

ORDINANCE NO. 24-24
AN ORDINANCE UPDATING SHORT-TERM RENTAL DEFINITIONS

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 business conducted in the Town of Garden City; and

WHEREAS, the Garden City Town Council shall manage the process of licensing and overseeing short-term rentals in Garden City;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #8-601-G SHALL BE UPDATED AS FOLLOWS:

8-601 Definitions: The following words and phrases shall have the definitions and meanings set forth below. If any words or phrases are defined elsewhere in this code, and there is a contradiction as to their meaning, the definitions set forth in this section shall control the Short-term Rental Ordinance.

G. Parking Space shall mean an area with a width of not less than 10 feet and a length of not less than 24 feet located either within designated garages or designated parking areas. All parking shall be asphalt or concrete. One parking space shall be required for each four (4) occupants.

1. Single Family Dwelling parking must be clearly marked and on the property of the dwelling.
2. All Multi-Family Dwelling parking, including approved off premise parking, must be clearly marked, and assigned to each unit.
3. **HOA's with private roads shall determine parking requirements for short-term rental properties within the HOA, no smaller than nine (9) feet wide and eighteen (18) feet in length. Approved parking must allow for emergency vehicle access. Applicants must provide a letter from the HOA with the number of approved parking spaces.**

I. Property Management Company shall mean the Owner's agent for renting the Property, if any.

- a. **Property Management Companies for short-term rentals must have a business license in the Town of Garden City.**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND EFFECTIVE this 10th day of October 2024.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk/Recorder

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

ORDINANCE NO. 24-26
AN ORDINANCE UPDATING THE FIRE HYDRANT TYPE

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 maintain a standard of providing water within the Garden City Water system; and

WHEREAS, the Garden City water system shall regulate the burden on the water supplied.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #13A-804 SHALL BE UPDATED AS FOLLOWS:

13A – 804 Fire Hydrants. Fire hydrants shall be “~~watrous~~” **Clow, Mueller, or ECJ** type designed to conform to AWWA Specification C-502 and shall be the compression type. Hydrants shall be of modern contoured style equal in appearance to the Mueller Super Centurion.

Hydrant valves shall be minimum of five-inch size. Hydrants shall be supplied complete with two, two and one- half inch hose nozzles and one four and one-half inch pumper nozzle. All nozzles shall be provided with National Standard threading. All hydrants shall be supplied complete with a flanged by mechanical joint and auxiliary gate valve box. Each hydrant shall also be supplied with O-ring seals, a National Standard pentagon operating nut, which is designed for clockwise rotation closing, and a fine inch ASA 150-pound flanged inlet.

APPROVED AND ADOPTED this 10th day of October 2024.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

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

ORDINANCE NO. 24-27

AN ORDINANCE UPDATING REQUIREMENTS FOR SHORT-TERM RENTAL APPLICATIONS

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 business conducted in the Town of Garden City; and

WHEREAS, the Garden City Town Council shall manage the process of licensing and overseeing short-term rentals in Garden City;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #8-603 SHALL BE UPDATED AS FOLLOWS:

8-603 Requirements for Application: Short-term rentals shall be allowed in all zones except where Homeowner's Associations do not allow them. Homeowner's Associations must provide the city with a letter stating they do not allow Short-term rentals in their subdivisions along with a copy of their CCR's showing that they are clearly prohibited. The following information and documentation shall accompany the application and be provided to the Clerk:

- O. Short-term rentals in an HOA with private roads and common parking lots shall provide a letter from the HOA stating their approved parking.**
 - a. The HOA shall refer to Garden City Code 8-601-G when approving parking for a short-term rental.**
 - b. The HOA shall provide a letter to the applicant stating they have sufficient parking for their unit/property and overflow parking if overflow parking is required.**
 - c. The submission of an HOA approved parking letter acknowledges that the HOA is responsible for compliance with their approved parking and that the HOA solely accepts any liability that may arise from implementation or non-compliance with their parking plan.**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND EFFECTIVE this 10th day of October 2024.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk/Recorder

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