

## 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):

<input type="checkbox"/> Annexation	11A-301
<input type="checkbox"/> Appeal	11B-400
<input type="checkbox"/> Conditional Use Permit	11C-500
<input type="checkbox"/> Condominium/Townhouse	11E-524 or 11E-525
<input type="checkbox"/> Encumbrance	
<input type="checkbox"/> Extension of Time	
<input type="checkbox"/> Lot Split/Lot Line Adjustment	Subdivision 11E-503/PUD or PRUD
<input type="checkbox"/> PUD Conceptual	11F-107-A-2
<input checked="" type="checkbox"/> PUD Phase Approval/Preliminary or Final	11E-506
<input type="checkbox"/> PRUD Conceptual	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> Subdivision	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> Vacation of Subdivision	11E-100
<input type="checkbox"/> Variance	11E-523
<input type="checkbox"/> Water Transfer	11B-308
<input type="checkbox"/> Zone Change	13A-1300
<input type="checkbox"/> AEG Meeting, (Affected Entity Group):	
<input type="checkbox"/> Other Land Use Permit	

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

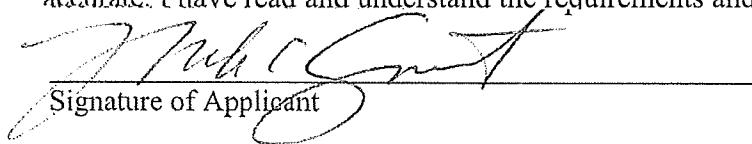
Describe the proposed project as it should be presented to the hearing body and in the public notices.  
Approve Phase 2 --2nd North PUD

Final Plat Phase 2 Approval / Final Plat

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

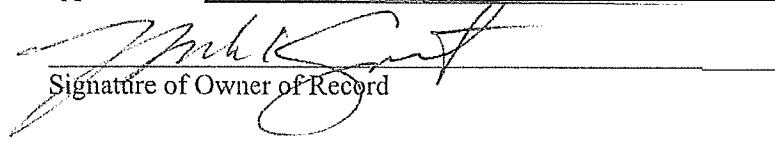
Non-residential building size: See Attached Plan, mult.

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**

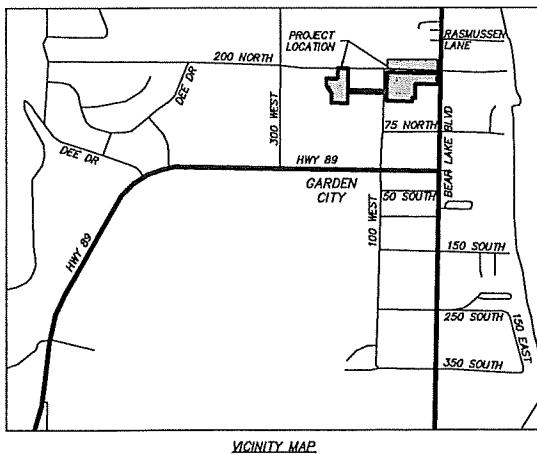
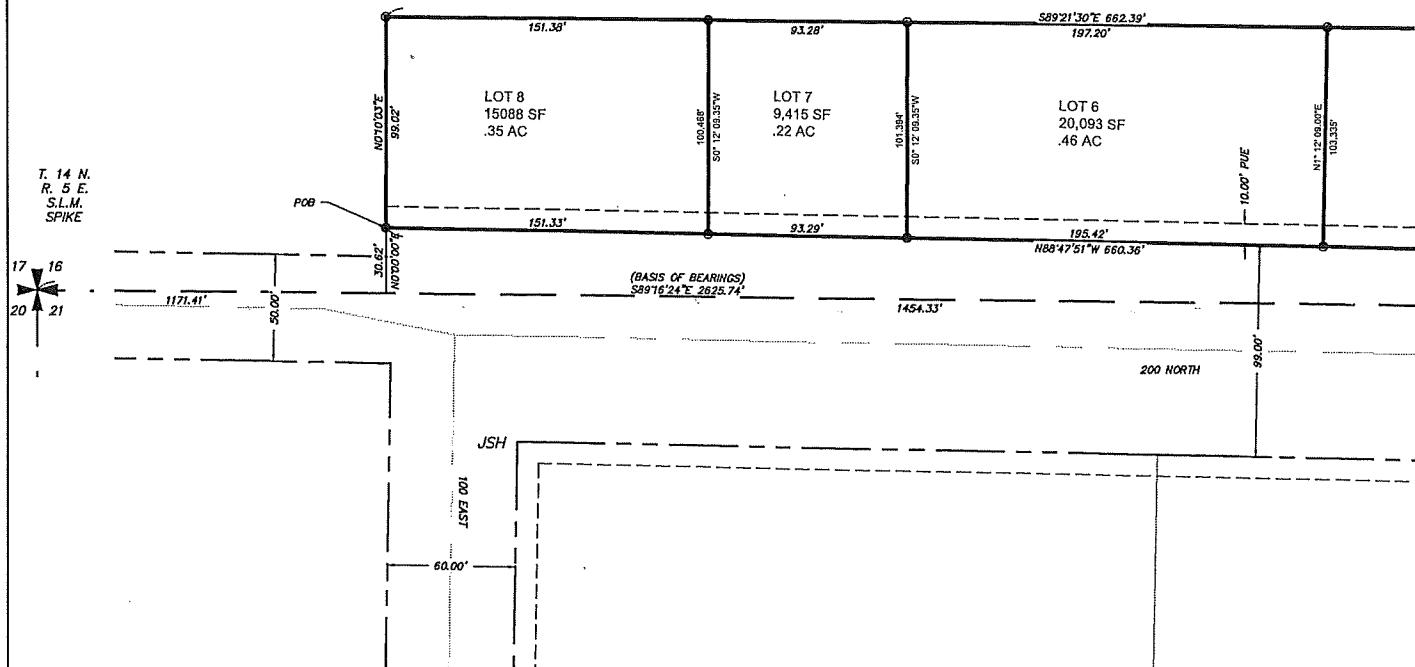
\_\_\_\_\_  
Signature of Owner of Record

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*



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/OJSH CAP



<b>COUNTY RECORDER'S NO.</b>	
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST	
OF	
DATE	TIME
ABSTRACTED	
FEE	
<hr/>	
INDEX	
FILED IN: FILE OF PLATS	
DEBRA AMES, COUNTY RECORDER	

**CERTIFICATE OF APPROVAL**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2022.

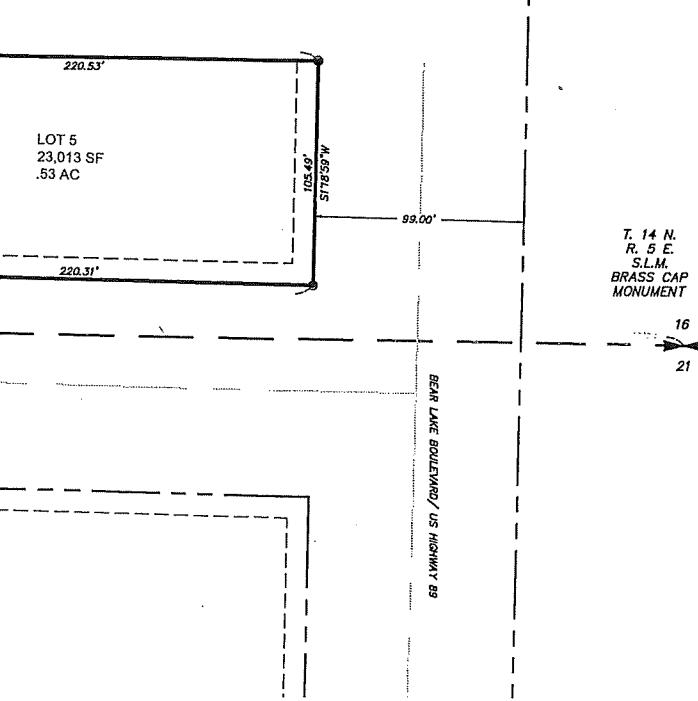
CITY ATTORNEY

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**ENGINEER'S CERTIFICATE**

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**CITY ENGINEER**



### 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.

### 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.



FINAL PLAT

BEAR LAKE RENTAL RESORT PUD PHASE 2

SHEET DESCRIPTION:

### 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

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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



Cache • Landmark

Engineers

Surveyors

Planners

95 Golf Course Rd.  
Suite 101  
Logan, UT 84321  
435.713.0099DATE:  
17 AUGUST 2022SCALE:  
1" = 60'DRAFTED BY:  
W. HENDRICKSONCHECKED BY:  
L. ANDERSONAPPROVED BY:  
S. EARLPROJECT NUMBER:  
1607SMNTSHEET:  
1 of 1

ATE  
IT TO BE CORRECT  
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