

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

The Garden City Town Council held a Public Hearing on Thursday, January 10, 2019 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the Public Hearing at 6:05 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor
Howard Pope
Pat Argyle
Ken Hansen
Darin Pugmire

Others Present:

Kathy Hislop
Glenn Gillies
Riley Argyle
Anita Weston

ROLL CALL

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Pugmire, Council Member Argyle, Council Member Hansen, and Council Member Pope.

ORDINANCE DISCUSSION

Ordinance #19-05, an ordinance updating the restrictions for parking on a street November through April

There was no public to discuss this ordinance.

ADJOURNMENT

Council Member Argyle made the motion that we close the public hearing and go back into the regular meeting at 6:05 p.m. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

APPROVED:

ATTEST:

Michael Leonhardt, Mayor

Kathy Hislop, Town Clerk

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, January 10, 2019 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:00 p.m.

Town Council Members present:

Mike Leonhardt, Mayor
Pat Argyle
Howard Pope
Darin Pugmire
Ken Hansen

Others Present:

Kathy Hislop
Glenn Gillies
Riley Argyle
Anita Weston
Gary Teuscher
Maria Teuscher
Matt Teuscher
Joey Stocking

PLEDGE OF ALLEGIANCE AND PRAYER

The pledge of allegiance was led by Mayor Leonhardt and the prayer was offered by Council Member Pope.

Roll Call

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Pope, and Council Member Pugmire.

Approval of Minutes

Minutes of the Town Council Meeting held on December 13, 2018

Council Member Pope made the motion to approve the minutes of the regular scheduled meeting held on December 13, 2018 as presented. Council Member Pugmire seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Minutes of the Executive Session held on December 13, 2018

Council Member Pugmire requested more description on the discussion so these minutes will be approved next month.

Special Town Council Meeting

The Council Members discussed that they didn't attend this meeting and asked if they could approve the minutes. They determined that they could approve the minutes because there were no motions made during the meeting only the oath of office to the new Board Members.

Council Member Pope made the motion to approve the minutes of the special Town Council meeting held on January 2, 2018 as presented. Council Member Pugmire seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Report and approval of the Garden City Financial Report for fiscal year July 1, 2017 through June 30, 2018, to include a single audit for Federal Funding. Gary Teuscher

Mr. Teuscher went through the financial report and explained the financial condition of the city. The financial report is available at the Garden City office for review by anyone.

Mr. Teuscher explained that we had to have a single audit this year because we purchased the water tank with federal money.

Council Member Hansen asked about the Friends of the Library, 501C3. They need to file their own 990 postcard, then they should be in compliance. The 990 is fine for anything under \$50,000. It needs to be done every year and it can be done online. Council Member Hansen will work with the Library Board to make sure they are in compliance.

Mr. Teuscher explained that we are marked as high risk just because we haven't had a single audit in a number of years. Now that we have had a single audit we shouldn't be high risk next year.

Council Member Hansen made the motion to approve the Garden City Financial Report for fiscal year July 1, 2017 through June 30, 2018, to include a single audit for the Federal Funding. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Public Comments

Mr. Joey Stocking said that he wants to discuss parking issues and why the parking ordinance is coming back for discussion again. He is concerned with the ordinance prohibiting cars parked on the roads. He would like a time that cars can park during the day. Mr. Gillies explained that the

reason for the ordinance is because we have to allow for plowing during the winter months. It's also for fire and emergency access.

Ordinance Discussion/Approval

Ordinance #19-01, an ordinance updating the sign requirement

Mr. Gillies explained that the only change is to remove directional signs, which are an exempt sign in the current ordinance. That section leaves it way to open to interpretation. We lost an administrative case based on this section.

Council Member Pugmire asked who the official is that will issue the permits. Mayor Leonhardt said it would be Mr. Gillies or himself.

Council Member Pope made the motion to adopt the changes as given for ordinance #19-01 with number 9 not being taken out on 11C-609. Council Member Pugmire seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Ordinance #19-02, an ordinance updating the parking standards

This update is just to stipulate what a parking space is.

Council Member Pugmire made the motion to approve ordinance #19-02, an ordinance updating the parking standards. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Ordinance #19-03, an ordinance updating architectural standards

Mr. Gillies explained that in a previous ordinance rock was required for commercial buildings. The current ordinance doesn't specify what they need on the front of the building. The proposed ordinance makes that specification.

Council Member Pugmire made the motion to approve Ordinance #19-03, an ordinance updating architectural standards. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Ordinance #19-04, an ordinance updating the tent definition

This ordinance just follows what the RV ordinance allows. The Council discussed that they would like to add an exception with a conditional use for specific situations.

Council Member Hansen made the motion to approve ordinance #19-04 with the addition of a conditional use exception. Council Member Argyle seconded the motion. A vote was taken:

Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Public Hearing

Council Member Pugmire made the motion to go into a public hearing to discuss, with the audience, Ordinance #19-05, an ordinance updating the restrictions for parking on a street November through April. The public hearing was opened at 6:05 pm. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

The public hearing minutes will be kept on separate document. Mr. Stocking had to leave prior to the public hearing & therefore was not available for further comments regarding the proposed ordinance.

Council Member Argyle made the motion that we close the public hearing and go back into the regular meeting at 6:05 p.m. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Ordinance #19-05, an ordinance updating the restrictions for parking on a street November through April

Mayor Leonhardt explained that we have had issues this year with parking on the street. The Council discussed a time for parking, which the current ordinance allows. The proposed ordinance states no parking on city streets between November-April.

The Council discussed no parking at all on city streets. Mayor Leonhardt said that he doesn't want to be that restrictive. He said that right now we don't have that big of an issue during the summer time.

The Council decided to leave the ordinance as proposed.

Council Member Argyle made the motion to approve Ordinance #19-05, an ordinance updating the restrictions for parking on a street November through April. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Miscellaneous Items

Mayor Leonhardt said that the last work meeting went really well. The Council discussed the next work meeting, which will be held on, Feb 13th at 5:30.

Council Member Reports

Council Member Argyle showed the drawings for Raspberry Days. She will do posters and t-shirts. They will be selling t-shirts at the fair. She is still working on some of the events that will be going on during Raspberry Days.

Council Member Argyle said that she will be getting bids for the fence at Heritage park.

Council Member Pope reported that the pool is going fine. The water aerobics is going great and there are a lot of people attending.

Council Member Hansen reported that he attended the Library meeting and they worked on the Friends of the Library. He will get back with the Library Board on what they need to do.

Mayor Leonhardt reported that Winterfest is only a couple weeks away. We had KUTV News here, Road Trippin, to report on Bear Lake and Winterfest. Mayor Leonhardt will be live on KSL, Monday morning. He said that there are good things happening here in the winter.

Mayor Leonhardt said that we are working with JUB to get the designs for the restrooms and the stage at heritage park. That should be able to go to bid soon.

Mayor Leonhardt is working again with Swan Creek on the water right agreements.

Payment Vouchers

Council Member Pugmire asked questions regarding a few of the bills. We were able to determine what the checks/invoices were for.

Council Member Argyle made the motion to pay the vouchers as present. Council Member Pugmire seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

Adjournment

There being no further business, Council Member Pope made the motion to adjourn the Town Council meeting at 7:00 p.m. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Pope, for; Council Member Pugmire, for; Mayor Leonhardt, for. Motion carried.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Kathy Hislop, Town Clerk



GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: Bear Lake Lodging
Owner or Property Management Company Address: 48 W. Logan Rd. Garden City
Owner or Property Management Company Phone #: 801-664-1985
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7) Todd Stevens 801-664-1985
Contact Persons E-mail address: tryanstevens@gmail.com
Utah State Tax Number: (must be registered to Garden City) 146286601-004-STC

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 within 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: Marcus Smoot	Owners Phone #: 801-510-5707
Address of Property: 740 S Buttercup Cir	Subdivision or resort where property is located: Buttercup
Owners mailing address: 1452 Brentwood Lane Bountiful UT 84010	

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

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] 1-28-19
Signature of the Owner of property Date

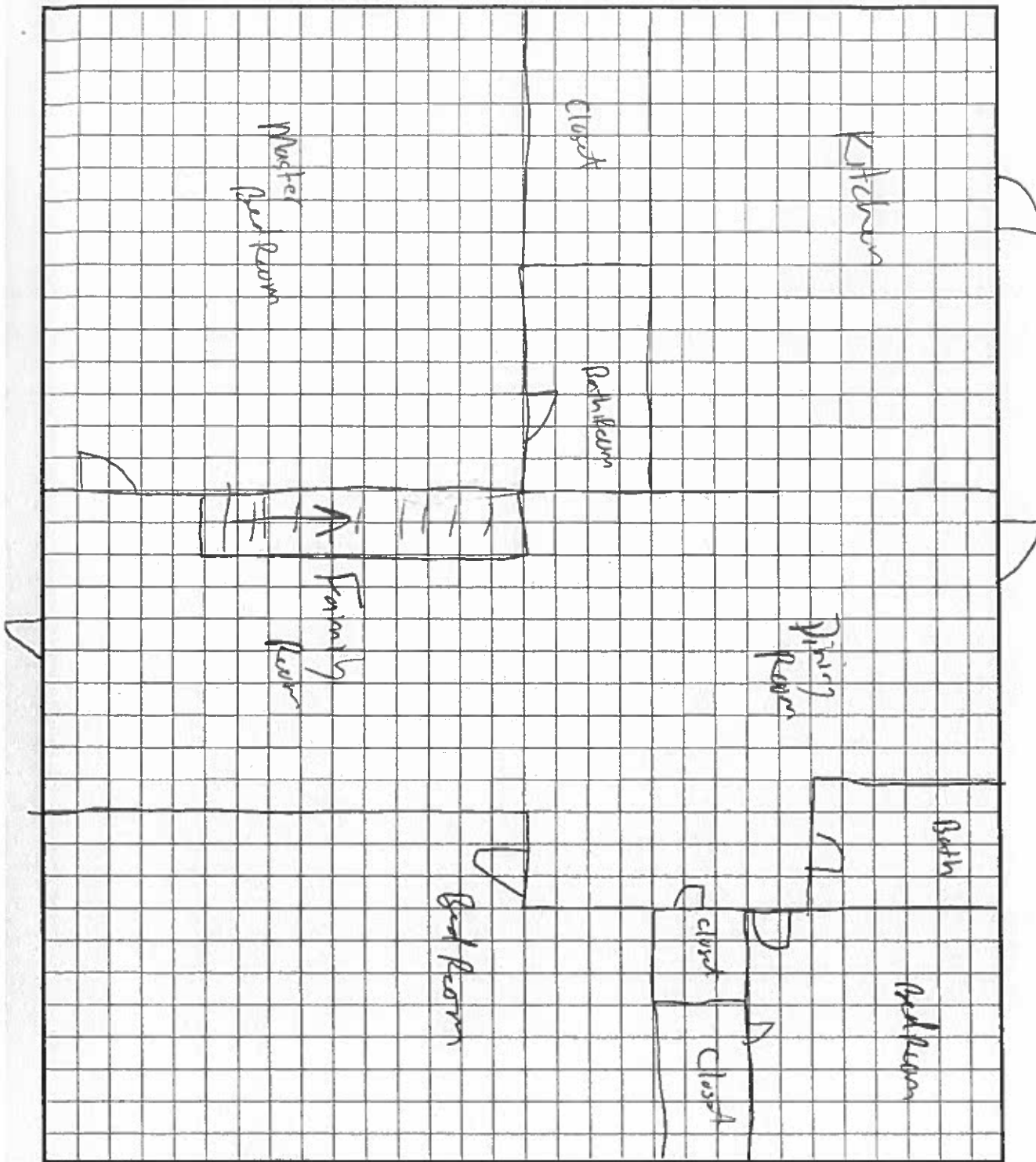
[Signature] 1/28/19
Signature of Property Management Company Date

[Signature] 1/28/19
Signature of Contact Person Date

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

1410.00 Pd
1-29-19

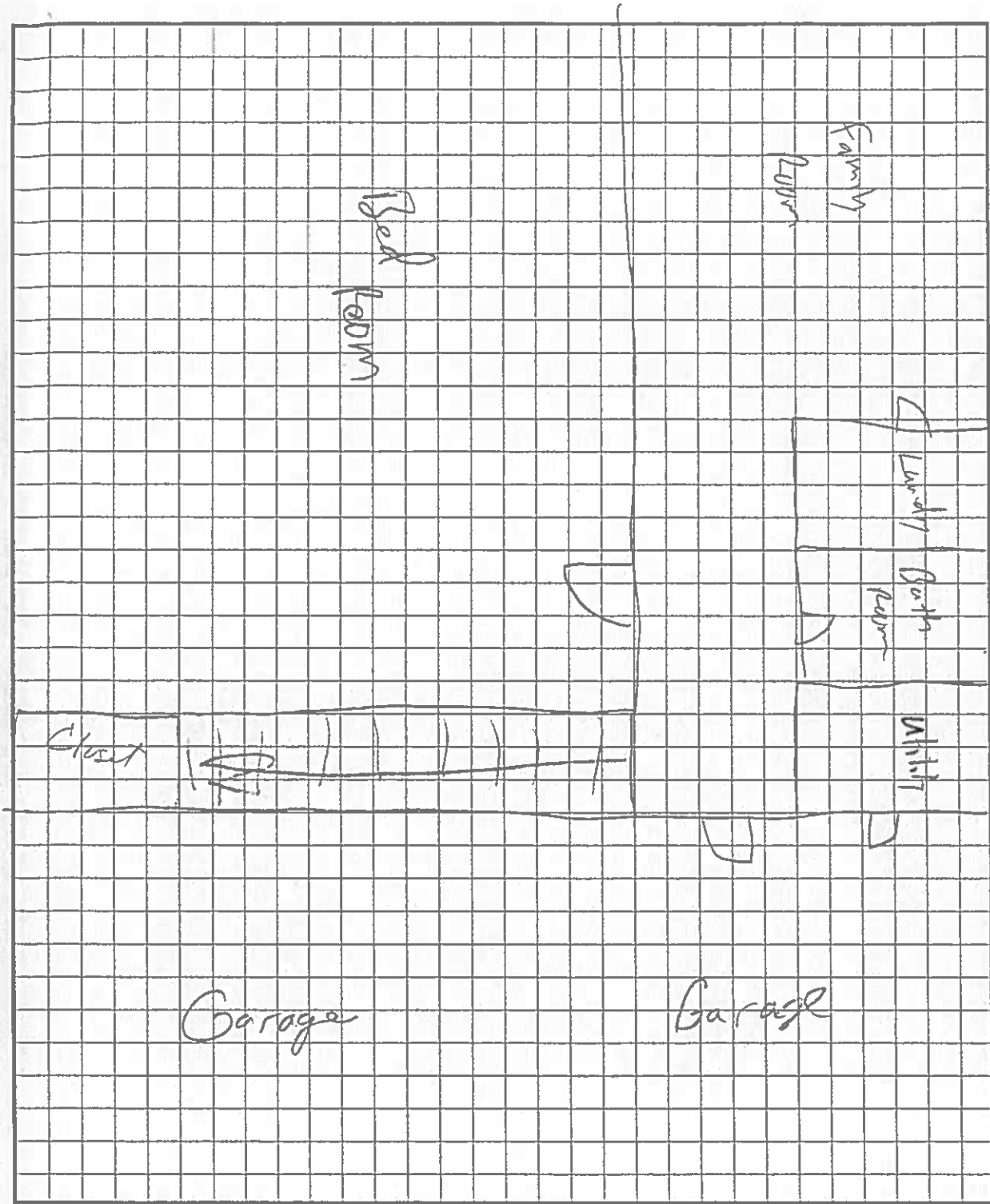
The foregoing application was _____ approved _____ disapproved at a meeting of the Garden City Town Council held on _____ day of _____, 20 ____.



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Name: 740 Buttercup Cir

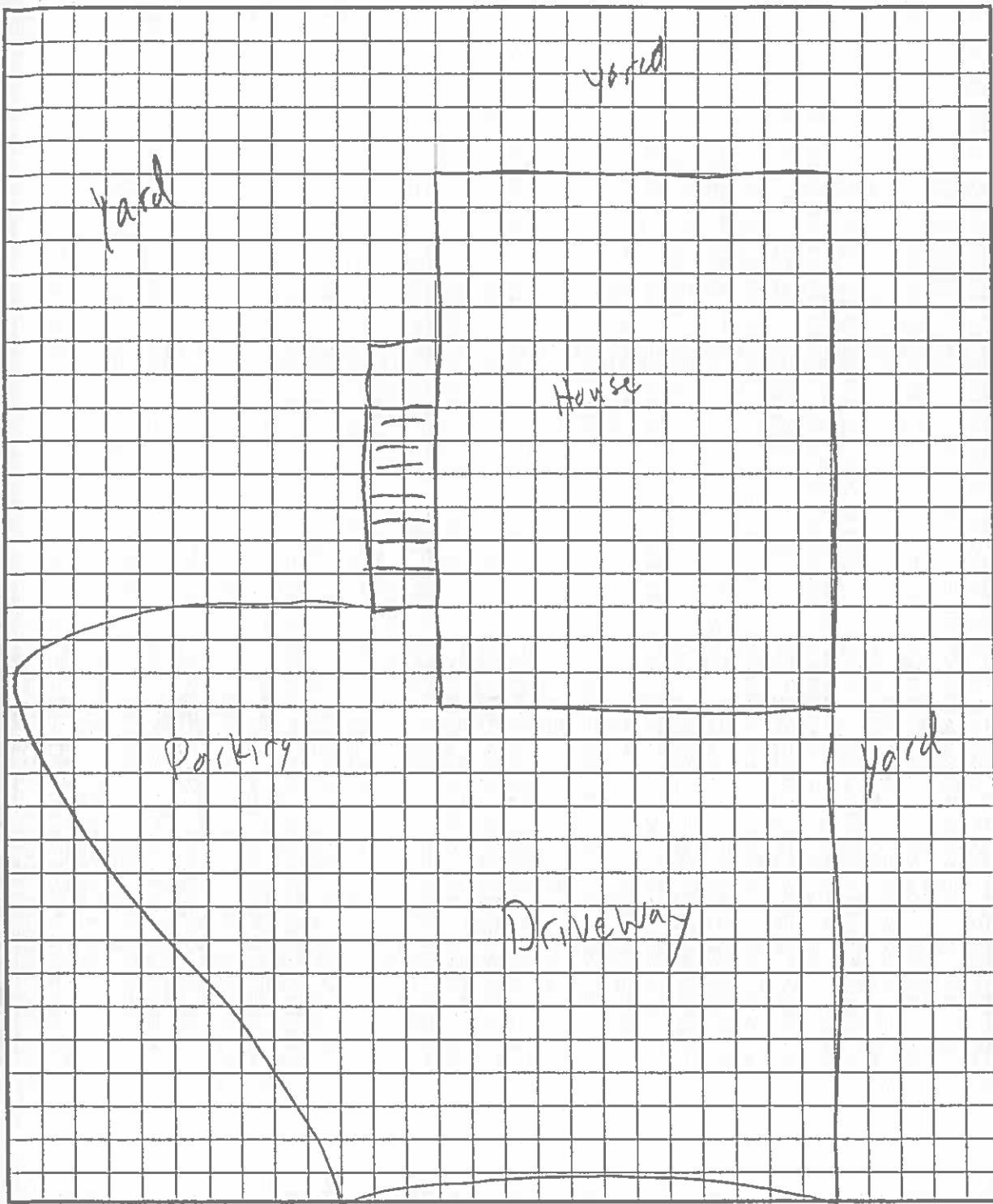
main level



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Name: 740 Butcherchip Cir

Basement



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Name: 740 Buttercup Cir.

Site Plan

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 760 Bolter Loop Circle
 Date of inspection: 1-28-14
 Owner: Marcos Smeets
 Property Management: Bear Lake Lodging
 Contact Name: Todd Stephens
 Contact Phone #: 801-664-1985

Safety Inspections:		Time limit to correct
Landrains/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	OK	
Water working	OK	
Kitchen sink	OK	
Fire Extinguishers	OK	
Electrical outlets/plugs	OK	
Check address on unit	OK	
Other:		

ORR TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address:

Date of inspection: Jan 28 2014

Owner: Marcus Swoot

Property Management: Bear Lake Lodge Inn
 128 #1 #2 #3 #4 #5 #6 #7 #8 #9 #10

Room #	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Room #	10x12	12x13	12x16	15x12	10x12					
Occupied	OK	OK	OK	OK	OK					
Window(s)	OK	OK	OK	OK	OK					
Smoke	OK	OK	OK	OK	OK					
Detector	OK	OK	OK	OK	OK					
Call	120	150	132	180	120					
1-Fl.										

708 total

Legal Occupancy allowed at this address: 14, shall not include children under the age of three (3).

Minimum parking required at this address: 4 Total number of parking spots on Property 8. All vehicles include

Trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:

Inspector:

Owner/Property Manager:

Date: 1-28-2014

Jan 28 2014

SODA pop house

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84028

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORTBusiness Name: BEAR LAKE LODGINGInspection Date: 1-29-19Business Address: 740 BUTTERCUP CIR.

Suite: _____

Business Phone: _____

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

DISTRIBUTION: WHITE TO FPR YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL CLEARANCE



GARDEN CITY SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: Bear Lake Luxury Rentals

Owner or Property Management Company Address: 471 East 2170 North
Logan, Utah 84341

Owner or Property Management Company Phone #: 435-554-8237

Emergency Contact Name and Phone #: 435-554-8237

(must live within 15 minutes of property & be available 24/7)

David Baird and Spencer Bailey

(lives here)

Contact Persons E-mail address:

spencer@spektoholdings.com

or

reservations@bearlakeluxury.rentals

Utah State Tax Number: 14439824-004

(must be registered to Garden City)

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: Scott Sechrest	Owners Phone #: 801-698-6206
Address of Property: 660 ⁵ Bear Lake Blvd Garden City, Utah 84028	Subdivision or resort where property is located: Shore Lodge Estates
Owners mailing address: 1214 W 2130 S St. George, Utah 84770	Please send renewal documents to Bear Lake Luxury Rentals

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:

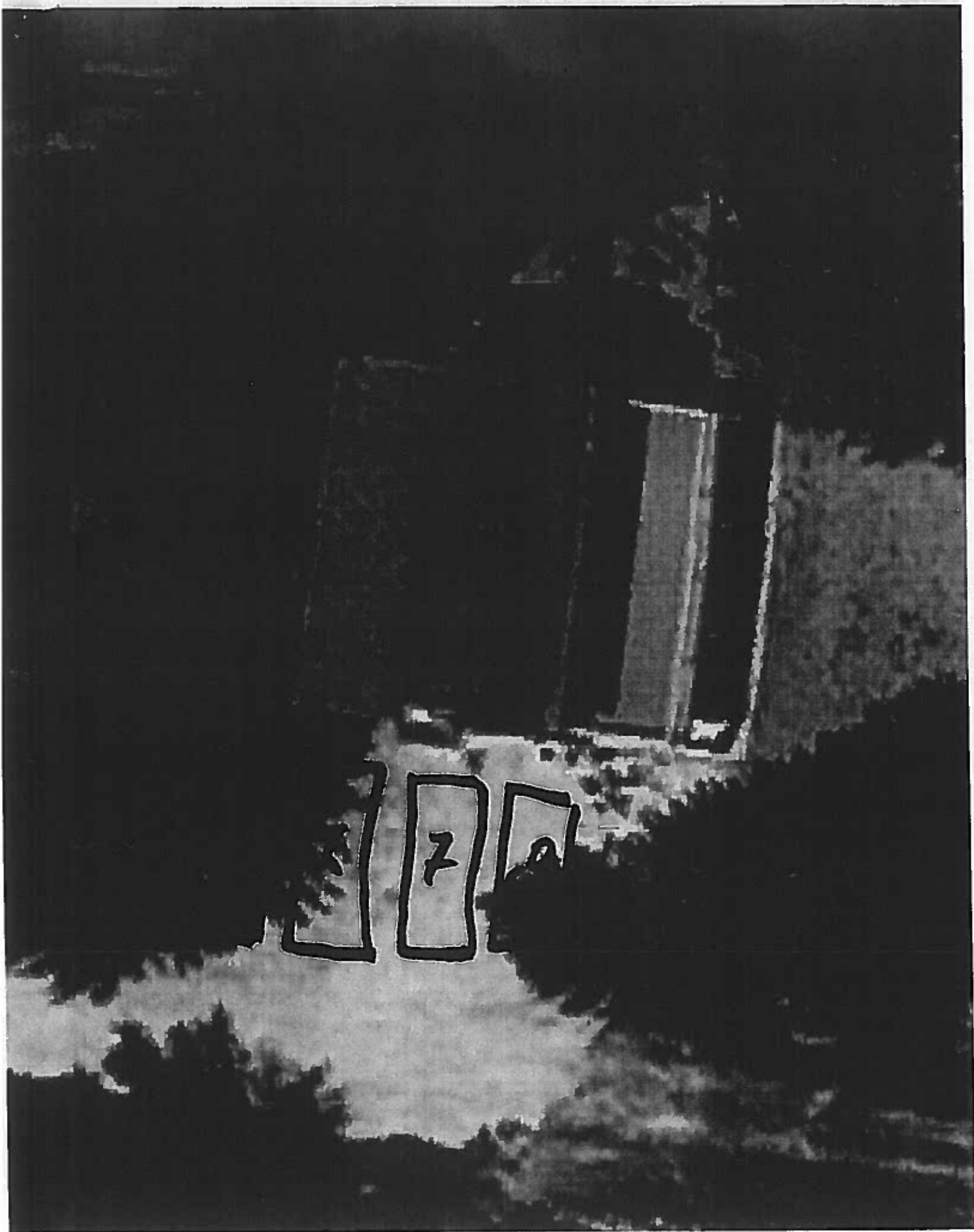
- 1. The Owner or Property Management Company, or other agent of Owner shall:
 - a. mail or provide directly to the party signing any rental agreement or reserving the Property a copy of all Short Term Rental rules and regulations as soon as possible, but no later than 10 days after reserving the Property;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

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.

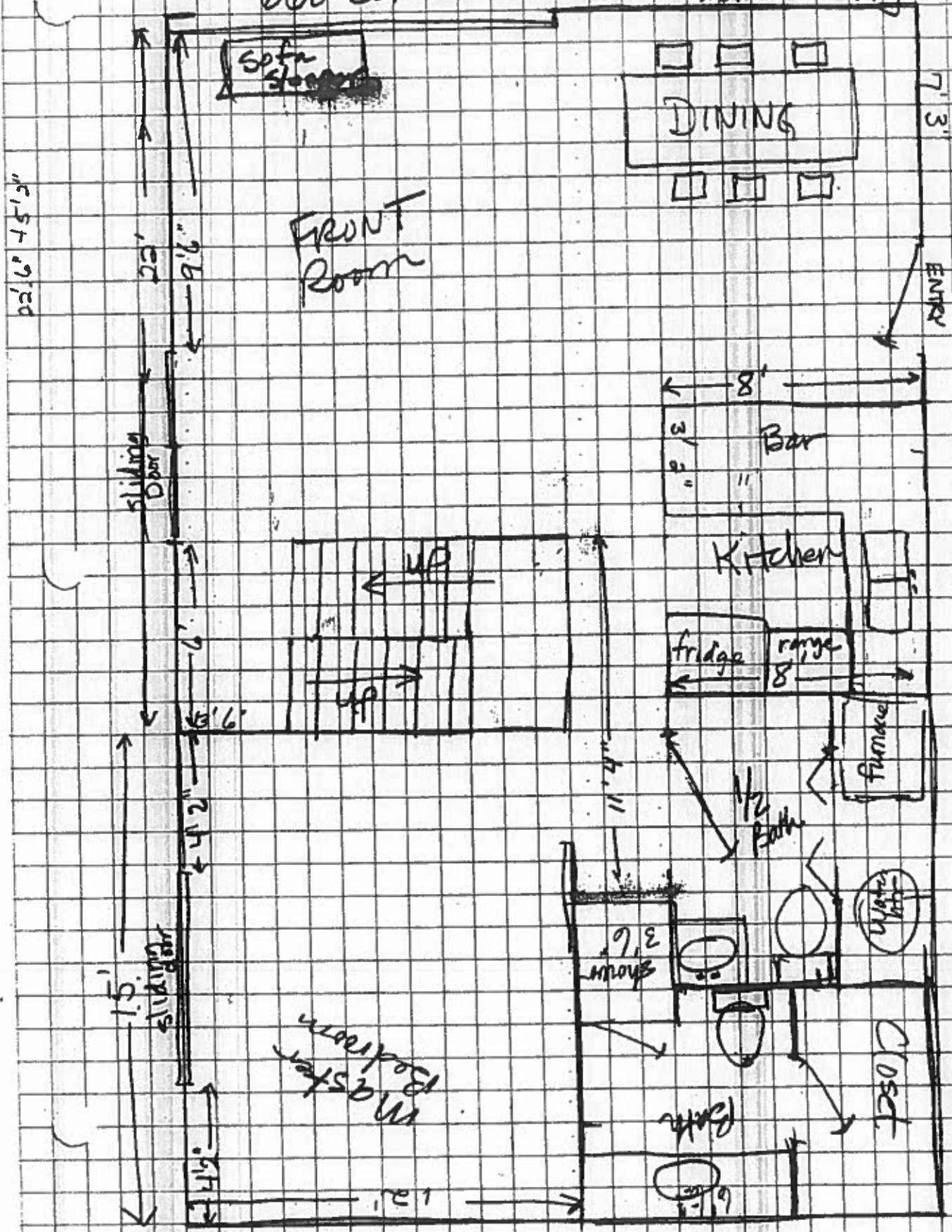
DocuSigned by: <u>Scott Sechrist</u> 508DB51D5E4A418	<u>1/11/2019</u>
Signature of the Owner of property	Date
DocuSigned by: <u>[Signature]</u> 1B919AB844C8158	<u>1/11/2019</u>
Signature of Property Management Company	Date
DocuSigned by: <u>David Baird</u> 228C6E1A231046F	<u>1/13/2019</u>
Signature of Contact Person	Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$130 per unit pd \$140.⁰⁰
 The foregoing application was _____ approved _____ disapproved at a meeting of the
 Garden City Town Council held on _____ day of _____, 20 ____ 2-4-19



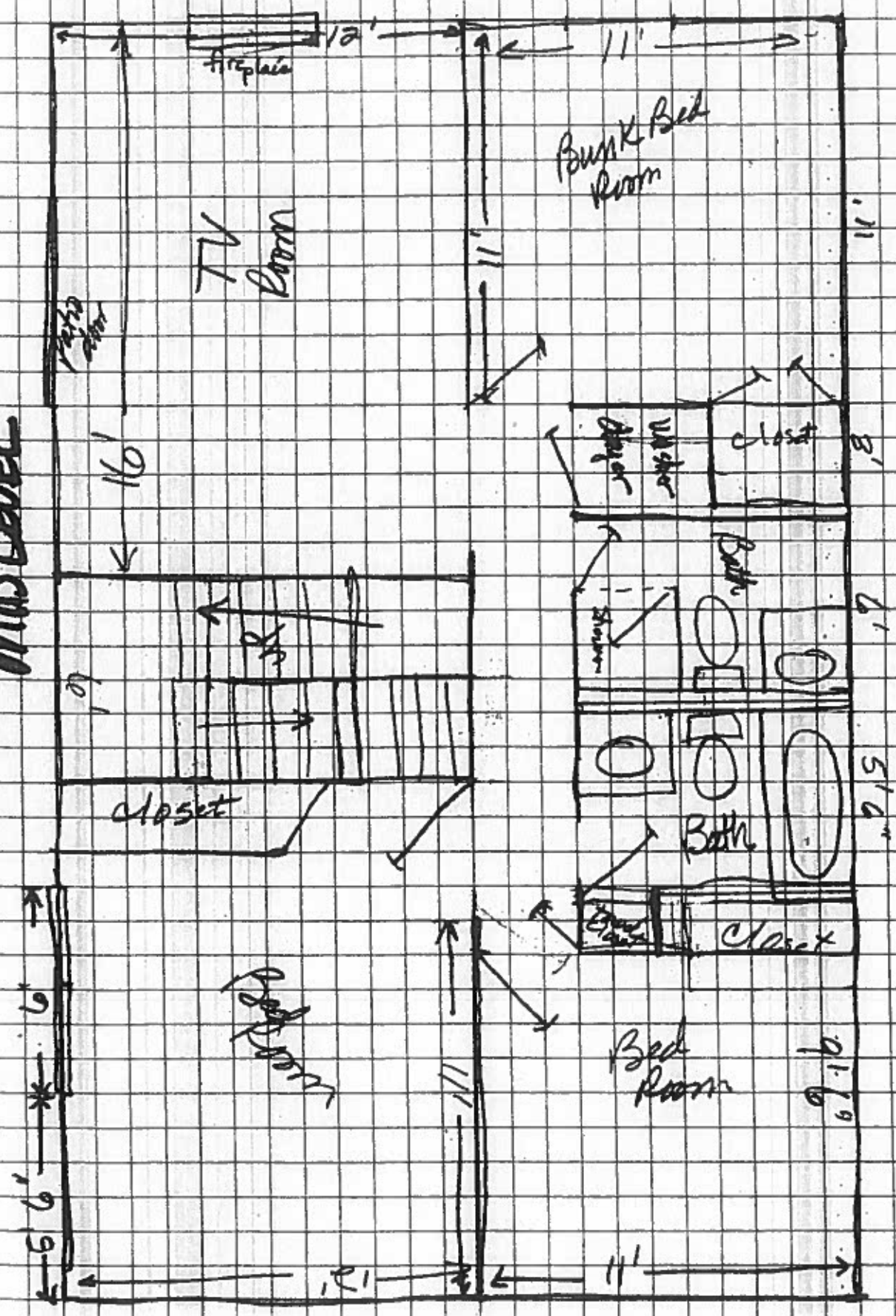
Lake House - Main Level

660 So. Bear Lake Blvd Gardena, City

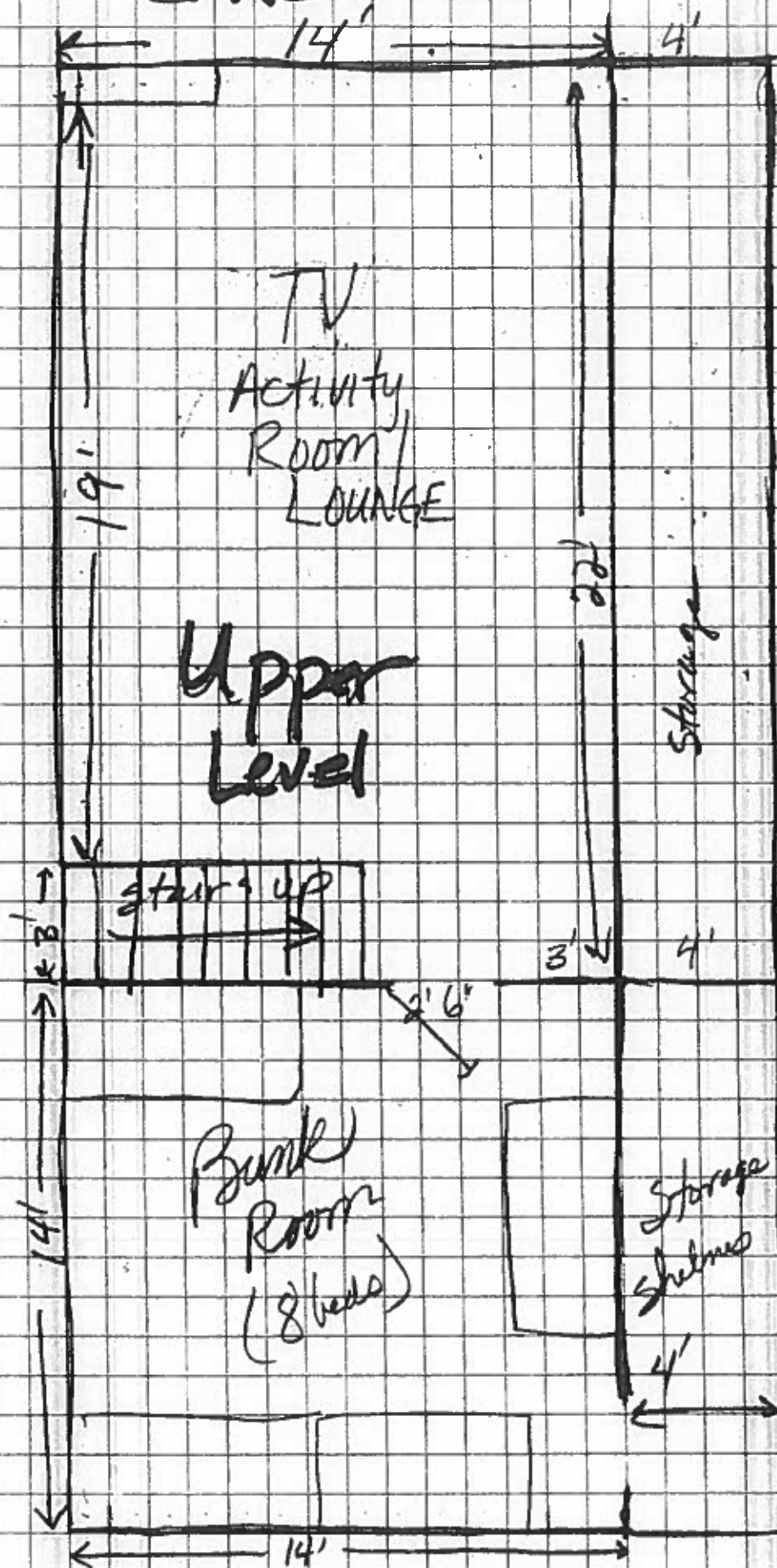


LONGER SIDE

MID LEVEL



Lake House



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 LUXURY RENTALS Inspection Date: 1-9-19

Business Address: 1660 S. BEAR LAKE BLVD Suite: _____ Business Phone: _____

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

DISTRIBUTION: WHITE TO FPR YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL COMMENTS



Welcome to

Garden City

Utah

Where Families Play

After recording mail to:
Town of Garden City
PO Box 207
Garden City, Utah 84028

TOWN OF GARDEN CITY

TERMINATION OF ENCUMBRANCE AGREEMENT AND COVENANT TO RUN WITH THE LAND

ON THIS 20th DAY OF FEBRUARY, 2019 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town"), and Carmen and Connie Vella, resident of the Town of Garden City, Utah (hereinafter known as the "owner") and owner of certain real property in the Town of Garden City, Rich County state of Utah, known generally as 41-17-030-0028, 41-17-030-0029, 41-17-030-0030, 41-17-030-0031, 41-17-030-0032, and 41-17-030-0033 and more particularly described as follows:

Parcel #1: LOT 28, RASPBERRY PATCH ESTATES UNIT #2
Parcel #2: LOT 29, RASPBERRY PATCH ESTATES UNIT #2
Parcel #3: LOT 30, RASPBERRY PATCH ESTATES UNIT #2
Parcel #4: LOT 31, RASPBERRY PATCH ESTATES UNIT #2
Parcel #5: LOT 32, RASPBERRY PATCH ESTATES UNIT #2
Parcel #6: LOT 33, RASPBERRY PATCH ESTATES UNIT #2
(hereinafter known as "property").

Owner is desirous of releasing the Encumbrance Agreement and Covenant to run with the land (hereinafter known as "covenant") which was recorded October 28, 2010 filing no. 80630, in book A11, page 1962, in the office of the Recorder of Rich County, Utah. Owners hereby request this Termination of Encumbrance Agreement and Covenant to Run with the Land (hereinafter known as "termination") as follows:

WHEREAS, the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

WHEREAS, the covenant was presented to the Garden City Town Council and approved by a unanimous vote of the Council; and

WHEREAS, the owner is desirous of utilizing his land and improvements in a manner not allowed by the stipulations of the covenant; and

P.O. Box 207 • 69 North Paradise Parkway • Garden City, Utah 84028
Phone: (435) 946-2901 • Fax (435) 946-8852
EMail: townofgardencity@gmail.com • Website: www.gardencityut.us

Termination of Covenant to run with the land
Carmen and Connie Vella
February 21, 2019
Page 2

WHEREAS, the town is willing to grant the termination of covenant based on an inspection of the property made by to determine the property is in conformity with the Garden City ordinances or statutes on the date listed;

NOW THEREFORE, for valuable consideration received, the sufficiency of which is hereby acknowledged by the owner, the Town and the owner do hereby contract, promise, and agree as follows:

To Terminate the Encumbrance Agreement and Covenant to Run with the Land, granted to Connie & Richard Weber October 28, 2010 filing no. 80630, in book A11, page 1962, in the office of the Recorder of Rich County, Utah.

DATED this 21st day of February, 2019.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk/Recorder

Connie Vella, Owner

Carmen Vella, Owner

State of Utah)

County of Rich)

On the _____ day of _____, 2019, personally appeared before me Connie Vella who duly acknowledged to me that he executed the same.

Notary

State of Utah)

County of Rich)

On the _____ day of _____, 2019, personally appeared before me Connie Vella who duly acknowledged to me that he executed the same.

Notary