

Application for Project Review Garden City, Utah

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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

BEACH RESID. BEACH RESID.

Project Name: BLUE SHORE / LYONS Current Zone: R1 Proposed Zone: R1

Property Address: 296 S. 150 E STREET, GARDEN CITY UTAH

Parcel #: 94028

Contact Person: Kamée Lyons Phone #: 916-220-0342

E-mail address: LYONSWEB@mac.com

Mailing Address: 3528 DIABLO TRAIL, EL DORADO HILLS, CA 95762

Applicant (if different): _____ Phone #: 916-220-0342

Mailing Address: —

Property Owner of Record (if different): Same Phone #: 916-220-0342

Mailing Address: 3528 Diablo Trail, El Dorado Hills, CA 95762

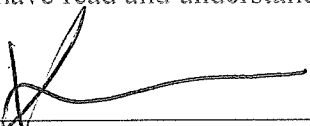
Project Start date: Fall 2026 Completion date: Summer 2027

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

A PARCEL OF LAND, BEING ALL OF LOT 6, MAR VISTA SUBDIVISION, AND A PARCEL OF LAND ADJACENT TO SECTION 21, ARE BEING ADJUSTED INTO 1 LOT FOR DEVELOPMENT & OWNERSHIP.

Lot Size in acres or square feet: 7774 ^{sq ft} Number of dwellings or lots: 1 main & 1 front
Non-residential building size: ~ 1350 ^{sq ft} to combine

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.

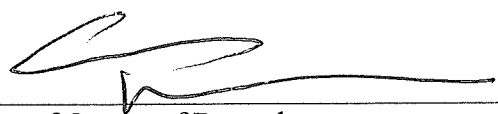


Signature of Applicant

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: Aug 14, 2026
Fee: 250.00 Ch# 9003
By: CR

August 10, 2026

Garden City Project Review Committee
Garden City, Utah

RE: Lyons Property – 296 S. 150 E., Garden City, UT 84028
Parcel Combination Request

Dear Project Review Committee,

Please accept our application to combine parcels 41-21-300-0256 (tel:41-21-300-0256) and 41-21-380-0006 (tel:41-21-380-0006) into one residential lot.

The second parcel is the adjacent lakefront property conveyed to us by the State of Utah. We are requesting that the two parcels be combined so they can be treated as one property for the appropriate setback lines and the construction of our new cabin.

The combined parcel will be 7,774 square feet.

We have attached the deed, legal description, survey, and all applicable supporting paperwork for your review.

Thank you for your assistance and consideration. I reside in California, so please call me if there are concerns or issues. My understanding is that the meeting to approve will happen next 2 weeks. I will call to confirm.

Sincerely,



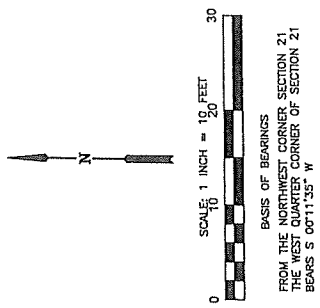
Kamee Lyons
Blue Shore / Lyons Property
296 S. 150 E.
Garden City, UT 84028
916-220-0342

*Thank /
yes.*

COMBINING PARCEL 41-21-300-0256
AND 41-21-380-0006

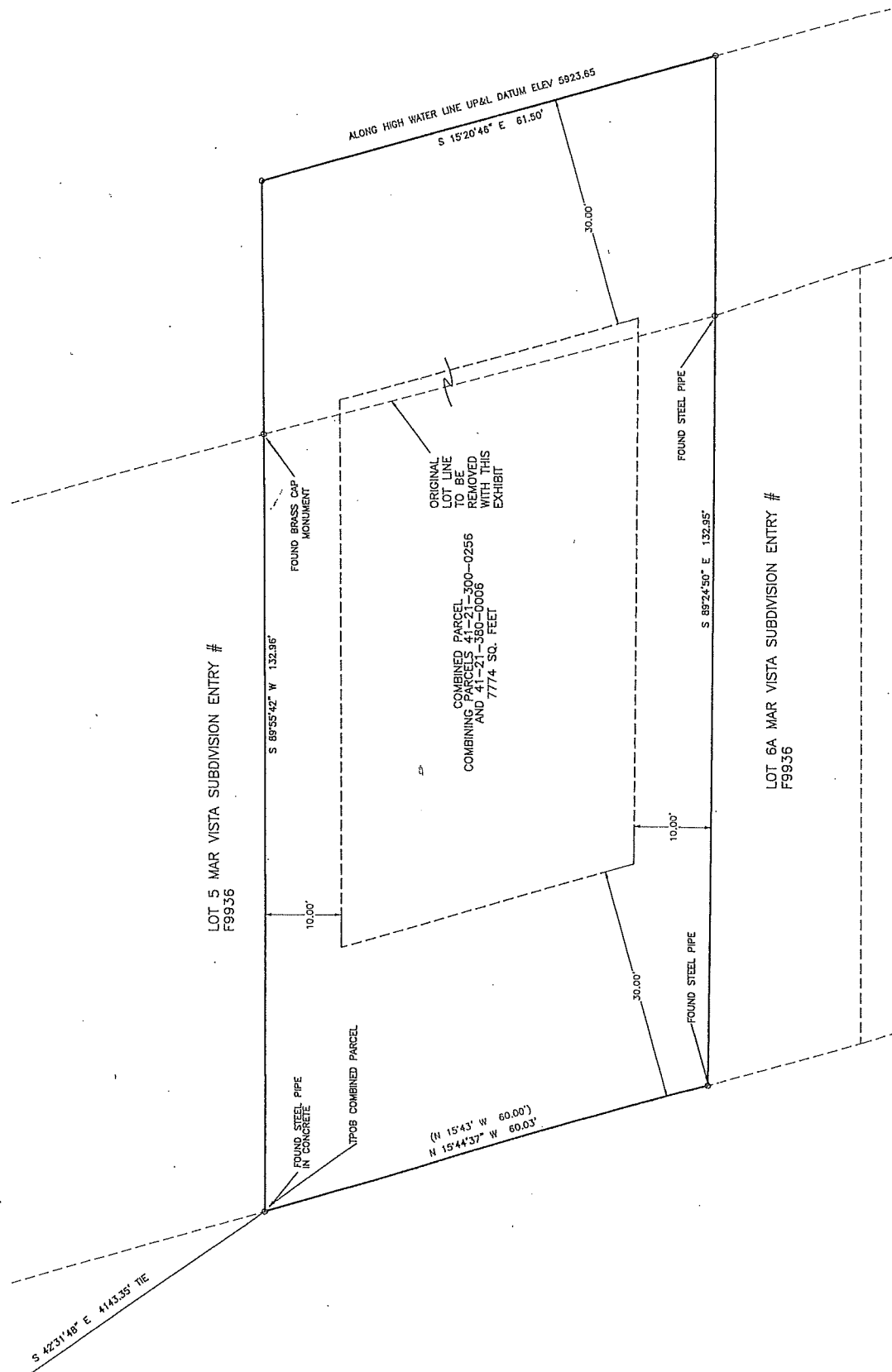
WEST
ER SECTION
AND SPIKE
IN SECTION

A PARCEL OF LAND BEING ALL OF LOT 6, MAR VISTA
SUBDIVISION, ENTRY # F9936 IN THE OFFICIAL RECORDS OF RICH
COUNTY, AND A PARCEL OF LAND ADJACENT TO SECTION 21,
TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN, GARDEN CITY, RICH COUNTY, IDAHO, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION
21, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21
BEARS SOUTH 00° 11' 35" WEST 2723.25 FEET;
THENCE SOUTH 42° 31' 48" EAST 4143.35 FEET TO A FOUND
STEEL PIPE IN CONCRETE, THE TRUE POINT OF BEGINNING;
THENCE ALONG LINES PREVIOUSLY SURVEYED AS SHOWN ON THE
SURVEY RECORDED AS FILING NO. 26071 IN THE OFFICIAL RECORDS
OF RICH COUNTY, THE FOLLOWING 4 COURSES:
THENCE NORTH 89° 59' 42" EAST 132.96 FEET;
THENCE SOUTH 15° 20' 46" EAST 61.50 FEET;
THENCE NORTH 89° 24' 50" WEST 132.95 FEET;
THENCE NORTH 15° 44' 37" WEST 60.03 FEET TO THE TRUE POINT
OF BEGINNING.
CONTAINING 7774 SQUARE FEET OF LAND.



LOT 5 MAR VISTA SUBDIVISION ENTRY #
F9936

LOT 6A MAR VISTA SUBDIVISION ENTRY #
F9936



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11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Garden City PID Policy

Project Name: Kap Current Zone: _____ Proposed Zone: _____

Property Address: Lot 7 and Lot 8 of Snowmeadows subdivision Phase 2

Parcel # 28 00 0008

Contact Person: Payson Willis Phone #: 435-213-7778

E-mail address: payson@smartbearlake.com

Mailing Address: Box 548 Garden City, UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Brian and Lynette Kap Phone #: 801-361-3648

Mailing Address: 6479 Bull River Rd., Highland, UT 84003

Project Start date: 9/2026 Completion date: 3/2028

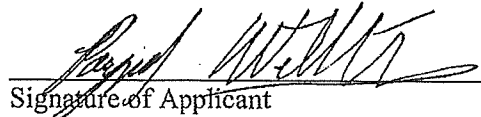
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Brian and Lynette Kap, owners of Lot 7 and Lot 8 wish to combine the Lots so that they may add an addition and detached garage to the existing home on Lot 8.

Lot Size in acres or square feet: _____ Number of dwellings or lots: 2 lots, 1 dwelling

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.**

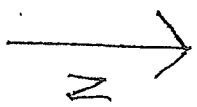
Brian Kap
Brian Kap (Aug 10, 2026 10:47:21 MDT)
Signature of Owner of Record

Lynette Kap
Lynette Kap (Aug 10, 2026 10:55:52 MDT)
Signature of Owner of Record

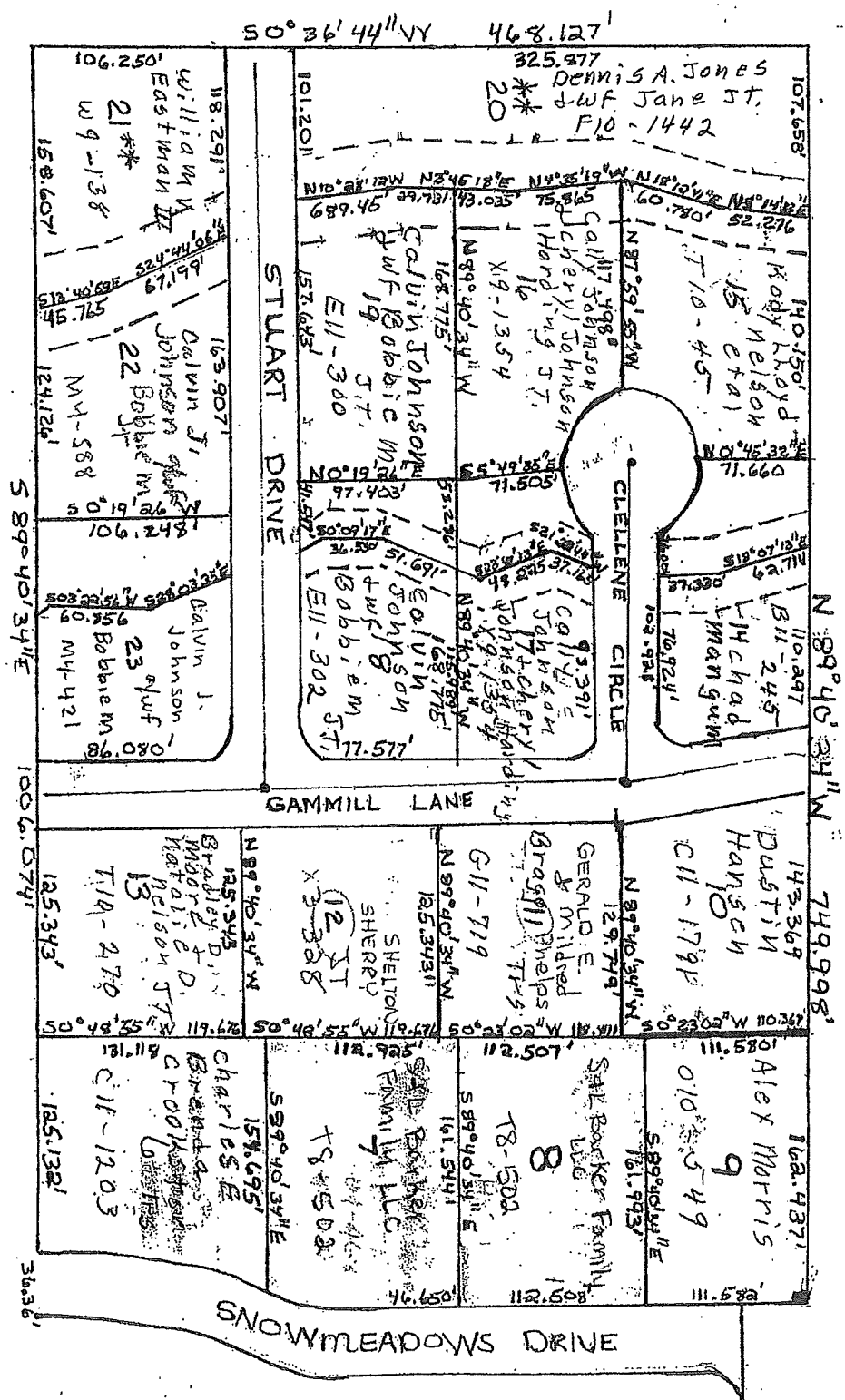
Signature of Owner of Record

Office Use Only
Date Received: <u>8/17/2026</u>
Fee: <u>250.00</u>
By: <u>Simons Construction PC</u>

Revised: 11/4/2024



SNOWMEADOWS SUBDIVISION
Phase II
1 INCH = 100 feet

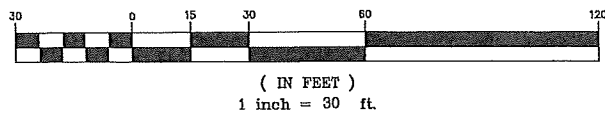


Hodges & Gamill Inc
F22903
03-131
8/17/80

WATER LINE

SWQ

GRAPHIC SCALE



LEGAL DESCRIPTION
LOT 8 OF THE SNOWMEADOWS
SUBDIVISION PHASE 2.

LEGAL DESCRIPTION
LOT 7 OF THE SNOWMEADOWS
SUBDIVISION PHASE 2.

SNOWMEADOWS DRIVE

2

3

4

L = 66.75'
R = 308.36'
DELTA = 12°24'0
CHORD = 66.62'
BEARING = N 06

SET MAG NAIL IN ASI

SURVEYOR'S CERTIFICATE

I, Jeff S. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 325023 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

ELECTRONIC
REVIEW COPY

N 62°04'06" E
669.21'

12

13

5

5/8" REBAR

5/8" REBAR

CULVERT

CULVERT

NOTHING SET

112.51'
S 00°23'02" W

112.93'
S 00°48'55" W

112.51'
S 00°36'44" W

46.73'
S 00°36'44" W

161.99'
N 89°40'34" W

161.54'
S 89°40'34" E

154.75'
S 89°40'34" E

SWINGSSET

HOUSE

PROPANE

GARVEL DRIVE

5970

5965

5955

5950

5975

5970

5965

5965

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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: Wilson Project Current Zone: _____ Proposed Zone: _____

Property Address: 1920 S 250 E Loop, Garden City, UT 84038

Parcel # 41-33-280-0008 + 41-33-280-0049 Holdgus Beach

Contact Person: Payson Willis Phone #: 435-213-7778

E-mail address: payson@smartbearlake.com

Mailing Address: Box 548 Garden City, UT, 84038

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Kate and Caleb Wilson Phone #: 901-568-8282

Mailing Address: 4404 E 25th St. Casper, WY, 82609

Project Start date: Sept 2026 Completion date: December 2027

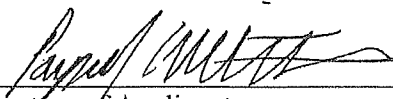
Describe the proposed project as it should be presented to the hearing body and in the public notices.

We wish to encumber the two lots at this address so as to meet the rear setback requirements for beach development zone. Both lots are owned by the Wilsons.

Lot Size in acres or square feet: 840 Number of dwellings or lots: 1

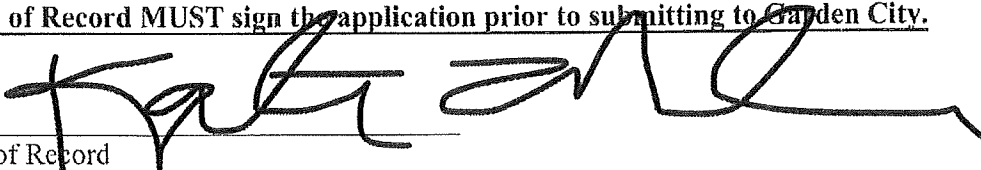
Non-residential building size: _____

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.

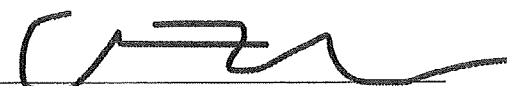


Signature of Applicant

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.



Katherine Wilson
Signature of Owner of Record



Caleb Wilson
Signature of Owner of Record

Signature of Owner of Record

Office Use Only

Date Received: 9/3/26
Fee: \$250.00 ch# 10013
By: CR

BOUNDARY DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE GEN 7TH CORNER OF THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE USH BAR & GAP SET IN A FOUND PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 33, A SOUTH 89°20'35" EAST 2240.53 FEET, AND RUNNING THENCE SOUTH 87°02'30" EAST 2240.53 FEET, TO OCCUPATIONAL SOUTH CORNER OF LOTS 49 AND 50 OF THE HODGES BAR SUBDIVISION, AND THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 43°45'00" WEST 49.50 FEET (50 FEET AS PER RECORD) TO THE PROTECTION OF THE EAST DGE OF A NEW CONCRETE RETAINING WALL; THENCE NORTH 44°00'34" EAST ALONG SAID WALL FACE 188.43 FEET MORE OR LESS TO THE HIGH-WATER LINE OF BEAR LAKE; THENCE SOUTH 43°45'00" EAST ALONG SAID HIGH-WATER LINE 48.00 FEET TO THE PROTECTION OF A LONG STANDING FENCE; THENCE SOUTH 45°33'12" WEST ALONG SAID FENCE AND THE PROJECTIONS THEREOF 188.45 FEET TO THE POINT OF BEGINNING. CONTAINING 9186 SQUARE FEET OR 0.21 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE AMENDED INTO ONE LOT TO BE HEREINAFTER KNOWN AS:

LOT 8 + 49 COMBINATION PARTIAL AMENDMENT OF THE HODGES BEACH SUBDIVISION

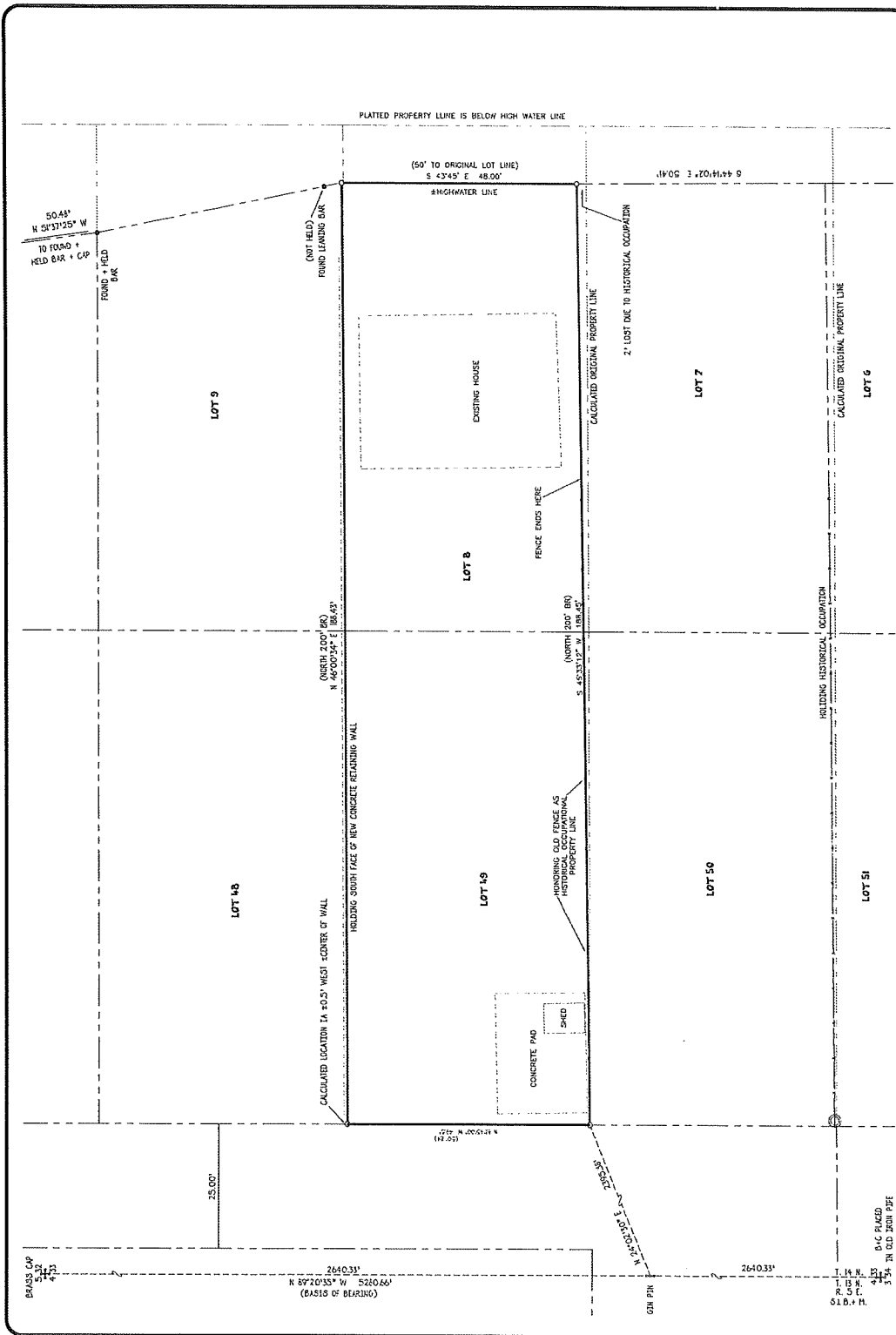
IN WITNESS WE HAVE HERUNTO SET OUR SIGNATURES THIS
DAY OF A.D. 2026

ACKNOWLEDGMENT

STATE OF UTAH _____, 2016
COUNTY OF _____
ON THIS _____ DAY OF _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN
AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH,
THE SIGNERS OF THE ABOVE OWNERS' DECLARATION, WHO DULY ACKNOWLEDGED
TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE
PURPOSSES THEREIN MENTIONED.

NOTARY PUBLIC
MY COMMISSION EXPIRES

JSH
SURVEYING & DRAFTING INC.
P.O. BOX 300 • WELLSVILLE, UTAH 84399
(435) 245-9090 • TOLL FREE 1-888-420-0268



SURVEYS CERTIFICATE

I, JEFF C. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 3250203 AS SUCH. PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A CURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREON, AND HAVE COMPARED THE TWO LOTS INTO ONE LOT TO REGISTERMAYER, AND HAVE

JCH:LAH
MAY 1986

BEAR REVER
HEALTH DEPT. APPROVAL

THE SUBMISSION DESCRIBED HEREON HAS BEEN APPROVED BY
THE BEAR RIVER HEALTH DEPARTMENT.

ENGINEER'S CERTIFICATE

CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

APPROVED THIS _____ DAY OF _____ A.D. 20-25
PLANNING COMMISSION APPROVAL

BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS _____ DAY OF
A.D. 20 26. AT WHICH TIME THIS SUBMISSION WAS

"DR. S. HEGGERTZ LIBRARY"

STATE OF UTAH, COUNTY OF _____, RECORDED

TIME _____	TIME _____	P.E. _____
------------	------------	------------

ABSTRACT

INDEXED IN: FILE OF PLAYS

COUNTY RECORDER

RESOLUTION #R26-02

**A RESOLUTION UPDATING THE ADMINISTRATIVE
CODE INFRACTION FINE SCHEDULE**

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

WHEREAS, The Town of Garden City Town Council has determined that there is a need to enforce the requirements as set in the Garden City Municipal Code, and in the event that there is a violation of the Garden City Municipal Code that an Infraction Fine Schedule be established to stipulate the remedy for such infractions.

NOW THEREFORE, be it resolved by the Town Council of the Town of Garden City, Rich County, State of Utah, that the Administrative Fine Schedule be updated as follows:

The fine schedule is attached in "Exhibit A". Violations may be cited as allowed in "Exhibit A", The Town of Garden City Administrative Code Infraction Fine Schedule, which is attached.

APPROVED: This resolution shall become effective immediately upon approval of the Garden City Town Council.

If any section, subsection, sentence, clause, phrase, or portion of this resolution 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 resolution.

Dated this 10th day of September 2026.

APPROVED:

Attest:

Pat Argyle, Mayor

Cathie Rasmussen, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Davis	_____	_____
Hansen	_____	_____
House	_____	_____
Larsen	_____	_____
Argyle	_____	_____ (only in a tie)

“Exhibit A”

The Town of Garden City Administrative Code Infraction Fine Schedule

INFRACTION:	FINE:	PER:	Ord #
Licensing and Permitting:			
Removing posted red tag before issues are resolved	750	Day	N.H. Bldg Code
Installing a sign in violation of Municipal Code	200	Infraction	11C-610
Installing a sign before procuring sign permit	200	Infraction	11C-605
Operating a business without Garden City License	750	Day	8-106
Operation of a transient or Beach Business without a GC License	500	Day	8-202
Construction without an active building permit	500	Infraction/Day	11H-101
Construction beyond inspection approval	500	Infraction/Day	8-401-D
Construction without posting a building placard	500	Infraction	8-401-B
Operating a Food Truck without a Garden City Permit	750	Day	8-201-D
Short Term Rental:			
Operation of a short term rental without Garden City License	750	Day Infraction	8-614
Occupancy beyond the specified allowed	50	Per person	8-607-C
Parking off premise or in excess of allowed	250	Per vehicle	8-607-B
Unauthorized commercial activities	750	Day	8-608
Inaccurate contact person information	250	Per infraction	
*Failure to respond within 30 min	1)250,	2) 500, 3) 1000	8-611-C
Advertising more than allowed by license	250	Per infraction	
Water System:			
Turning on/off water meters	250	Infraction	13A-102-A
Burying water meter	200	Infraction	13A-102-G
Tampering with water meters	500	Infraction	13A-102-G
Theft of services	5,000	Infraction	
Beach Use (within the Garden City General Permit Area):			
Camping on the beach	250	Infraction	8-700-A
Leaving Canopies, Trailers, etc. on the beach	250	Infraction	8-700-B
Parking outside the designated area	250	Infraction	8-700-C-3
Parking closer than 100 feet of the water's edge	250	Infraction	8-700-C-1
Trespassing on Garden City General Permit area without a Valid pass	250	Infraction	8-700
Not being Quagga Mussel certified	500	Infraction	8-700-E
Parking:			
Standard parking infraction	250	Infraction	10-103-E1
Parking in a Handicap parking spot	250	Infraction	10-103-G1
Parking on the bike path	250	Infraction	10-103-E1
Parking on town roads Nov 1 – May 1 (snow plowing)	250	Infraction	10-103-B2

Parking in a Fire Lane	250	Infraction	10-103-E5
Land Use:			
No correct county address posted on property	100	Infraction	11-C
Littering	250	Infraction	9-416
Camping without a required permit (per RV as defined)	100	Per Day/Per RV	11C-800
Installing lighting in violation of dark sky ordinance	100	Per day Infraction	11A-600
Violation of ordinance #9-500, abatement of Garbage & other deleterious material	200	Infraction/Per day	9-501
Storage Structure violation	200	Per Day	
Animal Control: (infraction is per animal)			
Not curbing your animal/pet	25	Infraction	12-204-B
Animal/pet must be on a leash when on any Town owned property	25	Infraction	12-204-B
Animal/pet must be on a leash on any beach within the Garden City General Permit area.	25	Infraction	12-204-B
Household pets not contained within property area	25	Infraction	12-204-B
Town Property:			10-402
Operating any type of motorized vehicle on the bike path	200	Infraction	10-103-B
No overnight parking or camping on town owned property	250	Infraction	10-103-B
Plowing snow onto town roads	250	Infraction	10-105-I
Encroaching onto town streets without a permit	250	Infraction	11-E-514
Cutting a town street without permit	750	Infraction	11-E-514
Destruction of Town property	500	Infraction	7-107
Prohibited Use/Activities	150	Infraction	7-103
* Smoking/vaping on Town Property as described in 7-100	100	Infraction	7-100
Police and Public Offenses			
Nuisance/Disturbing the peace	250	Infraction	12-302
Urinating/Defecating in public	50	Infraction	12-405-A
Discharging of firearms within the Garden City Town limits	1500	Infraction	12-403-A
Discharging of illegal fireworks	500	Infraction	12-404-A
Violation to fire or firework restrictions	500	Infraction	12-404-A
Reckless Endangerment or Wanton Disregard	500	Infraction	12-304-A
Offenses Against Public Health, Safety, Welfare and Morals	250	Infraction	
Miscellaneous:			
Violation of quiet hour noise			12-303
• First violation within a 12 month period	150	Day	
• Second violation of the same provision within a 12 month period	300	Day	
• Each additional violation of the same provision within a 12 month period	500	Day	
Violation of quiet hour noise for construction sites:			
• First violation within a 12 month period	500	Day	

• Second violation of the same provision within a 12 month period	1000	Day	
• Each additional violation of the same provision within a 12 month period	5000	Day	
Not collecting or paying sales and resort tax	1500	Infraction	
Violation of the Garden City Standards Manual Requirements	200	Infraction/Per Day	
Leaving Trash Receptacle on roadside longer than 24 hours	25	Per Day	9-413
Seasonal Motorized Traffic violation	100	Infraction	

ORDINANCE NO. 26-24
AN ORDINANCE AMENDING SECTION 9-305 OF THE GARDEN CITY
MUNICIPAL CODE REGARDING LOW-ALTITUDE AIRCRAFT

WHEREAS, the Town Council of Garden City finds that protecting the health, safety, and welfare of persons and property within the Town is a legitimate governmental purpose; and

WHEREAS, the Town Council recognizes that unusually low-altitude, reckless, dangerous, or acrobatic aircraft operations may create hazards or unreasonable risks to persons and property; and

WHEREAS, the Town Council desires to regulate such operations to the extent permitted by federal and state law while providing reasonable exceptions for emergency, governmental, public-health, and other authorized operations;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF GARDEN CITY, UTAH, THAT SECTION 9-305 OF THE GARDEN CITY MUNICIPAL CODE BE AMENDED AS FOLLOWS:

~~9-305 Unlawful to Fly Closer Than 1,000 Feet. It shall be unlawful for any operator of any airplane, aircraft or helicopter to fly or operate the same closer than 1,000 feet to the ground surface within the corporate limits or above the corporate limits of Garden City, or to do any stunt, acrobatic, or other dangerous flying within or above said corporate limits.~~

~~A. Exceptions~~

- ~~1. County sponsored mosquito program~~
- ~~2. Life Flight~~
- ~~3. By one time Special Permission of the Garden City Mayor or Code Enforcement Officer. Any violation of this section shall received a fine according to resolution by the Town Council.~~
- ~~4. By on going permission by the Town Council~~

9-305. LOW-ALTITUDE AIRCRAFT OPERATIONS.

A. Prohibition.

Except as provided in this Section, and to the extent permitted by applicable federal and state law, it shall be unlawful for any operator of an airplane, aircraft, helicopter, or other aircraft to:

- 1. Operate the aircraft at an altitude of less than one thousand (1,000) feet above the ground surface within or over the corporate limits of Garden City; or**
- 2. Conduct any stunt, acrobatic, reckless, dangerous, or otherwise hazardous flying operation within or over the corporate limits of Garden City that creates an unreasonable risk of injury to persons or damage to property.**

B. Exceptions.

The restrictions of this Section shall not apply to:

1. Aircraft operated as part of a county-sponsored mosquito-control or vector-control program;
2. Life Flight, air ambulance, search and rescue, law enforcement, fire, emergency management, or other emergency or life-safety operations;
3. Aircraft operations reasonably necessary for takeoff or landing at a lawful and authorized airport, heliport, or landing area;
4. Aircraft operated by federal, state, county, or local governmental entities in the lawful performance of their official duties; or
5. Operations authorized by Special Permission or ongoing permission as provided below.

C. Special Permission.

The Mayor or Code Enforcement Officer may grant written Special Permission for an otherwise restricted aircraft operation when the proposed operation is consistent with applicable federal and state law and appropriate conditions can be established to protect the public.

Special Permission may establish conditions regarding the location, date, time, duration, altitude, manner of operation, safety measures, or other reasonable requirements.

D. Ongoing Permission.

The Town may, by resolution, written agreement, permit, or other formal action, authorize recurring or ongoing aircraft operations that would otherwise be restricted by this Section. The Town Council may establish reasonable conditions, limitations, and expiration dates for such authorization. The Town may revoke authorization at any time with

The Town may modify, suspend, or revoke any ongoing permission or authorization granted under this Section when the Town determines that the operation is no longer consistent with this Ordinance, applicable federal or state law, the conditions of the authorization, or the public health, safety, or welfare. Unless an immediate suspension or revocation is necessary to protect public health or safety or to comply with applicable law, the Town shall provide reasonable notice to the person or entity holding the authorization and an opportunity to address the stated concerns before the authorization is revoked.

E. Existing Agreements and Understandings.

Any existing verbal or written agreement, permission, authorization, permit, arrangement, or understanding concerning aircraft operations that are subject to this Section shall be brought into compliance with this Ordinance no later than December 31, 2026.

After December 31, 2026, no existing agreement, permission, authorization, permit, arrangement, or understanding shall authorize an aircraft operation in violation of this Section unless it has been renewed, replaced, or otherwise brought into compliance with this Ordinance and applicable federal and state law.

F. Federal and State Law.

This Section shall be interpreted and enforced consistent with applicable federal and state aviation laws and regulations. Nothing in this Section shall be construed to regulate navigable airspace or aircraft operations in a manner prohibited or preempted by federal or state law.

A Town permission or authorization does not replace or waive any license, permit, authorization, or requirement imposed by the Federal Aviation Administration, the State of Utah, or any other governmental authority having jurisdiction.

G. Enforcement and Penalties.

The Mayor, Code Enforcement Officer, or other authorized Town official may enforce this Section as provided by the Garden City Municipal Code and applicable law.

Any person who violates this Section shall be subject to the penalty, fine, or other enforcement remedy established by resolution of the Town Council and authorized by applicable law. Each separate violation may constitute a separate offense to the extent permitted by law.

Nothing in this Section prevents the Town from referring an alleged violation to the Federal Aviation Administration, law enforcement, or another governmental authority having jurisdiction.

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.

The Town Clerk is authorized and directed to codify this Ordinance of the Garden City Municipal Code and to make such nonsubstantive numbering, formatting, grammatical, and editorial changes as necessary for codification.

APPROVED AND ADOPTED by the Town Council of the Town of Garden City, Utah, this 10th day of September 2026.

APPROVED:

Attest:

Pat Argyle, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nay	
Davis	_____	_____	
Hansen	_____	_____	
House	_____	_____	
Larsen	_____	_____	
Argyle, Mayor	_____	_____	(only in a tie/for a quorum)

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 Town 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 fee shall not relieve any person from fully complying with all the requirements of the law, nor from any other prescribed penalties.~~

~~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~~

The annual renewal period for business licenses shall begin on March 1 and end on May 31. All business licenses shall be renewed, and all applicable renewal fees and inspections completed, no later than May 31 of each year.

Any business license not renewed by May 31 shall be considered suspended until the renewal process is complete and all applicable fees and penalties have been paid. A business that completes its renewal on or before July 1 shall be subject to a late renewal fee of \$500.

Any business licensed by the Town of Garden City that fails to renew its business license within the renewal deadlines established by the Town shall be subject to a civil penalty of \$500 per day for each day the license remains expired or unrenewed, beginning on the day following the applicable renewal deadline of July 1st of the renewal year and continuing until the license is renewed or otherwise brought into compliance with this Code.

Payment of the late renewal fee shall not relieve the business owner or license holder of the obligation to comply with all applicable requirements of this Code or other applicable law, nor shall payment of the late fee waive or prevent the imposition of any other penalties, enforcement actions, or remedies authorized by this Code or by law.

If the responsible party fails to make payment to the Town, the Town shall collect the amount owed, including late charges, administrative fees, or other fees, in any one or more of the following ways:

- 1. Referring the matter to a collection agency;**
- 2. Instituting a civil action to collect the amount owed;**
- 3. Recording a lien on the property that is the subject of the Code violations or fines imposed pursuant to the notice and recording procedures outlined in the Utah Code Ann. § 38-12-101, et seq.; and**
- 4. Any other manner provided by law for the collection of debts.**
- 5. All costs and reasonable attorney fees incurred by the Town in collecting any amounts due and owing under this Chapter shall be paid by the responsible person.**

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.

The Town Clerk is authorized and directed to codify this Ordinance of the Garden City Municipal Code and to make such nonsubstantive numbering, formatting, grammatical, and editorial changes as necessary for codification.

APPROVED AND ADOPTED the Garden City Town Council this 10th day of September 2026

APPROVED:

Attest:

Pat Argyle, Mayor

Cathie Rasmussen, Town Clerk

Voting:

Aye Nye

Davis	_____	_____
Hansen	_____	_____
House	_____	_____
Larsen	_____	_____
Argyle	_____	_____

(only in a tie)