

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: Bear Lake RV Park Current Zone: HE/RR/ Proposed Zone: PUD/CI

Property Address: Vacant

Parcel # _____ - _____ - _____ - _____ **Eight (8) parcels; see Attachment A and Cover Sheet for parcel numbers.**

Contact Person: Brady Berry, Atwell Phone #: 971.334.8962

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

Mailing Address: 9755 SW Barnes Road, Suite 150, Portland, OR 97225

Applicant (if different): Sun Acq. II, LLC Phone #: 248.208.2500

Mailing Address: 27777 Franklin Road, Suite 200, Southfield, MI, 48034

Property Owner of Record (if different): Sun Bear Lake Garden City LLC Phone #: _____

Mailing Address: 27777 Franklin Road, Suite 200, Southfield, MI, 48034

Project Start date: May 2023 Completion date: June 2025

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

Final Plat for Bear Lake RV Resort and Conditional Use Permit (CUP) approval for the construction of permanent Park Models.

Lot Size in acres or square feet: 105.3 Acres Number of dwellings or lots: None

Non-residential building size: 7 Structures - 30,938 SF

397 RV Sites - Angled Back In Spaces
30 RV Sites - Drive-Thru Spaces
63 Glamping Spaces/Units

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.

Brady Berry

Digitally signed by Brady Berry
DN: E=bberry@atwell-group.com, CN=Brady Berry,
O=Atwell, LLC*, L=Southfield, S=Michigan, C=US
Date: 2022.08.17 09:59:09-07'00'

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.**

Bill Raffoul

Signature of Owner of Record

Signature of Owner of Record

Email Form

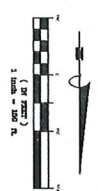
Signature of Owner of Record

Office Use Only

Date Received:

Fee: 300.00 CUP

By: SUN RV



UNIT SUMMARY		
TYPE	UNITS	UNIT NUMBERS
RV SITES	360	1-360
PROPOSED PARK MODELS	24	361-384
PARK MODELS	50	385-399
RV FULL-TIME/CH	67	400-466
CLAMPING	64	467-530
TOTAL	495	

TERRACE SUMMARY		
TYPE	STALLS	(%)
MAIN STREET	54	11.4%
AMENITY CENTER & PARK	60	13.1%
NEED-GROUNDED AMENITY AREA	23	4.9%
CLAMPING PARK MODELS	114	23.2%
WELCOME CENTER	42	8.5%
COAST STATION	12	2.4%
TOTAL (AREA BEYOND 40)	205	41.5%

RV SITES SUMMARY		
TYPE	STALLS	(%)
RV SITES	360	72.5%
CLAMPING	135	27.5%
TOTAL	495	100%

RECREATION & PLAY AREA SUMMARY		
AREA	SIZE (FT ²)	ACRE
RECREATION & PLAY AREA	100,000	2.3
PLAYGROUND	10,000	0.23
AMENITY CENTER & PARK	10,000	0.23
NEED-GROUNDED AMENITY AREA	10,000	0.23
CLAMPING PARK MODELS	10,000	0.23
WELCOME CENTER	10,000	0.23
COAST STATION	10,000	0.23
TOTAL RECREATION & PLAY AREA	130,000	3.0
GRASS AREA	4,000,000	92.0
5% OF RECREATION & PLAY AREA	6,500	0.15

GENERAL SUMMARY		
ITEM	QUANTITY	UNIT
CLAMPING	135	STALLS
RV SITES	360	STALLS
COAST STATION	12	STALLS
TOTAL CLAMPING	147	STALLS
TOTAL RV SITES	360	STALLS
TOTAL COAST STATION	12	STALLS
TOTAL CLAMPING & RV SITES	517	STALLS
TOTAL COAST STATION & RV SITES	372	STALLS
TOTAL CLAMPING & COAST STATION	159	STALLS
TOTAL CLAMPING & COAST STATION & RV SITES	671	STALLS

SUN COMMUNITIES
BEAR LAKE RV RESORT
GARDEN CITY, RICH COUNTY, UTAH

FINAL PLAN

OVERALL SITE PLAN

DEVELOPER
THE AMERICAN CENTER
27777 FRANKLIN ROAD, SUITE 200
SOUTH BEND, IN 46624

219.209.2543 / 219.248.2020

ANASTASIA SHORT

ATWELL
888.860.4200 www.atwell-engineers.com

1120 WEST 1000 SOUTH, SUITE 100
PO BOX 1000, SALT LAKE CITY, UT 84143

DATE: 07/1/2010

BY: [Signature]

PROJECT NO: C100

SCALE: 1" = 200'

DATE: 07/1/2010

BY: [Signature]

PROJECT NO: C100

SCALE: 1" = 200'

DATE: 07/1/2010

BY: [Signature]

PROJECT NO: C100