

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, April 9th, 2026. 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
Brad Davis
Susann House
Dan Larsen

Others Present:

Cathie Rasmussen
Jayne Davis
Jeff Hodges
Gail Nichol
Teri Eynon
Brent & Leslie Drage
Sam & Jennifer Casillas
Glen Gillies
Steve Leichty

On Teleconference:

Norm Mecham

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Argyle. 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 House, Council Member Davis and Council Member Larsen.

2. Approval of Minutes

- a. March 12th, 2026, minutes of the regular Town Council Meeting and minutes of the March 12th, 2026 Public Hearing.

Council Member House made the motion to approve the March 12th, 2026, minutes of the regular Town Council Meeting and minutes of the March 12th, 2026, Public Hearing. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

3. Public Comments – 2-minute time limit

There were no comments from the public.

4. Bear Lake Outreach

- a. A new non-profit 501(c)(3) organization focused on serving Seniors and at-risk youth in the Bear Lake valley would like to share its mission and vision with the council and the community. Dana Hudrlik

Dana Hudrlik, a founding partner and President of Bear Lake Outreach, presented information to the Council. Fitness and wellness education is accessible to everyone with the addition of social connections, which benefits everyone and builds stronger communities where no one is isolated, and everyone thrives.

Hudrlik stressed that this community driven program is low cost and nobody is turned away. They are currently exploring grants for funding their programs.

Through grants, donors, and fundraising, they hope to build a permanent space where people can gather and participate in these programs.

Hudrlik acknowledged that Garden City cares and supports the members of the community and its neighbors and expressed her gratitude for the community.

Mayor Leonhardt thanked her for her presentation and asked about how their pilot programs with Pickleball worked out. She responded with how successful it was with approximately 80 people from the core group of 30. She added that from this kind of networking, lasting friendships have been made, and additional social activities have been created. Hudrlik answered additional clarifying questions from the Council.

5. Business License Discussion/Approval

- a. Bear Lake Outreach, 1705 S Bear Lake Blvd, Unit 2. Dana Hudrlik

Council Member Argyle made the motion to approve the business license for Bear Lake Outreach. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- b. Heal Retreats, 563 Blue Lake St. Bethany Larsen Forest

CM Argyle asked how many people would be there on the Heal Retreats. Bethany Larsen Forest was not present. Teri Eynon answered that Bethany has them all over and usually rents a space to have the retreats. She has never known her to have them at her place of residence.

Council Member Davis made the motion to approve the business license for Heal Retreats. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

c. GLOHO Photography 563 Blue Lake St. Bethany Larsen Forest

Council Member Argyle made the motion to approve the business license for GLOHO Photography. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

d. Center Street Pizza, 82 N Bear Lake Blvd. Mark Huntsman

Council Member Davis made the motion to approve the business license for Center Street Pizza. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

e. Cloud Dream Homes, PLLC. 1347 Sir Barton Dr., Randall Cloud

CM Argyle said she does not see a contact person on the application. Mayor Leonhardt suggested they not approve this until the local contact is listed. She added that the form needs the boxes marked "yes or no."

Council Member Larsen made the motion to approve the business license for Cloud Dream Homes, PLLC. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

f. Ace Handyman Services Logan Bear Lake, 157 W 350 N, Ste D. Scott Livingston & Perry Wakefield

Council Member Argyle made the motion to approve the business license for Ace Handyman Services Logan Bear Lake. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

g. C&N Lawn Care & Sprinkler Maintenance, 609 South Cedar Drive. Samuel & Jennifer Casillas

Council Member Argyle made the motion to approve the business license for C&N Lawn Care & Sprinkler Maintenance. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

h. J&A Clean Services, 567 Blue Lake St., Jaxon Seamons

Council Member Davis made the motion to approve the business license for J&A Clean Services. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

6. PUD Discussion/Approval

- a. Requests Preliminary approval for Water's Edge Phase 9. This would add six residential lots and two commercial lots at 45 E 150 S. Teri Eynon & Norm Mecham

Mayor Leonhardt asked Ms. Eynon about water retention. Mr. Mecham has built a 2-foot retaining wall and then there will be sand behind that for the drainage and grass swell beyond that.

CM Davis said that Phase 9 was approved in 2015, so why is this phase being called Phase 9? Teri Eynon explained that order of the phases that have been recorded. She will triple-check this with the county. CM Davis added that Phase 3 is not showing online and the recorder will get back to him on that.

Ms. Eynon explained that because the buildings were built off of the recorded property, they've had to redo the surveys and easements. They've all been approved by the court, but some of the changes online may not have been updated.

Different phases will have their own HOAs. CM Davis had some concerns with commercial buildings, hotels, etc. on the various lots. CM Davis had one other concern, just that the elevator pump for ground water issue be cleared by the Army Core of Engineers and he hasn't heard if that's been resolved. Mr. Mecham said that the water is piped out through drains and the water has been tested and passed. The water in the north elevator is pumped to an area that goes into the ground.

Council Member Argyle made the motion to approve the Preliminary Plat for Water's Edge Phase 9. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

7. Rezone Discussion/Approval

- a. Requests approval to rezone the frontage of parcel #36-04-000-0065 from RE to C3. Applicant is proposing that the first 300 ft be C3 and the remainder of the lot stay RE. This parcel is south of Pickleville Parkway. Teri Eynon and Nate Parry

This item did not pass the Planning Commission on April 8, 2026, and was not discussed.

- b. Requests approval to rezone a 5-acre parcel #36-04-000-0077, from RE to C3. This parcel is south of Pickleville Parkway. Nick Wilcox.

This item did not pass the Planning Commission on April 8, 2026, and was not discussed.

8. Hotel Maximum Height Discussion/Approval

- a. Holiday Inn Express, located at approximately 35 E 50 S, requests approval from the Town Council to exceed maximum height restrictions per Garden City Code 11C-1654. Donald Mendenhall.

This item did not pass the Planning Commission on April 8, 2026, and was not discussed.

Mayor Leonhardt changed the order of the meeting because it was not yet 6:00 p.m. He skipped to agenda item 10. Ordinance Discussion/Approval, b. Ordinance #26-03, An Ordinance Updated STR Violations and Penalties

9. Ordinance Discussion/Approval

- a. Ordinance #26-03, An Ordinance Updated STR Violations and Penalties

CM Larsen explained the edit he made to the ordinance.

Council Member Davis made the motion to approve the changes as presented to the council, Ordinance # 26-03, An Ordinance Updated STR Violations and Penalties with the reinstatement of the initial 30-minute contact time. Council Member Larsen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

10. Public Hearing at, or after, 6:00 p.m.

- a. Ordinance #26-08 An Ordinance Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power.

Council Member Argyle made the motion to leave the regular Town Council Meeting and open the Public Hearing at 6:02 p.m. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

Minutes for the Public Hearing were kept on a separate record.

The Town Council returned to the regular Town Council Meeting at 6:07 p.m.

11. Ordinance Discussion/Approval, Continued

- a. Ordinance # 26-08, An Ordinance Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power. Represented by Mr. Steve Liechty

There was some concern about the term of 15 years. Mayor Leonhardt explained he was good with the term length on the agreement.

Council Member Argyle made the motion to approve Ordinance # 26-08, An Ordinance Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- b. Ordinance #26-05, An Ordinance Adding Storage Facility to Definitions

CM Davis explained the changes he made to the ordinance. He suggested that they strike the first word, "means," and capitalize the word "one."

Council Member Davis made the motion to approve Ordinance #26-05, An Ordinance Adding Storage Facility to Definitions with the change to strike the first word "means" and capitalize

the word “one.” Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

c. Ordinance #26-06, An Ordinance Amending Quiet Hours

CM Larsen reviewed the changes he made to the ordinance. The council discussed a few additional changes.

Council Member Davis made the motion to approve Ordinance #26-06, An Ordinance Amending Quiet Hours with the following changes in section C: change the word “activities” to activity, change the word “relin” to rely, and add the word “sound” between the words when and meters. Council Member Larsen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

d. Ordinance #26-07, An Ordinance Amending the Sign Ordinance

Code Enforcement Officer Glen Gillies explained the clarifying language being changed in the ordinance.

Mayor Leonhardt brought up that the Town does not have any authority over the state right-of-way.

Council Member House made the motion to approve the changes to Ordinance #26-07, An Ordinance Amending the Sign Ordinance as written. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

12. Town Council Member Reports

CM Larsen – met with Shawn Walker and they are going to get a softball league started on Thursday nights. It will be eight co-ed teams, and it will be slow pitch. Walker would like to have an all-nighter tournament starting at 10:00 p.m. and running all night. He’s thinking about Raspberry Days. CM Argyle has concerns about the vendor tents. There were also concerns about traffic getting out as the vendors are coming in in the morning. Other ideas were suggested.

CM Argyle asked if a kickball team might be in the works. CM Larsen said not at this time.

CM Davis – the master trail plan for the county continues to move forward. He discussed some trail ideas at the Hodges Canyon trailhead.

CM House – one of the library board members stepped down. They will introduce a name to the Town Council next month. They had no budget changes at their meeting this month. The remodel is moving forward. She reviewed the remodel schedule with the council.

CM Argyle – updated the Council on the updates at the park and her ideas for additional benches. The lighting around the pond is being installed, and the new park equipment will be installed near the Pickleball Courts.

The other improvements to the park are coming along. She questioned who would be allowed to use the concession stand. That has not been determined at this point.

Some of the bands are booked for Raspberry Days. She’s going to try and get some prizes from different businesses to add to the vendor prizes. She needs to add more Bingo cards.

The splashpad has been ordered and will hopefully be installed by then.

CM Larsen said that when he was looking at the ballfields, Shawn Walker gave some good ideas for the concession stand.

Mayor Leonhardt reported on the marina improvements and the traffic lanes and lights going in at 300 West.

13. Miscellaneous Discussion/Approvals

CM Argyle asked about the Beautification Committee. Donna Hansen is heading that up and is starting to gain volunteers.

Mayor Leonhardt moved to the board appointments.

- a. Planning Commission Member Appointment
- b. Variance Board Member Appointment

Mayor Leonhardt shared that he’d like to appoint James Arthur to the Planning Commission and Dana Hudrlik to the Variance Board.

Council Member Argyle made the motion to appoint James Arthur to the Planning Commission and Dana Hudrlik to the Variance Board. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

14. Payment Vouchers

Council Member Davis made the motion to pay the bills. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

15. Adjournment

There being no further business, Council Member House made the motion to adjourn at 6:48 p.m. CM Dan Larsen seconded the motion. Meeting adjourned.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

DRAFT

MINUTES OF THE TOWN COUNCIL
PUBLIC HEARING OF GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, April 9th, 2026. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 6:02 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Brad Davis
Susann House
Dan Larsen

Others Present:

Cathie Rasmussen
Jayne Davis
Jeff Hodges
Glen Gillies
Dana Hudrlik

On Teleconference:

1. **Roll Call**

Roll Call was skipped

2. **Ordinance #26-08 An Ordinance Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power.**

Mayor Leonhardt turned the time over to Mr. Steve Liechty to explain the ordinance. It allows Rocky Mountain Power to construct and maintain existing facilities in the right-of-way.

Dana Hudrlik asked if this was a monetary agreement or an easement agreement. This is only an easement agreement. She followed up about the term on the agreement, asking if anyone else might want to come in to provide power. Mr. Liechty explained that there is a clause in the agreement that allows for a discussion about amending the agreement mid-term.

3. **Adjournment**

There being no further business, Council Member House made the motion to close the public hearing and return to the regular Town Council Meeting at 6:07 p.m. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

DRAFT

MINUTES OF THE TOWN COUNCIL
PUBLIC HEARING OF GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Friday, May 8th, 2026. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Council Member Argyle opened the meeting at 11:00 a.m.

Town Council Members Present:

Pat Argyle
Brad Davis
Susann House

Others Present:

Shalie Argyle	Tam Calder
Sharlene Millard	Kendra BJORALT
Holli Earley	Cyndy Dowland
Randall Knight	Travis Eborn
Jayne Davis	Bill Hudrlik
Dana Hudrlik	Tami Leonhardt
Lana Hodges	Sam Coontz
Julie Froughton	Dan Kurek
Nancy Gibson	Janine Kurek
Nadine Sprouse	Amy Ward

On Teleconference:

Council Member Larsen

Pledge of Allegiance and Prayer

A prayer was offered by Dana Hudrlik
The Pledge of Allegiance was led by Council Member Argyle.

A moment of silence was observed in honor of Mayor Michael Leonhardt.

1. Roll Call

Council Member Argyle led the meeting and asked for a roll call of Council Members present: Council Member Argyle, Council Member House, Council Member Davis, Council Member Larsen on the phone.

2. Garden City Mayoral Candidate Nomination(s) Discussion/Approval

Pat Argyle submitted a letter of intent for the mayor position.

Council Member Davis made the motion to appoint a mayor from the candidates who applied. Council Member House seconded the motion. A vote was taken: Council Member Argyle abstained from the vote; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

3. Appointment of Mayor

Council Member House made the motion to appoint Pat Argyle as the mayor. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle abstained from the vote; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

4. Oath of Office

Deputy Clerk, Shalie Argyle issued the Oath of Office to Mayor Argyle.

5. Adjournment

There being no further business, Council Member House made the motion to close the Special Garden City Town Council Meeting at 11:15 p.m. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

MINUTES OF THE SPECIAL GARDEN CITY TOWN COUNCIL MEETING
Page 2

APPROVAL:

Attest:

Patricia Argyle, Mayor

Cathie Rasmussen, Town Clerk

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 <u>pd \$110.00</u> 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:	Cloud Dream Homes, PLLC
If name change, previous name:	_____
Location Address:	1347 Sir Barton Dr
City, State & Zip:	Kaysville, UT 84037
Business Phone:	801-506-2580
Cell Phone:	801-864-2783
Mailing Address:	1347 Sir Barton Dr
City, State & Zip:	Kaysville, UT 84037
E-mail Address:	Randall@CloudDreamHomes.com

Owners Name:	Randall Cloud	<i>Mgr: Bear Essentials</i>
Owners Location:	1347 Sir Barton Dr.	<i>Stu Buchner</i>
City, State & Zip:	Kaysville, UT 84037	<i>Fish Haven</i>
Phone:	801-864-2783	<i>208-796-0046</i>
Cell Phone:	801-864-2783	

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other

Briefly Describe Your Business: Short Term Rental Property Management

Utah State Sales Tax Number: 14756311-004-STC

Ut State Professional License No.

Will you be installing a sign?:

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, Cloud Dream Homes 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: *Randall Cloud* Date: 01/27/2026
 Please print your name: Randall Cloud



Garden City Fire District

P.O. Box 248, Garden City, Utah

(435) 994-2460

gardencityfiredistrict@gmail.com

EXEMPTION FOR PERSONAL BUSINESS FIRE INSPECTION

After having been reviewed by the Garden City Fire District Fire Chief, it has been determined that the business belonging to RANDALL CLOUD,

and doing business as CLOUD DREAM HOMES, PLLC., and located at 1347 SIR BARTON DR. KAYSVILLE, UT. 84037, is exempt from requiring an annual fire safety inspection due to little or no public access to the place of business, and the said address being a private residence that is not being used for public interaction, and not having employees other than the owner(s) of said business.

It may further be understood that the owner of said business has requested that they be exempted from the annual fire safety inspection and by signing this document do so of their own free will and hold Garden City Fire District and Garden City harmless in the event of a Fire/EMS related emergency that could have been avoided by an inspection by the Fire Chief or one of his authorized representatives.

Business owner: _____

Date: _____

Fire District Chief: _____

Date: 2/10/26



Garden City Offices <office@gardencityutah.gov>

Cloud Dream Homes

Business license denied

Cathie Rasmussen <townclerk@gardencityutah.gov>
To: Garden City Offices <office@gardencityutah.gov>

Thu, Apr 9, 2026 at 5:43 PM

Hi Shar,

All of the licenses were approved at TC except for Cloud Dream Homes. They need to have a local contact on the application. Then it can come back to TC.

Also, we need to get that business application fixed showing "yes" or "no" above the boxes or next to the boxes. If you can please work on that...let me know if you need help.

Thank you,

Cathie Rasmussen, CMC
Town of Garden City
Town Clerk
Ph (435) 946-2901

*Bear essentials
Jfu Beehner
Fish Haven
208-786-0046*

..* Please note my updated email address of townclerk@gardencityutah.gov

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) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> New Business <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: <ul style="list-style-type: none"> 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: Aurora Getaways LLC

If name change, previous name: _____

Location Address: PO Box 318
 City, State & Zip: Garden City, UT 84028

Business Phone: 435-265-3144 / 435-265-3133

Cell Phone: _____

Mailing Address: PO Box 318
 City, State & Zip: Garden City, UT 84038

E-mail Address: info@aurorabearlake.com

Owners Name: Ian Winter / Mike Jones

Owners Location: 545 West Dee / 462 W 40 S, Bldg K #304
 City, State & Zip: Garden City, UT 84028 / Providence, UT 84332

Phone: 435-265-3144 / 435-265-3133

Cell Phone: ian@aurorabearlake.com / mike@aurorabearlake.com

Kind of Business

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

Briefly Describe Your Business: Short Term Rental Property Management Cleaning + mnce
 SUPPLIES STORED @ 545 DEE UNTIL WE RENT A STORAGE GARAGE

Utah State Sales Tax Number: _____ pending

Ut State Professional License No. yes no

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, Ian Winter & Mike Jones 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: [Signatures] Date: 4/10/2026

Please print your name: Ian Winter MIKE JONES

[create similar transaction](#) | [print](#) | [print receipt](#)

Payment Information

Transaction ID:	151856707	Authorization Code:	4298031689
Date/Time Entered:	04/10/2026 01:48PM MT	Estimated Settlement Date:	04/13/2026
Amount:	\$110.00	Status:	Authorized
Payment Type:	Credit Card Payment	Reason Description:	Approved
Can Void Until:	04/10/2026	Transaction Type:	MOTO
Credit Card Type:	Visa	Expiration Date:	11/2029
Credit Card Account:	*****5190		
Payment Description:	New Business License		

Order Information

Invoice #:	N/A	PO #:	N/A
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Customer Information

Customer ID :	<u>42821642</u>	Name:	Jones, Michael
Company:		Shipping Address:	
Billing Address:			

Custom Fields

Payment Fields
 Account Number : Customer Fields

Email History

Display 10 ▼ emails per page

Search: _____

Date	Recipient	Subject
No data available in table		
No email history		



Garden City Fire District

P.O. Box 248, Garden City, Utah

(435) 994-2460

gardencityfiredistrict@gmail.com

EXEMPTION FOR PERSONAL BUSINESS FIRE INSPECTION

After having been reviewed by the Garden City Fire District Fire Chief, it has been determined that the business belonging to MIKE JONES & IAN WINTER, and doing business as AURORA GETAWAYS, LLC., and located at PO Box 318, GARDEN CITY, UT. is exempt from requiring an annual fire safety inspection due to little or no public access to the place of business, and the said address being a private residence that is not being used for public interaction, and not having employees other than the owner(s) of said business.

It may further be understood that the owner of said business has requested that they be exempted from the annual fire safety inspection and by signing this document do so of their own free will and hold Garden City Fire District and Garden City harmless in the event of a Fire/EMS related emergency that could have been avoided by an inspection by the Fire Chief or one of his authorized representatives.

Business owner: _____

Date: _____

Fire District Chief:  _____

Date: 4-21-26



Utah State Tax Commission

TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000

Website: tax.utah.gov

atL012 12/2025

Sales Tax License and/or Use Tax Certificate of Registration

AURORA GETAWAYS LLC
AURORA GETAWAYS LLC
545 W DEE DR
GARDEN CITY UT 840287846

Account Number: **16673612-002-STC**

This business is registered to make
taxable sales
Garden City

Location: 0001 Issued: April 6, 2026 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

ABOVE IS YOUR
SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE
Keep this portion for your records.

Account Number: **16673612-002-STC**

<<< Use this number for all correspondence or contact
with the Utah State Tax Commission.

Jurisdiction: **Garden City**

Issued: **April 6, 2026**



Your Personal Identification Number (PIN) will be sent in a different notice in a few days.

You are required to register your account at **tap.utah.gov** for electronic filing, paying and managing your account. Your PIN is needed to register.

NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.

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 <u>110.00</u> Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
---	--

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: MOWBOTIQ in Northern Utah

If name change, previous name: _____

Location Address: 60 S Paradise Parkway Box 287
 City, State & Zip: Garden City UT 84028

Business Phone: 435-777-8642

Cell Phone: 435-757-0802

Mailing Address: P.O. Box 287
 City, State & Zip: Garden City UT 84028

E-mail Address: truman@mowbotiq.com

Owners Name: Truman Muefnon

Owners Location: 60 S Paradise Parkway
 City, State & Zip: Garden City UT

Phone: 435-757-0802

Cell Phone: _____

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other

Briefly Describe Your Business: We are a dealership of robotic lawn mowers. We also service and install the robots.

Utah State Sales Tax Number: 16016645-003 STC

Ut State Professional License No. 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, MOWBOTIQ 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: Truman M Date: 4-28-2026

Please print your name: _____



Garden City Fire District

P.O. Box 248, Garden City, Utah

(435) 994-2460

gardencityfiredistrict@gmail.com

EXEMPTION FOR PERSONAL BUSINESS FIRE INSPECTION

After having been reviewed by the Garden City Fire District Fire Chief, it has been determined that the business belonging to TRUMAN HUEFNER, and doing business as MOWBOTIQ IN NORTHERN UTAH, and located at 60 S. PARADISE PKWY, is exempt from requiring an annual fire safety inspection due to little or no public access to the place of business, and the said address being a private residence that is not being used for public interaction, and not having employees other than the owner(s) of said business.

It may further be understood that the owner of said business has requested that they be exempted from the annual fire safety inspection and by signing this document do so of their own free will and hold Garden City Fire District and Garden City harmless in the event of a Fire/EMS related emergency that could have been avoided by an inspection by the Fire Chief or one of his authorized representatives.

Business owner: _____

Date: _____

Fire District Chief: [Signature]

Date: 5/7/26

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 <u>per 110.01</u> Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
--	--

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: BEAR LAKE TRAIL HEAD

If name change, previous name: _____

Location Address: 535 WEST LOGAN ROAD

City, State & Zip: GARDEN CITY, UTAH 84020

Business Phone: 435-757-7777

Cell Phone: SAME

Mailing Address: 35 EAST 400 NORTH

City, State & Zip: SMITHFIELD, UT 84335

E-mail Address: _____

Owners Name: RICHARD ROSE

Owners Location: SAME AS ABOVE

City, State & Zip: _____

Phone: _____

Cell Phone: _____

Kind of Business

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

Briefly Describe Your Business: Trail Head Parking / Outside Storage
Already have been doing

Utah State Sales Tax Number: 10689382-003-STC for 25 years - long before

Ut State Professional License No. ordinances governing them.

Will you be installing a sign?: Documented w/ P&Z

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, Richard Rose 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: Richard Rose Date: 4/15/20

Please print your name: _____



Garden City Fire District

P.O. Box 248, Garden City, Utah

(435) 994-2460

gardencityfiredistrict@gmail.com

EXEMPTION FOR PERSONAL BUSINESS FIRE INSPECTION

After having been reviewed by the Garden City Fire District Fire Chief, it has been determined that the business belonging to RICK ROSE,

and doing business as BEAR LAKE DANCE PLACE, and located at 535 W. LOGAN RD., is exempt from requiring an annual fire safety inspection due to little or no public access to the place of business, and the said address being a private residence that is not being used for public interaction, and not having employees other than the owner(s) of said business.

It may further be understood that the owner of said business has requested that they be exempted from the annual fire safety inspection and by signing this document do so of their own free will and hold Garden City Fire District and Garden City harmless in the event of a Fire/EMS related emergency that could have been avoided by an inspection by the Fire Chief or one of his authorized representatives.

Business owner: _____

Date: _____

Fire District Chief: [Signature]

Date: 4-22-26

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)

- Other Land Use Permit _____

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

Project Name: Waters Edge Phase 9 Current Zone: PUD Proposed Zone: PUD
Property Address: 45 E 150 S Garden City, UT 84028
Parcel # 41-21-400-0071 + 41-21-400-0302
Contact Person: Teri Eynon Phone #: 208-847-5263
E-mail address: teribearlake@gmail.com
Mailing Address: PO Box 87 Garden City, UT 84028
Applicant (if different): Norm Meham Phone #: 435-757-6278
Mailing Address: PO Box 361 Garden City, UT 84028

Property Owner of Record (if different): The Lodge at Bear Lake Phone #: _____

Mailing Address: Managing Member, Norm Mechem

Project Start date: 4/26/26 Completion date: 4/26/28

Describe the proposed project as it should be presented to the hearing body and in the public notices.

Subdivide into 8 lots; 6 residential and 2 commercial.

Lot Size in acres or square feet: 1.5^{0.20-} Number of dwellings or lots: 8

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.

Meri Fynon
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.

The Lodge at Bear Lake, LLC
Signature of Owner of Record

[Signature]
Signature of Owner of Record

Signature of Owner of Record

Office Use Only
Date Received: <u>4/15/26</u>
Fee: <u>3580.00</u>
By: <u>SA</u>

WATER'S EDGE PHASE 9 CONSTRUCTION DRAWINGS

03/23/2026

VICINITY MAP



Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	LEGEND
C000	SITE & UTILITY PLAN
C001	GRADING & DRAINAGE PLAN
C001	PLAN & PROFILE
C001	DETAILS

- PROJECT CONTACTS:**
- 1. CIVIL ENGINEER
A. TOWSE
P. 801.874.1432
WWW.CIVILSOLUTIONSGROUP.COM
 - 2. SURVEYOR
CARRIE BROWN
P. 801.874.1432
WWW.CIVILSOLUTIONSGROUP.COM
 - 3. CITY ENGINEER
DANIEL SANCHEZ
P. 801.874.1432
 - 4. CITY PUBLIC WORKS DIRECTOR
NICK MARQUE
P. 801.874.1432
 - 5. PUBLIC ENGINEER
P. 801.874.1432
 - 6. PUBLIC ENGINEER
P. 801.874.1432
 - 7. PUBLIC ENGINEER
P. 801.874.1432
 - 8. PUBLIC ENGINEER
P. 801.874.1432
 - 9. PUBLIC ENGINEER
P. 801.874.1432
 - 10. PUBLIC ENGINEER
P. 801.874.1432
 - 11. PUBLIC ENGINEER
P. 801.874.1432
 - 12. PUBLIC ENGINEER
P. 801.874.1432
 - 13. PUBLIC ENGINEER
P. 801.874.1432
 - 14. PUBLIC ENGINEER
P. 801.874.1432
 - 15. PUBLIC ENGINEER
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 - 16. PUBLIC ENGINEER
P. 801.874.1432
 - 17. PUBLIC ENGINEER
P. 801.874.1432
 - 18. PUBLIC ENGINEER
P. 801.874.1432
 - 19. PUBLIC ENGINEER
P. 801.874.1432
 - 20. PUBLIC ENGINEER
P. 801.874.1432

STANDARD DRAWINGS & SPECIFICATIONS:

- 1. GARDEN CITY DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS
<http://www.gardencityutah.gov/DocumentCenter/View/118/Standard-Drawings-Calendar.pdf>

GARDEN CITY ENGINEERING DEPARTMENT APPROVAL:

THE APPROVAL SIGNATURE OF THE ENGINEER HAS BEEN REVIEWED BY THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR WITH THE UNDERSTANDING THAT THE ENGINEER'S SIGNATURE IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE QUALITY OF THE WORK. THE ENGINEER'S SIGNATURE IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE QUALITY OF THE WORK. THE ENGINEER'S SIGNATURE IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE QUALITY OF THE WORK. THE ENGINEER'S SIGNATURE IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE QUALITY OF THE WORK.

DESIGNING OUR FUTURE

THIS MESSAGE AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS MESSAGE OR SPECIFICATIONS IS STRICTLY PROHIBITED. CIVIL SOLUTIONS GROUP, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS MESSAGE OR SPECIFICATIONS. CIVIL SOLUTIONS GROUP, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS MESSAGE OR SPECIFICATIONS.

WATER'S EDGE PH9
150 S STREET & STATE HWY
GARDEN CITY, UT 84028

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



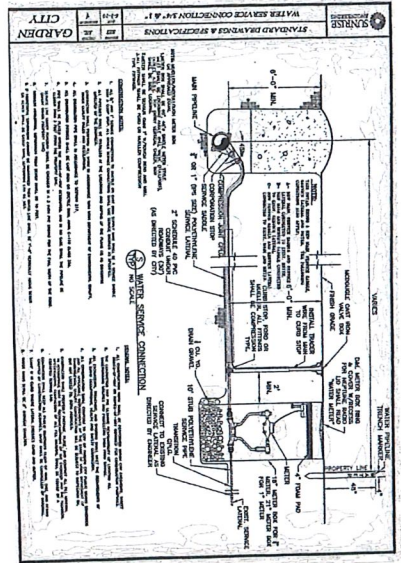
MARK	DATE	DESCRIPTION

PROJECT # 2646
DRAWN BY A. TOWSE
PROJECT MANAGER M. TAYLOR
ISSUED 02/20/26

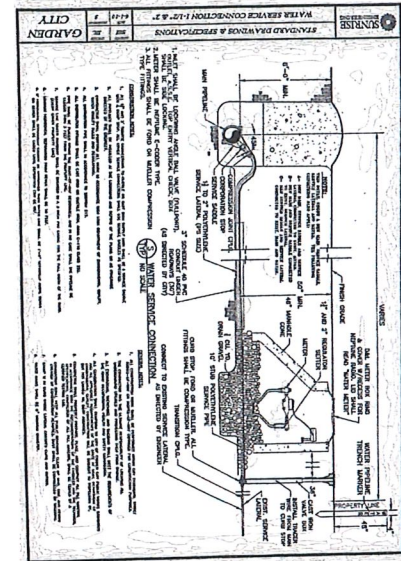


COVER

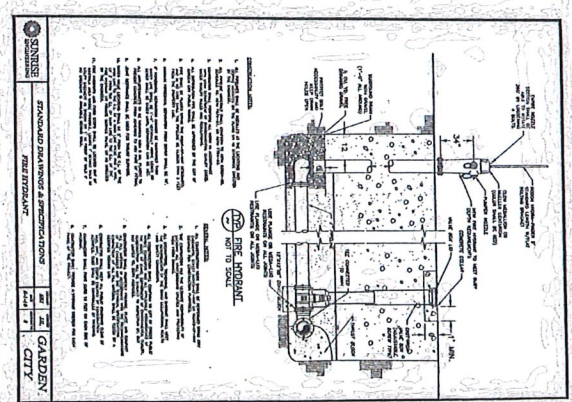
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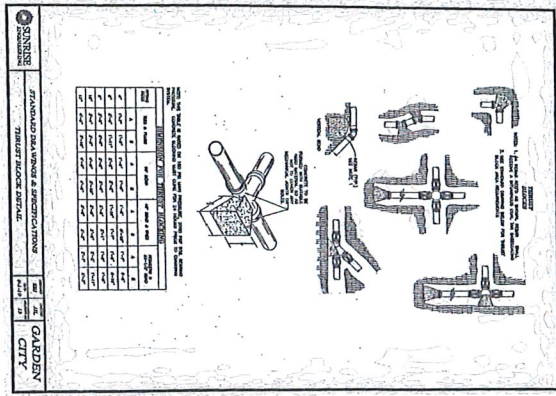
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3/4" & 1" WATER SERVICE CONNECTION
SPECIAL NOTE



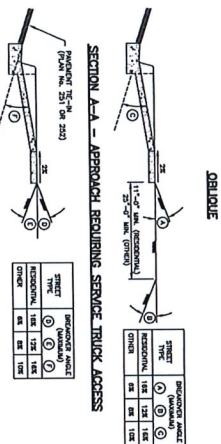
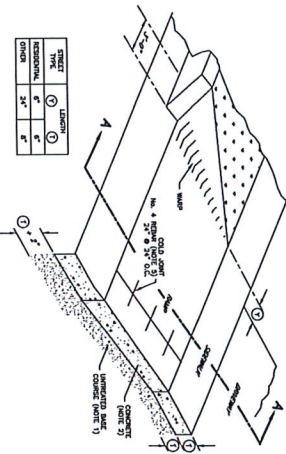
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1.5" & 2" WATER SERVICE CONNECTION
SPECIAL NOTE



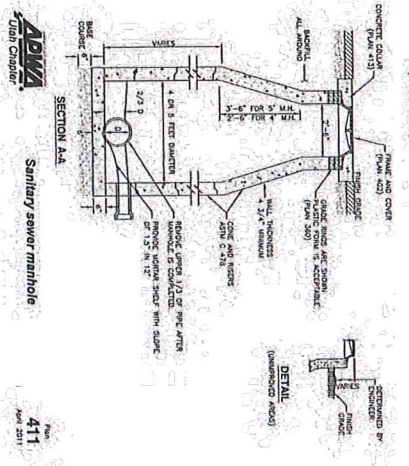
3
FIRE HYDRANT
SPECIAL NOTE



4
THRUST BLOCK DETAIL
SPECIAL NOTE



5
FLARED DRIVEWAY APPROACH
SPECIAL NOTE



6
SANITARY SEWER MANHOLE
SPECIAL NOTE

MARK	DATE	DESCRIPTION

PROJECT #: 20406
 DRAWN BY: A. TOVEY
 PROJECT MANAGER: M. TAYLOR
 ISSUED: 03/20/2025



civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
 SALT LAKE | P: 801.216.3192
 UTAH VALLEY | P: 801.874.1432
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net



MEMORANDUM

DATE: April 22, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance, P.E., City Engineer
SUBJECT: Waters Edge Phase 9 – Final Plat Review

We received the final plat application for the Waters Edge Phase 9 development and have completed our review. The final plat review items discussed below can be found in more detail in Chapter 11E-500 of the most recent Municipal Code. It is the responsibility of the developer to review city code in more detail, as this list only summarizes items from the current code.

Zoning Analysis

Beach Development (11C-1701)

- Current zoning = Beach Development (BD) with a PUD overlay
- Purpose (11C-1701):
 - “To provide areas along the shoreline of Bear Lake for public and private water-oriented recreational and residential activities.”
- Permitted Use – Single family dwellings
- Minimum Lot Size = 7,500 square feet
- Setback dimensions:
 - Front & Rear – 30 feet
 - Side – 8 & 10 feet

The following zoning items related to Beach Development should be considered by the Administrative Land Use Authority (LUA):

1. No structures except those related to marinas will be allowed within thirty (30) feet of the 5923.65 feet – Rocky Mountain Power datum contour level surrounding Bear Lake which contour represents the high-water level of the lake.
 - a. High-water level should be shown on the plat and notes/annotation should be provided which state this requirement.
2. No building shall be erected to a height greater than 35 feet.



Planned Unit Development (PUD) (11C-1950)

- Current zoning = Beach Development (BD) with a PUD overlay
- Purpose (11C-1950):
 - "To encourage and enable mixed use and residential developments as described in section 11F-101 A and B."
- Minimum Lot Size = 5 acres

Planned Unit Development (PUD) (11F-100)

This development is part of a larger PUD therefore the following should apply:

1. Buildings shall not exceed thirty percent (30%) of the entire lot.
 - a. Since this is being proposed as individual lots it may be necessary to determine the appropriate open space now and shade or annotate that on the plat to meet this requirement.

Final Plat (11E-500)

1. Remove existing and proposed utility information except for fire hydrant locations.

Contents (11E-504.B)

2. Update lot areas to the nearest square foot (SF) for lots under one acre and to the nearest one-tenth of an acre for lots over one acre.
3. Provide an address block as a placeholder for each lot on the plat.
4. Include fire hydrant locations on the plat.

Certifications (11E-504.C)

1. Include BLSSD "Certificate of Approval".
2. Update the Public Works Director approval to reference the Public Works Director instead of LUA.
3. Include Town Engineer certificate of approval.
4. Remove one of the Attorney certification blocks.
5. Include provision in the owners certificate referencing the instrument number of the CC&Rs being recorded.
6. For the six (6) residential lots provide certification that the following water rights have been transferred to the Town:
 - a. Volume = 7.35 acre-feet (AF), or
 - b. Hodges Canal = 2.89 shares, or



c. Swan Creek Canal = 3.25 shares

Lot Requirements (11E-509)

1. Corner lots should have a min. radius of 25'. Modify lots 1 and 8.

Water (11E-512)

1. "All water systems installed shall be looped extensions..."

Streets (11E-514)

1. Provide an overall street cross section for the proposed private road.
2. Update pavement section to match current town standards, 3"/6"/12".
3. Update curb corners at 150 South intersection to be a minimum radius of 24'.
4. Provide street signs at all street intersections.
5. Increase east/west legs of the T-turn to 100' length each.

Cuts, Fills, Grading Improvements (11E-517)

1. Provide a soil report that verifies percolation rates.

Drainage Improvements (11E-518)

1. Provide an 18" culvert with appropriate end treatments at street intersections to maintain existing drainage.

We appreciate the opportunity to provide this review. Feel free to reach out with any questions or concerns.



MEMORANDUM

DATE: April 23, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance, P.E., City Engineer
SUBJECT: Waters Edge Phase 9 – Subdivision Improvement Plans Review

As part of the final plat application for the Waters Edge Phase 9 development, subdivision improvement plans were submitted for review by the Development Review Committee and the Administrative Land Use Authority. This review is based on various city code sections and all city design standards.

Construction Drawings

Sheet C001

1. Under "Standard Drawings & Specifications" add the most current version of APWA as well.

Sheet C200

1. The end of the proposed waterline indicates that it is a 6" diameter. Increase waterline size to 8" to meet minimum standards.
2. Increase asphalt surface width to 24' to meet minimum standards per Roadway, Local (public or private).
3. Provide "No Parking – Fire Lane" signage within in the T-turn area.
4. Increase east/west legs of the T-turn to 100' length each.
5. Standard residential water meter size is $\frac{3}{4}$ ", update note 7 to read $\frac{3}{4}$ " water service.
6. Update location of master meter to not conflict with existing sanitary sewer collection.
7. Provide a profile detail for waterline crossings over sewer pipe that shows minimum vertical distance requirements are being met.

Sheet C300

1. Provide roadway drainage collection on the plan.
2. Provide a soil report that verifies percolation rates.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B FAMILY OF COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B ENGINEERS, INC.

Sheet C500

1. Update Detail 3 to typical street section of 3"/6"/12".
2. Several standard details are not current. Remove outdated details and simply refer to "Standard Drawings & Specifications" as has been noted on Sheet C001.

We appreciate the opportunity to provide this review, feel free to reach out with any questions.

OLSON & HOGGAN, LLC

ATTORNEYS AT LAW

MILES P. JENSEN
JAMES C. JENKINS
JEFFERY B. ADAIR**
KELLY J. SMITH*
SETH J. TAIT*
JACOB A. WATTERSON
BRADLEY N. MUMFORD*
DALLIN PETERSEN
JILL L. SANDERS
DANIEL MACDONALD

L. BRENT HOGGAN (1933-2023)
CHARLES P. OLSON (1916-1975)

*also licensed in Idaho
**also licensed in Nevada

130 SOUTH MAIN, SUITE 200
P.O. BOX 525
LOGAN, UTAH 84323-0525
TELEPHONE (435) 752-1551
TOLL FREE (866) 752-1551
TELEFAX (435) 752-2295

TREMONTON OFFICE:
123 EAST MAIN
P.O. BOX 115
TREMONTON, UTAH 84337
TELEPHONE (435) 257-3885
TELEFAX (435) 257-0365

E-MAIL oh@oh-pc.com
www.oh-pc.com

April 27, 2026
Via Email

Town of Garden City
Attn: Sharlene
Attn: Town Engineer
PO Box 207
Garden City, UT 84028
deputyclerk@gardencityutah.gov
qdance@jub.com

Re: *Water's Edge Phase 9 / Subdivision Plat Review*
Our File: N - 4600.66

Shalie:

We received and have reviewed the proposed Final Plat for the above-referenced subdivision and have noted the following items for your review and consideration:

1. Utah Code § 10-20-803(2)(c) and Garden City Code § 11E-504(B)(6) require that the street address for each lot and the total area of each lot to be noted on the Plat. Those appear to be missing on the Plat.

2. Utah Code § 10-20-803(2)(d)-(e) requires that every existing right-of-way and recorded easement located within the platted area for any utility be depicted on the Plat. Additionally, Garden City Code § 11E-504(B)(15) requires that the Plat display the location, dimension, and purpose of all easements, public or private. The Plat shows water and sanitary sewer lines within the project area, but there are no public utility easements noted on the Plat.

3. Garden City Code § 11E-501 requires CC&Rs applicable to the project to be submitted with the final plat. Garden City Code § 11E-504(C)(18) requires a review of the formation documents for any such association related to the Plat. Moreover, if common or open spaces are to be owned by something other than a single owner, Garden City Code § 11E-526(C) requires the “subdivider shall cause to be formed prior to the recording of the final plat, a Lot Owners Association, and shall establish articles of incorporation of the Association, bylaws and covenants outlining the purpose, organization and operation of the Association.” Lastly, Garden City Code § 11E-526(D) requires that the common area be granted to the lot owners through an easement conveyance or by dedication on the Plat.

We did not receive any CC&Rs with the final plat to review. Nothing on the Plat delineates what is common area dedicated to the HOA.

4. Garden City Code § 11E-504(B)(10) requires the Plat to dedication of all public streets to the Town. There is nothing on the Plat that indicates whether Water’s Edge Lane is a public road or a private road dedicated to the HOA.

5. Garden City Code § 11E-504(C)(2) requires that the Plat include a “Certificate of Dedication” of all owners of record. The Plat should be sure to contain signatures for both record title owners. It looks like the Water’s Edge Properties, LLC owns Parcel 41-21-400-0336 while the Lodge at Bear Lake, LLC owns the rest of the parcels.

6. Garden City Code § 11E-504(C)(4) requires that the Plat include a “Certificate of Approval” from the Utah State Board of Health or the Bear Lake Special District. We could not locate that certificate on the Plat.

7. Garden City Code § 11E-504(C)(11) requires that the Plat contain “a provision in the owner’s certificate referencing the county recorder’s instrument number where the condominium declaration(s) and/or articles of incorporation of homeowner’s association governing the subdivision are recorded.” We could not locate that anywhere on the Plat.

8. Garden City Code § 11E-504(C)(14) requires the developer provide a “Certification that all water rights have been transferred to the Town of Garden City.” The Town should ensure this has been done.

We will be happy to sign the Plat upon the Town’s verification that the foregoing items are in conformity or that the underlying requirements have been waived and that there are no changes to the Final Plat. Feel free to contact me directly with any questions or concerns about this review.

OLSON & HOGGAN, LLC

/s/ Seth J. Tait

SJT

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