

**MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, April 11, 2024. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:00 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Martell Menlove
Jordan Parry

Others Present:

Cathie Rasmussen
Brad & Jayne Davis
Stuart Thompson
Travis Hobbs
Natalie Jacobson
Maddie Soto
Jordan Dursa
Matt Larsen
Chuck Matheny
Matt Denning

On Teleconference:

Glen Gillies

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Parry. The pledge of allegiance was led by Mayor Leonhardt.

1. Roll Call

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Menlove, and Council Member Parry.

2. Approval of Minutes

- a. Minutes of the March 21st, 2024, regular Town Council Meeting and Minutes of the March 21st, 2024, Public Hearing.

Council Member Hansen made the motion to approve the minutes of the March 21st, 2024, regular Town Council Meeting and the March 21st, 2024, Public Hearing. Council Member

Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

3. Community Wildfire Protection Plan

a. Travis Hobbs – Rich County Fire Warden

Mr. Hobbs stated that the community needs to update their Community Wildfire Protections Plan every 5 years. It's due in October and he has a template and a specialist that can help the Town with their plan thinking about wildfire and ways to mitigate it.

Mayor Leonhardt asked if it's the town's responsibility to talk to HOA's. Mr. Hobbs offered to help with that communication and setting rules to encourage fuel reduction and mitigate wildfire risk.

Mr. Hobbs will email the mayor and they will begin working together on updating the plan for the town.

4. CAPSA – April: Sexual Assault Month

a. Maddie Soto – Community Engagement Coordinator for CAPSA

Maddie Soto presented statistics and a message on believing survivors of sexual assault. She left a CAPSA fiscal year report for the council.

The Mayor and Town Council expressed appreciation for her work and the CAPSA organization.

5. Public Comments – 2 minutes limit

There were no comments from the public or on the telephone.

6. Business License Discussion/Approval

a. Reliant Landscaping, LLC, 150 W Berry Blossom. Stuart Thompson

Stuart Thompson, when asked, stated he was still waiting for his state number. He said he will not be parking equipment at his home. His enclosed trailer will be parked at his home and at the work site. Larger equipment will be stored in Laketown, but not at his house.

Council Member Menlove made the motion to approve the business license for Reliant Landscaping, LLC with the stipulation he provides the proper licensing number from the State when he gets it. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

b. Alpine Mechanical Services, LLC, 70 N 395 W, Unit 2. Jordan Dursa

Jordan Dursa stated he is a mobile ski lift mechanic. He specializes in medium to major mechanical work on lifts. He provides service only.

Council Member Argyle made the motion to approve the business license for Alpine Mechanical Services, LLC and approving the business for Fire Inspection Exemption. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- c. First Light Financial LLC, 142 N Bear Lake Blvd. Misty O’Mealy

Council Member Menlove made the motion to approve the business license for First Light Financial LLC and approve the Fire Inspection Exemption. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- d. Bland Rentals/DBA Bear Lake Adventure and Destination, 70 N 395 W, Ste 1. James Sitz

They are a power sports rental company. They are renting a unit at this address. Matt Larsen didn’t represent the owner but was able to answer questions for the council regarding parking and storage. Storage of equipment is outside and there are 18 parking spots along that building.

Council Member Menlove made the motion to approve the business license for Bland Rentals/DBA Bear Lake Adventure Destination conditioned upon their sales tax number is registered to Garden City. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

7. Short-term License Discussion/Approval

- a. Scott Blamires, 558 Balsamorhiza
- b. Kelly Pack, 346 Wysteria
- c. Heidi England, 151 Sailors Way, Vacassa
- d. Willy Hansen, 541 Raspberry Patch
- e. Triston Sponseller, 35 W 150 S
- f. Wendy Komoroski, 90 W Lake Circle, Vacassa
- g. Steve Bingham, 255 W Seasons Lane, Lets Get Away

CM Menlove stated that the new ordinance stated they needed to have marked, asphalted parking. He is requesting we give these licensees 90 days or until a date in the summer to be in compliance.

Council Member Menlove made the motion to approve the Short-term Rental Licenses for items “a, b, c, e, f and g” with the condition their parking is clearly marked by July 31, 2024. Mayor Leonhardt expressed concerns with the Season’s Lane address being the only striped or marked parking in the development. CM Menlove stated his opinion that they need to find out where their parking assignment is, make sure it’s adequate for the 3 vehicles, and mark it. Other Council Members agreed that the Seasons is not exempt from meeting the parking requirements.

CM Argyle sought clarification on the ordinance on short-term rental parking being grandfathered in. CM Menlove said the subdivision parking is approved based on a single-family dwelling, not on the STR regulations. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, nay; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

CM Menlove asked to speak on item “d. Willy Hansen, 541 Raspberry Patch.” He explained their driveway and parking area stating that 3 of the vehicles will be parked on a 10-foot-wide driveway where the other cars parked near the house cannot get out, and EMS cannot get to the dwelling. CM Parry felt the council is opening a can of worms because there are many properties that are double stacked. CM Menlove said that he has discussed updating the ordinance with the Planning Commission.

Council Member Menlove moved to deny the Willy Hansen Short-term rental license based on concerns with access to the property by emergency response vehicles and invited them to come and meet with the Council with a solution in mind. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

8. PID Resolution Discussion/Approval

- a. A Resolution of the City Council of the Town of Garden City, Utah, providing for the creation of the Bear Lake Vistas Public Infrastructure District as an independent district; authorizing and approving a Governing Document; appointing a Board of Trustees; authorizing other documents in connection therewith; and related matters. Chuck Matheny, Ernie Willmore, and Benj Becker.

CM Hansen expressed his thoughts on previous RDA’s. His understanding is that the PID is designed to reduce blight, like the RDA’s. He expressed his thoughts on the condition of the town today verses in the day of using RDA’s. When the town did RDA’s they had to do an impact study to determine if the town was blighted. He feels the council has brushed over that and has focused more on the creation of documents rather than the current situation fitting the scope of adopting a PID.

CM Hansen looked up on the MLS to see how the project is being promoted. He said that in the zoning information it says “yes” to PID. Mr. Matheny said the zoning should be commercial, not PID.

Mayor Leonhardt said that they really want to see development that can move, live here full-time, and contribute to the community. He feels that the PID changes that vision. A PID changes the dynamics on who is going to come in and purchase that; it’s not full-time residents.

CM Argyle said that when this first came to the council that it was not going to all be nightly rentals, but their MLS add says that it states all are available for nightly rentals.

CM Menlove said that the Council was told these will be priced competitively, and he doesn’t feel that \$700,000 is a competitive price. He also wanted to make sure that the infrastructure is inspected and put in correctly. Mayor Leonhardt said that the town is doing that regularly.

CM Menlove asked how the infrastructure will be maintained until taken over by the HOA because the PID cannot do that. Mr. Matheny said that the developer is responsible for that and picks up the shortfall when HOA fees do not cover it.

CM Argyle also has concerns about the advertised amount of square footage for living quarters. Mr. Matheny explained how it is calculated, including temperature-controlled stairwells, and that it is an accurate amount.

Council Member Parry made the motion to accept the PID for the Bear Lake Vista Public Infrastructure District.

There was no second on the motion.

Council Member Argyle made the motion to deny the Resolution for the creation of the Bear Lake Vistas Public Infrastructure District. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, nay; Mayor Leonhardt, for. Motion Carried.

Mayor Leonhardt changed the order of the agenda because it was not time for the Public Hearing yet.

9. Payment Vouchers

Council Member Hansen made the motion to pay the bills. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

10. Public Hearing at 6:00 p.m.

- a. To receive public input for Ordinance #24-14, An Ordinance Updating the Administrative Order Ordinance.

Council Member Menlove made the motion to go into the Public Hearing at 6:00 pm. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried

Minutes were kept on a separate record.

The Town Council closed the Public Hearing and returned to the regular meeting at 6:04 p.m.

11. Ordinance Discussion/Approval

- b. Ordinance #24-14, An Ordinance Updating the Administrative Order Ordinance.

Council Member Menlove made the motion to approve Ordinance #24-14, An Ordinance Updating the Administrative Order Ordinance. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- a. Ordinance #24-13, An Ordinance Changing Commercial Setbacks

Mayor Leonhardt asked to move this item to the May Town Council meeting.

12. Miscellaneous

- a. Discussion Only: Employee Travel Meal Per Diem – Moved to next month’s meeting.
- b. Discussion: Parking Ordinances – CM Menlove gave his suggestions on changing the parking ordinance for residential and on short-term rentals. He will ask Planning Chair Kurek to have it at the Planning Commission meeting next month. He will also give the information to the Council to review.
- c. Land Disturbance Permit -Moved to next month’s meeting.

13. Council Member Reports

CM Argyle – The Easter Egg Hunt was a success. She is now working on Raspberry Days. She will get with the Mayor on a few entertainment spots. They are ahead of schedule.

CM Menlove – He attended a UDOT quarterly meeting. The dedicated lane from the turnout to the catch system will be done this summer. He has reapplied for the trail grant with the Mayor’s approval.

CM Hansen – The platform drilling deck is done for the test well. He will begin drilling next week. They may go as deep as 800 feet. CM Hansen will be transferring the Beautification Committee oversight to the Mayor. They are focusing on encouraging business owners to keep things tidy cleaned up.

CM Hansen will be focusing on the Town’s rebranding. Dan Kurek and he are working on getting bids and moving forward with the library expansion. The Library Board would like to know if they can have a booth at Raspberry Days to which the Mayor said yes. CM Hansen would like to see some lighting downtown, and he would like to make sure that’s in the budget discussion for next year.

UDOT approved the Town painting the curb red on the corners and in front of LeBeau’s and Zipz.

CM Parry is taking over all the Town sponsored sporting events and programs.

Mayor Leonhardt reported that the lighting at Heritage Park will begin soon. Rocky Mountain Power has found a transformer for the park, which has been held up.

The pond is being drained right now. It will be cleaned out. Water should be in the canal by May 1st. By May 15th there should be water in the pond. The goal is to put 1000 fish in the pond by Memorial Day weekend.

14. Adjournment

There being no further business, Council Member Hansen made the motion to adjourn at 6:23 p.m. Meeting adjourned.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

DRAFT

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: <input checked="" type="checkbox"/> New Business (check all that apply) <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee pd \$ 110.00 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:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Inspections: Building Insp.:	<input type="checkbox"/> Initial Date: _____	<input type="checkbox"/> Final Date: _____	
Fire Inspection:	<input type="checkbox"/> Initial Date: _____	<input type="checkbox"/> Final Date: _____	
TC Fire Exemption Approval:	<input type="checkbox"/> Approved	Initial: _____	Date: _____

Comments: _____

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

Business Name: C & E Landscaping LLC.

If name change, previous name: _____

Location Address: 609 South Cedar Drive

City, State & Zip: Garden City, Utah 84028

Business Phone: (435) 881-6938

Cell Phone: (435) 881-6938

Mailing Address: PO BOX 274

City, State & Zip: Garden City, Utah 84028

E-mail Address: jennysunflowers@gmail.com

Owners Name: Samuel Casillas and Brent Earley

Owners Location: 609 South Cedar Drive

City, State & Zip: Garden City, Utah 84028

Phone: (435) 881-6938

Cell Phone: (435) 999-3639 Sam (435) 994-4610 Brent

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other

Briefly Describe Your Business: Lawn Care and Maintenance, Sprinkler Maintenance and Install, Landscape Design and Installation, Lawn Mowing, Spring and Fall Clean Up, Sprinkler System Turn On and Off Equipment will be located in Laketown. Long term goal is to have a building in Garden City.

Utah State Sales Tax Number: _____

Ut State Professional License No.: _____ _____

Will you be installing a sign?: 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, Samuel Cassillas, Brent Earley 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:** 04/15/2024

Please print your name: Samuel Casillas & Brent Earley

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: New Business
(check all that apply) Additional Location # _____
 Name Change
 Ownership Change
 Location Change
 Transient Vendor
 Concessionaire Vendor

License Fee: Business License Fee _____
Transient License Fee _____
Concessionaire Fee _____
Additional Location _____
Other _____
Beach Vendor License also requires a BCI background check

PA# 112

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: _____
TC Fire Exemption Approval: Approved Initial: _____ Date: _____

Comments: _____

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

Business Name: Bear Lake Getaway Realty
If name change, previous name: _____
Location Address: 201 N Bear Lake Blvd
City, State & Zip: Garden City, UT 84028
Business Phone: 435.200.3113
Cell Phone: 435.881.7069
Mailing Address: PO Box 296
City, State & Zip: Paradise, UT 84328
E-mail Address: Natalie@BearLakeGetaway.com

Owners Name: Natalie Jacobsen
Owners Location: 8659 S Paradise West Circle
City, State & Zip: Paradise, UT 84328
Phone: 435.881.7069
Cell Phone: 435.881.7069

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other

Briefly Describe Your Business: Real estate sales

Utah State Sales Tax Number: do not have

Ut State Professional License No. 6288579-PB00

Will you be installing a sign?: will be researching sign conditions and seeking approval soon

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, Natalie Jacobsen 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: [Signature] **Date:** 3/28/2024
Please print your name: _____

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: <input checked="" type="checkbox"/> New Business (check all that apply) <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee Pd 90.00 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:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final Date: _____
TC Fire Exemption Approval:	<input type="checkbox"/> Approved		Initial: _____ Date: _____

Comments: _____

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

Business Name: T7 Services LLC

If name change, previous name: _____

Location Address: 9254 S Judd Ln
 City, State & Zip: West Jordan, UT 84088

Business Phone: 435-770-0234

Cell Phone: _____

Mailing Address: PO Box 95
 City, State & Zip: Garden City, UT 84028

E-mail Address: _____

Owners Name: Rocky Tremblay & Janice Tremblay

Owners Location: 1404 Canyon Circle
 City, State & Zip: Garden City, UT 84028

Phone: 435-770-0234

Cell Phone: _____

Kind of Business

<input type="checkbox"/> Retail	<input type="checkbox"/> Lodging	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Professional	<input checked="" type="checkbox"/> Contractor	<input type="checkbox"/> Other

Briefly Describe Your Business: General Construction, General Engineering, Plumbing

Utah State Sales Tax Number: N/A

Ut State Professional License No. Yes #13875225-5501 B100-General Building, General Plumbing-P200, E100-General Engineering

Will you be installing a sign?: 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, Rocky Tremblay 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: 04/30/24

Please print your name: Rocky Tremblay

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: <input checked="" type="checkbox"/> New Business (check all that apply) <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee _____ 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:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Inspections: Building Insp.:	<input type="checkbox"/> Initial Date: _____	<input type="checkbox"/> Final Date: _____	
Fire Inspection:	<input type="checkbox"/> Initial Date: _____	<input type="checkbox"/> Final Date: _____	
TC Fire Exemption Approval:	<input type="checkbox"/> Approved	Initial: _____	Date: _____

Comments: _____

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

Business Name: CK SQUARED REPAIR, LLC

If name change, previous name: _____

Location Address: PO BOX 210
 City, State & Zip: GARDEN CITY, UT 84028

Business Phone: 720 586 2766

Cell Phone: _____

Mailing Address: PO BOX 210
 City, State & Zip: GARDEN CITY, UT 84028

E-mail Address: CHRIS.K@CKSQUAREDREPAIR.COM

Owners Name: CHRISTOPHER KELTON

Owners Location: 332 W BLUEGRASS WAY
 City, State & Zip: GARDEN CITY, UT 84028

Phone: 720 586 2766

Cell Phone: _____

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other HANDYMAN

Briefly Describe Your Business: Handyman - Simple electrical, simple plumbing, diagnosis, troubleshooting, appliance repair, automotive

Utah State Sales Tax Number: 15680866-002-STC

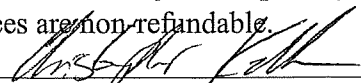
Ut State Professional License No. 13648184-5500

Will you be installing a sign?: 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, CK SQUARED REPAIR 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:** 4/4/2024

Please print your name: CHRISTOPHER KELTON

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	_____
Transient License Fee	_____
Concessionaire Fee	200.00 <i>PO</i>
Additional Location	_____
Other	_____

Beach Vendor License also requires a BCI background check

4-22-2

Official Use Only:

Planning Commission:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date:	_____
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date:	_____
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____

Comments:

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

Business Name: Lugging Stuff DBA Bear Lake Water Adventures

If name change, previous name: 390 S Bear Lake BLVD

Location Address: _____

City, State & Zip: Garden City UT 84028

Business Phone: ~~4355274774~~ 435-527-5774

Cell Phone: 4357575197

Mailing Address: PO Box 555

City, State & Zip: Garden City UT 84028

E-mail Address: _____

Owners Name: Leo Spuhler

Owners Location: _____

City, State & Zip: PO Box 555 Garden City UT 84028

Phone: ~~4355274774~~

Cell Phone: 4357575197 Leo or Melissa 435-730-6559

Kind of Business

<input checked="" type="checkbox"/> Retail	<input type="checkbox"/> Lodging	<input type="checkbox"/> Restaurant
<input type="checkbox"/> Professional	<input type="checkbox"/> Contractor	<input type="checkbox"/> Other

Briefly Describe Your Business: Renting paddleboards and kayaks at the garden city beach

Utah State Sales Tax Number: 87-2370440 EIN Utah Sales tax number 15474425-002-STC

Ut State Professional License No. Yes we will intall a sign on the park fence, like usual

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, Leo Spuhler 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: *Leo Spuhler* **Date:** 04/25/2024

Please print your name: Leo Spuhler

Pat Mayor

5TH Checklist (WILLY HANSEN) X

33/STR%20Checklist%20(WILLY%20HANSEN%20541%20RASPBERRY).pdf

Ask Copilot

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 211 RASPBERRY PATCH

Date of inspection: 05/12/24

Owner: WILLY HANSEN

Safety Inspections:		Time limit to correct:
Handrails/Guardrails	<input checked="" type="checkbox"/>	
Outdoor lights	<input checked="" type="checkbox"/>	
Water shut off	<input checked="" type="checkbox"/>	
Gas shut off	<input checked="" type="checkbox"/>	
Electrical outlet plates	<input checked="" type="checkbox"/>	
Check address on tank	<input checked="" type="checkbox"/>	
Other:		

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft	30 X 25	15 X 13	15 X 13	13 X 35	20 X 25	12 X 14	10 X 13			
Lin Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Window(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Smoke Detector	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Total Sq Ft	800	195	195	455	500	168	140	Total 2477		

Total Occupancy allowed at this address: 20. shall not include children under the age of three (3)

Minimum parking required at this address: 8. Total number of parking spots on Property: 8. All vehicles including trailers, boats, motor homes, etc. shall park on property. Each trailer is considered a vehicle.

Signature: *[Signature]*

Date: 5/12/24

Owner/Property Manager:

Has marked his parking. Glen said he has 7. Also signed agreement for more concrete/asphalt

Short Term Rental Inspection Form

Owner/responsible party WILLY & SANDY HANSEN Date 2-15-24

Address: 541 RASPBERRY PATCH RD 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: _____

Date: _____

Items that need to be corrected:

Welcome to

Garden City

Utah

Where Families Play

The Town of Garden City does grant a temporary Short-term Rental License to the owner and address noted below.

All required parking will be completed in concrete or asphalt on or before July 31, 2024. If parking is not complete per code 8-601-G by July 31, 2024, the temporary license will no longer be valid. The applicant will need to apply for a new Short-term Rental license meeting all requirements and fees associated with the new application.

Violation of Garden City Code regulations for Short-term Rental's will apply on temporary licenses.

GLEN GILLIES

Garden City Code Enforcement Official

Date

Home Owner/Property Management

Property Address

P.O. Box 207 • 69 North Paradise Parkway • Garden City, Utah 84028

Phone: (435) 946-2901 • Fax (435) 946-8852

EMail: townofgardencity@gmail.com • Website: www.gardencityut.us

ORDINANCE # 24-13

AN ORDINANCE CHANGING COMMERCIAL SETBACKS

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.

NOW THEREFORE, be it ordained by the Garden City Town Council and the Planning Commission that Ordinances #11C-1500 be changed as follows:

CHAPTER 11C-1500 Commercial Zone

Area		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front (Side facing road)	Side	Rear
C1	Minimum of 6000 ft.	Twenty (20) Feet Under a Conditional Use Permit approval, front setback can be reduced to a minimum of five (5) feet. 20-5 Feet, if allows foot traffic to exit path of travel. 20² if not and shall be considered a Conditional Use. ** Front Setbacks of zero (0) feet may be allowed and shall be considered a Conditional Use. See 11C-1502-B-6	Ten (10) Feet Under a Conditional Use Permit approval, side setback can be reduced to zero (0) feet. 20² total side setbacks can be 0&20, 10&10, 5&15. ** Side Setbacks of zero (0) feet may be allowed and shall be considered a Conditional Use. See 11C-1502-B-6	Ten (10) Feet
C2	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C3	Minimum of 6000 ft.	20 Feet, (unless being used for residential purpose; if being used for a residential purpose, it must meet appropriate setbacks	Ten (10) Feet	Ten (10) Feet

		for a single family residential zone – R1)		
C4	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet

Lots under 7500 sq. ft. cannot be split

11C-1501 Purpose. To provide areas for community retail and service activities in locations convenient to serve the residents and is compatible to the tourism industry and to protect surrounding residential property.

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
6. **Front Setbacks and/or Side Setbacks of Zero (0) feet may be allowed reduced as a Conditional Use.**
 - i. **Must be applied for as a Conditional Use and approved by the Planning Commission and the Town Council.**
 - ii. **Building side walls shall meet building code requirements for attached buildings.**
 - iii. **Shall provide access to the rear of the building for fire protection.**
 - iv. **Front setback may be reduced if it allows for foot traffic to exit the path of travel.**

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

11C-1503 C2 Zone.

- A. Permitted Uses.
1. Commercial parking lots
 2. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
 3. Commercial landscaping buildings
 4. Storage sheds
 5. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
 6. Small scale manufacturing provided all uses shall be within an enclosed building.
 7. 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

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 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 fence up to 8 feet between the two properties to provide for privacy.
 - 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 fence, up to eight feet (8'), between the two properties for privacy.

- 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

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 fence up to 8 feet between the two properties to provide for privacy.
 - 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 fence, up to eight feet (8'), between the two properties for privacy.

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

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

11C-1506 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

11C-1507 Area, Width, and Setback Regulations. See above table.

11C-1508 Landscaping and Front Elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire 10-foot front setback in C2 and 20-foot setback in C1 and C3 zone, be submitted and approved by the Planning Commission along with the front elevations of all buildings.

11C-1509 Architectural Standards. To ensure that Garden City continues to be aesthetically pleasing, all commercial buildings and any structure along Paradise Parkway within the commercial zones will be required to meet certain architectural standards. All commercial buildings and any structure along Paradise Parkway within the commercial zones, shall have an outer appearance that is consistent with surrounding structures. All commercial buildings and any structure along Paradise Parkway shall have 3 exterior walls (one of which must face the street) that are made of wood, glass, stone, brick, or stucco. To maintain a consistent aesthetically pleasing look in the town, the street facing exterior wall shall have a minimum of 25% stone or brick. Other materials for exterior walls or 25% decorative exterior may be approved by the Planning Commission. All materials are to have an earth tone color in nature and appearance, per palette as set by resolution. Architecture elevations must be reviewed and approved by the Planning Commission.

PASSED AND ADOPTED by the Garden City Town Council, Garden City, UT on this 11th day of April, 2024.

APPROVED:

ATTEST:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nay
Argyle	___	___
Hansen	___	___

Menlove ——— ———
Parry ——— ———
Leonhardt, Mayor ——— ———

Land Disturbance Permit Application



Contact Information
Property Owner's Name:
Phone Number:
Address:
Email:
Contractor/Operator's Name:
Phone Number:
Address:
Email:
Point of Contact:
Phone Number:
Email:
Project Information
Project Name:
Date of application:
Project Address:
Parcel # if applicable:
Estimated area to be disturbed during construction activity in sq. ft. or acres:
Project Description:

Construction Land Disturbance Permits

Please select the option that best matches the work to be done

Option A:

Construction Land Disturbance Requirements for **Sites that Disturb 1 or More Acres of Land (for Residential/Commercial/Subdividing)** For land disturbance activities that disturb an area greater than or equal to 1 acre.

Required items for Construction General Permit:

Please include copies of the following with this Application

- Site Plan showing all Best Management Practices (BMPs)
- BMP Details for all BMPs to be used during the project.
- Public Works Excavation Pamphlet (found at gardencityut.us/forms)

Option B:

Construction activity that disturbs land near sensitive areas.

Required items for construction activity that occurs near any sensitive areas.

Please include copies of the following with this Application

- Complete copy of the Common Plan SWPPP Template (construction.stormwater.utah.gov)
- Letter of Authorization from approving authority. (i.e. Canal Company, etc.)
- Site Plan showing all Best Management Practices (BMPs)
- Site Plan showing all Best Management Practices (BMPs)
- BMP Details for all BMPs to be used during the project.
- Public Works Excavation Pamphlet (found at gardencityut.us/forms)

Fee Schedule

Development of 1 acre or more	\$400.00
Each additional acre	\$100.00
Monthly inspections for projects lasting more than 1 year*	\$50.00 per month

*additional monthly inspection fees will be due prior to receiving a Certificate of Occupancy

Acknowledgement

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work shall be complied with, whether specified herein or not, the granting of this permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

I understand that this Land Disturbance Permit is required and will remain in effect until the entire project is stabilized and the Notice of Termination (NOT) has been submitted for those that have an NOI. All control measures must be inspected weekly. Any tracking of debris onto the road must be cleaned within a reasonable time frame as needed. Records of all inspections, changes to the site plan and failures of control devices will be kept. The Permittee is required to train all subcontractors, vendors, delivery personnel, and others who will be working on the site as to the requirements of this permit. The Permittee is responsible for compliance of all required permits for the entire site throughout the duration of the project. I understand that a pre-construction inspection will be required before any work can commence.

Signatures

Agent/Owner Date

Contractor Date

CHAPTER 11C-300 Parking and Loading Space

11C-301 Purpose The purpose of these off street parking requirements is to reduce congestion and traffic hazards in the Town by incorporating adequate, attractively designed off street parking for various land uses. Parking areas shall be designed in such a manner that they will result in maximum efficiency, protection of public safety, provided for the special needs of the handicapped, and where appropriate, insulate surrounding land uses from adverse impacts created by such parking.

11C-302 Off-Street Parking Required

- A. At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles in accordance with the following requirements. A detailed site plan showing the required off street parking spaces shall be presented to the Planning Commission for approval. All off street parking shall comply with all of the standards prescribed in this chapter, and shall be permanently maintained in good condition for the duration of the use or uses served by the facility.
- B. Parking shall be located on the same lot or abutting lot to the requested use. In no case shall required parking be located across a public street without written approval of the Planning Commission and only when the parking area is within 100 feet.
- C. Uses not listed shall be based on the most similar use in the table as determined by the Planning Commission.
- D. Any use of property which, in the effective date of this ordinance, is nonconforming only with the regulations relating to off-street parking may continue in the same manner, provided that parking facilities shall not be further reduced.
- E. Lighting used to illuminate any off street parking area shall be arranged to reflect the light away from adjacent properties and street traffic and shall comply with the dark sky ordinance.
- F. All areas designated for off street parking shall not be used for outdoor storage of materials or equipment.
- G. Parking Setbacks. The Planning Commission will determine at design review the appropriate parking setback. The placing of building and parking elements on a site shall be evaluated by the Planning Commission on the basis of the following factors:
 - 1. Relationship to other buildings both horizontally and vertically.
 - 2. Natural land features, such as slopes or trees.
 - 3. Physical features and controlled ingress and egress.
 - 4. Visibility from vehicular approaches and distant highways.
 - 5. Type of use and structure.
 - 6. Building height.
- H. Connection of interior Parking Lots. Private parking lots, within any development, shall be required to provide interior access to adjacent parking lots and interior private roadways. When new developments are being constructed adjacent to existing business, the project shall be required to join existing drives and parking lots at property lines. When new developments are proposed adjacent to undeveloped land or underdeveloped business, the new development shall be required to construct connections, which will

allow joining of future roads or parking lots. All access between interior lots and roads shall be open to the public for customer parking and access.

11C-303 Handicap Parking. Handicap parking shall meet the requirements of the most recent amendment of the Americans with Disabilities Act (ADA).

11C-304 Parking Space Size. The dimensions of each commercial off-street parking space shall be at least nine (9) feet by eighteen (18) feet for diagonal or ninety-degree spaces; or nine (9) feet by twenty (20) feet for parallel spaces. Oversize Stalls should be nine (9) feet by forty (40) feet.

Type of Space	Minimum Width	Minimum Length
Diagonal	9 feet	18 feet
90° Angle	9 feet	18 feet
Parallel	9 feet	20 feet
Oversized Stalls	9 feet	40 feet

11C-305 Computation Of Off Street Parking Spaces The table on the following pages contains the minimum parking requirements for specific uses. To clarify the computation of off street parking spaces, the following standards shall apply:

- A. Parking calculations shall be based on gross square footage of a building. Outdoor seating must also be included in parking calculations.
- B. If a fractional number is obtained one parking space shall be required for that fraction.
- C. If more than one use is located on a site, the number of off street parking to be provided shall be equal to the sum of the requirements of each use.
- D. Parking requirements for Short Term Rentals (STRs) see chapter 8-601-G and 8-607-B.
- E. If the gross square footage of an existing nonresidential building is not altered but the use is changed then no additional parking spaces are required.
- F. If gross square footage of an existing nonresidential building is altered regardless of use, then the minimum parking requirements must be calculated.
- G. In the event that off-street parking cannot be reasonably provided in accordance with the provisions of this title, a commercial property owner may be allowed to make a payment-in-lieu of providing parking spaces, according to the following conditions:
 1. The Planning Commission must review all payment-in-lieu of parking requests.
 2. The payment-in-lieu fee shall be established by resolution.
 3. Payment-in-lieu of parking shall be permitted to provide no more than 30% of the parking spaces required by this chapter.

<i>Residential Land Use</i>	Required Parking Spaces	Employee Parking
Duplexes, multi-family dwellings, condominiums, townhouses	Studio 1 space 2 to 3 bedrooms 2 spaces 4 or more bedrooms 3 spaces Guest parking: 1 space for each 3 units	
Second residential unit	1 space in addition to that required for the primary dwelling	
Senior housing	.5 space for each unit plus 1 guest space for each 10 units	1
Single-Family dwellings	2 spaces per unit	
<i>Non residential land use</i>		
Amusement park/entertainment facilities	Determined by conditional use	
Art galleries, artisan/ craft shop,	1 space per 500 sq. ft	1
Auto and vehicle maintenance and repair	4 spaces for each service bay	1
Auto/vehicle sales and/or parts store	1 space per 400 sq. ft	1
Banks and financial services	1 space per 300 sq. ft	2
ATM's	1 space for each exterior ATM	
Bed & Breakfast (Inns)	1 space per guest unit. An additional oversized stall for more than 3 guestrooms	1
Building material stores	1 space per 500 sq. ft	1
Child day care centers	1 space for each 10 children that the facility is licensed to accommodate	2
Community/Convention Centers, lodges and meeting halls	1 space per 100 sq. ft.	2
Grocery Store	1 space per 250 sq. ft.	2
Hotels	1 space and .2 oversize spaces for each guest hotel room; plus, retail, restaurant, and conference uses calculated at 50% of the requirements of this table.	2
Laundromats	1 space for each 5 washing machines	
Libraries and museums	1 space per 300 sq. ft	1
Medical Clinics, offices, labs, pharmacies, and other outpatient facilities	1 space per 500 sq. ft	3
Night clubs and bars	1 space per 100 sq. ft	3
Offices	1 space per 500 sq. ft	1
Outdoor commercial recreation	Spectator seats: 1 space for each 4 seats Sports courts: 2 spaces per court plus 1 space per 500	1

	sq. ft. of area other than courts	
Personal services: Barbers/beauty, etc.	1 space per 500 sq. ft.	1
Plant nurseries and garden supply stores	1 space per 500 sq. ft of indoor use area; 1 space per 2,000 sq. ft. of outdoor use area	1
Public safety facilities	1 space per 500 sq. ft	1
Religious facilities, churches, places of worship	1 space per every 4 seats to maximum seating capacity	
Restaurants (indoor and outdoor dining)	1 space per 180 sq. ft	2 spaces for every 1,000 sq. ft.
Retail Stores	1 space per 500 sq. ft.	1
Schools – public and private		
Grade 9 and lower	1 space per classroom	2 per classroom
Grade 10 – 12	5 spaces per classroom	1 per classroom
Service station/Convenience Store	1 space per pump island, does not include parking at the pump	1
Short Term Rental	See ordinance 8-601-G and 8-607-B	
Studios – art, dance, music, photograph, etc.	1 space per 180 sq. ft.	1
Theaters	1 space per 100 sq. ft.	1
Transient Business	1 space per 150 sq. ft of commercial area	2
Utility facilities	1 space per 1,000 sq. ft	1
Veterinarians, animal hospitals, kennels, boarding, pet shops	1 space per 500 sq. ft	1
Warehousing, wholesaling and distribution		1 space per employee
Wholesale design showrooms	1 space per 1,000 sq. ft	1

(This Ordinance approved on September 8, 2016.)

CHAPTER 11C - 400 Motor Vehicle Access

11C-401 Roadway Access Management. Roadway access is a means for a motor vehicle to move from roadway to roadway or between private property and the public roadway. An access shall meet the requirements as hereinafter provided or as prescribed in the Utah State Department of Transportation manual entitled Regulations for the Control and Protection of State Highways rights-of way@ (whichever requirements are greater).

11C-402 Public Rights-of-Way. Public rights-of-way shall be identified before any permits for any kind of use are approved.

11C-403 Roadway Access. An access shall be identified when developing any property and shall be controlled as follows:

- A. Access may be up to but not more than one thirty (30) feet in width, measured by right angles to the center line of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the property owner=s right-of-way.
- B. A property may have more than one thirty (30) foot access and in no event shall such accesses exceed sixty (60%) of the entire property frontage.
- C. No two (2) of said accesses shall be closer to each other than twelve (12) feet and no access shall be closer to a side property line than three (3) feet.
- D. No access shall be closer than forty (40) feet to the point of any intersecting roadways.
- E. Access roads to properties located on an inside turn (right angels) shall be twenty-five (25) feet from the property line.
- F. Any ingress or egress access to town owned streets must be in compliance with this ordinance.
- G. Where there is no existing curb and gutter or sidewalk, the applicant shall construct a safety island along the entire length of the property frontage, except across the permitted access. The safety island may be curb, fence, or appropriate landscaping not to exceed four (4) feet or be less than eight (8) inches in height, which shall be reviewed and approved by the Planning Commission. The safety zone cannot be in the Aclear zone@ according to UDOT standards.
- H. In all cases, where an access crosses the bike path, the return radii and the access, into the property, twelve (12) feet into the property shall be paved.
- I. Property Owners must pipe culverts under all accesses, or create a swale in the access.

CHAPTER 11C-500 Conditional Uses

11C-501 Purpose. To provide for the regulation of uses to insure their compatible integration in the land use pattern.

11C-502 Conditional Use Permit. An approved conditional use permit shall be required for each conditional use listed in this ordinance. No building permit or other permit or license shall be issued for a conditional use by any officer or employee of the Town unless a conditional use