$ 100

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)	☒ New Business ☐ Additional Location # ___ ☐ Name Change ☐ Ownership Change ☐ Location Change ☐ Transient Vendor ☐ Concessionaire Vendor	**License Fee:**	Business License Fee pd $100 KH 10/3 Transient License Fee Concessionaire Fee Additional Location Other Beach Vendor License also requires a BCI background check

Official Use Only:

Planning Commission:	☐ Approved	☐ Not Approved	Date:		
Town Council:	☐ Approved	☐ Not Approved	Date:		
Inspections: Building Insp.:	☐ Initial	Date:	☐ Final	Date:	
Fire Inspection:	☐ Initial	Date:	☐ Final	Date:	

Comments:

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

Business Name:	Spectacular Stays Bear Lake
If name change, previous name:	
Location Address:	886 N. Blackberry Dr. Garden City, UT 84028
City, State & Zip:	
Business Phone:	(801) 920-1779
Cell Phone:	Same as above (801) 920-1779
Mailing Address:	P.O Box 0309, Garden City UT 84028
City, State & Zip:	
E-mail Address:	Kawitifinlayson@yahoo.com
Owners Name:	Kawiti Finlayson
Owners Location:	886 N. Blackberry Dr Garden City UT 84028
City, State & Zip	
Phone:	801-920-1779
Cell Phone:	801-920-1779

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

Briefly Describe Your Business:	Short term rentals
Utah State Sales Tax Number:	10082743-003-STC
Ut State Professional License No.	10082743-003-STR
Will you be installing a sign?:	No.

This is an application for a business license; the actual license will be issued only when All inpsections/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, Kawiti Finlayson 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: KAWITI FINLAYSON Date: 10-21-2019

Please print your name: Kawiti Finlayson

Welcome to
Garden City
Utah
Where Families Play

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: Melissa & Jayson Haws
Owner or Property Management Company Address: 1935 W 5800 N Brigham City, UT 84302
Owner or Property Management Company Phone #: 435-279-4650
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7) ~~Baylee Haws 435.279.3682~~ Monte Transtrum 208-221-2173 or Leisa 208-553-2741
Contact Persons E-mail address: bay.leeeeh@gmail.com
Utah State Tax Number: (must be registered to Garden City) 14975805-002-STC

Owner of Property: Melissa & Jayson Haws	Address of STR Property: 1160 N. Cambry Dr.
Owners Phone #: 4252794650 4352793543	Parcel ID Number: 41-17-050-0054
Owners mailing address: 1935 W 5800 N Brigham, UT 84302	Subdivision or resort where property is located: Harbor Village
Owners e-mail address: melissahaws@hotmail.com	haws65@hotmail.com

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 of the Owner of property — Date: 9/16/2019

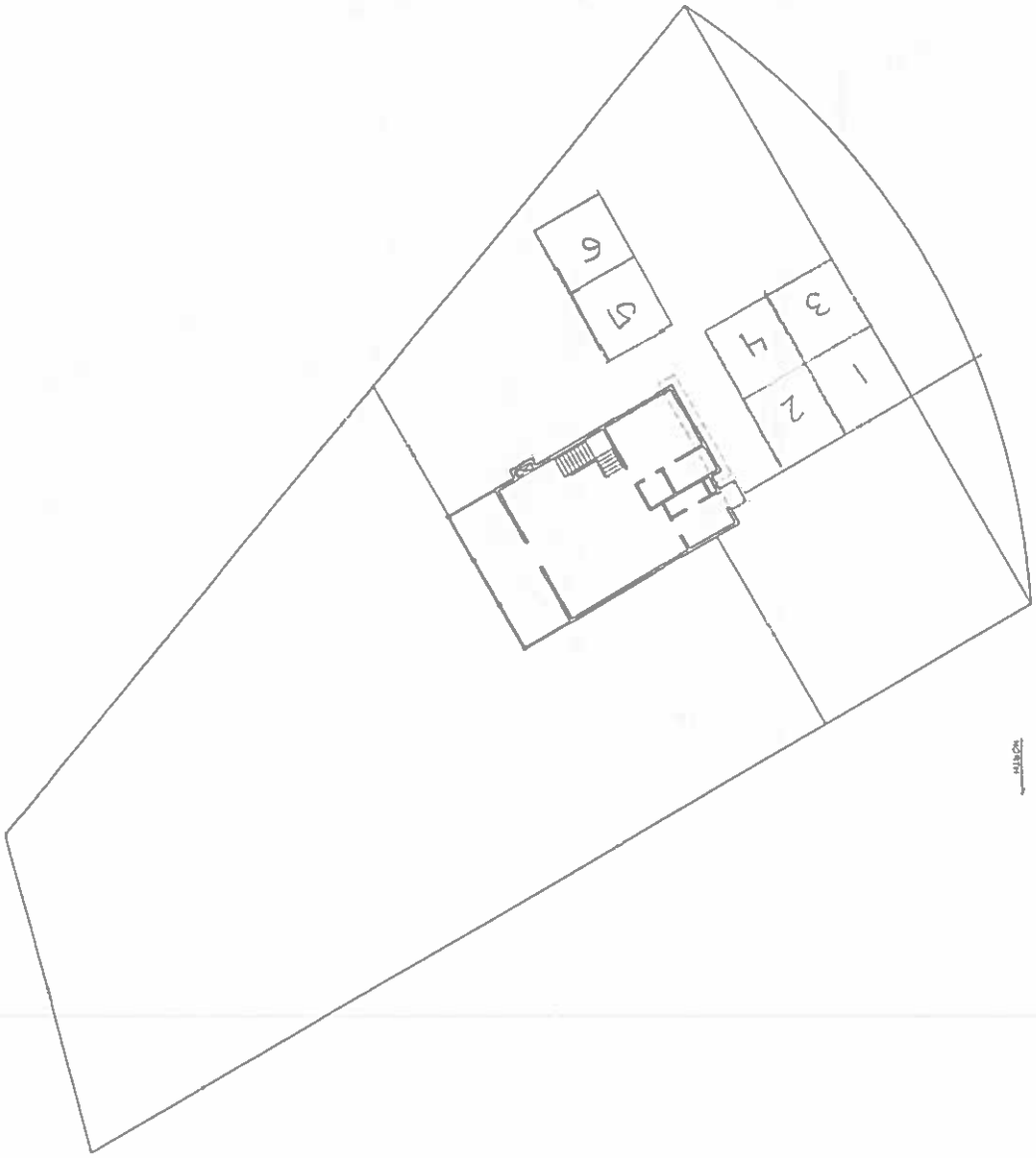
Signature of Property Management Company — Date: 9/16/2019

Signature of Contact Person — Date: 9/16/2019

Application fee, **NON-REFUNDABLE**: $100 plus $140 per unit — pd $240.00

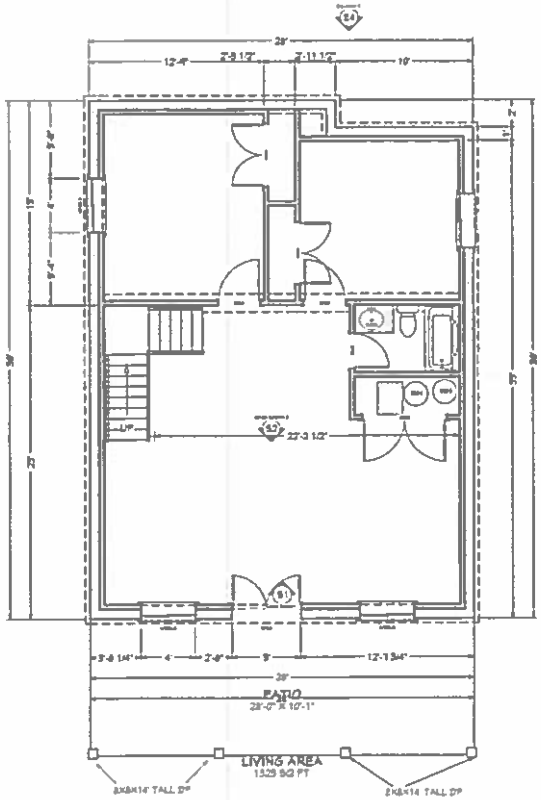
The foregoing application was _____ approved _____ disapproved at a meeting of the Garden City Town Council held on _____ day of _____, 20__.

1st Floor

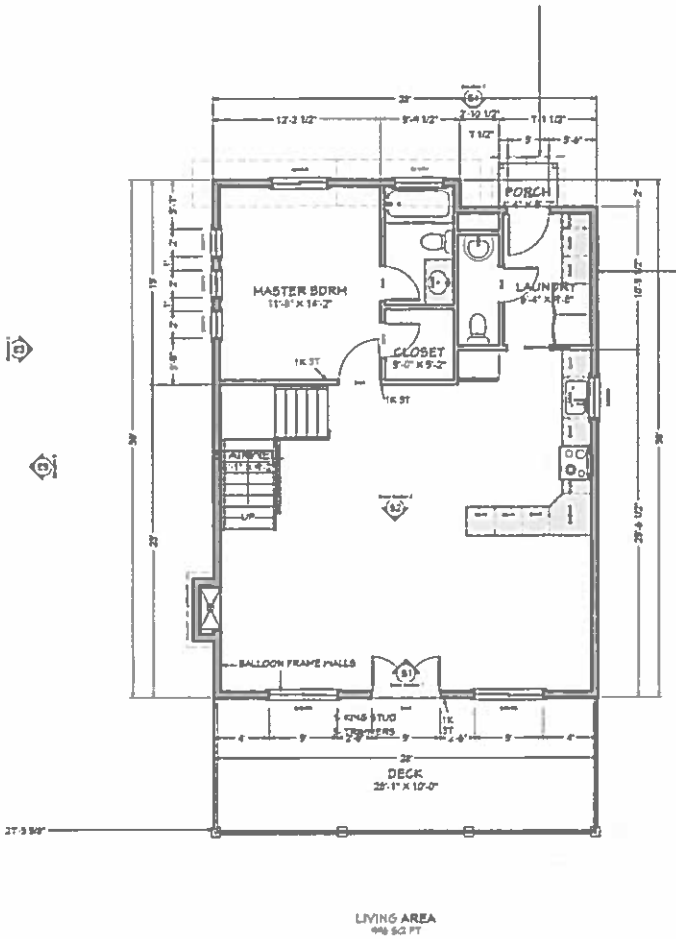


SHEET:		SCALE:	3/14/2019	DATE:	DRAWINGS PROVIDED BY:	BLUEWATER CONSTRUCTION INC LOT 34 660 N CAMBRET DRIVE BARDEN CITY, UTAH	

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Foundation



1st Floor

DATE:
3/14/2019
SCALE:
SHEET:
P-1

ORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

dress:
te of inspection:
/ner:
)perty Management:

eping om	#1 Master	#2 UP1	#3 UP2	#4 UP3	#5 Down Front	#6 Down 2	#7 Down 3	#8	#9	#10
Ft.	15x11	11x12	12x11	17x12	26x18	13.5x11.5	11.5x11.5	Total		
it guired	165	132.	132.	204	468	155.25	132.25	1388.5		
ndow(s)	✓	✓	✓	✓	✓	✓	✓			
oke tector	✓	✓	✓	✓	✓	✓	✓			
tal . Ft.	165	132.	132.	204	468	155.25	132.25			

al Occupancy allowed at this address: 22, shall not include children under the age of three (3).

imum parking required at this address: 6 Total number of parking spots on Property 8. All vehicles include
er's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

natures:

Date:

pector: _____ 10-17-19

ner/Property Manager: _____ 10-17-19

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 660 N. Cambrx Dr
Date of inspection: 10-17-19
Owner: Melissa & Jayson Haws
Property Management:
Contact Name: Melissa & Jayson Haws
Contact Phone #: 435.279.4650 | 435.279.3543

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

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: MELISSA HAWS Inspection Date: 10-17-19

Business Address: 660 CAMBRY DR Suite: _____ Business Phone: _____

No.		Violations	No.	Locations/Remarks	Cleared
		ACCESS			
1	OK	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	OK	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	OK	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	OK	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			
23		Remove grease from hood, duct, and filters (keep clean)			
		FIRE ALARM SYSTEMS			
24	OK	Maintain, repair, inspect, and/or test fire alarm system			
		FIRE SEPARATIONS			
25	OK	Repair holes in required fire resistive construction			
26	OK	Provide/repair self or automatic closing fire rated assemblies			
		ELECTRICAL			
27	OK	Discontinue use of extension cords			
28		Install permanent wiring for fixed or stationary appliance			
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	OK	Provide flammable liquid storage cabinet or reduce storage			
34		Remove all fueled vehicles or equipment from buildings			
35		Secure compressed gas cylinders			
		STORAGE – HOUSEKEEPING			
36	OK	Arrange storage in an orderly manner to provide access/egress			
37		Remove combustible storage from boiler, mechanical, or electrical rooms			
38		Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39		Provide approved metal container from oily rag storage			
40		Remove waste & rubbish material from the premises daily			
41		Keep dumpster 5 ' away from buildings			
42		Clearance from ignition sources			
		MISCELLSANOUS			
43	N/A	Other violations and comments			
NO VIOLATIONS NOTED THIS DATE – THANK YOU FOR BEING SAFE					

Re-inspection dates		Inspector
1st	/ /	
2nd	/ /	
Refer to FPB	/ /	
3rd	/ /	
Hearing	/ /	
District attorney	/ /	
Final clearance	/ /	

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:
X _____
__Owner __Manager ___employee ___ other

Inspecting Officer:
FPB ___ COMPANY ___ Shift ___ Page ___ of ___

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: Kawiti Finlayson
Owner or Property Management Company Address: 886 N. Blackberry Drive, Garden City UT 84028
Owner or Property Management Company Phone #: (801) 920-1779
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7) Kawiti - (801) 920-1779 Andy - (208) 530-3248
Contact Persons E-mail address: Kawitifinlayson@yahoo.com
Utah State Tax Number: (must be registered to Garden City) 10082743-003-STR

Owner of Property: Kawiti Finlayson	Address of STR Property: 886 N. Blackberry Dr. Garden City UT 8402
Owners Phone #: (801)920-1779	Parcel ID Number: Lot # 4 - 41-17-040-0004
Owners mailing address: PO Box 309 Garden City, UT 84028	Subdivision or resort where property is located: Raspberry Patch Estates Unit #3
Owners e-mail address: kawitifinlayson@yahoo.com	

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.

E. Edwards Finlayson — 10/15/2019

Signature of the Owner of property — Date

E. Edwards Finlayson — 10/15/2019

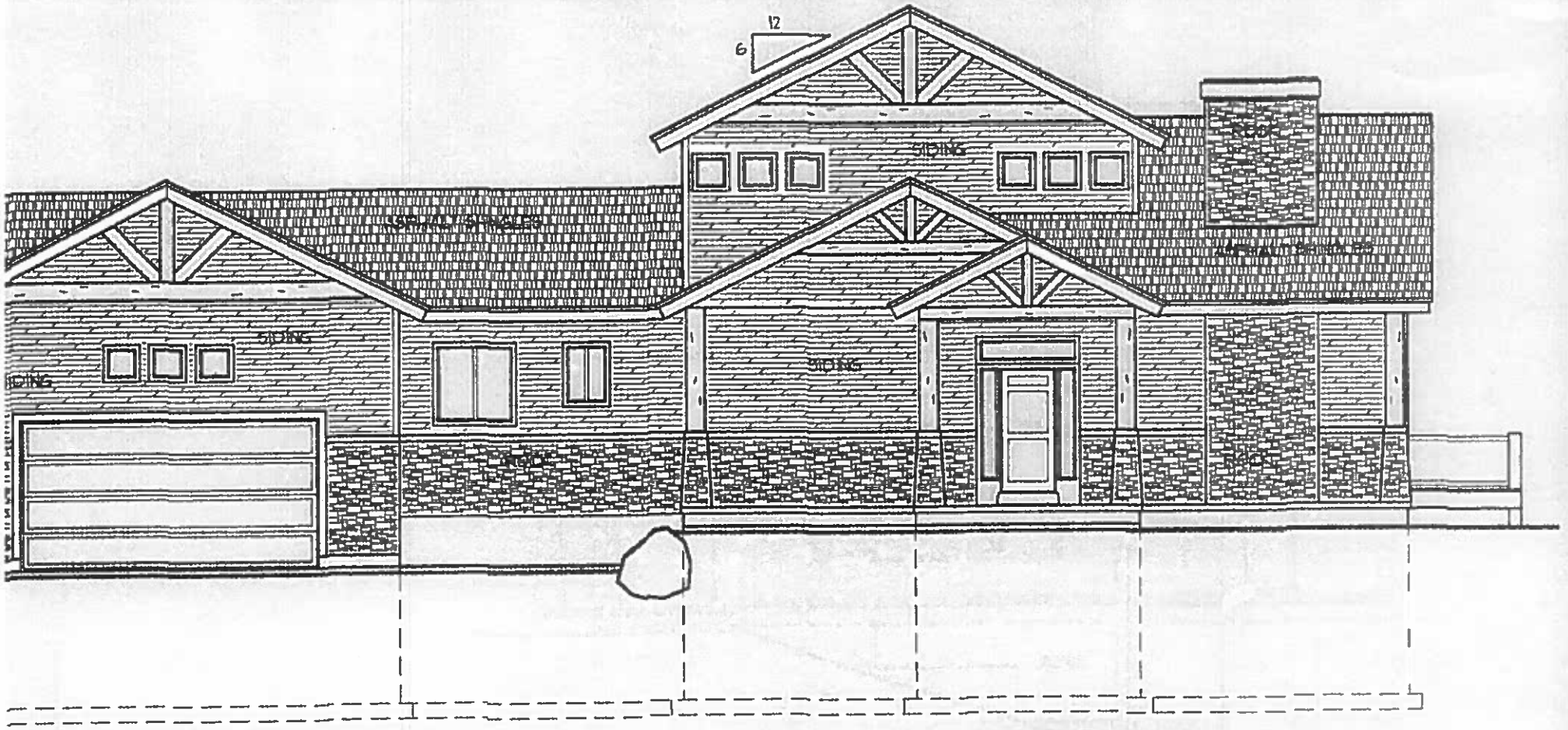
Signature of Property Management Company — Date

E. Edwards Finlayson — 10/15/2019

Signature of Contact Person — Date

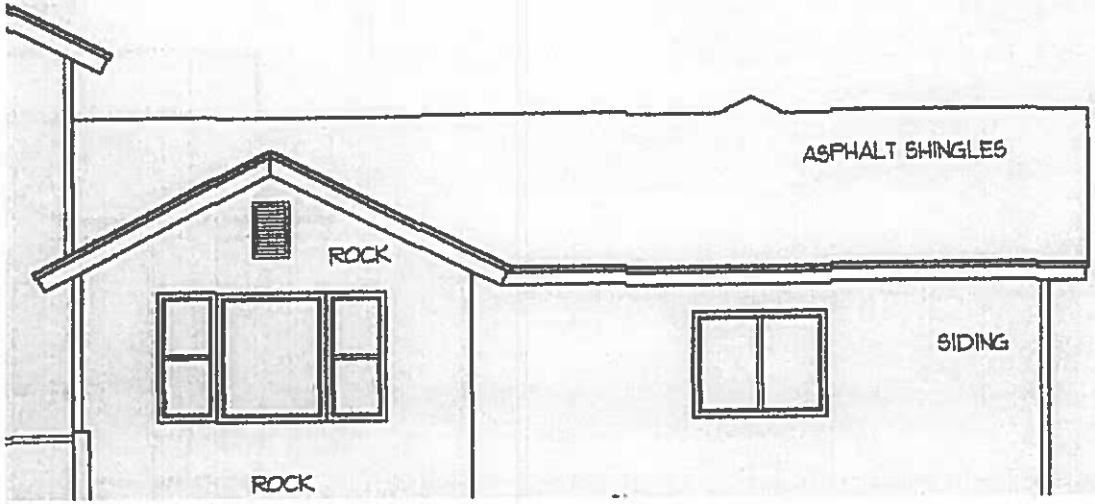
Application fee, **NON-REFUNDABLE**: $100 plus $140 per unit — Pd 140.00 11-4-19

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



FRONT ELEV. VIEW

SCALE 1/8" = 1'-0"



VANITY DETAILS

SCALE 1/2" = 1' - 0"

SECOND FLOOR

NOTES: GENERAL

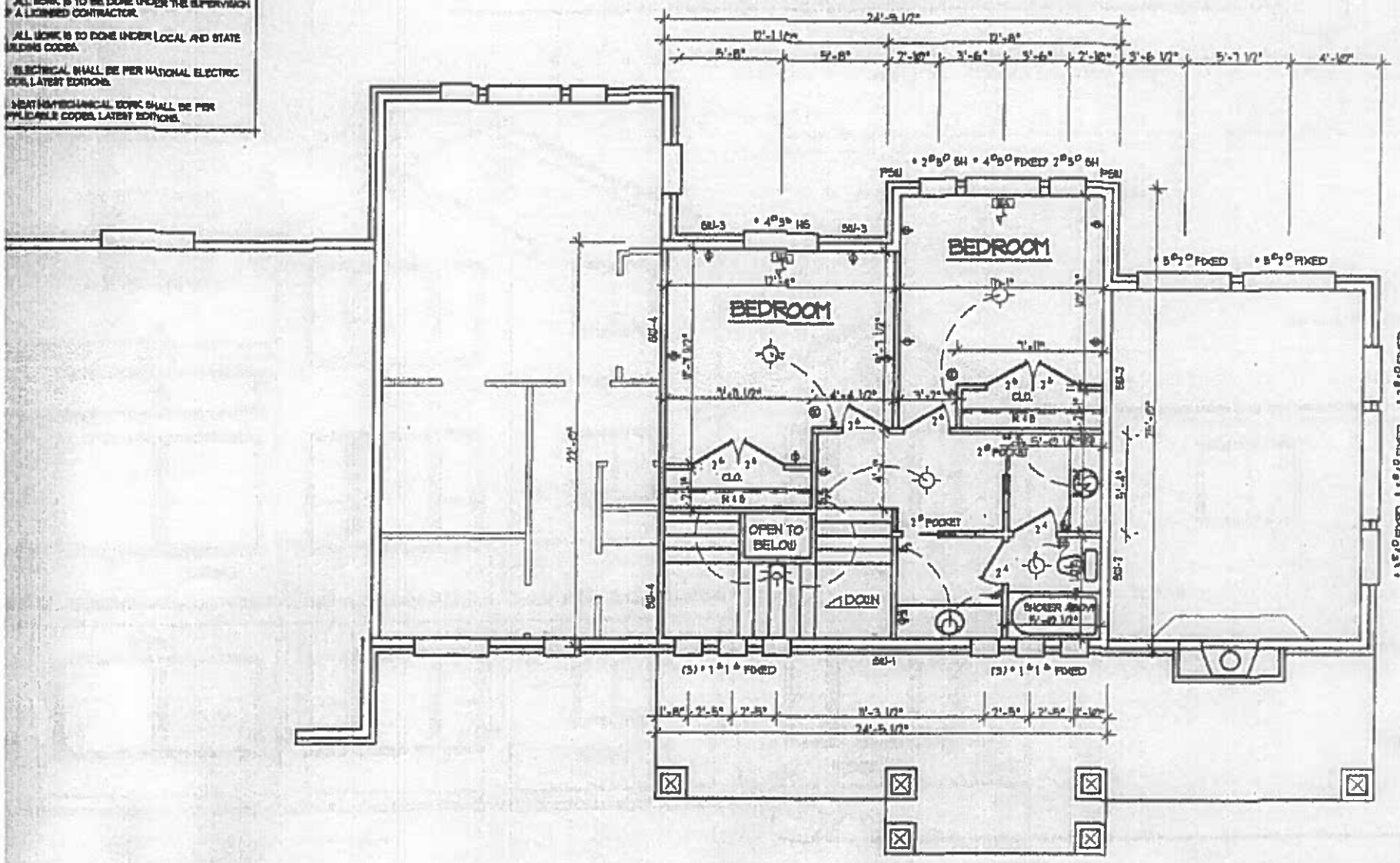
CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.

ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.

ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.

ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.

HEAT/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.



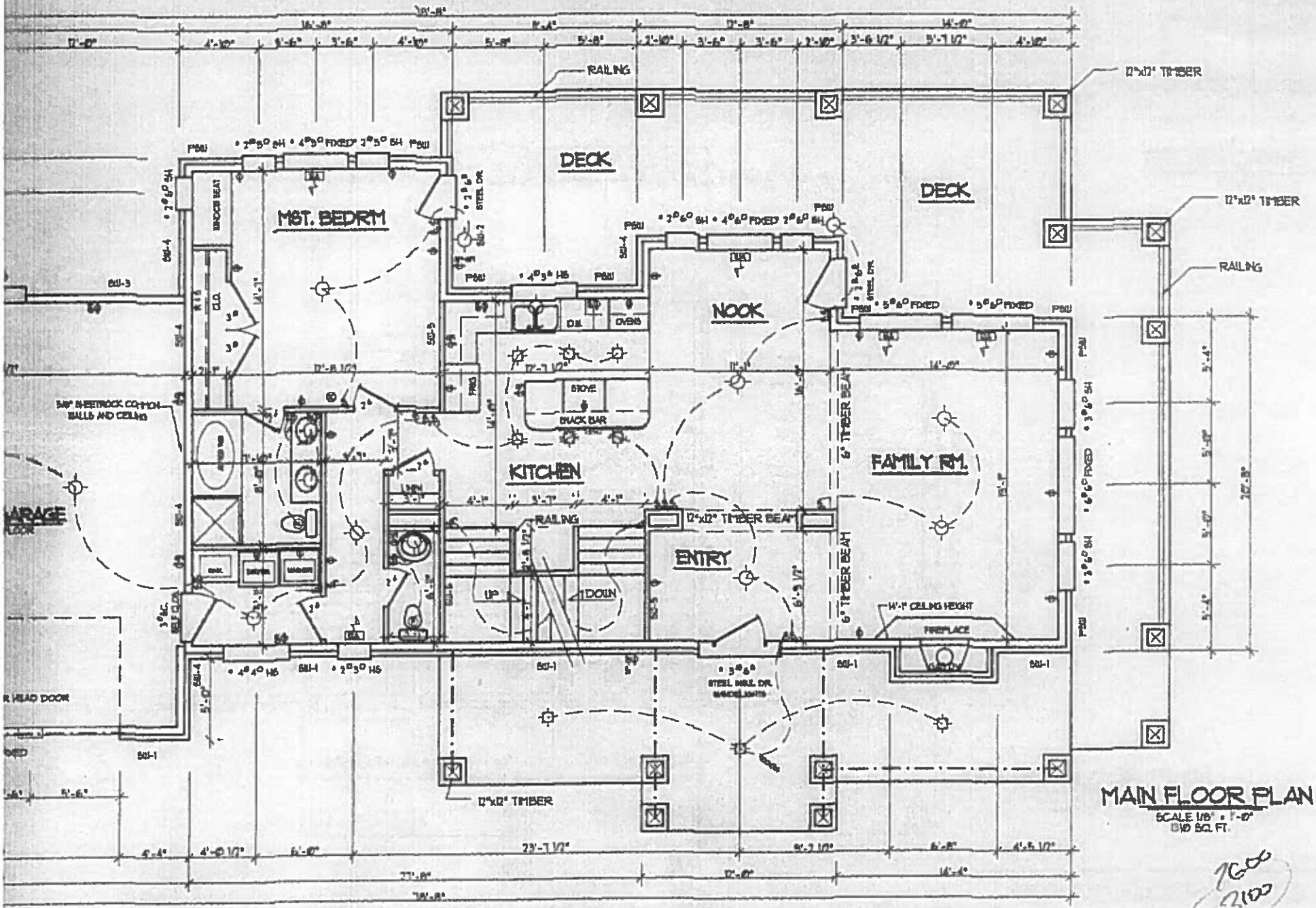
SECOND FLOOR

SCALE 1/8" = 1'-

492 SQ. FT.

SECOND

1ST FLOOR

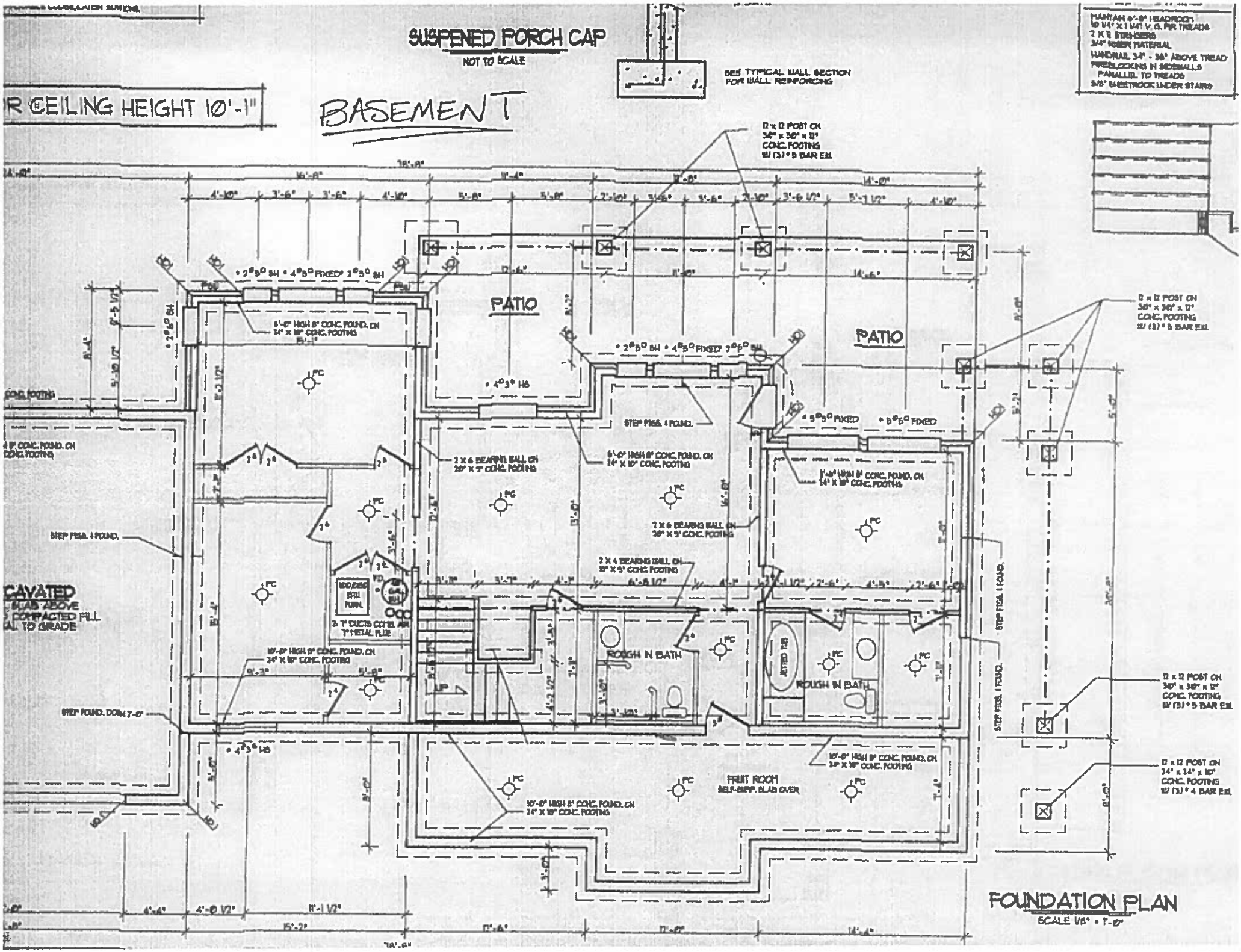


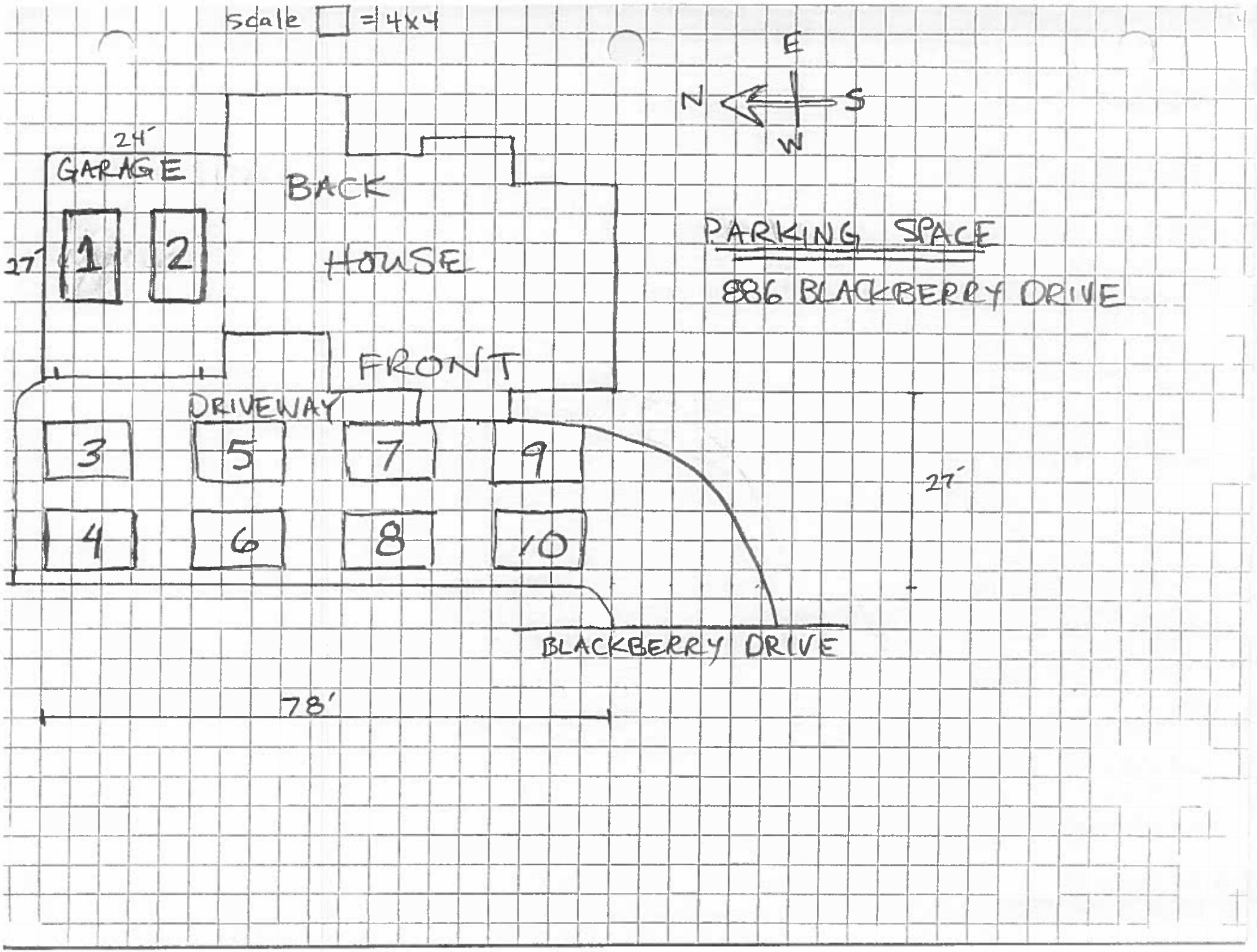
MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"

1900 SQ. FT.

1600
3100


SUSPENED PORCH CAP
NOT TO SCALE
SEE TYPICAL WALL SECTION FOR WALL REINFORCING
MAINTAIN 6'-8" HEADROOM
10 1/4" x 1 1/4" V. G. FIR TREADS
2 X 12 STRINGERS
3/4" RISER MATERIAL
HANDRAIL 34" - 36" ABOVE TREAD
FIRESTOPPING IN SIDEWALLS PARALLEL TO TREADS
5/8" SHEETROCK UNDER STAIRS
R CEILING HEIGHT 10'-1"
BASEMENT
PATIO
PATIO
ROUGH IN BATH
ROUGH IN BATH
FRUIT ROOM
SELF-SUPP. SLAB OVER
CAVATED
SLAB ABOVE
COMPACTED FILL
AL TO GRADE
FOUNDATION PLAN
SCALE 1/8" = 1'-0"


Scale ☐ = 4x4
E
N
S
W
24'
GARAGE
BACK
HOUSE
27'
1
2
PARKING SPACE
886 BLACKBERRY DRIVE
FRONT
DRIVEWAY
3
5
7
9
4
6
8
10
27'
BLACKBERRY DRIVE
78'

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 886 Black Berry Dr.
Date of inspection: 10-22-19
Owner: Kawiti Finlayson
Property Management: Kawiti Finlayson
Contact Name: Kawiti Finlayson
Contact Phone #: (801)920-1779

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

ORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

dress:
te of inspection:
/ner:
)perty Management:

eping om	#1 Must 15x13	#2 up 11.5x10.5	#3 up 9.5x11.5	#4 Down 10x17.5	#5 Down 12.5x11.5	#6 Down 11x12	#7	#8	#9	#10
Ft.	195	120.75	109.25	175	143.75	176	9.9.75			
it guired	ok	ok	ok	ok	ok	ok				
ndow(s)	ok	ok	ok	ok	ok	ok				
oke tector	ok	ok	ok	ok	ok	ok				
tal . Ft.	195	120.75	109.25	175	143.75	176				

al Occupancy allowed at this address: 10, shall not include children under the age of three (3).

imum parking required at this address: 4 Total number of parking spots on Property 11. All vehicles include
er's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

natures:

Date:

)ector: 10-22-19

ner/Property Manager: 10-22-19

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: KAWITI FINDLAYSON Inspection Date: 10/22/19

Business Address: 886 N. BLACKBERRY DR. Suite: _____ Business Phone: 801-920-1779

No.		Violations	No.	Locations/Remarks	Cleared
		ACCESS-			/ /
1	OK	Maintain fire lane free of obstructions			
2		Provide nddress numbering which is visible from street			/ /
3		Provide supra box for fire dept. access			
		EXITING			
4	OK	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 EXTINGUSHERS			
12	OK	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			
23		Remove grease from hood, duct, and filters (keep clean)			
		FIRE ALARM SYSTEMS			
24	OK	Maintain, repair, inspect, and/or test fire alarm system			
		FIRE SEPARATIONS			
25	OK	Repair holes in required fire resistive construction			
26	OK	Provide/repair self or automatic closing fire rated assemblies			
		ELECTRICAL			
27	OK	Discontinue use of extension cords			
28		Install permanent wiring for fixed or stationary appliance			
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	OK	Provide flammable liquid storage cabinet or reduce storage			
34		Remove all fueled vehicles or equipment from buildings			
35		Secure compressed gas cylinders			
		STORAGE – HOUSEKEEPING			
36	OK	Arrange storage in an orderly manner to provide access/egress			
37		Remove combustible storage from boiler, mechanical, or electrical rooms			
38		Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39		Provide approved metal container from oily rag storage			
40		Remove waste & rubbish material from the premises daily			
41		Keep dumpster 5 ' away from buildings			
42		Clearance from ignition sources			
		MISCELLSANOUS			
43	NOT OK	Other violations and comments			
NO VIOLATIONS NOTED THIS DATE – THANK YOU FOR BEING SAFE					

Re-inspection dates		Inspector
1st	/ /	
2nd	/ /	
Refer to FPB	/ /	
3rd	/ /	
Hearing	/ /	
District attorney	/ /	
Final clearance	/ /	

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: KAWITI FINDLAYSON

owner manager employee other

Inspecting Officer: _____

FPO ___ COMPANY ___ Shift ___ Date ___/___/___

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

Welcome to Garden City Utah

Where Families Play

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: Kathleen DeGraaff
Owner or Property Management Company Address: 1218 Bryce Jeffery Dr. Riverton, Ut. 84065
Owner or Property Management Company Phone #: Property management Co: Evolve 801-918-0216 | McKensie Fitzpatrick
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7) Kerry Wayman 801-503-2729
Contact Persons E-mail address: kwayman6@gmail.com
Utah State Tax Number: (must be registered to Garden City) 11439992-003-STC

100 Fillmore St 5th fl. Denver, Colo 84206 720-800-6390

denver-evolve@gmail.com

Owner of Property: Kathleen R. DeGraaff	Address of STR Property: 543 W. Raspberry Patch Rd
Owners Phone #: 801-918-0216	Parcel ID Number: 41-17-030-0012
Owners mailing address: 1218 Bryce Jeffery Dr. Riverton, Ut. 84065	Subdivision or resort where property is located: Harbor Village
Owners e-mail address: fastkat1@yahoo.com	

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.

Kathleen R. DeGraff — 10-7-19

Signature of the Owner of property — Date

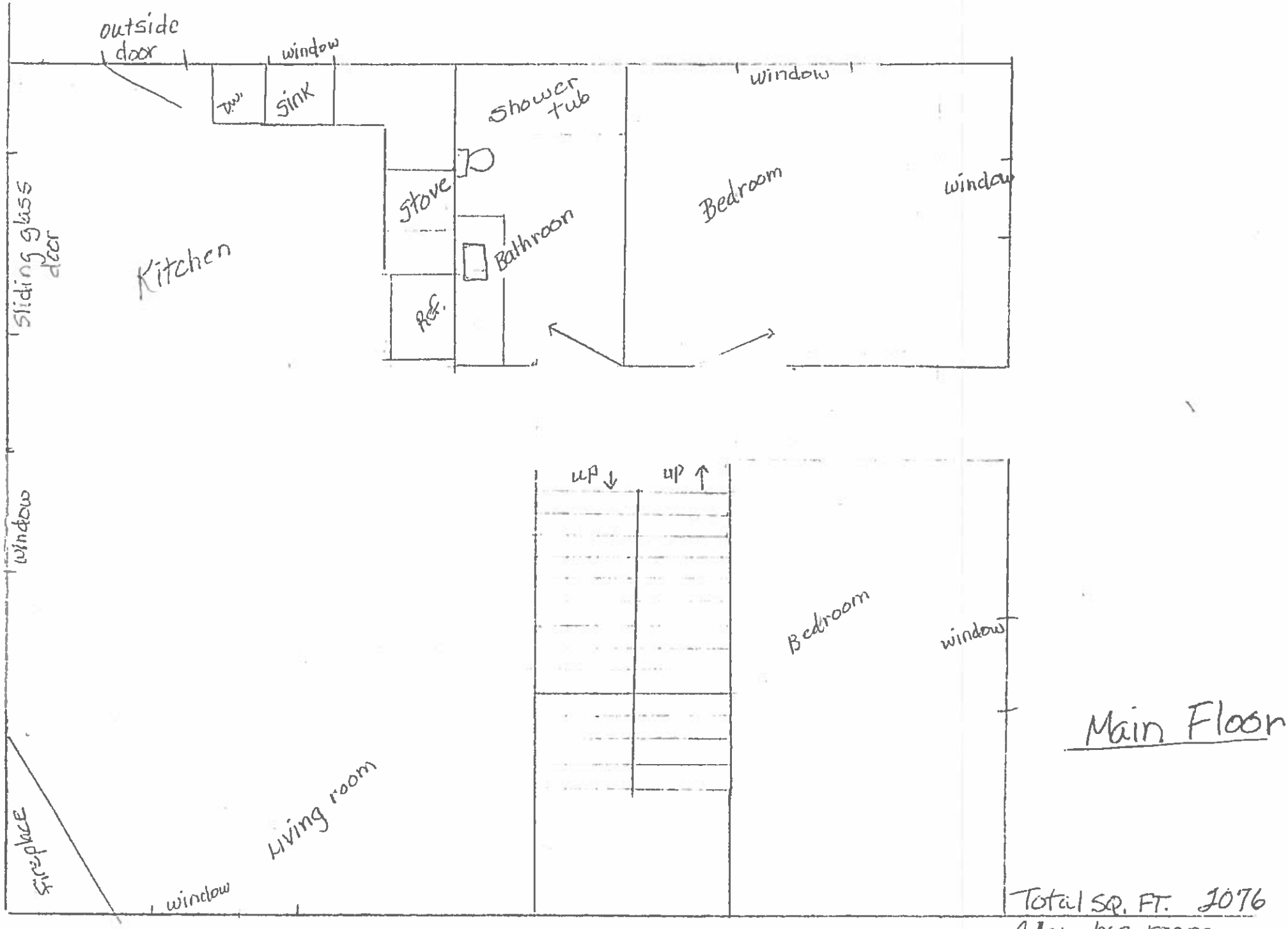
→ next page

Signature of Property Management Company — Date

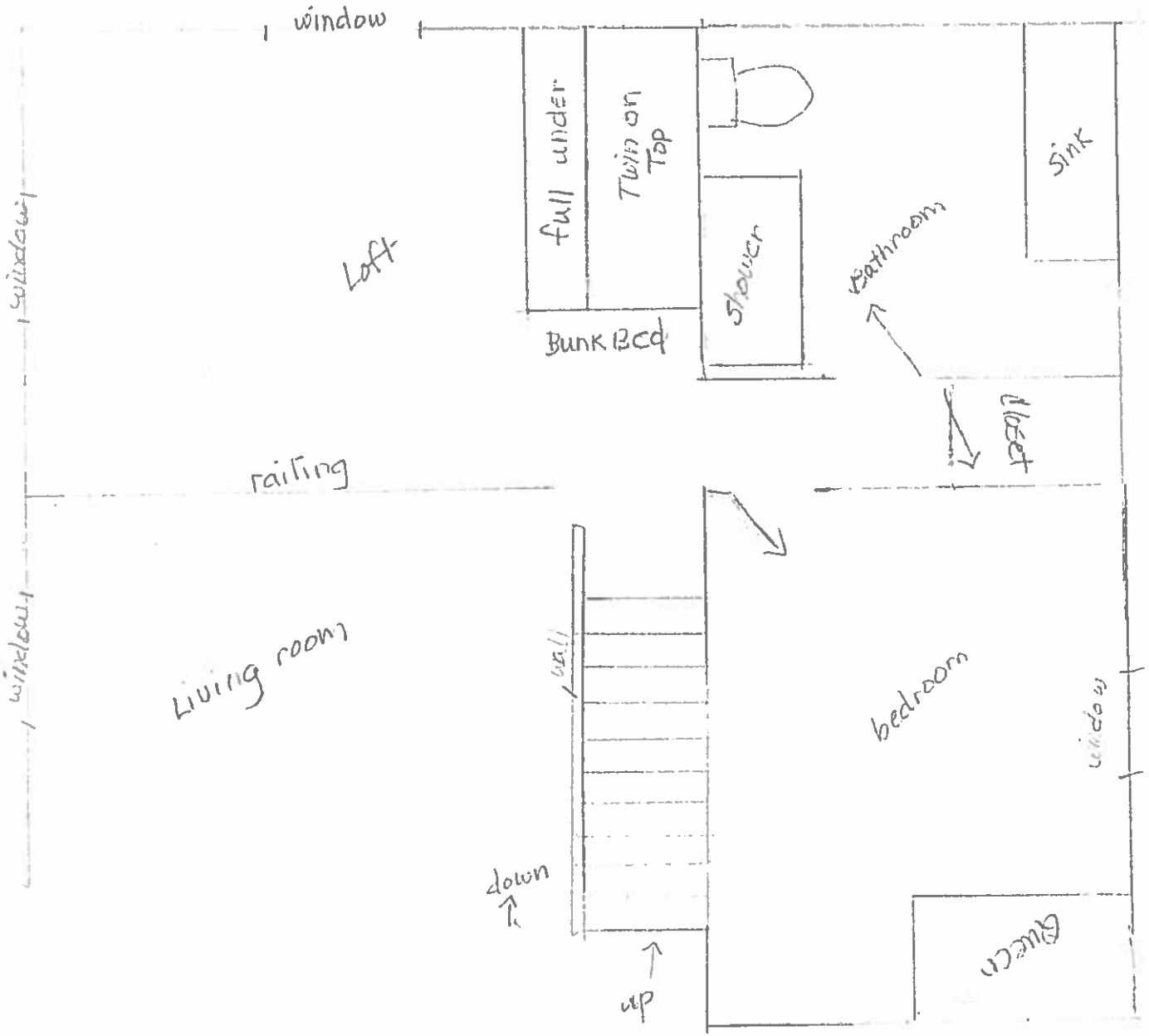
Signature of Contact Person — 10/21/19 — Date

Application fee, **NON-REFUNDABLE**: $100 plus $140 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 __.

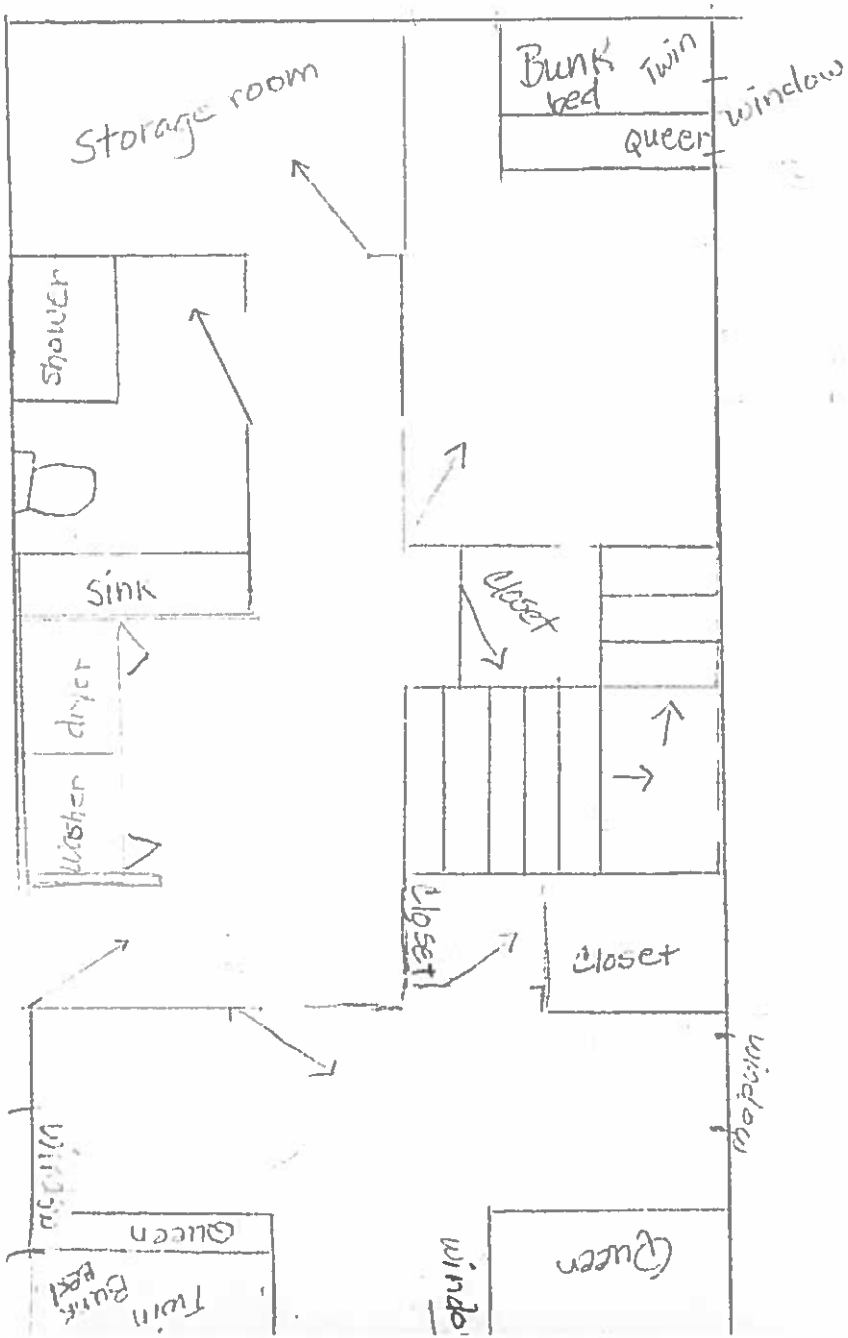

outside door
window
DW
sink
shower tub
window
stove
Bathroom
Bedroom
window
sliding glass door
Kitchen
ref.
up
up
window
Bedroom
window
Main Floor
fireplace
living room
window
Total SQ. FT. 1076
Glen has room measurements

upstairs



444 SQ. FT.

downstairs

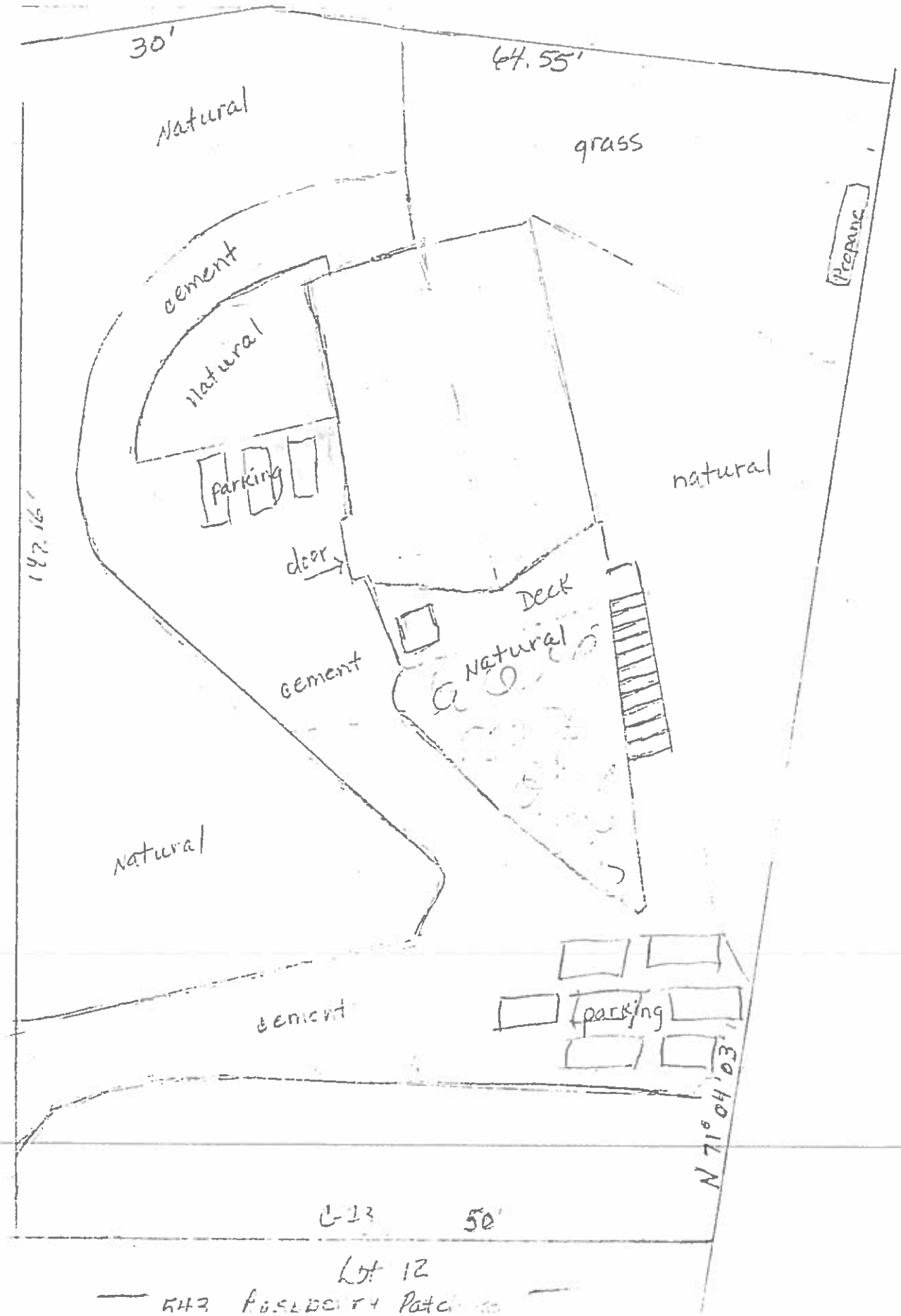


816 SQ.FT

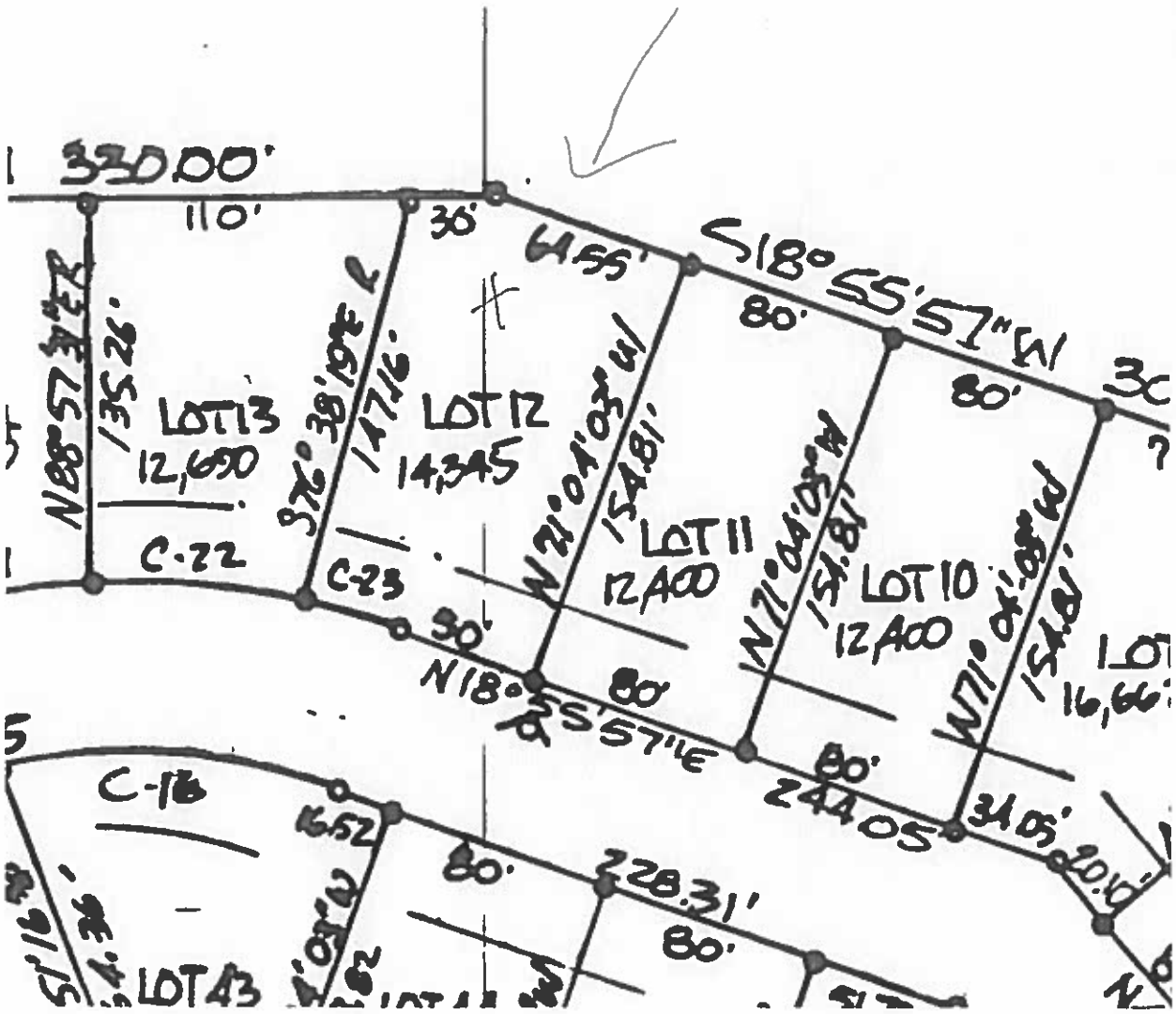
Deck

Living room
window
sliding door
Kitchen
door
over hang
small roof
hot tub
Railing all around

Parking


30'
64.55'
Natural
grass
propane
cement
Natural
parking
door
Deck
Natural
cement
natural
142.16'
Natural
cement
parking
N 71° 04' 03"
L-13
50'
Lot 12
542 Roseberry Path

zoned: Nightly rentals



SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 543 Raspberry Patch RD.
Date of inspection: 10/4/2019
Owner: Kathleen DeGraaff Kats Kabin
Property Management:
Contact Name: Kathy DeGraaff . Derrick DeGraaff
Contact Phone #: 801-918-0216 801-694-9093

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

ORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

1102.

ldress:

ıte of inspection:

vner:

operty Management:

	Down	Down	UP	UP	Fam	Loft	Master			
ceping oom	#1 11 x 22'	#2 10.5 x 10.5	#3 9.5 x 11.5	#4 9 x 11.5	#5 14 x 12	#6 18 x 11	#7 11.5 x 15	#8	#9	#10
Ft.	242	110.23	109.5	103.5	160	198	172.5			
it quired indow(s)								22		
noke tector										
otal Ft.										

al Occupancy allowed at this address: 22., shall not include children under the age of three (3).

nimum parking required at this address: 6. Total number of parking spots on Property 10. All vehicles include ler's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

gnatures:

Date:

pector: _____ 10-4-19

vner/Property Manager: _____ 10/4-19

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD
GARDEN CITY, UTAH 84028
PHONE/FAX (435) 946-3557

RATS BABIN

FIRE SAFETY INSPECTION REPORT

Business Name: KATHLEEN DEGRAFF Inspection Date: 10/4/19

Business Address: 543 RASPBERRY PITCH 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			
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			
23	Remove grease from hood, duct, and filters (keep clean)			
	FIRE ALARM SYSTEMS			
24	Maintain, repair, inspect, and/or test fire alarm system			
	FIRE SEPARATIONS			
25	Repair holes in required fire resistive construction			
26	Provide/repair self or automatic closing fire rated assemblies			
	ELECTRICAL			
27	Discontinue use of extension cords			
28	Install permanent wiring for fixed or stationary appliance			
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			
34	Remove all fueled vehicles or equipment from buildings			
35	Secure compressed gas cylinders			
	STORAGE – HOUSEKEEPING			
36	Arrange storage in an orderly manner to provide access/egress			
37	Remove combustible storage from boiler, mechanical, or electrical rooms			
38	Reduce storage to 24 " below ceiling or 18" from sprinkler heads			
39	Provide approved metal container from oily rag storage			
40	Remove waste & rubbish material from the premises daily			
41	Keep dumpster 5 ' away from buildings			
42	Clearance from ignition sources			
	MISCELLSANOUS			
43	Other violations and comments			

NO VIOLATIONS NOTED THIS DATE – THANK YOU FOR BEING SAFE

PASSED

Re-inspection dates		Inspector
1st	/ /	
2nd	/ /	
Refer to FPB	/ /	
3rd	/ /	
Hearing	/ /	
District attorney	/ /	
Final clearance	/ /	

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: A. Pamela DeGraff

___Owner ___manager ___employee ___other

Inspecting Officer: _____

FPB___ COMPANY___ Shift___ Page___of___

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

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

TOWN OF GARDEN CITY

Covenant to run with the land

ON THIS 21st DAY OF NOVEMBER, 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, Paul Burningham, property owner in the Town of Garden City, Utah (hereinafter known as the "owners") and owner of certain real property in the Town of Garden City, Rich County, State of Utah, known generally as, Parcel #'s 41-17-200-0102, 41-17-200-0103, 41-17-200-0104, 41-17-200-0105, 41-17-200-0106, 41-17-200-0111, 41-17-200-0112, 41-17-200-0113, 41-17-200-0114, 41-17-200-0115, 41-17-200-0116, 41-17-200-0121, 41-17-200-0122, 41-17-200-0123, 41-17-200-0124, 41-17-200-0125, 41-17-200-0126, 41-17-200-0131, 41-17-200-0132, 41-17-200-0133, 41-17-200-01034, 41-17-200-0135, 41-17-200-0136, 41-17-200-0141, 41-17-200-0142, 41-17-200-0143, 41-17-200-0144, 41-17-200-0145, 41-17-200-0146, 41-17-200-0151, 41-17-200-0152, 41-17-200-0153, 41-17-200-0154, 41-17-200-0155, 41-17-200-0156, 41-17-200-0161, 41-17-200-0162, 41-17-200-0163, 41-17-200-0164, 41-17-200-0165, 41-17-200-0166, 41-17-200-0171, 41-17-200-0172, 41-17-200-0173, 41-17-200-0174, 41-17-200-0175, 41-17-200-0176, 41-17-200-0181, 41-17-200-0182, 41-17-200-0183, 41-17-200-0184, 41-17-200-0185, 41-17-200-0186, 41-17-200-0191, 41-17-200-0192, 41-17-200-0193, 41-17-200-0194, 41-17-200-0195, 41-17-200-0196, 41-17-200-0201, 41-17-200-0202, 41-17-200-0203, 41-17-200-0204, 41-17-200-0205, 41-17-200-0206, 41-17-200-0211, 41-17-200-0212, 41-17-200-0213, 41-17-200-0214, 41-17-200-0215, 41-17-200-0216, 41-17-200-0221, 41-17-200-0222, 41-17-200-0223, 41-17-200-0224, 41-17-200-0225 and 41-17-200-0226, more particularly described as follows:

Parcel #1:	UNIT 1, BLDG A, COVE AT HARBOR VILLAGE
Parcel #2:	UNIT 2, BLDG A, COVE AT HARBOR VILLAGE
Parcel #3:	UNIT 3, BLDG A, COVE AT HARBOR VILLAGE
Parcel #4:	UNIT 4, BLDG A, COVE AT HARBOR VILLAGE
Parcel #5:	UNIT 5, BLDG A, COVE AT HARBOR VILLAGE
Parcel #6:	UNIT 6, BLDG A, COVE AT HARBOR VILLAGE
Parcel #7:	UNIT 1, BLDG B, COVE AT HARBOR VILLAGE
Parcel #8:	UNIT 2, BLDG B, COVE AT HARBOR VILLAGE
Parcel #9:	UNIT 3, BLDG B, COVE AT HARBOR VILLAGE
Parcel #10:	UNIT 4, BLDG B, COVE AT HARBOR VILLAGE

Parcel #11:	UNIT 5, BLDG B, COVE AT HARBOR VILLAGE
Parcel #12:	UNIT 6, BLDG B, COVE AT HARBOR VILLAGE
Parcel #13:	UNIT 1, BLDG C, COVE AT HARBOR VILLAGE
Parcel #14:	UNIT 2, BLDG C, COVE AT HARBOR VILLAGE
Parcel #15:	UNIT 3, BLDG C, COVE AT HARBOR VILLAGE
Parcel #16:	UNIT 4, BLDG C, COVE AT HARBOR VILLAGE
Parcel #17:	UNIT 5, BLDG C, COVE AT HARBOR VILLAGE
Parcel #18:	UNIT 6, BLDG C, COVE AT HARBOR VILLAGE
Parcel #19:	UNIT 1, BLDG D, COVE AT HARBOR VILLAGE
Parcel #20:	UNIT 2, BLDG D, COVE AT HARBOR VILLAGE
Parcel #21:	UNIT 3, BLDG D, COVE AT HARBOR VILLAGE
Parcel #22:	UNIT 4, BLDG D, COVE AT HARBOR VILLAGE
Parcel #23:	UNIT 5, BLDG D, COVE AT HARBOR VILLAGE
Parcel #24:	UNIT 6, BLDG D, COVE AT HARBOR VILLAGE
Parcel #25:	UNIT 1, BLDG E, COVE AT HARBOR VILLAGE
Parcel #26:	UNIT 2, BLDG E, COVE AT HARBOR VILLAGE
Parcel #27:	UNIT 3, BLDG E, COVE AT HARBOR VILLAGE
Parcel #28:	UNIT 4, BLDG E, COVE AT HARBOR VILLAGE
Parcel #29:	UNIT 5, BLDG E, COVE AT HARBOR VILLAGE
Parcel #30:	UNIT 6, BLDG E, COVE AT HARBOR VILLAGE
Parcel #31:	UNIT 1, BLDG F, COVE AT HARBOR VILLAGE
Parcel #32:	UNIT 2, BLDG F, COVE AT HARBOR VILLAGE
Parcel #33:	UNIT 3, BLDG F, COVE AT HARBOR VILLAGE
Parcel #34:	UNIT 4, BLDG F, COVE AT HARBOR VILLAGE
Parcel #35:	UNIT 5, BLDG F, COVE AT HARBOR VILLAGE
Parcel #36:	UNIT 6, BLDG F, COVE AT HARBOR VILLAGE
Parcel #37:	UNIT 1, BLDG G, COVE AT HARBOR VILLAGE
Parcel #38:	UNIT 2, BLDG G, COVE AT HARBOR VILLAGE
Parcel #39:	UNIT 3, BLDG G, COVE AT HARBOR VILLAGE
Parcel #40:	UNIT 4, BLDG G, COVE AT HARBOR VILLAGE
Parcel #41:	UNIT 5, BLDG G, COVE AT HARBOR VILLAGE
Parcel #42:	UNIT 6, BLDG G, COVE AT HARBOR VILLAGE
Parcel #43:	UNIT 1, BLDG H, COVE AT HARBOR VILLAGE
Parcel #44:	UNIT 2, BLDG H, COVE AT HARBOR VILLAGE
Parcel #45:	UNIT 3, BLDG H, COVE AT HARBOR VILLAGE
Parcel #46:	UNIT 4, BLDG H, COVE AT HARBOR VILLAGE
Parcel #47:	UNIT 5, BLDG H, COVE AT HARBOR VILLAGE
Parcel #48:	UNIT 6, BLDG H, COVE AT HARBOR VILLAGE
Parcel #49:	UNIT 1, BLDG I, COVE AT HARBOR VILLAGE
Parcel #50:	UNIT 2, BLDG I, COVE AT HARBOR VILLAGE
Parcel #51:	UNIT 3, BLDG I, COVE AT HARBOR VILLAGE

Parcel #52:	UNIT 4, BLDG I, COVE AT HARBOR VILLAGE
Parcel #53:	UNIT 5, BLDG I, COVE AT HARBOR VILLAGE
Parcel #54:	UNIT 6, BLDG I, COVE AT HARBOR VILLAGE
Parcel #55:	UNIT 1, BLDG J, COVE AT HARBOR VILLAGE
Parcel #56:	UNIT 2, BLDG J, COVE AT HARBOR VILLAGE
Parcel #57:	UNIT 3, BLDG J, COVE AT HARBOR VILLAGE
Parcel #58:	UNIT 4, BLDG J, COVE AT HARBOR VILLAGE
Parcel #59:	UNIT 5, BLDG J, COVE AT HARBOR VILLAGE
Parcel #60:	UNIT 6, BLDG J, COVE AT HARBOR VILLAGE
Parcel #61:	UNIT 1, BLDG K, COVE AT HARBOR VILLAGE
Parcel #62:	UNIT 2, BLDG K, COVE AT HARBOR VILLAGE
Parcel #63:	UNIT 3, BLDG K, COVE AT HARBOR VILLAGE
Parcel #64:	UNIT 4, BLDG K, COVE AT HARBOR VILLAGE
Parcel #65:	UNIT 5, BLDG K, COVE AT HARBOR VILLAGE
Parcel #66:	UNIT 6, BLDG K, COVE AT HARBOR VILLAGE
Parcel #67:	UNIT 1, BLDG L, COVE AT HARBOR VILLAGE
Parcel #68:	UNIT 2, BLDG L, COVE AT HARBOR VILLAGE
Parcel #69:	UNIT 3, BLDG L, COVE AT HARBOR VILLAGE
Parcel #70:	UNIT 4, BLDG L, COVE AT HARBOR VILLAGE
Parcel #71:	UNIT 5, BLDG L, COVE AT HARBOR VILLAGE
Parcel #72:	UNIT 6, BLDG L, COVE AT HARBOR VILLAGE
Parcel #73:	UNIT 1, BLDG M, COVE AT HARBOR VILLAGE
Parcel #74:	UNIT 2, BLDG M, COVE AT HARBOR VILLAGE
Parcel #75:	UNIT 3, BLDG M, COVE AT HARBOR VILLAGE
Parcel #76:	UNIT 4, BLDG M, COVE AT HARBOR VILLAGE
Parcel #2:	UNIT 5, BLDG M, COVE AT HARBOR VILLAGE
Parcel #73:	UNIT 6, BLDG M, COVE AT HARBOR VILLAGE
Parcel #74:	UNIT 1, BLDG N, COVE AT HARBOR VILLAGE
Parcel #75:	UNIT 2, BLDG N, COVE AT HARBOR VILLAGE
Parcel #76:	UNIT 3, BLDG N, COVE AT HARBOR VILLAGE
Parcel #2:	UNIT 4, BLDG N, COVE AT HARBOR VILLAGE
Parcel #73:	UNIT 5, BLDG N, COVE AT HARBOR VILLAGE
Parcel #74:	UNIT 6, BLDG N, COVE AT HARBOR VILLAGE

(Hereinafter known as "property") and do hereby enter into this Agreement and Covenant 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 owners are desirous of utilizing their land and improvements in a manner not strictly in conformity with the ordinances or statutes; and

WHEREAS the Town is willing to grant an encumbrance permit to the subject property based on the owner's providing the Town with a covenant to run with the land applicable to any and all heirs, successors of interest or assigns as set forth herein.

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

For and in consideration the encumbrance permit granted by the town, owners, their successors in interest heirs or assigns, covenant and irrevocably agree that the above described 25 parcels of real property shall remain in common ownership of the owners or their successors in interest heirs or assigns and shall not, under any circumstances so long as the encumbrance permit shall be effective, be sold separately or for any reason shall one parcel be segregated from ownership interest of the other parcel. In the event that such segregation or separate ownership shall occur, the owner of parcel 1 through 25 as described above, covenants and agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of the segregation or separation. The structures not in conformance with the Garden City Ordinances or requirements at the time of the segregation or separation will be removed or demolished within 30 days of any such segregation of ownership.

This would also require the owner to bring property into conformity with any and all Garden City requirements, ordinances and regulations at the time of segregation.

1. THIS COVENANT shall be a covenant that runs with the land and shall be in perpetuity.

2. THIS COVENANT shall be binding on all heirs, successors in interest, assigns, sureties, or any other persons hereinafter acquiring any interest in the property.

3. THIS COVENANT shall be governed by the laws of the State of Utah and shall be enforceable through any and all remedies allowable at law including, but not limited to, injunctive or declaratory relief. The owner does hereby stipulate that the failure to abide by the covenants would leave the Town irreparably injured, and that there is no adequate remedy at law save and except injunctive relief.

DRAFT

4. THAT SHOULD THIS COVENANT have to be enforced, requiring the services of an attorney, either in Court, or in any administrative proceedings or otherwise, the Town shall be entitled to recover against the owners, or their successors, assigns, or heirs a reasonable attorney's fee for the enforcement of the covenant herein, as well as all costs and fees incurred therein.

5. OWNER, HIS HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS promise to abide by the covenant and understand that the failure to abide by this covenant shall, be grounds for the Town to revoke the conditional use permit in addition to all other remedies, granted by the Town upon 10 days written notice to the property owners. Thereafter, the Town may enforce strict compliance with its land use planning and other ordinance allowable at law, and no claim or waiver estoppel shall apply as against the Town.

DATED this 21st day of November, 2019.

APPROVED: Attest:

_____ _____
Mike Leonhardt, Mayor Kathy Hislop, Town Clerk

_____
Paul Buningham, Owner

State of Utah)
)§
County of ____)

On the ____ day of _____, 2019, personally appeared before me, _____ _____who duly acknowledged to me that he executed the same.

_____
Notary

DRAFT

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

TOWN OF GARDEN CITY

Covenant to run with the land

ON THIS 21st DAY OF NOVEMBER, 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, Joe Coccimiglio, property owner in the Town of Garden City, Utah (hereinafter known as the "owners") and owner of certain real property in the Town of Garden City, Rich County, State of Utah, known generally as, Parcel #'s 41-28-010-0012 and 41-28-010-0013, more particularly described as follows:

Parcel #1: LOT 12, SNOWMEADOWS SUB PHASE I LESS PART OF LOT 12 SNOWMEADOWS SUB PHASE 1; DESCRIBED AS FOLLOWS: BEG AT SW COR OF LOT 11 (SNOWMEADOWS SUB PHASE 1) THE N 69*28`11" E 115.424 FT ALG S`LY LINE OF LOT 11 TO SE COR OF LOT 11, TO A PT ON A 43.00` RADIUS CURVE TO THE LEFT, TH SE`LY ALG THE ARC OF SD CURVE 18. 207 FT, TH S 45*12`37" W 167.446 FT TO THE SW BOUNDARY COR OF SNOWMEADOWS SUB PHASE 1; TH N 00*36`44" E 92.707 FT TO POB.

Parcel #2: LOT 13, SNOWMEADOWS SUB PHASE I

(Hereinafter known as "property") and do hereby enter into this Agreement and Covenant 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 owners are desirous of utilizing their land and improvements in a manner not strictly in conformity with the ordinances or statutes; and

WHEREAS the Town is willing to grant an encumbrance permit to the subject property based on the owner's providing the Town with a covenant to run with the land applicable to any and all heirs, successors of interest or assigns as set forth herein.

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

For and in consideration the encumbrance permit granted by the town, owners, their successors in interest heirs or assigns, covenant and irrevocably agree that the above described 25 parcels of real property shall remain in common ownership of the owners or their successors in interest heirs or assigns and shall not, under any circumstances so long as the encumbrance permit shall be effective, be sold separately or for any reason shall one parcel be segregated from ownership interest of the other parcel. In the event that such segregation or separate ownership shall occur, the owner of parcel 1 through 25 as described above, covenants and agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of the segregation or separation. The structures not in conformance with the Garden City Ordinances or requirements at the time of the segregation or separation will be removed or demolished within 30 days of any such segregation of ownership.

This would also require the owner to bring property into conformity with any and all Garden City requirements, ordinances and regulations at the time of segregation.

1. THIS COVENANT shall be a covenant that runs with the land and shall be in perpetuity.

2. THIS COVENANT shall be binding on all heirs, successors in interest, assigns, sureties, or any other persons hereinafter acquiring any interest in the property.

3. THIS COVENANT shall be governed by the laws of the State of Utah and shall be enforceable through any and all remedies allowable at law including, but not limited to, injunctive or declaratory relief. The owner does hereby stipulate that the failure to abide by the covenants would leave the Town irreparably injured, and that there is no adequate remedy at law save and except injunctive relief.

4. THAT SHOULD THIS COVENANT have to be enforced, requiring the services of an attorney, either in Court, or in any administrative proceedings or otherwise, the Town shall be entitled to recover against the owners, or their successors, assigns, or heirs a reasonable attorney's fee for the enforcement of the covenant herein, as well as all costs and fees incurred therein.

DRAFT

5. OWNER, HIS HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS promise to abide by the covenant and understand that the failure to abide by this covenant shall, be grounds for the Town to revoke the conditional use permit in addition to all other remedies, granted by the Town upon 10 days written notice to the property owners. Thereafter, the Town may enforce strict compliance with its land use planning and other ordinance allowable at law, and no claim or waiver estoppel shall apply as against the Town.

DATED this 21st day of November, 2019.

APPROVED: Attest:

_____ _____
Mike Leonhardt, Mayor Kathy Hislop, Town Clerk

_____
Joe Coccimiglio, Owner

State of Utah)
)§
County of ____)

On the ____ day of _____, 2019, personally appeared before me, _____ _____who duly acknowledged to me that he executed the same.

_____
Notary

DRAFT

ORDINANCE #19-21

AN ORDINANCE UPDATING THE PLANNING COMMISSION ORDINANCE

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

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

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

NOW THEREFORE, be it ordained by the Town Council of the Town of Garden City, Rich County, State of Utah, that Ordinance **#11B-200** be changed as follows:

CHAPTER 11B-200 Planning Commission

11B-201 Planning Commission.

A. Membership Of The Commission. There is hereby created a Commission to be known and designated as the Planning and Zoning Commission, which said Commission shall consist of seven (7) voting members and one (1) alternate member. All voting members shall be residents of Garden City . At least 4 of the 7 members shall hold no other public office or position within the Town. Members shall be selected without respect to political affiliation and shall be made on a basis, which fairly represents the interests of all residents of Garden City. Members of the Commission shall be appointed by the Mayor and confirmed by the Town Council at the beginning of the calendar year. Additional ex officio members may be appointed by the Mayor and confirmed by the Town Council. Ex officio members will be without voting power and may include the following: City Attorney, District Health Sanitarian, Building Inspector, Town Code Enforcer, a member of the Garden City Town Council, and any other persons appointed by the Mayor and confirmed by the Town Council.

B. Compensation. The Members of the Planning Commission shall serve and be compensated as per resolution. The Town Council shall provide for the reimbursement of the Members of the Planning Commission for reasonable expenses incurred in performing their duties as members of the Planning Commission.

11B-202 Appointment and Term of Office.

A. Term Of Office. The term of office of the members of the Planning Commission, with the exception of the ex officio member, shall be 4 years, and then until their respective successors shall have been appointed. The alternate shall serve a two-year term. There is no limit to the number of terms a member may serve.

B. Vacancies. Vacancies occurring otherwise than through the expiration of terms shall be filled by the Mayor and confirmed by the Town Council for the balance of the unexpired terms.

C. Ex Officio Term. Ex officio member terms shall be determined by the Mayor and confirmed by the Town Council.

D. Misconduct Or Nonperformance Of Duty. Upon a majority vote in a public meeting, the Town Council may remove from office any member of the Planning Commission for misconduct or nonperformance of duty. Un-excused absence from three consecutive regular meetings of the Planning Commission shall constitute non-performance of duty, and he/she is expected to immediately submit an explanation of the absences to the Town Council and Planning Commission, and the Council, upon examination of the letter of explanation if one is submitted, may ask for the resignation of the offending member.

11B-203 Officers. The officers of the Planning and Zoning Commission shall consist of a Chairman, Vice-Chairman, and Secretary. No ex-officio member of the Commission shall serve as Chairman or Vice-Chairman. If the office of secretary is filled by an ex-officio member or a non-member of the Commission, the office shall not entitle the secretary to any voting privileges or other regular board member privileges. On the first meeting date of January, every two (2) years (each even year) the Commission shall meet and organize by electing a Chairperson and a Vice-Chairman to serve as such for two (2) years. Any member may be re-elected for an additional term as Chairperson or Vice-Chairperson. If for any reason, the position of Chairperson or Vice-Chairperson is vacated before the elected member's term has expired, the Planning Commission shall elect from among its members a successor, who shall serve for the remainder of the un-expired term. The secretary shall be appointed by the Mayor at any time.

The duties and powers of the officers of the Planning Commission shall be as follows:

A. Chairman:

1. To preside at all meetings of the Commission and conduct meetings in a fair manner.
2. To call special meetings of the Commission in accordance with this ordinance.
3. To sign documents of the Commission.
4. To see that all actions of the Commission are properly taken.
5. To limit any presentation that comes before the commission to a reasonable amount of time.
6. In the event the Secretary shall be absent from any meeting, the officer presiding shall designate an acting secretary if the Mayor has not already done so.

B. Vice-Chairman

1. The Vice-Chairman shall perform all duties of the Chairman in the absence of the Chairman.
2. The Vice-Chairman shall perform such duties the Chairman may direct.

C. Secretary:

1. To keep the minutes of all meetings of the Commission in an appropriate minute book or by electronic means.
2. To give or service all notices required by law or ordinance.
3. To be custodian of Commission records.
4. To prepare vouchers for the Commission in accordance with its directives, the law and City regulations.
5. To keep record of all appointments and terms of membership.
6. To send out agendas of all meetings of the Commission.

11B-204 Meetings.

A. Regular Meetings. The Commission shall meet monthly at the Garden City Offices or at such other reasonable location(s) within Garden City to conduct public hearings as the Commission, or a majority thereof, shall determine.

B. Special Meetings. Special meeting may be called by the Chairman. It also shall be the duty of the Chairman to call a special meeting when requested to do so by a majority of the entire membership of the Commission. The Secretary shall notify all members at least five (5) business days in advance of such meetings or one day in advance for emergency matters if a majority of the entire membership is agreeable to the meeting. A fee for special meetings is required to be paid by the applicant(s) as set by resolution.

C. Open Meetings. All meetings shall be held in accordance with the "Open and public Meetings Act" of Utah State Code, or any successor statute enacted in its place.

D. Meeting Rules. Unless otherwise specified herein, the Commission will conduct its meetings under Robert's Rules of Order. The Commission may, at its discretion and with a two-thirds vote of the of members present, may waive the formality of Roberts Rules of Order if it deems appropriate. The Commission may adopt such meeting rules and regulations as it deems necessary to carry into effect the provisions and purposes of this Ordinance. The Commission may expel any person who is disorderly during the meeting by a two-thirds vote of the present Commission Members.

E. Public Hearings. In addition to all Public Hearings required by law, the Commission may hold public hearings whenever at least two Commission members decide that such hearings will be in the public's interest. Public hearings will be noticed as required by Utah Code.

F. Agenda. To place any item on the Commission agenda for official action all appropriate forms and documents must be provided to the Commission Secretary

or a Town Clerk no later than noon on the day fourteen (14) days prior to the scheduled meeting, and all fees must be paid before any matter is considered by the Commission. The Secretary shall distribute all forms and documents at least ten (10) days before the meeting. The chairman will introduce items on the agenda in order, unless the chairman feels there is a good reason to go out of order.

G. Minutes. The Planning Commission shall keep minutes of its proceedings, including those speaking before the Commission and showing the vote of members upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the recorder/clerk, which shall be the office of the Planning Commission, and shall be a public record.

H. Quorum defined. Four (4) members of the Planning Commission shall constitute a quorum. An alternate member may be counted as part of the membership for a quorum.

11B-205 Voting.

A. How Taken. A roll call vote shall be taken and recorded for all ordinances, resolutions, and any action which would create a liability against the municipality and in any other case at the request of any member of the governing body by a "yes" or a "no" vote and shall be recorded. Every resolution or ordinance shall be in writing before the vote is taken.

B. Minimum Vote Required. No less than four (4) "yes" votes are required for passage of any action, except to adjourn the meeting to a subsequent date.

11B-206 Reconsideration. Any action taken by the Commission may not be reconsidered or rescinded at any special meeting unless the number of members of the Commission present at the special meeting is equal to or greater than the number of members present at the meeting when the action was approved.

11B-207 Action to be taken. Approval or disapproval, rejection, or modified approval of an application shall be based upon findings which shall be made a part of the official record. Decisions of the Planning Commission become effective at the meeting in which the decision is made, unless a different time is designated by the Commission at the time the decision is made or unless Town Council approval is first required.

11B-208 Powers and Duties. The Planning Commission shall be the Land Use Authority that:

A. Prepares and recommends the General Plan and amendments to the General Plan to the Town Council;

B. Prepares and recommends to the Town Council, land use ordinances and maps, and amendments to land use ordinances and maps, which conform to the provisions of the General Plan adopted by the Town Council;

C. Administers provisions of the land use ordinance, where specifically provided for in the land use ordinance adopted by the Town Council;

D. Prepares and recommends to the Town Council, the zoning map and zoning ordinances, which conform to the provisions of the General Plan adopted by the Town Council;

E. Prepares and recommends to the Town Council, subdivision regulations and amendments to those regulations, which conform to the provisions of the General Plan adopted by the Town Council;

F. Recommends to the Town Council, approval or denial of development proposals;

G. Prepares and recommends to the Town Council, the Annexation Policy Declaration and area for annexation;

H. Advises the Town Council on matters as the Town Council directs and hears, or decides any matters that the Town Council designates and as otherwise authorized by state law;

I. Assists the Town Council with the creation of an Appeal Authority for the Town of Garden City;

J. Assists the Town Council with the creation of a Housing Authority for the Town of Garden City;

K. Conduct such public hearings as are required by law or as may be deemed necessary by the Planning Commission;

L. The Planning Commission recommends to the Town Council to employ experts and a staff, and to pay such expenses as may be reasonable and necessary for carrying out the duties of the Planning Commission, but not in excess of such sums as may be appropriated by the Town Council;

M. The Planning Commission or its authorized agents may enter upon any land, public or private, at reasonable times to make examinations or surveys;

N. The Planning Commission hears and decides any matters that the Town Council designates, including:

1. The approval or denial of conditional use permits,
2. The approval or denial of rezones

3. Review of non-conforming uses and structures,
4. Administrative application decision,
5. Vacating, changing, and amending plats of subdivisions.

O. Recommend to the Town Council, suggestions concerning the laying out, widening, extending, and locating of streets, roads, and highways for the relief of traffic;

P. Recommend to the Town Council any requests to vacate or change a street(s); and

Q. Exercises other powers that are necessary to enable it to perform its function, or that are delegated to it by the Town Council.

11B-209 Procedure to be Followed By Applicants. All requests must be filed with the Town Clerk or Commission Secretary at least fourteen (14) days prior to the meeting. Requests must be provided on an application form provided by the Town and include the following:

A. The applicant's name, address, and phone number;

B. The town street address and/or parcel number of the property involved;

C. A legal description and current ownership plat of the property (May be obtained from the County Recorder);

D. Seventeen (17) copies of a plot plan that are a minimum 11"x17" and three (3) copies that are 24"x36. All copies must show all the items as required per the applicable ordinance. Subdivisions may have additional requirements (See applicable ordinance);

E. A statement of the request with all necessary supporting evidence;

F. Record of payment of the applicable fee as set by resolution.

11B-210 Notification of Decision. The notification of decision will be signed by the Chairperson and sent to the applicant and the Town Council and filed with the Town Recorder.

11B-211 Conformance with General Plan. Upon adoption of the General Plan by the Town Council, thereafter, no street, park or other public way, ground, place or space; no public building or structure; and no public utility, whether publicly or privately owned, shall be constructed or authorized until and unless the location and extent thereof shall conform to the General Plan, and shall have been submitted to and approved by the Planning Commission. In the case of disapproval, the Planning Commission shall communicate its reasons to the Town Council, which may, by a vote of not less than a majority of its entire membership, overrule such disapproval.

The widening, narrowing extension, relocation, removal, vacation, abandonment, change of use, acceptance, acquisition, sale, or lease of any land, street or public way, or any property or structure shall be subject to similar submission to, and approval by, the Planning Commission. Disapproval may be similarly overruled. Failure by the Planning Commission to act to: approve; approve subject to conditions; disapprove; or table for further consideration within forty-five (45) days from and after receipt of complete official submission shall constitute approval.

11B-212 Repealer. All Ordinances or parts of ordinance in conflict herewith are hereby repealed.

11B-213 Severability. If any portion of this Ordinance shall be declared invalid by a Court of competent jurisdiction, such decision shall not affect the remainder of this Ordinance.

APPROVED AND ADOPTED this 10th day of October, 2019.

APPROVAL

Attest:

Michael Leonhardt, Mayor

Kathy Hislop

Voting	Aye	Nay
Argyle	___	___
Hansen	___	___
Pope	___	___
Pugmire	___	___
Leonhardt, Mayor	___	___

DRAFT

ORDINANCE #19-22

AN ORDINANCE UPDATING THE COMMERCIAL ZONE

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

DRAFT

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

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

NOW THEREFORE, be it ordained by the Town Council of the Town of Garden City, Rich County, State of Utah, that Ordinance **#11C-1503-A-8** be changed as follows:

11C-1503-A-8

8. Small scale manufacturing, provided all uses shall be within an enclosed building. Owners of commercial property may choose to have a single family residence or **multiple family residences** as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

APPROVED AND ADOPTED this 14th day of November, 2019.

APPROVAL

Attest:

Michael Leonhardt, Mayor

Kathy Hislop

Voting	Aye	Nay
Argyle	___	___
Hansen	___	___
Pope	___	___
Pugmire	___	___
Leonhardt, Mayor	___	___