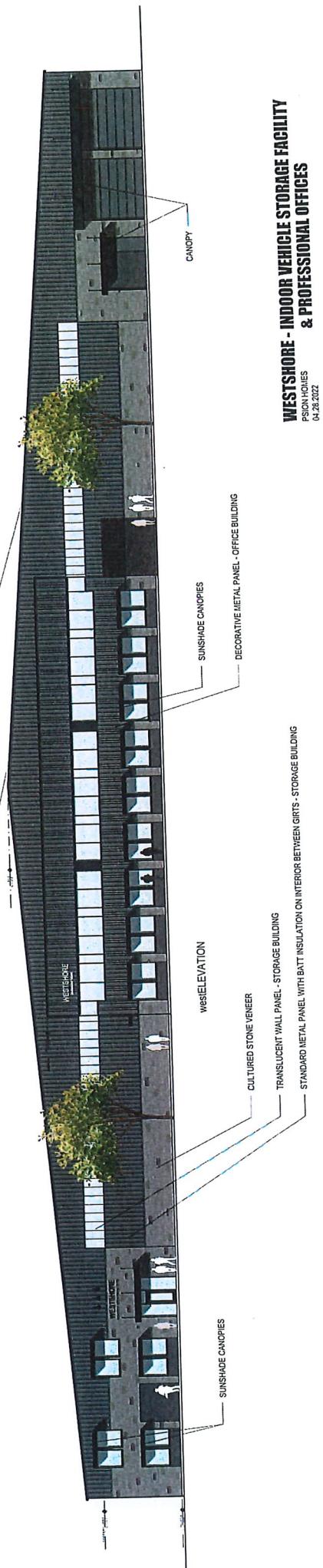
Date Received: _____

Fee: _____

By: _____



**WESTSHORE - INDOOR VEHICLE STORAGE FACILITY
& PROFESSIONAL OFFICES**
PSION HOMES
04-28-2022



**WESTSHORE - INDOOR VEHICLE STORAGE FACILITY
& PROFESSIONAL OFFICES**

PSION HOMES
04-26-2022

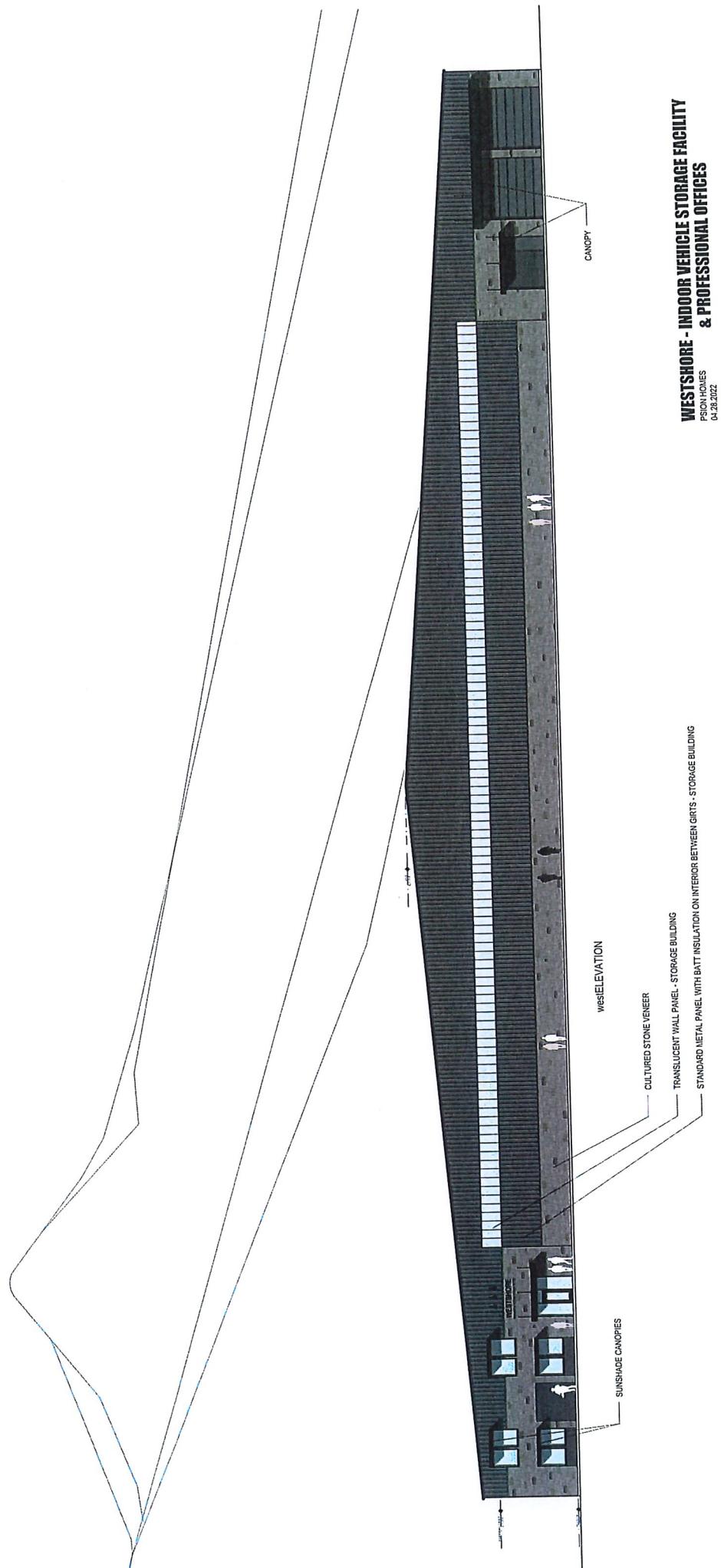
TRANSLUCENT WALL PANEL - STORAGE BUILDING
STANDARD METAL PANEL WITH BATT INSULATION ON INTERIOR BETWEEN Girts - STORAGE BUILDING

SUNSHADE CANOPIES
DECORATIVE METAL PANEL - OFFICE BUILDING

WEST ELEVATION
CULTURED STONE VENEER

SUNSHADE CANOPIES

CANOPY



**WESTSHORE - INDOOR VEHICLE STORAGE FACILITY
& PROFESSIONAL OFFICES**
PSION HOMES
04-28-2022



WESTSHORE - INDOOR VEHICLE STORAGE FACILITY & PROFESSIONAL OFFICES

DISPOSITION HOMES
04.28.2022

DECORATIVE METAL PANEL - OFFICE BUILDING

WEST ELEVATION



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: May 16, 2022
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Westshore Indoor Vehicle Storage & Offices

The Westshore Indoor Vehicle Storage and Offices conditional use permit (CUP) was received from the Town for engineering review in preparation for the June Planning Commission meeting. This review is meant to be a general review of the concept and zoning requirements to provide input during the CUP application process. Approval of the CUP should be based on discussions between the Town and the owner/developer.

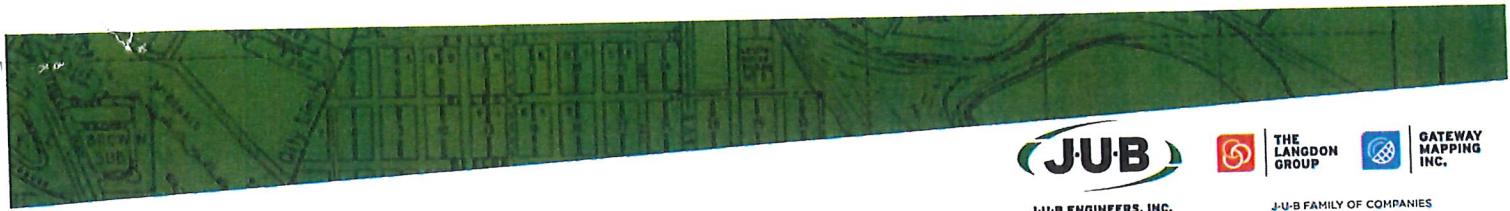
Zoning Requirements

1. The property is currently zoned as Recreational Residential (RR) and C-1. The commercial zoning is on the west portion of the property approx. 300' into the parcel from the west property line.

Engineering/Construction Plans

In a CUP application, many of the engineering items do not need to be dealt with prior to the application review. These items may be addressed prior to issuance of a building permit or any site excavation/construction.

1. The parcel width may only allow for one access along 300 West. The proposed plan is approx. 285' between driveway accesses.
2. Provide additional information for the proposed storm drain plan to confirm volumes and flows are being handled on-site.
3. Grading and improvements along 300 West will need to accommodate for the future planned trail. It may be the responsibility of the property owner to complete those improvements and incorporate them into the site design plans.



4. Water transfer (shares/volume) to the Town will need to be considered as the property uses are finalized and volumes are calculated.

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