MINUTES OF THE TOWN COUNCIL MEETING OF GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Wednesday, March 12, 2025. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:02 p.m.

Town Council Members Present:

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

Others Present:

Cathie Rasmussen
Dan Kurek
Michael & Candy Thomas
Bill & Dana Hurdlik
Matt Larsen

On Teleconference:

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Hansen. 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. February 13th, 2025, regular Town Council Meeting.

Council Member Argyle made the motion to approve the minutes of the February 13th, 2025, regular Town Council Meeting. 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. Motion Carried.

3. Public Comments – 2-minute time limit

Michael Thomas asked who's responsible for maintaining easements in Bridgerland. Cows keep getting out and crossing onto private property. Mayor Leonhardt said the property owner or who is leasing the property. It was suggested it might be Kim Wilson or Bill Cox.

4. Condominium Discussion

a. Dan Kurek - Building Official

Mr. Kurek discussed his research from other cities and created a draft that fit Garden City on "condominium-izing" commercial units, and mixed-use buildings, so they can be sold individually.

CM Parry asked what the downside would be. He was told that there really isn't.

The council agreed to look at it. Mr. Kurek will get the information to the council so they can move forward with an ordinance.

Mayor Leonhardt asked Mr. Kurek to address the change to Resolution #R25-05 with the Town Council while he was at the table. He explained that the current ordinance and fee schedule does not encourage compliance with the Dark Sky Ordinance. The updates will do that better.

CM Hansen shared his experience with compliance with similar ordinances. The council discussed other questions, ideas, and experiences with dark sky ordinances in other towns.

5. Business License Discussion/Approval

a. MTT, LLC. 1447 Chokecherry Dr. Michael Thomas

Michael and Candy Thomas were present. He has two trucks and two trailers. He was asked if the equipment fits on his property. He said in the winter it is difficult. The mayor told him to keep that in mind as it's a violation of the Garden City Code in the winter.

Council Member Argyle made the motion to approve the business license for MTT, LLC. 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. Motion Carried.

6. Resolution Discussion/Approval

- a. Resolution #R25-05, A Resolution Updating the Dark Sky Ordinance Citation Fee
- b. Resolution #R25-06, A Resolution Updating the Administrative Code Infraction Fine Schedule

CM Argyle was concerned and stated she wanted to be certain that they would receive a warning first.

CM Menlove asked for clarification on the wording changes to the fee schedule in Resolution #R25-06.

Council Member Menlove made the motion to approve Resolution #R25-05, Resolution Updating the Dark Sky Ordinance Citation Fee. 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. Motion Carried.

7. Short-term Rental License Discussion/Approval

- a. Suzie Clark, 348N Sunrise
- b. Prime Properties, 861 Blackberry
- c. Rodney Anderson, 301 S 100 W

Prime Properties manages item 7a and 7b. The Town Clerk will verify their license in Garden City and there is an emergency contact within 15 minutes.

Council Member Menlove made the motion to approve the short-term rental license for 348 N Sunrise, 861 Blackberry, and 301 S 100 W with the verification mentioned. 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. Motion Carried.

8. Miscellaneous Discussion/Approval

Mayor Leonhardt asked CM Parry if he'd been contacted about the Pickleball Tournament at Raspberry Days. Not yet. He also told him he had gotten some phone calls from people very excited about the ball diamonds being completed and looking forward to getting things started in Garden City.

9. Council Member Reports

CM Parry had nothing to report.

CM Hansen asked to meet with Dan Kurek and the mayor sometime next week to discuss the library. They agreed to meet at 4:00 p.m. on Tuesday.

He will be meeting tomorrow to discuss some of the water rights that will be transferred for the well in Hodges Canyon. The well driller that drilled the test well is trying hard to get the contract to drill the main well.

CM Hansen added that the vehicle they use to water the flowers is done. Debbie will be back to help plant, and Donna Hansen will spearhead the beautification committee. They are looking for volunteers to help.

CM Martell reported on the quarterly UDOT meeting he attended today. There is some additional funding on the trail to go north. They now have approximately 9 million dollars to get the trail to Swan Creek.

UDOT is still looking into some signage on Bear Lake Blvd where animals tend to cross.

The contract to lay fiber in Logan Canyon will start this spring. There are 2 crews in 2 different locations. They will not be allowed to stop traffic for no more than 15 minutes. This will be from the UDOT sheds to Logan.

Mayor Leonhardt said that UDOT showed a concept of a roundabout at the Highway 89 and 300 West intersection. A roundabout will cost approximately 4 million dollars. A traffic light will be \$400,000, but the town doesn't qualify for a light. UDOT will do another study this summer since the last study was in 2021.

CM Argyle is getting a contract for the 4th of Jul from a vendor. She also has people flying in for Raspberry Days entertainment. She is thinking about doing karaoke in between Bingo games. Raspberry Days is moving forward, and plans are coming together. She's been coordinating with Public Works

The stage expansion will be underway and hoping it will be done July 1st. CM Hansen stated that CM Argyle did not request money for tables. CM Argyle said it will not be in the budget because of the stage.

The Town Council discussed future plans and ideas for the Heritage Park.

10. Payment Vouchers

Council Member Hansen made the motion to pay the bills. 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. Motion Carried.

11. Adjournment

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There being no further business, Council Member Parry made the motion to adjourn at 6:01 p.m. Meeting adjourned.

APPROVAL:			
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Michael Leonl	hardt, Mayor		
Attest:			
Tittost.			
Cathia Pagnu	ggon Tourn (Clark	
Cathie Rasmu	ssen, rown (JICIK	

Cathie Rasmussen <townclerk@gardencityutah.gov>

Town council agenda

5 messages

Gary McKee <gary@bearlakerealty.com> To: townclerk@gardencityutah.gov Tue, Apr 1, 2025 at 2:18 PM

Sending this to let you know I'm on the agenda to speak about the new STR rules of no one being able to apply for a license between May 1 and Jan 1

- 1. Issue if I sell a home may 1 then the new owner would have to kick out the renters who have already paid deposits planned vacation time bought plane tickets etc.
- 2. Can this be solved by giving any new purchase a 30 day window of transferring a current license to comply.
- 3. Or just transferring any current registered home to the new buyer by paying a \$100 transfer paperwork fee since all the other inspections have already been done.
- 3. Is there some other way to slow down rentals than creating this rule of not being able to register your home? The fear is it will encourage the practice of illegal renting. It seems like we want to make this process as easy as possible so people will register.
- 4. Registering Jan 1 to April 30 seems like a harder time to comply with the rules. How do they pave a driveway during those months.
- 5. If we really are doing this to keep from being bombarded with rentals can the license run from the date they register to 1 yr from that date then the work load would be spread out over the whole year?

Gary McKee - President Bear Lake Realty C: (435) 757-6430 O: (435) 946-8888 F: (435) 946-3230 Gary@BearLakeRealty.com www.BearLakeRealty.com

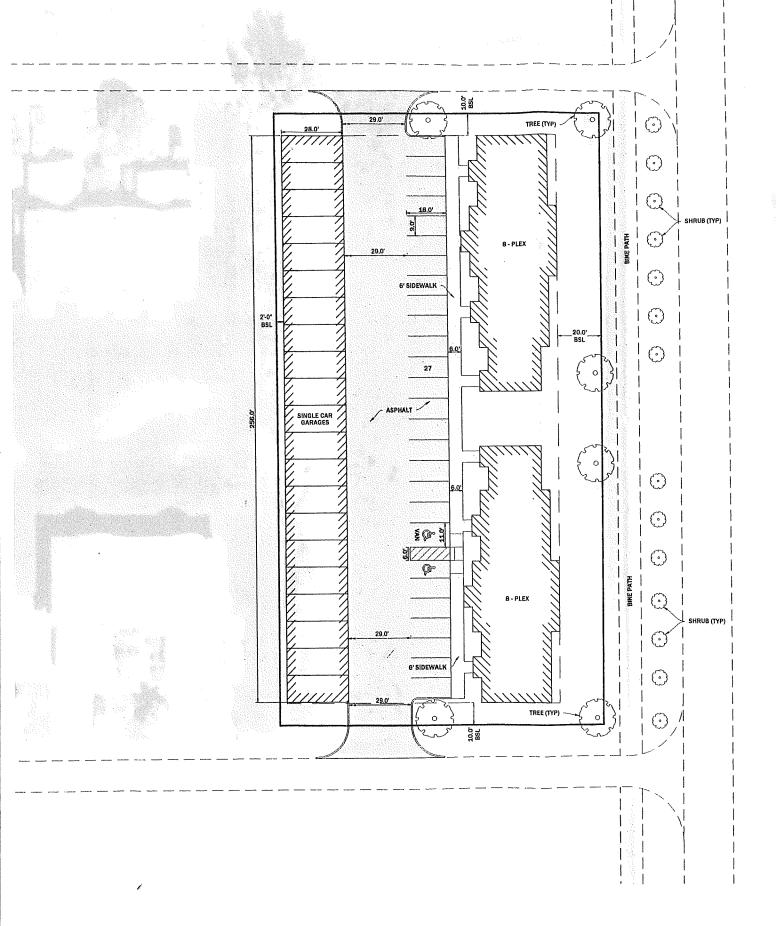
Application for Project Review Garden City, Utah

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):	Ordinance Reference:
Annexation	11A-301
Appeal	11B-400
Conditional Use Permit	11C-500
Condominium/Townhouse	11E-524 or 11E-525
☐ Encumbrance	
Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107
	A-2
Lot Split/Lot Line Adjustment	11E-506
Plat Amendment (Subdivision)	110 100 110 100 1110 100
PUD Development Plan	11C-1950, 11E-100, and 11F-100
PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
PRUD Conceptual	11C-1950, 11E-100, and 11F-100
PRUD Phase Approval/Preliminary or Final	
Subdivision	11E-100
Vacation of Subdivision	11E-523
☐ Variance	11B-308
☐ Water Transfer	13A-1300
Zone Change	
☐ AEG Meeting, (Affected Entity Group)	
☐ Public Infrastructure District	Garden City PID Policy
MOther Land Use Permit Set back di	cuestatamenal
outer Daniel Cool of The Cool of Cool of Cool	Start Character
Project Name: Wurgston Homes He-pley	Current Zone: Proposed Zone:
Property Address: ~ 305 'No Paradi	se Parkway.
Parcel #	
Contact Person: Scott Livrapton	Phone #: 801 722-45184
E-mail address: <u>invoices</u> @ hvungsto	on homes. Co
Mailing Address: Po Boy 386	Garden City UT 84028
Applicant (if different): LISA Transfr	vm_Phone #: _ 288-479-5698
Mailing Address: //Saa / IULINGS to	rhomes, co

Property Owner of Reco	ord (if different):	Phone #:
Mailing Address:		
Project Start date:	Completion date:	
Describe the proposed p	roject as it should be presented to	the hearing body and in the public notices.
Descussión property s	- of a 2ft Si oundary.	d back on west
Lot Size in acres or squa	are feet: Number of	dwellings or lots:
Non-residential building	g size:	
accurate. I have read and	ation contained in this application d understand the requirements and	n and supporting materials is correct and deadlines associated with this application.
I certify that I am the Orapplication. Owner of	wner of Record of the subject pro Record MUST sign the application	operty and that I consent to the submittal of this ation prior to submitting to Garden City.
Signature of Owner of F	Record	
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Fee:		

Revised: 11/4/2024



Travalded 21

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Date of inspection: January 31, 2025

Owner: Dawson Bingham

Address: 238 Seasons Ln

									Time limit to correct:	correct:
Safety Inspections:	ections:									
Handrails/Guardrails	ruardrails	×								
Outdoor lights	hts	S								
Water shut off	JJo	5								
Gas shut off		^								
Electrical outlet plates	utlet plates	×								
Check address on unit	}	À								
Other:					,					
									Q.	710
Sleeping Room	1#	#2	#3	#4	#2	9#	#2	8 #	#	#10
Sq Ft.	10.5x9	7x10.5	16x13	15x9	11x11					
Exit Required	ý	λ	λ	У	ý					
Window(s)	y	y	y	y	У					
Smoke Detector	χ	у	y	· Á	y					
Total Sq. Ft.	94.5	73.5	208	135	121				,	632
Total Occupa	Total Occupancy allowed at this address: 12	at this addre	ss: 12		, shall not include children under the age of three (3).	ıde children u	nder the age o	of three (3).		
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Signatures: Inspector:	A P		3			Date: January	Date: January 31, 2025			l
Owner/Prope	Owner/Property Manager:		,							ļ

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TO ARBITRACY

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 140 W 150 S Bldg. L Unit 46
Date of inspection: March 5, 2025

OWNer: Waterdance Property Management	sterdance Pro	perty Manage	ment			-		
							Time limit to correct:	
Safety Inspections:	ections:							
Handrails/Guardrails	uardrails	у						ļ
Outdoor lights	hts	y						
Water shut off	ffo	у						
Gas shut off	τ.	ý						
Electrical outlet plates	ıtlet plates	ý						Ì
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Other:								
						0#	#10	
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Exit Required	>	Х	ý	λ				
Window(s)	λ	y	λ	Y				
Smoke Detector	χ	y	۸	ý				
Total Sq. Ft.	208	172.5	172.5	143				
Total Occupancy allowed at this address: 12	ancy allowed	l at this addre	38S: 12	shall r	shall not include children under the age of three (3).	r the age of three (3		9
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Signatures: Inspector:	A STATE OF THE STA		2000		Date: March 5, 2025			
Owner/Prop	Owner/Property Manager:	ij	>					

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ess							
	Maintain fire	lane free of o	ostruction				
	1/Provide addr	ess numbers v	isible from the s	street			
e Extin	guishers						
	Have new or	refurbished a	nd tagged ABC t	type fire extinguish	ner for each kitch	en or kitchenette	
	Mount fire	xtinguishers i	r plain view and	access of kitchen			
	(may b	e mounted be	hind closet or ca	abinet door with p	lacard on door)		
	Provide free	and clear acc	ess to the fire ex	xtinguisher	ı		
re Alar	ms/CO Detectors						
	Smoke/Fire	alarms in eve	ry bedroom, gre	eat room, and halls	immediately ad	Jacent to bedrooms	
	One CO de	cector installed	d for each level o	of the home			
	Smoke det	ectors commu	nicate and activ	ate at the same th	me		
lectric	al, HAZMAT, and	Storage					
	Label elect	rical panel bo	x breakers				
						zardous extension:cords	
	No flamm	able liquids or	gasses in the ut	ilitý/furnace room	or closet. Free a	ccess to furnace/utilities	
Safety	r.						
	No obvio	us safety hazai	ds determined a	at the discretion o	f the inspecting (officer	
inspec	fy that all items of cted by a qualified	n this list are i I member of t	n compliance w he Garden City I	ith National, State Fire District.	e, and Local code	s and ordinances and ha Fail	ve been
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Date:		(
items	s that need to be o	orrected:					

TC Approved

SHORT TERMINIGHTLY RENTAL INSPECTION CHECKLIST

Date of inspection: January 16, 02025

Address: 537 Blue Lake St

Owner: Manage It Bear Lake

Safety Inspections:	ections:							I	Time limit to correct:	correct:
Handrails/Guardrails	Guardrails	y								
Outdoor lights	yhts	'n								
Water shut off	fjo	y								
Gas shut off	-	X								
Electrical o	Electrical outlet plates	>								
Check addr	Check address on unit	ý								
Other:										
Sleeping Room	#1	#2	#3	#4	\$#	9#	<i>L</i> #	8#	6#	#10
Sq Ft.	11.5x13	12x12.5	11x16	18.5x13						
Exit Required	ý	^	У	ý						
Window(s)	y	y	у	λ						
Smoke Detector	λ	y	y	λ						
Total Sq. Ft.	149.5	150	176	240.5						716
Total Occupe	Total Occupancy allowed at this address: 12	at this addre	ss: 12		shall not inclu	ıde children u	, shall not include children under the age of three (3).	three (3).		
Minimum pa trailer's, boat	Minimum parking required at this address: ³ Total number of parking spots trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.	d at this addı ıes, etc., shal	ress: 3	operty. Each	Fotal number trailer is cons	of parking sp sidered a vehi	Total number of parking spots on Property 3. trailer is considered a vehicle.	8	All	. All vehicles include
Signatures: Inspector:	A.	\$	3			Date: January	Date: January 16, 2025			1
Owner/Prone	Owner/Property Manager:		3	+++++++++++++++++++++++++++++++++++++++	A	Februar	February 24, 2025			ļ
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Owner/Property Manager: _

wner/r	esponsible party MANAGE IT BEAR LAKE Date 1/6/24
ddress_	esponsible party MANAGE IT BEAR LAKE Date 1/6/24 537 BLUE LAKE STREET Suite/Apt#
cess	
	Maintain fire lane free of obstruction
	Provide address numbers visible from the street
re Extir	ngulshers
	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
ire Alaı	rms/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
Electric	al, 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
l certif Inspec	y that all items on this list are in compliance with National, State, and Local codes and ordinances and have been ted by a qualified member of the Garden City Fire District. Pass Fall Fall
Inspec	ted by:
Date:_	
Items	that need to be corrected:

. All vehicles include 1100 #10 Time limit to correct: 6# shall not include children under the age of three (3). \$# Total number of parking spots on Property 4 SHORT TERMINIGHTLY RENTAL INSPECTION CHECKLIST #7 9# 11.5x15 172.5 #2 > 15.5x14 217 #4 > > 11x14.5 159.5 #3 > Minimum parking required at this address: 4 Total Occupancy allowed at this address: 16 Date of inspection: March 10, 2025 14.5x26 377 #7 > > > Address: 495 Buttercup Lane Electrical outlet plates Check address on unit Handrails/Guardrails Safety Inspections: 12x14.5 Owner: Lance King 174 # > > > Outdoor lights Water shut off Gas shut off Window(s) Required Sleeping Detector Smoke Other: Sq. Ft. Sq Ft. Room Total Exit

March 25, 2025 trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle. Date: Signatures: Inspector:

Owner/Property Manager:

Owner/i	responsible	e party	DNCE	KIN6	s laitan ar ja ja ja . D	ate3	-25-	25
Address	495	But	rencup !	KING LAME	Suite/Apt	¥ <u></u>		
Access								
	Maint	ain fire lan	e free of obstru	ection				
	Provid	le address	numbers visible	from the street				
Fire Extir	nguishers							
	Have i	new or refu	urbished and ta	gged ABC type fire	extinguisher for each kitc	then or kit	chenette	
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	(i	may be mo	unted behind c	loset or cabinet do	or with placard on door)			
	Provid	e free and	clear access to	the fire extinguishe	r:			
Fire Alarr	ns/CO Dete	ctors						
	Smoke	/Fire alarn	ns in every bedi	oom, great room, a	ind halls immediately ad	jacent to l	pedrooms	
	One Co	O detector	installed for ea	ch level of the hom	e.			
	Smoke	detectors	communicate a	and activate at the	ame time			
Electrical,	HAZMAT, a	ind Storag	ė					
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		.1			No exposed wiring/haz			
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Safety	استنتهن	- Andreas						
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Date:								::
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TC Approar

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 633 Cambry

All vehicles include 688.75 #10 Time limit to correct: も , shall not include children under the age of three (3). **%**# Total number of parking spots on Property 4 Date: February 14, 2025 楚 trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle. #6 12.5x11 137.5 # > > > 19x14 266 * > > > Requires Grace Period Form 10.5x11 115.5 #3 Date of inspection: February 13, 2025 Minimum parking required at this address: 4 Total Occupancy allowed at this address: 13 10.5x8.5 89.25 #7 Owner/Property Manager: Electrical outlet plates Check address on unit Handrails/Guardrails Safety Inspections: 11.5x7 80.5 Owner: Nate Dahl # > Outdoor lights Water shut off Gas shut off Window(s) Signatures: Inspector: _ Required Sleeping Detector Other: Smoke Sq. Ft. Sq Ft. Room Total Exit

Owner/responsible party NATE DAHL Date 2/18/25
Address 633 N. CAMBRY DR. Suite/Apt#
Access
Maintain fire lane free of obstruction
Provide address numbers visible from the street
Fire Extinguishers
Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
Mount fire extinguishers in plain view and access of kitchen
(may be mounted behind closet or cabinet door with placard on door)
Provide free and clear access to the fire extinguisher
Fire Alarms/CO Detectors
Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
One CO detector installed for each level of the home
Smoke detectors communicate and activate at the same time
Electrical, HAZMAT, and Storage
Label electrical panel box breakers
Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities
Safety
No obvious safety hazards determined at the discretion of the inspecting officer
I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail Fail
Inspected by: Title:
Date:
Items that need to be corrected:



Acknowledgement

By signing this you acknowledge that you have thoroughly read and fully understand the terms of this grace period. You also recognize that failure to complete the required steps will result in the forfeiture of the Short Term Rental License until the next calendar year/application period.

Code Enforcement/Building Official
Home Owner
Property management(if applicable)
Either the Home Owner, or Property Manager Signature must be Notarized
Nathan Daht
Notary Acknowledgement
State of <u>Ufah</u> County of <u>Rich</u>
The STR Parking Grace Period was signed or acknowledged before me, Who
being duly sworn did prove on the basis of satisfactory evidence that they, the signer of STR
Parking Grace Period, dated $2-18-$ 2025, who duly acknowledged to me that they signed
the same.
Witness my hand and official seal.
Sharlen e C. Nilleard
Notary Signature METARY PUBLIC