

ORDINANCE #25-04

AN ORDINANCE ADDING VACANT LOT TO 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 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 PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 11A-200 DEFINITIONS ITEM 82 BE UPADATED AS FOLLOWS:

82. Lot A parcel of land occupied or to be occupied by a main building, or group of buildings (main and accessory), together with such yards, open spaces, lot width and lot area as are required by this ordinance and having frontage upon a street. Except for group dwellings, not more than one (1) dwelling structure shall occupy any one (1) lot. Lot means the parcel, plot, tract, or other area of real property intended for sale, transfer, lease, or encumbrance.

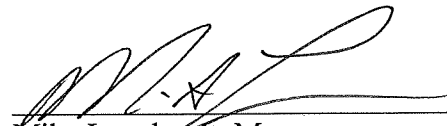
- a. **Vacant Lot refers to a piece of land, ~~typically in a city or town~~, that is not currently used or developed, meaning it has no permitted buildings or structures on it.**

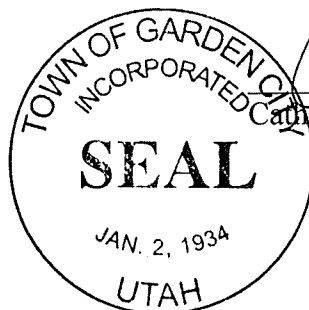
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity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


APPROVED AND ADOPTED this 8th day of May 2025.

APPROVED:

Attest:


Mike Leonhardt, Mayor




Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Argyle	✓	—
Hansen	✓	—
Parry	✓	—
Menlove	✓	—

ORDINANCE #25-05

AN ORDINANCE UPDATING THE LIFE SAFETY ORDINANCE

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 THAT ORDINANCE 9-606 LIFE SAFETY, FIRE SPRINKLER SYSTEMS, BE UPDATED AS FOLLOWS:

9-606 Fire Sprinkler Systems: Fire sprinkler systems per NFPA 13R are required in all new structures of Group R ~~per the International Building Code (IBC)~~ **dwelling**s over 6500 square foot of total habitable space including unfinished spaces.

A. An Automatic Fire Sprinkler System is required to be installed in an existing home when:

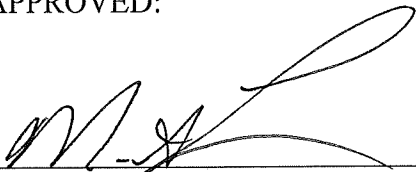
1. An addition of greater than 50% of the final total habitable space is constructed and the finished total habitable space will exceed 6500 square feet.
2. A remodel of greater than 50% of the total habitable space, which requires a building permit, is completed and the finished total habitable space exceeds 6500 square feet.

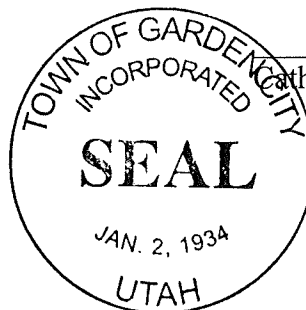
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity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

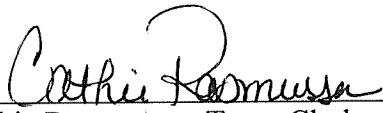
APPROVED AND ADOPTED this 8th day of May 2025.

APPROVED:

Attest:


Mike Leonhardt, Mayor




Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Argyle	✓	—
Hansen	✓	—
Parry	✓	—
Menlove	✓	—

ORDINANCE #25-06

AN ORDINANCE UPDATING AND ADDING TO THE BUILDING PERMIT REQUIRED ORDINANCE

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 Town of Garden City Code needs to be updated from time to time; and

WHEREAS, The Garden City Town Council shall establish and update the building permit process as needed; and

WHEREAS, this update to the Town of Garden City Code needs to be reformatted.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE 11H-101 BUILDING PERMIT REQUIRED, BE UPDATED AS FOLLOWS:

11H-101 Building Permit Required. The construction alteration, repair, removal or occupancy of any structure or any part thereof, as provided or as restricted in this ordinance, shall not be commenced, or proceeded with except after the issuance of a written permit for the same by the building ~~inspector~~ **official**. Nonstructural repair and maintenance of a structure will not require a permit.

A. Before any work is initiated, a building permit must be obtained through the Garden City Building Department. ~~Building permits issued by the Town of Garden City are valid for eighteen (18) months from application date.~~

- 1. Building Permit applications will not be reviewed until a deposit is paid. Review deposit fee shall be set by Resolution.**
 - a. Review deposits will be applied directly to the cost of the review.**
 - b. Any funds remaining after the review is complete shall be credited toward the building permit total fees due.**
 - c. Any funds due towards a completed building permit review that are not covered by the review deposit paid shall be billed to the person, or persons, making the application for a building permit.**
- 1.2.** Building permit placards and the Public Works Pamphlet must be posted near the construction area, on the owner's property, and visible from the nearest road.

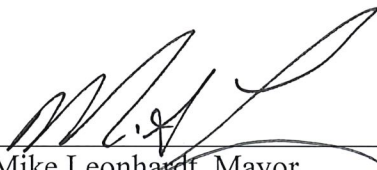
2. 3. Fines for not posting a building permit placard and the Public Works Pamphlet will be set by resolution.
4. Building permits issued by the Town of Garden City are valid for eighteen (18) months from application date.


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.

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APPROVED:

Attest:


Mike Leonhardt, Mayor


Cathie Rasmussen, Town Clerk



Voting:	Aye	Nye
Argyle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hansen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parry	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Menlove	<input checked="" type="checkbox"/>	<input type="checkbox"/>