

Landscaping  
Parking  
Engineering

## 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: THE RANCH Current Zone: C3 Proposed Zone: \_\_\_\_\_

Property Address: 219 So bear lake blvd Garden City UT  
84028

Parcel # 41 - 21 - 400 - 02

Contact Person: Bret England Phone #: 208 520 5156

E-mail address: beartrapper.restaurant@gmail.com

Mailing Address: PO Box 114 Garden City UT 84028

Applicant (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owner of Record (if different): William England Phone #: \_\_\_\_\_  
trust

Mailing Address: \_\_\_\_\_

Project Start date: Nov 2022 Completion date: June 2023

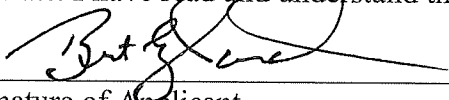
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Build 10 16'x32' 2 story cabins. This will be  
advertised and used as a Motel. Each cabin will  
be individually booked nightly.

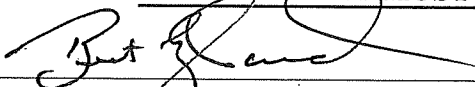
Lot Size in acres or square feet: 23,800 sq/ft. Number of dwellings or lots: 10

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: \_\_\_\_\_



2 story cabin





Color choice





Example of  
Framework  
and code compliance

## PARCEL INFORMATION

ix Year:	2021
ix Percent:	0.5889
parcel:	41-21-400-0220
istrict:	015 - GARDEN CITY
ame:	ENGLAND, WILLIAM B, TRUSTEE &
oCare Of:	ENGLAND, BARBARA J, TRUSTEE
ddress:	PO BOX 114
ty, St. Zip	GARDEN CITY, UT 84028-
tus Address:	219 S Bear Lake Blvd
egal Description:	N/2 LT 4, BLK 4, PL B, GARDEN CITY SUVRY LESS 0.22 AC DESCRIBED AS FOLLOWS: BEG AT THE NE COR OF LT 4, BLK 4, PL B, GCS, & RN TH S 80 FT; TH W 120 FT; TH N 80 FT; TH E 120 FT TO THE POB. NOW KNOW BY SURVEY AS FOLLOWS: A PART OF BLK 4, PL B, GCS, LOCATED IN THE NW/4, SEC 21, T14N, R5E, SLB&M, DESCRIBED AS FOLLOWS: COMM AT THE SE COR OF BLK 4, PL B GCS & RN TH N 00*50'05" E 147.37 FT ( n 148.50 FT BY RECORD) TO A PT ON THE PROJECTION OF AN EXISTING FENCE LN FROM THE W & THE TRUE POB; & RN TH N 88*12'05" W (W BY RECORD) ALG SD FENCE LN & THE PROJECTION THEREOF 296.20 FT (297 FT BY RECORD) TO AN EXISTING FENCE CORNER; TH N 01*59'31" E (N BR) ALG AN EXISTING FENCE LN 148.99 FT (148.5 FT BY RECORD) TO AN EXISTING FENCE CORNER; TH S 88*07'01" E (E BR) ALG AN EXISTING FENCE LN 173.18 FT TO AN EXISTING FENCE COR; TH S 00*50'05" W 80.01 FT (80.00 FT BR); TH S 88*07'01" E 120.02 FT (120.00 FT BR); TO A PT ON THE E LN OF SD BLK; TH S 00*50'05" W ALG SD E BLK LN 68.56 FT TO THE POB.
ssessed Value:	122,317

## TAXES LEVIED

General Tax:	720.
Special Tax:	0.
Total Tax	720.

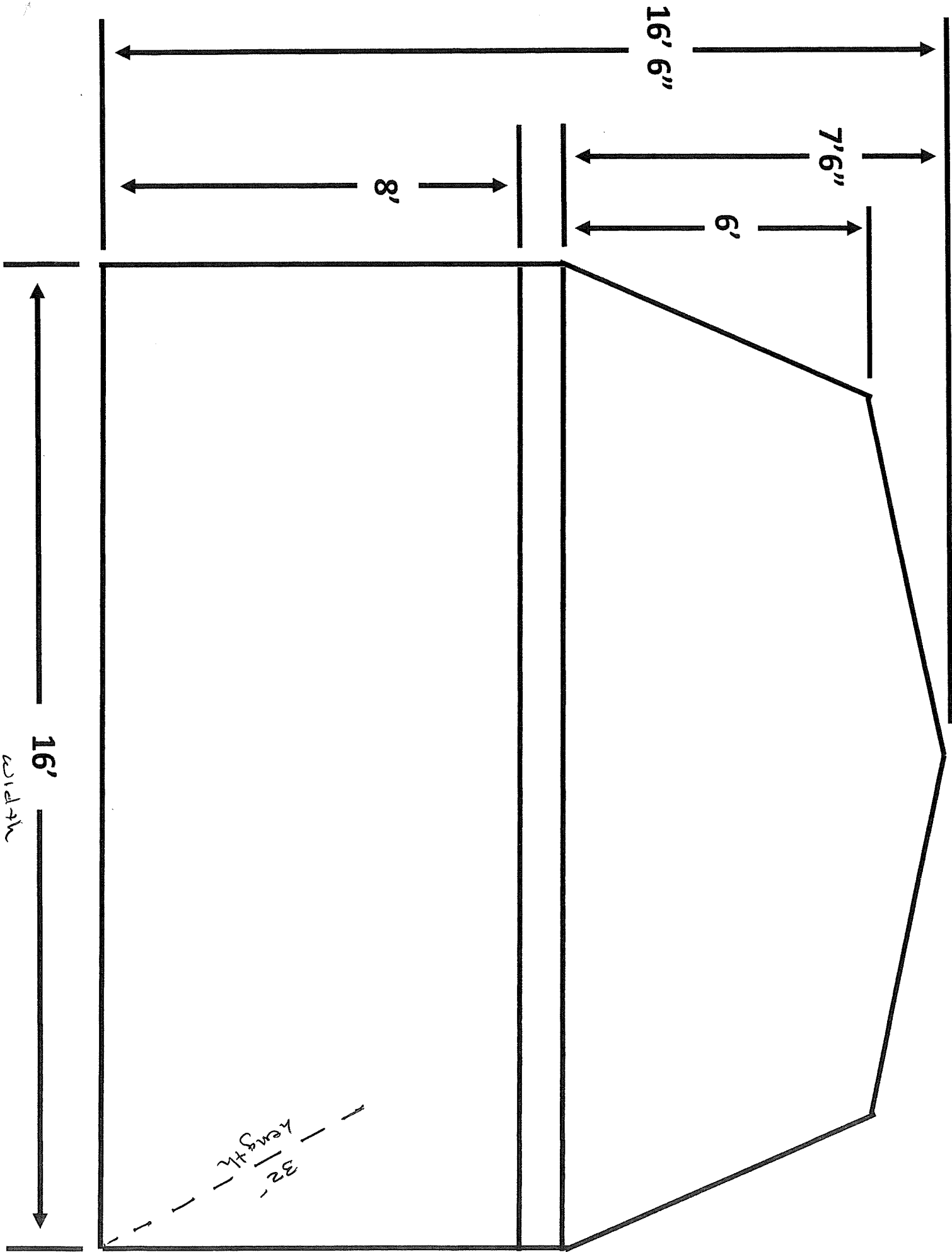
## TAXES PAID

Total Paid:	720.
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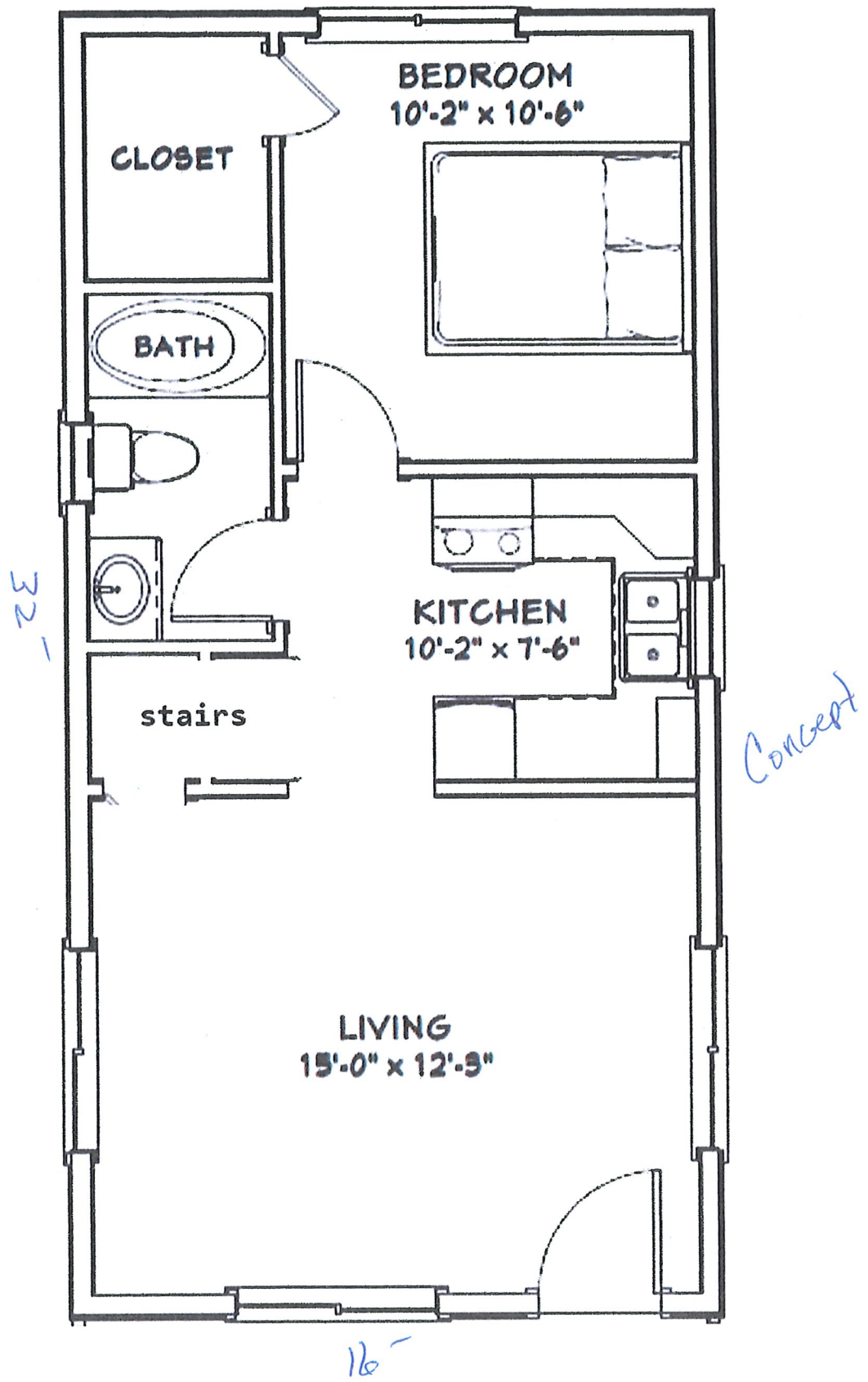
## TAXES DUE

Taxes:	0.
Interest:	0.
Penalty:	0.
Redemption:	0.

**TOTAL  
DUE: 0.**













October 4, 2022

Mr. Bret England  
Bear Lake Enterprises  
P.O. Box 114  
216 South Bear Lake Boulevard  
Garden City, Utah 84028  
Beartrapper.restaurant@gmail.com

Subject: 219 South Bear Lake Boulevard Development

Dear Bret,

Sunrise Engineering, Inc. (SEI) is pleased to provide the following proposal to you, to provide Civil Engineering Services for the above referenced project. Hereafter, "CLIENT" refers to Bear Lake Enterprises. SEI agrees, upon receipt of your acceptance to this agreement, to perform the following identified services in accordance with the terms and conditions contained herein.

#### Background

CLIENT is looking to build a public accommodation development on 219 South Bear Lake Boulevard in Garden City, Utah. The development to consist of approximately 10 standalone units and 1 office on the 0.78 Acre lot which collectively will be operated as a motel. The units will be slab-on-grade construction, with asphalt pavement for the drive and parking areas. CLIENT is interested in pursuing plans for grading, stormwater management, and utility connection.

#### SCOPE OF SERVICES

##### Phase 0001 – Topographical and Boundary Survey

- Task 001      **Topographical Survey:** Topographical Survey will be provided by AA Hudson and Associates.
- Task 002      **Boundary Survey:** Boundary Survey will be provided by AA Hudson and Associates.

##### Phase 0002 – Engineering Design

- Task 001      **Storm Water Design:** SEI will provide storm water calculations and plans showing storm water infrastructure to handle the additional runoff in accordance with Garden City's storm water requirements. It is anticipated that sub-surface storage, beneath the paved parking area, will provide the detention volume needed for the site. This task includes one site visit for SEI to become familiar with the existing facilities and natural grades in the area.

- Task 002 Onsite Utility Design:** SEI will provide construction drawings showing sewer and water mains, as well as service lines to each building. It is assumed that connections to Bear Lake Special Service District and to the Garden City Culinary Water system can be made at Bear Lake Boulevard. Utility plans will also show electrical design as provided to SEI by CLIENT and Rocky Mountain Power.
- Task 003 Grading and Site Design:** SEI will provide Site Plans and Grading Drawings showing the locations and elevations for the housing units and office, as well as for the entrance drive and parking area.
- Task 004 Storm Water Pollution Prevention Plans (SWPPP):** SEI will provide the SWPPP site plan for the 219 South Bear Lake Boulevard Development. The SWPPP site plan will show the site with Best Management Practices to protect existing storm water facilities. This task does not include filling out the SWPPP documentation, but SEI can provide this assistance on an hourly basis.

#### Phase 0003 – Permitting

- Task 001 UDOT Access and Utility Permitting:** SEI will provide assistance in obtaining permits from UDOT for driveway access and utility connection on an hourly basis as requested by CLIENT.
- Task 002 Garden City Permitting Assistance:** SEI will provide assistance in obtaining permits from Garden City on an hourly basis as requested by CLIENT.

**Phase 004 - Allowances:** This phase includes additional meetings, coordination, site visits, and reimbursable expenses.

**Task 001 - Meetings, Coordination & Site Visits:** Meetings and site visits will be provided on an as-needed basis as requested by the CLIENT in accordance with the rates and fees shown in Exhibit B. Meetings can include a project kickoff meeting and progress/complete resolution meeting following submittals, with Client and or City.

**Task 002 Reimbursable Expenses:** This task will be used for reproduction costs for plans, exhibits, reports, etc. and will be billed as a reimbursable expense or on a T&M (Time and Materials) basis.

#### Fees

SEI agrees to perform the above listed services as summarized in the attached Fee Summary shown in Exhibit A.

Any work outside the scope of work will be performed on a time and materials basis at the rates and fees shown in Exhibit B or through a contract amendment.





cease until outstanding invoices are paid. Services will recommence after all outstanding invoices are paid in full.

If an invoice is unpaid over 120 (one hundred twenty) days, Sunrise Engineering may terminate the contract. Should the client choose to restart the project, once the retainer has been applied and the contract terminated; a new contract will be needed to be negotiated along with a new retainer.

If an invoice is unpaid over 120 (one hundred twenty) days, Sunrise Engineering may terminate the contract. Should the client choose to restart the project, a new contract will be needed to be negotiated along with a new retainer. If you are interested in having us complete the services outlined in this proposal, please execute the agreement below and return one copy to our office. Client will be billed monthly based on the percentage of work Completed for each task. We will invoice you at the beginning of each month for services performed during the previous month. Payment is due thirty days from the date of the invoice.

Sunrise looks forward to providing this and other services. If you have any questions regarding this agreement, please contact me at 435.563.3734 or [sarchibald@sunrise-eng.com](mailto:sarchibald@sunrise-eng.com).

Sincerely,  
Sunrise Engineering, Inc.

A blue ink signature of Scott Archibald, consisting of a stylized 'S' followed by a horizontal line.

Scott Archibald P.E.  
Principal Engineer

Accepted and Agreed:

Bear Lake Enterprises

By:

A black ink signature of Bret England, written in a cursive style.

Name:

Bret England  
Printed Name

Title:

owner / General manager  
Print Title

Date:

10-11-2022

**Subject:** Quote for Guest Cabins

**From:** Gary Wiser <gary.wiser@summitstructures.com>

**Date:** 10/3/2022, 6:05 PM

**To:** Bret England <beartrapper.restaurant@gmail.com>

Hi Bret,

Attached is the quote for your 16'x32' 2-Story Barn style building. I would recommend adding insulated floors. We didn't talk about it so I didn't include it in the quote. Also, my guess is that Garden City will want to have the plans engineered. If so, there is a \$2,000.00 fee to get them done. As long as all of them are the same the engineering will work for all the buildings.

I would recommend coming to visit our lot the next time you're in Logan to take a look at how we build our sheds. If you're not familiar with us you'll be pleased to find that our build quality is 2nd to none. We build them to last with the same standards that are used for homes. We also back them with a 12 year warranty.

Thanks,

Gary Wiser



Sales Consultant

Summit Structures

**(435)990-7703**

**3660 N Hwy 91 - Hyde Park, UT 84318**

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[Visit our Facebook Page](#)

[Book Time with Me](#)

[Get Approved For Financing](#) | \*\*Easy application, get approved in minutes



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# PURCHASE

**INVOICE #****C9-01218****Order Type****New Build Sale****Date****10/03/2022****Agent****Gary Wiser****Invoice from:****Summit Structures of Utah**210 N 1300 E  
Lewiston, ID 84320  
208-427-4071**Ship to:****Bret England**216 S Bear Lake Blvd  
Garden City, UT 84028  
(208) 520-5156  
beartrapper.restaurant@gmail.com**Dealer:****Summit of Hyde Park UT (3660 North Hwy 91)**3660 North Hwy 91  
North Logan, UT 84318  
4359907703**Description**

1. **16x32 Barn**  
Serial Number LB-1632-100322-000498  
Siding: LP - Red Mahogany - Urethane, Trim: LP - Black, Roof: Metal - Black

2. **1 Story Upgrade - LB only (must add on-site build fee) (\$12 / square foot)**

3. **1 Delete Double Barn Doors**

4. **Material Surcharge (15% of cost)**

5. **Onsite Fee (15% of cost)**

6. **Solid Fiberglass Exterior Pre-Hung**

7. **Stairs Option**

8. **1 Vinyl 3x3 Window**

**Quantity****Total**1  
1  
1  
1  
1  
1  
1  
5**Subtotal****Taxes****Delivery****Total****Amount Due Today****Remaining Balance****Bret England's signature agrees to the Full Terms and Conditions; including:**

1. Any remaining amount due, is agreed upon to be **paid in full** before receiving delivery.
2. Any changes to an order requires a resubmission; changes after an order is accepted are invalid, and accuracy cannot be guaranteed.
3. Buildings are not recommended to be raised higher than 36" from the ground.
4. Site Preparation is the responsibility of the customer.
5. Permits and approvals from local authorities are the responsibility of the customer.
6. Summit Structures of Utah does not paint or stain on-site, nor is paint or stain provided for on-site builds.
7. Driver supplied blocks are \$4.50 each.
8. Delivery Charges incurred beyond 30 miles are \$3.50/mile for 8' wide units; \$4.50/mile for 10' & 12' units, and \$5.00/mile for 14' wide units, and \$3.50/mile for all onsite deliveries.
9. Cancellations after 3 business days will result in a cancellation fee of 10% of the purchase price. (See full cancellation policy on page 2)
10. All information given is true and accurate.

**Sign****Date**