

TC Approval

Temp Approval

Pat
martell

Garden City

Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028

www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: (check all that apply)	☒ New Business	License Fee: Business License Fee \$100.00 Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
	☐ Additional Location # _____	
	☐ Name Change	
	☐ Ownership Change	
	☐ Location Change	
	☐ Transient Vendor	
☐ Concessionaire Vendor		

Official Use Only:

Planning Commission:	☐ Approved	☐ Not Approved	Date: _____
Town Council:	☐ Approved	☐ Not Approved	Date: _____
Inspections: Building Insp.:	☐ Initial	Date: _____	☐ Final Date: _____
Fire Inspection:	☐ Initial	Date: _____	☐ Final Date: _____

Comments:

Zone:	☐ Commercial 1 2 3	☐ Residential	☐ Beach Devel.	☐ Other _____
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Business Name:	HACQ Management Co LLC DBA Manage It Home Services
If name change, previous name:	_____
Location Address:	545 Richland Valley St
City, State & Zip:	Garden City, UT 84028
Business Phone:	(801) 628-3450
Cell Phone:	(801) 628-3450
Mailing Address:	PO Box 652
City, State & Zip:	Garden City, UT 84028
E-mail Address:	admin@managehs.com

Owners Name:	Andrew Haacke
Owners Location:	545 Richland Valley St
City, State & Zip:	Garden City, UT 84028
Phone:	(801) 628-3450
Cell Phone:	(801) 628-3450

Kind of Business	☐ Retail	☒ Lodging	☐ Restaurant
	☐ Professional	☐ Contractor	☒ Other

Briefly Describe Your Business:	Short-Term Rental Property Management Company including housekeeping/cleaning and other services associated with short-term rentals. Working out of a home office. No clients/visitors will be visiting at office site.
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Utah State Sales Tax Number:	15070722-004
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Ut State Professional License No.	_____
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Will you be installing a sign?:	☐ Yes ☒ No
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This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Andrew Haacke hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule.

Business License Fees are non-refundable.

Owners Signature: _____ Date: January 17, 2023

Please print your name: Andrew Haacke

Temp Approval
Martell
Pat?
make sure he can't
store a bunch of
equipment

**Garden City
Business License Application**

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028
www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: (check all that apply) ☒ New Business ☐ Additional Location # _____ ☐ Name Change ☐ Ownership Change ☐ Location Change ☐ Transient Vendor ☐ Concessionaire Vendor	License Fee: Business License Fee <u>\$100.00</u> Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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Official Use Only:

Planning Commission:	☐ Approved	☐ Not Approved	Date: _____
Town Council:	☐ Approved	☐ Not Approved	Date: _____
Inspections: Building Insp.:	☐ Initial	Date: _____	☐ Final Date: _____
Fire Inspection:	☐ Initial	Date: _____	☐ Final Date: _____

Comments:

Zone: ☐ Commercial 1 2 3 ☐ Residential ☐ Beach Devel. ☐ Other _____

Business Name: Lake Effect Landscaping

If name change, previous name: _____

Location Address: 342 W Bluegrass Way

City, State & Zip: Garden City, UT 84028

Business Phone: (435) 830-1062 *mower + trailer*

Cell Phone: (435) 830-1062

Mailing Address: 342 W Bluegrass Way, PO Box 539

City, State & Zip: Garden City, UT 84028

E-mail Address: lakeeffectlandscaping1@gmail.com

Owners Name: Brendan Walker

Owners Location: 342 W Bluegrass Way

City, State & Zip: Garden City, UT 84028

Phone: (435) 830-1062

Cell Phone: (435) 830-1062

Kind of Business ☐ Retail ☐ Lodging ☐ Restaurant
☐ Professional ☐ Contractor ☒ Other

Briefly Describe Your Business: Landscaping & Lawncare

Utah State Sales Tax Number: _____

Ut State Professional License No. _____

Will you be installing a sign?: ☐ Yes ☒ No

This is an application for a business license; the actual license will be issued only when ALL inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Brendan Walker hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule.

Business License Fees are non-refundable.

Owners Signature: BWalker **Date:** 01-25-2023

Please print your name: Brendan Walker

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 1 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: March 2023 Completion date: June 2023

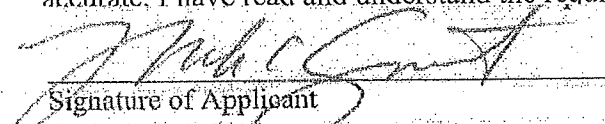
Describe the proposed project as it should be presented to the hearing body and in the public notices.
Approve updated Development Plan for 2nd North Phase 1 Lot 4 Development Plan.

See attached Plan

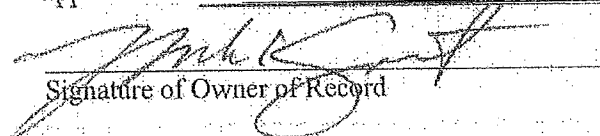
Lot Size in acres or square feet: Varies Number of dwellings or lots: TBD

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

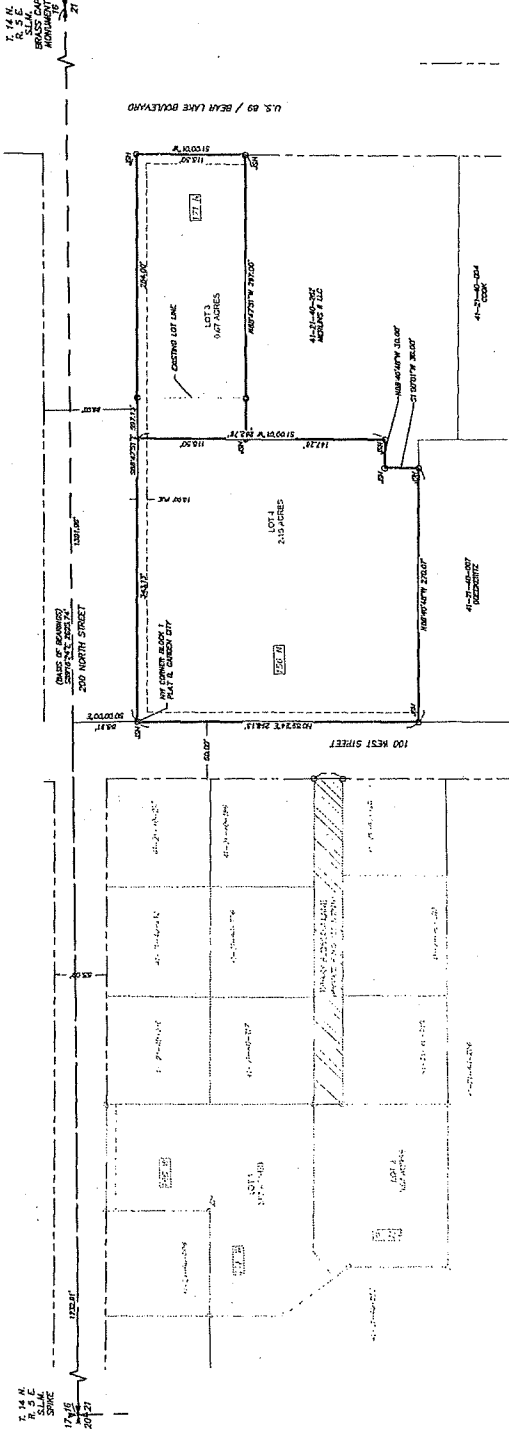
Signature of Owner of Record

Email Form

Office Use Only

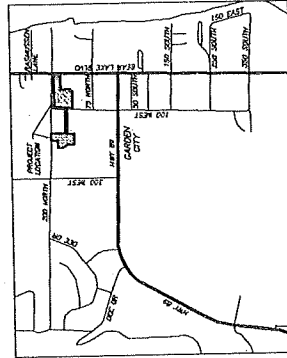
Date Received: 1-12-23
Fee: 300.00
By: MSmart Inv.

***BEAR LAKE RENTAL RESORT PUD PHASE 1
PARTIAL AMENDMENT
PART OF SEC 21, T14N, R5E, S1M
GARDEN CITY, RICH COUNTY, UT4H***



LEGEND

- SECTION LINE
BOUNDARY LINE
RIGHT-OF-WAY
EXISTING PARCEL LINES
HUMAN BUILDING SETBACK
PUBLIC UTILITY EASEMENT (NOT ROAD)
EXISTING ASPHALT
PRIVATE LAKE
STREET ADDRESS
EXISTING BUILDINGS
SET BACKS 10'-0" AP
EXISTING RETAINING WALL



CERTIFICATE OF APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____

ENGINEER'S CERTIFICATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE THIS _____ DAY OF _____, 2022.

PLANNING COMMISSION APPROVAL
AND ACCEPTANCE

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

CITY ENGINEER

CITY ATTORNEY

DEBRA AINES COUNTY RECORDER

INDEX

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 31657-S-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THIS PLAT, WHICH IS MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED HEREIN, AND IN THE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS BEAR LAKE RESORT PHASE I, I HAVE MADE A PARTIAL AMENDMENT, AND THAT THE SAME HAS BEEN SURVEYED AND SINKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

THE SALT LAKE COUNTY RECORDER OF DEEDS, SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, OF THE SALT LAKE MERIDIAN, ALONG THE EAST LINE OF PLAT 50000070, 600170, 600180, 600190, 600200, 600210, 600220, 600230, 600240, 600250, 600260, 600270, 600280, 600290, 600300, 600310, 600320, 600330, 600340, 600350, 600360, 600370, 600380, 600390, 600400, 600410, 600420, 600430, 600440, 600450, 600460, 600470, 600480, 600490, 600500, 600510, 600520, 600530, 600540, 600550, 600560, 600570, 600580, 600590, 600600, 600610, 600620, 600630, 600640, 600650, 600660, 600670, 600680, 600690, 600700, 600710, 600720, 600730, 600740, 600750, 600760, 600770, 600780, 600790, 600800, 600810, 600820, 600830, 600840, 600850, 600860, 600870, 600880, 600890, 600900, 600910, 600920, 600930, 600940, 600950, 600960, 600970, 600980, 600990, 601000, 601010, 601020, 601030, 601040, 601050, 601060, 601070, 601080, 601090, 601100, 601110, 601120, 601130, 601140, 601150, 601160, 601170, 601180, 601190, 601200, 601210, 601220, 601230, 601240, 601250, 601260, 601270, 601280, 601290, 601300, 601310, 601320, 601330, 601340, 601350, 601360, 601370, 601380, 601390, 601400, 601410, 601420, 601430, 601440, 601450, 601460, 601470, 601480, 601490, 601500, 601510, 601520, 601530, 601540, 601550, 601560, 601570, 601580, 601590, 601600, 601610, 601620, 601630, 601640, 601650, 601660, 601670, 601680, 601690, 601700, 601710, 601720, 601730, 601740, 601750, 601760, 601770, 601780, 601790, 601800, 601810, 601820, 601830, 601840, 601850, 601860, 601870, 601880, 601890, 601900, 601910, 601920, 601930, 601940, 601950, 601960, 601970, 601980, 601990, 602000, 602010, 602020, 602030, 602040, 602050, 602060, 602070, 602080, 602090, 602100, 602110, 602120, 602130, 602140, 602150, 602160, 602170, 602180, 602190, 602200, 602210, 602220, 602230, 602240, 602250, 602260, 602270, 602280, 602290, 602300, 602310, 602320, 602330, 602340, 602350, 602360, 602370, 602380, 602390, 602400, 602410, 602420, 602430, 602440, 602450, 602460, 602470, 602480, 602490, 602500, 602510, 602520, 602530, 602540, 602550, 602560, 602570, 602580, 602590, 602600, 602610, 602620, 602630, 602640, 602650, 602660, 602670, 602680, 602690, 602700, 602710, 602720, 602730, 602740, 602750, 602760, 602770, 602780, 602790, 602800, 602810, 602820, 602830, 602840, 602850, 602860, 602870, 602880, 602890, 602900, 602910, 602920, 602930, 602940, 602950, 602960, 602970, 602980, 602990, 603000, 603010, 603020, 603030, 603040, 603050, 603060, 603070, 603080, 603090, 603100, 603110, 603120, 603130, 603140, 603150, 603160, 603170, 603180, 603190, 603200, 603210, 603220, 603230, 603240, 603250, 603260, 603270, 603280, 603290, 603300, 603310, 603320, 603330, 603340, 603350, 603360, 603370, 603380, 603390, 603400, 603410, 603420, 603430, 603440, 603450, 603460, 603470, 603480, 603490, 603500, 603510, 603520, 603530, 603540, 603550, 603560, 603570, 603580, 603590, 603600, 603610, 603620, 603630, 603640, 603650, 603660, 603670, 603680, 603690, 603700, 603710, 603720, 603730, 603740, 603750, 603760, 603770, 603780, 603790, 603800, 603810, 603820, 603830, 603840, 603850, 603860, 603870, 603880, 603890, 603900, 603910, 603920, 603930, 603940, 603950, 603960, 603970, 603980, 603990, 604000, 604010, 604020, 604030, 604040, 604050, 604060, 604070, 604080, 604090, 604100, 604110, 604120, 604130, 604140, 604150, 604160, 604170, 604180, 604190, 604200, 604210, 604220, 604230, 604240, 604250, 604260, 604270, 604280, 604290, 604300, 604310, 604320, 604330, 604340, 604350, 604360, 604370, 604380, 604390, 604400, 604410, 604420, 604430, 604440, 604450, 604460, 604470, 604480, 604490, 604500, 604510, 604520, 604530, 604540, 604550, 604560, 604570, 604580, 604590, 604600, 604610, 604620, 604630, 604640, 604650, 604660, 604670, 604680, 604690, 604700, 604710, 604720, 604730, 604740, 604750, 604760, 604770, 604780, 604790, 604800, 604810, 604820, 604830, 604840, 604850, 604860, 604870, 604880, 604890, 604900, 604910, 604920, 604930, 604940, 604950, 604960, 604970, 604980, 604990, 605000, 605010, 605020, 605030, 605040, 605050, 605060, 605070, 605080, 605090, 605100, 605110, 605120, 605130, 605140, 605150, 605160, 605170, 605180, 605190, 605200, 6

OWNER'S CERTIFICATE OF DEDICATION

AND ALL VARY BY THESE PROVISIONS THAT THE UNDERSIGNED ARE THE POSSESSORS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE INDICATED SHOWN AS A PUBLIC RESORT-PUBLIC ROAD, A FARMER'S ADJUTANT, AND DO HEREBY ADVOCATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR TO ANY AND ALL PUBLIC UNDESIRABLE USES OR PURPOSES, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF POWER LINES AND TELEPHONE LINES, AND THE RECORDING OF ALL NOTES AND INSTRUMENTS AS LISTED HEREON.

ACKNOWLEDGMENT

Ute C Sweet Meeting Member

STATE OF UTAH

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

NOTARY PUBLIC SIGNATURE _____
 NOTARY PUBLIC FULL NAME _____
 COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____
 *NOTARY PUBLIC IS COMMISSIONED IN UTAH

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY MARK SWOOT 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 RETROCED TO RE-ESTABLISH THE BOUNDARY. NO LAL OR PERMANENCES WERE FOUND.

NOTES & RESTRICTIONS

- [illegible]

BEAR LAKE SPECIAL SERVICE
DISTRICT APPROVAL

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

REPRESENTATIVE

CITY COUNCIL APPROVAL AND
ACCEPTANCE

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

MAYOR

BEAR LAKE RENTAL RESORT PUD PHASE I
PARTIAL AMENDMENT

FINAL PLAT

Caddis #1, Richmond
 Frequency: 1 x 42
 Sex: male
 Transverse: 955, 641, 540, 361
 No. 1 in 194
 1 degree, 141, 43, 123
 145, 11, 130, 79

DATE: 17 AUGUST 2022
 05:34E 1 x 42
 W. HENDRICKSON
 64000, 420
 L. ANDERSON
 51, 420
 14272517
 05:41E

1 of 1

1 of 1

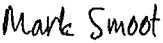
January 11, 2023

To whom it may concern:

All underlying land owners within the 2nd North PUD in Garden City, support the amendment for Lot 6 parcel 41-21-491-0003) being presented by Tyce and Danielle Jensen which includes a mixed used commercial/retail set of buildings.

All site plans for the development of the lot over time will be supplied by them in accordance with city code and regulations and in accordance with the underlying C3 zone and in conjunction with the overall PUD development plan.

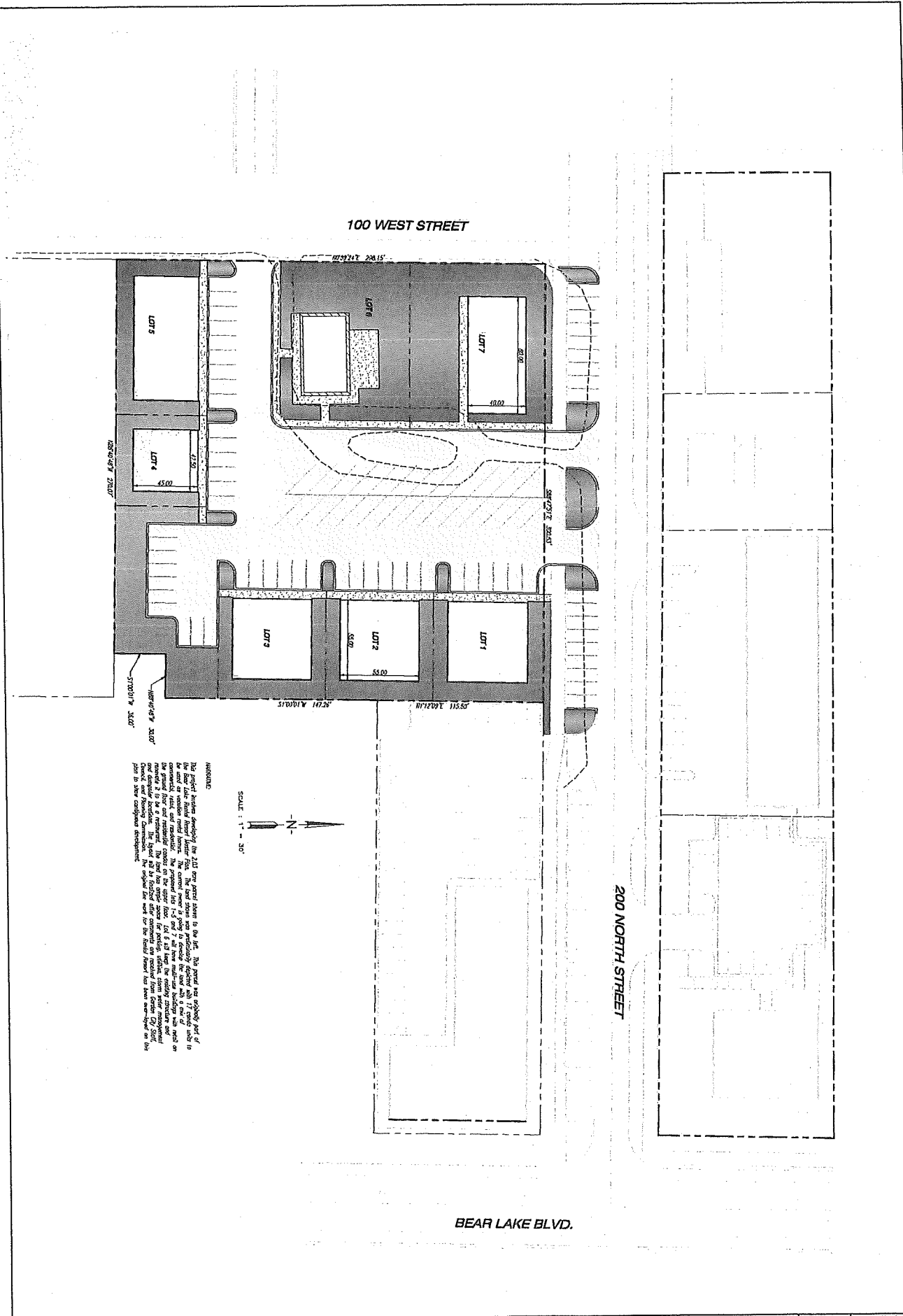
MC Smoot Investments #3, LLC
Mark Smoot - Manger

DocuSigned by:  F9453266A0C3481... Signature	1/11/2023 Date
--	-------------------

Garden Ventures, LLC
Kirk Barker – Manager

DocuSigned by:  FD71E004800D469... Signature	1/11/2023 Date
--	-------------------

- Proposed PUD -



Turner Design Engineering, Inc. CIVIL ENGINEERING LAND PLANNING 48 SOUTH 410 WEST PROVIDENCE, UTAH 84332 (435) 805-8245		CONCEPT PLAN JENSEN COMMERCIAL PHASE 1-7 GARDEN CITYUTAH	Revisions	Dec. 26, 2002	Job Number
				Drawn	22-013
				1" = 30'	Sheet
				Scale	1 of 1
				D.T.	
	Designed by				
	D.T.				
	Drawn by				

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
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- ☐ 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: Elk's Ridge Phase 2 Current Zone: HE Proposed Zone: _____

Property Address: 200 North 800 West

Parcel # 41 - 17 - 000 - 98,99,101

Contact Person: Lance Anderson Phone #: 435-713-0099

E-mail address: lance@cachelandmark.com

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

Applicant (if different): Dream Developers, LLC Phone #: 801-319-6730

Mailing Address: 276 E Twin Peaks Ln., Draper, UT 84020

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: Oct 2022 Completion date: Octo 2023

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

The completion of Elk's Ridge Phase II. Elk's Ridge Phase II was started in 2008 and a majority of the improvements were completed but not finished. Water and Sewer were installed and road areas were blasted and preliminary excavated.

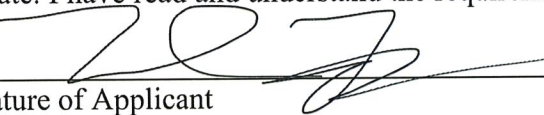
This project is to complete Phase II and finish improvements and plat 65 lots.

Quinn is REVIEWING CDs will be complete review next couple of weeks.

Lot Size in acres or square feet: > 0.65 Number of dwellings or lots: ~~65~~ 66

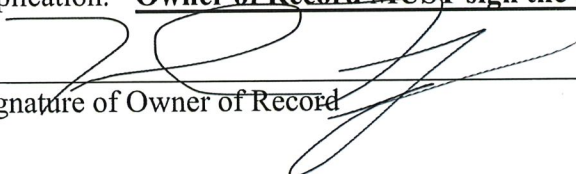
Non-residential building size: N/A

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

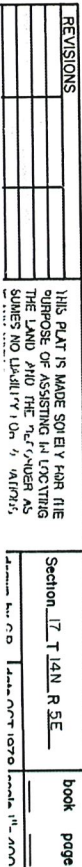
Office Use Only

Date Received: _____

Fee: _____

By: _____

LEAD NO. _____
BOOK _____ PAGE _____



CERTIFICATE OF SURVEY

1. STONY EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 31675-2201, 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 PLAN, WHICH IS AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN, AND THAT THE LAND INTD LOTS TO BE HEREINAFTER KNOWN AS SUBDIVISION NO. 1, PHASE 2, AND THAT THE SAME HAS BEEN SURVEYED AND SUNKED ON THE GROUND AS SHOWN ON THIS PLAN.

LEGAL DESCRIPTION

PART OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE MERIDIAN, LOCATED IN GARDEN CITY, RICH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

[illegible]

OWNER'S CERTIFICATE OF DEDICATION

WE KNOW ALL OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CHUSE TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS:

ELC'S FIRST SUBDIVISION, PHASE 2.

AND DO HEREBY DEDICATE TO THE UTILITY COMPANIES, THE PUBLIC UTILITY COMMISSIONERS AS SHOWN HEREON, WE ALSO HEREBY DEDICATE TO ELC'S RIDE AND RIDEWAYS ASSOCIATION, INC. THE COMMON OPEN SPACE AND OPEN SPACE-RELATED RIGHTS AND INTERESTS, INCLUDING BUT NOT LIMITED TO EASEMENTS, RIGHTS & RESTRICTIONS AS LISTED HEREON.

BY: DREAM DEVELOPERS, LLC

ACKNOWLEDGMENT

STATE OF UTAH

IN THE YEAR 2021 BEFORE

ON THIS ____ DAY OF _____, IN THE YEAR 19____, A NOTARY PUBLIC, PERSONALLY APPEARED
ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED
TUDENT BERGUSON, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO
OF THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND

ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF DREAM OPERATORS, A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES OF THE FURTHERANCE OF THE FOREGOING LIABILITY.

THEY WERE NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ONE FOR WHICH THEY WERE ISSUED. THE COMPANY BY HIMSELF AS THE MANAGER.

NOTARY PUBLIC CERTIFICATION
NOTARY PUBLIC NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(b))

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED IN THE RECORDS
OF _____

DATE _____ TIME _____ FEE _____

INDEX
FILED IN: FILE OF PLATS

KAYA BORDEN, COUNTY RECORDER

7/2

FINAL PLAT

**ELK'S RIDGE SUBDIVISION PHASE 2
GARDEN CITY, UTAH**

FITTING NAME

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95 W. Coll Cour

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SCALE

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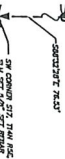
APPROVED BY:

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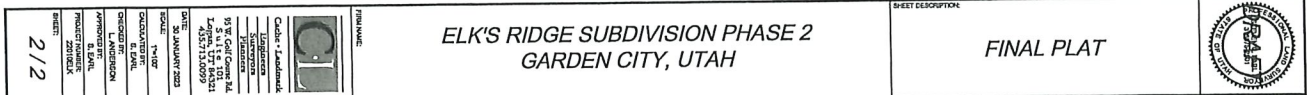
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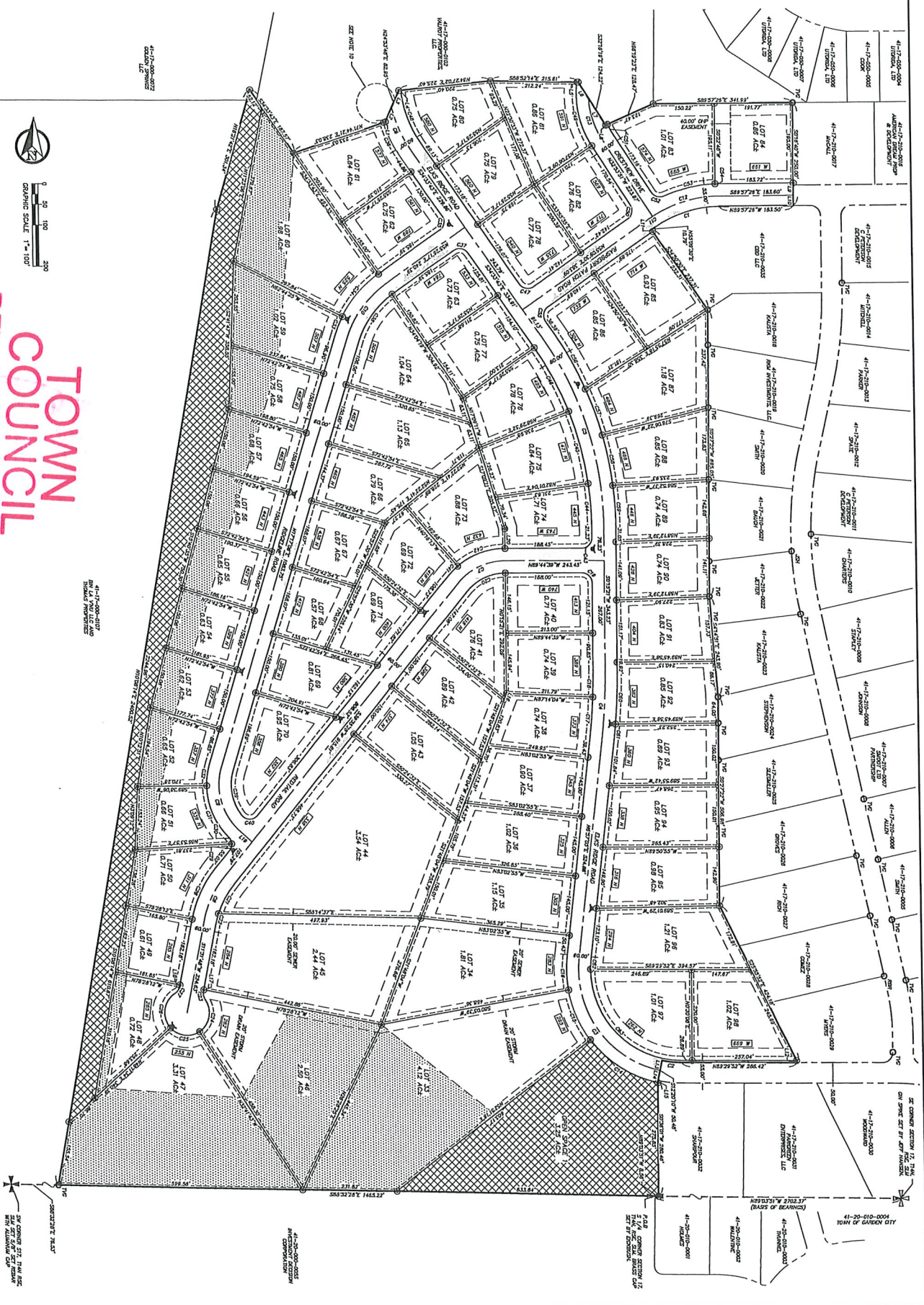
FINAL PLAT





0 50 100 200
GRAPHIC SCALE 1"=100'

**TOWN
COUNCIL**
REVIEWED FEB 09 2023



PROJECT	ELK'S RIDGE SUBDIVISION PHASE 2
OWNER	ELK'S RIDGE DEVELOPMENT, LLC
DESIGNER	ELK'S RIDGE DEVELOPMENT, LLC
DATE	2/9/23
BY	20 JANUARY 2023
SCALE	1"=100'
CHECKED BY	ELK'S RIDGE DEVELOPMENT, LLC
APPROVED BY	ELK'S RIDGE DEVELOPMENT, LLC
PROJECT NUMBER	20230001

PLAT NUMBER

**ELK'S RIDGE SUBDIVISION PHASE 2
GARDEN CITY, UTAH**

SHEET DESCRIPTION

FINAL PLAT



January 17, 2023

Water's Edge Resort Development

Water's Edge Properties, LLC and ARETE Land Company, LLC

967 W. Center St.
Orem, Utah 84057
801-830-6060

Re: Letter of Intent to Create a Public Infrastructure District to Facilitate Further
Construction of the Water's Edge Resort Development

To: Garden City:

In accordance with Utah S.B. 228, the Public Infrastructure District Act, and the Garden City PID Policy (adopted January 12, 2023), Waters Edge Properties and ARETE Holdings, LLC, (the "applicant") submits the following letter of intent ("LOI") to Garden City (the "City") for consideration of creation of a Public Infrastructure District ("PID") to facilitate the further construction of the Water's Edge Resort development. It is the applicant's understanding, in accord with Garden City's PID Policy, that this letter considers the following:

- That this LOI represents a step in the creation of a PID, and that a positive recommendation from the mayor to this letter represents an option for the applicant to submit governing documents that present district formation and operation in greater detail
- That Garden City and applicant will work towards a solution that meets the town's and applicant's needs

Overview of PID Tool and Request

It is the applicant's understanding that the formation and use of the Public Infrastructure District tool is in accord with the following key components of both State Law and the Garden City PID Policy:

- That Garden City has the approving powers for PIDs, and will work with the applicant in determining an appropriate use of funds, debt limit, and tax implications
- That the purpose of the PID tool is to provide for public infrastructure and amenities for commercial and residential developments
- That the PID tool is being considered to bridge a funding gap that otherwise would not permit the project to move forward unless development plans are altered
- That a proposed mill levy only affects property within the boundaries of the proposed district, and that all property owners must approve the formation of a district
- That all proceeds from the PID will be used for public infrastructure
- That issuance of debt through a PID results in no financial liability to the city. Garden City is not liable for any debt payments, nor is Garden City requested to support bond payments through revenue pledges nor credit strength characteristics of the town

PID Request

The applicant's request is for a positive recommendation to create governing documents for the formation of a Public Infrastructure District for the land highlighted in the attached map. The district will have bonding capacity of up to \$15 million with a maximum mill levy to the PIDs of eight to ten mills. Following paragraphs summarize the proposed uses and needs of funds.

District Details

This letter of intent is to be used by Garden City to make a determination about the appropriateness of the proposed District and must be submitted prior to the approval of Governing Documents. The information in this letter may be utilized to advise the mayor, city council, and other policymakers about district matters. This letter represents the applicant's request to be considered for a PID for funding public infrastructure needs.

BENEFITS OF THE PROPOSED PUBLIC INFRASTRUCTURE DISTRICT

The PID will allow for better phasing of development by providing infrastructure financing. Infrastructure costs have significantly increased in past years due to notable macroeconomic conditions, thereby resulting in development costs that question overall feasibility. Significant costs for water and sewer improvements will be partially financed through the Public Infrastructure District, as will costs for roads, sidewalks, curbs, common area amenities, some common area landscaping, and open space. Overall, it is intended that the PID will help fund some of the costs for the following:

- Sewer and wastewater improvements
- Water lines
- Streets, parking, curbs, and sidewalks
- Public common areas, including restoration of beach area

The use of the PID will also help ensure that the development, which will provide a variety of residential, commercial, and open space, will be financially viable. Mixed-use developments are typically more difficult to finance and to construct than typical single-use developments, and the PID tool helps alleviate some of those funding constraints.

DESCRIPTION OF DISTRICTS

The proposed PID shall be as follows:

- a. Size of total area included in the proposed, overall development:**
Approximately 12 acres.
- b. Location of the PID:** See attached Site Map
- c. Proposed use of area within the PID:** The applicant intends to further construct the Water's Edge Resort development. This development is planned to include approximately 46,000 square feet of commercial development as well as 119 residential units.

SUMMARY OF NEEDED INFRASTRUCTURE, SERVICES AND FACILITIES

The applicant envisions the PID being utilized for the following development, infrastructure, services, and facilities:

- Required local and regional infrastructure including, roadways, sewer, culinary water, secondary water, dry utilities, storm drainage, traffic control, lighting, beach restoration, landscape, and open space enhancements
- Local infrastructure for the proposed District is anticipated to provide a portion of the roadways, sewer, culinary water, secondary water, and storm drain improvements

- Estimated total project construction costs for the proposed District improvements are approximately \$90,000,000. The Water's Edge Resort development is intended to be built over the course of four years.
- Anticipated maximum or fixed maximum mill levy required to meet debt service of the District – Applicant is requesting the City authorize the PID to levy up to eight (.08) to ten mills (.010) to service the anticipated bond payments to provide for a portion of the infrastructure cost
- The District anticipates a maximum bonding capacity of \$15 million for the needed infrastructure

PROPOSED TIMELINE FOR PID CREATION: Applicant anticipates creating the Public Infrastructure District by February 9, 2023.

APPLICANT'S ACKNOWLEDGEMENTS: Applicant hereby acknowledges that a consent must be signed prior to the hearing date for the approval of the PID by all property owners and registered voters, if any, within the proposed PID, which signed consent approves of the creation of the proposed PID and the issuance of debt in an amount sufficient for the proposed plan of financing.

CONFLICTS OF INTEREST: Applicant is presently unaware of any conflicts of interest existing between Applicant and any employees or officers of the City.

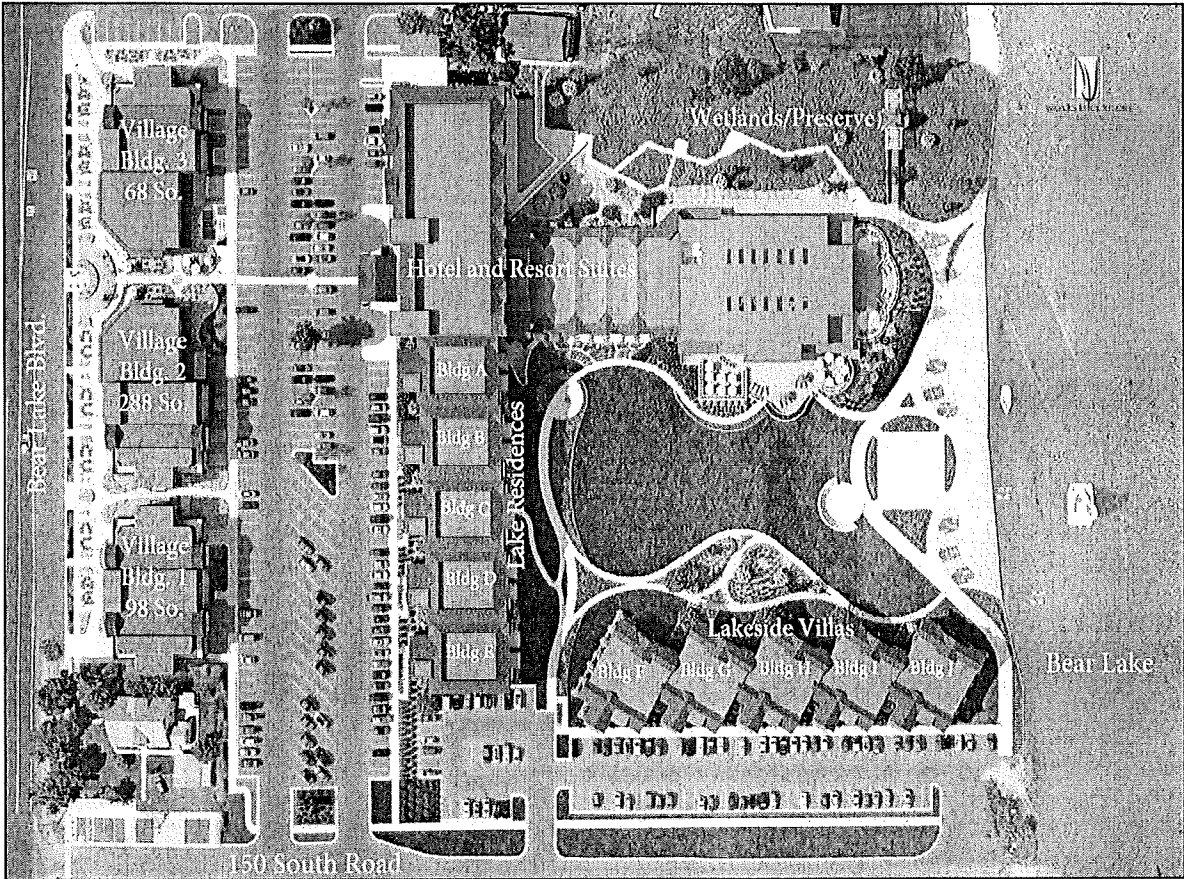
Best regards,

**Water's Edge Properties and ARETE
Holdings, LLC**

A handwritten signature in black ink, appearing to read 'Chris Shurian', with a stylized flourish at the end.

By: Chris Shurian, Principal

Site Map



Water's Edge Site Location
35 East 150 South
Garden City, UT

**EXECUTIVE SUMMARY FOR
THE CREATION OF
WATER'S EDGE PUBLIC INFRASTRUCTURE DISTRICT
IN GARDEN CITY, UTAH**

This executive summary will summarize the terms and purpose of creation of a Public Infrastructure District with the preliminary name of "Water's Edge Public Infrastructure District" (the "*District*") in Garden City, Utah (the "*Town*") and the issuance of bonds (the "*District Bonds*") to finance certain public infrastructure (the "*Infrastructure*") for the benefit of owners (the "*Developer*") of the property located in the District (the "*Development*") and surrounding areas.

I. Developer/Property Owners:

Aaron Grennon on behalf of Water's Edge Properties, LLC

Email: aaron@bccgroup.us

Phone: 208-890-4842

and

Chris Shurian - Developer

chris@fundutah.com

801-830-6060

There are no registered voters residing within the proposed District boundaries.

II. Proposed District Boundaries

The District will be comprised of the following Rich County Parcel Numbers (the "*District Boundaries*"):

41-21-400-0335	41-21-401-0302	41-21-411-0001
41-21-401-0000	41-21-401-0401	41-21-400-0307
41-21-401-0101	41-21-401-0402	41-21-400-0308
41-21-401-0102	41-21-401-0067	41-21-400-0062
41-21-400-0336	41-21-401-0303	41-21-400-0068
41-21-401-0201	41-21-400-0306	41-21-400-0302
41-21-401-0202	41-21-400-0071	
41-21-401-0301	41-21-400-0066	

The District is approximately 11.95 acres.

Attached as *Exhibit A* is a map of the proposed District Boundaries.

III. Proposed Development in District

Attached as *Exhibit B* are maps showing the proposed development of the property in the District, including land uses and densities and phasing of the Development.

The following is the expected timeline for commencement and completion of the Development:

IMPROVEMENT	COMMENCEMENT DATE	COMPLETION DATE
Grounds Parking Steet scape	June 2022	Jan 2024
Water Park and Amenities	June 2022	September 2024

IV. District Infrastructure and Facilities

The following is a summary of the infrastructure and facilities (the “*Infrastructure*”) that are needed in the District that the owners of property in the District would like the District to finance, in part, with proceeds of District Bonds:

- Parking and Grounds – To include a public/quasi private utilities and spaces which shall be shared among all the property owners within the district.
 - Sewer
 - Water
 - Parking
 - Lighting
 - Electrical
 - Street Scape and Sidewalk
 - Nature Preserve
 - Beaches clean up Public and District controlled
 - Boat Launch Area
 - Landscape
 - Garden City Trail linkages
 - Walkways
- Indoor Water Park accessible to all residents within the district

The following is an estimate of the costs of construction of the infrastructure:

V. District Bonds

A portion of the infrastructure will be financed with the proceeds of District Bonds to be issued in an amount not to exceed \$15,000,000. The District Bonds would be paid *solely* from a limited tax levied on property within the District Boundaries pursuant to the Public Infrastructure District Act. The maximum mill levy required to meet the estimated debt service on the District Bonds is 10 mills.

General Requirements	\$1,951,466.00
Demolition & Site	\$8,872,732.00
Retaining Walls and Fencing	\$253,555.00
Boardwalks, Decks and Gazebos	\$577,365.00
Landscaping	\$1,025,205.00
Indoor Water Park	\$8,794,214.00
Hardscaping	\$510,250.00
Safety & Security	\$120,750.00
Grand Total	\$22,105,837.00

The difference not covered by the District Bonds would come from alternative developer sources.

District Timeline

The following is a proposed timeline for the creation of the District and the issuance of the District Bonds:

- Petition from property owners in the District submitted to the Town: March 23, 2022; COMPLETE
- Preparation Water's Edge PID Governing Document relating to the District and inline with the Garden City PID Policy (the "*Governing Document*") finalized: COMPLETE
- Town Council holds a public hearing relating to the Governing Document and the creation of the District: May 19, 2022; DONE
- Town Council approves the creation of the PID Policy: December 8, 2022;
- Town Council approves the Water's Edge PID Governing Documents: December 8, 2022
- Board of Trustees of the District approves the issuance of the District Bonds: January 2023

VI. District Property Owner Representations

The owner of the property in the District hereby represents and warrants that:

- (a) Chris Shurian is authorized to sign on behalf of the property owners;
- (b) The Developer is the sole owner of the real property included within the District Boundaries;
- (c) The petition to create the District will be signed by 100% of the surface property owners of real property within the District Boundaries; and
- (d) There are no registered voters residing within the District Boundaries.
- (e) Developer will waive the protest period described in Section 17B-1-213 of the Act pursuant to Section 17B-2a-1204(2)(b) of the Act;

VII. Board of Trustees

The Board of Trustees is responsible for the execution of bond issuance in accordance with the Governing Document and Interlocal Agreement.

- (f) Proposed Trustees; Proposed trustee criteria
 - a. Chris Shurian – Developer and Property Owner
 - b. Aaron Grennon – Engaged by the district, thus an agent of the property owner
 - c. Patty Winters – An agent of the Homeowners Association
- (g) The Developer is the sole owner of the real property included within the District Boundaries;
- (h) The petition to create the District will be signed by 100% of the surface property owners of real property within the District Boundaries; and
- (i) There are no registered voters residing within the District Boundaries.
- (j) Developer will waive the protest period described in Section 17B-1-213 of the Act pursuant to Section 17B-2a-1204(2)(b) of the Act;

Exhibit A

MAP OF THE PROPOSED DISTRICT BOUNDARIES

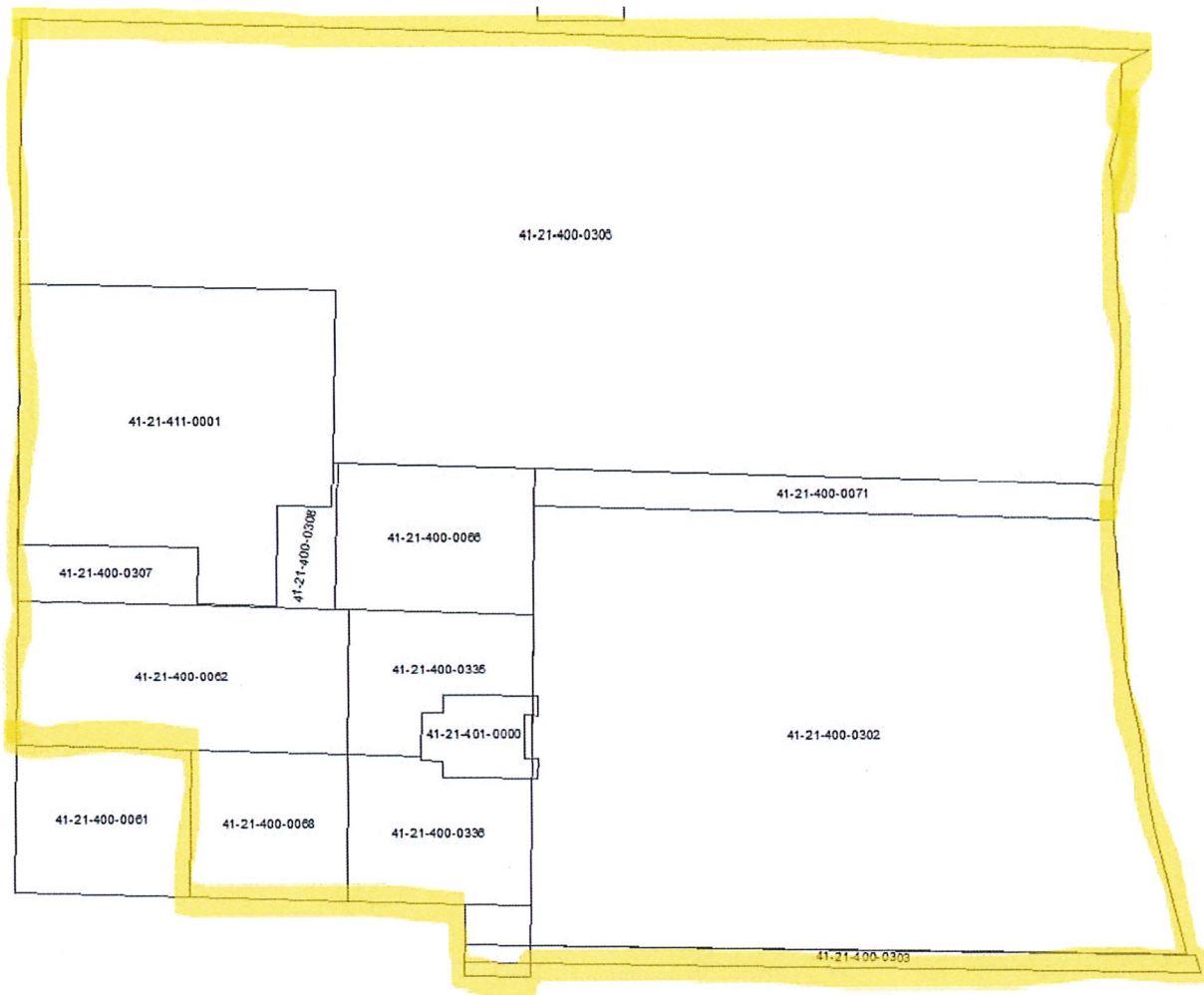


Exhibit B

MAPS SHOWING THE PROPOSED DEVELOPMENT OF THE PROPER

