

TC Approval

Temp Approval

mayor
Def. marked

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 322 Oregon Trail
Date of inspection: March 20, 2024
Owner: Bear Lake Lodging - Anjali verma

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:											
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	
Sq Ft.	13x15.5	13x15	12x12.5								
Exit Required	y	y	y								
Window(s)	y	y	y								
Smoke Detector	y	y	y								
Total Sq. Ft.	201.5	195	150							546.5	

Total Occupancy allowed at this address: 10, shall not include children under the age of three (3).
Minimum parking required at this address: 3 Total number of parking spots on Property 4. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.
Signatures: [Signature] Date: March 20, 2024
Inspector: [Signature]
Owner/Property Manager: [Signature]



Business Center (business-center)

Admin (admin)

Admin Dashboard (admin)

Details

Activity Log

Audit Log (1)

Businesses (admin/business) 2 (admin/business/?mode=filter_business&status=Active&businessId=10598)

Workflows (admin/workflow)

Tasks (admin/business-task)

Forms (admin/business-form)

Fees (admin/business-fee)

Approvals (admin/business-approval)

Licenses (admin/business-license)

Transactions (admin/business-transaction)

Batch Processing (admin/business-batch-processing)

Reconciliations (admin/business-reconciliation)

Admin Tools (admin/business-admin-tool)

Notifications (admin/business-notification)

Media Library (admin/business-media-library)

Users (admin/business-user)

Reports (admin/business-report)

Account Based Reports (admin/business-account-based-report)

My Reports Menu (admin/business-my-reports-menu)

Business Audits (admin/business-audit)

Events (admin/business-event)

Owner/responsible party ANJALI VERMADate 3/25/24Address 322 OREGON TRAILSuite/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 hall 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 gases 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:

TC Approved

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SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLISTAddress: 452 W RASPBERRY PATCHDate of inspection: 05/02/2024Owner: Phillip Nielsen

 Mike Mauer

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:	Driveway = 20.5 x 84 , garage = 24w x 28 l									
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	12 x 14	12 x 9	13 x 10	17 x 15	22 x 26	13 x 10	12 x 12			
Exit Required	Y	Y	Y	Y	Y	Y	Y			
Window(s)	Y	Y	Y	Y	Y	Y	Y			
Smoke Detector	Y	Y	Y	Y	Y	Y	Y			
Total Sq. Ft.	168	111	130	255	572	130	144	Total 1510		

Total Occupancy allowed at this address: 30, 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 include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:

Inspector: Glen GilliesDate: 05/02/2024Owner/Property Manager: Phillip Nielsen

5/4/2024

Short Term Rental Inspection Form

Owner/responsible party Phillip Nelson

Date 6-3-24

Address 452 W. 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: _____

Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

Temp Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Mayer

Address: 260 BEAR LAKE ESCAPES
Date of inspection: 12/29/23
Owner: Casa Felli 2 Ventures, LLC Chelsea Larsen

Taxes Pd. Thru AirBnB

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:	T										
Sleeping Room											
Sq Ft.	10 X 10	19 X 12	10 X 10	15 X 9	11 X 10						
Exit Required	Y	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y	Y						
Total Sq. Ft.	100	228	100	135	110	TOTAL 673					

Total Occupancy allowed at this address: ~~12~~ 12, shall not include children under the age of three (3).
Minimum parking required at this address: 3 Total number of parking spots on Property 13 All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:  Date: 12/29/23
Inspector: _____
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party CHELSEA LARSEN Date 12-28-23

Address 260 W. SEASONS LN 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: [Signature]

Items that need to be corrected:

TC Final
6/11

Temp Approval
Mayer
Pact

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 130 W SEASONS LN #1
Date of inspection: 05/02/24
Owner: ZAC MKCEE HOA Parking Agreement

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:		PLEASE SEND A COPY OF THE HOA APPROVING THT TWO EXTRA PARKING SPOTS								
Sleeping Room Sq Ft.	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
	8 X 11	10 X 10	8 X 16	12 X 10	12 X 11	121 X 11	11 X 11	11 X 11		
	Y	Y	Y	Y	Y	Y	Y	Y		
	Y	Y	Y	Y	Y	Y	Y	Y		
	Y	Y	Y	Y	Y	Y	Y	Y		
Exit Required Window(s)	Y	Y	Y	Y	Y	Y	Y	Y		
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y		
Total Sq. Ft.	88	100	128	120	132	132	121	121	TOTAL 942	

Total Occupancy allowed at this address: 18, shall not include children under the age of three (3).
Minimum parking required at this address: 5 Total number of parking spots on Property 6. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.
Signatures:  Date: 056/05/2024
Inspector: _____
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party ZACK McKEE Date 5-2-24

Address 130 W. SEASONS LN. Suite/Apt# #1

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

Date: _____

Items that need to be corrected:

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)

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

☐ Other Land Use Permit _____

Project Name: Raspberry Flats Current Zone: C3 Proposed Zone: _____

Property Address: 41-17-000-0109 / 41-17-000-0110

Parcel # West of Bear Hollow

Contact Person: D.J. Grange Phone #: 435-994-2260

E-mail address: djgrange232@gmail.com

Mailing Address: 258 West 575 South Providence UTAH 84332

Applicant (if different): same Phone #: _____

Mailing Address: same

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

Mailing Address: _____

Project Start date: encumbering lots Completion date: to be able to build, pending approval

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: 3.3 Number of dwellings or lots: 38 units

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: _____

**DEVELOPMENT AGREEMENT
FOR LAKEVIEW AT BEAR LAKE (previously known as Elk's Ridge Phase 2)
GARDEN CITY, UTAH**

This Development Agreement is entered into as of this 1st day of April 2024, by and between the Trent Ferguson – Dream Developers (the “Owner” or “Developer” interchangeably hereafter), as the owner and developer of a residential subdivision project known as LakeView at Bear Lake Subdivision, (the “Project” hereafter), and Garden City, Utah, a municipality and political subdivision of the State of Utah.

R E C I T A L S:

Developer owns approximately 84 acres of real property located within the municipal boundaries of Garden City, Utah, as more fully described in Exhibit A (the Property), on which it proposes the development of the Project.

City, acting in furtherance of its current land use policies, goals, objectives, General Plan and ordinances as well as existing state and federal law (hereinafter City Laws) requires that subdivision improvements, specifically culinary water mains, sanitary sewer mains, roads, conduits for electrical power installation, and appropriate storm water control elements be developed as part of the LakeView at Bear Lake Subdivision.

In exchange for the rights granted to it by this Agreement, City, acting pursuant to the authority granted by UTAH CODE ANN. Chapter 10-9a, *et seq.*, and City Laws and in the exercise of its legislative discretion, has elected to approve this Agreement as being in harmony with the long-range policies, goals and objectives and in the best interests of City.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Developer and City hereby agree as follows:

1. **Recitals and Exhibits.** The recitals set forth above and all exhibits are hereby incorporated by reference as part of this Agreement.
2. **Property Affected by This Agreement.** The legal description of the Property contained within the Project boundaries is attached and specifically described in Exhibit A.

ARTICLE 1

Responsibilities and Rights of Developer

1.1. Vested Rights and Reserved Legislative Powers.

1.1.1. Rights Granted by this Agreement. To the maximum extent permissible under the laws of Utah and the United States, at common law and at equity, City grants Developer all rights to develop the Property in fulfillment of this Agreement, including vested rights, pursuant to UTAH CODE ANN. Section 10-9a-509 and other City Laws. Development of the Property and the

Project are subject to City Laws. Developer shall develop and construct the Project in the general manner, densities and configuration as outlined in Article 4 – Land Use Parameters, and as reflected in the final plat attached as Exhibit B. Through a written amendment to this Agreement, the parties may make necessary modifications of the plan so long as they are consistent with the terms of this Agreement and comply with the general layout agreed upon in the approved concept plan and are approved by appropriate City officials. Revisions to approved construction drawings and specifications, and other Project submittals, shall also be prepared and submitted by Developer to City officials as part of any amendment to the plan authorized under this paragraph.

1.2. Required Public Improvements By Developer. As a condition to the rights granted to Developer by this Agreement, Developer agrees to provide and/or construct the following land for rights-of-way and public improvements for the subdivision:

1.2.1. Land to be Dedicated for Rights-of-Way: Owner shall dedicate to the City the public transportation rights-of-way as generally shown on the Final Plat and in attachments to this agreement.

1.2.2. Infrastructure Improvements within the Development

1.2.2.1. Roads:

1.2.2.1.1. Minor/Local Roads: Developer shall construct, or cause to be constructed in accordance with the City Laws and City's design and construction standards, at the Developer's cost and expense the streets and roads as shown on the Final Plat

1.2.2.2. Culinary Water:

The Owner has dedicated to the City a utility easement as shown on the Final Plat for culinary water main lines. The size of these culinary water main lines shall be in accordance with City Culinary Water Master Plan.

1.2.2.2.2. Main Culinary Water Lines Within the Cul-de-Sacs and "Stub Outs" to Lots: The Developer shall construct or cause to be constructed at the Developer's cost and expense the main culinary water lines through the Property and thence connecting the same to the existing culinary main line.

1.2.2.3. Sewer: The Developer shall construct or cause to be constructed at the Developer's cost and expense all of the sanitary sewer main lines and service lines to each lot within the Project, and as required beyond the Project area in order to connect to the existing sewer main lines.

1.2.2.4. Time for Completion. Developer shall complete all infrastructure improvements required by this Agreement and the final plat within 6 months of the final plat being recorded.

1.2.2.5. Guarantee of Completion.

Before recording of the Final Plat, Developer shall tender to City a financial guarantee or security in the form of a Letter of Credit (the "Security") which amount represents 110% of the estimated costs of remaining improvements Developer is required to install pursuant to this

Agreement. In the event that Developer fails or neglects to fulfill the obligations under this Agreement, City shall have the right to construct or cause to be constructed any improvements required by this Agreement, the City Laws, or City's Design and Construction Standards, and upon completion of said improvements, Developer shall be liable to pay to, and indemnify City for, the final total cost incurred by City, including but not limited to, engineering, legal and contingent costs, together with any damages which City may sustain on account of the failure of Developer to carry out and execute all of the provisions of this Agreement, which said sums are secured by the Security.

1.2.2.6 Guarantee of Improvements.

Developer warrants and guarantees the improvements shall be maintained in a state of good repair, free from defective material or workmanship for a period of one year ("Guarantee Period") from the date the improvements are accepted as completed by the City Engineer following inspection.

ARTICLE 2

Rights and Responsibilities of City

2.1. Authorization of this Agreement. Subject only to Developer's continuing performance of its obligations under this Agreement, City hereby authorizes Developer to implement this Agreement.

2.2. General City Services. Subject to the City's right to withhold, withdraw or terminate city services, as provided in state and city law, City shall provide all city services to the Property that it provides from time to time to other residents and properties within City, including, but not limited to fire and other emergency services, city engineering, planning, parks and recreation and other staff services as well as storm drainage and culinary water. Such services shall be provided to the Property on the same terms and at the same rates as provided to other residents and properties in similar parts of the City.

ARTICLE 3

Application Approval Process

3.1. All Applications. City shall cooperate in processing Developer's applications for the Project in accordance with Utah law.

ARTICLE 4

General Terms and Conditions

5.1. Term of Agreement. The term of this Agreement shall be until the build-out of the entire Project is complete unless modified by written amendment to this Agreement.

5.2. Agreement to Run With the Land. This Agreement shall be recorded in the office of the Rich County Recorder against the Property and is intended to and shall be deemed to run with the land. The benefits and burdens of this Agreement shall inure to successors-in-interest and/or subsequent owners of the Property.

5.3. Construction of Agreement. This Agreement shall be construed so as to effectuate the public purposes of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling, countervailing public interest while providing reasonable assurances of continuing vested development rights.

5.4. Invalid Provisions. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with City Laws. The parties further agree that if any provision of this Agreement is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with City Laws, as the case may be, and the balance of this Agreement shall remain in full force and effect.

5.5. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes; labor disputes; inability to obtain labor; materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars; civil commotions; fires or other causality beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

5.6. Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto. The final plat as it is completed, and any other applicable agreement will integrate with this agreement as well.

5.7. Notices. Any notices, requests or demands required or desired to be given hereunder shall be in writing and shall either be delivered personally or by mail to the parties at the following addresses:

If to Developer:

Dream Developers, LLC

Attn: Trent Ferguson, 276 E Twin Peaks Ln, Draper, UT 84020

If to City:

Garden City

Attn. Mayor

69 N. Paradise Parkway, Bldg B.

Garden City, Utah 84028

With a copy to:

Seth J. Tait, Olson and Hoggan, P.C.

Garden City Attorney

130 S. Main, Suite 200 P.O. Box 525

Logan, Utah 84321

5.12. Compliance With Development and Other City Regulations. Developer shall comply with all of the requirements of the City Laws in order to obtain approval of specific phases of the Project; and nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable laws and requirements of City necessary for approval of individual Development plats and other aspects of the Project, including the payment of fees and compliance with City's design and construction standards.

5.13. Phasing. Developer may proceed with other phases of the project generally in accordance with the approved Preliminary Plat as long as each phase provides for a logical extension of roads, infrastructure and utilities through the Project as approved by City, in conformance with the requirements of this Agreement and City Laws.

5.14. Transfer of Development.

A. It is contemplated that Developer may sell various portions of the Property to one or more third parties or developer(s), who will develop specific projects on their respective portions of the Property. Developer shall be entitled to transfer any or all portions of the Property to any third party, subject to the terms of this Agreement, the Concept Plan, and the Final Plat. In the event of any such transfer, the transferee shall be deemed to be Developer for all purposes under this Agreement with respect to that portion of the Property transferred and shall have all of the rights and all of the duties provided Developer under this Agreement.

B. Nothing in this Section shall prohibit Developer from selling any parcels in the ordinary course of the business of developing the Property; nor shall Developer be prohibited from selling a portion of the Property to one or more third parties for the purpose of erecting, constructing, maintaining, and operating (or causing to be erected, constructed, maintained, and operated) improvements thereon consistent with and subject to the requirements of this Agreement and the other applicable ordinances and regulations of City. The provisions of this Section shall not prohibit the granting of any security interests for financing the acquisition and development of residential housing, or other development parcels within the Project, subject to Developer complying with City's Laws and the requirements of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date written above.

Developer

Dream Developers, LLC

By: _____
Trent Ferguson

Its: Manager

STATE OF UTAH)

: ss.

COUNTY of CACHE)

On the _____ day of _____, 2024, personally appeared before me Trent Ferguson,
Manager of Dream Developers, the signers of the within instrument, who duly acknowledged to
me that they are authorized to execute this Agreement on behalf of said LLC.

NOTARY PUBLIC

Garden City

Attest:

By: _____

Mike Leonhardt

Its: Mayor

Cathie Rasmussen, City Recorder

STATE OF UTAH)

: ss.

County of RICH)

On the _____ day of _____, 2024, personally appeared before me Mike Leonhardt as Mayor of GARDEN CITY, the signer of the within instrument, who duly acknowledged to me that he executed the same with city approval and authority.

NOTARY PUBLIC

STATE OF UTAH)

: ss.

County of RICH)

On the _____ day of _____, 2024, personally appeared before me Cathie Rasmussen, as City Recorder of GARDEN CITY, the signer of the within instrument, who duly acknowledged to me that he executed the same with city approval and authority.

NOTARY PUBLIC

Exhibit A

_____ as described in Legal Property Description:

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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
THENCE N89°03'51"W 2702.31 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE
SOUTH QUARTER CORNER OF SAID SECTION 17 AND THE POINT OF BEGINNING;
THENCE N88°32'28"W 1465.22 FEET (N88°28'23"W 1465.28 FEET BY RECORD) MORE OR LESS
ALONG THE SOUTH LINE OF SAID SECTION TO A FOUND REBAR WITH GIBBONS CAP;
THENCE N10°08'14"E 2400.52 FEET (N10°12'24"E 2400.50 FEET BY RECORD);
THENCE N16°21'42"E (N16°25'51"E BY RECORD) 301.34 FEET;
THENCE S34°33'43"E (S34°29'34"E BY RECORD) 187.57 FEET;
THENCE N71°44'21"E (N71°48'30"E BY RECORD) 238.03 FEET;
THENCE N24°53'48"E (N24°57'58"E BY RECORD) 82.95 FEET;
THENCE N84°27'02"E (N84°31'13"E BY RECORD) 225.40 FEET;
THENCE S88°52'14"E (S88°48'05"E BY RECORD) 215.81 FEET;
THENCE S32°16'19"E (S32°12'09"E BY RECORD) 124.22 FEET;
THENCE N66°19'23"E (N66°23'32"E BY RECORD) 128.47 FEET MORE OR LESS TO THE
SOUTHWEST CORNER OF RASPBERRY PATCH ESTATES SUBDIVISION PHASE 4;
THENCE S89°57'26"E (S89°53'17"E BY RECORD) 341.99 FEET ALONG THE SOUTHERLY
BOUNDARY OF SAID SUBDIVISION TO A REBAR WITH GIBBONS CAP;
THENCE THE FOLLOWING 14 COURSES ALONG THE WESTERLY BOUNDARY OF ELK'S
RIDGE SUBDIVISION PHASE 1;
1. S00°16'40"W (S00°20'49"W BY RECORD) 250.00 FEET;
2. N89°57'26"W (N89°53'17"W BY RECORD) 183.50 FEET;
3. SOUTHWESTERLY 167.43 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST
WITH A RADIUS OF 275.00 FEET AND A LONG CHORD BEARING S72°36'02"W 164.86 FEET;
4. S55°09'30"W (S55°13'40"W BY RECORD) 10.79 FEET;
5. S34°50'30"E (S34°46'20"E BY RECORD) 237.31 FEET;
6. S00°27'22"W (S00°31'31"W BY RECORD) 695.05 FEET;
7. S04°14'51"E (S04°10'42"E BY RECORD) 243.90 FEET;
8. S00°27'22"W (S00°31'31"W BY RECORD) 506.98 FEET;
9. S25°55'52"E (S25°51'42"E BY RECORD) 424.18 FEET;
10. N89°29'52"W (N89°25'43" BY RECORD) 286.42 FEET;
11. SOUTHEASTERLY 46.47 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST
WITH A RADIUS OF 225.00 FEET AND A LONG CHORD BEARING S83°34'51"E 46.39 FEET;
12. S12°20'10"W (S12°24'19"W BY RECORD) 50.00 FEET;
13. S12°20'10"W (S12°24'19"W BY RECORD) 0.48 FEET;
14. S00°36'01"W 280.46 FEET (S00°40'10"W 280.41 FEET BY RECORD);
THENCE N89°03'51"W 8.56 FEET (N89°25'36"W 8.50 FEET BY RECORD) TO THE POINT OF
BEGINNING.
CONTAINING 84.79 ACRES, MORE OR LESS.

Exhibit B

Exhibit B
(Final Plat)

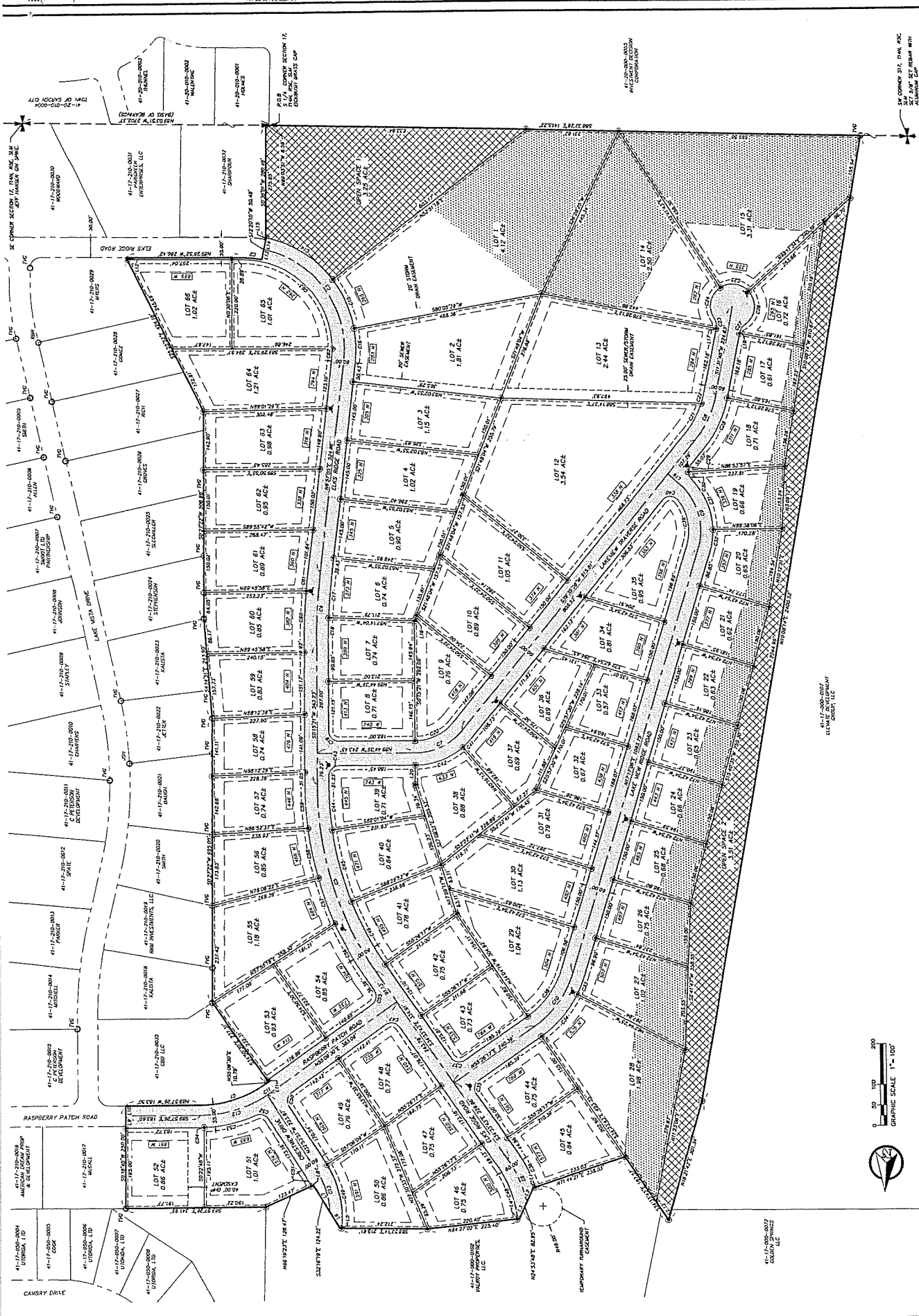


FINAL PLAT

LAKEVIEW AT BEAR LAKE
GARDEN CITY, UTAH

DATE:	28 JUNE 2024
SCALE:	1"=100'
CHECKED BY:	PAUL
DESIGNED BY:	PAUL
APPROVED BY:	PAUL
PROJECT:	LAKEVIEW AT BEAR LAKE
OWNER:	LAKEVIEW AT BEAR LAKE LLC
PREPARED BY:	LAKEVIEW AT BEAR LAKE LLC
DATE:	28 JUNE 2024
SCALE:	1"=100'
CHECKED BY:	PAUL
DESIGNED BY:	PAUL
APPROVED BY:	PAUL
PROJECT:	LAKEVIEW AT BEAR LAKE
OWNER:	LAKEVIEW AT BEAR LAKE LLC
PREPARED BY:	LAKEVIEW AT BEAR LAKE LLC

2/2



ORDINANCE NO. 24-17

AN ORDINANCE UPDATING COMMERCIAL BUSINESS PARKING REQUIREMENTS

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 approve off-street parking requirements for all commercial businesses in the Town of Garden City,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11C-304 SHALL BE CHANGED AS FOLLOWS:

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.

A.

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

B. Commercial off-street parking shall be asphalt or concrete.

C. Commercial off-street parking spaces shall be marked with permanent striping paint and must be maintained.

APPROVED AND ADOPTED this 11th day of July 2024.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

AN ORDINANCE UPDATING COMMERCIAL
BUSINESS PARKING REQUIREMENTS

Page 2

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