

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
- Plat Amendment (Subdivision)
- PUD Development Plan
- 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: Robinson Home Current Zone: _____ Proposed Zone: _____

Property Address: 790 S and 816 S Balsamorhiza Road

Parcel # 41-30-090-0056

Contact Person: Brody Robinson Phone #: 801-910-9804

E-mail address: Brody@acmeutah.com

Mailing Address: 3645 W 100 S Layton, UT 84041

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Brody Robinson Phone #: 801-910-9804

Mailing Address: 3645 W 100 S Layton, UT 84041

Project Start date: TBD Completion date: _____

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

Combine lots 55 and 56 and the Shundahi Subdivsion on Balsamorhiza Road

Lot Size in acres or square feet: 2.20 Number of dwellings or lots: 1

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.**

Brody Robinson
Signature of Applicant
Digitally signed by Brody Robinson
DN: C=US,
E=Brody@acmeutah.com, O="Acme
Construction, Inc.", CN=Brody
Robinson
Date: 2023.09.20 15:50:40-06'00'

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.**

Brody Robinson
Signature of Owner of Record
Digitally signed by Brody Robinson
DN: C=US, E=Brody@acmeutah.com,
O="Acme Construction, Inc.",
CN=Brody Robinson
Date: 2023.09.20 15:50:53-06'00'

Signature of Owner of Record

Signature of Owner of Record

Office Use Only	
Date Received:	<u>10/31/2023</u>
Fee:	<u>\$250 by CC</u>
By:	<u>CLR</u>

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Ordinance Reference:

- 11A-301
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- 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

Other Land Use Permit _____

Project Name: Argyle Harbor Villas Current Zone: C3 Proposed Zone: NA

Property Address: 480 W. Marina Oasis

Parcel # _____

Contact Person: Jared Argyle Phone #: 603-732-6690

E-mail address: Argyle Jared @ GMAIL . Com

Mailing Address: Box 359 Garden City UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

Mailing Address: _____

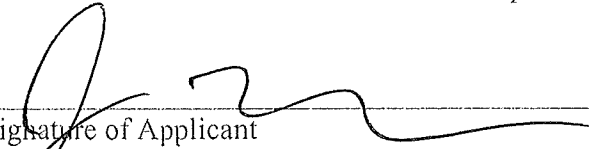
Project Start date: _____ Completion date: _____

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

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

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.**

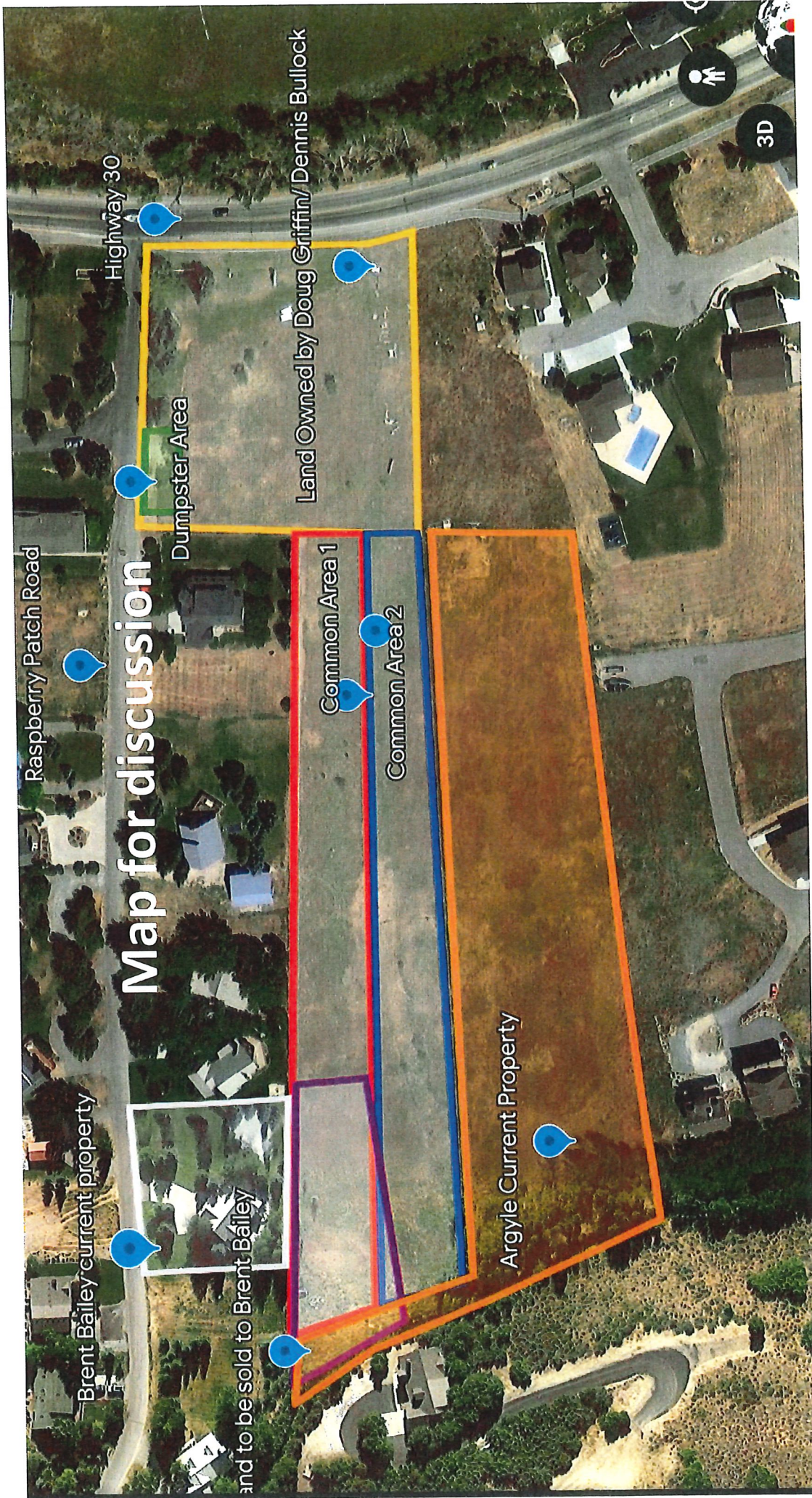
Signature of Owner of Record

Signature of Owner of Record

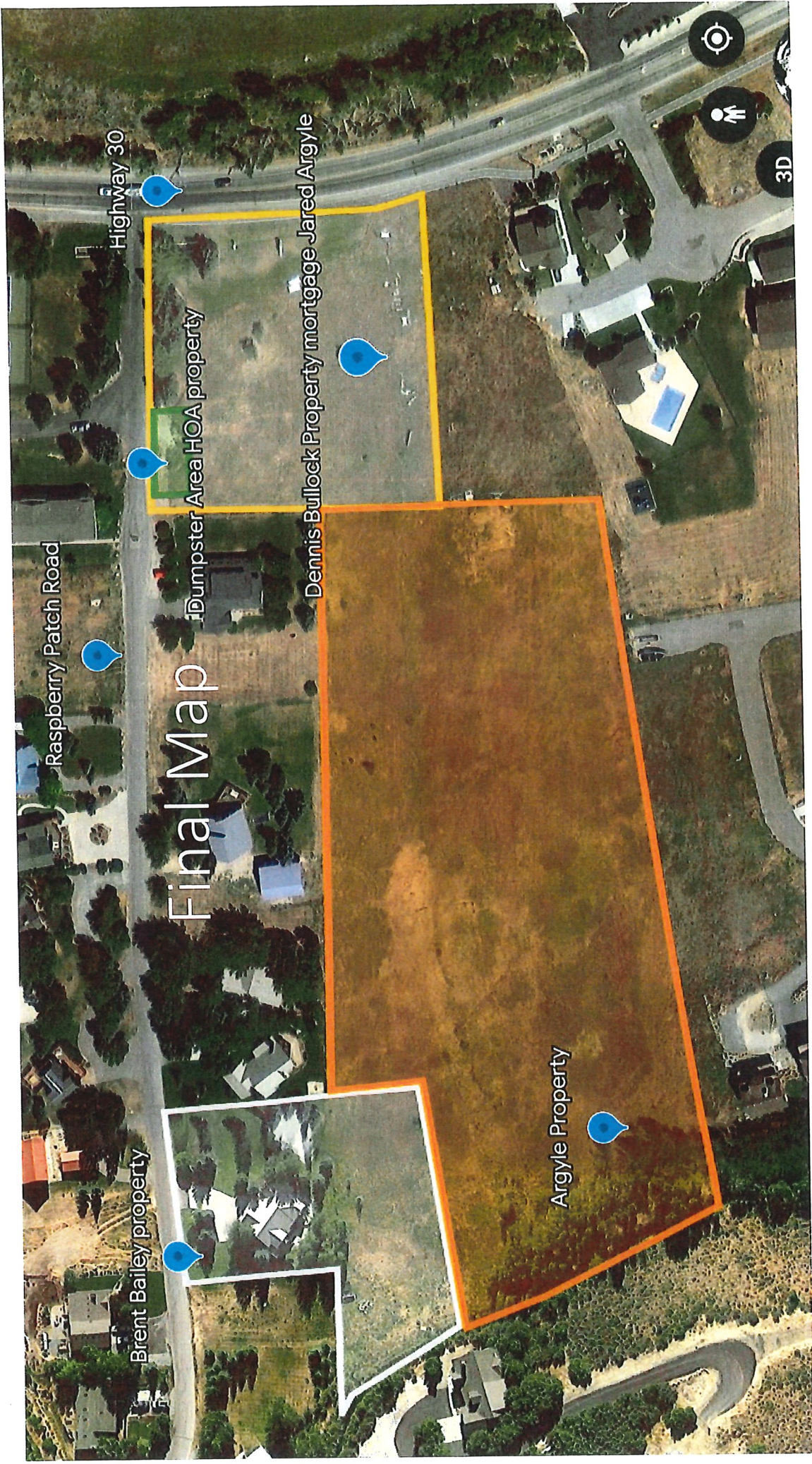
Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: _____
By: _____

- before -



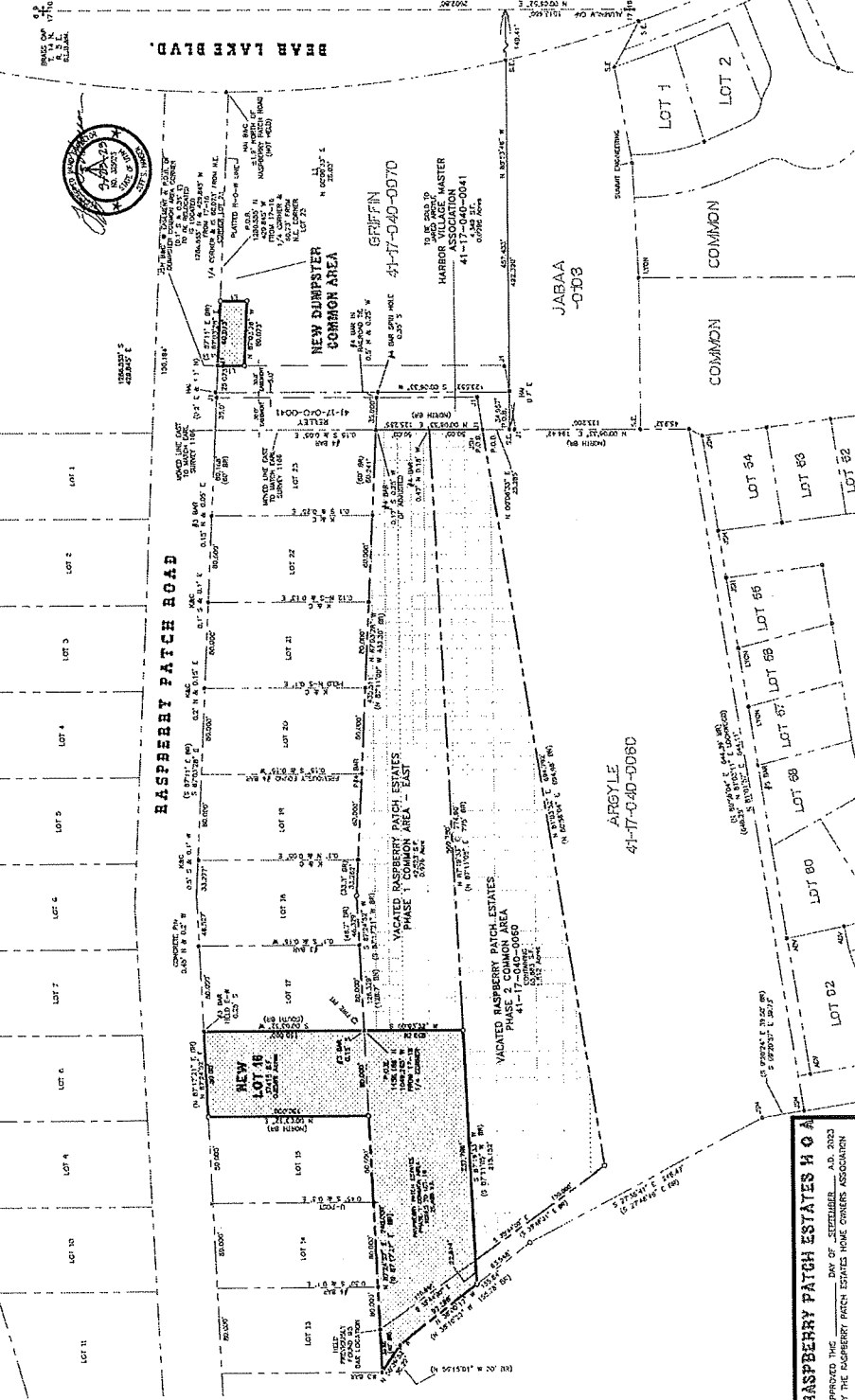
- after



SURVEYOR'S CERTIFICATE
 I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE SIGNATURE OF THE SURVEYOR ON THIS PLAN, I AM CERTIFYING THAT THE LAND SHOWN AND DESCRIBED ON THIS PLAN IS ACCURATELY SURVEYED AND COMMON AREAS AS SHOWN AND DESCRIBED HEREON TO BE HERETOFORE TRACT, A PART OF THE NE. 1/4 SECTION 17, T14N. 35E. S18AM PARTIAL AMENDMENT OF THE RASPBERRY PATCH UNIT 1, LOT #16 & COMMON AREAS"



PARTIAL AMENDMENT OF THE RASPBERRY PATCH ESTATES UNIT 1 LOT #16 & COMMON AREAS PART OF THE N.E. 1/4 SECTION 17, T14N. 35E. S18AM



ACKNOWLEDGMENT
 ON THIS _____ DAY OF _____, 2023, I, THE UNDERSIGNED, MOTARY PUBLIC PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, MOTARY PUBLIC, IN THE COUNTY OF _____, STATE OF UTAH, AND ACKNOWLEDGED TO ME THAT THEY HAD FREELY AND VOLUNTARILY AND FOR THE PURPOSES HEREIN INTENDED.

ENGINEER'S CERTIFICATE
 APPROVED THIS _____ DAY OF _____, 2023 BY THE GARDEN CITY ENGINEER.

HOME OWNERS ASSOCIATION
 APPROVED THIS _____ DAY OF _____, 2023 BY THE RASPBERRY PATCH HOME OWNERS ASSOCIATION.

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 2023 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

MAYOR'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 2023 AT WHICH TIME THE SUBMISSION AMENDMENT WAS APPROVED AND ACCEPTED.

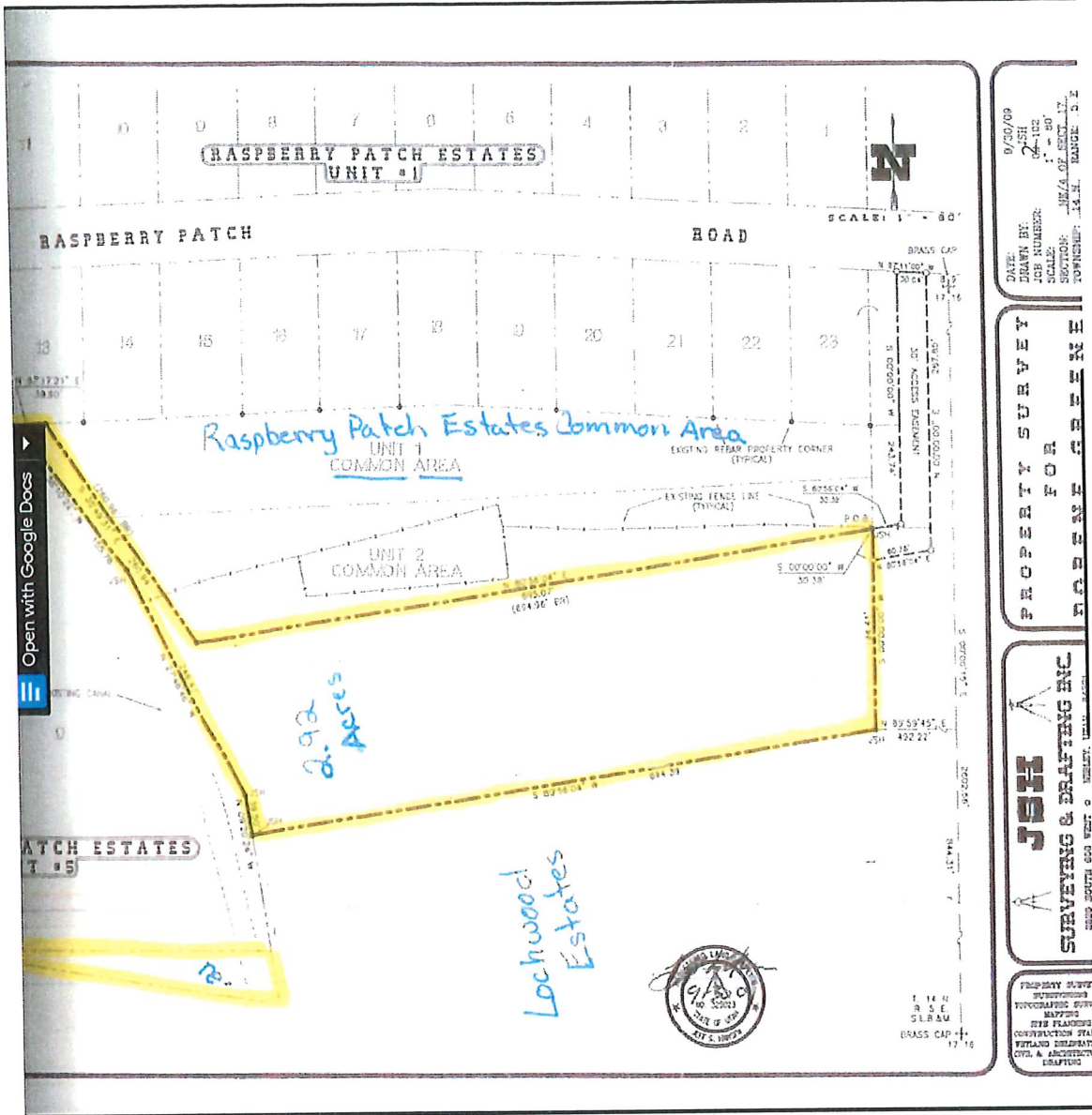
COUNTY RECORDER'S NO.
 STATE OF UTAH, COUNTY OF _____, A.D. 2023
 AND FILED AT THE REQUEST OF _____ FEE _____
 DATE _____ TIME _____
 ACTING RECORDER _____

CITY ATTORNEY
 APPROVED THIS _____ DAY OF _____, 2023 BY THE GARDEN CITY ATTORNEY.

OWNER'S DECLARATION
 I, THE UNDERSIGNED, MOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, MOTARY PUBLIC, IN THE COUNTY OF _____, STATE OF UTAH, AND ACKNOWLEDGED TO ME THAT THEY HAD FREELY AND VOLUNTARILY AND FOR THE PURPOSES HEREIN INTENDED.

ACKNOWLEDGMENT
 ON THIS _____ DAY OF _____, 2023, I, THE UNDERSIGNED, MOTARY PUBLIC PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, MOTARY PUBLIC, IN THE COUNTY OF _____, STATE OF UTAH, AND ACKNOWLEDGED TO ME THAT THEY HAD FREELY AND VOLUNTARILY AND FOR THE PURPOSES HEREIN INTENDED.

JSH SURVEYING & DRAFTING INC.
 P.O. BOX 300 • WELLSVILLE, UTAH 84208
 (435) 246-9080 • TOLL FREE: 1-888-437-9248



Property
Survey



TC Approval

Temp typewriter
marfell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 627 LOCHWOOD DRIVE
Date of inspection: 06/22/2023
Owner: MANAGED BY MATT GODELL - Courtney Walker

Safety Inspections:	Time limit to correct:									
Handrails/Guardrails	Y									
Outdoor lights	Y									
Water shut off	Y									
Gas shut off	Y									
Electrical outlet plates	Y									
Check address on unit	Y									
Other:										

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room	12 X 13	18 X 18	113 X 14	13 X 14	10 X 10	11 X 15	10 X 12	18 X 18		
Sq Ft.	Y	Y	Y	Y	Y	Y	Y	Y		
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y		
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y		
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y		
Total Sq. Ft.	156	324	182	182	100	161	120	328	TOTAL 1308	

10' X 48' - 2 20 X 27 driveway - 2 Garage 2 just cant shut the door
Total Occupancy allowed at this address: 24, shall not include children under the age of three (3).

Minimum parking required at this address: 6 Total number of parking spots on Property 6
trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: GLEN GILLIES
Inspector: _____
Date: 06/22/2023
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party COURTNEY WALKER Date 6/28/23

Address 627 N. LOCKWOOD DR. Suite/Apt# _____

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
- (may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

- No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Inspected by: _____ Title: CHIEF

Date: _____

Items that need to be corrected: _____

TC Approval

Temp Hygiene

Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

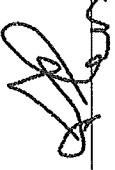

Address: 148 E SAILORS WAY
Date of inspection: 06/27/2023
Owner: ANDREW H MANAGER - Ryan + Amy Haappa

Safety Inspections:	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	Time limit to correct:
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											

Sleeping Room	Sq Ft.	Exit Required	Window(s)	Smoke Detector	Total Sq. Ft.
	15 X 14	Y	Y	Y	210
	11 X 10	Y	Y	Y	110
	11 X 10	Y	Y	Y	110
	14 X 12	Y	Y	Y	168
	12 X 13	Y	Y	Y	156
	9 X 10.5	Y	Y	Y	94.5
					TOTAL 848.5

Total Occupancy allowed at this address: 12 possibly 16, shall not include children under the age of three (3).

Minimum parking required at this address: 3 Total number of parking spots on Property 3. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: 
Inspector: 
Date: 06/27/2023
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party ANDREW HACKE Date 6-28-23

Address 148 E. SAILORS WAY Suite/Apt# _____

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
(may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

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- Label electrical panel box breakers
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Safety

- No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected:

* need tax outlet in GC
Emailed w/28
Emailed 7/19
Taxes are being pd. w/ Airbnb/vrbo

Temp Approval
Marten Pat

IC Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 40 Cristia Cir

Date of inspection: March 14, 2023

Owner: Jordan Peterson

Emergency Contact: Melinda Hunsaker

Sleeping Room	Sq Ft.	Exit Required	Window(s)	Smoke Detector	Total Sq. Ft.
#1	13 x 17	Y	Y	Y	221
#2	15.5 x 15.5	Y	Y	Y	240.25
#3	15 x 12	Y	Y	Y	180
#4	16 x 14.5	Y	Y	Y	232
#5	12 x 10	Y	Y	Y	120
#6	8.5 x 14.5	Y	Y	Y	123.25
#7	12.5 x 14.5	Y	Y	Y	181.25
#8	43 x 13.75	Y	Y	Y	591.25
#9	13 x 18	Y	Y	Y	234
#10	13.25 x 12.5	Y	Y	Y	168.75

Time limit to correct:

Safety Inspections: Handrails/Guardrails Y

Outdoor lights Y

Water shut off Y

Gas shut off Y

Electrical outlet plates Y

Check address on unit Y

Other: Page #1 First 10 Rooms

Total Occupancy allowed at this address: See page #2, shall not include children under the age of three (3).

Minimum parking required at this address: Total number of parking spots on Property See Page #2. All vehicles incl trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies

Date: March 14, 2023

Owner/Property Manager:

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 40 N Crista Cir

Date of inspection: March 14, 2023

Owner: Jordan Peterson

Safety Inspections: Handrails/Guardrails Y
Outdoor lights Y
Water shut off Y
Gas shut off Y
Electrical outlet plates Y
Check address on unit Y
Other: Page #2 with rooms 11 Thru 19

Sleeping Room	Sq Ft.	Exit Required	Window(s)	Smoke Detector	Total Sq. Ft.
#1	12.5 x 14.5	Y	Y	Y	181.25
#2	13 x 16	Y	Y	Y	208
#3	12 x 16	Y	Y	Y	192
#4	9 x 16	Y	Y	Y	144
#5	15 x 15	Y	Y	Y	225
#6	9.5 x 11.5	Y	Y	Y	109.25
#7	16 x 16	Y	Y	Y	256
#8	15 x 17	Y	Y	Y	255
#9					Total 3862.25
#10					

Total Occupancy allowed at this address: 77, shall not include children under the age of three (3).

Minimum parking required at this address: 20 Total number of parking spots on Property 30. All vehicles incl trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies

Date: March 14, 2023

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party: Jordan Peterson Date: 5-25-22

Address: 40 CHRISTA CIRCLE Suite/Apt# _____

Access

Maintain fire lane free of obstruction

Provide address numbers visible from the street

Fire Extinguishers

Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

One CO detector installed for each level of the home

Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

Label electrical panel box breakers

Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Inspected by: [Signature] Title: CHIEF

Items that need to be corrected: _____

Date: _____

RESOLUTION #R23-07

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GARDEN CITY TO DECLARE THE OFFICIAL CANDIDATES ELECTED FOR THE ELECTION ON NOVEMBER 7, 2023.

WHEREAS the Town of Garden City is a Town duly incorporated under the general laws of the State of Utah; and

WHEREAS the Town of Garden City has two candidacy openings for Town Council Member seats, each for a 4-year term for the November 7, 2023, election; and

WHEREAS the Garden City Town Council received only two Declarations of Candidacy, including all eligible write-in Declarations of Candidacy, for the vacancies of Town Council Member; and

WHEREAS there are equal numbers of declared candidates as there are vacant seats in this election year; and

WHEREAS there are no other items for the ballot.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Garden City, County of Rich, State of Utah that the election for November 4, 2023, is cancelled; and has declared Pat Argyle, Town Council Member, and Jordan Parry, Town Council Member, as the elected officials for this year's election and term period of January 1, 2024, through January 1, 2028.

APPROVED: The Town Council of the Town of Garden City, Rich County, and the State of Utah, voted on and passed this resolution.

Dated this 12th day of October 2023

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Council Members Voting:

	<u>Aye</u>	<u>Nay</u>
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___

ORDINANCE NO. 23-20

AN ORDINANCE UPDATING EXCEPTIONS TO FLYING CLOSER THAN 1,000 FEET

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

WHEREAS, the Garden City Town Council shall declare a nuisance and determine exceptions in the Town of Garden City,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #9-305-A SHALL BE UPDATED AS FOLLOWS:

9-305 Unlawful to Fly Closer Than 1,000 Feet. It shall be unlawful for any operator of any airplane, aircraft or helicopter to fly or operate the same closer than 1,000 feet to the ground surface within the corporate limits or above the corporate limits of Garden City, or to do any stunt, acrobatic, or other dangerous flying within or above said corporate limits.

A. Exceptions

1. County sponsored mosquito program
2. Life Flight
3. By Special Permission of the Garden City ~~Town Council~~ **Mayor or Code Enforcement Officer**. Any violation of this section shall receive a penalty according to resolution by the Town Council.

APPROVED AND ADOPTED this 12th day of October 2023.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting	Aye	Nay
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___

ORDINANCE #23-21

AN ORDINANCE UPDATING THAT STORAGE STRUCTURES, STAND ALONE ACCESSORY BUILDINGS AND STORAGE SHEDS CAN BE NO CLOSER THAN 300' TO HWY 89, SR30 OR 300 WEST

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

WHEREAS, The Garden City Town Council shall declare a nuisance and determine exceptions in the Town of Garden City,

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE 11C-1500 BE UPDATED AS FOLLOWS:

11C-1502 C1 Zone.

- A. Permitted Uses.
1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
 2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
 3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, pool halls and miniature golf course.
 4. Hotels and Motels
 5. Restaurants and Fast Food Establishments
 6. Department Stores
 7. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.
- B. Conditional Uses.
1. Automobile Dealers
 2. Gas Stations with Convenience Stores
 3. Farmer's and Artisan's Market
 4. RV Park
 5. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR30 or 300 West)

6. Storage Structure (**Can be no closer than 300' to Hwy 89, SR30 or 300 West**)
7. Bed & Breakfast/Inn
8. Boarding House
9. Lodging House
10. Construction/labor/service showrooms, provided all uses shall be within an enclosed building.

C. Non-Listed Uses see Ordinance #11C-1005.

11C-1503 C2 Zone.

A. Permitted Uses.

1. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
2. Commercial landscaping buildings
3. Storage sheds (**Can be no closer than 300' to Hwy 89, SR30 or 300 West**)
4. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
5. Small scale manufacturing provided, all uses shall be within an enclosed building.
6. Lumber yard, provided all uses shall be within an enclosed building.
8. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses.

1. Automobile service stations for garages for repair of vehicles
2. Farmer's & Artisan's Market
3. RV Park
4. Stand Alone Accessory Building (**Can be no closer than 300' to Hwy 89, SR30 or 300 West**)
5. Storage Structure (**Can be no closer than 300' to Hwy 89, SR30 or 300 West**)
6. Commercial parking lots

C. Non-Listed Uses see Ordinance #11C-1005

11C-1504 C3 Zone.

A. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
2. None of the permitted uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
3. Owners of C3 Zone properties may choose to use them for either single-family residence or multiple family residences as long as construction

complies with the setbacks and guidelines of the respective type of residency.

- a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a privacy fence up to 8 feet between the two properties.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a privacy fence, up to eight feet (8'), between the two properties.
- B. Conditional Uses.
1. Farmer's & Artisan's Market
 2. RV Park
 3. Church
 4. Storage Sheds (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
 5. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
 6. Storage Structure (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
 7. Commercial Parking Lots
 8. Bed & Breakfast/Inn
 9. Boarding House
 10. Lodging House

C. Non-Listed Uses see Ordinance #11C-1005.

11C – 1505 C4 Zone.

- A. Permitted Uses.
1. Stores, shops, and offices supplying commodities or performing Services such as banks, business offices, and other financial Institutions, hair salons, barbers, medical and dental offices, art galleries And similar enterprises provided that all uses can be conducted within the buildings.
 2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
 3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
 4. Hotels and Motels
 5. Restaurants and Fast Food Establishments
 6. Department Stores
 7.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a privacy fence up to 8 feet between the two properties.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a privacy fence, up to eight feet (8'), between the two properties.

Owners of C4 Zone properties may choose to use them for either single family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Farmer's and Artisan's Market
4. RV Park
5. Sexually Oriented Business
6. Kennels
7. Stand Alone Accessory Building (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
8. Storage Structure (Can be no closer than 300' to Hwy 89, SR30 or 300 West)

APPROVED AND ADOPTED this 12th day of October 2023.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:

	Aye	Nye
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___

ORDINANCE #23-22

AN ORDINANCE UPDATING HILLSIDE ESTATES ZONE, REMOVING CLUSTER DEVELOPMENT FROM CONDITIONAL USES

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

WHEREAS, The Garden City Town Council shall declare a nuisance and determine exceptions in the Town of Garden City,

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE 11C-1453 BE UPDATED AS FOLLOWS:

11C – 1453 Conditional Uses:

- A. Agriculture Tourism
- B. Clubhouse
- C. Golf Course
- D. Parking lot for permitted use
- E. Park or Playground, Public
- F. Home Occupation. Which does not have more than two customers coming and going from the residence at the same time. No parking of construction equipment or storage of material.
- ~~G. Cluster Development~~
- H. Bed & Breakfast/Inn

APPROVED AND ADOPTED this 12th day of October 2023.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:

	Aye	Nye
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___

ORDINANCE NO. 23-24

AN ORDINANCE UPDATING BUILDING REGULATIONS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to regulate building and construction in the Town of Garden City; and

WHEREAS, the Garden City Town Council shall adopt a process for permitting building and guarantee the quality of building construction and related work performed within the Town of Garden City

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #8-400 SHALL BE UPDATED AS FOLLOWS:

CHAPTER 8-400 Building Regulations

8-401 An Ordinance Requiring the Licensing and Registration of Contractors and Others Doing Work Within the Corporate Limits of Garden City, Utah, and to Guarantee the Quality of Building Construction and Related Work Performed Within the Corporate Limits of Said Town.

A. It shall be unlawful for any contractor, electrician, plumber, mason or any other person or firm engaged in building trade to do any work within the corporate limits of Garden City Town in violation of the provisions of Utah Code Annotated, 1953, 58-55-301 **and the current IBC.**

~~B. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed in violation and shall be reported to the State of Inspector.~~

B. Before any work is initiated, a building permit must be obtained through the Garden City Building Department. Building permits are valid for 18 months. Building permits may be renewed for 6 months with written approval of the Garden City Building official.

C. Building Permits may be extended prior to their expiration date with approval of the building official and payment of a renewal fee. Fee is set by resolution.

- 1. A permit that has expired 30 days or less may still be renewed along with a citation set forth by the Garden City Infraction Schedule.**
- 2. If a permit goes beyond the 30-day grace period, the permit will be**

null and void, the permit deposit will be forfeited, and a new permit must be applied for requiring payment of deposit, building permit fees, inspection and review fees, and other related charges to issuing a new permit.

- 3. Citations may be issued based on the Garden City Infraction Schedule for building without a permit.**
- 4. Building Permit deposits will only be refunded on active or renewed building permits. Deposit refunds will not be given during the 30-day grace period. Refunds will not be issued if there are Garden City Code violations relating to the permitted address before a Certificate of Occupancy is issued.**

D. The building inspection schedule must be followed and approved by the Garden City Building Inspector. Working beyond the inspected/approved scope of work will lead to fines set forth by the Garden City Infraction Schedule including the possible loss of the building permit deposit.

E. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed in violation and shall ~~shall~~ may be reported to the State Inspector.

Ɖ. F. The Town Council of Garden City shall adopt the current Building Codes adopted by the State of Utah.

Ɖ. G. Any amendments to the above codes adopted by the Utah State Division of Occupational and Professional Licensing in accordance with Utah Code 58-56-4 are also adopted for the Town of Garden City.

APPROVED AND ADOPTED this 12th day of October 2023.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting	Aye	Nay
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___