

TC Approval
Amended BL

Garden City
Business License Application

Amended

Temp Approval

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

Pat ✓
Martell ✓

Business Status: (check all that apply)
☐ New Business
☐ Additional Location # ____
☐ Name Change
☐ Ownership Change
☐ Location Change
☐ Transient Vendor
☐ 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: ☐ Approved ☐ Not Approved Date: _____
Town Council: ☐ Approved ☐ Not Approved Date: _____
Inspections: Building Insp.: ☐ Initial Date: _____ ☐ Final Date: _____
Fire Inspection: ☐ Initial Date: _____ ☐ Final Date: _____

Comments:

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

Business Name: BlueWater Bistro & Bakery DBA Bear Lake wedding Rentals
If name change, previous name: _____
Location Address: 65 W Logan Rd #2
City, State & Zip: Garden City, UT 84028
Business Phone: 720-436-9550
Cell Phone: _____
Mailing Address: PO Box 120
City, State & Zip: Paris, ID 83261
E-mail Address: bearlakeweddingrentals@gmail.com
Owners Name: Brooke Bates
Owners Location: 65 W Logan Rd #2
City, State & Zip: Garden City, UT 84028
Phone: 720-436-9550
Cell Phone: _____

Kind of Business ☐ Retail ☐ Lodging ☐ Restaurant
☐ Professional ☐ Contractor ☒ 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?: ☐ Yes ☒ No

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, 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

Temp Approval

Mayor ✓
Martell ✓Garden City
Business License ApplicationPO 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: Business License Fee \$100.00 Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
	<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		

R.
cha
SA

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
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final

Comments:

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

Business Name:	OFELIAS CLEANING SERVICE by SOAPSTAR
If name change, previous name:	
Location Address:	116 Yellowcreek Rd
City, State & Zip:	Evanston, WY 82930
Business Phone:	307-677-0689 - 307-677-7584
Cell Phone:	
Mailing Address:	116 Yellowcreek Rd
City, State & Zip:	Evanston, WY 82930
E-mail Address:	ofeliascleaningservice@gmail.com
Owners Name:	Ofelia Paucarpura
Owners Location:	227 Washakie Dr.
City, State & Zip:	Evanston WY 82930
Phone:	307-677-0689
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:	General Cleaning, Residential & Commercial, deep clean, windows, soapstar commercial industrial laundry, Rental Service, floor mats
----------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------

Utah State Sales Tax Number:	831835831
-------------------------------------	-----------

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:	<u>Ofelia Paucarpura</u>	Date:	5-11-2022
--------------------------	--------------------------	--------------	-----------

Please print your name:	Ofelia Paucarpura
--------------------------------	-------------------

Comp Approval
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 <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 <u>100.00</u> 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: ☐ Commercial 1 2 3 ☐ Residential ☐ Beach Devel. ☐ Other _____

Business Name: Bear Lake Arms LLC

If name change, previous name: _____

Location Address: 664 S. Juniper Circle

City, State & Zip: Garden City UT 84028

Business Phone: 801-518-6995

Cell Phone: Same

Mailing Address: PO. Box 399

City, State & Zip: Garden City UT 84028

E-mail Address: dnesvala@hotmail.com

Owners Name: Dan R. Larsen

Owners Location: 664 S. Juniper Circle

City, State & Zip: Garden City UT 84028

Phone: 801-518-6995

Cell Phone: Same

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

Briefly Describe Your Business: Federal Firearms Licensee

Utah State Sales Tax Number: 15452086-002-STC

Ut State Professional License No. N/A

Will you be installing a sign?: ☐ Yes ☒ No

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, 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 on an agenda is determined by the notification schedule required by the be scheduled for the next meeting for which a legal notice has not yet is accepted as complete by the Town Staff.

**TOWN
COUNCIL
REVIEWED**

MAY 19 2022

JUN 09 2022

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time

Ordinance Reference

11A-301
11B-400
11C-500
11E-524 or 11E-525

- ☐ 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 _____

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.


Signature of Applicant

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

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

Clear Webb LLC

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 Meckam

2/7/2022

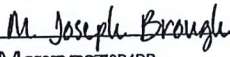
Norman Meckam

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:


Manager

NJJ at the Lake, LLC

2/8/2022

Date

SHEET NUMBER	SHEET TITLE	SHEET INDEX
C001	COVER SHEET	
C002	OVERALL EXISTING CONDITIONS	
C003	EXISTING CONDITIONS	
C004	EXISTING CONDITIONS	
C100	OVERALL SITE PLAN	
C101	SITE PLAN	
C102	SITE PLAN	
C200	OVERALL COMPOSITE GRADING	
C201	COMPOSITE GRADING	
C202	COMPOSITE GRADING	
C300	OVERALL COMPOSITE UTILITY	
C301	COMPOSITE UTILITY	
C302	COMPOSITE UTILITY	
C700	SITE DETAILS	

PARCEL NO.	ACREAGE	ZONING
41-33-00-00-018	20.3	SFR / C3
41-33-00-00-046	5.6	HE / RR
41-33-00-00-047	4.3	HE / RR
41-33-00-00-089	1.0	RR
41-33-00-00-024	0.4	RR
41-33-00-00-022	7.0	HE / RR
41-33-00-00-004	24.1	HE / RR
41-33-00-00-016	42.6	HE / RR / SFR / C3

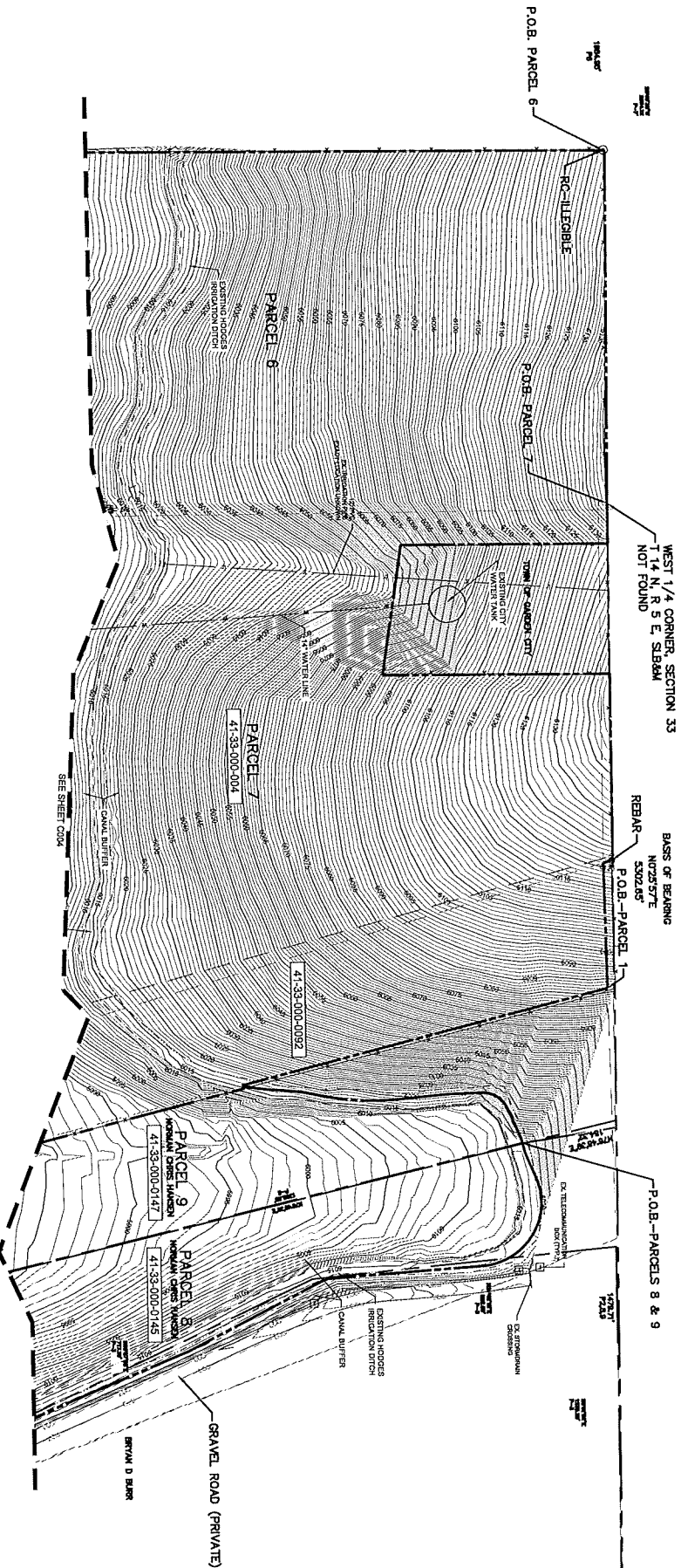
[illegible]

OWNER
NJL AT THE LAKE, LLC
411 W. 4400 NORTH
PLEASANT VIEW, UT 84414
PHONE: _____

DEVELOPER
SUN ACO ILLC
2777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
PHONE: (248) 206-2500

CIVIL ENGINEER
ATWELL
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
PHONE: (480) 218-8831

PM.	BLB
DR.	SAM
JOB NO.	20003367
FILE NO.	20003387_C001-CS.0M
C001	
SHEET NO.	
1 OF 14	



- EXISTING CONDITION NOTES**
1. FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION'S FOR OVERHEAD POWERLINES OR FOR WATERLINES.
 2. TWO WELLS LOCATED WITHIN 100' OF THE PROJECT SITE.
 3. TWO WELLS LOCATED WITHIN 100' OF THE PROJECT SITE.
 4. N 19° FT E 1039 FT FROM SW CORNER, SEC. 20 T 14 N R 5 E.

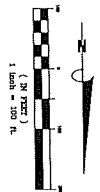


FILE NO.	20030307 / 2003-004-0144
DATE	04/17/2003
PROJECT NO.	C003
SHEET NO.	3 OF 14

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

ATWELL
 866.850.4200 www.atwell-group.com
 8755 SW BARNES ROAD, SUITE 100
 PORTLAND, OR 97225
 TEL 503.417.8000

NOTICE:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



1. SEE SHEET 14 OF 14 (C700) FOR AMENITY CENTER DETAILS

[illegible]

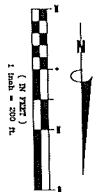


SITE PLAN NOTES
1. SEE SHEET 14 OF 14 (C700) FOR AMENITY CENTER DETAILS

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

[illegible]

PH.	BLB
DR.	SIM
JOB NO.	20003367
FILE NO.	20003367, C101-C102-4P, 4m
C102	
SHEET NO.	7 OF 14

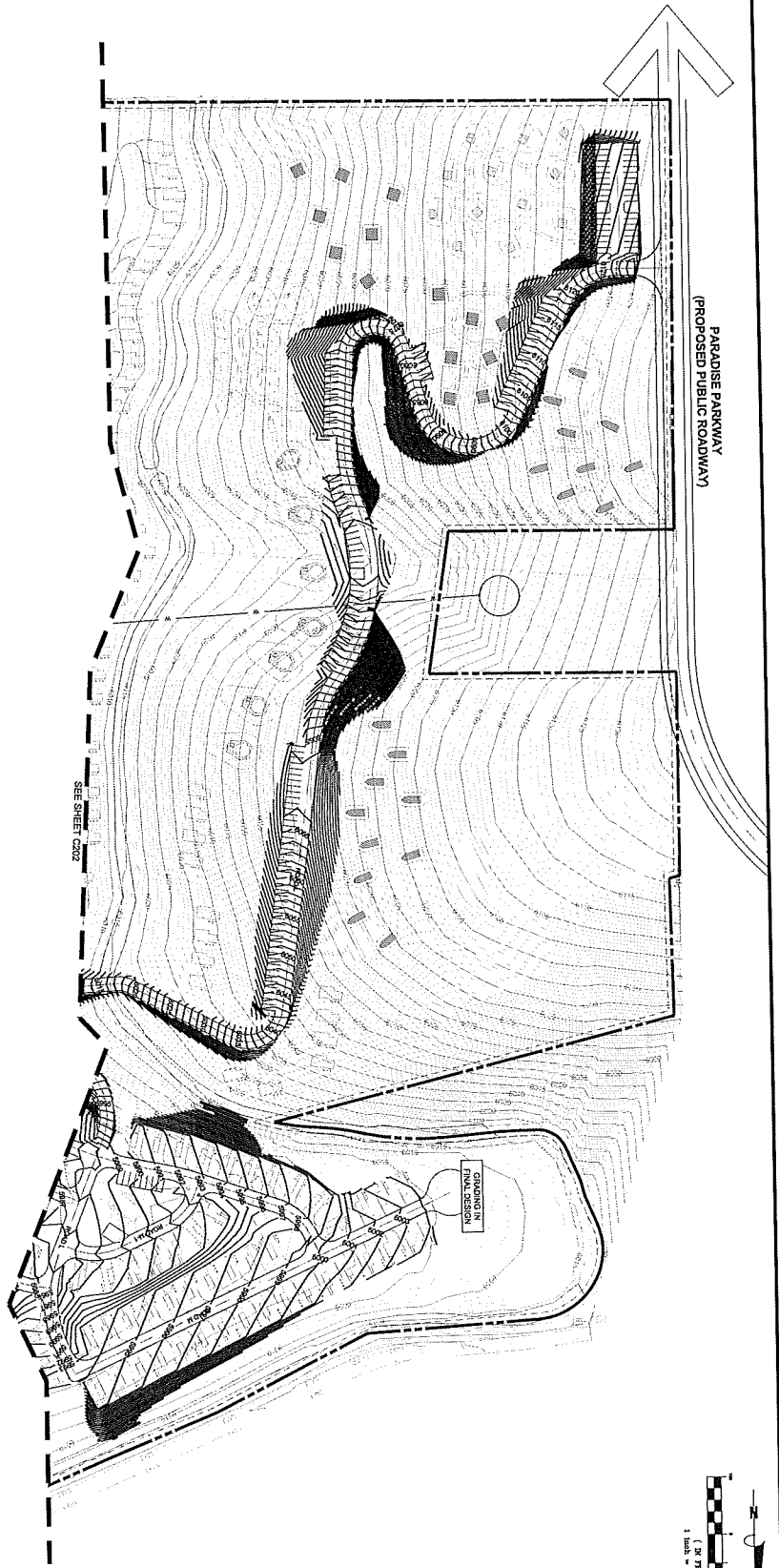


1. TRIAL GRADING TO BE DETAILED IN FINAL DESIGN
2. EMERGENCY ACCESS ROADS AND CONNECTION TO PARADISE PARKWAY TO BE GRADED IN FINAL DESIGN
3. CLAMPING MODELS WILL BE SEASONAL, AND FINAL DESIGN WILL PROVIDE FOR MINIMUM 8% GRADING OR RESTRICT ACCESS DURING WINTER MONTHS

P/L	BLB
DR	SIM
JOB NO.	20000387
FILE NO.	20000387_C200
C200	
SHEET NO.	
8 OF 14	

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

[illegible]



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

 Know what's below. Call before you dig.	GRADING LAND USE SUBMITTAL BEAR LAKE RV RESORT GARDEN CITY, RICH COUNTY, UTAH		 ATWELL 866.850.4200 www.atwell-group.com 9755 SW BARNES ROAD, SUITE 150 PORTLAND, OR 97225 248.447.2000	<small>NOTES: 1. THIS GRADING PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. 2. THE GRADING PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR CONSTRUCTION. 3. THE GRADING PLAN IS NOT TO BE USED FOR CONSTRUCTION. 4. THE GRADING PLAN IS NOT TO BE USED FOR CONSTRUCTION.</small>								
	<table border="1"><tr><td>PAL</td><td>SLB</td></tr><tr><td>ONE</td><td>SWA</td></tr><tr><td>JOB NO.</td><td>200333M7</td></tr><tr><td>FILE NO.</td><td>200333M7_2001-C202-GRD.dwg</td></tr><tr><td colspan="2">C201</td></tr></table>	PAL			SLB	ONE	SWA	JOB NO.	200333M7	FILE NO.	200333M7_2001-C202-GRD.dwg	C201
PAL	SLB											
ONE	SWA											
JOB NO.	200333M7											
FILE NO.	200333M7_2001-C202-GRD.dwg											
C201												



UTILITY NOTES

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

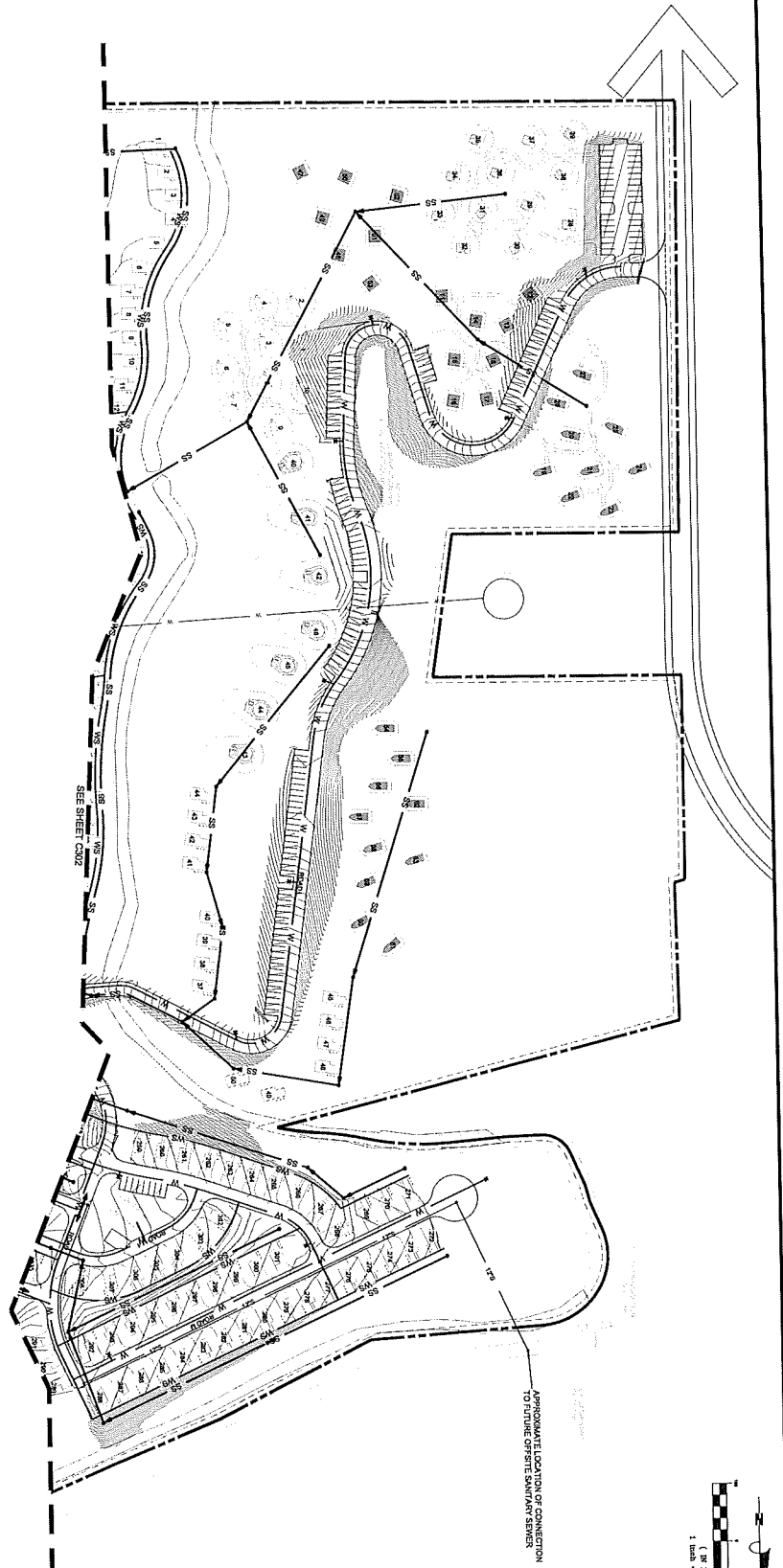
LAND USE SUBMITTAL

BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH



866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2003

[illegible]



COMPOSITE UTILITY LEGEND

PROPOSED WATER MAIN (8" TYP)	W
PROPOSED WATER SERVICE (1.5" TYP)	WS
PROPOSED PROPORTION APPROX. 40% SAVING	▲
PROPOSED SANITARY MAIN (4" TYP)	SS
PROPOSED SANITARY MAIN (12" TYP)	SS
EXISTING WATER	W
EXISTING SANITARY	SS

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

SHEET NO.
12 OF 14

DATE
02/09/2022
02/22/2022
04/13/2022

PROJECT
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

DESIGNER
ATWELL LLC
866.850.4200
www.atwell-group.com

DATE
02/09/2022
02/22/2022
04/13/2022

PROJECT
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

DATE
02/09/2022
02/22/2022
04/13/2022

PROJECT
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

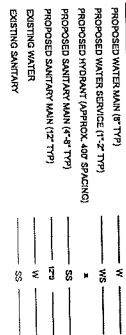
DATE
02/09/2022
02/22/2022
04/13/2022

PROJECT
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

DATE
02/09/2022
02/22/2022
04/13/2022

PROJECT
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

DATE
02/09/2022
02/22/2022
04/13/2022

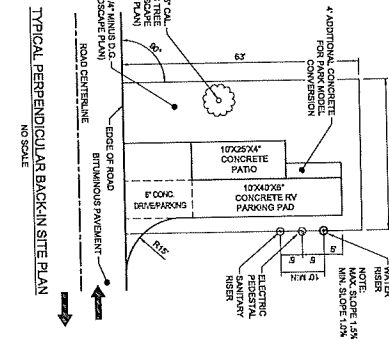


64-X3



ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000

[illegible]



TYPICAL PERPENDICULAR BACK-IN SITE PLAN
NO SCALE



TYPICAL FENCE CROSS SECTION



LOCAL STREET TYPICAL
1-WAY CROWN SECTION
SCALE: NTS



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



the location of existing underground utilities and establish a safe working environment. Contractors should be aware of the location of existing underground utilities and establish a safe working environment. Contractors should be aware of the location of existing underground utilities and establish a safe working environment.



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 for commercial recreational vehicle park."

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.

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
<u>Recreation and Play Areas:</u>		
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%
<u>General Common Areas/Open Space:</u>		
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):

- ☐ 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: 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

Signature of Owner of Record

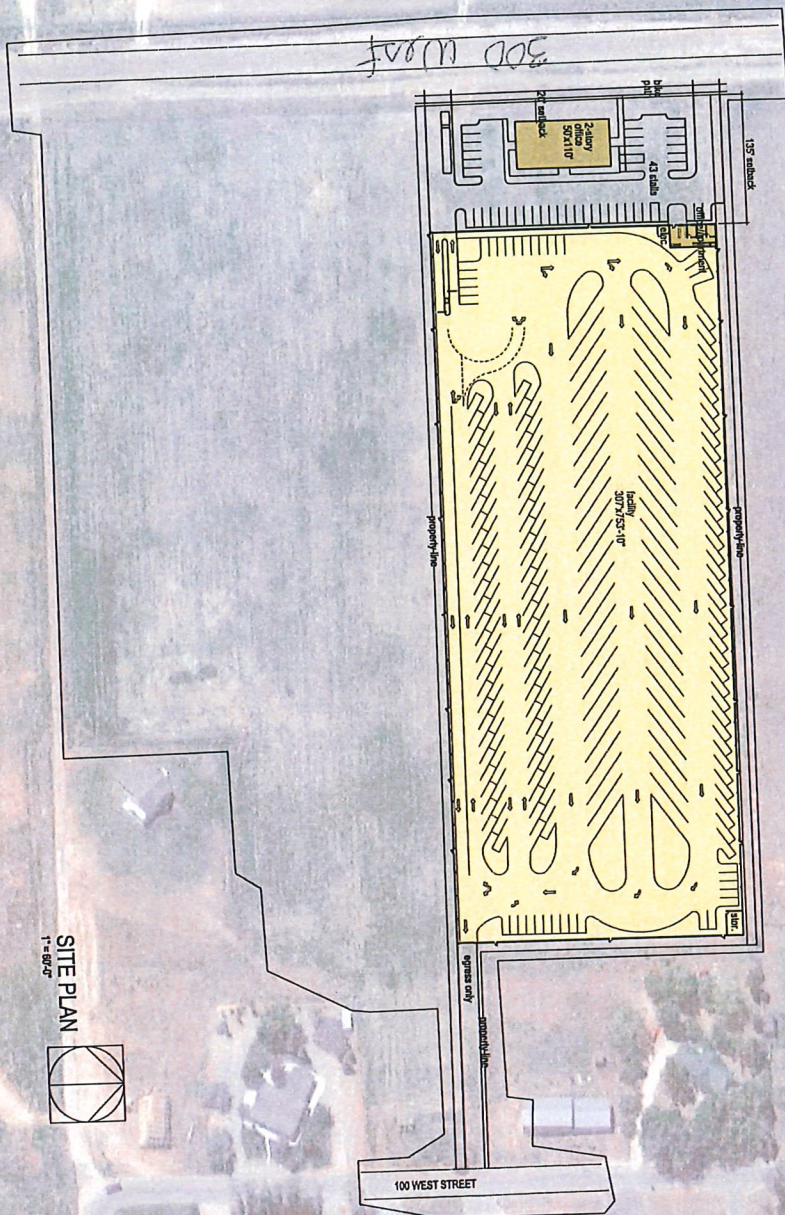
Email Form

Office Use Only

Date Received: _____

Fee: _____

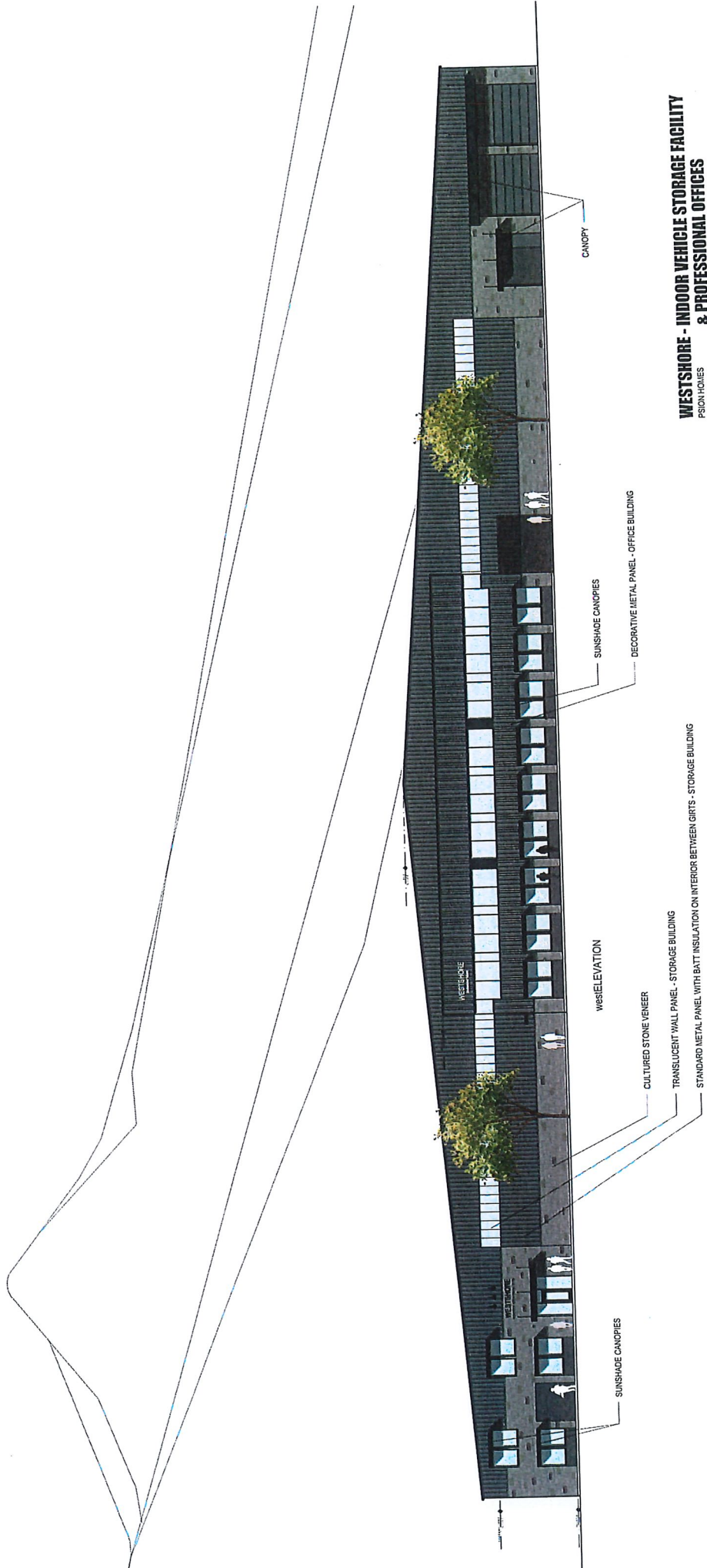
By: _____



SITE PLAN
1" = 60' 0"

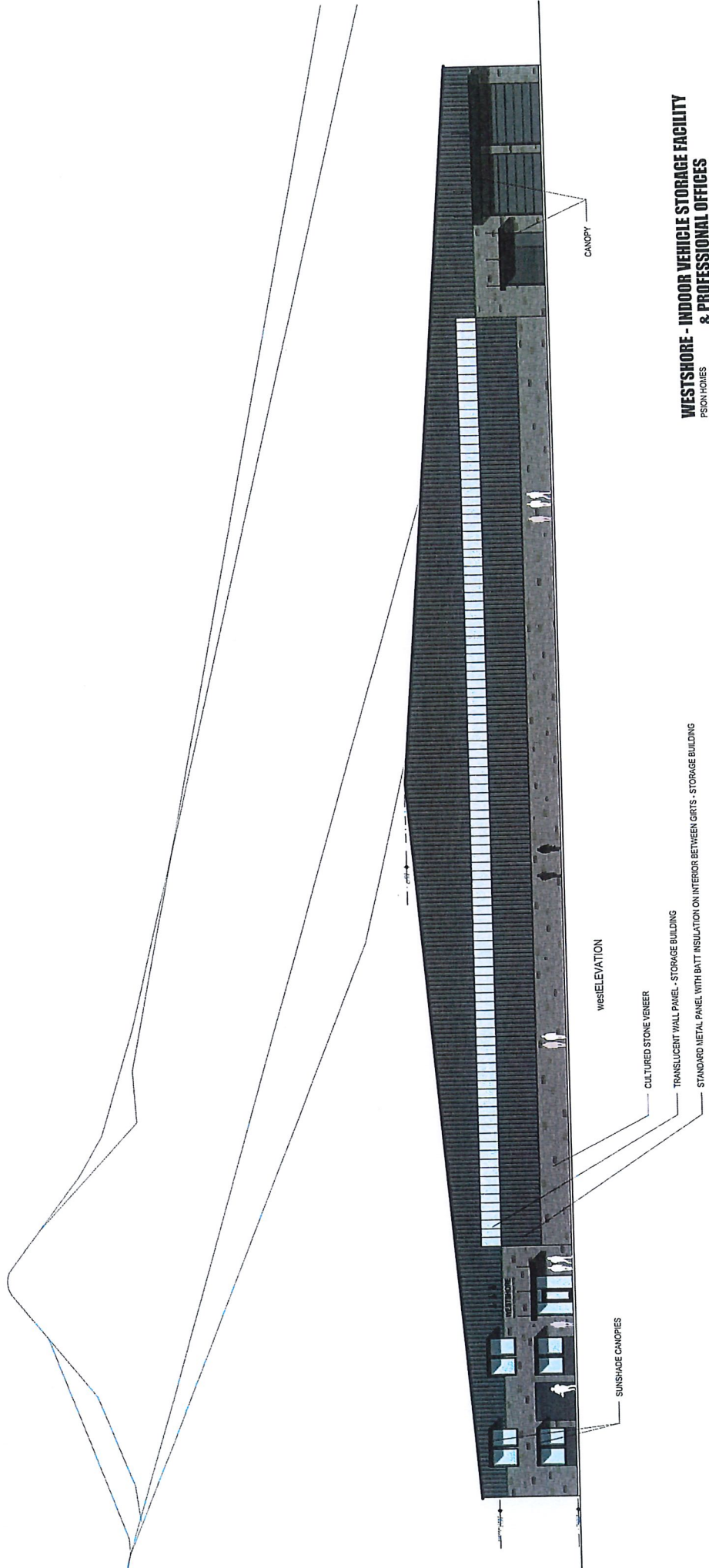


WESTSHORE - INDOOR VEHICLE STORAGE FACILITY
PSION HOMES
04.28.2022



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

PSION HOMES
04.28.2022



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

PSION HOMES
04.28.2022

CANOPY

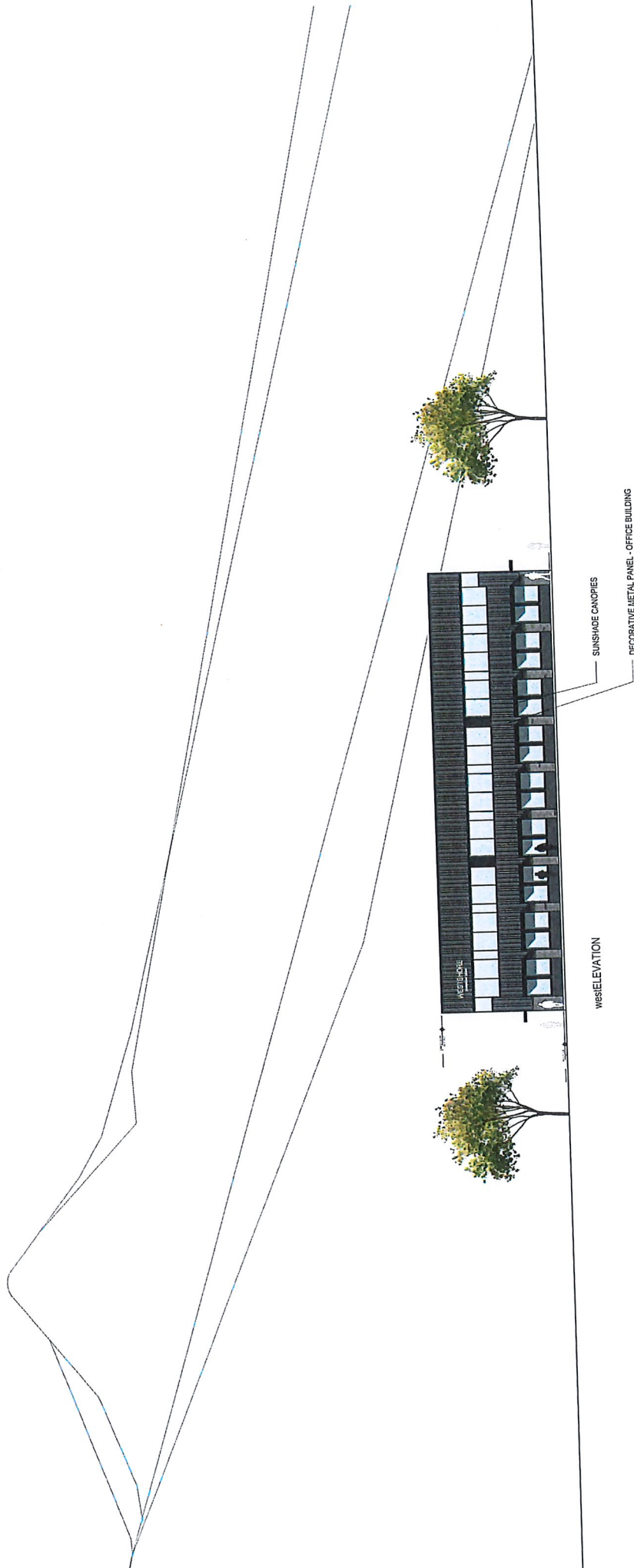
WEST ELEVATION

CULTURED STONE VENEER

TRANSLUCENT WALL PANEL - STORAGE BUILDING

STANDARD METAL PANEL WITH BATT INSULATION ON INTERIOR BETWEEN GIRTS - STORAGE BUILDING

SUNSHADE CANOPIES



WESTSHORE

SUNSHADE CANOPIES
DECORATIVE METAL PANEL - OFFICE BUILDING

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



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.

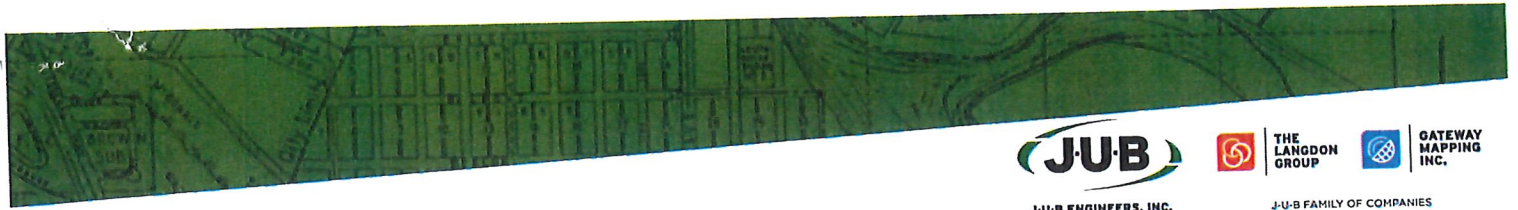
Zoning Requirements

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.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

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.