

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, July 9th, 2026. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Argyle opened the meeting at 5:00 p.m.

Town Council Members Present:

Pat Argyle, Mayor
Brad Davis
Kenneth Hansen
Susann House
Dan Larsen was absent

Others Present:

Cathie Rasmussen
Jayne Davis
Dana Hudrlik
Riley Argyle
Glen Gillies
Dan Kurek
Travis Taylor
Joseph Aydelotte
Matt Larsen
Barbara Turnbow

On Teleconference:

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Hansen. The Pledge of Allegiance was led by Mayor Argyle.

1. Roll Call

Mayor Argyle called for a roll call of Council Members present: Mayor Argyle, Council Member Davis, Council Member Hansen, Council Member House, and Council Member Larsen was excused.

2. Approval of Minutes

- a. Approval of minutes of the regular Town Council Meeting, June 11th, 2026, and June 11th, 2026, Public Hearing, June 11th 2026, Second Public Hearing, and June 11th, 2026 Executive Session.
- b. Approval of the minutes of the June 11th, 2026, Town Council and Planning Commission Work Meeting.

Council Member Davis. made the motion to approve all of the June 11th, 2026, minutes for the regular Town Council Meeting, the Public Hearing, the Second Public Hearing, the Executive Session, and the Town Council and Planning Commission Work Meeting. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for. Motion Carried.

3. Public Comments – 2-minute time limit

Dana Hudrlik reminded the council that previously they discussed the possibility of widening Kimball Lane. She mentioned that there were skid marks and Sheriff's deputies there today. Glen Gillies has been down there to measure and there is only 5 feet on either side.

Jayne Davis has question about storage on 100 West across from Waterdance if it's an approved use. The answer was it had been done before the ordinance was in place.

4. Business License Discussion/Approval

- a. Fullmer Chiropractic, 65 W. Logan Road, Unit 1. Thomas Fullmer

Council Member Davis. made the motion to approve the business license for Fullmer Chiropractic. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for. Motion Carried.

5. Water Service Discussion/Approval

- a. Bridger Peak Estates requests Garden City Water Service for a subdivision near the Utah/Idaho Border. Travis Taylor and Joseph Aydelotte

Travis Taylor presented to the Town Council. After exhausting all other avenues, they request replacing the 3" line going to the Idaho border with whatever the engineer determines is necessary. They would terminate the city's line with a meter, then continue on with the private line going up the hill. With the county's approval, they will drill wells to provide water to homes higher up the hill.

Once the replaced line was installed, inspected, and approved, they would turn the line over to the city. The HOA will submeter the other property owners.

CM Hansen asked how they will satisfy the water rights requirements. Taylor responded that they have Swan Canal shares. The state has issued new water rights for each individual lot, but they cannot be transferred to the city. They are also willing to pay a fee "in lieu of" transferring water. CM Hansen said the city would not allow "payment in lieu" for water rights that are designated for the city to benefit a property outside of the city.

CM Hansen suggested they go to the canal company that goes north from Garden City and see if they are willing to transfer shares into culinary water, but he has no idea what that canal company might do, as the city doesn't work with them.

Public Works Director Riley Argyle, reiterated the steps that would need to happen for this approval: install 1500 feet of line, no pump station, install bulk meter, water rights – if it's from Swan Canal Co., there would need to be an agreement for the change of use, and the final item being a radio read tower put in place.

Mayor Argyle said that as far as the water is concerned, she felt the town would be willing to provide the water. The Council agreed that if Mr. Taylor can find the rights, they would participate in his moving forward with his proposed plan for the water line extension.

Council Member Davis. made the motion to deny with the proviso that when the water situation is clarified the council would be happy to discuss this again. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for. Motion Carried.

6. Subdivision Discussion/Approval

- a. Requests for Preliminary approval of Clear Water Commercial/ Lakeshore Land Subdivision to be amended from 4 existing buildings into 11 units. 70 N 395 W. Matt Larsen

Matt Larsen explained that he built them with the idea of selling them. He has the proper firewalls, bulk meter, individual water shut-offs, and an HOA. He has met the requirements to change these into individual units, so he is able to sell them with their own parcel numbers. Four of the eleven units have living space. There will be 9 tax I.D.s because the first two buildings will be duplexes, as there is not a proper firewall between them.

CM Davis mentioned that with the 0 setbacks currently in place, he may need to have a CUP.

CM House was concerned about future businesses having enough parking. Larsen responded that it's been planned for 4 stalls per unit. Each unit only has reserved stalls in front of its bay doors. All other open parking spaces are not reserved.

CM Davis wanted to be certain the Fire Chief signs off on each unit. CM Hansen wanted to verify that the water shares brought to the city for the original project will not change.

CM House asked if Mr. Larsen has his original plans with him. She'd like to see what was originally approved.

Council Member Davis. made the motion to approve the preliminary plat for Clear Water Commercial/Lakeshore Land Subdivision, amending from 4 buildings to 11 units. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, nay. Motion Carried.

7. Ordinance Discussion/Approval

- a. Ordinance #26-20, An Ordinance Updating the C3 Zone Conditional Uses.

Council Member House. made the motion to approve Ordinance #26-20, An Ordinance Updating the C3 Zone Conditional Uses. Council Member Davis seconded the motion. A vote

was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for. Motion Carried.

8. Town Council Member Reports

CM Davis – reported on a letter from Carrie Jacobsen from UDOT. She's the one who deals with parking issues. Because of the classification of Highway 89 and Highway 30, no angled parking is allowed. It has to be a minor collector road or lower for approval of angled parking. She has offered to meet with the council. All council members would appreciate her coming to meet with them.

Mayor Argyle has also been discussing the lighted crosswalks with UDOT and the options that are available to avoid the traffic backup with pedestrian crossings.

CM Hansen – they talked about the well project in the water meeting today. He mentioned that the city has been approached about taking over some water facilities that have already been constructed. He doesn't have much information on that yet.

He added that he learned the best way to clean the moss out of the pond is to just throw hooks out. He suggested having some of the volunteer groups that want to serve each week, to have them go and throw hooks out and pull the moss out.

CM Hansen suggested the council put together a comprehensive plan on where the town wants to be moving forward. He'd like to see maintenance plans for the nice facilities the town has built.

CM House – the new library building has been painted. The doors are done and will be brought in soon. The library board is concerned about the breezeway over to the addition. In order to do fundraising, there must be engineered plans for them to use. The Library Director will work on getting the plans. Mayor Argyle wanted to be notified when she was able to obtain those plans. Dan Kurek has been working for a few months to get a rendering and hasn't been able to get in touch with the architect.

The installation of the story trail is being developed. They will be on the opposite side of the light poles. In the future, they may construct walkways out to them. CM Hansen has a plan, and they will get some volunteers to help get them in.

Dan Kurek felt we should see where the town is on the budget for the expansion. Once the town knows the actual cost to finish the plans, the budget can be reviewed, and the Library Board can work on fundraising to help pay for it.

Dana Hudrlik from the public asked if it could be a project from a group at Utah State. Dan Kurek will talk to Mark Smoot, who has some connections with students who may need a project.

9. Miscellaneous Discussion/Approvals

- a. Height Restrictions – Mayor Argyle would like the council to think about height restrictions and be prepared to discuss them in the future. The ordinance needs to be cleaned up and have specific language added.
- b. Zoning Discussion – Mayor Argyle said that what she wanted to talk about no longer applies.
- c. Dan Kurek shared that Box Elder County wants to borrow the town's large blow-up screen for a non-denominational celebration. As long as there is some sort of liability agreement that they pay for any damage, and that the city sets it up and takes it down, each council member agreed to allow their use.

10. Payment Vouchers

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

11. Adjournment

There being no further business, Council Member Davis made the motion to adjourn at 6:36 p.m. Meeting adjourned.

APPROVAL:

Attest:

Pat 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: ☒ New Business
(check all that apply) ☐ Additional Location # _____
☐ Name Change
☐ Ownership Change
☐ Location Change
☐ Transient Vendor
☐ Concessionaire Vendor

License Fee: Business License Fee pd \$110.00
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: _____

Comments:

Zone: ☒ Commercial 1 2 3 ☐ Residential ☐ Beach Devel. ☐ Other _____

Business Name: Kensington Fresh Bear Lake, LLC dba Magleby's Fresh
If name change, previous name: _____
Location Address: 88 S BEAR LAKE BLVD
City, State & Zip: Garden City, UT 84028
Business Phone: 8016642693
Cell Phone: _____
Mailing Address: 172 W Main St.
City, State & Zip: Lehi, UT 84043
E-mail Address: admin@kensingtonasset.com
Owners Name: David Doty
Owners Location: 172 W Main St.
City, State & Zip: Lehi, UT 84043
Phone: 8016642693
Cell Phone: _____

Kind of Business ☒ Retail ☐ Lodging ☐ Restaurant
☐ Professional ☐ Contractor ☐ Other

Briefly Describe Your Business: Limited-service restaurant, serving breakfast all-day, lunch and dinner entrees, and desserts.
Utah State Sales Tax Number: 16561783-002-STC
Ut State Professional License 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, Kensington Fresh Bear Lake, LI 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: David Doty **Date:** 5/6/2026
Please print your name: David Doty

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: MAGLEBY'S Inspection Date: 7-9-26

Business Address: 88 S. BEAR LAKE BLVD Suite: _____ 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	
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	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. BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: ____ Owner ____ manager ____ employee ____ other		
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			
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				



Business License Inspection

Business Name: Magelby's Fresh

Business Address: 88 So. Bear Lake Blvd.

Inspection Date: 7-14-26

Inspector: Dan L. Kurek

A handwritten signature in blue ink, appearing to read "Dan L. Kurek", is written to the right of the inspector's name.

☒ ADDRESS MARKED	☒ PARKING MEETS CODE
☒ EMERGENCY LIGHTING	☒ EXIT LIGHTING/ SIGNS
☒ SUPPRESSION SYSTEM	☒ FIRE EXTINGUISHER
☒ ALARM SYSTEM	☒ SPRINKLER SYSTEM
☒ PROPER INGRESS/ EGRESS	☒ ELECTRICAL PANEL LABELED
☒ NO OPEN ELECTRICAL BOXES	☒ GUARD RAILS/ HAND RAILS
☒ HEALTH DEPARTMENT OK	☒ FIRE DEPARTMENT OK

ITEMS TO BE ADDRESSED

West Exit Sign Right Bug Eye inop. 30 Days to fix
Rest Room need egress 30 Days to fix

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)
- ☐ Public Infrastructure District
- ☐ 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

Garden City PID Policy

Project Name: Osprey Heights Phase 1 Current Zone: PUD Proposed Zone: PUD
Property Address: TBD between Snow Meadows + Long Ridge
Parcel #: 41-28-000-0126, 41-29-000-0037 + 0025 + 0053
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 Mecham Phone #: 435-757-6278
Mailing Address: nmecham@bearlake.com

The Legends at Bear Lake, LLC
Property Owner of Record (if different): Blue Water Resort, LLC Phone #: 435-757-6278
Mailing Address: PO Box 361 Garden City, UT 84028
Project Start date: 8/1/2026 Completion date: 8/1/2027

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

Phase 1 of Osprey Heights Subdivision, previously had final plat approval, this plat widens the entrance & adds 4 lots at the beginning of Osprey Heights Blvd.

Lot Size in acres or square feet: .25-.47 Number of dwellings or lots: 34

Non-residential building size: N/A

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.**

Teri 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.**

[Signature]
Signature of Owner of Record

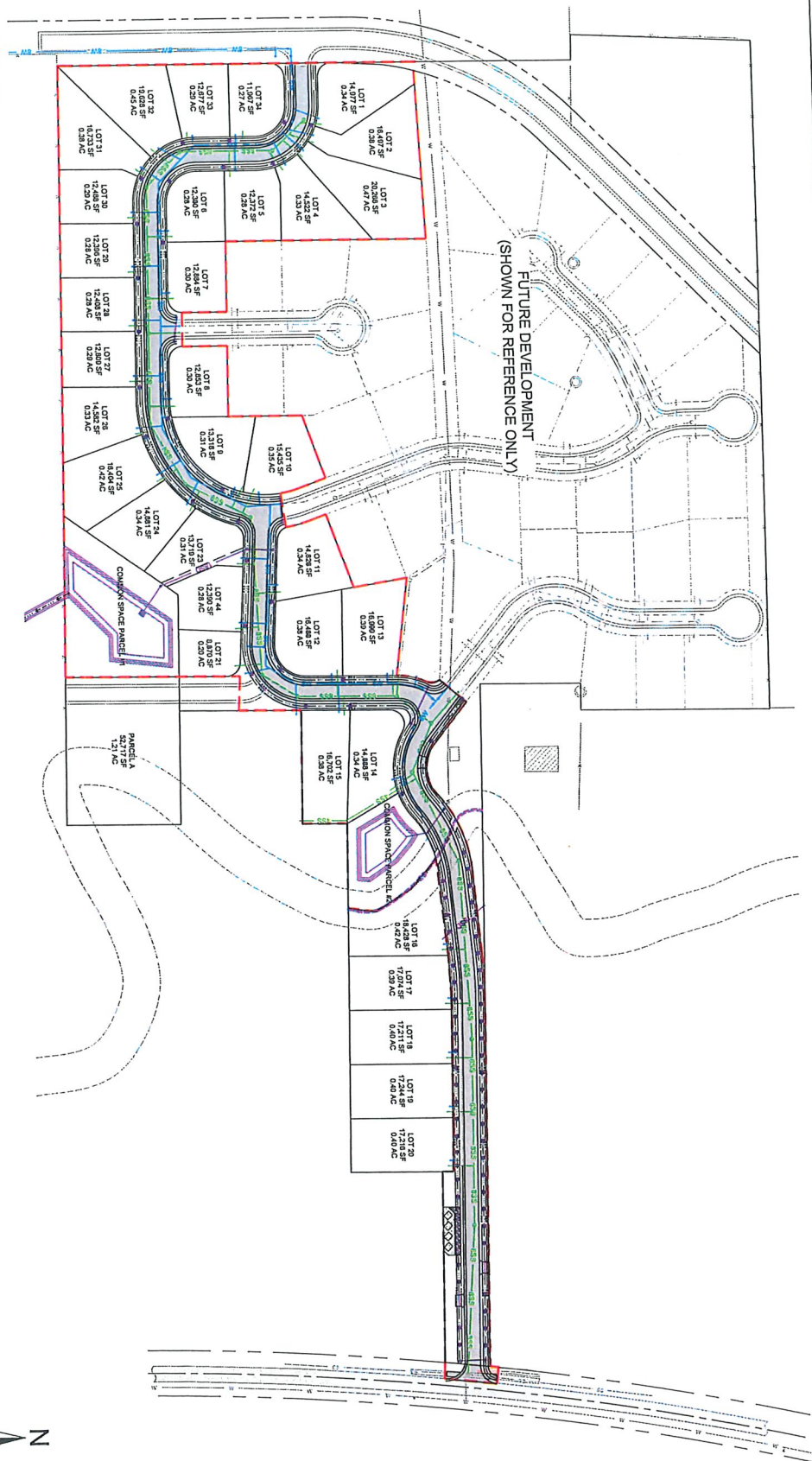
Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: _____
Fee: _____
By: _____

C0001



GENERAL NOTES:

- [illegible]



Know what's below.

 **Call 811 before you dig**

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

811

THESE PLANT SPECIFICATIONS ARE THE PROPERTY OF ONE ADDITIONAL OWNER, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED BY ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CNA SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 3" X 3" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHALL BE PLOTTED AS SUCH.

OSPREY HEIGHTS
BEAR LAKE BLVD
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



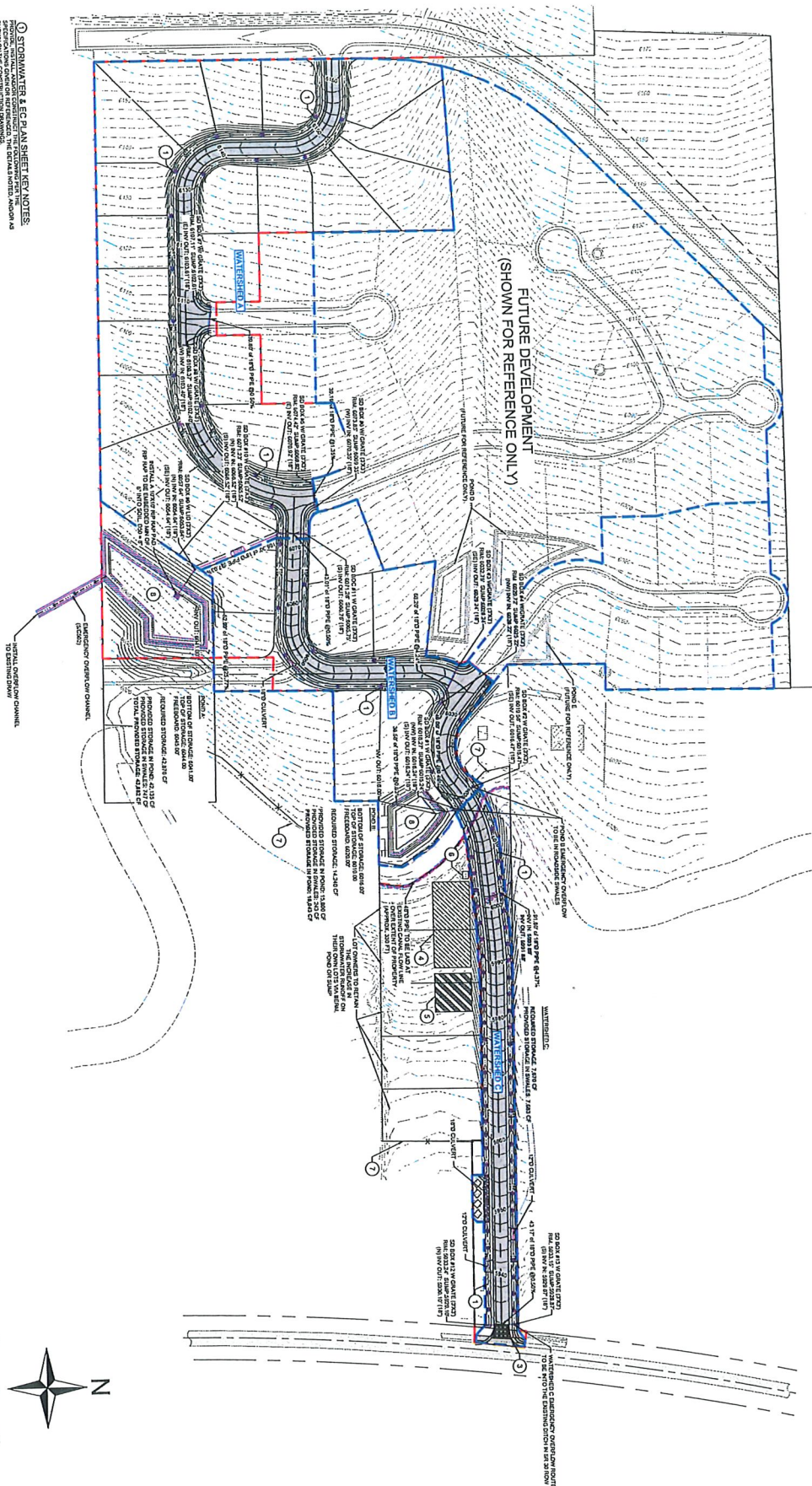
SITE OVERVIEW

C200

MARK:	DATE:	DESCRIPTION:
-------	-------	--------------

[illegible]

PROJECT #: 23-332
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 4/27/2025



Know what's below.

 **811**

Call 811 before you dig

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANTS ARE SPECIFICATIONS ARE THE PROPERTY OF CVA. SOLUTIONS GROUP, INC. AND SHALL NOT BE REPRODUCED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE COMPANY AND ENGINEERS OF CVA. SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DOWNTOWN TO SCALE WHEN PLOTTED ON A 3" X 3" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

OSPREY HEIGHTS
BEAR LAKE BLVD
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



STORMWATER AND EROSION CONTROL PLAN

[illegible]

PROJECT #: 23-338

DRAWN BY: C. SCHUPPE

ISSUED: 4/27/2026

C300

Description	Area			TotalArea*CN
	Area (sq ft)	Area (ac)	CN (Group C)	
			9	

Open Space	297.770	6.84	74	52
Dikeways (30'±1' per lot)*	297.770	6.84	74	52
Roadtops (2,500±' per lot)*	297.770	6.84	74	52
Roadway Handcups (Surface, Shouldering)	39,335	0.90	58	38
	60,000	1.38	98	14
	297.770	6.84	74	52

*Includes 30 lots from Phase 1 and 2 lots from Phase 2

Pre-Development (Native, grassland, for range good)		Post-Development (Native, grassland, for range good)	
Initial Abstraction			
Predication (120")	24 hour storm	0.46	inches
Predication (120")	24 hour storm	0.70	inches
Predication (120")	24 hour storm	1.32	inches
Predication (120")	24 hour storm	2.54	inches
Predication (120")	24 hour storm	2.84	inches
For use (120")	24 hour storm	0.31	total runoff depth
Direct Runoff (25")	24 hour storm	0.55	total runoff depth
For use (120")	24 hour storm	0.46	total runoff depth
For use (120")	24 hour storm	0.86	total runoff depth
For use (120")	24 hour storm	1.21	total runoff depth
For use (120")	24 hour storm	0.81	total runoff depth
Post-Development			
25-year Direct Runoff	24 hour storm	0.46	inches
100-year Direct Runoff	24 hour storm	0.65	inches
100-year Direct Runoff	24 hour storm	0.58	inches
25-year Direct Runoff	24 hour storm	0.36	inches
100-year Direct Runoff	24 hour storm	0.39	inches
25-year Direct Runoff	24 hour storm	0.66	inches
	24 hour storm	20.056	inches
	24 hour storm	21.115	inches
	24 hour storm	42.896	inches
	24 hour storm	11.350	inches
	24 hour storm	11.350	inches
	24 hour storm	21.050	inches
	24 hour storm	12.050	inches

(SubArea / STORMWATER CALCULATIONS - OSPALT HILLS, WILSON) 11

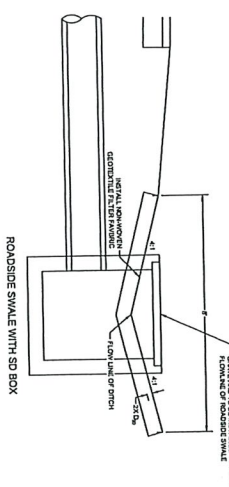
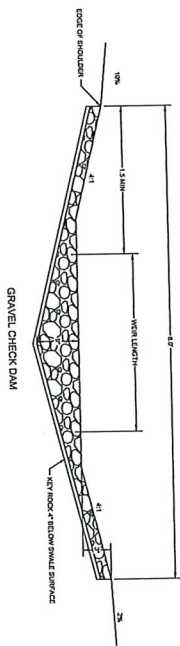
Description	Area (sq ft)	Area (ac)	CH (Group C)	Total Area
Roadway Hardscape (Surfacing, Shouldering)	23,002	0.53	98	16
Right-of-Way (2,500-ft per lot)*	12,500	0.29	98	9
Driveways (30'x41' per lot)*	6,150	0.14	98	4
	102,059	2.34	714	53
Open Space	443,711	1.0	81	

*Includes 30 lots from Phase 1 and 2 lots from Phase

[illegible]

STORMWATER CALCULATIONS • OUTFALL HEIGHTS, WATERSHED C

2312 Cherry Ridge/Coral Reef/Sect 23-33-20 Overview				
Description	Area (m ²)	Area (m ²)	CU (mm)	CU (mm)
Gravel	19.077	0.6	74	61
Open space	51.279	1.30	89	78
*Includes 2% loss from Phase 1 and 2 (loss from Phase 2 per Development Phase, provided, or range, pos/neg)				
Initial Attraction	52.279	1.30	74	
Predation (10 Yr)	24 hours storm	0.35	Index	
Predation (15 Yr)	24 hours storm	0.70	Index	
Predation (20 Yr)	24 hours storm	1.52	Index	
Predation (25 Yr)	24 hours storm	1.47	Index	
Destruction (10 Yr)	24 hours storm	0.87	total runoff depth	
Destruction (15 Yr)	24 hours storm	0.87	total runoff depth	
Destruction (20 Yr)	24 hours storm	0.31	total runoff depth	
Destruction (25 Yr)	24 hours storm	1.36	total runoff depth	
For use (15 Yr)	24 hours storm	1.36	total runoff depth	
For use (20 Yr)	24 hours storm	1.75	total runoff depth	
For use (25 Yr)	24 hours storm	0.81	total runoff depth	
For use (30 Yr)				
For use (35 Yr)				
For use (40 Yr)				
For use (45 Yr)				
For use (50 Yr)				
For use (55 Yr)				
For use (60 Yr)				
For use (65 Yr)				
For use (70 Yr)				
For use (75 Yr)				
For use (80 Yr)				
For use (85 Yr)				
For use (90 Yr)				
For use (95 Yr)				
For use (100 Yr)				
For use (105 Yr)				
For use (110 Yr)				
For use (115 Yr)				
For use (120 Yr)				
For use (125 Yr)				
For use (130 Yr)				
For use (135 Yr)				
For use (140 Yr)				
For use (145 Yr)				
For use (150 Yr)				
For use (155 Yr)				
For use (160 Yr)				
For use (165 Yr)				
For use (170 Yr)				
For use (175 Yr)				
For use (180 Yr)				
For use (185 Yr)				
For use (190 Yr)				
For use (195 Yr)				
For use (200 Yr)				
For use (205 Yr)				
For use (210 Yr)				
For use (215 Yr)				
For use (220 Yr)				
For use (225 Yr)				
For use (230 Yr)				
For use (235 Yr)				
For use (240 Yr)				
For use (245 Yr)				
For use (250 Yr)				
For use (255 Yr)				
For use (260 Yr)				
For use (265 Yr)				
For use (270 Yr)				
For use (275 Yr)				
For use (280 Yr)				
For use (285 Yr)				
For use (290 Yr)				
For use (295 Yr)				
For use (300 Yr)				
For use (305 Yr)				
For use (310 Yr)				
For use (315 Yr)				
For use (320 Yr)				
For use (325 Yr)				
For use (330 Yr)				
For use (335 Yr)				
For use (340 Yr)				
For use (345 Yr)				
For use (350 Yr)				
For use (355 Yr)				
For use (360 Yr)				
For use (365 Yr)				
For use (370 Yr)				
For use (375 Yr)				
For use (380 Yr)				
For use (385 Yr)				
For use (390 Yr)				
For use (395 Yr)				
For use (400 Yr)				
For use (405 Yr)				
For use (410 Yr)				
For use (415 Yr)				
For use (420 Yr)				
For use (425 Yr)				
For use (430 Yr)				
For use (435 Yr)				
For use (440 Yr)				
For use (445 Yr)				
For use (450 Yr)				
For use (455 Yr)				
For use (460 Yr)				
For use (465 Yr)				
For use (470 Yr)				
For use (475 Yr)				
For use (480 Yr)				
For use (485 Yr)				
For use (490 Yr)				
For use (495 Yr)				
For use (500 Yr)				
For use (505 Yr)				
For use (510 Yr)				
For use (515 Yr)				
For use (520 Yr)				
For use (525 Yr)				
For use (530 Yr)				
For use (535 Yr)				
For use (540 Yr)				
For use (545 Yr)				
For use (550 Yr)				
For use (555 Yr)				
For use (560 Yr)				
For use (565 Yr)				
For use (570 Yr)				
For use (575 Yr)				
For use (580 Yr)				
For use (585 Yr)				
For use (590 Yr)				
For use (595 Yr)				
For use (600 Yr)				
For use (605 Yr)				
For use (610 Yr)				
For use (615 Yr)				
For use (620 Yr)				
For use (625 Yr)				
For use (630 Yr)				
For use (635 Yr)				
For use (640 Yr)				
For use (645 Yr)				
For use (650 Yr)				
For use (655 Yr)				
For use (660 Yr)				
For use (665 Yr)				
For use (670 Yr)				
For use (675 Yr)				
For use (680 Yr)				
For use (685 Yr)				
For use (690 Yr)				
For use (695 Yr)				
For use (700 Yr)				
For use (705 Yr)				
For use (710 Yr)				
For use (715 Yr)				
For use (720 Yr)				
For use (725 Yr)				
For use (730 Yr)				
For use (735 Yr)				
For use (740 Yr)				
For use (745 Yr)				
For use (750 Yr)				
For use (755 Yr)				
For use (760 Yr)				
For use (765 Yr)				
For use (770 Yr)				
For use (775 Yr)				
For use (780 Yr)				
For use (785 Yr)				
For use (790 Yr)				
For use (795 Yr)				
For use (800 Yr)				
For use (805 Yr)				
For use (810 Yr)				
For use (815 Yr)				
For use (820 Yr)				
For use (825 Yr)				
For use (830 Yr)				
For use (835 Yr)				
For use (840 Yr)				
For use (845 Yr)				
For use (850 Yr)				
For use (855 Yr)				
For use (860 Yr)				
For use (865 Yr)				
For use (870 Yr)				
For use (875 Yr)				
For use (880 Yr)				
For use (885 Yr)				
For use (890 Yr)				
For use (895 Yr)				
For use (900 Yr)				
For use (905 Yr)				
For use (910 Yr)				
For use (915 Yr)				
For use (920 Yr)				
For use (925 Yr)				
For use (930 Yr)				
For use (935 Yr)				
For use (940 Yr)				
For use (945 Yr)				
For use (950 Yr)				
For use (955 Yr)				
For use (960 Yr)				
For use (965 Yr)				
For use (970 Yr)				
For use (975 Yr)				
For use (980 Yr)				
For use (985 Yr)				
For use (990 Yr)				
For use (995 Yr)				
For use (1000 Yr)				



NOTES

1. ROCK LINED CHANNEL WITH 4" DIA. ROCK SIZE REQ'D ABOVE 8% SLOPE
2. D. ROCK SIZE FOR 5.0% SLOPE

GRAVEL CHECK DAM & ROADSIDE SWALE DETAIL

STORMWATER NARRATIVE

[illegible]

WATERBURY

STORAGE PROVIDED IN SWALES: 747 CF
STORAGE PROVIDED IN POND: 42,135 CF
TOTAL STORAGE PROVIDED: 42,882 CF

STORAGE
TOTAL ST

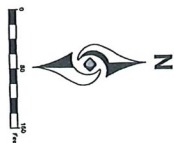
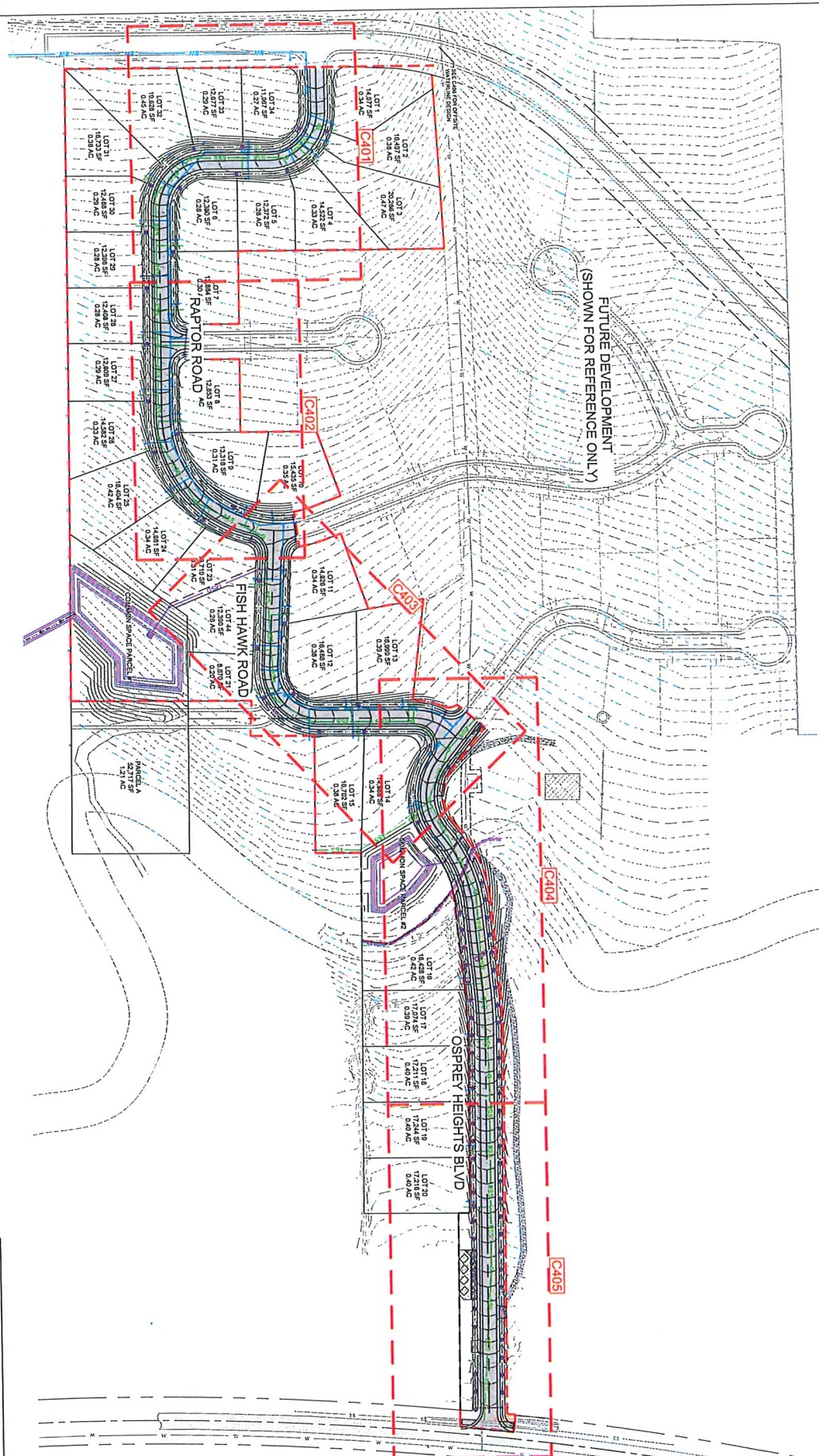
WATER USED: C:
REQUIRED STORAGE: 7.870 CF
STORAGE PROVIDED BY SWALES: 7.443 CF

 Know what's below.

Call 811 before you dig



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-652-4111



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CRYL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR BASED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CRYL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 3" X 9" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

Know what's below.

 **Call 811 before you dig**

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-665-4111



C400

SHEET OVERVIEW



PROJECT #: 23-302
DRAWN BY: C. SCHAFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 4/27/2020

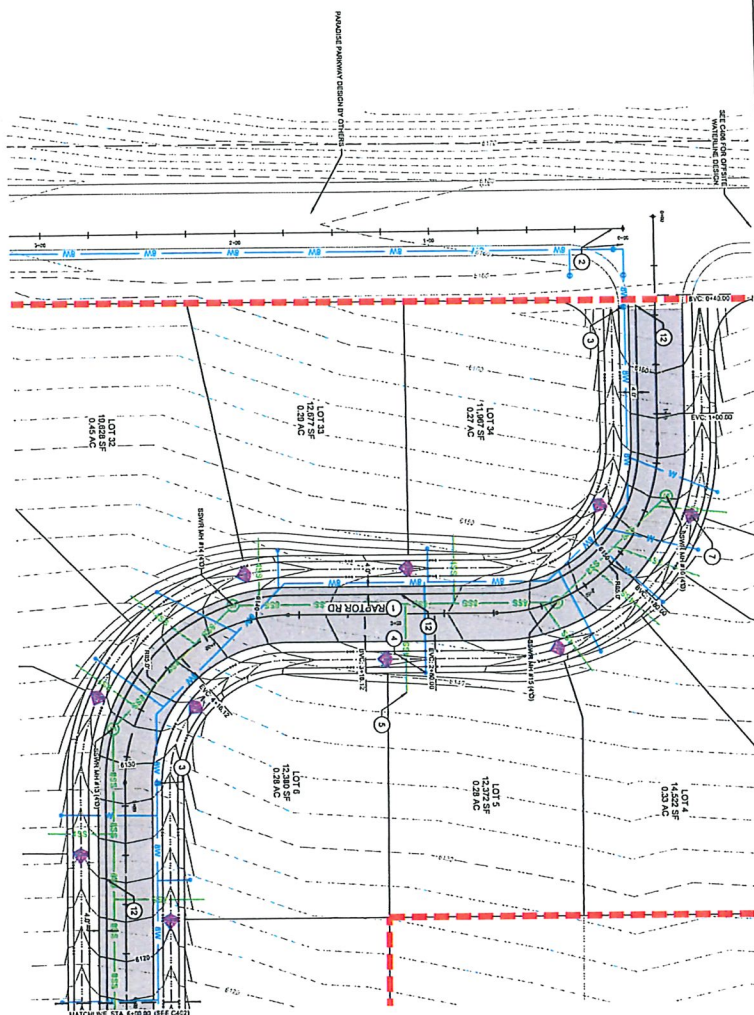
[illegible][illegible]

OSPREY HEIGHTS
BEAR LAKE BLVD
GARDEN CITY, UT 84028

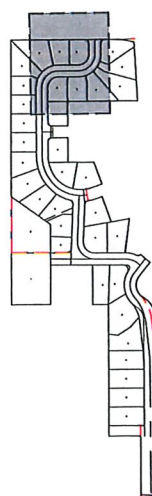
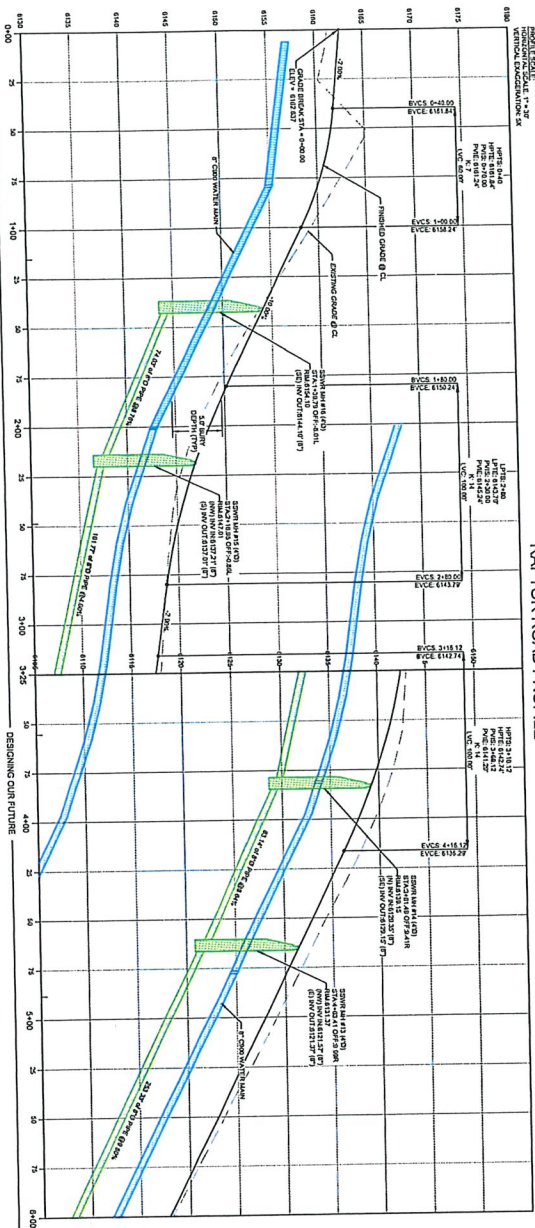
civilsolutionsgroup inc.

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





RAPTOR ROAD PROFILE

VICINITY MAP

- ① SITE SHEET KEY NOTES:**
PROPOSED, EXISTING, AND/OR REMOVED ARE SHOWN IN RED, AND/OR AS
NOTED ON THE CONSTRUCTION DRAWINGS.
1. **DEVELOPMENT SECTION (VCSN)**
 2. **THE HARBOR ADJACENT (VCSN)**
 3. **JOY CLAWING WATER SURFACE (LATER TYP) (VCSN)**
 4. **TO THE TIDE AT A LOW END OF THE SLIDON IF PRESENTED.**
 5. **DRIVING CREEK DRAIN (TYPE SHEET C/N)**
 6. **STORM DRAIN STRUCTURE (LATER CONSTRUCTION) (VCSN)**
 7. **STORM DRAIN STRUCTURE (LATER CONSTRUCTION) (VCSN)**
 8. **HEAVY DUTY CONCRETE AND METAL PLATE OF CONCRETE OVER 8" OF SLAB**
 9. **CONCRETE**
 10. **CONCRETE**
 11. **WHITE PAINT STAIRS**
 12. **WHITE PAINT STAIRS**

GRADING LEGEND:
FG = FINISHED GRADE
EG = EXISTING GRADE
TA = TOP OF ASPHALT
FL = FLOW LINE
BVC = BEGINNING OF VERTICAL CURVE
EVC = END OF VERTICAL CURVE



Know what's below.

 **Call 811 before you dig.**

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakesofutah.org
1-800-662-4111

 **811**

THESE ARE SPECIFICATIONS AND THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, REPRODUCED, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNATED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 1/4" = 1' SCALE. THE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

[illegible]

OSPREY HEIGHTS
BEAR LAKE BLVD
GARDEN CITY, UT 84028

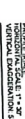
civilsolutionsgroup inc.

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

RAPTOR RD
PLAN & PROFILE

C401





- GRADING LEGEND:**

MARK:	DATE:	DESCRIPTION:

OSPREY HEIGHTS
BEAR LAKE BLVD
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



 Know what's below.

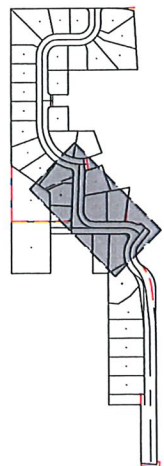
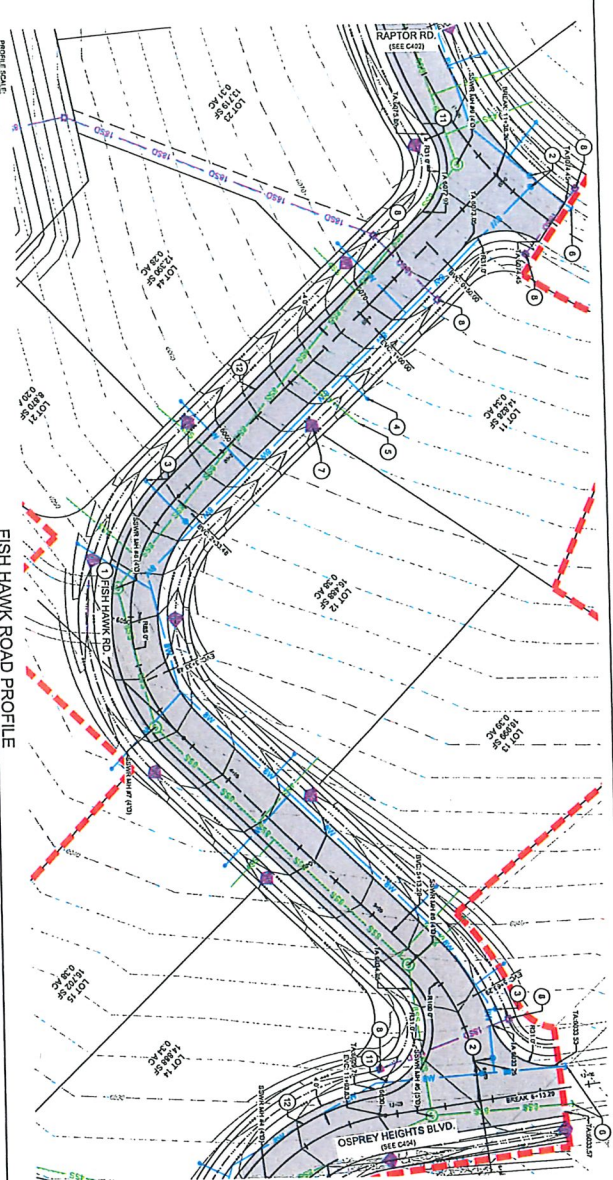
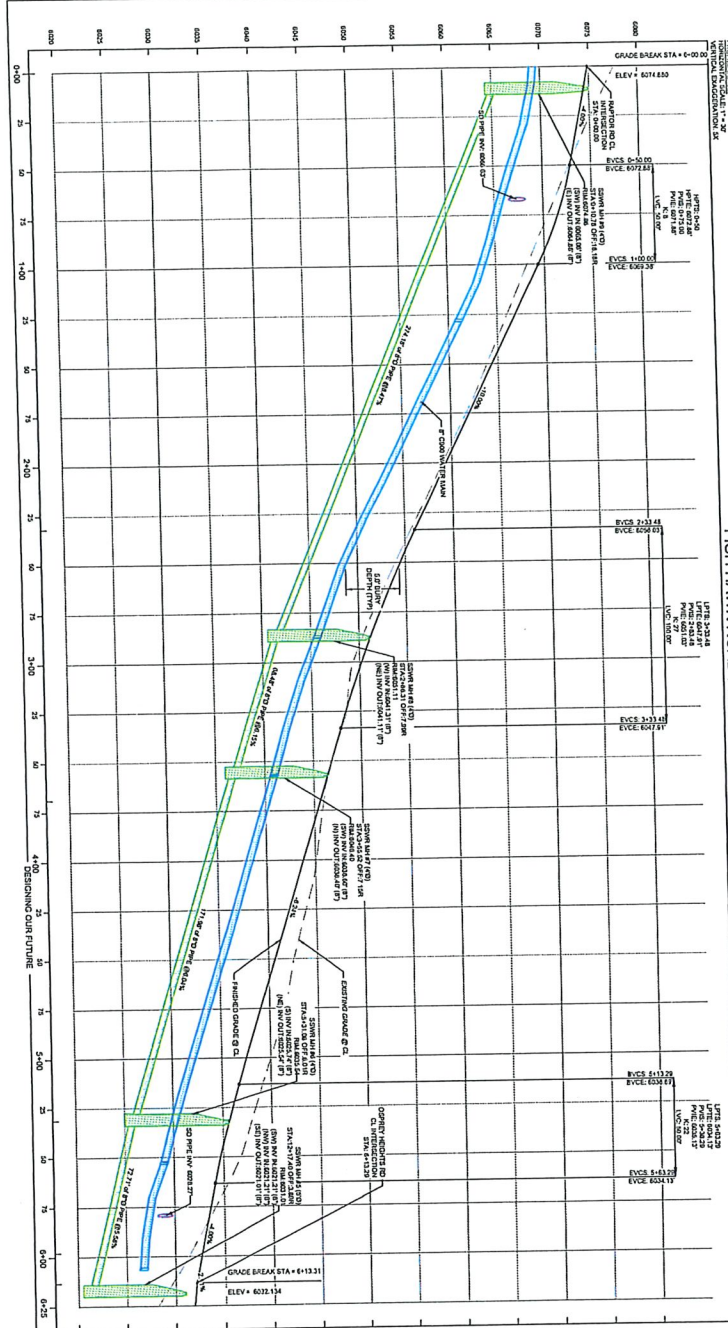
Call 811 before you dig.



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

RAPTOR RD
PLAN & PROFILE
C402





- 1. SITE SHEET KEY NOTES:**
1. SITE SHEET KEY NOTES:
 2. SITE SHEET KEY NOTES:
 3. SITE SHEET KEY NOTES:
 4. SITE SHEET KEY NOTES:
 5. SITE SHEET KEY NOTES:
 6. SITE SHEET KEY NOTES:
 7. SITE SHEET KEY NOTES:
 8. SITE SHEET KEY NOTES:
 9. SITE SHEET KEY NOTES:
 10. SITE SHEET KEY NOTES:
 11. SITE SHEET KEY NOTES:
 12. SITE SHEET KEY NOTES:
 13. SITE SHEET KEY NOTES:
 14. SITE SHEET KEY NOTES:
 15. SITE SHEET KEY NOTES:
 16. SITE SHEET KEY NOTES:
 17. SITE SHEET KEY NOTES:
 18. SITE SHEET KEY NOTES:
 19. SITE SHEET KEY NOTES:
 20. SITE SHEET KEY NOTES:
 21. SITE SHEET KEY NOTES:
 22. SITE SHEET KEY NOTES:
 23. SITE SHEET KEY NOTES:
 24. SITE SHEET KEY NOTES:
 25. SITE SHEET KEY NOTES:
 26. SITE SHEET KEY NOTES:
 27. SITE SHEET KEY NOTES:
 28. SITE SHEET KEY NOTES:
 29. SITE SHEET KEY NOTES:
 30. SITE SHEET KEY NOTES:
 31. SITE SHEET KEY NOTES:
 32. SITE SHEET KEY NOTES:
 33. SITE SHEET KEY NOTES:
 34. SITE SHEET KEY NOTES:
 35. SITE SHEET KEY NOTES:
 36. SITE SHEET KEY NOTES:
 37. SITE SHEET KEY NOTES:
 38. SITE SHEET KEY NOTES:
 39. SITE SHEET KEY NOTES:
 40. SITE SHEET KEY NOTES:
 41. SITE SHEET KEY NOTES:
 42. SITE SHEET KEY NOTES:
 43. SITE SHEET KEY NOTES:
 44. SITE SHEET KEY NOTES:
 45. SITE SHEET KEY NOTES:
 46. SITE SHEET KEY NOTES:
 47. SITE SHEET KEY NOTES:
 48. SITE SHEET KEY NOTES:
 49. SITE SHEET KEY NOTES:
 50. SITE SHEET KEY NOTES:
 51. SITE SHEET KEY NOTES:
 52. SITE SHEET KEY NOTES:
 53. SITE SHEET KEY NOTES:
 54. SITE SHEET KEY NOTES:
 55. SITE SHEET KEY NOTES:
 56. SITE SHEET KEY NOTES:
 57. SITE SHEET KEY NOTES:
 58. SITE SHEET KEY NOTES:
 59. SITE SHEET KEY NOTES:
 60. SITE SHEET KEY NOTES:
 61. SITE SHEET KEY NOTES:
 62. SITE SHEET KEY NOTES:
 63. SITE SHEET KEY NOTES:
 64. SITE SHEET KEY NOTES:
 65. SITE SHEET KEY NOTES:
 66. SITE SHEET KEY NOTES:
 67. SITE SHEET KEY NOTES:
 68. SITE SHEET KEY NOTES:
 69. SITE SHEET KEY NOTES:
 70. SITE SHEET KEY NOTES:
 71. SITE SHEET KEY NOTES:
 72. SITE SHEET KEY NOTES:
 73. SITE SHEET KEY NOTES:
 74. SITE SHEET KEY NOTES:
 75. SITE SHEET KEY NOTES:
 76. SITE SHEET KEY NOTES:
 77. SITE SHEET KEY NOTES:
 78. SITE SHEET KEY NOTES:
 79. SITE SHEET KEY NOTES:
 80. SITE SHEET KEY NOTES:
 81. SITE SHEET KEY NOTES:
 82. SITE SHEET KEY NOTES:
 83. SITE SHEET KEY NOTES:
 84. SITE SHEET KEY NOTES:
 85. SITE SHEET KEY NOTES:
 86. SITE SHEET KEY NOTES:
 87. SITE SHEET KEY NOTES:
 88. SITE SHEET KEY NOTES:
 89. SITE SHEET KEY NOTES:
 90. SITE SHEET KEY NOTES:
 91. SITE SHEET KEY NOTES:
 92. SITE SHEET KEY NOTES:
 93. SITE SHEET KEY NOTES:
 94. SITE SHEET KEY NOTES:
 95. SITE SHEET KEY NOTES:
 96. SITE SHEET KEY NOTES:
 97. SITE SHEET KEY NOTES:
 98. SITE SHEET KEY NOTES:
 99. SITE SHEET KEY NOTES:
 100. SITE SHEET KEY NOTES:
- GRADING LEGEND:**
- 1. GRADING LEGEND:
 - 2. GRADING LEGEND:
 - 3. GRADING LEGEND:
 - 4. GRADING LEGEND:
 - 5. GRADING LEGEND:
 - 6. GRADING LEGEND:
 - 7. GRADING LEGEND:
 - 8. GRADING LEGEND:
 - 9. GRADING LEGEND:
 - 10. GRADING LEGEND:
 - 11. GRADING LEGEND:
 - 12. GRADING LEGEND:
 - 13. GRADING LEGEND:
 - 14. GRADING LEGEND:
 - 15. GRADING LEGEND:
 - 16. GRADING LEGEND:
 - 17. GRADING LEGEND:
 - 18. GRADING LEGEND:
 - 19. GRADING LEGEND:
 - 20. GRADING LEGEND:
 - 21. GRADING LEGEND:
 - 22. GRADING LEGEND:
 - 23. GRADING LEGEND:
 - 24. GRADING LEGEND:
 - 25. GRADING LEGEND:
 - 26. GRADING LEGEND:
 - 27. GRADING LEGEND:
 - 28. GRADING LEGEND:
 - 29. GRADING LEGEND:
 - 30. GRADING LEGEND:
 - 31. GRADING LEGEND:
 - 32. GRADING LEGEND:
 - 33. GRADING LEGEND:
 - 34. GRADING LEGEND:
 - 35. GRADING LEGEND:
 - 36. GRADING LEGEND:
 - 37. GRADING LEGEND:
 - 38. GRADING LEGEND:
 - 39. GRADING LEGEND:
 - 40. GRADING LEGEND:
 - 41. GRADING LEGEND:
 - 42. GRADING LEGEND:
 - 43. GRADING LEGEND:
 - 44. GRADING LEGEND:
 - 45. GRADING LEGEND:
 - 46. GRADING LEGEND:
 - 47. GRADING LEGEND:
 - 48. GRADING LEGEND:
 - 49. GRADING LEGEND:
 - 50. GRADING LEGEND:
 - 51. GRADING LEGEND:
 - 52. GRADING LEGEND:
 - 53. GRADING LEGEND:
 - 54. GRADING LEGEND:
 - 55. GRADING LEGEND:
 - 56. GRADING LEGEND:
 - 57. GRADING LEGEND:
 - 58. GRADING LEGEND:
 - 59. GRADING LEGEND:
 - 60. GRADING LEGEND:
 - 61. GRADING LEGEND:
 - 62. GRADING LEGEND:
 - 63. GRADING LEGEND:
 - 64. GRADING LEGEND:
 - 65. GRADING LEGEND:
 - 66. GRADING LEGEND:
 - 67. GRADING LEGEND:
 - 68. GRADING LEGEND:
 - 69. GRADING LEGEND:
 - 70. GRADING LEGEND:
 - 71. GRADING LEGEND:
 - 72. GRADING LEGEND:
 - 73. GRADING LEGEND:
 - 74. GRADING LEGEND:
 - 75. GRADING LEGEND:
 - 76. GRADING LEGEND:
 - 77. GRADING LEGEND:
 - 78. GRADING LEGEND:
 - 79. GRADING LEGEND:
 - 80. GRADING LEGEND:
 - 81. GRADING LEGEND:
 - 82. GRADING LEGEND:
 - 83. GRADING LEGEND:
 - 84. GRADING LEGEND:
 - 85. GRADING LEGEND:
 - 86. GRADING LEGEND:
 - 87. GRADING LEGEND:
 - 88. GRADING LEGEND:
 - 89. GRADING LEGEND:
 - 90. GRADING LEGEND:
 - 91. GRADING LEGEND:
 - 92. GRADING LEGEND:
 - 93. GRADING LEGEND:
 - 94. GRADING LEGEND:
 - 95. GRADING LEGEND:
 - 96. GRADING LEGEND:
 - 97. GRADING LEGEND:
 - 98. GRADING LEGEND:
 - 99. GRADING LEGEND:
 - 100. GRADING LEGEND:

Know what's below.

Call 811 before you dig.

811

UTAH

UTILITY LOCATOR CENTER, INC.

www.811utah.com

1-800-462-4111

THESE RULES AND REGULATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE RULES AND REGULATIONS WITHOUT THE WRITTEN PERMISSION OF CIVIL SOLUTIONS GROUP, INC. IS STRICTLY PROHIBITED. THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THESE RULES AND REGULATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.



**FISH HAWK RD
PLAN & PROFILE**

C403



MARK	DATE	DESCRIPTION
PROJECT #	23-332	
DRAWN BY	C. SCHWARTZ	
PROJECT MANAGER	K. TAYLOR	
ISSUED	4/27/2023	

OSPREY HEIGHTS

BEAR LAKE BLVD

GARDEN CITY, UT 84028

civilsolutionsgroup inc.

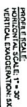
CACHE VALLEY | P: 435.213.3762

SALT LAKE | P: 801.216.3192

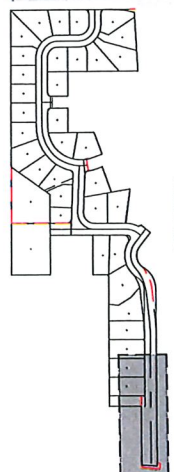
UTAH VALLEY | P: 801.874.1432

Info@civilsolutionsgroup.net

www.civilsolutionsgroup.net



OSPREY HEIGHTS BLVD PROFILE



- [illegible]

GRADING LEGEND

- FO = FINISHED GRADE
EO = EXISTING GRADE
TA = TOP OF ASPHALT
FL = FLOW LINE
BVC = BEGINNING OF VERTICAL CURVE
EVC = END OF VERTICAL CURVE



σ
τ

Know what's below.

 **Call 811** before you dig

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CNA SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CNA SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 36" X 48" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

OSPREY HEIGHTS
BLVD PLAN &
PROFILE

C405

OSPREY HEIGHTS
BEAR LAKE BLVD
GARDEN CITY, UT 84028

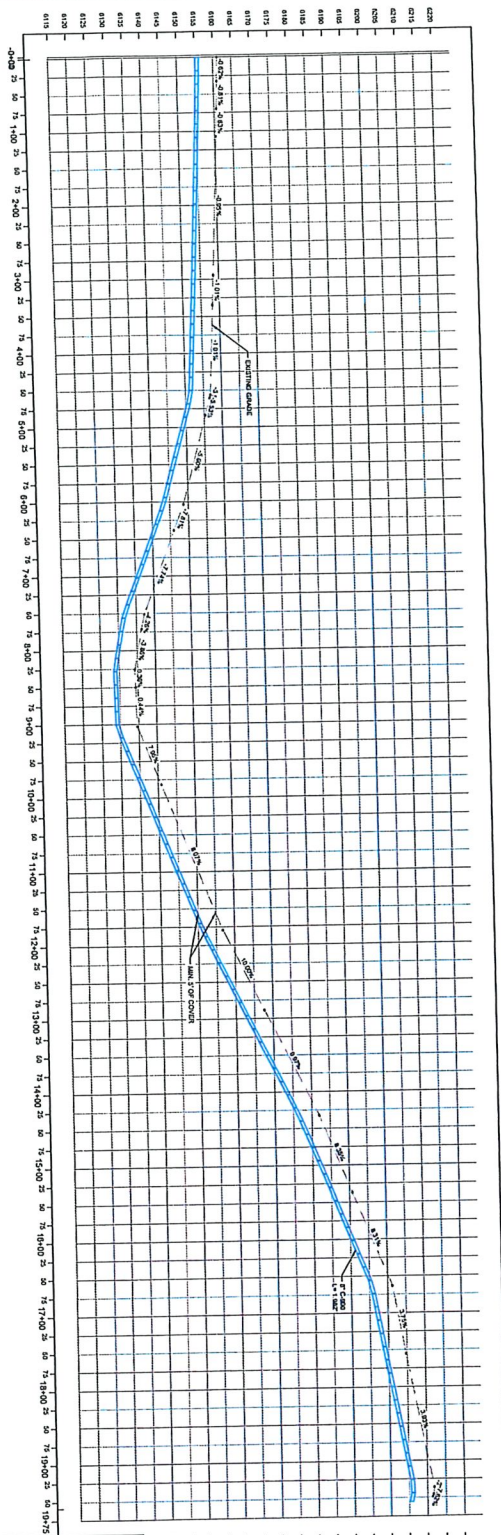
civilsolutionsgroup inc.

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

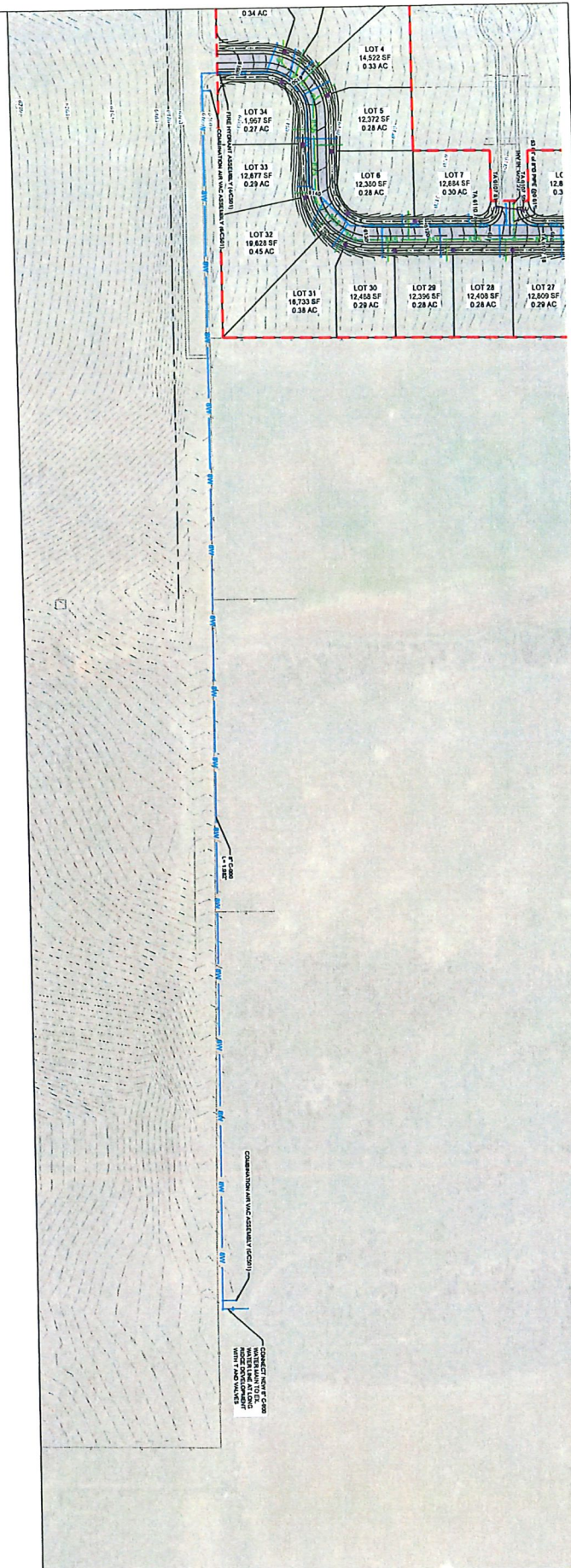
[illegible]

DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 4/27/2020





THESE PLANS AND SPECIFICATIONS AND THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, REPRODUCED, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNER AND ENGINEER OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 1"=10' SCALE. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.



civilsolutionsgroup inc.

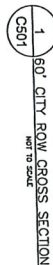
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
Info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



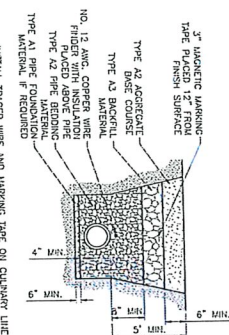
C406

OFF-SITE WATERLINE

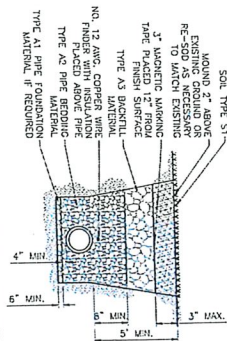
[illegible]



1. THE TRENCH SECTION SHOWN BELOW REPLACES PLANS 351 AND 382 OF MANUAL OF STANDARD PLANS, 2012 EDITION.
2. REFER TO SHEET 381-R (4) FOR AGGREGATE TYPES.

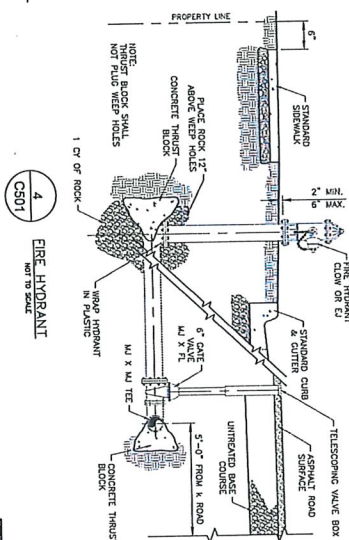


- A. SOIL TYPE: S11; EXCAVATED AND RE-USED MATERIAL, GRADED FREE OF LUMPS OR ROCKS LARGER THAN 6 INCHES AND CLUMPS;
B. AGGREGATE TYPE: A1; NATURAL STONE OR CRUSHED ROCK; FREE OF CLAY, SILT, ORGANIC MATERIAL, GRADED IN ACCORDANCE WITH ASTM/AASHTO C136, ASTM ROAD-27 GROUP SUBLO, OR EQ. TO THE FOLLOWING LIMITS:
MINIMUM SIZE: 1 INCH
MAXIMUM SIZE: 2 INCH
USE FOR PIPE FOUNDATION MATERIAL IF REQUIRED.

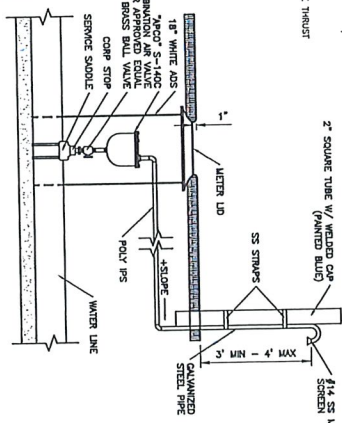


Turf Trench Section

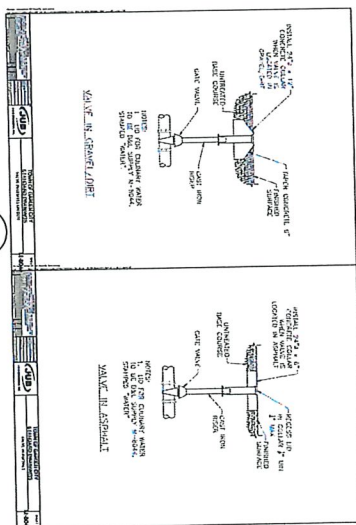
UTILITY TRENCHING
NOT TO SCALE



NOTE:
3" MAGNETIC LOCATOR TAPE TO
BE INSTALLED WITH ALL WATER
MAINS IN FIRST LIFT OF TRENCH

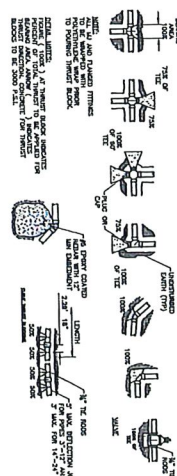


COMBINATION AIR VALVE
NOT TO SCALE



5
C501

GATE VALVE
NOT TO SCALE

[illegible]

3 THRUST BLOCK
C501
NOT TO SCALE

Know what's below.

 **Call 811** before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

C501

OSPREY HEIGHTS
BEAR LAKE BLVD
GARDEN CITY, UT 84028

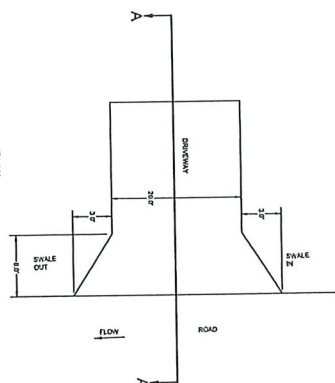
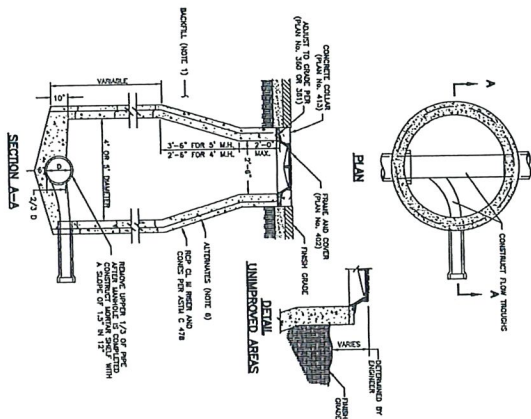
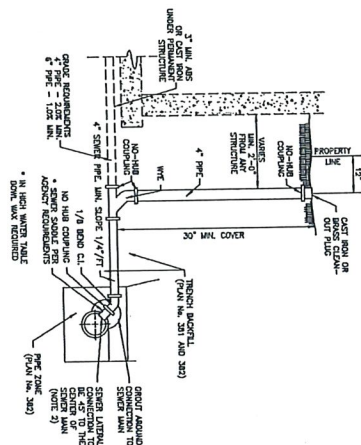
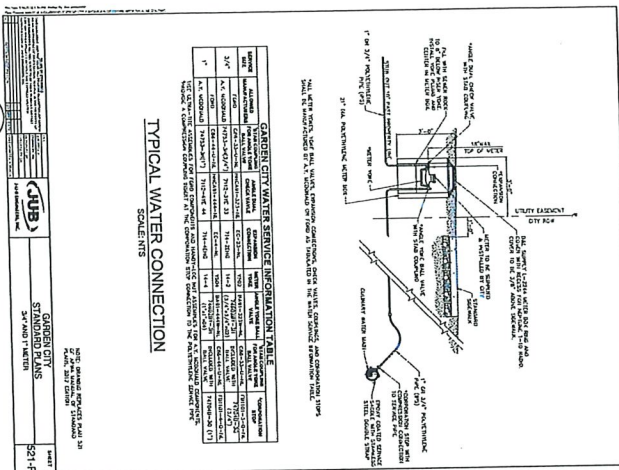
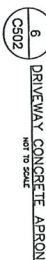
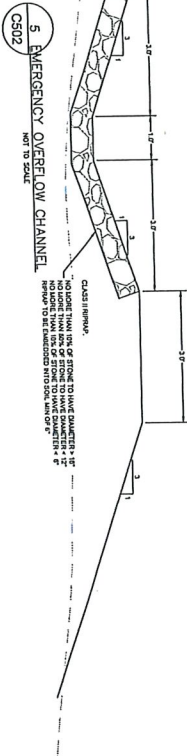
civilsolutionsgroup inc.

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



DETAILS

[illegible]



C502

DETAILS



DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 4/27/2026

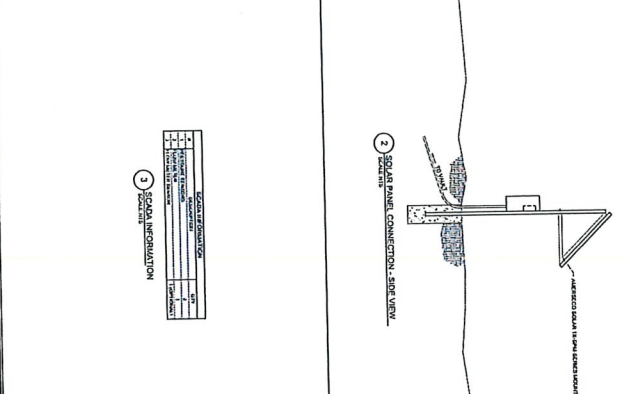
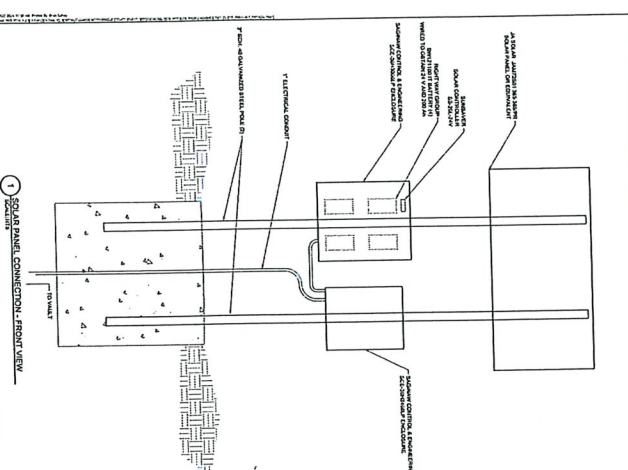
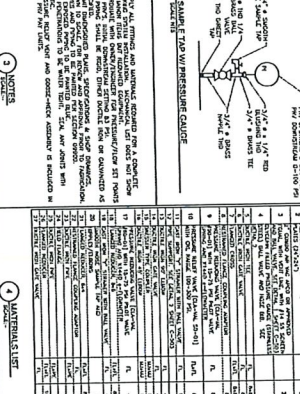
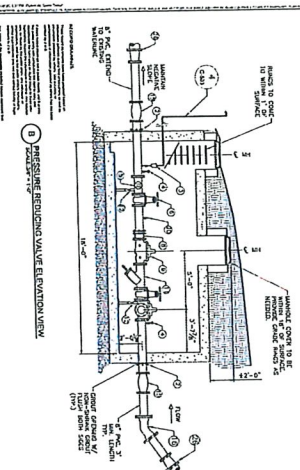
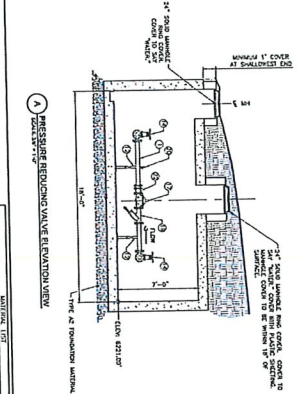
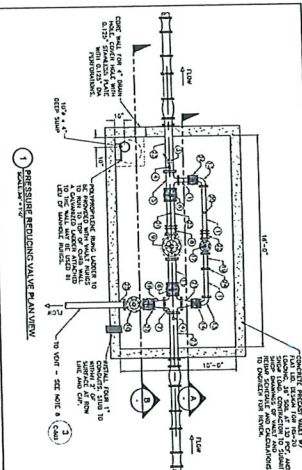
[illegible]

OSPREY HEIGHTS
BEAR LAKE BLVD
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





C-405	GARDEN CITY WATER SYSTEM IMPROVEMENTS GARDEN CITY, RICH COUNTY MIDDLE SHUNDIAI PRV	1. PROJECT NO. 2. PROJECT NAME 3. PROJECT LOCATION 4. PROJECT DESCRIPTION 5. PROJECT STATUS 6. PROJECT OWNER 7. PROJECT CONTACT 8. PROJECT START DATE 9. PROJECT END DATE 10. PROJECT BUDGET 11. PROJECT COST 12. PROJECT REVENUE 13. PROJECT PROFIT 14. PROJECT RISK 15. PROJECT IMPACT 16. PROJECT BENEFIT 17. PROJECT CHALLENGE 18. PROJECT OPPORTUNITY 19. PROJECT LESSON 20. PROJECT REVIEW
		1. PROJECT NO. 2. PROJECT NAME 3. PROJECT LOCATION 4. PROJECT DESCRIPTION 5. PROJECT STATUS 6. PROJECT OWNER 7. PROJECT CONTACT 8. PROJECT START DATE 9. PROJECT END DATE 10. PROJECT BUDGET 11. PROJECT COST 12. PROJECT REVENUE 13. PROJECT PROFIT 14. PROJECT RISK 15. PROJECT IMPACT 16. PROJECT BENEFIT 17. PROJECT CHALLENGE 18. PROJECT OPPORTUNITY 19. PROJECT LESSON 20. PROJECT REVIEW

##### PROJECT NO. SHEET NO. OF ____ DATE DRAWN BY CHECKED BY APPROVED BY	00-00 00-00	NOT FOR CONSTRUCTION PRELIMINARY PLANS NOT FOR CONSTRUCTION	LUB ENGINEERS, INC. www.lub.com
	00-00 00-00		
	00-00 00-00		
	00-00 00-00		
	00-00 00-00		
	00-00 00-00		

1
C503

PRESSURE REDUCING VALVE
NOT TO SCALE

[illegible]

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

[illegible]



MEMORANDUM

DATE: July 21, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance
SUBJECT: Osprey Heights Phase 1 – Preliminary Plat Review

We received the preliminary plat application for the Osprey Heights Phase 1 development and have completed our review. The preliminary plat review items discussed below can be found in more detail in Chapter 11E-400 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

This area is within the boundaries of the approved 2008 Shundahai Master Plan which created a large Planned Unit Development (PUD). Portions of this Master Plan area have been developed since that time. This specific area of the Master Plan is denoted as Single-Family Lots.

The items below are a summary of the current zoning of the property, the PUD overlay and the regulations and requirements associated with that zone and overlay.

Single Family Residential (11C-1200)

- Purpose (11C-1201):
 - "To provide appropriate locations where low density residential neighborhood may be established..... The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood."
- Permitted Use – Single family dwellings
- Minimum Lot Size = 8,000-12,000 square feet



- Setback dimensions:
 - Front & Rear – 30 feet
 - Side – 8 & 10 feet (8,000 & 9,000 sf)
 - Side – 10 & 14 (10,000 sf)
 - Side – 10 & 15 (12,000 sf)

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

1. No main building shall be erected to a height greater than 35 feet or detached garage greater than 25 feet.
2. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.

Hillside Estates (11C-1450)

- Purpose (11C-1451):
 - "To provide appropriate locations above the Garden City canal, where low density residential neighborhood may be established and maintained to protect the natural beauty and wildlife..... The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood."
- Permitted Use – Single family dwellings
- Minimum Lot Size = 32,670 square feet
 - Density based alternative = 20,000 square feet
- Setback dimensions:
 - Front & Rear – 30 feet
 - Side – 15 & 15 feet

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

1. No main building shall be erected to a height greater than 35 feet and no accessory building greater than 35 feet.



2. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.

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

- 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

The following list of requirements are negotiable and must be approved by the Planning Commission and Town Council at the time of preliminary and final plat approval.

1. Building setbacks and yard requirements
2. Parking requirements
3. Internal traffic circulation
4. Screening or fencing
5. Landscape areas
6. Signs and lighting
7. Commercial area
8. Open spaces
 - a. Passive open spaces
 - b. Active open spaces

Based on the approved Shundahai Master Plan and current underlying zones, this application is being reviewed as an R-1-10 and R-1-12 single-family residential zone PUD.

Preliminary Plat (11E-400)

Contents (11E-402.A)

1. Provide a vicinity map for public presentation.

Existing Conditions (11E-402.C)

1. Include existing zoning on the plat.



2. Include any floodplain and/or floodways if applicable. Note if none are mapped.
3. Include existing underground facilities within 100 feet beyond the property boundaries.
4. Include existing contours not more than 10'.

Proposed Plan (11E-402.D)

1. Update Lot 1020 numbering.
2. Include dimensions with the setback lines.
 - a. Per PUD requirements setbacks should be negotiated and determined.
 - b. Update notes for Lot 29 setbacks as it does not abut Paradise Parkway.
3. Provide a typical street cross-section and grade of streets.

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.

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

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OSPREY HEIGHTS

This DECLARATION of covenants, conditions and restrictions (the "Declaration") pertaining to the subdivision (herein referred to as Osprey Heights Subdivision) is made on this ____ day of _____, 2026, by The Legends at Bear Lake, LLC and Blue Water Resort, LLC, Utah limited liability companies, ("Declarant") including their respective successors, grantees and assigns.

RECITALS

The Declarant is the owner of certain real property in Rich County, Utah, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Osprey Heights Property").

DECLARATION

NOW THEREFORE, Declarant hereby makes the following Declaration containing covenants, conditions and restrictions relating to the Osprey Heights Subdivision which shall be enforceable covenants, conditions, restrictions, and equitable servitudes and shall run with the land, and the undersigned owner of said land, does hereby declare that the above-described land is to be held and conveyed subject to the covenants, restrictions, reservations, and requirements herein provided.

1. Name of this subdivision. The name by which this subdivision shall be known is Osprey Heights Subdivision.
2. Restrictions.
 - (a) Residential Uses. Each lot shall be used for residential purposes and such accessory or incidental uses thereto as may be permitted. No commercial activities may be conducted on any Lot that is visible outside the Lot. Notwithstanding, nightly/daily rental of the residence shall be allowed. On each Lot there may be constructed only one single-family residence. Permitted uses also include barns and accessory out buildings (which may include guest quarters) and such accessory or incidental structures as may be permitted by this Declaration and Garden City.
 - (b) Selection of Building Footprints and Construction. The selection of the building footprint for a residence and the construction of a residence shall be subject to the ordinances and regulations established by The Town of Garden City.
 - (c) Further Subdivision. No Lot shall ever be subdivided into smaller parcels or conveyed or encumbered in any less than the full dimensions shown on the plat recorded for the Osprey Heights Subdivision; provided, however, conveyances, easements or dedications for utilities may be granted over portions of a Lot.

Boundary line adjustments are permitted so long as no additional tax parcel is created.

- (d) Hunting and Firearms. The discharge or shooting of firearms, air rifles, bows, cross bows, sling shots and/or any similar device and any types of hunting within the Osprey Heights Subdivision are prohibited.
 - (e) Damage by Owners. Each Owner is responsible for any damage caused to roads, ditches, fences, trails, natural draining courses, utilities, the Property, or to other Lots or property thereon during the construction of improvements upon the Owner's Lot or by any vehicle belonging either to the Owner or anyone using the roads or easements while engaged in any activity benefiting the Owner. Each Owner shall also be responsible for any damage caused by utility cuts in roads, washouts and runoff damage caused by failure to properly install culverts, and to repair any such damage in a timely manner.
 - (f) Setbacks, Height Restrictions and Square Footage. Setbacks, height restrictions and square footage shall apply as set by the Town of Garden City at the time of construction.
 - (g) Common Areas shall mean and refer to:
 - 1. all areas owned, maintained, repaired and/or administered by the Association.
 - 2. Those areas specifically set forth and designated as Common Area on a map.
 - 3. All road easements, driveway easements, public road easements, utility easements, private trail easements and any other easements owned or controlled by the Association for the benefit of all Owners within the Development.
 - (h) The Common Areas contained in the Development shall be identified on the Maps. Said Common Areas and Amenities shall be owned by the Association unless otherwise apportioned to each Unit. Each Owner will have an interest in the Common Areas with all other Owners by virtue of their membership in the Association.
 - (i) Each Owner may use the Common Areas and Amenities in accordance with the purpose for which they are intended, but subject to the Bylaws, the rules, and regulations of the Board (including membership rules, requirements and fees), and any other applicable declaration. This right of use shall be appurtenant to and run with each lot.
 - (j) Maintenance of Common Areas. Maintenance of all common areas to be the responsibility of the Osprey Heights Home Owners Association.
3. Osprey Heights Homeowners Association.
- (a) Every person acquiring legal or equitable title to any lot in the Subdivision shall become a member of the Osprey Heights Homeowners Association, Inc, a Utah non-profit corporation ("Association") and shall be entitled to one (1) share of stock in said Association for each lot for which legal or equitable title was acquired. Each lot owner covenants to be and continue to be a shareholder of

the Association and to comply with promptly, fully and faithfully and conform to the By-Laws of the Association and the rules and regulations from time to time prescribed there under by the Governing Board of said Association ("Board") and to promptly pay in full all dues, fees or assessments levied by said Association on lot owners. Transfer of Title to a lot shall automatically transfer the shares of stock in the Association appurtenant to such lot to the transferee or transferees. The Declarant shall be regarded as the owner of all unsold lots in the subdivision and shall be entitled to shares of stock in the Association based on said lots and shall have the full right to vote said shares.

- (b) The purpose of the Association shall be to promote the community welfare of the subdivision and to provide for maintenance of the roads in the subdivision. If the roads are built to a standard that is acceptable to the Town of Garden City as city roads, the Association shall deed the roads to the Town of Garden City. If the roads are accepted by the Town of Garden City as city and public roads and maintained by the Town of Garden City, the Association shall be terminated.
 - (c) While the Association owns the roads, the Association shall be responsible for the establishment and enforcement of the rules and regulations and maintenance of the roads within the subdivision. The cost of such activities will be met by assessments levied by the Association upon the stockholders thereof. Each such assessment, when properly assessed according to rules and regulations to be established by the Association, shall be and remain a lien upon the real property of such stockholders in the Subdivision and upon the stock of such stockholder in the Association. Said lien shall continue until all assessments are fully paid or otherwise satisfied.
 - (d) The Association shall have such powers as set forth in its Articles of Incorporation and the laws of the State of Utah, including the power to assess and collect from each member of the Association a charge in an amount to be determined by the Association. Such charges shall be determined and shall be levied and collected according to the rules and regulations to be determined by the Association.
 - (e) The lien for such assessments as may be made by the Association shall be subordinate to the lien of any mortgage or deed of trust placed upon any lot for the purpose of financing acquisition thereof or the construction of improvements thereon.
4. Savings Clause. Invalidation of any one of the covenants and restrictions hereinbefore set forth by judgment or court order or other official decree shall in no way affect any of the other provisions hereof which will remain in full force and effect during the term hereof or any renewals or extension thereof. The Association, its successors, and assigns, reserve the right to grant a variance from these restrictions to any lot owner, when a literal enforcement thereof would work an undue hardship or prevent utilization of the best features of a lot in this Subdivision

By an instrument duly recorded in the office of the County Recorder of Rich County, State of Utah. Said variance shall not conflict with any applicable city, county, state or federal regulation.

5. Amendment. This Declaration may only be amended by the affirmative vote of 2/3 of the Owners of Lots within the subdivision.
6. Effective Date. This Declaration shall take effect upon its recording in the office of the Rich County Recorder, State of Utah as provided by Law.

IN WITNESS WHEREOF, the Declarant has executed this Declaration this ____ day of _____, 2023.

DECLARANT

The Legends at Bear Lake, LLC

Blue Water Resort, LLC

By: Norman Mecham
Its: Manager

By: Norman Mecham
Its: Manager

STATE OF _____)

: ss.

County of _____)

On the ____ day of _____, 2023, personally appeared before me Norman Mecham being by me duly sworn, did say that he is the Manager of The Legends at Bear Lake, LLC and Blue Water Resort, LLC, and that the said instrument was signed in behalf of the foregoing Companies by authority of the Companies, and the aforesaid officer acknowledged to me that the Companies executed the same.

NOTARY PUBLIC

Application for Project Review
Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

Ordinance Reference:

- | | |
|---|---|
| ☐ Annexation | 11A-301 |
| ☐ Appeal | 11B-400 |
| ☐ Conditional Use Permit | 11C-500 |
| ☐ Condominium/Townhouse | 11E-524 or 11E-525 |
| ☐ Encumbrance | |
| ☐ Extension of Time | Subdivision 11E-503/PUD or PRUD 11F-107-A-2 |
| ☐ Lot Split/Lot Line Adjustment | 11E-506 |
| ☐ Plat Amendment (Subdivision) | |
| ☐ PUD Development Plan | 11C-1950, 11E-100, and 11F-100 |
| ☐ PUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| ☐ PRUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| ☐ PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| ☒ Subdivision | 11E-100 |
| ☐ Vacation of Subdivision | 11E-523 |
| ☐ Variance | 11B-308 |
| ☐ Water Transfer | 13A-1300 |
| ☐ Zone Change | |
| ☐ AEG Meeting, (Affected Entity Group) | |
| ☐ Public Infrastructure District | Garden City PID Policy |
| ☐ Other Land Use Permit _____ | |

Project Name: Chatos Land Bear Lake Current Zone: _____ Proposed Zone: _____

Property Address: _____

Parcel # 41 29 000 0028

Contact Person: Jason Thornick Phone #: 480 372 1339

E-mail address: Jason@teplumbing.com

Mailing Address: Po Box 343 Garden City UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different):

Jason & Renee Ann Thorsmark

Phone #: _____

42-
 (6) 3721339

Mailing Address:

PO Box 343

Garden City NY

24028

Project Start date:

Completion date:

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

1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice" and "The Hon. Mr. Justice".

Lot Size in acres or square feet:

7.8[±]

Number of dwellings or lots:

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.

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.

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: _____
By: _____



MEMORANDUM

DATE: July 22, 2026
TO: Town of Garden City
CC: Riley Argyle
FROM: Quinn Dance
SUBJECT: Chatos Land Bear Lake (Thornock) – Preliminary Plat Review

We received the preliminary plat application for the Chatos Land Bear Lake development and have completed our review. The preliminary plat review items discussed below can be found in more detail in Chapter 11E-400 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

The items below are a summary of the current zoning of the property and the regulations and requirements associated with that zone.

Hillside Estates (11C-1450)

- Purpose (11C-1451):
 - "To provide appropriate locations above the Garden City canal, where low density residential neighborhood may be established and maintained to protect the natural beauty and wildlife..... The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood."
- Permitted Use – Single family dwellings
- Minimum Lot Size = 32,670 square feet
 - Density based alternative = 20,000 square feet
- Setback dimensions:
 - Front & Rear – 30 feet
 - Side – 15 & 15 feet



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

1. No main building shall be erected to a height greater than 35 feet and no accessory building greater than 35 feet.
2. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.

Preliminary Plat (11E-400)

Provide a to-scale plat to verify dimensions and other data.

Existing Conditions (11E-402.C)

1. Include any floodplain and/or floodways if applicable. Note if none are mapped.
2. Include easement information, more particularly the easement/agreement that has been discussed along the south property line.
3. Include existing underground facilities within 100 feet beyond the property boundaries. A water meter is noted but I don't see any line going to the meter.

Proposed Plan (11E-402.D)

1. Include the full cul-de-sac layout, which extends into the adjacent property by way of an existing agreement.
2. Provide copies of any existing agreements with adjacent property owners.

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

ORDINANCE #26-21

AN ORDINANCE AMENDING BUSINESS LICENSE RENEWALS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

WHEREAS, the City desires to improve the efficiency and administration of its business licensing program by establishing a uniform annual renewal process for all business licenses; and

WHEREAS, the current renewal schedule includes multiple renewal deadlines throughout the year, creating unnecessary administrative burdens for both the City and licensed businesses; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF GARDEN CITY, UTAH, THAT ORDINANCE 8-107 BE AMENDED AS FOLLOWS:

8-107 License Renewal. All business licenses shall be renewed by January 1st of each year. If a business license is not renewed by January 1st, it is considered to be suspended until such time that the renewal process is complete. If a business license has not been renewed by March 1st, the renewal fee is ~~double the original renewal fee until May 1st.~~ If after May 1st, the business license fee has not been paid, the renewal fee is \$500. The payment of a ~~double~~ late fee shall not relieve any person from fully complying with all the requirements of the law, nor from any other prescribed penalties.

A business that has been licensed in Garden City and fails to meet the renewal deadlines set forth shall not be issued a business license for one year from the previous expiration date.

Failure to pay a license renewal fee shall not relieve any business or person from complying with existing business license requirements during the license suspension period, unless the business activity has been completely terminated in compliance with all applicable laws and ordinances.

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

APPROVED AND ADOPTED this 13th day of August 2026

ORDINANCE #26-21
AN ORDINANCE AMENDING BUSINESS LICENSE RENEWALS
Page 2

APPROVED:

Attest:

Pat Argyle, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Davis	—	—
Hansen	—	—
House	—	—
Larsen	—	—
Argyle	—	—

(only in a tie)

ORDINANCE #26-22

AN ORDINANCE AMENDING EXCEPTIONS TO HEIGHT LIMITATIONS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City; and

WHEREAS, Garden City has adopted zoning regulations establishing maximum building height standards to protect community character, promote compatible development, and preserve the health, safety, and welfare of residents and property owners; and

WHEREAS, the City recognizes that certain building features and mechanical appurtenances are necessary for the safe operation, maintenance, and functionality of buildings and may require limited extensions above established height restrictions; and

WHEREAS, the Town Council finds that clarifying the types of structures that may extend above established height limitations will provide greater certainty for property owners, developers, and Town staff in the administration of the Town's zoning regulations; and

WHEREAS, the Town Council recognizes that certain freestanding structures may be necessary or desirable for public, private, utility, communication, recreational, or other purposes but may have greater visual, structural, and community impacts than typical building appurtenances; and

WHEREAS, the Town Council finds that freestanding structures exceeding established height limitations should be subject to appropriate review through the Town's variance process and Site Plan Review procedures to ensure compatibility with surrounding development and consistency with the goals and policies of the Town's General Plan; and

WHEREAS, the Town Council desires to ensure that the Garden City Planning Commission has the opportunity to review the architectural design, site compatibility, visual impacts, and related design considerations of freestanding structures exceeding height limitations through the applicable Site Plan Review process; and

WHEREAS, the Town Council finds that exempting qualifying Town-owned structures from height limitations, while maintaining appropriate design review and compatibility considerations when applicable, promotes efficient delivery of public services while protecting community character; and

WHEREAS, the Town Council finds that the amendments contained herein provide clearer standards, improve the administration of the Town's zoning regulations, and better balance the

need for necessary structures with the protection of surrounding properties and neighborhood character.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF GARDEN CITY, UTAH, THAT ORDINANCE 11C-910 BE AMENDED AS FOLLOWS:

11C-910 Exceptions to Height Limitations. ~~Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be~~

A. The maximum height limitations established by this Title shall not apply to the following structures or appurtenances when they are necessary for the operation, maintenance, or architectural design of a building:

1. Elevator penthouses;
2. Stairway enclosures;
3. Water tanks and similar utility tanks;
4. Ventilating fans and mechanical equipment enclosures;
5. Parapet walls;
6. Skylights;
7. Towers;
8. Steeples;
9. Flagpoles;
10. Chimneys and smokestacks;
11. Wireless communication antennas and television masts, subject to all other applicable regulations;
12. Theater lofts;
13. Silos; and
14. Other similar structures incidental to the operation or maintenance of the building.

These structures may extend above the maximum building height otherwise permitted; however, no portion of the area above the maximum permitted height shall be designed, constructed, or used to create additional habitable or occupiable floor area or otherwise increase the building's permitted floor space.

B. Freestanding Structures Exceeding Height Limits. Any freestanding structure that exceeds the maximum height permitted within the applicable zoning district, including but not limited to towers, masts, monuments, utility structures, light poles,

public art installations, or similar improvements not attached to a principal building, shall obtain a height variance from the Town's designated land use authority in accordance with this Title.

In addition to any required variance, freestanding structures exceeding the maximum permitted height shall be subject to Site Plan Review by the Garden City Planning Commission in accordance with Section 11C-1509 of this Title. As part of the Site Plan Review, the Planning Commission shall evaluate the proposal for compatibility with surrounding development, scale and massing, architectural character, visual impacts, public safety, and consistency with the General Plan and the purposes of this Title.

The Planning Commission may impose reasonable conditions related to the design and appearance of the structure, including architectural treatment, building materials, colors, lighting, screening, landscaping, setbacks, and other site design elements necessary to ensure compatibility with adjacent properties, preserve community character, and protect the public health, safety, and welfare.

- C. **Town-Owned Property.** Height limitations established by this Title shall not apply to structures, buildings, or improvements owned, operated, or maintained by Garden City when such structures are necessary to provide governmental, public safety, public utility, transportation, recreational, or other public services. Examples include, but are not limited to, water storage tanks, pump stations, communication facilities, maintenance buildings, public docks, observation structures, public pavilions, utility infrastructure, and similar municipal facilities.

Town-owned structures shall, whenever practicable, be designed and located to minimize visual impacts on adjacent properties and to be compatible with the surrounding area. Where Site Plan Review is required by this Title, the Garden City Planning Commission shall review the proposed development for compliance with applicable design, landscaping, and architectural standards; however, such review shall not be construed to impose the height limitations otherwise applicable under this Title.

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

APPROVED AND ADOPTED this 10th day of September 2026

APPROVED:

Pat Argyle, Mayor

Attest:

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye	
Davis	___	___	
Hansen	___	___	
House	___	___	
Larsen	___	___	
Argyle	___	___	(only in a tie)

Chapter 11C-600 Sign Regulations

11C-601 General Provisions

- A. Purpose and intent: The purpose of the sign regulations set forth in this Title shall be to eliminate potential hazards to motorists and pedestrians; to encourage signs, which, by their good design, are aesthetically pleasing and to preserve and improve the appearance of the Town of Garden City as a place in which to live, work and visit and to encourage businesses, through good signage to promote their businesses.

No signs shall be allowed unless exempt under this Title or unless said signs comply with the regulations established in Section 11C-602-A of this Title relating to legal nonconforming uses.

- B. Definitions: (see 11A-200)

11C-602 – General Sign Regulations for Permanent and Temporary Signs

- A. Nonconforming signs: A nonconforming sign shall not be, raised, moved, extended, or enlarged unless said sign is changed so as to conform to all provisions of this Title. Nonconforming signs which are destroyed by natural causes, i.e., earthquakes, floods, winds, etc., exceeding sixty percent (60%) of the signs true value must be brought into conformance. Nonconforming signs shall be allowed to have routine maintenance including the repair or replacement of the sign face by an existing or new business but shall not be allowed to increase the height, size, or the location thereof.
- B. Moving, relocating, or altering of signs: No existing sign may be moved or relocated to any other parcel, building, structure, or portion thereof, unless said sign complies with all other provisions of this Title, or is altered so as to comply therewith.
- C. Maintenance and repair: Each sign shall be maintained in safe, presentable, and good condition, including the replacement of defective parts, painting, cleaning, and other acts required for the maintenance of said sign. The City shall require compliance or removal of any sign determined to be in violation of this Title in accordance with the provisions of Section 11C-610.
- D. Building access free of obstruction: No sign or its supporting members shall be erected or relocated so as to restrict access to a window or other opening in a building in such a manner as to obstruct or interfere with the free use of a fire escape, exit, door, window, or similar opening.
- E. Traffic hazards, Clear View Area. No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators or be confused with any authorized traffic sign, signal, or device.
- F. Parking of advertising vehicles prohibited. Parked vehicles or trailers with a sign painted or placed on them and parked for the expressed intent of directing attention to a business

are prohibited. This provision does not include vehicles used regularly in the course of conducting daily business activities.

- G. Public areas. No sign, handbill or poster, advertisement, or notice of any kind or sort may be placed within a public right-of-way except when the sign is owned and erected by a public agency or erected by permission of an authorized public agency or required by law.
- H. Intensely lighted signs. No sign shall be permitted which because of its intensity of light or blinking constitutes a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. Light bulbs or lighting tubes should be shielded so as to not be physically visible from adjacent public rights-of-way or residential properties. All lighting shall conform to the Dark Sky Ordinance (see 11A-600).
- I. Sign material. Exposed surfaces of signs shall be of materials which do not pose a hazard as determined by the City.
- J. Electronic variable message signs (EVMS). No EVMS shall change more than one (1) time per seven (7) seconds.
- K. Obscene signs. No sign shall be permitted which contains vulgarity or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
- L. Enforcement. In the case of contradicting requirements or provisions, the more restrictive shall apply.
- M. No signs advertising Short Term Rentals are allowed on the rental property.

11C-603 – Sign Size, Height, Setbacks for Permanent and Temporary Signs

A. Size requirements:

1. Each developed parcel shall not exceed two (2) square feet of sign area for each lineal foot of street frontage. On a double sided sign with identical sign faces, only one side of the sign surface is used to calculate sign size. The total square footage on a lot with two tenants must be divided between the tenants with proportions decided by the tenants and/or landlord(s).
2. Shopping centers and office building complexes which lease to three or more business on one lot record will allow individual businesses to have an addition one (1) square foot of sign area for each front footage of building occupancy for an attached sign.

3. Parcel without street frontage. Where a parcel does not have frontage on a public street, the allowable square footage of the sign shall be determined by the width of the parcel at the front setback line of the building applying for the sign.
- B. Setbacks. Signs and support members of all signs shall be setback two (2) feet and be entirely within the property. No sign shall project over a public right-of-way.
- C. Height. The height for buildings in each zone shall apply to signs.

11C-604 - Types of Signs

- A. Permanent and temporary signs requiring a permit. Signs which meet any of the following criteria:
 1. Larger than thirty two (32) square feet in size,
 2. Not directly affixed to a building and the highest point of which is more than 6 feet from the grade,
 3. Signs in a non-commercial zone (except exempt signs per 11C-609),
 4. Off-premise signs. See section 11C-608.
- B. Permanent and temporary signs not requiring a Permit. All signs which do not meet the criteria of 11C-604 A.

11C-605 – Permits

- A. Application. Application for a sign permit shall be made with the Town of Garden City upon a form provided by the City and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the City.
- B. Approval. Approval of all signs shall be the responsibility of the Code Enforcement Officer. If there is no Code Enforcement Officer, signs will be approved by the Planning Commission.
- C. Issuance: The Town of Garden City shall issue a permit for the construction of a sign when an application therefore has been properly made and the sign complies with all appropriate laws and regulations of the City. Every permit issued by the City under the provisions of this Title shall expire and become null and void if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of issuance of such permit. Completion of the work shall not exceed one (1) year or a new permit shall first be obtained and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work. The City may at any time, in writing, suspend or revoke a permit issued under the provisions of this Title whenever the permit is issued on the basis of a material omission or misstatement of fact, or in violation of any ordinance or any of the provisions of this Title.

- D. Effect of issuance. No permit for a sign issued hereunder shall be deemed to constitute permission or authorization to maintain a public or private nuisance nor shall any permit issued hereunder constitute a defense in an action to abate a nuisance or for damages resulting from a nuisance.
- E. Indemnification of City. Sign owners are liable for their signs. As a condition to the issuance of a sign permit, all persons engaged in the alteration, relocation, or maintenance of signs shall agree to hold harmless and indemnify the City, its officers, agents, and employees, from any and all claims of negligence resulting from said erection, alteration, relocation, maintenance, or other sign work.
- F. Construction standards. The following Construction standards shall apply to signs requiring a permit.
 - 1. Building code compliance. Signs shall comply with the appropriate provisions of the International Building Code, electrical code, and all other codes of the City.
 - 2. Engineering requirements. Signs hereunder may require engineering provided by an engineer licensed in the State of Utah if deemed necessary by the City Building Inspector upon review of the sign application.

11C-608 – Permanent and Temporary Off-Premise signs

- A. Approval Requirements. All off-premise signs require a sign permit and are subject to conditional use review, public hearing, and approval by the Planning Commission. The requested off-premise sign should not negatively affect the economy of Garden City and its impact should be considered during the conditional use review.
- B. Location and Size Requirements.
 - 1. Only one off-premise sign per business location being advertised. If multiple businesses are operating out of one location, only one off premise sign must be utilized to advertise for all the businesses within that location.
 - 2. Signs are limited to thirty-two (32) square feet and count towards total sign area allowed for the lot the sign is upon.
 - 3. Signs must be a minimum of five hundred (500) lineal feet from any other off-premise signs on the same side of the street and one hundred (100) lineal feet from any detached on-premise sign
 - 4. Only one off-premise sign shall be allowed to be placed on any one development parcel.

11C-609 – Exempt Signs

- A. Exempt signs. The area of such signs shall not be included in the area of signs permitted for any parcel use. No permits required.

1. Temporary municipal or community non-profit event signs with a permit from a Garden City Official.
2. Memorial signs or tablets.
3. Public notices.
4. Public necessity signs.
5. Campaign signs. Signs shall not exceed eight (8) square feet.
6. Real estate signs. One 5 square foot real estate sign shall be allowed on any lot or parcel, providing the sign is entirely within the property that is for sale. Residential or commercial properties of 2 acres or more shall be allowed to have one sign of 32 square feet. Signs must be removed from property within 7 days after the sale, rental or lease is accomplished. Real estate sign must be removed within 7 days when the real estate agency no longer represents the property owner in the sale of the property in which the sign pertains.
7. Flags, emblems, or insignias of any nation or political subdivision.
8. House numbers and name plates. Signs shall not exceed six (6) square feet in area for each residential and commercial building.
9. Trespassing signs. Signs shall not exceed six (6) square feet.
10. Neighborhood and subdivision identification signs. In any zone, a sign may be erected to identify a neighborhood or subdivision. These shall not exceed thirty-two (32) square feet.
11. Subdivision development sales signs. Signs shall not exceed thirty-two (32) square feet and shall be a minimum of five hundred (500) lineal yards apart. Subdivision development signs shall be located only on property for which the sign is advertising.
12. Construction signs. One (1) unlighted sign per development not to exceed thirty-two (32) square feet in area, may be placed on the lot or attached to the outside of a building during its construction period.
13. Temporary signs/displays in residential and agricultural zones: Signs for special events such as yard/garage sales, estate sale, etc. Signs shall not exceed twenty-four (24) square feet and can only be displayed five (5) days prior to the event and must be removed immediately after.
14. Home occupation signs: Within any zone home occupation signs are allowed. Home occupation signs are not to exceed four (4) square feet in area and must be attached to the home.

11C-610 - Violation and penalty; other remedies;

- A. Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating, causing, or permitting the violation of the provisions of this Title shall be punishable as provided by Municipal Code/Resolution. Such person, firm, or corporation who violates this Title shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this Title is committed, continued, or permitted.

B. Removal of Temporary Signs: All temporary, nonconforming signs are to be removed immediately upon verbal or written notification from City Code Enforcement Officer. A sign in violation of this Title may be removed by the City:

1. Pursuant to an administrative order issued by the Garden City Administrative Court in conjunction with a civil enforcement action.
2. Immediately in situations where the sign is in such a condition or location so as to constitute an imminent threat to the health, safety, welfare, or property of the citizenry; and/or
3. Immediately and without notification where the sign is located upon public property and is not permitted to be so located.

C. Removal of Permanent Signs: In addition to the fines and penalties set forth in paragraph (A), the City is hereby authorized to exercise the following additional remedies, jointly or severally:

1. Notice of correction. A City Enforcement Officer may prepare and serve notice of a violation of this Title, requiring compliance within thirty (30) days of the date of the notice. The notice shall describe the sign, specify the violations(s), and inform the recipient that if the violation(s) is/are not remedied, the sign may be removed at the responsible party's cost. The notice shall also inform the recipient that if the recipient disagrees with the enforcement officer regarding the violation, the recipient may appeal the enforcement officer's determination to the Appeal Authority. Said appeal must be in writing and received by the Town of Garden City within a fifteen (15) day period after the notice of violation. Notices of violations are deemed to have been given when notice is mailed or given to the property owner of record or occupant of the property upon which the sign is located. Notice to the property owner shall be mailed to the owner of the property on which the sign is located, as shown on the last county assessment roll. If known, the notice may also be mailed or delivered to the owner of the sign.

2. Removal. A sign in violation of this Title may be removed by the City:

- a. Pursuant to an administrative order issued by Garden City Administrative Court in conjunction with a civil enforcement action.
- b. At the conclusion of the fifteen (15) day period set forth hereinabove, provided no appeal has been filed;
- c. Immediately in situations where the sign is in such a condition or location so as to constitute an imminent threat to the health, safety, welfare, or property of the citizenry; and/or
- d. Immediately where the sign is located upon public property and is not permitted to be so located.

3. Enforcement. The City may initiate an action in the Administrative Court seeking compliance and other available remedies.
- D. Costs. The City is hereby authorized to recover its expenditures for the enforcement of this Title, pursuant to any available method, including but not limited to, restitution pursuant to civil penalties, statutory nuisance abatement processes, etc. Any challenges to those costs shall be made pursuant to the applicable process.
- E. Disposal of signs. Within two (2) business days after a sign comes into the possession of the City, the enforcement officer shall use reasonable means to provide notice to the owner of the sign or agent thereof. Said notice will state that the sign must be retrieved from the City within five (5) business days of the date of the notice.
1. If the sign is not retrieved within that time period, the sign becomes the property of the City and may be disposed of at the City's discretion.
 2. If the sign is retrieved within that time period, the person retrieving said sign shall demonstrate ownership and shall pay costs of removal and storage before receiving the sign. If said person disagrees with the assessed costs, said person may, after paying the costs and retrieving the sign, file an appeal. Said appeal must be in writing and submitted to the Administrative court judge within five (5) business days of retrieving the sign and paying the costs. The judge will hear the matter or elect to have the Appeal Authority hear the matter. The sole issue on appeal is the reasonableness of the assessed costs.

(Updated January 10, 2019)