

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

1830FF28826D427...

Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received:

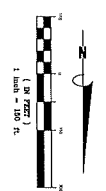
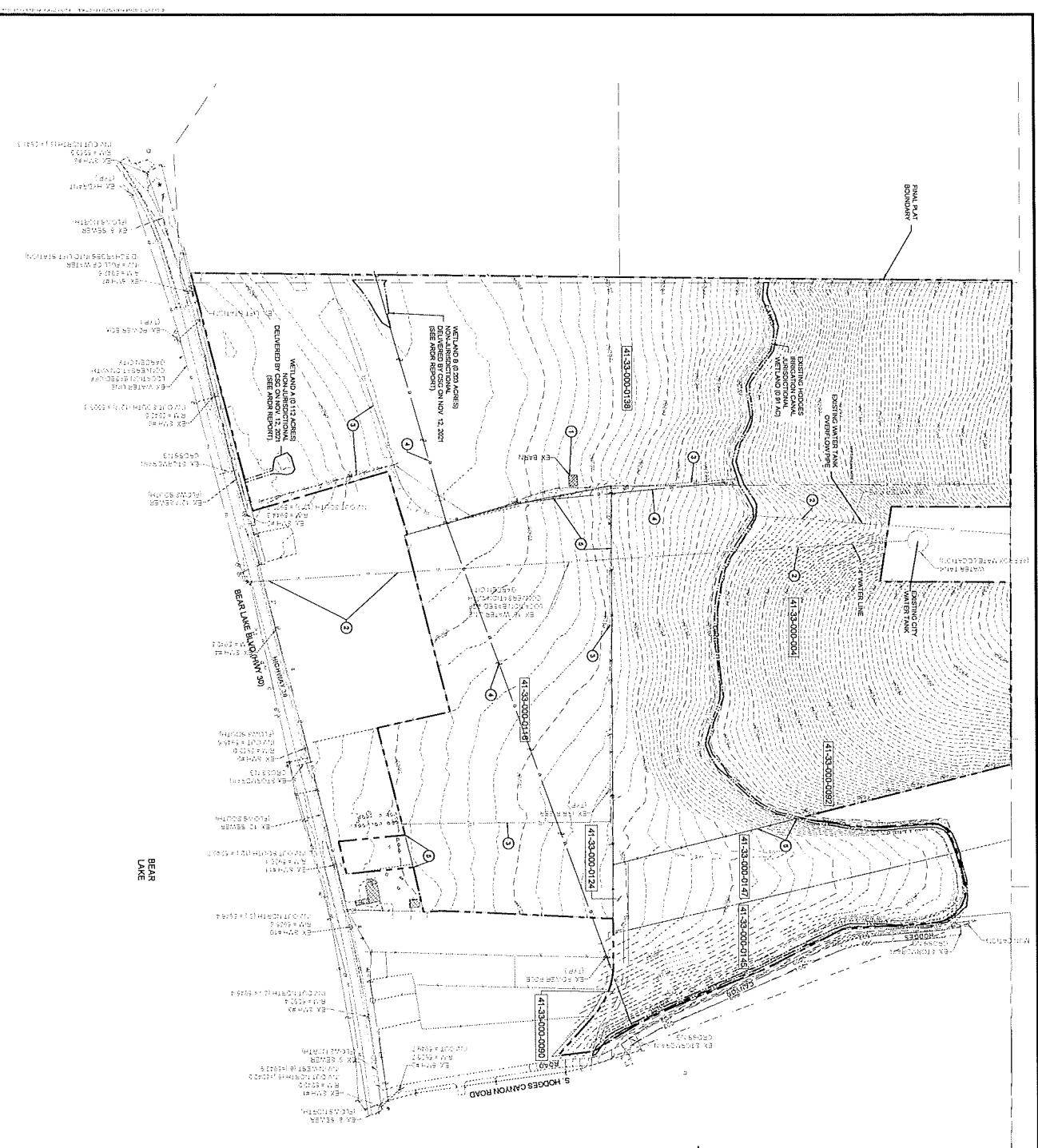
Fee: 3000. dep. 1000.00 plat

By: Sun RV

Attachment A

Bear Lake RV Park
Summary of Affected Parcels
Garden City, UT

<i>Parcel Number</i>	<i>Acreage</i>	<i>Zoning</i>
41-33-000-0116	20.3	SFR/C3
41-33-000-0145	5.6	HE/RR
41-33-000-0147	4.3	HE/RR
41-33-000-0090	1.0	RR
41-33-000-0124	0.4	RR
41-33-000-0092	7.0	HE/RR
41-33-000-0004	24.1	HE/RR
41-33-000-0138	42.6	HE/RR/SFR/C3
Total	105.3	



KEY NOTES

- 1 REMOVE EXISTING BARN
- 2 EXISTING WATERLINE TO REMAIN ONLY IN PLACE AFTER RELOCATION OF EXISTING PIPE
- 3 EXISTING IRRIGATION LINES TO REMAIN IN PLACE AFTER RELOCATION AND HOUPUP OF POWER LINES TO BE REMOVED AND ELECTRICAL LINES TO BE REPEARED BY RICHBY MOUNTAIN POWER SERVICE
- 4 REMOVE EXISTING FENCE

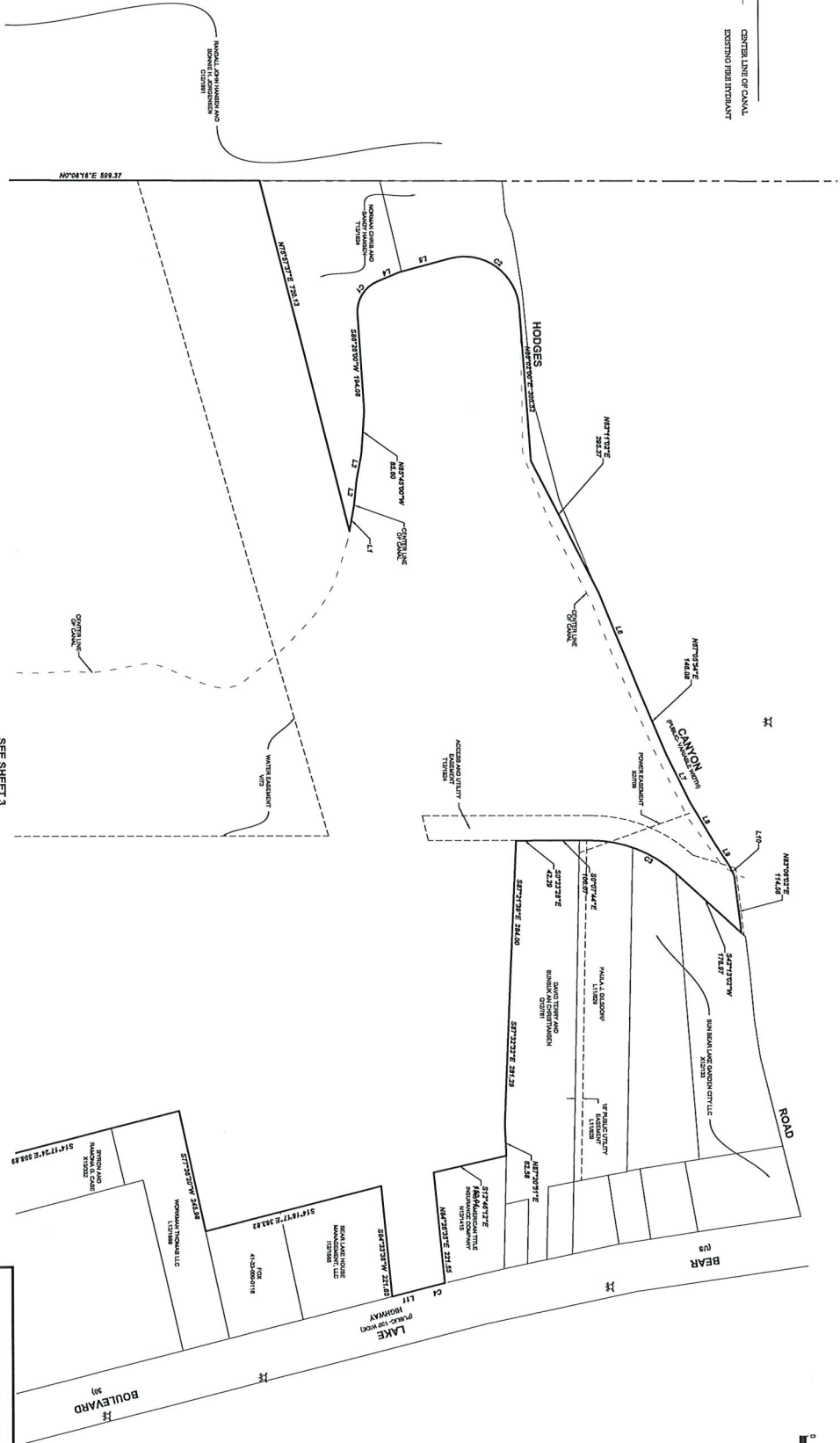
EXISTING CONDITION NOTES

- 1. REMAINING EXISTING STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION
- 2. THERE ARE NO EASEMENTS FOR OVERHEAD POWER LINES OR FOR WATER LINES
- 3. TWO WELLS LOCATED WITHIN 100' OF THE PROJECT SITE
 - 3.1 N 55° 17' 18" E 150' 11" FROM SE CORNER, SEC 20 T 14 N R 6 E
 - 3.2 N 55° 17' 18" E 150' 11" FROM SE CORNER, SEC 20 T 14 N R 6 E
- 4. SUN AND THE UNDERLYING PROPERTY WILL BE RELOCATED INTO A NEW LOCATION. THE RELOCATION PITS TO ACCOMMODATE SUN WILL BE LOCATED IN THE SAME AREA AS THE EXISTING SUN. SUN WILL RELOCATE THE RELOCATION PITS TO ACCOMMODATE SUN WILL BE LOCATED IN THE SAME AREA AS THE EXISTING SUN. SUN WILL RELOCATE THE RELOCATION PITS TO ACCOMMODATE SUN WILL BE LOCATED IN THE SAME AREA AS THE EXISTING SUN.

DATE: 09/10/2012		CLIENT: SUN COMMUNITIES BEAR LAKE RV RESORT GARDEN CITY, RICH COUNTY, UTAH FINAL PLAN EXISTING CONDITIONS & DEMO		DEVELOPER: THE AMERICAN CENTER 2777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248 208 2543 / 248 208 2640 ANASTASIYA SHORT		 ATWELL 866.850.4200 www.atwell-group.com 815 SW BARNES ROAD, SUITE 150 PORTLAND, OR 97205 248 447 2000		NOT A CONTRACT DOCUMENT THIS DOCUMENT IS THE PROPERTY OF ATWELL & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATWELL & ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED TO BE A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED TO BE A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT.	
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FINAL PLAT
OF
**SUN PROPERTIES
SUBDIVISION**
LOCATED IN THE NW1/4 & SW1/4 OF SECTION 33, T14N, R5E, S11&12M,
GARDEN CITY, UTAH

LEGEND
— CENTER LINE OF CANAL
--- EXISTING IRRI IRRIGANT



SEE SHEET 3

civilsolutionsgroupinc
CACHÉ VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.574.1432
info@civilsolutionsgroupinc.net
www.civilsolutionsgroupinc.net

FINAL PLAT
OF
**SUN PROPERTIES
SUBDIVISION**
LOCATED IN THE NW1/4 & SW1/4 OF SECTION 33, T14N, R5E, S11&12M,
GARDEN CITY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF IRCH, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ ARCH COUNTY RECORDER

SHEET 2 OF 2

LEGEND

— CENTER LINE OF CANAL

— EXISTING FIRE HYDRANT

LOCATED IN THE NW1/4 & SW1/4 OF SECTION 33, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH

SEE SHEET 2

ENTER LINE
OF CASH

N 83033
TOWN OF GARDEN CITY 249
E4003
S89°40'42"E 394.32

WEST 1/4 CORNER OF SECTION 33,
T14N, R9E, S16E
LAWEST ALUMINUM CAP

POINT OF BEGINNING

ANDALL, JOHN HANSEN AND
DONNIE H. JOHNSON
C1271871

N0°43'40"E 642.57

CONTRACT

M-PLZ.COM

2772.20

ROBERT W. BIRLING PLUMBING, INC.
V0377

EAR
RUS

TAKE
ALC. 100 W/100

06-008-30

BOULEVARD
(30)

ciwilsolutionsgroupinc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.674.1432
info@ciwilsolutionsgroup.net
www.ciwilsolutionsgroup.net

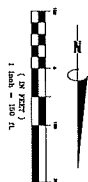
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OF
SUBDIVISION

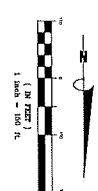
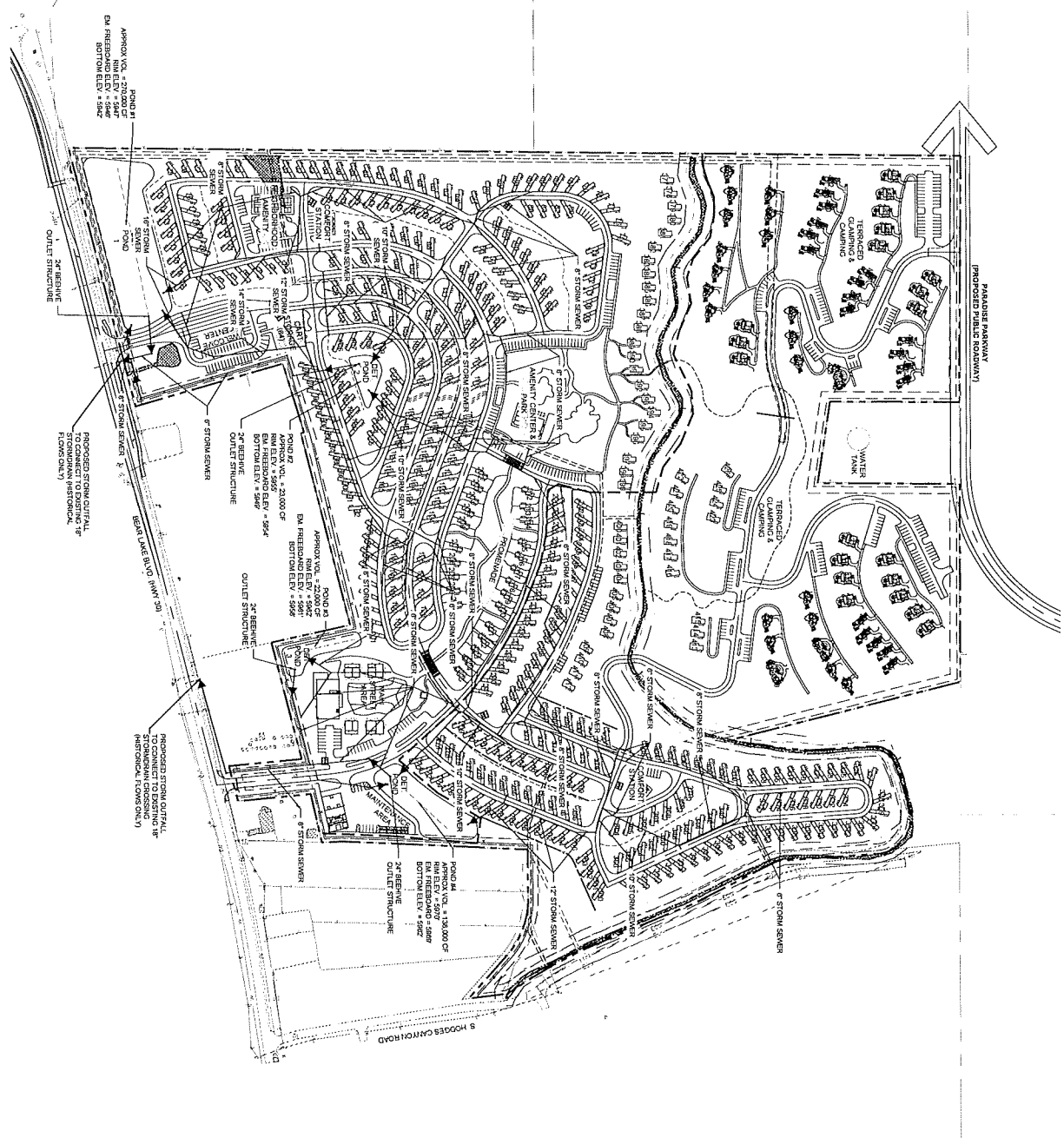
LOCATED IN THE NW 1/4 OF SEC. 26, T.17N., R.9E., S.1.B. AM.
LANDEN CITY, I.A.M.

SHEET 3 OF _____

RECORDED # _____
STATE OF IOWA, COUNTY OF RICE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FILE NO. _____
RICE COUNTY RECORDER



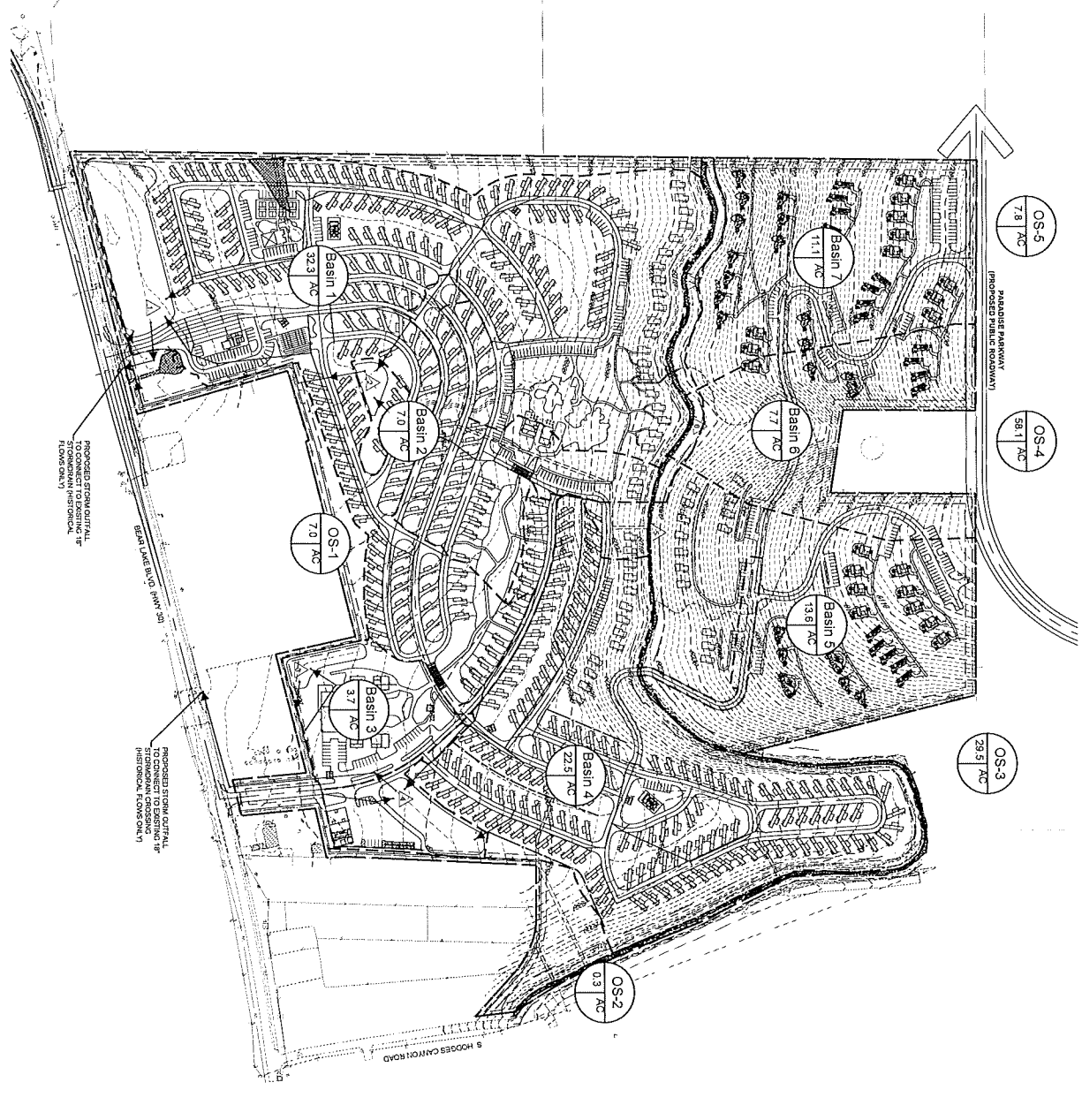


NOTE:
 POND AREAS ARE APPROXIMATE AND MAY VARY AS DESIGN IS FINALIZED. DRAINAGE BASINS MAY BE ADJUSTED AS NECESSARY TO ALIGN WITH POND SIZES IF ANY RESOLVING OF POND IS REQUIRED.

LEGEND

- PROPOSED STORM DRAIN (SIZE VARIES)
- CATCH BASIN
- OUTFALL
- MANHOLE

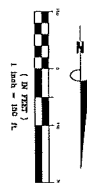
81 RAYMOND J. ANDERSON, INC. 1000 S. 1000 E., SUITE 100 PORTLAND, OR 97216 503.255.1000 www.rja-inc.com	ATWELL 866.850.4200 www.atwell-group.com 675 SW BARNES ROAD, SUITE 110 PORTLAND, OR 97225 503.443.2000	DEVELOPER THE AMERICAN CENTER 2777 FRANKLIN ROAD, SUITE 200 SOUTH FELD, UT 84004 243.208.2543 / 243.208.2640 ANASTASIAVIA SHORT	CLIENT SUN COMMUNITIES BEAR LAKE RV RESORT GARDEN CITY, RICH COUNTY, UTAH FINAL PLAN OVERALL STORM PLAN	DATE 08/11/2012 CLIENT SUN COMMUNITIES DESIGNER RJA SCALE 1" = 100' DATE 08/11/2012 PROJECT NO. C200
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- LEGEND**
- PROPOSED STORM DRAIN (22" DIA) (W/25)
 - CATCH BASIN
 - OUTFALL
 - MANHOLE
 - A = 1" MAIN DISSECTION
 - B = AREA IN ACRES
 - C = 25-YEAR FLOW
 - D = 100-YEAR FLOW
 - DESIGN POINT
 - DRAINAGE BASIN BOUNDARY



DATE: 08/10/2021 CLIENT: SUN COMMUNITIES PROJECT: BEAR LAKE RV RESORT LOCATION: GARDEN CITY, RICH COUNTY, UTAH FINAL PLAN PROPOSED DRAINAGE BASIN MAP	DEVELOPER: THE AMERICAN CENTER 27777 BRAZILIAN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248 200 2543 / 248 200 2640 ANASTASIYA SHORT	ATWELL 866.850.4200 www.atwell-group.com 8155 S.V. BARNES ROAD, SUITE 135 PORTLAND, OR 97225 248 447 2507	811 Call Before You Dig 811 is a national program that provides a single point of contact for all utility locating requests. By calling 811, you can ensure that all underground utilities are located and marked before you dig, helping to prevent accidents, damage to property, and disruption of services.
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DR	SM	CM	BLB
P.M. BLB			

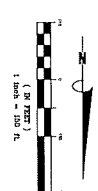
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DEVELOPER
THE AMERICAN CENTER
77 FRANKLIN ROAD, SUITE
SOUTHFIELD, MI 48034
248 208 2543 / 248 208 2644
ANASTASIYA SHORT

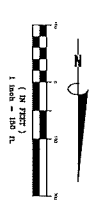
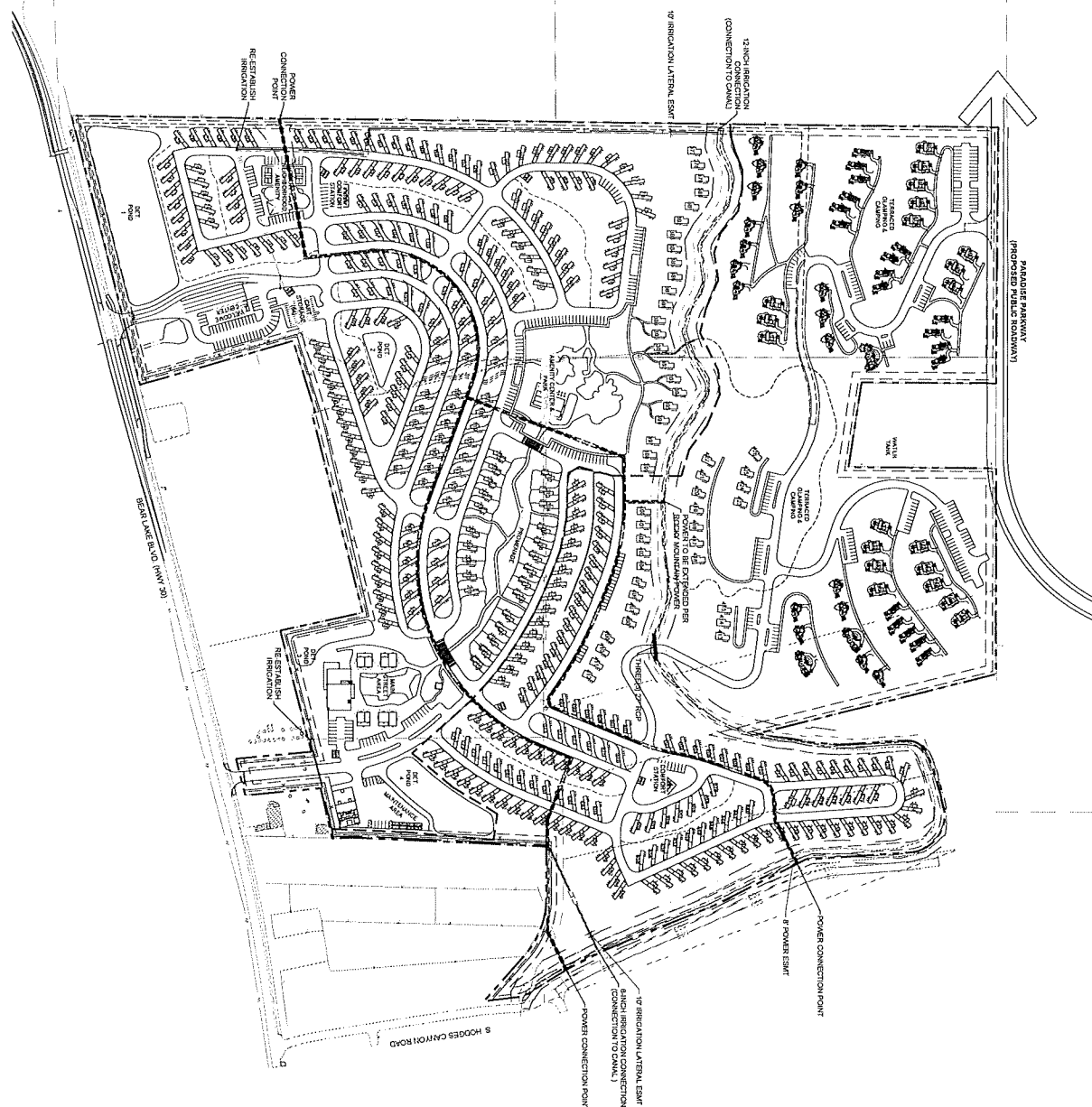
 **ATWELL**
866.850.4200 www.atwell-group.com
9155 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
788 447 2000

[illegible][illegible]

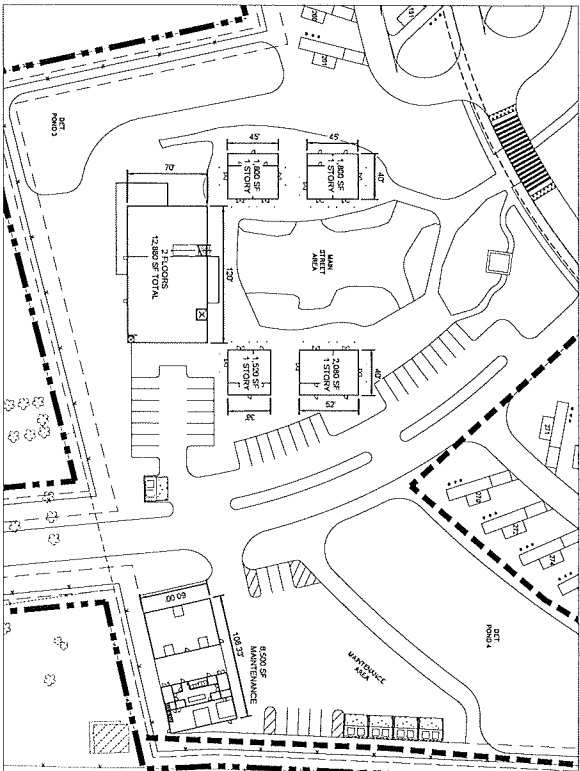
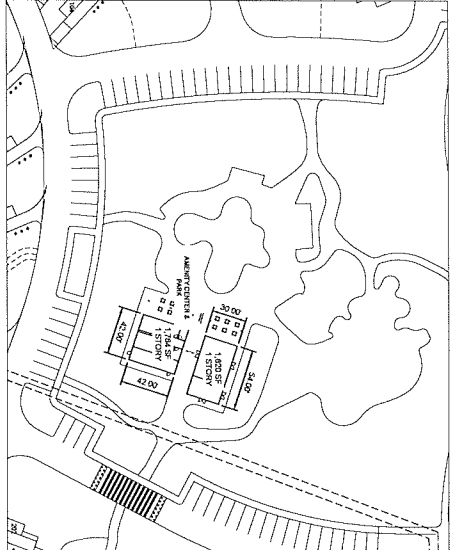
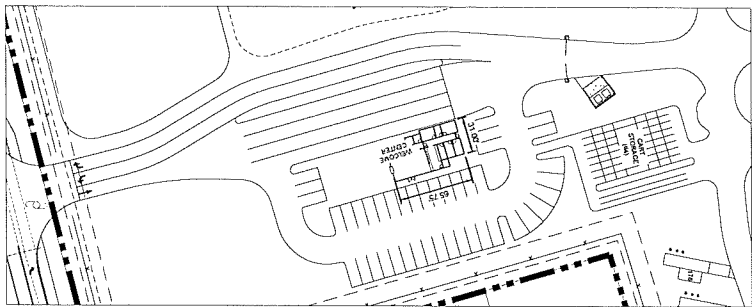
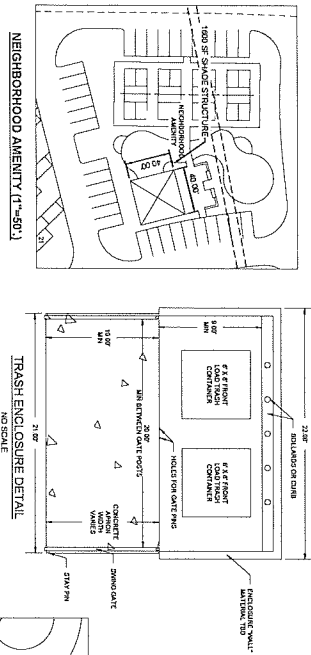
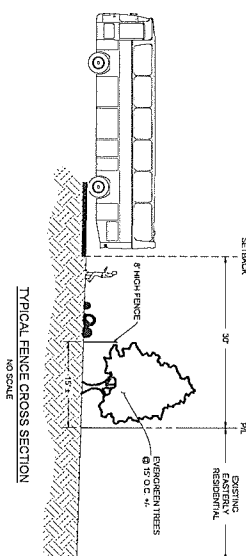
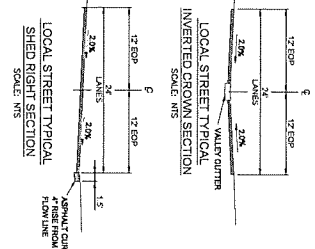
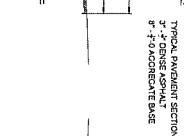
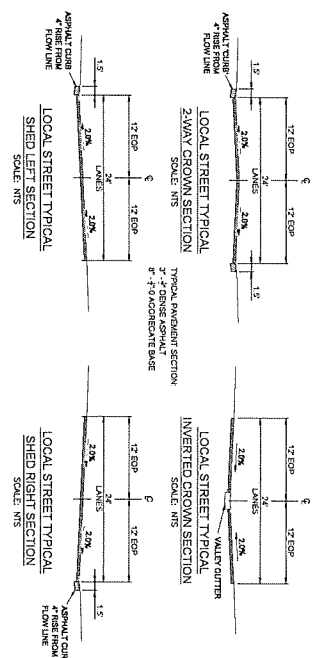
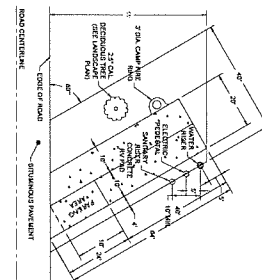
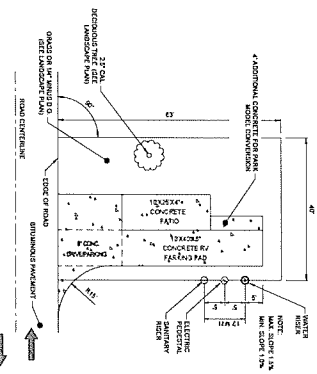
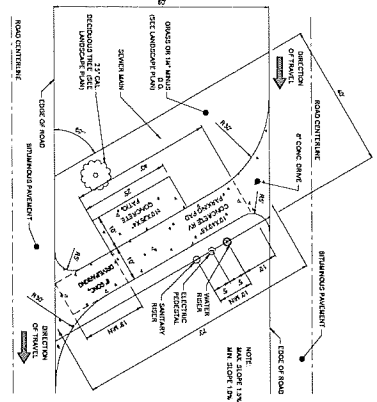
Know what's below.
Call before you dig.



- LEGEND**
- | | |
|-----------------------------------|----|
| PROPOSED WATER MAIN (8" TYP) | FW |
| PROPOSED WATER SERVICE (1.5" TYP) | WS |
| PROPOSED FIRE HYDRANT | * |



CAD FILE: 200307_1R OVERALL.DWG DATE: 11/11/03 DRAWN BY: J. L. BROWN CHECKED BY: J. L. BROWN APPROVED BY: J. L. BROWN	CLIENT SUN COMMUNITIES BEAR LAKE RV RESORT GARDEN CITY, RICH COUNTY, UTAH FINAL PLAN OVERALL POWER & IRRIGATION PLAN	DEVELOPER THE AMERICAN CENTER 2777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034 248 208 2543 / 248 208 2640 ANASTASIYA SHORT	 ATWELL 866.850.4200 www.atwell-group.com 8755 RV BARNES ROAD, SUITE 103 PORTLAND, OR 97225 503.447.2000	NOTICE This plan was prepared by ATWELL & ASSOCIATES, INC. (ATWELL) for the use of the client. It is the responsibility of the client to ensure that this plan is used in accordance with the terms of the contract. ATWELL is not responsible for any errors or omissions in this plan.
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DATE 08/17/2022	CLIENT	SUN COMMUNITIES
		BEAR LAKE RV RESORT
		GARDEN CITY, RICH COUNTY, UTAH
		FINAL PLAN
		SITE DETAILS

DEVELOPER
THE AMERICAN CENTER
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MI 48034
248 208 2543 / 248 208 2540
ANASTASIYA SHORT



**Know where you're
Call before you dig.**

The 811 logo features the number 811 in a stylized font, with a house icon integrated into the number 1.

THE 811 PROGRAM OF CALIFORNIA
has been established to help you avoid
damaging underground utilities and
other structures before you dig. Call
811 to get the location and depth of
all underground utilities. The 811
program is a free service provided by
the state. Call 811 to get the location
and depth of all underground utilities
before you dig. Call 811 to get the
location and depth of all underground
utilities before you dig.

NO FEE.

CALL THE 811 PROGRAM AT 811-1111. THE
811 PROGRAM IS THE CALIFORNIA
UTILITY LOCATING AND MARKING
SERVICE. CALL 811 TO GET THE
LOCATION AND DEPTH OF ALL
UNDERGROUND UTILITIES BEFORE
YOU DIG. CALL 811 TO GET THE
LOCATION AND DEPTH OF ALL
UNDERGROUND UTILITIES BEFORE
YOU DIG.

COMPANY 1000 ANNUAL LISTING
OF THE 811 PROGRAMS IN CALIFORNIA
IS AVAILABLE.