

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: 2nd North PUD , Phase 2 Current Zone: PUDC3 Proposed Zone: _____

Property Address: 200 North - Main to 100 East

Parcel # 41 - 16 - 000 - 0045

Contact Person: Lance Anderson Phone #: 435-760-1622

E-mail address: lance@cachelandmark.com

Mailing Address: 95 W Golf Course Rd. Ste 101, Logan, UT 84321

Applicant (if different): Mark Smoot Phone #: 801-971-4003

Mailing Address: 201 N Bear Lake BLVD, Garden City, UT

Property Owner of Record (if different): MC SMOOT INV 3, LLC Phone #: Same

Mailing Address: Same

Project Start date: SEPT 2022 Completion date: OCT 2023

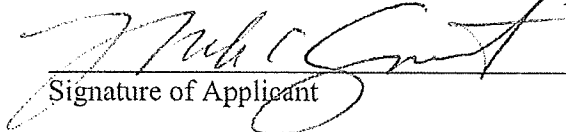
Describe the proposed project as it should be presented to the hearing body and in the public notices.
Approve Phase 2 --2nd North PUD

Final Plat Phase 2 Approval / Final Plat

Lot Size in acres or square feet: Varies Number of dwellings or lots: TBD

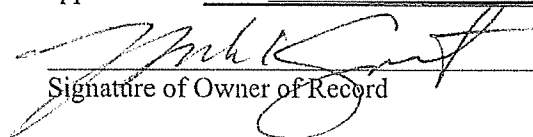
Non-residential building size: See Attached Plan, mult.

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

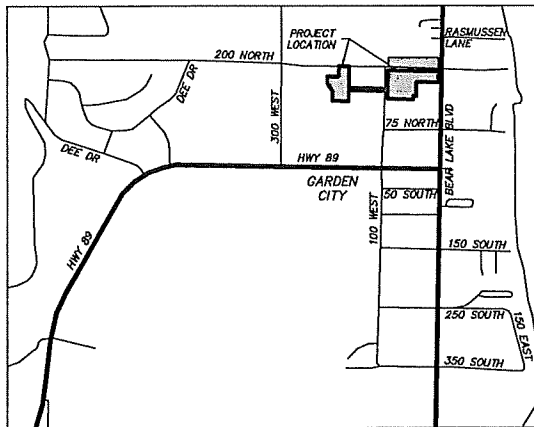
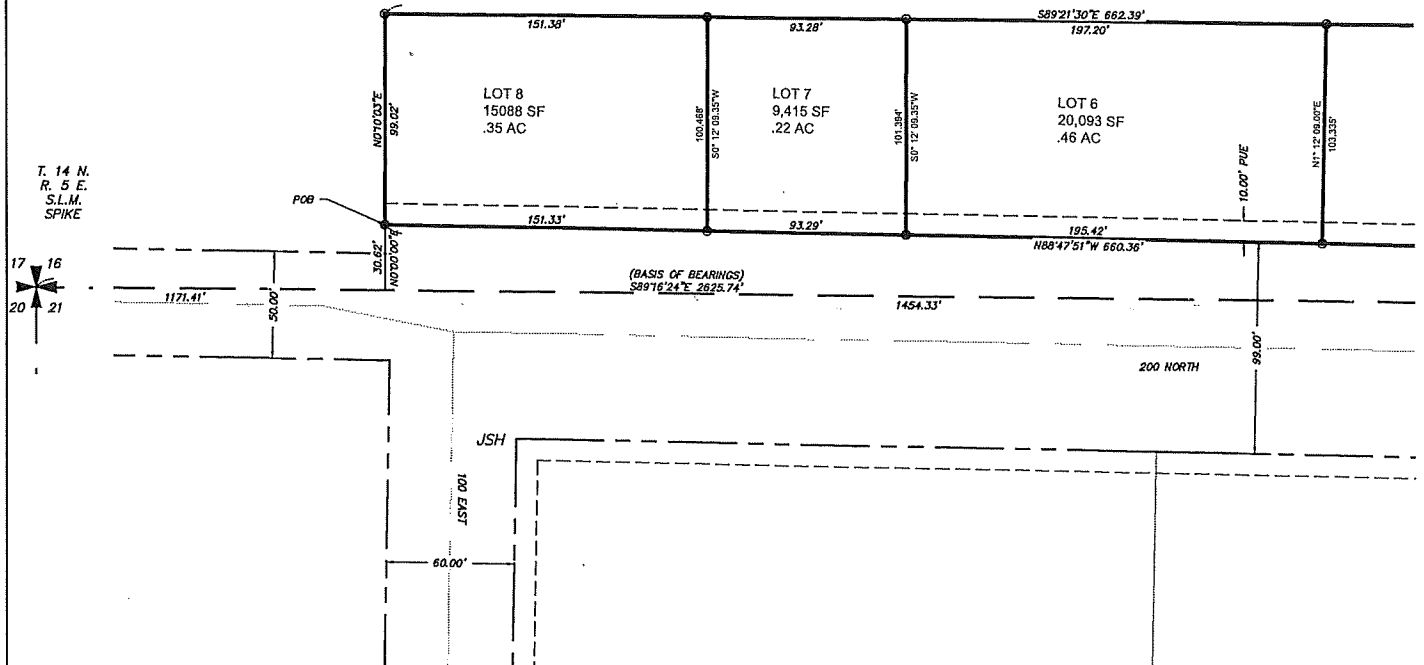
Date Received: _____

Fee: _____

By: _____

BEAR LAKE RENTAL RESORT PUD PH.

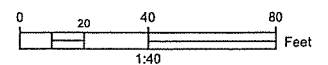
PART OF SEC 21, T14N, R5E, SLM
GARDEN CITY, RICH COUNTY, UTAH



VICINITY MAP

LEGEND

- SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING PARCEL LINES
- MINIMUM BUILDING SETBACK
- PUBLIC UTILITY EASEMENT (10' WIDE)
- EXISTING ASPHALT
- PRIVATE LANE
- STREET ADDRESS
- EXISTING BUILDINGS
- SET REBAR W/CAP
- FOUND REBAR W/JSH CAP



COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST
OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____

INDEX
FILED IN: FILE OF PLATS

DEBRA AMES, COUNTY RECORDER

CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____,
2022.

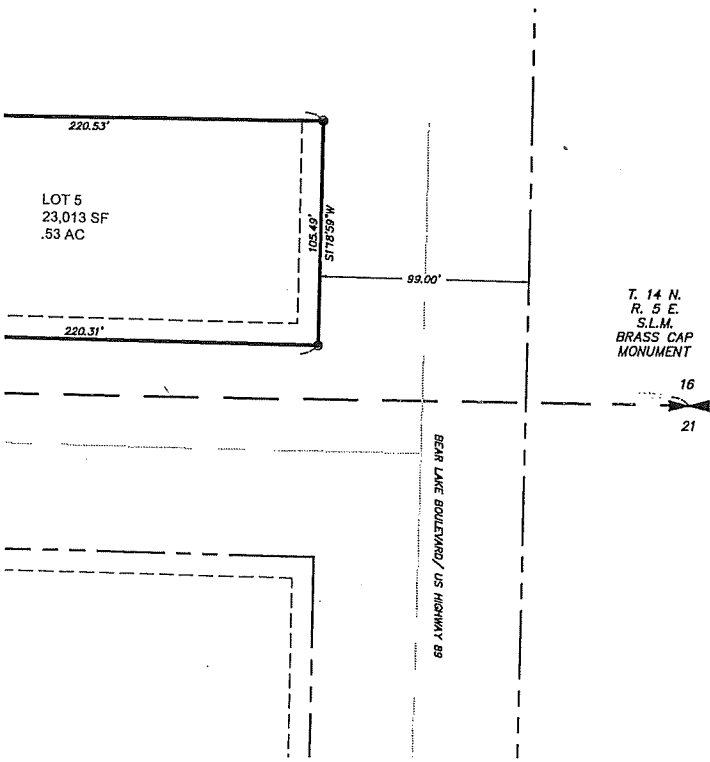
CITY ATTORNEY

ENGINEER'S CER

I CERTIFY THAT I HAVE EXAMINED THIS PLAT
AND IN ACCORDANCE WITH THE INFORMATION
THE CITY ORDINANCE, THIS _____ DAY OF _____

CITY ENGINEER

E2



SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY MARK SMOOT FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. PRIOR SURVEYS DONE FOR THIS AND SURROUNDING PROPERTIES TOGETHER WITH FENCES AND STREET IMPROVEMENTS WERE RETRACED TO RE-ESTABLISH THE BOUNDARY. NO MAJOR DISCREPANCIES WERE FOUND.

NOTES & RESTRICTIONS

PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(i) A RECORDED EASEMENT OR RIGHT-OF-WAY
(ii) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(iii) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(iv) ANY OTHER PROVISION OF LAW.
BERRY BLOSSOM LANE IS A PRIVATE ROAD DEDICATED AS A PUBLIC UTILITY EASEMENT.

DATE IT TO BE CORRECTED IN THIS OFFICE AND _____, 2022.

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS BEAR LAKE RENTAL RESORT PUD PHASE 2, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE MERIDIAN LOCATED IN GARDEN CITY, RICH COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE MERIDIAN, THENCE S89°16'24"E 1171.41 FEET ALONG THE NORTH LINE OF SAID SECTION 21; THENCE N00°00'00"E 30.62 FEET TO THE POINT OF BEGINNING;
THENCE N00°10'03" 99.02 FEET;
THENCE S89°21'30" 662.39 FEET TO THE WEST RIGHT OF WAY LINE OF US HIGHWAY 89;
THENCE S01°18'59"W 105.49 FEET TO THE NORTH RIGHT OF WAY LINE OF 200 NORTH STREET;
THENCE N88°47'51"W 660.36 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 1.55 ACRES MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

BEAR LAKE RENTAL RESORT PUD PHASE 2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

MC SMOOT INV 3 LLC

By: _____
Mark C Smoot, Managing Member

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 2022, BEFORE ME _____, PERSONALLY APPEARED MARK C SMOOT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE MANAGING MEMBER OF MC SMOOT INV 3 LLC AND IS THE SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM IN BEHALF OF SAID MC SMOOT INV 3 LLC BY AUTHORITY OF ITS BYLAWS.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

WASTE DISPOSAL SYSTEM & CULINARY SYSTEM APPROVAL THIS _____ DAY OF _____, A.D. 2022.

REPRESENTATIVE

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS _____ DAY OF _____, 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR



FINAL PLAT

SHEET DESCRIPTION:

BEAR LAKE RENTAL RESORT PUD PHASE 2

PROJECT TITLE



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 17 AUGUST 2022
SCALE: 1" = 60'
DRAFTED BY: W. HENDRICKSON
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 16073SMT
SHEET: 1 of 1