

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 - *Amended*
- ☐ 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: Seasons Amenities Current Zone: C3 Proposed Zone: C3

Property Address: Lot N of the Seasons.

Parcel # 41 - 21 - 400 - 0247

Contact Person: Stan & Ronda Goodell Phone #: 801-599-7337

E-mail address: stan@letsgetawayproperties.com

Mailing Address: 1540 E Millbrook Way, Bountiful, UT 84010

Applicant (if different): Ronda Goodell Phone #: 801-792-6352

Mailing Address: 1540 E Millbrook Way, Bountiful, UT 84010

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

Mailing Address: _____

Project Start date: 09/01/2022 Completion date: 07/01/2023

Describe the proposed project as it should be presented to the hearing body and in the public notices.
To subdivide the existing parcel into 2 lots. Lot 1 would be sold to The Seasons and they would amend their PUD. Lot 2 is for amenities, pickle ball courts, etc.

Lot Size in acres or square feet: 40,523 Number of dwellings or lots: 1

Non-residential building size: _____

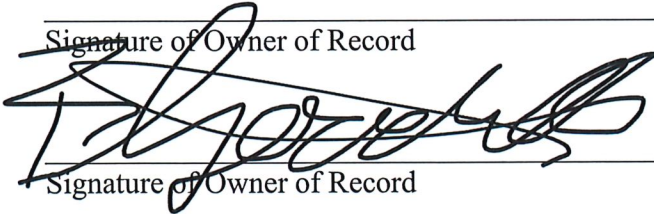
I certify that the information contained in this application and supporting materials is correct and accurate and the requirements and deadlines associated with this application.



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

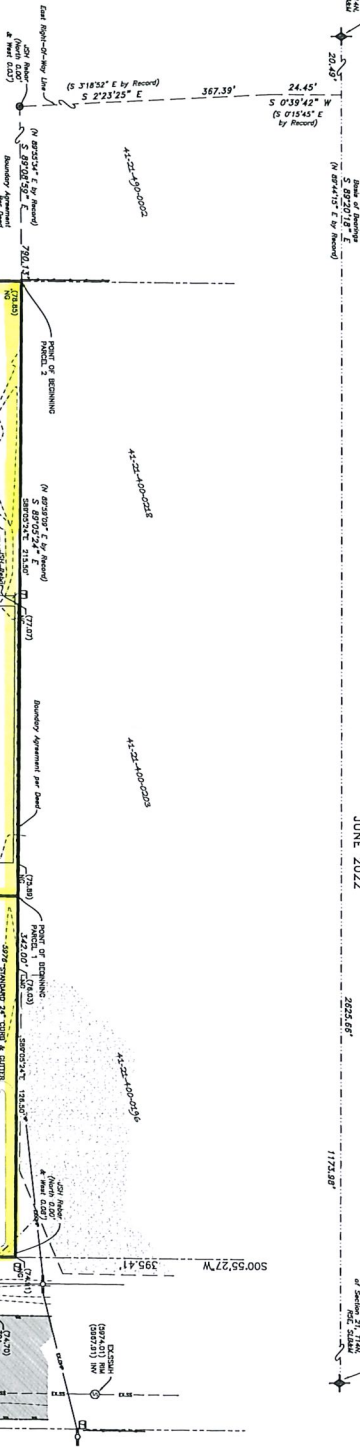
Date Received: _____

Fee: 300.00

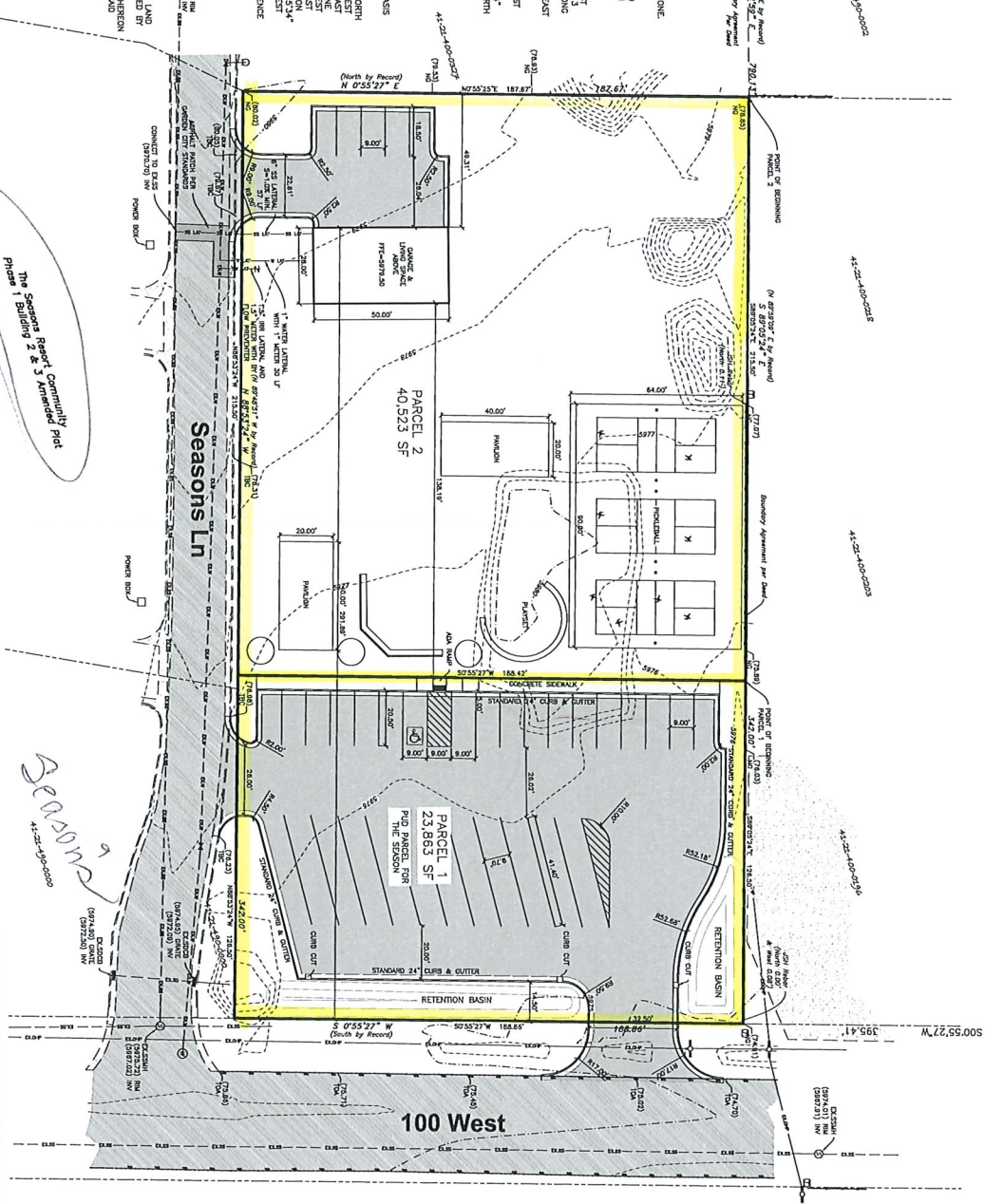
By: Season's HOA

Preliminary Plat

JUNE 2022

[illegible][illegible]

I, CLINTON G. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7881387 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LOCATED IN:	GARDEN CITY, RICH COUNTY
ORIGINAL PROPERTY:	64,386 SF (1.48 ACRES)
PARCEL 1:	23,643 SF (0.55 ACRES)
PARCEL 2:	40,623 SF (0.93 ACRES)
ZONE:	C3 - COMMERCIAL
BUILDING AREA:	1,400 SF
HARD SURFACE AREA:	23,520
LANDSCAPE AREA:	8,125
PARKING:	12 SPACES PROVIDED
	12 RV SPACES PROVIDED



HUNT
ENGINEERING, LLC

Hunt Engineering
Thomas Hunt, PE
6619 Willow Creek Rd
Mountain Green, UT 80450
PH: (801) 664-4754

SEWER DISTRICT:
Bear Lake Special Service District
4252 W 2200 S

SURVEYOR: Advanced Land Surveying
Clint Hansen, PLS
70 Research Park Way #11,
Logan UT 84341
PH: (435) 770-1585

POWER COMPANY: Rocky Mountain Power
Customer Service Line
Phone: (801) 546-1235

TELEPHONE COMPANY:

Century Link
Customer Service Line
Phone: (801) 603-6000

FIRE DEPARTMENT:
Garden City Fire
Phone: (435) 881-6313

NARRATIVE

THE BOUNDARY OF THIS SURVEY WAS TO RE-ESTABLISH THE ORIGINAL PARCEL AS SHOWN AND DESCRIBED HEREON AND TO PERFORM A TOPOGRAPHICAL SURVEY WITH OBSERVABLE FEATURES. THE SURVEY WAS CONTROLLED BY THOMAS HUNT OF HUNT ENGINEERING. THE ORDER USED TO ESTABLISH THE PROPERTY CORNERS WAS JST READING HUNT, THE RECORD LOTS. THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14, NORTH, RANGE 5 EAST, S&T LAKE BASIN & MCDONALD, THE BASIS OF BEARING IS THE NORTH LINE OF SEAD, NORTH QUADRANT, WHICH BEARS SOUTH 89°05.24' EAST, UTAH COORDINATE SYSTEM 1983 NORTH ZONE.

AGENCY CONIACIS:

PLANNING:
Garden City Planning
69 N. Paradise Parkway,
Garden City, Tenn 38408

SEWER DISTRICT:
Bear Lake Special Service District
4252 W 2200 S

POWER COMPANY:
Rocky Mountain Power
Customer Service Line
Phone: (801) 546-1235

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