



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

MEMORANDUM

DATE: June 5, 2015
TO: Garden City Council
CC: Riley Argyle
FROM: Zan Murray S.E.
SUBJECT: City Engineering Update

I have prepared a summary of the status of the projects that we are working on for your information. Feel free to contact me if you have any questions. Thanks.

Beach Access Parking Lots

The project at 150 South has had some concerns as we have had a very wet May. The contractor stopped work for a short period of time because it would cause damage to the roadway subgrade. He has now resumed work. Since the storm we have found a problem with subsurface water in the road area. We are researching the issue to determine a way to control the water so the roadway will perform long term. We hope to resolve that in the next couple of days and work quickly to get the parking area paved.

300 West Waterline Extension

We are continuing to assist the City with the pay requests for the work performed.

Shundahai Purchase Agreement

There have been some changes and revisions to the agreement over the past few weeks. I am providing comments as requested by the City.

Shundahai Tank PER

Since our last council meeting we have revised the overall project description and overview map. The project now includes seven phases. We have sent the description of the work and overview map to many state agencies for comment. We will be following up with them in the next week to check the status of their review. We are also working with Kathy to complete the other application forms for the funding. There are many, so we are starting to work on them early.

J-U-B ENGINEERS, Inc. *celebrates* 60 YEARS

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

DRAFT

The Garden City Town Council held their regularly scheduled meeting on Thursday, May 14, 2015 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 5:00 p.m.

Town Council Members present:

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

Others Present:

Kathy Hislop
Anita Weston
Skip Duffin
Norm Mecham
Zan Murray
Bobbie Coray
Chris Coray
Brian House
Kristen Buys
Travis Buys
Mitch Poulsen
Jeremy
Kim Lloyd
Steve Hamblin
Gary McKee

ROLL CALL

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

APPROVAL OF MINUTES

Minutes of the Special Town Council Meeting held on April 9, 2015

Council Member Huefner made the motion to approve the minutes of the special Town Council meeting held on April 9, 2015. Council Member Pugmire seconded the motion. A roll call vote

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

Minutes of the Town Council Meeting held on April 9, 2015

Council Member Huefner made the motion to approve the minutes of the Town Council meeting held on April 9, 2015. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Minutes of the Executive Session held on April 9, 2015

Council Member Warner made the motion to approve the minutes of the executive session held on April 9, 2015. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Council Member Warner asked to change precedence to precedent throughout the minutes.

DISCUSSION REGARDING ENTERPRISE ZONES, Mitch Poulsen

Mr. Poulson explained the Enterprise Zone to the Town Council Members. He said that it is an administrative mechanism between the local municipalities in the state to allow businesses to capitalize on funding options. He explained that the Commissioners adopted the whole county as an enterprise zone, except the municipalities. The municipalities must adopt their own enterprise zones for the businesses to be eligible for the grant opportunities.

Mayor Spuhler asked why a municipality wouldn't do this. Mr. Poulson said that he hasn't seen any reason not to go through this process. Mayor Spuhler said that any time there is an opportunity to help the businesses in town we should do it.

We must hold a public hearing stating that it is to create an enterprise zone, adopt a resolution then fill out an application to go to the Governor's Office. We will try to get this on the agenda for next month.

DISCUSSION/APPROVAL FOR BUILDING INSPECTOR PURCHASES, Steve Hamblin

Mr. Hamblin read his memo to the Council Members, requesting a new copy of the International Building Codes. He is also requesting an ICC Governmental Membership to be paid for him by Garden City. He said that he does pay for his own re-certification. His total request is \$670.00.

The Council Members agreed to pay for this request.

BUSINESS LICENSE DISCUSSION/APPROVAL

Sweet Whimsy Boutique, LLC., Request conduct a retail clothing and accessory business located at 65 W. Logan Rd #7. Kelley Budge and Andrea Wells

Council Member Huefner said that this will be at the Bear Country Village.

Council Member Warner made the motion to approve the business license for Sweet Whimsy Boutique, LLC., as outlined on the business license application. Council Member Huefner seconded. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Stop and Drop, request to operate a portable toilet service in Garden City. John & Kyle Spuhler

Mayor Spuhler explained that this is a portable toilet business. It will be located at Needles & Leaves.

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

Transient Vendor Business License Application for Moe's Eats. Request to conduct a self-contained mobile food trailer serving fresh corn dogs and fries. Jeremy Carling

Mr. Jeremy Carling explained that they operated at Gladys's place last summer. They want to expand this summer to Garden City. They want to operate Thursday through Sunday.

He wants to be at Mr. Nate Smoots location at Epic Recreation. The truck will be located on the South end of the Epic building, and they will make sure that they are only on Epic property and not on the city property. This is a food truck and they plan on having an a-frame sign in front. The Council Members looked at a drawing of how he is planning on where to place the food truck. The Council Member said that he must make sure that he isn't on city property at all. There is plenty of parking area in the back of the property. The Council Members agreed that Council Member Pugmire should work with Mr. Carling to make sure of the location.

Council Member Warner proposed to approve the transient business license for Moe's Eats contingent upon the proper placement of the trailer facility so that it's not a problem on the city right of way. Council Member Huefner asked about the restrooms. Mr. Carling said that the restrooms will be inside of Epic and they will be open the same time as Moe's so the facilities will be available at all times. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

SHORT TERM RENTAL LICENSE DISCUSSION/APPROVAL

2176 Bear Lake Blvd. #298-300, Ideal Beach, Owner is Richard & Lyn Bessey, Rily Property Management

Council Member Hefner said that everything was complete in the packet.

Council Member Huefner made the motion to accept the short term rental application for the Riley property management. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

929 Harbor Village E Dr. #214, Owner is Ken Ashby, Bear Lake Lodging.

Council Member Warner made the motion to approve this short term rental license for 929 Harbor Village E Dr. #214 for Ken Ashby. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

1850 S Bear Lake Blvd. Owner is Bruce Willden, Bear Lake Lodging.

Council Member Warner made the motion to approve the short term rental license for 1850 S Bear Lake Blvd, Bruce Willden. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

902 Newberg Dr. #2, Owner is Dan and Darlene Houser, Bear Lake Project Management

Council Member Stocking said that the packet is missing the second story floor plan. We will need that before we give out the license.

Council Member Huefner made the motion to accept conditionally the Dan & Darlene Houser short term rental, 902 Newberg Dr. #2 with the bedroom design layout. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

721 Cambry Dr. Owner is Jill and Jason Taylor, Bear Lake Project Management

Council Member Huefner made the motion to accept the short term rental application for 721 Cambry Drive. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

228 Snowmeadows Circle, Owner is Randy & Gillian Lloyd

Council Member Warner moved to approve this one at 228 Snowmeadows Circle. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

553 W Raspberry Patch Rd. Owner is Wonderr Holdings LLS (Eric Derr)

Council Member Huefner made the motion to approve the Wonderr Holdings LLC, Eric Derr, conditionally to getting the signature from the Fire Chief and from the Building Inspector. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

COVENANT TO RUN WITH THE LAND DISCUSSION/APPROVAL, request to encumber parcel numbers 41-21-32-031 and 41-21-32-032, in the Buttercup Mobile Home Estates Subdivision. Owners are Eddie and Pamela Hunsaker

Council Member Huefner made the motion to encumber the parcels 41-21-32-031 & 41-21-32-032 in the Buttercup Mobile Home Estates. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

DISCUSSION REGARDING THE SEASONS DEVELOPMENT PROJECT AND THE CCR'S, Gary McKee

Mr. McKee explained that he has a buyer ready to purchase the Seasons Development property. He showed the plat to the Council Members, which was filed as a planned unit development. The property that he is buying has the option to construct 2 more buildings.

Mr. Roger Dahle will still own property west of the development and he doesn't want to be a part of the development. He now wants to be separate.

Mr. McKee said that there is an easement that goes from 1st west to 3rd west through the development. It is a private road with an easement that everyone along that easement can use to access their property. It will be part of the agreement.

This discussion is just a curtesy to the city so we know what's going on. What was platted and approve is staying the same. What they want to do is pull Roger Dahle and his property out of the equation. Mr. McKee said that the CC&Rs state that if any changes are made then they have to come back to the Planning Commission for approval. Mayor Spuhler said that we don't administer or get engaged with CC&R's. It is up to the people who are involved with the project.

Council Member Huefner asked if separating the property leaves enough open space. The open space was in the other phases, not in phase 1. The open space now for the 3 buildings will just be

the grass around the buildings. Council Member Warner said that if they want to build different than what is platted then they will have to come back for approval.

Council Member Huefner said that they will have to come back in as they build to make sure that there is enough open space. She said that once they pull out the club house and pool then it is just condo's on a small piece of property.

Council Member Huefner asked if the Season's Resort Community Planned Unit Development takes out the pool, the open space and the club house, will there be enough open space around the buildings to be built as designed? She said that she doesn't believe that there will be. Mayor Spuhler said that if there isn't then they will need to come back with a different plan for open space around the buildings.

PUBLIC COMMENTS, 2 minute time limit

Mayor Spuhler explained the new requirements for the beach access.

Ms. Buys explained that the clinic is having their first annual health fair on June 11th.

Ms. Anita Weston explained that the sanitation department will have a hard time getting to the dumpsters at the back of the park because of the new parking area. They need to know that they need to get there early.

PUBLIC HEARING, DESCRIPTION ON SEPARATE NOTICE

Mayor Spuhler opened the public hearing at 6:20 p.m.

ROLL CALL

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

Ordinance #15-19, an ordinance establishing policies and procedures for a temporary business license

This ordinance was discussed during the last Town Council meeting. This ordinance is just to allow businesses to start, if everything is completed, before the Town Council meeting. But it does need to be approved at the next Town Council meeting.

Mayor Spuhler said that he is concerned with a health and safety issues with short term rentals and what may not get done, and we get it out very quickly. Council Member Stocking said that it would have to go through the entire process with all the inspections before it can be approved. All the paperwork would have to be in place, they just wouldn't have to wait until the next Town Council meeting.

PUBLIC HEARING ADJOURNMENT

There being no further comments regarding the proposed ordinances Council Member Huefner made the motion to close the public hearing at 6:30 p.m. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

ORDINANCE DISCUSSION/APPROVAL

Ordinance #15-06, an ordinance updating commercial zones.

Council Member Warner said that he is okay with this ordinance because the residential part will be within the commercial structure. Council Member Pugmire said that this is in all commercial zones so basically there won't be a residence in the commercial zone unless it is within the commercial structure. Council Member Warner said that it has to be a commercial looking building.

Mayor Spuhler said that we just need to figure out where we want the commercial zone and if we want to we need to change the zones. He said that right now we look more like a town center environment.

Council Member Pugmire said that he feels that there is too much commercial everywhere. He would like more residences around, at least enable the residential aspect. The Council reviewed the downtown and felt like there are quite a few areas that would allow residential. Also, the property owner can come in with a PUD and change the zone so they would be able to build a residence.

Council Member Warner made the motion to approve ordinance #15-06 with the changes recommended by the Planning Commission. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-18, an ordinance stating who approves signs.

This ordinance recommended by the Planning Commission suggests that the Code Enforcement Officer approve the sign permits.

Council Member Warner made the motion to approve ordinance #15-18 as drafted. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-19, an ordinance establishing policies and procedures for a temporary business license

Council Member Warner made the motion to approve ordinance #15-19 with the change that was suggested on making sure that the application is a complete application with all the attachments. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Ordinance #15-20, an ordinance establishing policies and procedures for a temporary short term rental license.

Council Member Warner made the motion to approve ordinance #15-20 with the change that was suggested on making sure that the application is a complete application with all the attachments. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Review ordinance Chapter 8-700, Beach use within the Garden City General Permit Area

The Council Members reviewed the ordinance regulating beach use in the General Permit area. Mayor Spuhler said that he will rewrite the ordinance so it is correct according to the new rules and zones and it will be ready for the meeting next month.

Employee Housing

Mayor Spuhler explained what he has found new options for employee housing. He said that he has talked with Mr. Dan Peart about using his facility for employee housing. His location is about 10 minutes from Laketown. He will let the business community know that this is an option for them for their employees.

DISCUSSION/APPROVAL OF REAL ESTATE PURCHASE CONTRACT AND MEMORANDUM OF UNDERSTANDING FOR THE SHUNDAHAI WATER TANK,
Norm Mecham

This item was discussed during the staff meeting. The motion is based on the discussion during the staff meeting.

Mr. Mecham said that he is still working on the easements.

Council Member Warner made the motion to agree that we are moving forward to purchase the shundahai tank contingent upon obtaining the financing through the government agencies that Mr. Murray is working on, and that there is a certain amount of money related to the project on 150 south that will be paid to Mr. Mecham and his group as a deposit and will be labeled as earnest money. Mayor Spuhler said that he would like that part taken out because we are working with USDA. Council Member Warner said that he put it in there because the \$92,307.69 will reduce the purchase price that amount. Council Member Pugmire said that it should be stated that amount will be paid as earnest money.

Council Member Warner stated that there was a reference specifically that the only property benefited by this deal is was all of Eagle Feather. That terminology will be removed at closing. The deal also involves \$100,000 in reduction in the purchase price from what we originally discussed. Mayor Spuhler said that upon purchase title insurance will be purchased so the property will be free and clear of all liens. The \$92,307.69 will be paid September 30, 2015. The actual contract will be September 30, 2016 or as soon as the financing is available, but no longer than September 30, 2016. Council Member Stocking seconded the motion.

Council Member Warner amended the motion to agree that Mr. Murray will move forward with the application with USDA to expand the project to include some of the other elements and improvements to the water system that we need subject to receiving that list. Mayor Spuhler said that he doesn't feel that this should be included in the purchase of the tank and this discussion. Council Member Warner said that it is proposed to be included in the financing. It was left in the amended motion. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

DISCUSSION REGARDING THE ELK'S RIDGE PROJECT, Council Member Warner

Council Member Warner said that we need to list the steps that we need to do to move forward on this to get the easements correct. We need to hold a meeting to outline the steps and make assignments. Mayor Spuhler said that the tank is important to our strategy but the roads are important also.

TENTATIVE BUDGET DISCUSSION/APPROVAL FOR FISCAL YEAR JULY 1, 2015 THROUGH JUNE 30, 2016. BUDGET FUNDS INCLUDE THE GENERAL FUND, BUTTERCUP SPECIAL IMPROVEMENT DISTRICT FUND, CAPITAL PROJECTS FUND, BEACH ACCESS FUND AND THE ENTERPRISE (WATER) FUND

Review Budget for current fiscal year, July 1, 2014 through June 30, 2015. Open Budget to approve over expenditures.

There are no over expenditures since last month's approval to move funds to cover the over expenditures so the current budget wasn't open at this time.

Review and approval of the tentative budget approval for fiscal year July 1, 2015 through June 30, 2016, which includes the General Fund, Buttercup Special Improvement District Fund, Capital Projects Fund, Beach Access Fund and the Enterprise (water) Fund.

The Council Members reviewed the tentative budget for each fund.

Mayor Spuhler reminded the Council Members to start looking into a cost of living increase for the employees.

Council Member Pugmire made the motion to approve the tentative budget for fiscal year July 1, 2015 through June 30, 2016. Council Member Warner seconded the motion. A roll call vote was

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

Approval of the Utah Retirement rates for fiscal year July 1, 2015 through June 30, 2016

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

COUNCIL MEMBER REPORTS

Council Member Stocking said that we have installed replacement probes for the chemical feeders. He said that it seems to be a little bit better but Mr. Monk has to manually dose it sometimes. We are still having an issue. Mr. Monk is trying to go in early in the mornings to dose it so it is ready when it is time to open the pool. We contacted the manufacturer of the probes to see if there is a problem or a reason that they are not working right. They will continue to work on that issue to get it figured out.

Council Member Stocking said that the librarian wants to hire another person to help during the summer for 3-4 hours per week. They will pay the new person \$8.00 per hour. They also want to know if they can use the special collection room for storage for the rummage sale.

The Library is just waiting for the brackets for the sign then they will get it installed.

Council Member Warner explained that he approved to refund the impact fee paid by Mr. Bryan Burr for his 2" water line because his house burned down. They will make sure the 3/4" meter is re-installed and he will continue to pay for that connection.

Council Member Pugmire said that they restriped the 50 south parking lot.

Payment Vouchers

The Council Members reviewed the bills and vouchers.

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

EXECUTIVE SESSION

Council Member Warner made the motion to go into executive session to discuss legal matters at 10:00 p.m. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Council Member Warner made the motion to end the first executive session at 9:22 p.m. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

The Council Members discussed that they needed to go into a second executive session to discuss human resource issues.

Council Member Stocking made the motion to go into the second executive session to discuss human resource issues at 9:22 p.m. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

Council Member Pugmire made the motion to end the second executive session at 10:10 p.m. Council Member Warner seconded the motion. A roll call vote was taken: Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

ADJOURNMENT

There being no further business to discuss Council Member Pugmire made the motion to adjourn the executive session at 10:10 p.m. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Council Member Warner, for; Mayor Spuhler, for. Motion carried.

APPROVAL:

John Spuhler, Mayor

Attest:

Kathy Hislop, Town Clerk

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

DRAFT

The Garden City Town Council held a public hearing on Thursday, May 21, 2015 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 9:40 a.m.

Town Council Members present:
John Spuhler, Mayor

Others Present:
Kathy Hislop

ROLL CALL

Mayor Spuhler is the only one present.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Mayor Spuhler explained that this is the second public hearing for the CDBG. He read from the agenda to explain the public hearing.

Mayor Spuhler stated that this public hearing is called to allow all citizens on the opportunity to provide input concerning the project that was awarded under the 2015 Community Development Block Grant Program. Garden City will amend its capital investment plan and has decided to apply for funds on behalf of the Bear Lake Community Health Clinic. Mayor Spuhler said that the project Manager is Becky Lowe and her phone number is 435-881-0973.

There wasn't any community members that attended the hearing.

Mayor Spuhler explained that the application was successful in the regional rating and ranking process. The project name is the Bear Lake Community Health Center alteration renovation Project and they requested \$100,000. They were awarded between \$30,000 and \$50,000.

No one attended the public hearing so there were no questions regarding the project.

A copy of the capital investment plan will be available if anyone would like a copy.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:45 a.m.

APPROVAL:

Attest:

John Spuhler, Mayor

Kathy Hislop, 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: (check all that apply) <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee:	Business License Fee Transient License Fee Concessionaire Fee Additional Location Other	\$50.00 CASH 5/13/15
	Transient Vendor License also requires a BCI Background Check		

Official Use Only:

Planning Commission:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____	
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____	
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____

Comments:

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

Business Name: Airbrush Tan by Em

If name change, previous name: _____

Location Address: 585 N Bear Lake Blvd

City, State & Zip: Garden City UT 84028

Business Phone: (208) 847-1607

Cell Phone: _____

Mailing Address: Po Box 41

City, State & Zip: Dingle, ID 83233

E-mail Address: tanbyem@gmail.com

Owners Name: Emily Schwarting

Owners Location: 34053 Dingle Road

City, State & Zip: Dingle, ID 83233

Phone: (208) 847-1607

Cell Phone: _____

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other

Briefly Describe Your Business: Airbrush Spray Tanning and retail products

Utah State Sales Tax Number: Applied for

Ut State Professional License No. _____

Will you be installing a sign?: Pending

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, _____ 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: Emily Schwarting Date: 5-15-15

Please print your name: Emily Schwarting

Garden City

Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028

www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: (check all that apply) <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input checked="" type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor	License Fee: Business License Fee _____ Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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Official Use Only:

Planning Commission:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____	
Town Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____	
Inspections: Building Insp.:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____
Fire Inspection:	<input type="checkbox"/> Initial	Date: _____	<input type="checkbox"/> Final	Date: _____

Comments:

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

Business Name: Southwick Black Belt Academy LLC
If name change, previous name: Bear Lake Academy of Martial Arts
Location Address: 2332 S. Kimball Ln
City, State & Zip: Garden City, UT 84028
Business Phone: 208-406-8960 ; 208-406-2396
Cell Phone: _____
Mailing Address: 2250 Bittern Dr
City, State & Zip: Ammon, ID 83406
E-mail Address: tia@southwickacademy.net
Owners Name: Scott & Tia Southwick
Owners Location: 2250 Bittern Dr. #
City, State & Zip: Ammon, ID 83406
Phone: 208-406-8960 Tia
Cell Phone: 208-406-2396 Scott

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other Martial Arts instruction

Briefly Describe Your Business: Teaching martial arts classes

Utah State Sales Tax Number: _____

Ut State Professional License No.: _____

Will you be installing a sign?: NO

This is an application for a business license; the actual license will be issued only when All inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Tia & Scott Southwick 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: Tia Southwick, Scott Southwick **Date:** 5-21-15

Please print your name: Tia Southwick, Scott Southwick

Southwick Martial Arts 208-339-9105

May 14, 2015

To: Garden City Council

From: Steve Hamblin, Commercial Building Inspector

The following information is provided based on the request of Bess Huefner following last week's structure fire near Kimball Lane.

Factors in determining the fire rating of a commercial building include:

- Type of construction (Rated or Non-Rated)
- Occupancy classification or "Use" (Assembly, Business, Storage etc.)
- Total square footage
- Location on property and distance from adjacent structures

Opinion/Conclusion:

The fire that occurred near Kimball Lane last week would not have been avoided by implementing more stringent city or state requirements other than those which currently exist in the adopted model building codes. Fires that occur on unattended or "after hour" project sites can occur regardless of the determined type of construction or "fire rating" of the building. The responsibility to eliminate these types of fires can only be controlled through constant reinforcement of fire safety housekeeping practices on the part of general contractors, project superintendents and sub-contractors.



GARDEN CITY SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <i>Bear Lake Lodging</i>
Owner or Property Management Company Address: <i>48 W. Logan Rd</i>
Owner or Property Management Company Phone #: <i>435-946-3300 ✓ 435-565-2523</i>
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property & be available 24/7)</small> <i>Cindy Winter 435-565-2523</i>
Contact Persons E-mail address: <i>info @ bearlake lodging . com</i>
Utah State Tax Number: <small>(must be registered to Garden City)</small>

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

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

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

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

Owner of Property: <i>Adam + Heather Morris</i>	Owners Phone #: <i>801.831.8358 / 507.438.2768</i>
Address of Property: <i>952 N. Yacht Dr., Garden City</i>	Subdivision or resort where property is located: <i>Harbor Village</i>
Owners mailing address: <i>556 S. 1100 E., SLC UT 84102</i>	

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

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

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

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

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

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

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

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

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

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

Incomplete applications will not be accepted.

[Signature]
Signature of the Owner of property

4-25-15
Date

Heath
Signature of Property Management Company

4/25/15
Date

Signature of Contact Person

Date

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

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

*130.00
PC
5-11-15
SMM*



FARM BUREAU FINANCIAL SERVICES

Insurance • Investments

FARM BUREAU MEMBER'S CHOICE
PERSONAL PACKAGE POLICY QUOTE SUMMARY

Quote Date: 07-30-2014

Quote #: 0000000007772923

Quote For: ADAM NORRIS, 556 S 1100 E, SALT LAKE CITY, UT 84102, Home Phone (801) 831-8358

Prepared by: Jeremiah Johnson (801) 282-2902

QUOTE ONLY - NO COVERAGE PROVIDED

This is only a summary quote. It is not a contract, binder of coverage nor a recommendation of coverage. All coverages are subject to the terms of the policy and endorsements. If you have any questions, please contact the agent shown above.

Table with 3 columns: Vehicle Coverages, Limits, and Premium. Rows include 2006 MFI YMH, 2010 Toyota TUNDRA CREWMAX LIMITED, 2004 Honda ACCORD EX, and 2006 Yamaha AR230 with their respective coverage details and costs.

Table with 3 columns: Property/Liability Coverages, Limits, and Premium. Row includes Personal Liability Coverage with details on Bodily Injury/Property Damage, Medical Payments To Others, and Liability Loss Assessment.

RT-71742



**SPECIAL WARRANTY DEED
(CORPORATE FORM)**

BKM INVESTMENTS, LTD, now known as BKM INVESTMENTS, LLC

a limited liability company organized and existing under the laws of the State of Utah
grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as
against all claiming by, through or under it to

ADAM J. NORRIS and HEATHER ANDERSON NORRIS, husband and wife

grantees of 556 South 1100 East, Salt Lake City, Utah 84102
for the sum of TEN DOLLARS and other good and valuable consideration
the following described tract of land in Rich County, State of Utah.

SEE ATTACHED EXHIBIT "A"
Tax Roll No. 41-17-10-002

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized
managing member, this 20 day of April A.D. 2015.

BKM INVESTMENTS, LTD, now known as BKM INVESTMENTS, LLC, BY:

Barry David Mower
BARRY DAVID MOWER, Manager

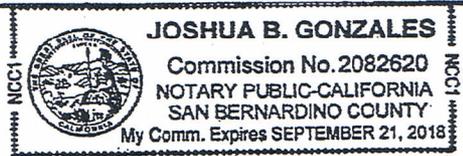
Kathleen S. Mower
KATHLEEN S. MOWER, Manager

STATE OF CALIFORNIA)
SS
County of SAN BERNARDINO)

On the 20 day of April A.D. 2015 personally appeared before me BARRY DAVID MOWER and
KATHLEEN S. MOWER who being by me duly sworn did say, each for themselves, that they are the
managers of BKM INVESTMENTS, LTD, now known as BKM INVESTMENTS, LLC, a Utah Limited
Liability Company and that the within and foregoing instrument was signed on behalf of said Limited
Liability Company by authority of its Articles of Organization and each duly acknowledged to me that
said Limited Liability Company executed the same.

Commission expires: 09-21-2018
Residing in: Barstow, CA

[Signature]
Notary Public



kdt

EXHIBIT A

Unit 2, Building 4, Village Townhomes @ Harbor Village Expansion Phase 2, together with all the undivided ownership interest pertaining to each unit in the common areas and facilities as shown by the official plat of said condominium filed 28 August 1996 as Filing No. 49163 in Book L7, Page 384, in the office of the Recorder of Rich County, Utah, and all other rights, privileges, and easements all as defined and described and depicted in that certain Declaration of Condominium of the Village Townhomes @ Harbor Village recorded 30 June 1993 as Filing No. 44271 in Book R6, Page 60, and further defined, described and depicted in that certain First Amendment to Declaration of Condominium of the Village Townhomes @ Harbor Village recorded May 3, 1995 as Filing No. 47005, in Book C7, at Page 151, and that certain Second Amendment to Declaration of Condominium of the Village Townhomes @ Harbor Village recorded August 28, 1996 as Filing No. 49164 in Book L7, Page 385, and that certain Third Amendment to Declaration of Condominium of the Village Townhomes @ Harbor Village recorded September 2, 1997 as Filing No. 50901, in Book T7, at Page 67, all in the office of the Recorder of Rich County, Utah.

SUBJECT, HOWEVER TO:

- A) The provisions of the Utah Condominium Ownership Act.
 - B) All provisions of Declaration and Survey Map here before referred to.
- All rules and regulations and agreements made and entered into pursuant to the provisions of the said Utah Condominium Ownership Act and said Declaration.

Less and Excepting therefrom all oil, gas and mineral rights as previously reserved in Warranty Deed recorded in Book E5, Page 461, in the office of the Recorder of Rich County, Utah.

BT- 71742

Recorded 24-Apr-2015 Filing No. 87885
At 01:05 PM in Book 011 Page 200
Fee \$40.00 Debra L. Ames Rich County Recorder
For HICKMAN LAND TITLE COMPANY
ELECTRONICALLY RECORDED

Prepared By:
DENISE MOYER
ACADEMY MORTGAGE
CORPORATION
1220 EAST 7800 SOUTH
SANDY, UT 84094
(801) 233-3700

After Recording Return To:
ACADEMY MORTGAGE
CORPORATION
1220 EAST 7800 SOUTH
SANDY, UT 84094
(801) 233-3700
ATTN: CLOSING DEPARTMENT

[Space Above This Line For Recording Data]

DEED OF TRUST

RESPA

NORRIS
Loan #: 2569816
MIN: 100060800025698166
MERS Phone: 1-888-679-6377
PIN: 41-17-10-002

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **APRIL 23, 2015**, together with all Riders to this document.

(B) "Borrower" is **ADAM J NORRIS AND HEATHER ANDERSON NORRIS, HUSBAND AND WIFE**. Borrower is the trustor under this Security Instrument.

(C) "Lender" is **ACADEMY MORTGAGE CORPORATION**. Lender is a **UTAH CORPORATION** organized and existing under the laws of **UTAH**. Lender's address is **1220 EAST 7800 SOUTH, SANDY, UT 84094**.

(D) "Trustee" is **RICH LAND TITLE COMPANY**.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **APRIL 23, 2015**. The Note states that Borrower owes Lender **ONE HUNDRED FORTY-THREE THOUSAND TWO HUNDRED AND 00/100 Dollars (U.S. \$143,200.00)** plus interest. Borrower has promised to pay this debt in regular

UTAH- Single Family -Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

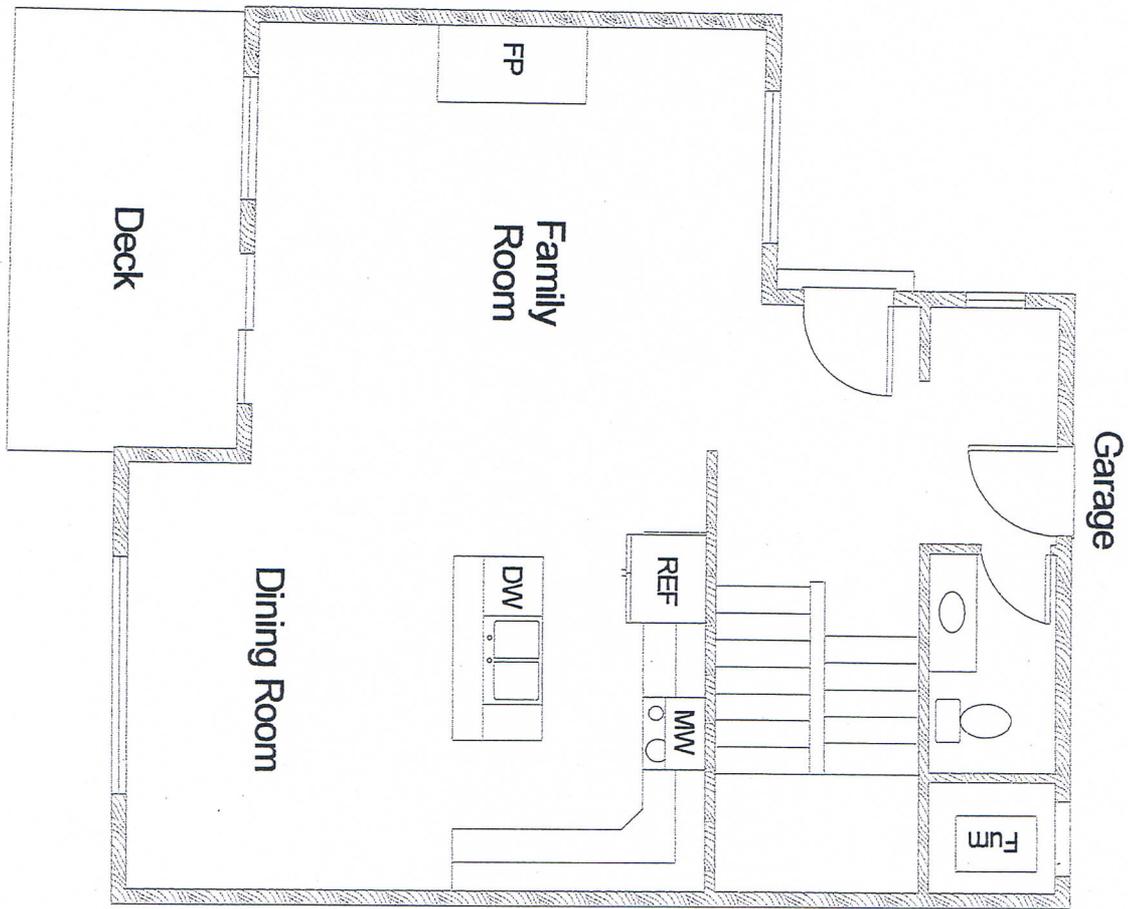
353.25

Page 1 of 16

Form 3045 1/01



2569816-9282-1-16



Scale: 1/2" = 1'
810 sq ft

952 #2

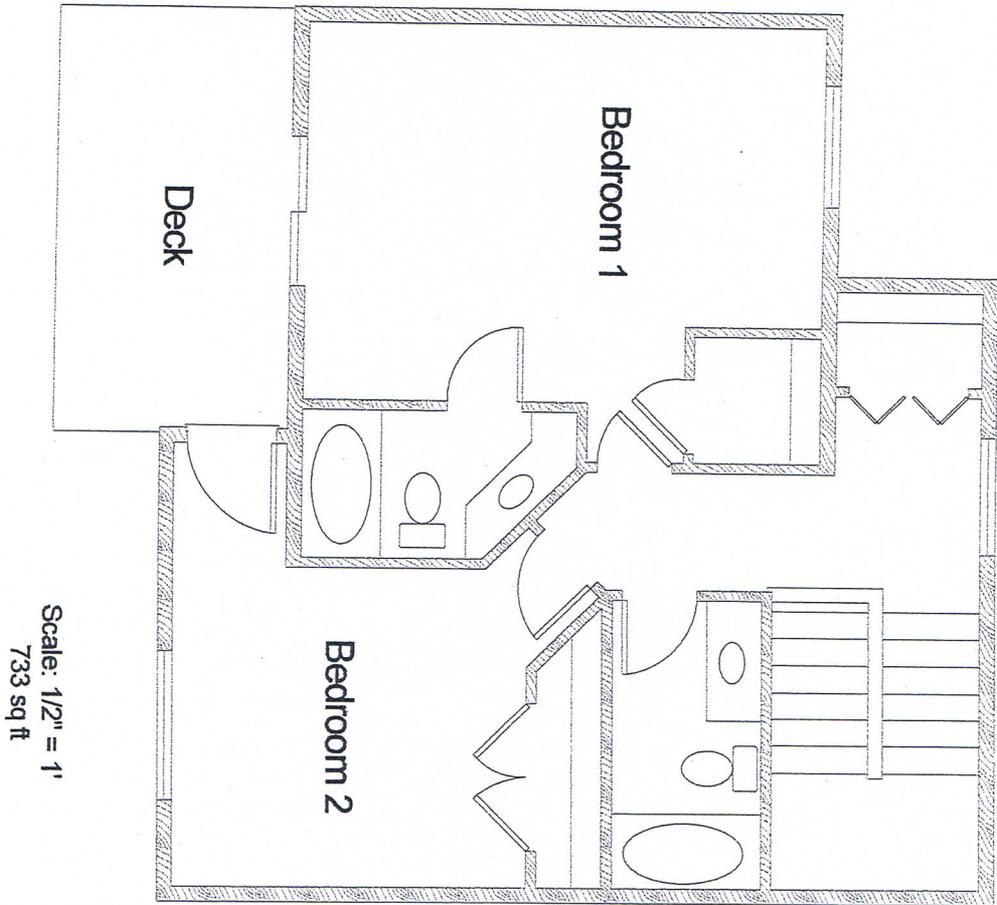
952 Yacht Dr., #2., Garden City, UT 84028

Revision:
0
Drawn by:
JSW
Date:
04/21/15

Main Floor

PROJECTUM ENGINEERING, LLC
Garden City, UT (801) 645-8719

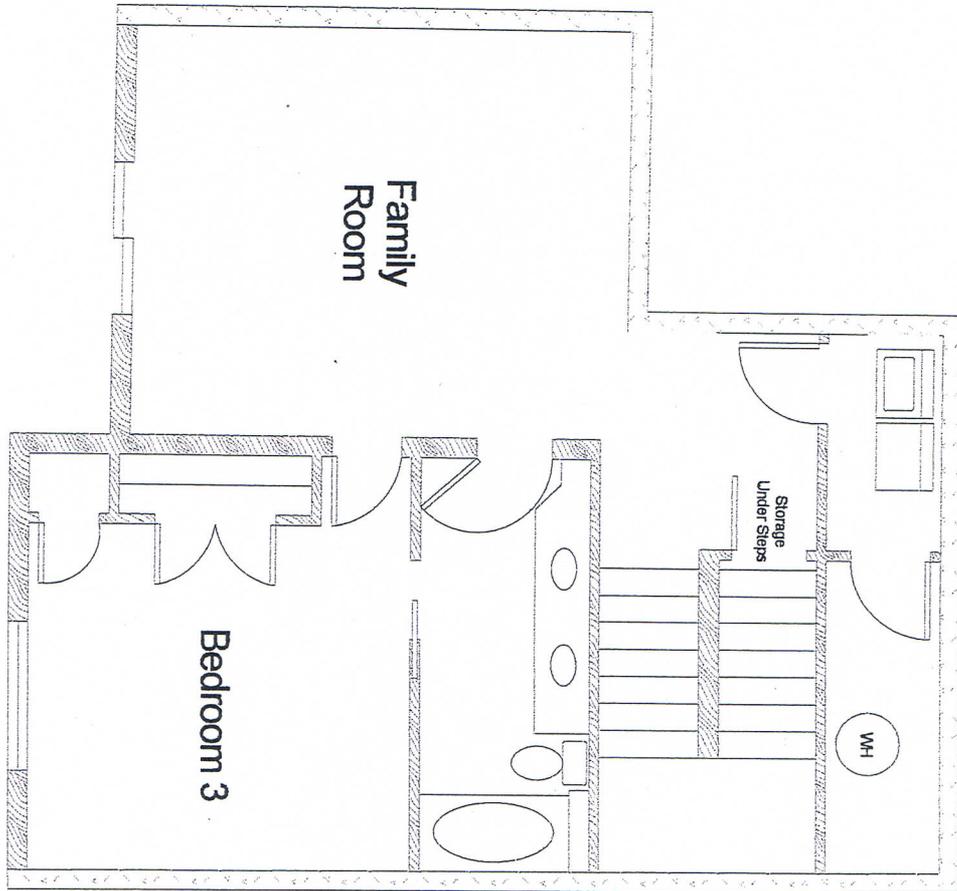
Sheet
1



Scale: 1/2" = 1'
733 sq ft

952 #2	Revision: 0	Upper Floor	Sheet 2
952 Yacht Dr., #2, Garden City, UT 84028	Drawn by: JSW		
		PROJECTUM ENGINEERING, LLC Garden City, UT (801) 845-8719	

Scale: 1/2" = 1'
788 sq ft



952 #2

952 Yacht Dr, #2., Garden City, UT 84028

Revision:

0

Drawn by:

JSW

Date:

04/21/15

Basement

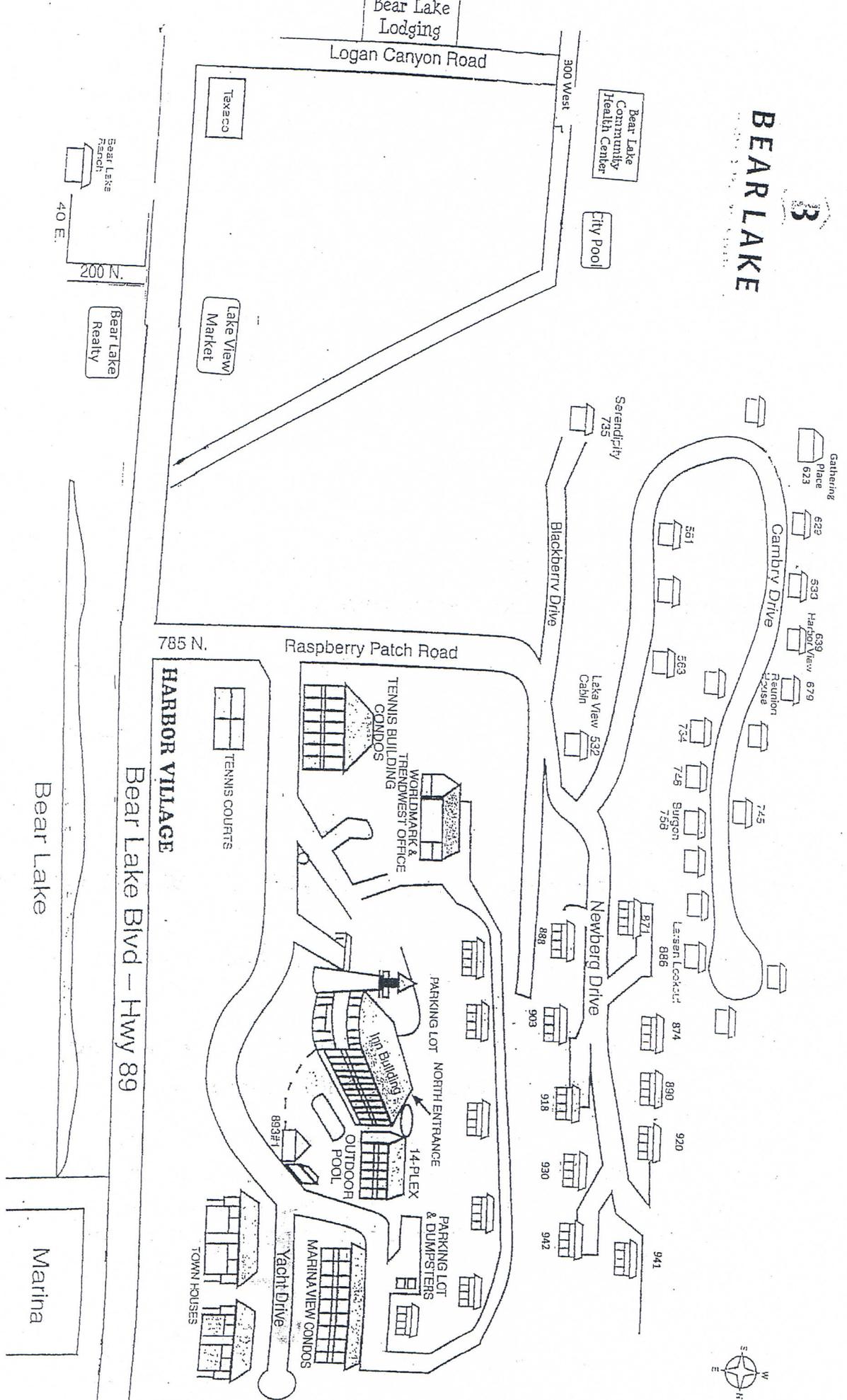
PROJECTUM ENGINEERING, LLC
Garden City, UT (801) 645-8719

Sheet

3

BEAR LAKE

3



GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

Business Name: BEAR LAKE LOGGING Inspection Date: 5-12-2015

Business Address: 952 YACHT DR Suite: #2 Business Phone: _____

No.	Violations	No.	Locations/Remarks	Cleared		
ACCESS-						
1	<input checked="" type="checkbox"/> Maintain fire lane free of obstructions			/ /		
2	<input checked="" type="checkbox"/> Provide address numbering which is visible from street			/ /		
3	<input checked="" type="checkbox"/> Provide supra box for fire dept. access			/ /		
EXITING						
4	<input checked="" type="checkbox"/> Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /		
5	<input checked="" type="checkbox"/> Exit door to open without a key or any special knowledge or effort			/ /		
6	<input checked="" type="checkbox"/> Provide sign over main exit door(s)			/ /		
7	<input checked="" type="checkbox"/> Repair non-operable exit door hardware			/ /		
8	<input checked="" type="checkbox"/> Removed obstructions from door required to be closed			/ /		
9	<input checked="" type="checkbox"/> Remove locks & latches from doors with panic hardware			/ /		
10	<input checked="" type="checkbox"/> Remove storage from attic, under-floor and concealed spaces			/ /		
11	<input checked="" type="checkbox"/> Provide/maintain exit sign/emergency lighting			/ /		
FIRE EXTINGUISHERS						
12	<input checked="" type="checkbox"/> Have fire extinguisher serviced and tagged			/ /		
13	<input checked="" type="checkbox"/> Provide/mount fire extinguisher as indicated			/ /		
14	<input checked="" type="checkbox"/> Provide clear access to fire extinguisher			/ /		
15	<input checked="" type="checkbox"/> Post a sign indicating fire extinguisher location			/ /		
16	<input checked="" type="checkbox"/> Maintain 3 foot clearance for access/use of fire appliances/equipment			/ /		
FIRE PROTECTION SYSTEMS						
17	<input checked="" type="checkbox"/> Secure all system control valves in the open position	PASSES INSPECTION				
18	<input checked="" type="checkbox"/> Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps					
19	<input checked="" type="checkbox"/> Provide annual certification for sprinkler/standpipe system				Re-inspection dates	Inspector
20	<input checked="" type="checkbox"/> Provide sprinkler coverage in unprotected areas				1 st	/ /
21	<input checked="" type="checkbox"/> Provide spare sprinkler heads and/or compatible wrench				2 nd	/ /
22	<input checked="" type="checkbox"/> Hood and duct extinguishing system to be serviced and tagged					
23	<input checked="" type="checkbox"/> Remove grease from hood, duct, and filters (keep clean)					
FIRE ALARM SYSTEMS						
24	<input checked="" type="checkbox"/> Maintain, repair, inspect, and/or test fire alarm system	Refer to FPB	/ /			
FIRE SEPARATIONS						
25	<input checked="" type="checkbox"/> Repair holes in required fire resistive construction	3 rd	/ /			
26	<input checked="" type="checkbox"/> Provide/repair self or automatic closing fire rated assemblies	Hearing	/ /			
ELECTRICAL						
27	<input checked="" type="checkbox"/> Discontinue use of extension cords	District attorney	/ /			
28	<input checked="" type="checkbox"/> Install permanent wiring for fixed or stationary appliance					
29	<input checked="" type="checkbox"/> Provide cover plates for all junction boxes	Final clearance	/ /			
30	<input checked="" type="checkbox"/> Remove exposed wiring or protect in approved conduit					
31	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Labeling electrical rooms and breaker					
FLAMMABLE LIQUIDS - COMPRESSED GASES						
33	<input checked="" type="checkbox"/> 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.				
34	<input checked="" type="checkbox"/> Remove all fueled vehicles or equipment from buildings					
35	<input checked="" type="checkbox"/> Secure compressed gas cylinders					
STORAGE - HOUSEKEEPING						
36	<input checked="" type="checkbox"/> Arrange storage in an orderly manner to provide access/egress	BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ ___ Owner ___ manager ___ employee ___ other				
37	<input checked="" type="checkbox"/> Remove combustible storage from boiler, mechanical, or electrical rooms					
38	<input checked="" type="checkbox"/> Reduce storage to 24" below ceiling or 18" from sprinkler heads					
39	<input checked="" type="checkbox"/> Provide approved metal container from oily rag storage					
40	<input checked="" type="checkbox"/> Remove waste & rubbish material from the premises daily					
41	<input checked="" type="checkbox"/> Keep dumpster 5' away from buildings					
42	<input checked="" type="checkbox"/> Clearance from ignition sources					
MISCELLANEOUS						
43	<input checked="" type="checkbox"/> Other violations and comments					
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE						
		Inspecting Officer: <u>[Signature]</u> FPB _____ COMPANY _____ Shift _____ Page _____ of _____				

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 952 Yacht Dr #2

Date of inspection: 5/12/15

Owner:

Property Management: Bear Lake Lodging

Contact Name: Cindy

Contact Phone #: 935-565-2523

Inspection Item	Result	Time limit to correct
Safety Inspections:		
Handrails/Guardrails	OK	
Outdoor lights	OK	
Entry lights	OK	
Water shut off	OK	
Breaker box labeled	OK	
Gas shut off	OK	
Hot water heater	OK	
Furnace	Needs wire sheathed & clamped at furnace -	Before use
Water working	OK	
Kitchen sink	OK	
Fire Extinguishers	Per Fire Chief -	
Electrical outlet plates	OK	
Check address on unit	OK	
Other:		

OK 6/3/15

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

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

	#1	#2	#3	#4	#5	#6
<u>Sleeping Rooms:</u>	Basement East Bell	Upstairs East Bell	Upstairs South	Medium Family 10x10	Basement Family 10x10	
Sq Ft.	12213	10x12	13x17	10x10	10x10	
Height	OK	OK	OK	OK	OK	
Exit requirement	OK	OK	OK	OK	OK	
Window(s)	OK	OK	OK	OK	OK	
Smoke Detector	Per Code	Chief				
Total Square Ft.	156	120	221	100	100	

Total Occupancy allowed this address: 14 (shall not include children under the age of three (3)).
 Total Parking required at this address: 3 (All vehicles include trailer's RV's, boats, motor homes, etc., shall park in designated parking areas. Each trailer is considered a vehicle).

Signatures: _____ Date: _____
 Inspector: George Pant - SM 10-41-15
 Owner: _____ 5/12/15

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