

**MINUTES OF THE
STAFF MEETING OF
GARDEN CITY, UTAH**

The Garden City Town Council held a staff meeting on Thursday, February 12, 2015 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at :00 p.m.

Town Council Members present:

John Spuhler, Mayor
Darin Pugmire
Chuck Stocking
Bruce Warner via speaker phone
Bess Huefner via speaker phone

Others Present:

Kathy Hislop
Riley Argyle
Zan Murray
Anita Weston
Skip Duffin
Bobbie Coray

Roll Call

Mayor Spuhler asked for a roll call of Council Members present: Mayor Spuhler, Council Member Huefner via speaker phone, Council Member Pugmire, Council Member Stocking, and Council Member Warner via speaker phone.

Town Engineer Report, Zan Murray

Mr. Murray explained that he has done some research with USDA Rural Development and Garden City qualifies for funding assistance on water projects in the amount of 45% grant, which we can use on a water tank. We can also get a loan for the remaining amount at 3%. Our magi number for Garden City is very low at about \$36,000, lower than the state average \$40,000.

Mr. Murray said that things are changing on 150 s. The utilities are almost completed. They are almost ready with the design so they can advertise for the bid. Substantial completion is May 23rd and final completion by June 11, 2015.

Mr. Murray is working with Mr. Mecham on the easement along 150 south.

Council Member Pugmire said that he talked with County Commissioner Tom Weston regarding the marina expansion. Mr. Murray is still working on the design, with the Commissioners on this project.

Mr. Murray said that previously we talked about taking the water line along 150 south to an 8 inch line. The cost would be about \$17,000 to upsize it. There is an existing 6" line down 150 south. We could consider taking the funds to upsize the line out of the depreciation fund.

Mr. Mecham has agreed to install a privacy fence along the Fosters. Mr. Gerber also needs a privacy fence. This can be included in the 150 south bid.

Public Works Department Report, Riley Argyle

Mr. Argyle said that the completion date for the open cut to lay the pipe for 300 west, across Hwy 89, is May 1st. UDOT should be done with their turn lane project, for the intersection, by June 1, 2015.

Mr. Argyle said that we need to look at buying a new lawn mower because of all the extra mowing at the new park. Mayor Spuhler said that the Public Works Department needs the equipment to do the work. This will be discussed during the budgeting for next year.

Mr. Argyle said that he can put the lights along the east side of the 75 north parking lot.

Mr. Argyle said that the property owners in Elk's Ridge have been back in contact with Council Member Huefner so they are negotiating again.

Mr. Argyle said that they are busy with the water leaks, but getting the fixed.

Mr. Argyle said that the computer at the treatment plant is very outdated. We need to purchase a new computer for about \$1000. The Council said that we do need to get the computer as soon as possible.

Council Member Warner said that he has talked to Fire Chief Walberg regarding subdivisions that aren't accessible to firefighting equipment. They feel that a good solution is to require the homeowner to install a sprinkler system, which isn't too expensive. It may also require a waiver that the homeowner can sign.

The staff report was closed at 5:00 p.m.

**MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, February 12, 2015 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 5:00 p.m.

Town Council Members present:

John Spuhler, Mayor
Darin Pugmire
Chuck Stocking
Bruce Warner via speaker phone
Bess Huefner via speaker phone

Others Present:

Kathy Hislop
Riley Argyle
Zan Murray
Anita Weston
Skip Duffin
Bobbie Coray
Norm Mecham
Ray Elliott
Joey Stocking
Durk Bailey, on speaker phone

ROLL CALL

Mayor Spuhler asked for a roll call of Council Members present: Mayor Spuhler, Council Member Huefner via speaker phone, Council Member Pugmire, Council Member Stocking, and Council Member Warner via speaker phone.

APPROVAL OF MINUTES

Minutes of the Town Council meeting held on January 8, 2015

Council Member Huefner made the motion to accept the minutes of the Town Council meeting held on January 8, 2015. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Minutes of the special Town Council meeting held on January 22, 2015

Council Member Pugmire made the motion to accept the minutes of the special Town Council meeting held on January 22, 2015. Council Member Warnen seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Minutes of the special Town Council meeting held on January 24, 2015

Council Member Pugmire made the motion to accept the minutes of the special Town Council meeting held on January 24, 2015. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Minutes of the Town Council executive session held on January 8, 2015

Council Member Huefner made the motion to accept the minutes of the Town Council executive session meeting held on January 8, 2015. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

BUSINESS LICENSE DISCUSSION/APPROVAL

Winding Waters, request to conduct a lawn care and maintenance business at 1559 S. Bear Lake Blvd. Shawn Walker

Council Member Warner said that he doesn't have any concerns with this business license.

Council Member Pugmire said that Mr. Walker wants to run this out of his house, and it is just a lawn care business.

Council Member Stocking made the motion to accept the business license application for Winding Waters. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Bills Construction, request to conduct a landscaping and excavation business in Garden City. Martin Bills

Council Member Pugmire explained that Mr. Bills wants a business license in Garden City so he can bid on city projects when they come up.

Council Member Warner made the motion to approve the business license for Bills Construction. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

SHORT TERM RENTAL LICENSE DISCUSSION/APPROVAL

865 N Harbor Village E. Drive #209, owner is Steve Bramwell, the property management company is Bear Lake Lodging

This unit is inside the Sunrise building in Harbor Village.

Council Member Pugmire made the motion to accept the short term rental for Mr. Steve Bramwell at 865 N Harbor Village E. Drive #209. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

CONCESSIONAIRE LICENSE ANNUAL REVIEW/APPROVAL

Bear Lake Water Adventures, Concessionaire business located at the Garden City Lake Park, approximately 400 S. Bear Lake Blvd. Lance Bourne

Mr. Bourne said that paddle boarding has become a very popular sport and they have had a great year. They try to keep their prices down so that everyone can afford it. Mr. Bourne said that he wants to keep this very safe so he doesn't send out rentals if it is windy.

Mr. Bourne explained that as of right now all paddle boards and canoes need to be checked for quagga mussel.

Mr. Bourne said that he met with Mr. Matt Coombs from Sovereign Lands so he know where he can rent his equipment on the beach. Mayor Spuhler said that we will need to look at the placement for rentals depending on the new HB140. Mr. Bourne said that it has been a good business and he will work with everyone to make this a great opportunity.

PUBLIC COMMENTS

Mayor Spuhler asked the audience for any public comments.

Mr. Joey Stocking asked if the Council has ever not approved a short term rental. Council Member Pugmire said that as long as they complete the check list then it is approved. Mr. Stocking asked if it is possible for them not to come to the Town Council for approval. He suggested that it be handled and approved by the office. Mayor Spuhler said that he is concerned about shoddy work, and if they are getting things done at the last minute.

Council Member Pugmire said that it is only 30 days that they would have to wait to get on the Council agenda.

Mayor Spuhler said that the ordinance requires that it go to the Council for approval and that makes it so that one person doesn't have a bias in the approval process. He said that the process is reasonable right now. Council Member Stocking said that someone may not buy a piece of property until May and they want to get going on their rentals. It's not necessarily that they are not planning, it's just a timing issue.

Council Member Warner said that he feels it becomes problematical to isolate certain businesses and have a different process for them. The current process creates a standard process across the board.

Mayor Spuhler explained that he has been working with the PIRG group, which is the sovereign lands, DNR, law enforcement, and special interest groups, etc. Mr. Elliott explained that the Comprehensive Management plan looks at the specific constraints on the sovereign lands. Mayor Spuhler said that we are working to maintain the ditches on the beach. We need a permit to maintain the ditches and improve the beach.

DISCUSSION/ APPROVAL OF PRELIMINARY PLAT FOR THE LODGE AT BEAR LAKE DBA WATER'S EDGE, a PUD consisting of an 84 room hotel, 72 condo units and 3 commercial mixed use buildings. This project is located between 50 S and 150 S. Bear Lake Blvd.

Mayor Spuhler said that this project has gone through the Planning Commission review process and was approved to move on to the Town Council.

Mr. Murray said that they are still working on the drainage issues. Once that is taken care of then the easement will be in place and that takes care of all the issues he had.

Mr. Murray said that Turner Engineering said that they took the time to go through the ordinance and address every issue so it made his review easier.

Mr. Mecham said that the drainage along 150 needs to take care of his drainage also, it needs to handle both. After that is designed that way he can give up the easement on 150 s.

Mr. Mecham said that phase 1 is just the hotel. The parking that is in the common areas will be built out to accommodate each phase that is approved. A percentage of the common ownership areas will pass on to the owners with phase 1. As the next phases are built they will also have access to the parking areas.

Mr. Mecham said that there may be a gravel access on 150 rather than paving it then having to rip it back up. He said that in phase 1 the parking will happen on the north side because it is closest to it. Then as they do other phases they will add the other parking. They have discussed doing the underground parking with phase 1.

This is just the preliminary approval request. Mr. Mecham will have to come back for approval for each phase.

Council Member Pugmire made the motion to approve the Preliminary Plat for The Lodge at Bear Lake, DBA Water's Edge, as outlined. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

PUBLIC HEARING

Council Member Pugmire made the motion to open the public hearing at 6:00 p.m. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

ANNEXATION DISCUSSION/FINAL APPROVAL, INCLUDING DISCUSSION OF ANNEXATION RESOLUTION #R15-01, A RESOLUTION EXTENDING THE CORPORATE LIMITS OF THE TOWN OF GARDEN CITY, RICH COUNTY, UTAH, AND ANNEXING CERTAIN TERRITORY THERETO,

The annexation area includes property owned by SK Properties, LLC., Dee Hildt, Charles L. and Marta Earl, and Bear Hollow Holdings, LLC. Parcel numbers are 41-17-00-083, 41-17-00-082, 41-17-00-080, and 41-17-00-079. The property is approximately 14.63 acres and is west of 300 West.

There were no comments regarding the proposed annexation. Mayor Spuhler explained that we have had many public meetings regarding this and this is the last phase.

ORDINANCE DISCUSSION

Ordinance #15-07, an ordinance updating the requirement for culvert installation.

Mr. Argyle explained that we are just upsizing the requirement of culverts from 12” to 18”.

Ordinance #15-08, an ordinance creating the requirement for developers to request water service for projects outside the Garden City town limits.

Mayor Spuhler said that this just requires the developers do the same thing for anyone outside the town limits as is required inside the town limits.

This doesn't have anything to do with them getting approval for water. Mayor Spuhler said that outside the city limits we are able to say no we don't have sufficient water for their development.

Ordinance #15-09, an ordinance updating the Garden City fireworks ordinance.

Mayor Spuhler said that we are changing the ordinance to follow the state statute.

Ordinance #15-10, an ordinance updating the Garden City sidewalk requirements

Mr. Argyle said that this just states that property owners are responsible for the sidewalk in front of their house. It also states that if there is long term wear and tear on a sidewalk the Public Works Department will take care of replacing the sidewalk. If the property owner destroys the sidewalk then they are responsible to repair the portion of sidewalk that was damaged.

Ordinance #15-11, an ordinance establishing policies and procedures for a suspension or revocation of a business license, transient merchant license, alcoholic beverage license, peace and good order license, short term rental license, and concessionaire license.

This is just a process and procedure for revoking a license so that there is due process.

Council Member Warner asked if there is a plan to get a code enforcement officer in place. He said that we should have someone by the beginning of the summer. Mayor Spuhler said that there is a plan for a short term rental enforcement process. Ms. Hislop explained the plan that she will be a 24/7 on-call person to take care of and resolve the short term rental complaints. We hope by the end of the summer we will be able to come up with a report that shows the complaints, who took care of the complaints and how it was resolved. This plan is only for short term rentals. Mayor Spuhler said that we need to get some data on what is actually happening and the issues.

Mayor Spuhler said that the Public Works employees can also write citations for certain issues or problems. He said that the Council still needs to work on getting someone to take care of other code issues.

Ordinance #15-12, an ordinance establishing motorized or non-motorized access based on the general welfare and public safety of the community.

Mayor Spuhler said that this ordinance is seasonal in nature. There is more criteria that was written initially and Mayor Spuhler explained what needs to be added to the ordinance.

Mayor Spuhler said that we own our roads. The state doesn't own the roads, the city does.

Mr. Elliott said that there are easements that are a problem because people try to pull a boat down a narrow access and they can't get all the way to the beach so they have to try to back up the truck and boat, so safety is an issue.

Mayor Spuhler explained specific accesses and the problems of motorized vehicles trying to use these accesses. He said that Garden City has the authority to manage our accesses. He explained how the shuttle will work and the benefit of using the shuttle.

Mr. Elliott stated that the CMP designates areas where we can set aside for different uses.

There being no further discussion regarding the public hearing agenda items Council Member Stocking made the motion to close the public hearing at 7:14 p.m. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

ANNEXATION DISCUSSION/FINAL APPROVAL, INCLUDING DISCUSSION OF ANNEXATION RESOLUTION #R15-01, A RESOLUTION EXTENDING THE CORPORATE LIMITS OF THE TOWN OF GARDEN CITY, RICH COUNTY, UTAH, AND ANNEXING CERTAIN TERRITORY THERETO,

The annexation area includes property owned by SK Properties, LLC., Dee Hildt, Charles L. and Marta Earl, and Bear Hollow Holdings, LLC. Parcel numbers are 41-17-00-083, 41-17-00-082, 41-17-00-080, and 41-17-00-079. The property is approximately 14.63 acres and is west of 300 West.

There were no further comments regarding the annexation.

Council Member Huefner made the motion to approve the annexation of the meets and boundaries that was stated before. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried

ANNEXATION RESOLUTION APPROVAL, RESOLUTION #R15-01, A RESOLUTION EXTENDING THE CORPORATE LIMITS OF THE TOWN OF GARDEN CITY, RICH COUNTY, UTAH, AND ANNEXING CERTAIN TERRITORY THERETO

There were no further comments regarding the proposed annexation resolution.

Council Member Pugmire made the motion to approve the annexation and Resolution #R15-01 as outlined. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried

ORDINANCE DISCUSSION/APPROVAL

Ordinance #15-06, an ordinance stating that homes can be built in specific commercial zones.

This ordinance wasn't on the public hearing agenda so it needs to be sent back for a public hearing before it can be approved.

Council Member Pugmire made the motion to table ordinance #15-06 until next month. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-07, an ordinance updating the requirement for culvert installation.

Council Member Pugmire made the motion to accept ordinance #15-07 as stated. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-08, an ordinance creating the requirement for developers to request water service for projects outside the Garden City town limits.

Council Member Stocking made the motion to approve ordinance #15-08 with the change at the beginning stating an ordinance creating a requirement for developers who request water service for projects outside the city limits. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-09, an ordinance updating the Garden City fireworks ordinance.

Council Member Huefner made the motion to adopt the updated Garden City fireworks ordinance to match the state code. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-10, an ordinance updating the Garden City sidewalk requirements

Council Member Pugmire made the motion to adopt ordinance #15-10 as outlined. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-11, an ordinance establishing policies and procedures for a suspension or revocation of a business license, transient merchant license, alcoholic beverage license, peace and good order license, short term rental license, and concessionaire license.

The Council Members agreed to work on this ordinance and have it ready for next month.

Council Member Pugmire made the motion to table approving ordinance #15-11 until next month. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Council Member Pugmire will work with Ms. Hislop to fix this ordinance for next month.

Ordinance #15-12, an ordinance establishing motorized or non-motorized access based on the general welfare and public safety of the community.

This ordinance was discussed at length during the public hearing, but needs to be re-written to add verbiage submitted by Mayor Spuhler.

Council Member Pugmire made the motion to table approval of ordinance #15-12. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

DISCUSSION/APPROVAL OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE TOWN OF GARDEN CITY AND THE SALT LAKE CHAMBER OF COMMERCE TO WORK TOGETHER ON THE UTAH TRANSPORTATION COALITION

The Council Members agreed that they didn't know enough about this request. We have sent e-mails for more information but have not received any information back.

Council Member Pugmire made the motion to table #11, Discussion/Approval of the agreement for professional services between the town of Garden City and the Salt Lake Chamber of Commerce to work together on the Utah Transportation Coalition, until we hear back and get an idea of how much it will cost to do it. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

DISCUSSION/APPROVAL OF RESOLUTION #R15-02, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GARDEN CITY, ENCOURAGING THE STATE OF UTAH TO ADDRESS COMPREHENSIVE TRANSPORTATION FUNDING.

This item is for the same thing as the previous item.

Council Member Pugmire made the motion to table #12 until we hear back and get an idea of how much it will cost to do it. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

MISCELLANEOUS ITEMS

Planning Commission Member Appointment, Jim DeGroot

Mayor Spuhler presented Jim DeGroot for a new member of the Planning Commission.

Council Member Stocking made the motion to accept the appointment of Jim DeGroot for a Planning Commission Member. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Award Bid for DJ services during 2015 Raspberry Days Festival

It was explained that the Raspberry Days Committee didn't pick a DJ, they want to wait until they get an entertainment chairman. We only had 1 bid. Mayor Spuhler said that he doesn't want to wait for the committee to decide, we need to get going on this.

Council Member Huefner made the motion to accept Brady Miksell for our DJ for Raspberry Days. Council Member Pugmire seconded the motion. A roll call vote was taken: Council

Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Discussion regarding the Garden City fee schedule

This was a discussion for the fee for the GRAMA request. Ms. Hislop explained that she checked with other cities and they charge the wage for whomever prepares the report for the GRAMA request. Mayor Spuhler said that we should charge the wage plus 15% for the additional costs.

Council Member Pugmire made the motion to change the Garden City fee schedule for the GRAMA request to be paid out by the hour of whomever within the staff that does the project with an additional 15% added. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

COUNCIL MEMBER REPORTS

Council Member Huefner said that the Raspberry Days Committee met today.

Council Member Huefner said that we need to start advertising for the park and she will work on this project. We need to get 2 couples to help with some of the city working.

Council Member Stocking said that there was an incident at the pool, but it was taken care of. There is still a problem with the heater, but they are working to get it going again.

Council Member Stocking said that he has talked to Ms. Jessica Ward about doing swimming lessons at the pool. She would like to be paid as an employee, an hourly wage. Council Member Stocking will talk with Mr. Monk to work this out.

Council Member Stocking said that the Library Board would like to put a sign in the structure that is on the corner so they can advertise the rummage sale, etc. They are requesting help from the city. For a double sided sign would be \$530. This would be the very bottom slot and would leave an empty spot in the middle. Council Member Stocking will check with other sign companies to get the best price. He said that the Library Board is looking for approval from the City to do this and is asking the city to split the cost. Mayor Spuhler said that it is reasonable to pay ½ of the cost.

Council Member Pugmire said that he is going to start working on roads this spring. They will work on Stump Hollow first. The base of that road is old asphalt.

Mayor Spuhler explained that a survey done by JSH Surveying shows a gap in the deed between the property owned by the Calders, Garners, and Garden City. Council Member Pugmire said that he has different documentation from Van Garner and according to those documents there is no gap. Those documents are done by a different surveyor when Garners bought their property, and it doesn't show a gap. Mr. Calder doesn't agree that there is a gap in the property. Ms.

Hislop said that she has talked with Mr. Calder and told him that he would have to prove that there is no gap.

Mayor Spuhler said that we would be willing to give Mr. Calder the gap but he would like Mr. Calder to give permission for a walking path from Bear Lake Blvd to the park. He said that we would need that in writing. Council Member Pugmire said that he understands that we want that property but we need to make sure that the City owns it. Mayor Spuhler said that he feels that the gap property is the city's and he is willing to hire someone to make sure it is city property. He said that it would be a great thing for the city to have the walking path to the park.

Mayor Spuhler said that he went to the Committee Hearing and has been engaged with Representative Webb regarding the proposed HB140 bill. He said that he doesn't feel that the bill is all that bad, there is a lot of good things in his bill. They both agree that if beach front property owners can launch on the beach then everyone else should have the same option. Mayor Spuhler said that the parallel driving option in the bill is a big mistake.

Mayor Spuhler said that we have a lot of good people with a lot of vision here.

Council Member Pugmire said that the County Commissioners want to wait to have the meeting for the gun range until Memorial Day.

Mayor Spuhler said that he is looking into a Charter School for Garden City. He explained the benefits for a Charter School. He said that he can work with Ms. Tiffany Wahlberg because she has written a charter before. Mayor Spuhler will continue to watch the bill regarding charter schools.

PAYMENT VOUCHERS

Council Member Pugmire made the motion to pay the bills. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

ADJOURNMENT

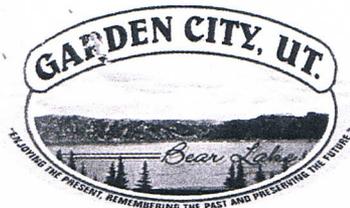
There being no further business to discuss Council Member Pugmire made the motion to adjourn the meeting at 8:05 p.m. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

APPROVAL:

Attest:

John Spuhler, Mayor

Kathy Hislop, Recorder



Tennis Court Condo

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <i>Bear Lake project management</i>
Owner or Property Management Company Address: <i>65 W Logan Road #9 GC.</i>
Owner or Property Management Company Phone #: <i>435-881-9774</i>
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property & be available 24/7)</small> <i>435-881-9774</i>
Contact Persons E-mail address: <i>bearlakeprojectmanagement@yahoo.com</i>
Utah State Tax Number: <small>(must be registered to Garden City)</small>

The following information and documentation shall be contained in the application and provided to the Clerk:

- A. Completed Application signed by the Owner.
- B. Proof of Ownership for each unit.
- C. Site Plan drawn to scale for each unit, including the parking area with each parking space mapped out.
- D. Proof of valid insurance for each unit being licensed for short term rentals.
- E. Floor plan drawn to scale with dimensions.
- F. Zone designation and street address for each unit.
- G. If direct vehicular access from the Property to a public street is not shown on the Site Plan, the Application must include a Temporary Access Easement from the owners of each property over which vehicles must pass to access the Property. All Temporary Access Easements shall be signed and notarized by the owner or owners of the property or properties granting the Temporary Access Easements. Upon the termination of any Temporary Access Easement, it shall be the responsibility of the Owner to obtain a new Temporary Access Easement from the new property owner. Failure to obtain a replacement Temporary Access Easement shall be cause for termination of the License.

- H. Copies of currently valid Town and State Sales Tax collection and accounting numbers in the name of the Owner or the Property Management Company.
- I. The name, address, and contact information including a 24-hour contact phone number for the person at the Property Management Company managing the Property; or, if there is no Property Management Company, the name, address and contact information, including a 24-hour contact phone number, of a person living with 15 minutes of the property(s), who may be the Owner or Owner's Agent, and who can be contacted in the event of an emergency.
- J. Inspection by the Garden City Building Inspector and Garden City Fire Chief.
- K. A signed acknowledgement on the application, that the Owner, Property Management Company, and/or Owner's agent, if any, have read all of the Town's regulations pertaining to the operation of a Short Term Rental.
- L. The Owner shall sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations. If there is a Property Management Company or other agent of the Owner managing the Short Term Rental, the agent or an authorized officer of the Property Management Company, or both, shall also sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations.

Fill out one section for each location you are renting: (you may need to fill out a second application for more locations).

Owner of Property: <i>Kyle Kofoed</i>	Owners Phone #: <i>801-842-6079</i>
Address of Property: <i>815 N Harbor Drive #206</i>	Subdivision or resort where property is located: <i>HARBOR VILLAGE</i>
Owners mailing address: <i>1170 West 2175 South</i>	<i>Syracuse, UT 84075</i>

Owner of Property:	Owners Phone #:
Address of Property:	Subdivision or resort where property is located:
Owners mailing address:	

As the Owner/Property Management Company for the above listed properties I understand that I am responsible for:

- 1. The Owner or Property Management Company, or other agent of Owner shall:
 - a. mail or provide directly to the party signing any rental agreement or reserving the Property a copy of all Short Term Rental rules and regulations as soon as possible, but no later than 10 days after reserving the Property; and

- b. prominently display, on the Property, all of the rules and regulations pertaining to Short Term Rentals.
- c. collect appropriate Sales, Resort, and Transient Rental Taxes.
2. Each Short Term Rental shall have a clearly visible and legible notice within the unit, on or adjacent to the front door, containing the following information:
 - a. The name of the Property Management Company, agent, and/or Owner of the Property, living within 15 minutes of the property(s), contact persons telephone number at which that party may be reached on a 24-hour basis;
 - b. The maximum number of occupants permitted by the license;
 - c. The maximum number of vehicles permitted on the property and that all vehicles must be parked on the Property;
 - d. The number and location of all on-site parking spaces and the parking rules for seasonal snow removal;
3. The trash pick-up day and notification of all rules and regulations regarding trash removal, including without limitation, when trash may be left out and that animal-proof containers must be used.

I further understand that the following are prohibited activities for short term rentals, as defined by ordinance:

1. Occupancy beyond the specified amount in the License.
2. Parking of vehicles in non-compliance with section 8-607, of the Garden City Municipal Code.
3. Outdoor sleeping of individual(s), which exceeds the permitted occupancy.
4. Any unauthorized commercial activities.
5. The preparation of any food on site for persons other than the allowed occupants and the allowed guests.

The short term rental property authorized by this ordinance must be managed properly. As a condition to holding a valid short term rental license, the licensee agrees to provide or arrange to provide for adequate maintenance. The minimum services required and management regulations include:

1. Structural maintenance to preserve substantial code compliance as described herein.
2. Routine upkeep, including painting and repair to a level that is consistent with the level of maintenance on adjoining or nearby properties.
3. Trash collection which insures that trash containers are not left at the curb for any period in excess of twenty-four (24) hours and the property must be kept free of the accumulated garbage and refuse. All large boxes must be collapsed and trash bagged and placed in the appropriate receptacles.

By signing this document I represent that I have read and am familiar with the Short Term Rental Ordinance, Section 8-600 of the Garden City Municipal Code, and that I will conform to all the requirements therein. I also certify that this rental house/unit complies with all applicable health, safety, fire, and related public safety requirements. I further acknowledge that I understand that it is my responsibility to contact the Garden City Office at any point that I make a change to a rental unit which might affect the information on my application.

I understand that this license does not preclude me from following the appropriate Homeowner Association CC&R's and obtaining approval from the appropriate Homeowner Association for each unit, prior to commencing any rental. I further understand that not all subdivisions within the Garden City limits allow short term rentals and my unit may be located within one such subdivision.

Incomplete applications will not be accepted.

Kyle Kefer
Signature of the Owner of property

2/10/15
Date

[Signature]
Signature of Property Management Company

2/10/15
Date

[Signature]
Signature of Contact Person

2/10/15
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$130 per unit _____

The foregoing application was _____ approved _____ disapproved at a meeting of the Garden City Town Council held on _____ day of _____, 20 ____.

Rich County Tax Roll

Parcel Name and Address	Comb/Mort.	Back Taxes		Count Acres	Taxed Value	Taxes Levied	Credits	Balance
		Due	Paid					
41-17-11-202 WORLDMARK, THE CLUB 6277 SEA HARBOR DR ORLANDO, FL 32821-8043	25 0			1.00 SC .01 SR	90,532.00 1.00	703.43 0.01	Last Paid: 11/24/2014 -703.44 PD	
Totals:					90,533.00	703.44	-703.44	0.00
UNIT 06-202, INN CONDOMINIUMS @ HAR BOR VILLAGE EXPANSION PHASE III, TENNIS BUILDING WITH A 0.0203 UDI IN COMMON AREA								
41-17-11-203 WORLDMARK, THE CLUB 6277 SEA HARBOR DR ORLANDO, FL 32821-8043	25 0			1.00 SC .01 SR	90,532.00 1.00	703.43 0.01	Last Paid: 11/24/2014 -703.44 PD	
Totals:					90,533.00	703.44	-703.44	0.00
UNIT 06-203, INN CONDOMINIUMS @ HAR BOR VILLAGE EXPANSION PHASE III, TENNIS BUILDING WITH A 0.0203 UDI IN COMMON AREA								
41-17-11-204 NELSON, ROBERT D & 9699 CARRIAGEHOUSE LN SANDY, UT 84092	25 0			1.00 SC 1.00 DG .01 SR	90,532.00 5,983.00 1.00	703.43 46.49 0.01	Last Paid: 10/30/2014 -749.93 PD	
Totals:					96,516.00	749.93	-749.93	0.00
UNIT 06-204, INN CONDOMINIUMS @ HAR BOR VILLAGE EXPANSION PHASE III, TENNIS BUILDING WITH A 0.0203 UDI IN COMMON AREA								
41-17-11-205 SPETH, DAJA & 901 E 2000 S CLEARFIELD, UT 84015-	25 0			1.00 SC 1.00 DG .01 SR	76,397.00 5,983.00 1.00	593.60 46.49 0.01	Last Paid: 12/2/2014 -640.10 PD	
Totals:					82,381.00	640.10	-640.10	0.00
UNIT 06-205, INN CONDOMINIUMS @ HAR BOR VILLAGE EXPANSION PHASE III, TENNIS BUILDING WITH A 0.0203 UDI IN COMMON AREA								
41-17-11-206 KOFOED, KENNETH R & 882 W 3390 S HURRICANE, UT 84737	25 0			1.00 SC 1.00 DG .01 SR	90,532.00 5,983.00 1.00	703.43 46.49 0.01	Last Paid: 11/10/2014 -749.93 PD	
Totals:					96,516.00	749.93	-749.93	0.00
UNIT 06-206, INN CONDOMINIUMS @ HARBOR VILLAGE EXPANSION PHASE III, TENNIS BUILDING WITH A 0.0203 UDI IN COMMON AREA								
41-17-12-000 HARBOR VILLAGE @ BEAR LAKE 460 EDGEHILL DR PROVIDENCE, UT 84332-	25 0			.29 ER	0.00	0.00	Last Paid:	
Totals:								0.00
VILLAGE TOWNHOMES @ HARBOR VILLAGE EXPANSION PHASE III, BUILDING NO.5								
41-17-12-001 LOVE, KEVIN H & 2591 W BEVERLY GLEN AVE WEST JORDAN, UT 84084-	25 0			1.00 SC .01 SR	166,320.00 1.00	1,292.31 0.01	Last Paid: 11/7/2014 -1,292.31 PD	
Totals:					166,321.00	1,292.31	-1,292.31	0.00
UNIT 05-001, VILLAGE TOWNHOMES @ HARBOR VILLAGE EXPANSION PHASE III, BUILDING NO. 5 AKA UNIT 1, BLDG 5 & A 0.0502 UDI IN COMMON AREA								

①

SPECIAL WARRANTY DEED (CORPORATE FORM)

HARBOR VILLAGE @ BEAR LAKE CORPORATION
a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at
County of _____, State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by,
through or under it to

KENNETH R. KOFOED and LYNN C. KOFOED, husband and wife,
as joint tenants and not as tenants in common with full rights
of survivorship
grantee of 1660 West Antelope Drive, Layton UT 84041
for the sum of \$10.00 and other good and valuable considerations
the following described tract of land in Rich County, State of Utah:

See Attached Exhibit "A"

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 30 day of June, A.D. 1998

Attest:

Martha H. Bullock
MARTHA H. BULLOCK Secretary.

HARBOR VILLAGE @ BEAR LAKE CORPORATION

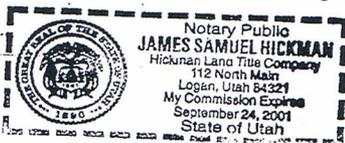
By *Dennis F. Bullock*
DENNIS F. BULLOCK President.

(CORPORATE SEAL)

STATE OF UTAH } ss
County of Cache }

Recorded JUL 01 1998 Filing No. 52316
At 2:55 PM in Book 27 Page 124
Fee 12.00 Debra L. Ames, Rich County Recorder
Requested By Rich Land Title Company

On the 30 day of June A.D. 1998 personally who,
appeared before me DENNIS F. BULLOCK and MARTHA H. BULLOCK
who, being by me duly sworn, did say that they ~~is~~(are) the
President and Secretary
respectively of the HARBOR VILLAGE @ BEAR LAKE CORPORATION and that the
said instrument was signed in behalf of said corporation by authority of
a resolution of the Board of Directors
and the aforesaid officers acknowledged to me that said corporation executed the same.



James Samuel Hickman
Notary Public
Commission expires: Sept. 24, 2001
Residing in Logan, UT.
124
Land Title Company

Exhibit "A"

*
com
Unit 06-206 INN CONDOMINIUMS @ HARBOR VILLAGE EXPANSION PHASE III, Tennis Building, together with all the undivided ownership interest pertaining to each unit in the Common Areas and Facilities as shown by the official plat of said Condominium filed 2 September 1997 as Filing No. 50898 in Book T7, Page 58 in the office of the Recorder of Rich County, Utah, and Amended by that certain Affidavit to Supplement Original Plat filed May 14, 1998 as Filing No. 52074 in Book Y7, at Page 138 in the office of the Recorder of Rich County, Utah, the notation of which has been made on the original linen of said plat, and which is further defined, described and depicted in that certain Declaration of Condominium of the Inn Condominiums @ Harbor Village dated May 15, 1993 and recorded November 17, 1993 as Filing No. 44755 in Book T6, at Page 53 and which is further defined, described and depicted in that certain Second Amendment to Declaration of Condominium of the Inn Condominiums @ Harbor Village recorded September 2, 1997 as Filing No. 50899 in Book T7, at Page 59, in the office of the Recorder of Rich County, Utah.

SUBJECT, HOWEVER TO:

- a) The provisions of the Utah Condominium Ownership Act.
- b) All provisions of the Declaration and Survey Map herebefore referred to.
- c) All rules and regulations and agreements made and entered into pursuant to the provisions of the said Utah Condominium Ownership Act and said Declaration.

LESS AND EXCEPTING therefrom those oil, gas and mineral rights as previously reserved in Book E5, at Page 461.

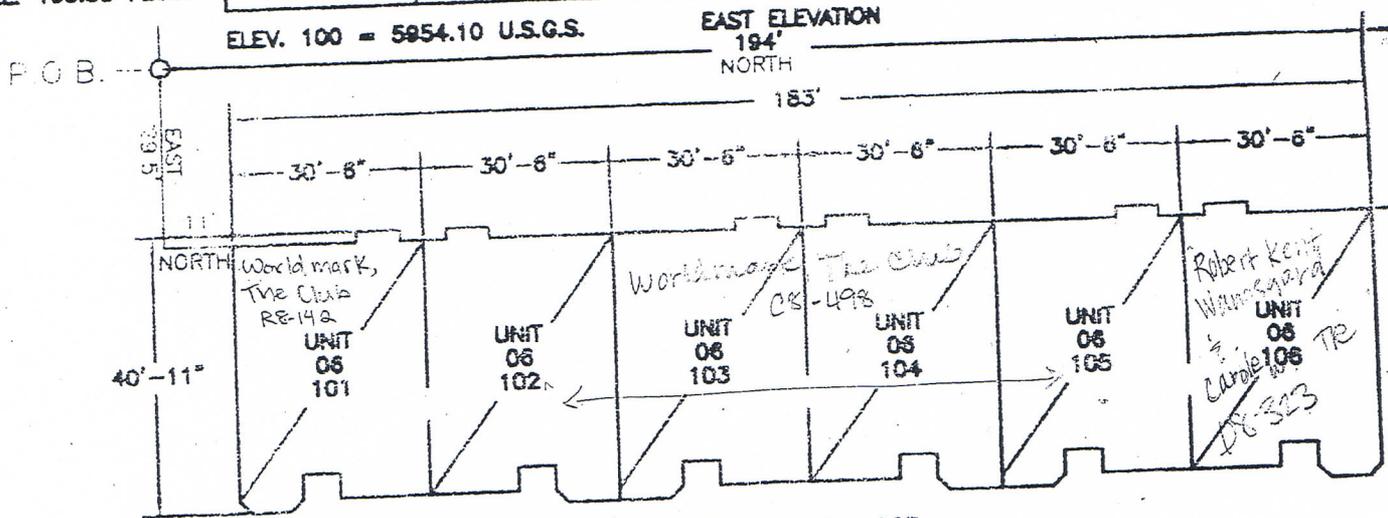
@ HARBOR VILLAGE I, TENNIS BUILDING

INN Condo ph III
 N 17, T14N, R5E, SLB&M
 H COUNTY, UTAH

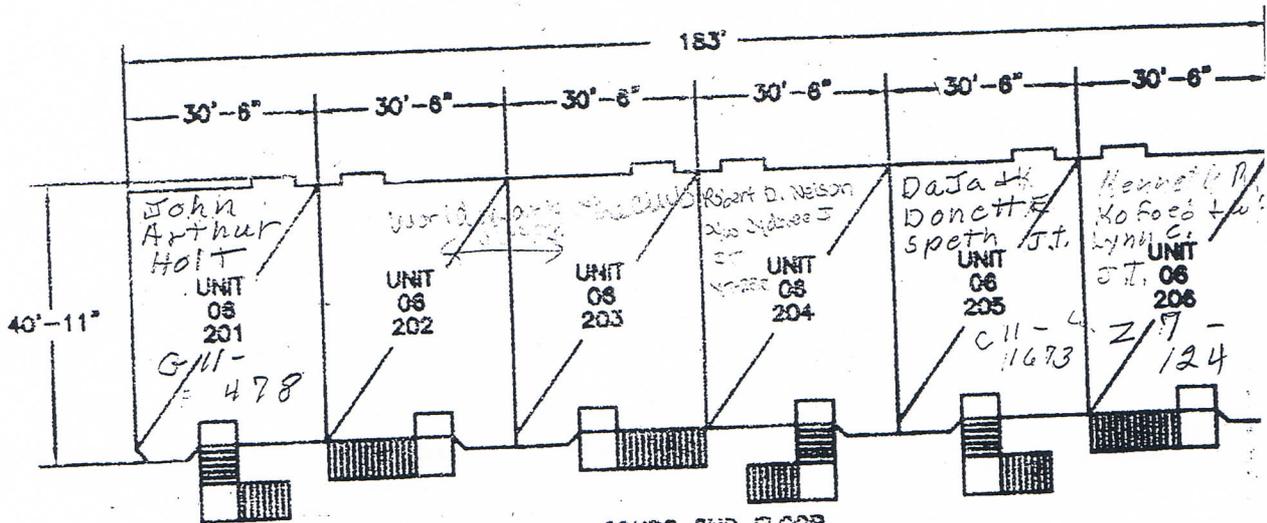
September 2, 1997 50898
 Book T7 Page 58

*Inn Condominiums @ Harbor Village
 Expansion Phase III, Tennis Building*

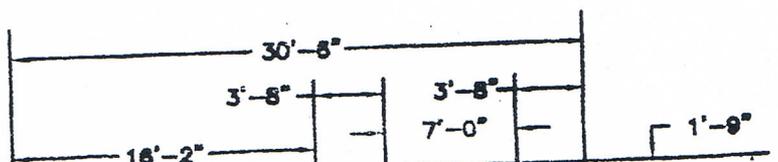
117.10 CEILING	201	202	203	204	205	206
EL 109.00 FLOOR	101	102	103	104	105	106
EL 108.10 CEILING						
EL 100.00 FLOOR						



CONDO 1ST FLOOR
 1" = 30'



CONDO 2ND FLOOR
 1" = 30'



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ALLSTATE INDEMNITY COMPANY

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UTAH

HOME OFFICE

NORTHBROOK, ILLINOIS

Applicant Name : KYLE AND JILL KOFOED

Address : 1170 W 2175 S

City : SYRACUSE

Home Phone No. : (801)525-4655

Application No. 100035504496129

St. : UT Zip Code : 84075

LOCATION OF PROPERTY

Address : 815 N HARVARD DR

UNIT 206

City : GARDEN CITY

St. : UT Zip Code : 84028

County: RICH

POLICY DISTRIBUTION/BILLING

Policy sent to: INSURED

MORTGAGEE/THIRD PARTY INFORMATION: NONE

ADDITIONAL INSURED INFORMATION : NONE

ADULT OCCUPANTS

OCC. NO.	OCCUPANT NAME	SOCIAL SEC. NO.	RELATION TO INS.	BIRTH DATE	SEX	MARITAL STATUS	OCCUPATION
1	KYLE KOFOED	XXX-XX-3991	SA	12/XX/1975	M	MA	EM EMPLOYED
2	JILL KOFOED	XXX-XX-7954	SP	08/XX/1978	F	MA	HO HOMEMAKER

HOUSEHOLD INFORMATION

Date applicant moved into present residence: 02/2015

Total number of occupants in household: 2

Number of dogs on premises: NONE

POLICY TYPE - Condominium Owners

LOCATION OF PROPERTY

County: RICH

Territorial Zone: 010

Primary Responding Fire Dept.: GARDEN CITY FD

Miles to Fire Department: 2

Feet to Fire Hydrant:

Town Class Rating: 06

COVERAGES

The premium stated below reflects the applicable loss deductibles listed under the section titled "Loss Deductibles

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ALLSTATE INDEMNITY COMPANY

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UTAH

HOME OFFICE
NORTHBROOK, ILLINOIS
Applied".

Application No. 100035504496129

SECTION I COVERAGES	LIMITS	PREMIUM
Personal Property Protection	\$28,000	\$126.20
Building Property Protection	\$8,400	INCL
Increased Coverage	\$41,600	\$16.64
SECTION I OPTIONAL/INCREASED COVERAGES SELECTED		
Personal Property Reimbursement		INCL
Property Insurance Adjustment		INCL
SECTION II COVERAGES		
Family Liability Protection	\$100,000	INCL
Guest Medical Protection	\$1,000	INCL
SECTION III OPTIONAL COVERAGES/INCREASED COVERAGES APPLIED		
NONE		

SCHEDULED PERSONAL PROPERTY COVERAGES : NONE

LOSS DEDUCTIBLES APPLIED

The following loss deductibles apply as specified below.
All Peril \$250

DISCOUNTS APPLIED

Home Buyer
Protective Device

VALUE OF PERSONAL PROPERTY - APPROXIMATE VALUE OF PERSONAL PROPERTY IN THE FOLLOWING CATEGORIES: (Note: The values listed are not an indication of amount of coverage. You must purchase increased protection for items in these categories over the dollar amounts specified in the policy in order to extend the Personal Property Protection Coverage. See the policy for the coverage limits on these items and see above under the section titled "Section III Optional Coverages/Increased Coverages Applied" for your specific increased limits.)

Jewelry:	Watches:	Furs:
Silverware:	Cameras:	Stereo:

PREMIUM INFORMATION

Total Estimated Annual Policy Premium:	\$142.84	
Amount Paid:	\$142.84	Credit/Debit Card

DWELLING INFORMATION

Mo/Year Dwelling Purchased: 02/2015	Original Owner: NO
Purchase Price: \$100000	Current Market Value: \$100000
No. of Rooms: 2.0	

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ALLSTATE INDEMNITY COMPANY

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UTAH

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No. 100035504496129

Construction: Frame (Not Otherwise Described)
Applicant lives in the building as: OWNER
Unit Residence: Rented
Year Built: 1995
Number of Weeks Rented per Year: 16
Was Building originally Designed/Built for Condominium Living? YES

Unit type: CONDOMINIUM
Floor Number of Residence: 2

PROTECTIVE DEVICES INSTALLED

Deadbolt Locks (all exterior doors)
Smoke Detector (each floor)
Fire Extinguisher

Applicant's Initials _____

Does the insured have a Woodburning stove?: NO
Is there any store, business or professional activity in the building, at the applicant's premises, or at additional premises owned by the applicant?: NO
Will the residence be occupied within the next 30 days?: YES

5 YEAR LOSS HISTORY (including losses at present and prior residences) : NONE

PRIOR PROPERTY INSURANCE: NONE

In the past 5 years have you been rejected, cancelled or nonrenewed insurance similar to the coverage applied for on this application?: NO
Effective date of first qualifying Allstate property policy providing continuous coverage to date : 02/16/2015

OTHER ALLSTATE POLICIES (CROSS INDEX)

Policy No.: 000000920407829	Effect. Date: 03/16	Line: 010	Relationship: OT
Policy No.: 000000920407830	Effect. Date: 03/16	Line: 070	Relationship: OT

REMARKS: NONE

NOTICE: As part of our underwriting/qualification procedure and subject to applicable laws and regulations, we may obtain information regarding you and other individuals who may be covered by the insurance you are applying for, including: (i) driving record, based on state motor vehicle reports and loss information reports; (ii) your prior insurance record, if any, which will be obtained from your current or prior carrier(s); (iii) credit reports; and (iv) claim history, based on loss information reports.

Any insurance bound is limited to a period of 60 days from its effective date and expires on the last day of such limited period. The Company may sooner terminate such insurance by mailing to the Applicant, at the address herein given, written notice of rejection of this application. Such termination shall be effective at the earlier of A) THE DATE AND TIME INDICATED ON THE TERMINATION NOTICE OR B) AS OF THE TIME APPLICANT SECURES OTHER HOMEOWNERS, RENTERS OR CONDOMINIUM OWNERS

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ALLSTATE INDEMNITY COMPANY

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UTAH

HOME OFFICE
NORTHBROOK, ILLINOIS

Application No. 100035504496129

INSURANCE. Upon such expiration, or termination, refund of premium may be tendered or paid by check of the Company or its Agent, and if not then, as soon as practicable thereafter.

Any insurance bound hereunder shall otherwise be subject in all respects to the terms and conditions of the regular policy forms of the Company at present in use and to the statements in this application. Any insurance is bound only for such items, perils, coverages, forms of coverage, limits of insurance and amounts of insurance as are indicated on the face hereof, and only those additional Condominium Owners coverages are bound for which a premium is indicated.

If you believe your credit information was adversely impacted by extraordinary medical or other circumstances, you have the right to appeal this decision. Please contact your Allstate Representative for additional information.

APPLICABLE TO CONDOMINIUM OWNERS POLICY: I understand that upon issuance of the insurance applied for, the Property Insurance Adjustment(P.I.A.) condition will apply to the policy. In accordance with the terms of this condition, the limits of liability may be adjusted at each anniversary of the policy.

BINDER PROVISION - In reliance on the statements in this application and subject to the terms and conditions of the policy authorized for the Company's issuance to the applicant, the Company named above binds the insurance applied for, to

become effective: 11:04 AM 02/16/2015
Transaction time/date: 11:04 AM 02/16/2015

Any insurance bound shall continue in force until terminated by mailing notice as specified above, or until a policy is issued, notwithstanding the limitation on the binder period specified above.

To the best of my knowledge the statements made on this application, including any attachments, are true. I request the Company, in reliance on these statements, to issue the insurance applied for. I understand that if the statements made herein are not substantially true, the Company may recompute the premium shown and/or take such other action as may be permissible by law.

I have read this entire application, including the binder provision, before signing.

Applicant's Signature

Date

() I have inspected the premises.

(X) I have not inspected the premises

David A. Burrell

058598

FG0

Agent/Agency Name

Number

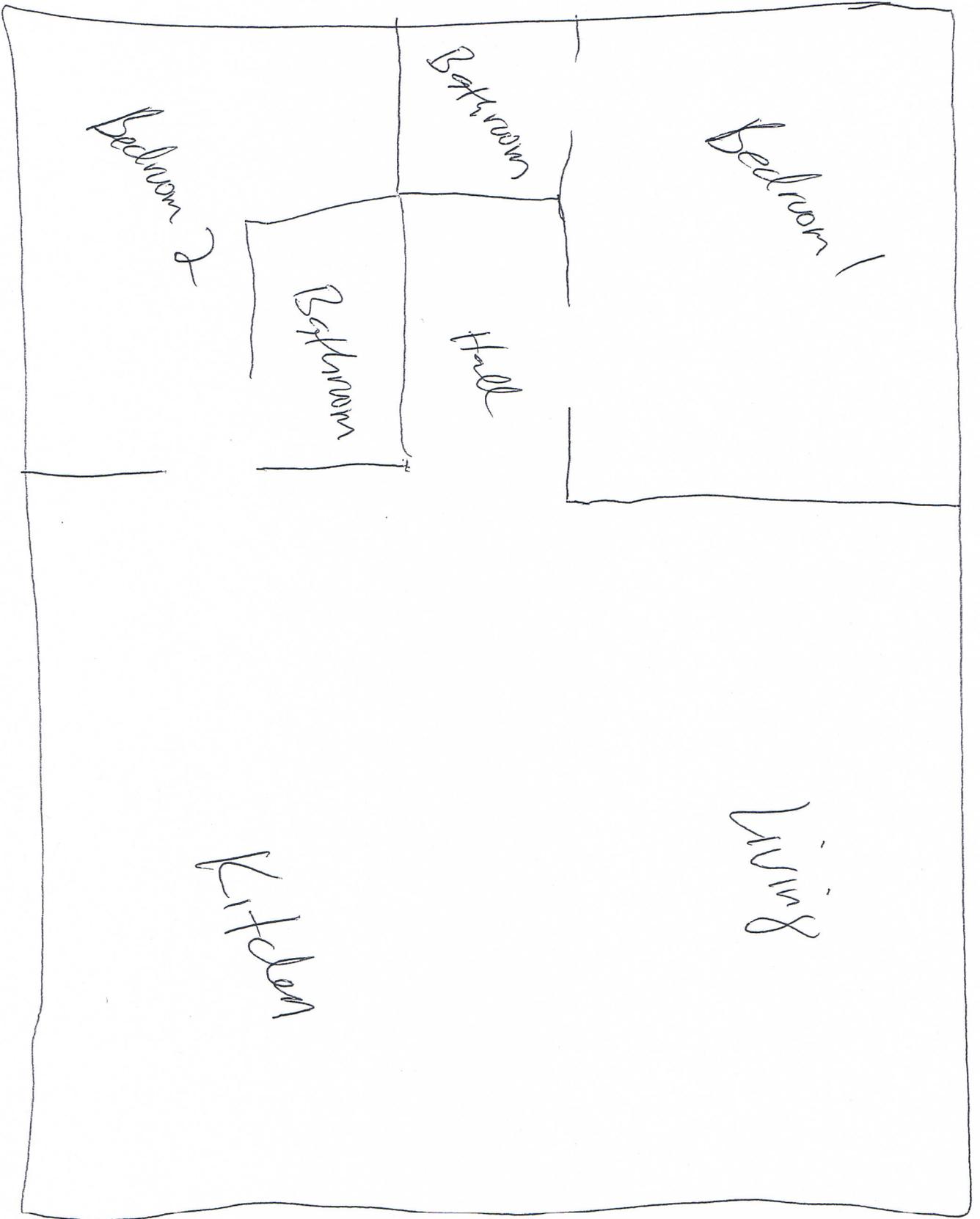
Location Code

Burrell, Dave

Producer's Signature

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SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Tennis Court Condo

Address: 815 Harbor Drive #206

Date of inspection:

Owner: Kyle Koford

Property Management: Bear Lake Project Management

Contact Name: Mark O'Hara

Contact Phone #: 435-881-9774

Safety Inspections:		Time limit to correct
Handrails/Guardrails	OK	
Outdoor lights	OK	
Entry lights	OK	
Water shut off	OK	
Breaker box labeled	OK	
Gas shut off	OK	
Hot water heater	OK - outside	
Furnace	OK - outside	
Water working	OK	
Kitchen sink	OK	
Fire Extinguishers	Per Fire chief	
Electrical outlet plates	OK	
Check address on unit	OK	
Other:		

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address:
Date of inspection:
Owner:
Property Management:
Contact Name:
Contact Phone #:

Sleeping Rooms:	#1	#2	#3	#4	#5	#6
Sq Ft.	15 X 13	13 X 14				
Height						
Exit requirement						
Window(s)						
Smoke Detector						
Total Square Ft.	169	184	=	351		

Total Occupancy allowed this address: 7 (shall not include children under the age of three (3)).
 Total Parking required at this address: 2 (All vehicles include trailer's RV's, boats, motor homes, etc., shall park in designated parking areas. Each trailer is considered a vehicle).

Signatures:
 Inspector: [Signature] **Date:** 2/19/15
 Owner: _____

Property Management Company: [Signature]
 You must call when you are ready for a re-inspection, (435)946-2901

MARK Hislop

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

Business Name: BEAR LAKE PROJECT MGMT / KYLIE KOFOED

Inspection Date: 2-20-2015

Business Address: 815 N. HARBOR VILLAGE DR. #206 Suite: 206 Business Phone: _____

No.	Violations	No.	Locations/Remarks	Cleared
ACCESS-				
1	Maintain fire lane free of obstructions			/ /
2	Provide address numbering which is visible from street			
3	Provide supra box for fire dept. access			/ /
EXITING				
4	Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	Exit door to open without a key or any special knowledge or effort			
6	Provide sign over main exit door(s)			
7	Repair non-operable exit door hardware			/ /
8	Removed obstructions from door required to be closed			/ /
9	Remove locks & latches from doors with panic hardware			
10	Remove storage from attic, under-floor and concealed spaces			/ /
11	Provide/maintain exit sign/emergency lighting			
FIRE EXTINGUISHERS				
12	Have fire extinguisher serviced and tagged			/ /
13	Provide/mount fire extinguisher as indicated			/ /
14	Provide clear access to fire extinguisher			
15	Post a sign indicating fire extinguisher location			/ /
16	Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /
FIRE PROTECTION SYSTEMS				
17	Secure all system control valves in the open position	PASSED INSPECTION		
18	Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			
19	Provide annual certification for sprinkler/standpipe system	Re-inspection dates	Inspector	
20	Provide sprinkler coverage in unprotected areas	1 st	/ /	
21	Provide spare sprinkler heads and/or compatible wrench	2 nd	/ /	
22	Hood and duct extinguishing system to be serviced and tagged			
23	Remove grease from hood, duct, and filters (keep clean)			
FIRE ALARM SYSTEMS				
24	Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /	
FIRE SEPARATIONS				
25	Repair holes in required fire resistive construction	3 rd	/ /	
26	Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /	
ELECTRICAL				
27	Discontinue use of extension cords	District attorney	/ /	
28	Install permanent wiring for fixed or stationary appliance			
29	Provide cover plates for all junction boxes	Final clearance	/ /	
30	Remove exposed wiring or protect in approved conduit			
31	Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	Labeling electrical rooms and breaker			
FLAMMABLE LIQUIDS - COMPRESSED GASES				
33	Provide flammable liquid storage cabinet or reduce storage	<p>You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community.</p> <p>BY ORDER OF THE FIRE CHIEF</p>		
34	Remove all fueled vehicles or equipment from buildings			
35	Secure compressed gas cylinders			
STORAGE - HOUSEKEEPING				
36	Arrange storage in an orderly manner to provide access/egress	<p>SIGNATURE OF RECIPIENT: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> manager <input type="checkbox"/> employee <input type="checkbox"/> other</p>		
37	Remove combustible storage from boiler, mechanical, or electrical rooms			
38	Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39	Provide approved metal container from oily rag storage			
40	Remove waste & rubbish material from the premises daily			
41	Keep dumpster 5 ' away from buildings			
42	Clearance from ignition sources			
MISCELLANEOUS				
43	Other violations and comments			
NO VIOLATIONS NOTED THIS DATE -- THANK YOU FOR BEING SAFE				
		Inspecting Officer:		
		FPB _____ COMPANY _____	Shir _____ Page _____ of _____	