

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 \$100.- Ph. Transient License Fee 1-15-2020 Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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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: Timber & Stone Builders Inc.

If name change, previous name: _____

Location Address: 35 E. Spinnacher Pl

City, State & Zip: Garden City, Ut. 84028

Business Phone: 801 300-9435

Cell Phone: 801 300-9435

Mailing Address: P.O. box 273

City, State & Zip: Garden City, Ut.

E-mail Address: Stonehouse.duane@gmail.com

Owners Name: Duane Stonehouse

Owners Location: 7072 Sweetwater Pkwy

City, State & Zip: Garden City, Ut. 84028

Phone: 801 300-9435

Cell Phone: _____

Kind of Business

☐ Retail	☐ Lodging	☐ Restaurant
☐ Professional	☒ Contractor	☐ Other

Briefly Describe Your Business: General Contracting, New Construction, remodel work, additions & small commercial

Utah State Sales Tax Number: 12321816-002 Ut. Tax I.D. #

Ut State Professional License No. 7083778-5501

Will you be installing a sign?: _____

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

I, Duane Stonehouse, 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: Duane Stonehouse **Date:** Jan. 12, 2020

Please print your name: Duane Stonehouse

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Business Status: ☒ New Business (check all that apply) ☐ Additional Location # _____ ☐ Name Change ☐ Ownership Change ☐ Location Change ☐ Transient Vendor ☐ Concessionaire Vendor	License Fee: Business License Fee <u>100.00</u> ✓ Transient License Fee <u>1-3-20</u> Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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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:	<u>AZORA SOFTWARE LLC</u>
If name change, previous name:	_____
Location Address:	<u>69 N PARADISE PARKWAY</u>
City, State & Zip:	<u>GARDEN CITY UT 84028</u>
Business Phone:	<u>714-875-9955</u>
Cell Phone:	<u>714-875-9955</u>
Mailing Address:	<u>PO Box 415</u>
City, State & Zip:	<u>GARDEN CITY UT</u>
E-mail Address:	<u>Bob.Peterson@AZORASoftware.com</u>
Owners Name:	<u>Robert Peterson, Kenny Jacobson</u>
Owners Location:	<u>2547 Canyon Club DR</u>
City, State & Zip:	<u>GARDEN CITY UT 84028</u>
Phone:	<u>714-875-9955</u>
Cell Phone:	<u>714-875-9955</u>

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

Briefly Describe Your Business: Software Development

Utah State Sales Tax Number: 14999370-003-STL

Ut State Professional License No. 104

Will you be installing a sign?: ☐ Yes ☒ No

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

I, We, Robert Peterson 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: [Signature] **Date:** 12/13/2019

Please print your name: Robert Peterson

Garden City Business License Application

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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: DBA NORTH RICH SERVICES
If name change, previous name: _____
Location Address: PO BOX 314 Garden City UT 84028
City, State & Zip: _____
Business Phone: 385 347 8595
Cell Phone: N/A
Mailing Address: PO BOX 314 GARDEN CITY UT 84028
City, State & Zip: _____
E-mail Address: carewseed13@hotmail.com
Owners Name: Jory Wheeler
Owners Location: PO BOX 314 Garden city UT 84028
City, State & Zip: _____
Phone: _____
Cell Phone: 385 347 8595

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

Briefly Describe Your Business: Electrical, Construction, Excavation, Landscaping, Tree Trimming & Removal, Heating & Air Conditioning Maintenance.
Utah State Sales Tax Number: _____
Ut State Professional License No. 8538578578
Will you be installing a sign?: ☐ Yes ☒ No

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

I, We, Jory Wheeler 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: Jory Wheeler **Date:** 1/11/20
Please print your name: Jory K Wheeler

Garden City Business License Application

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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: Waffle Den & Bakery / Bear Lake Printing
If name change, previous name: _____
Location Address: 70 W Logan Rd
City, State & Zip: Garden City, UT 84028
Business Phone: 801-360-2730
Cell Phone: 801-360-2730
Mailing Address: PO Box 379
City, State & Zip: Garden City, UT 84028
E-mail Address: dianeferster57@gmail.com
Owners Name: Diane Ferster
Owners Location: 70 W Logan Rd
City, State & Zip: Garden City, UT 84028
Phone: 801-360-2730
Cell Phone: same

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

Briefly Describe Your Business: Food items, Retail items, Gift items, mailing services, printing services.

Utah State Sales Tax Number: _____

Ut State Professional License No. _____

Will you be installing a sign?: ☐ Yes ☐ No Already up

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

I, We, Diane Ferster 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: Diane Ferster **Date:** 1-31-2020

Please print your name: Diane Ferster

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <i>Thrive Marketing Agency, LLC</i> <i>Bo Brower / Becky Brower</i>
Owner or Property Management Company Address: <i>1589 E 1130 N</i> <i>Lehi UT 84043</i>
Owner or Property Management Company Phone #: <i>801-455-1985</i> <i>801-941-9008</i>
Emergency Contact Name and Phone #: <i>Kerry Wayman</i> <small>(must live within 15 minutes of property & be available 24/7)</small> <i>801-503-2729</i>
Contact Persons E-mail address: <i>Kwayman6@gmail.com</i>
Utah State Tax Number: <i>14786083-002-STC</i> <small>(must be registered to Garden City)</small>

Owner of Property: <i>Thrive Marketing Agency, LLC</i> <i>Becky Brower / Bo Brower</i>	Address of STR Property: <i>930 N Yacht DR Unit 2 Garden City UT 84028</i>
Owners Phone #: <i>801-455-1985</i> <i>801-941-9008</i>	Parcel ID Number: <i>41-17-080-0302</i>
Owners mailing address: <i>1589 E 1130 N</i> <i>Lehi UT 84043</i>	Subdivision or resort where property is located: <i>Harbor Village</i>
Owners e-mail address: <i>bo@Corprotect.com</i>	

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.

Rebecca Brower
Signature of the Owner of property

12/31/19
Date

Signature of Property Management Company

Date

Veray Hayman
Signature of Contact Person

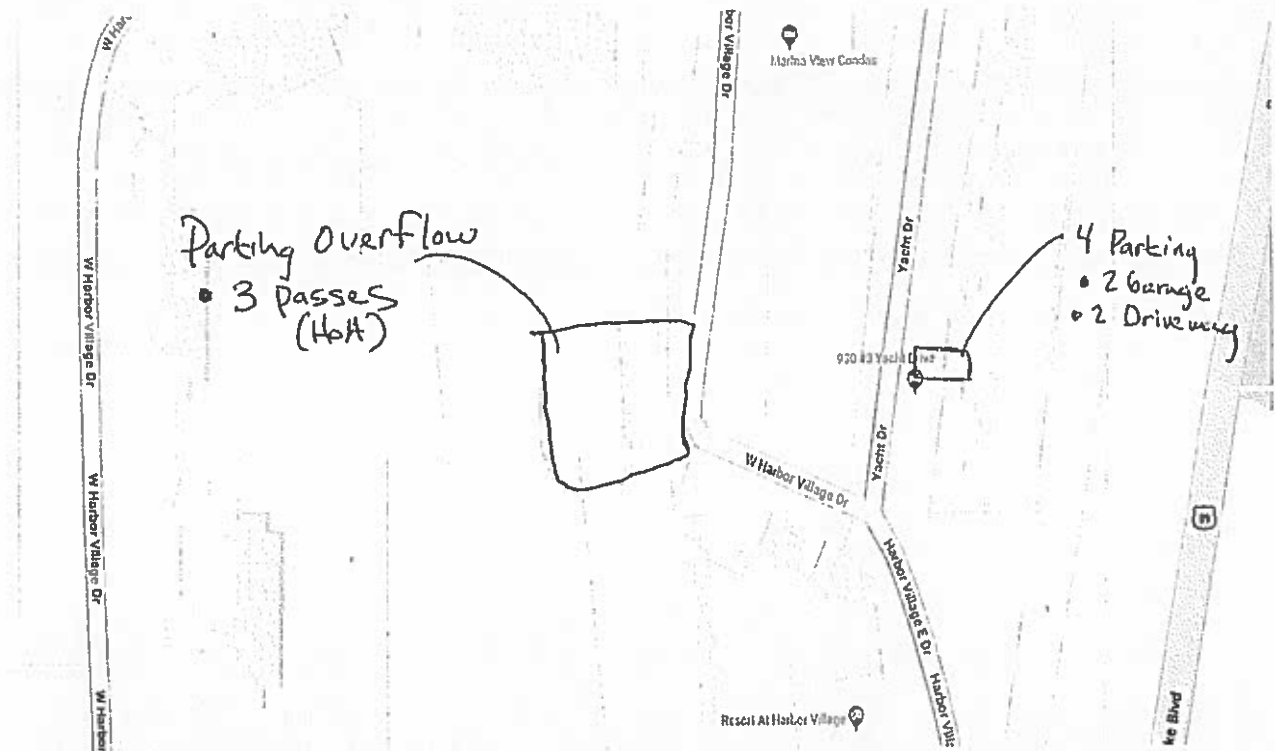
12/30/19
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit

pd \$240.00
12-30-19

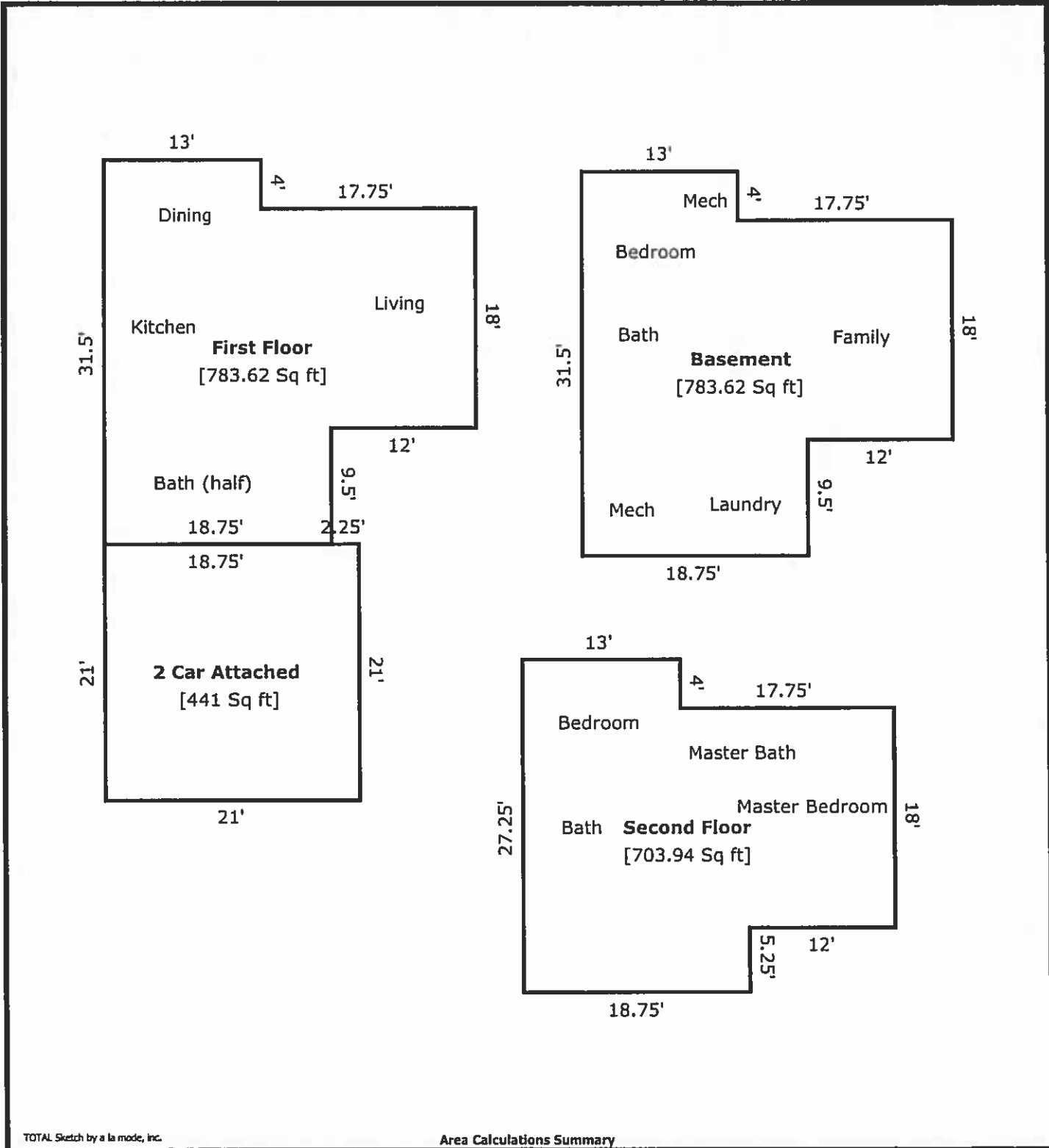
The foregoing application was _____ approved _____ disapproved at a meeting of the Garden City Town Council held on _____ day of _____, 20 ____.

Site Plan: 930 N Yacht Dr, Unit 2, Garden City UT 84028



Building Sketch

Borrower/Client	Bo Brower				
Property Address	930 N Yacht Dr				
City	Garden City	County	Rich	State	UT Zip Code 84028
Lender	SECURITY HOME MORTGAGE LLC				



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area	Calculation Details
First Floor	783.63 Sq ft
	18 x 12 = 216
	18.75 x 27.5 = 515.62

SHORT TERM/RENTAL RENTAL INSPECTION CHECKLIST

Address: 930 N Yacht Dr #2 Garden City UT 84028

Date of inspection: 12/28/19

Owner: Thrive Marketing Agency, LLC

Property Management:

Contact Name: Bo Brower

Contact Phone #: 801-455-1985

Safety Inspections:		Time limit to correct
Handrails/Stairrails	✓	
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:		

10.5
1902.75

5.775

PORT HERM/NIG FITZPATRICK INSPECTION CHECKLIST (page 2)

Address:

Date of inspection:

Owner:

Property Management:

Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Living Room	11.5x13	13.5x16.5	11.5x14.5	11.5x17.5	16.5x17.5					
Kitchen	✓	✓	✓	✓	✓					
Bath	✓	✓	✓	✓	✓					
Bedroom	✓	✓	✓	✓	✓					
Staircase	✓	✓	✓	✓	✓					
Front Porch	✓	✓	✓	✓	✓					
Back Porch	✓	✓	✓	✓	✓					
Deck	✓	✓	✓	✓	✓					
Driveway	✓	✓	✓	✓	✓					
Garage	✓	✓	✓	✓	✓					
Other	✓	✓	✓	✓	✓					
Total	149.5	222.75	132.25	201.25	239.25					

Total Occupancy allowed at this address: 18, shall not include children under the age of three (3).

Minimum parking required at this address: 5. Total number of parking spots on Property 8. All vehicles include driver's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:

Date:

Inspector:

Owner/Property Manager:

12-28-19

12/28/19

LAKEVIEW CONDOS

930-2

-2018-

A1-09

Garden City Fire District
P.O. Box 248 145 West Logan Road
Garden City, Utah 84028
Phone Number 435-881-6313
Short Term Rental Inspection Report

Rental Name: BEAR LAKE LODGINGInspection Date 12-5-19Rental Address 930 N. NEWARK DR #2

Suite

Tel:

No.	Violations	No.	Locations / Remarks	Cleared
ACCESS				
1	OK Maintain fire lane free of obstructions			
2	OK Provide address numbering which is visible from street			
EXITING				
3	OK Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			
4	OK Exit door to open without a key or any special knowledge or effort			
5	OK Repair non-operable exit door hardware			
FIRE EXTINGUISHERS				
6	OK Have fire extinguisher serviced and tagged			
7	OK Provide / mount fire extinguisher as indicated			
8	OK Provide clear access to fire extinguisher			
FIRE ALARM/ CO ALARM SYSTEMS				
9	OK Maintain, repair, inspect, and or test smoke detectors to meet current I.R.C.			
10	OK Maintain, repair, inspect, and or test CO detectors to meet current I.R.C.			
FIRE SEPARATIONS				
11	OK Repair holes in required fire resistive construction			
12	OK Provide / repair self or automatic closing of fire rated assemblies			
ELECTRICAL				
13	OK Discontinue use of extension cords			
14	OK Provide cover plates for all junction boxes			
15	OK Remove exposed wiring or protect in approved conduit			
16	OK Provide a clear work space at all electrical panels (30" in width, 36" in depth)			
17	OK Label all electrical breakers			
FLAMMABLE LIQUIDS- COMPRESSED GASES				
18	OK Provide flammable liquid storage cabinet or reduce storage			
19	OK Provide L.P. gas shut off to residence and label to identify shut off			
STORAGE- HOUSEKEEPING				
20	OK Arrange storage in an orderly manner to provide access/ egress			
21	OK Remove combustible storage from boiler, mechanical, or electrical rooms			
22	OK Maintain clearance from ignition sources			
MISCELLANEOUS				
23	OK Other violations and comments			
NO VIOLATIONS NOTED THIS DATE- THANK YOU FOR BEING SAFE				

PASSED

	Re-inspection Dates	Inspector
1st	/ /	
2nd	/ /	
3rd	/ /	
4th	/ /	

You are hereby notified to correct all safety issues brought fourth by this inspection to receive clearance by the Garden City Fire District for the purpose of short term rentals. All corrections shall be made within 30 days of notice.

Signature of recipient _____
Inspecting Officer ELI

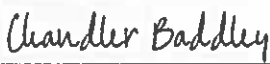
GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: vacasa
Owner or Property Management Company Address: 65 W. Logan Rd #9a Garden City, UT 84028
Owner or Property Management Company Phone #: (801)438-9386
Emergency Contact Name and Phone #: Samantha Eastman <small>(must live within 15 minutes of property & be available 24/7)</small>
Contact Persons E-mail address: Terri.bennett@vacasa.com
Utah State Tax Number: 13905689 STC <small>(must be registered to Garden City)</small>

Owner of Property: James & Chandler Baddley	Address of STR Property: 888 N Newberg Drive Unit #4
Owners Phone #: (801) 920-2177	Parcel ID Number: 51349 41-17-130-0104
Owners mailing address: 4739 Banbury Ln Ogden UT 84403	Subdivision or resort where property is located: Harbor Village
Owners e-mail address: chandlerbaddley@gmail.com	

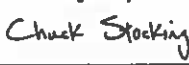
I understand that this license does not preclude me from following the appropriate Homeowner Association CC&R's and obtaining approval from the appropriate Homeowner Association for each unit, prior to commencing any rental. I further understand that not all subdivisions within the Garden City limits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

Incomplete applications will not be accepted.

DocuSigned by:

 35C1E0E5C1BB442
 Signature of the Owner of property

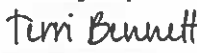
13-Jan-2020

Date

DocuSigned by:

 71750181BF211A4
 Signature of Property Management Company

09-Jan-2020

Date

DocuSigned by:

 9311D7814787416
 Signature of Contact Person

09-Jan-2020

Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit

pd \$140.00
 1-27-2020

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

Parking for 2 Vehicles



SHORT TERM/NIGHTLY RENTALS INSPECTION CHECKLIST

#4
 Address: 888 Newberg
 Date of inspection: 1-21-20
 Owner: CHANDLER BADDLEY
 Property Management: VACASA
 Contact Name: TERRI BENNETT
 Contact Phone #: 435-760-6631

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:		

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: VACASA

Inspection Date: 1-27-20

Business Address: 888 NEWBERG DR

Suite: #4

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	<div style="font-size: 2em; font-weight: bold;">PASSED</div>					
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					
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						
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	<p>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.</p> <p style="text-align: center;">BY ORDER OF THE FIRE CHIEF</p> <p>SIGNATURE OF RECIPIENT:</p> <p>____ Owner ____ manager ____ employee ____ other</p>					
34	☐ Remove all fueled vehicles or equipment from buildings						
35	☐ Secure compressed gas cylinders						
STORAGE - HOUSEKEEPING							
36	☒ Arrange storage in an orderly manner to provide access/egress						
37	☐ Remove combustible storage from boiler, mechanical, or electrical rooms						
38	☐ Reduce storage to 24 " below ceiling or 18" from sprinkler heads						
39	☐ Provide approved metal container from oily rag storage						
40	☐ Remove waste & rubbish material from the premises daily						
41	☐ Keep dumpster 5 ' away from buildings						
42	☐ Clearance from ignition sources						
MISCELLANEOUS							
43	☒ Other violations and comments						
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE							

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

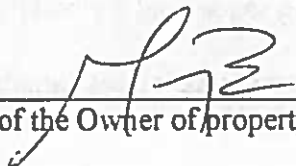
GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <div style="text-align: right; margin-right: 50px;"><i>Marian Pham</i></div> <div style="text-align: center;">Euthymeo LLC</div>
Owner or Property Management Company Address: <div style="text-align: center;">3182 E 1300 N Layton, UT 84030</div>
Owner or Property Management Company Phone #: <div style="text-align: center;">(801) 698-9303</div>
Emergency Contact Name and Phone #: <small>(must live within 15 minutes of property & be available 24/7)</small> <div style="text-align: center;">Lindsey Thompson (801) 928-8181</div>
Contact Persons E-mail address: <div style="text-align: center;">lindseyjoycethompson@me.com</div>
Utah State Tax Number: <small>(must be registered to Garden City)</small> <div style="text-align: center;">14954885-003-STC</div>

Owner of Property: <div style="text-align: center;">Euthymeo LLC</div>	Address of STR Property: <div style="text-align: center;">353 W Wysteria Dr Garden City, UT 84028</div>
Owners Phone #: <div style="text-align: center;">(801) 698-9303</div>	Parcel ID Number: <div style="text-align: center;">41-17-24-041</div>
Owners mailing address: <div style="text-align: center;">3182 E 1300 N Layton, UT 84030</div>	Subdivision or resort where property is located: <div style="text-align: center;">Lochwood</div>
Owners e-mail address: <div style="text-align: center;">Euthymeollcutah@gmail.com</div>	

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.



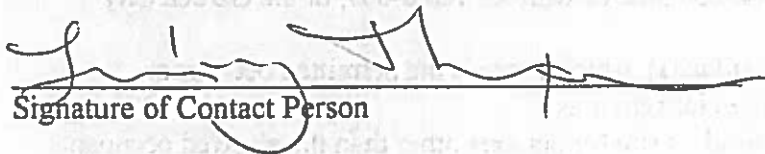
Signature of the Owner of property

01/05/2020

Date

Signature of Property Management Company

Date



Signature of Contact Person

01/05/2020

Date

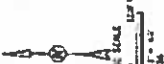
Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit \$240 1-9-2020

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

LOCHWOOD, P.U.D. PHASE 2

[illegible]**Notes:**

- [illegible]



Journal of Interpersonal Violence 26(10)

GENERAL



DATE	
TIME	
LOCATION	
NAME	
ADDRESS	
CITY	
STATE	
ZIP	
TELEPHONE	
FAX	
E-MAIL	
OTHER	

LEGAL DESCRIPTION
Part of the General
Survey of Section 17 Township 14 North Range 3

University of the East, Manila, Philippines, received 17 January 1996; accepted 17 February 1996. Correspondence: Dr. R. A. M. Sothmann, Department of Biology, University of the East, Manila, Philippines. E-mail: sothmann@ue.edu.ph

000000

WIRELESS DETECTION

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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APPROVED AND FORWARDED: April 11 1905
 MAYOR OF THE DISTRICT OF COLUMBIA

3

COUNTY RECORDER'S CERTIFICATE

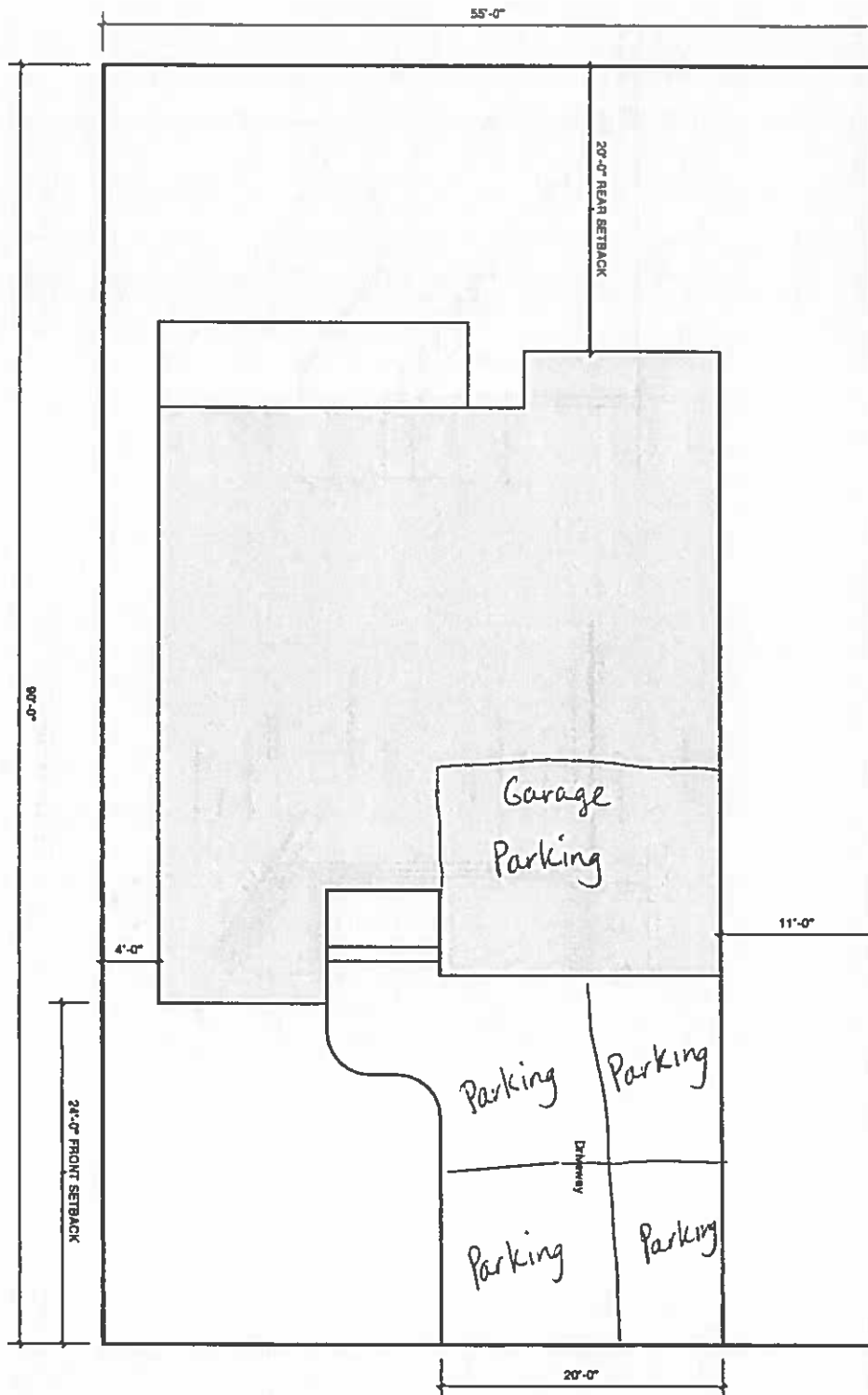
1945 on 72320
 Book 140
 7-2-41
 1945 on 72320
 Book 140
 7-2-41

LOCHWOOD, P.U.D., PHASE 2
TRAIL PLAT
PART OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 14 NORTH, RANGE 2 EAST,
DALLAS COUNTY, TEXAS
GARDEN CITY, UTAH

ALLIANCE CONSULTING
ENGINEERS
705 WEST 22ND STREET
LOCAL 1784
(402) 733-6111

172

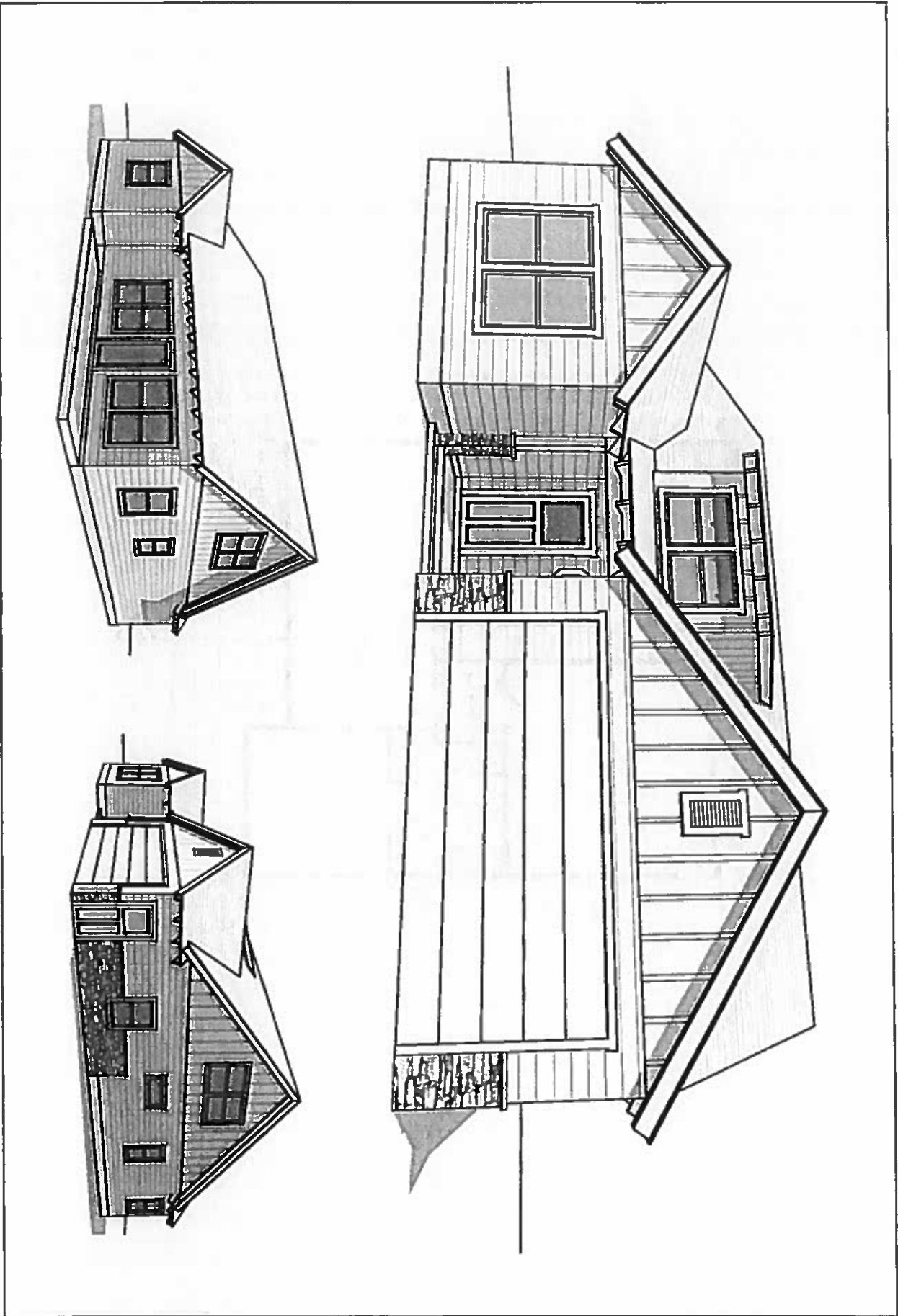
Site plan with parking



SITE PLAN
A
015

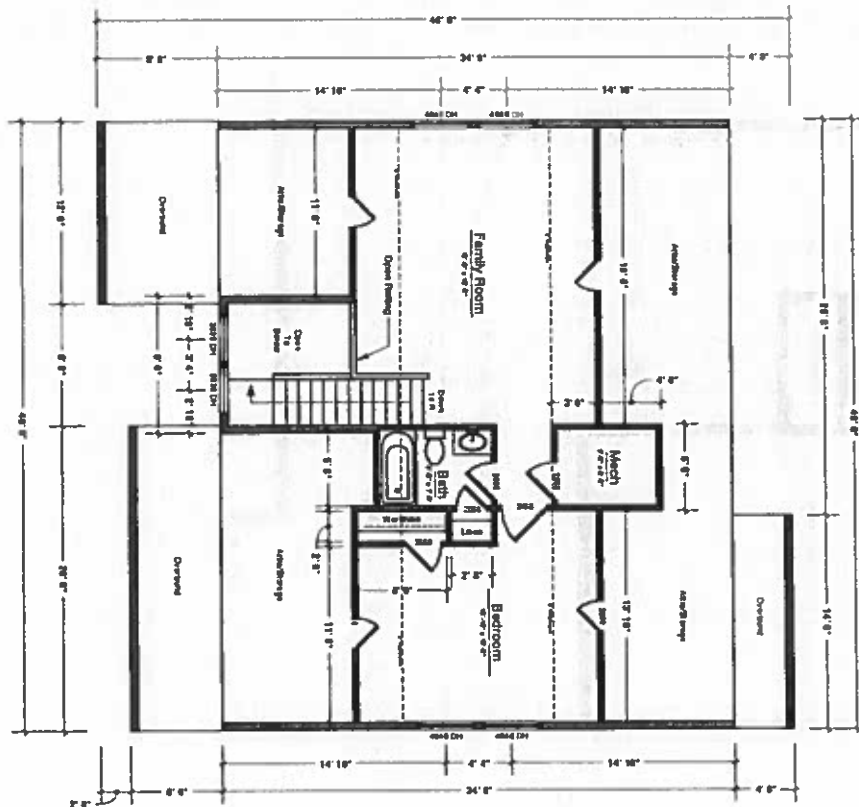


A 09	<p>SITE PLAN</p> <p>Aspen</p>		<p>Meissner Design</p>	<p>ALL LINES, SETBACKS, DIMENSIONS AND NOTES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE CITY OF ASPEN, COLORADO, AND THE RECORDS OF THE COLORADO DEPARTMENT OF TRANSPORTATION. THE DESIGNER HAS CONDUCTED A VISUAL VERIFICATION OF THE RECORDS AND HAS FOUND THEM TO BE CORRECT. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.</p>	<p>DESIGNED BY KAYOTA MEISSNER P.O. Box 181 Paria, ID 83261 828-400-8848</p>
---------	-------------------------------	--	------------------------	---	--



A	<div>3D ELEVATIONS</div> <div>Aspen</div>		<div>  </div>	<div>© 2004, designs, arrangements and other subject to copyright by this company are hereby sold, and the design of Dakota Messner and her company is hereby sold and distributed for use as a residential use on specified project. None of such design, drawings, or plans shall be used for or otherwise in any manner, but in accordance for any project without written consent of Dakota Messner. Written consent is hereby given and any copyright and other design elements are hereby sold and distributed for use as a residential use on specified project.</div>	<div>DESIGNED BY</div> <div>DAKOTA MEISSNER</div> <div>P.O. Box 181</div> <div>Park, ID 83261</div> <div>828-400-8849</div>
---	---	--	---	---	---

700



SECOND FLOOR PLAN

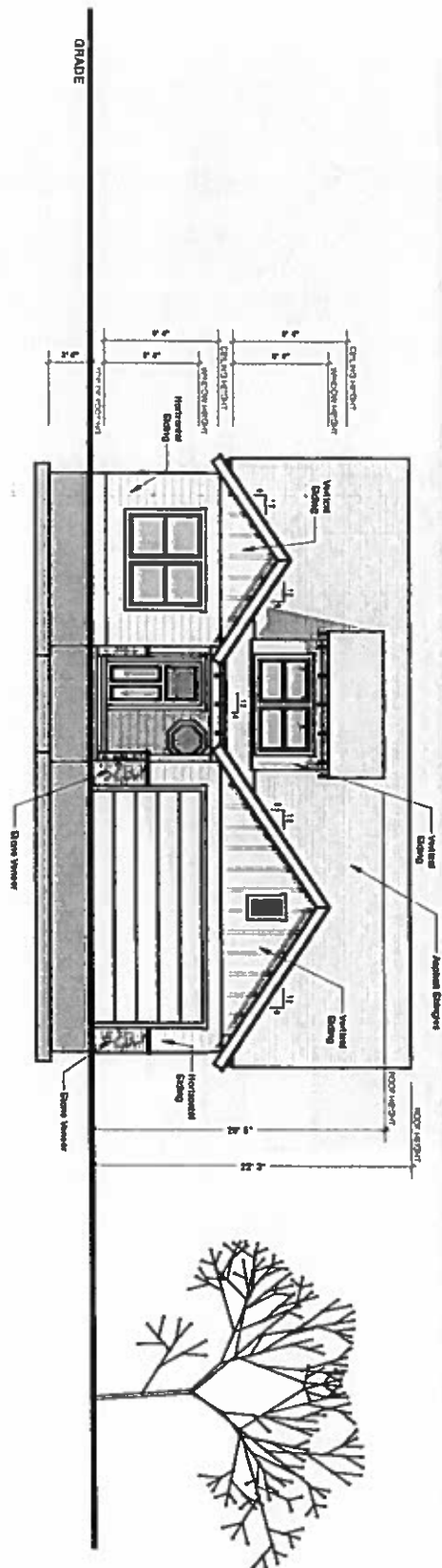
Aspen

Meissner-Dunlop

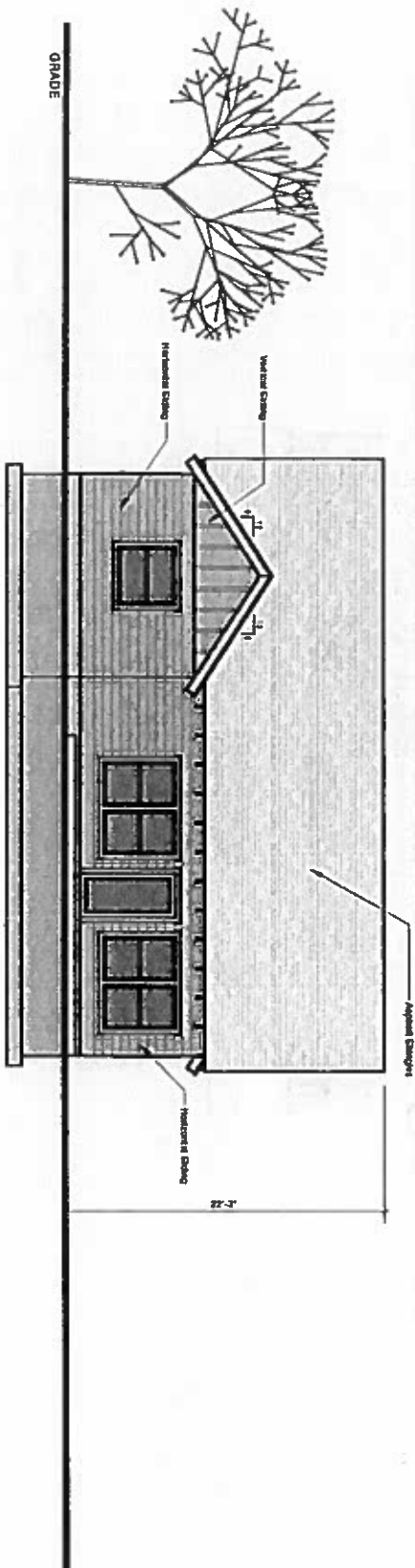
[illegible]

DESIGNED BY
DAKOTA MESSNER
P.O. Box 181
Paris, ID 83261
828-400-8949

FRONT ELEVATION A 014



REAR ELEVATION A 005



SHORT PROPERTY/UNIT CHECKLIST - RENTAL/LEASE INSPECTION CHECKLIST

Address: 353 Wysteria
 Date of inspection: Nov 11 2019.
 Owner: Bentley McEntire (Euthymia LLC)
 Property Management:
 Contact Name: Merwin Phem
 Contact Phone #: 581 698-9363

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

COURT REPORT/MINICERT/ARREST/INSPECTION/GH/CK/INIST (page 2)

Address:

Date of inspection:

Officer:

Property Management:

Accepting Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
1st Fl.	Room 101	Master		2nd						
2nd Fl.	101	131	121	161	181	141				
3rd Fl.	ok	ok	ok	ok	ok	ok				
4th Fl.	ok	ok	ok	ok	ok	ok				
5th Fl.	ok	ok	ok	ok	ok	ok				
6th Fl.	ok	ok	ok	ok	ok	ok				
7th Fl.	ok	ok	ok	ok	ok	ok				
8th Fl.	ok	ok	ok	ok	ok	ok				
9th Fl.	ok	ok	ok	ok	ok	ok				
10th Fl.	ok	ok	ok	ok	ok	ok				
11th Fl.	ok	ok	ok	ok	ok	ok				
12th Fl.	ok	ok	ok	ok	ok	ok				
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98th Fl.	ok	ok	ok	ok	ok	ok				
99th Fl.	ok	ok	ok	ok	ok	ok				
100th Fl.	ok	ok	ok	ok	ok	ok				

Total Occupancy allowed at this address: 19, shall not include children under the age of three (3).

Minimum parking required at this address: 5. Total number of parking spaces on Property 6. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signature:

Inspector:

Owner/Property Manager:

Date:

[Signature]

12-11-19

12-11-19

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: EUTHYMEO LLC

Inspection Date: 10-17-19

Business Address: 353 WYSTERLA DR

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	☒ Remove 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			☒
MISCELLANEOUS				
43	☒ Other violations and comments			☒

MOUNT FIRE EXTINGUISHER

PASSED

Re-inspection dates	Inspector
1 st	/ /
2 nd	/ /
3 rd	/ /
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: _____

Owner _____ manager _____ employee _____ other _____

Inspecting Officer: _____

FPS _____ 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: vacasa
Owner or Property Management Company Address: 65 W. Logan Rd #9a Garden City, UT 84028
Owner or Property Management Company Phone #: (801)438-9386
Emergency Contact Name and Phone #: Samantha Eastman 435-760-7046 <small>(must live within 15 minutes of property & be available 24/7)</small>
Contact Persons E-mail address: terri.bennett@vacasa.com
Utah State Tax Number: 13905689 STC <small>(must be registered to Garden City)</small>

Owner of Property: Huskiez Properties	Address of STR Property: 663 West Dee Dr. Garden City, UT
Owners Phone #: 801-541-6263	Parcel ID Number: 41-20-010-0007
Owners mailing address: 3395 W Oxfordshire DR.	Subdivision or resort where property is located: Foothills Estates subdivision
Owners e-mail address: heatherhinckley0425@gmail.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.

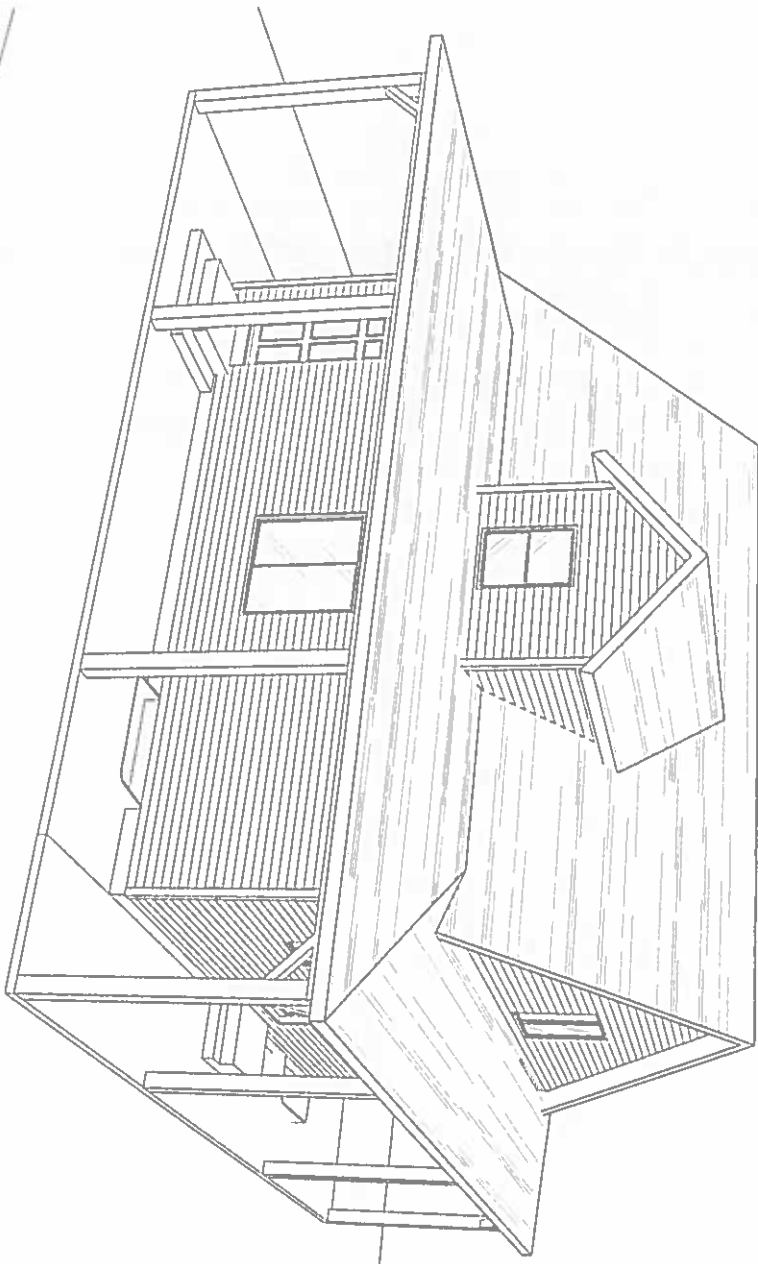
DocuSigned by: <u>Heather Hinckley</u> BABC099F53321	<u>16-Jan-2020</u>
Signature of the Owner of property	Date
DocuSigned by: <u>Chuck Stocking</u> 71750181BF204A1	<u>15-Jan-2020</u>
Signature of Property Management Company	Date
DocuSigned by: <u>Terri Bennett</u> 9311D78147A7A16	<u>18-Jan-2020</u>
Signature of Contact Person	Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit

pd \$140.⁰⁰
1-27-2020

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





PROFESSIONALS

DRAFTSMAN
SIERRA HOMES
DESIGN TEAM

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO DIMENSIONAL ERRORS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL DISCREPANCIES OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2009 INTERNATIONAL RESIDENTIAL CODE.

GENERAL CONTRACTOR

SIERRA HOMES
470 NORTH 2450 WEST
TREMONTON UT, 84337
(435) 257-4963

ENGINEER:

PRICE ENGINEERING, INC.
990 WEST 7900 SOUTH
WILLARD, UT 84340
O: (801) 771-0542
F: (801) 782-0156

SCALE: 1/4" = 1'

DRAWING INDEX

- A01 COVER SHEET
- A02 GENERAL NOTES
- A03 SITE PLAN
- A04 FRONT & REAR ELEVATIONS
- A05 RIGHT & LEFT ELEVATIONS
- A06 FOUNDATION PLAN
- A07 BASEMENT PLAN
- A08 MAIN FLOOR JOIST
- A09 MAIN FLOOR PLAN
- A10 UPPER FLOOR PLAN
- A11 ROOF PLAN
- A12 BASEMENT ELECTRICAL
- A13 MAIN ELECTRICAL
- A14 UPPER ELECTRICAL
- A15 MAIN FLOORING
- A16 UPPER FLOORING
- A17 WALL SECTION
- A18 WINDOW & DOOR SCHEDULE
- S01 STRUCTURAL DETAILS
- S02 STRUCTURAL DETAILS
- S03 STRUCTURAL DETAILS

CHANGES

BASEMENT CEILING	8'-6"
MAIN CEILING	8'-6"
ROOF CEILING	8'-6"
SWITCHGEAR	12500

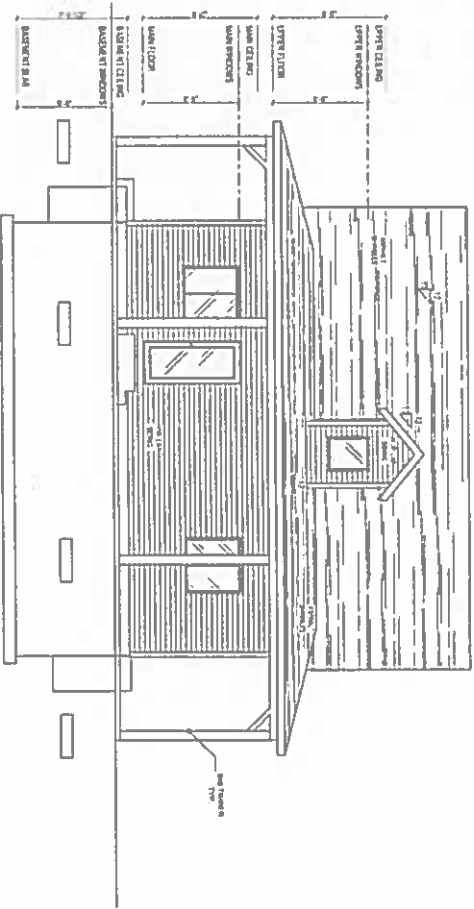
SQUARE FOOTAGES

1. UNFINISHED	
BASEMENT U.L.	914.91
BASEMENT U.L.	914.91
BASEMENT U.L.	914.91
2. FINISHED	
ROOF FINISH	503.11
MAIN FINISH	909.87
MAIN FINISH	1,412.98 sq. ft.
3. TOTAL	
FINISH TOTAL	503.11
FIN. GARAGE	914.91
MAIN TOTAL	909.87
MAIN TOTAL	2,327.89 sq. ft.

SIERRA
470 NORTH 2450 WEST
TREMONTON UT, 84337
CONTACT: SIERRA HOMES
(435) 257-4963

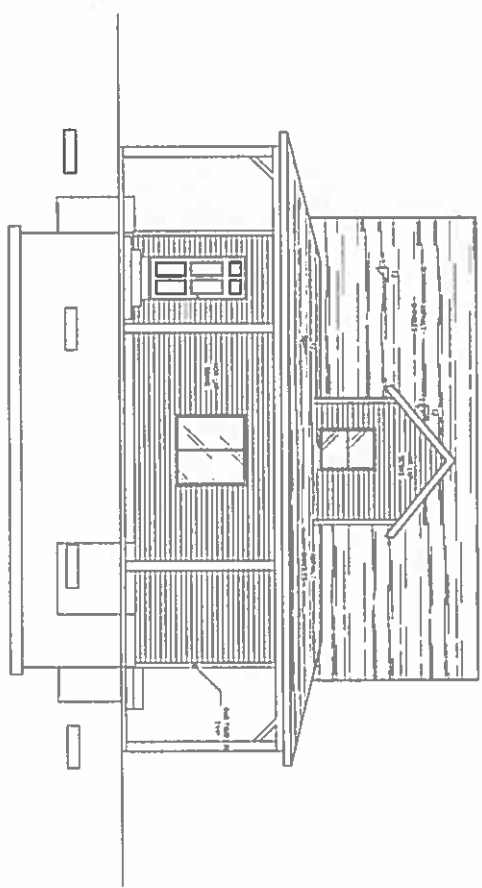
A01

SCALE: 1/4" = 1'



FRONT ELEVATION
1/4" = 1'

ROOF VENT NOTE:
SEE FINAL CONTRACT ENVELOPE
FOR VENT LOCATION



REAR ELEVATION
1/4" = 1'

A04

SIERRA
470 NORTH 2450 WEST
TREMONTON UT, 84317
CONTACT: SIERRA HOMES
(435) 237-4968

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TREMONTON UT, 84317
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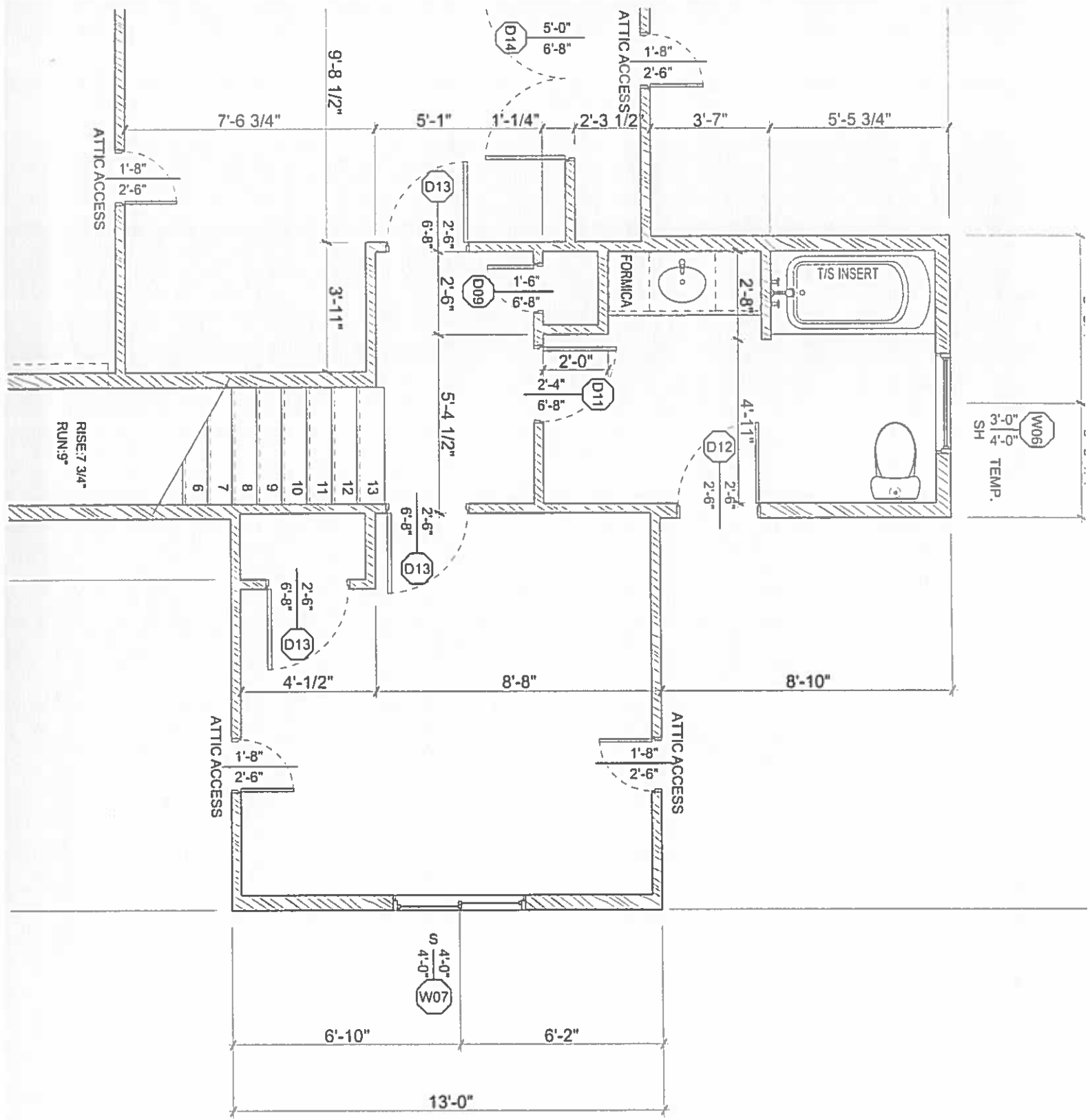
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SIERRA
470 NORTH 2450 WEST
TREMONTON UT, 84317
CONTACT: SIERRA HOMES
(435) 237-4968

SIERRA
470 NORTH 2450 WEST
TREMONTON UT, 84317
CONTACT: SIERRA HOMES
(435) 237-4968



SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 663 Dee Dr. Garden City, VT
 Date of inspection: 11/26/2019
 Owner: Heather and Zachary Hunkley
 Property Management: Vacasa
 Contact Name: Chuck Stacking
 Contact Phone #: 435-760-2327

Safety Inspections:		Time limit to correct
Laudrails/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:		

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address:

Date of inspection:

Inspector:

Property Management:

Accepting Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
1st	12x13	11.5x13	11.5x13.5							
2nd	✓	✓	✓							
3rd	✓	✓	✓							
4th	✓	✓	✓							
5th	✓	✓	✓							
6th	✓	✓	✓							
7th	✓	✓	✓							
8th	✓	✓	✓							
9th	✓	✓	✓							
10th	✓	✓	✓							
11th	✓	✓	✓							
12th	✓	✓	✓							
13th	✓	✓	✓							
14th	✓	✓	✓							
15th	✓	✓	✓							
16th	✓	✓	✓							
17th	✓	✓	✓							
18th	✓	✓	✓							
19th	✓	✓	✓							
20th	✓	✓	✓							
21st	✓	✓	✓							
22nd	✓	✓	✓							
23rd	✓	✓	✓							
24th	✓	✓	✓							
25th	✓	✓	✓							
26th	✓	✓	✓							
27th	✓	✓	✓							
28th	✓	✓	✓							
29th	✓	✓	✓							
30th	✓	✓	✓							

Total Occupancy allowed at this address: 9, shall not include children under the age of three (3).

Minimum parking required at this address: 3 Total number of parking spots on Property 4. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Inspector:

Inspector:

Inspector/Property Manager:

Heather A. Hunkley

11-26-19

Date:

Heptamer & Zack
B in cello

Garden City Fire District
P.O. Box 248 145 West Logan Road
Garden City, Utah 84028
Phone Number 435-881-6313
Short Term Rental Inspection Report

Rental Name: **VACASA**

Inspection Date: ~~1-27-20~~ **1-27-20**

Rental Address: **663 DEE DR.**

Suite: Tel.

No.	Violations	No.	Locations / Remarks	Cleared
ACCESS				
1	Maintain fire lane free of obstructions			
2	Provide address numbering which is visible from street			
EXITING				
3	Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			
4	Exit door to open without a key or any special knowledge or effort			
5	Repair non-operable exit door hardware			
FIRE EXTINGUISHERS				
6	Have fire extinguisher serviced and tagged			
7	Provide / mount fire extinguisher as indicated			
8	Provide clear access to fire extinguisher			
FIRE ALARM / CO ALARM SYSTEMS				
9	Maintain, repair, inspect, and or test smoke detectors to meet current I.R.C.			
10	Maintain, repair, inspect, and or test CO detectors to meet current I.R.C.			
FIRE SEPARATIONS				
11	Repair holes in required fire resistive construction			
12	Provide / repair self or automatic closing of fire rated assemblies			
ELECTRICAL				
13	Discontinue use of extension cords			
14	Provide cover plates for all junction boxes			
15	Remove exposed wiring or protect in approved conduit			
16	Provide a clear work space at all electrical panels (30" in width, 36" in depth)			
17	Label all electrical breakers			
FLAMMABLE LIQUIDS- COMPRESSED GASES				
18	Provide flammable liquid storage cabinet or reduce storage			
19	Provide L.P. gas shut off to residence and label to identify shut off			
STORAGE- HOUSEKEEPING				
20	Arrange storage in an orderly manner to provide access/ egress			
21	Remove combustible storage from boiler, mechanical, or electrical rooms			
22	Maintain clearance from ignition sources			
MISCELLANEOUS				
23	Other violations and comments			
NO VIOLATIONS NOTED THIS DATE- THANK YOU FOR BEING SAFE				

PASS

	Re-inspection Dates	Inspector
1st	/ /	
2nd	/ /	
3rd	/ /	
4th	/ /	

You are hereby notified to correct all safety issues brought fourth by this inspection to receive clearance by the Garden City Fire District for the purpose of short term rentals. All corrections shall be made within 30 days of notice.

Signature of recipient
Inspecting Officer

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: **vacasa**

Owner or Property Management Company Address: **65 W. Logan Rd #9a
Garden City, UT 84028**

Owner or Property Management Company Phone #: **(801)438-9386**

Emergency Contact Name and Phone #: **Samantha Eastman 435-760-7046**
(must live within 15 minutes of property & be available 24/7)

Contact Persons E-mail address: **Terri.bennett@vacasa.com**

Utah State Tax Number: **13905689 STC**
(must be registered to Garden City)

Owner of Property: James Richard and Nicole Angela Blackham	Address of STR Property: 637 N. Lochwood Dr.
Owners Phone #: 4088325307	Parcel ID Number: 41-17-240-0036
Owners mailing address: 123 W 1550 N, Bountiful, UT 84010	Subdivision or resort where property is located: Lochwood
Owners e-mail address: jrandnicoleblackham@gmail.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.

DocuSigned by:
Nicole Blackham
798E5435C0903F9
Signature of the Owner of property

22-Jan-2020
Date

DocuSigned by:
Chuck Stocking
717501818F7D344
Signature of Property Management Company

16-Jan-2020
Date

DocuSigned by:
Terri Bennett
93110781478318
Signature of Contact Person

18-Jan-2020
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit

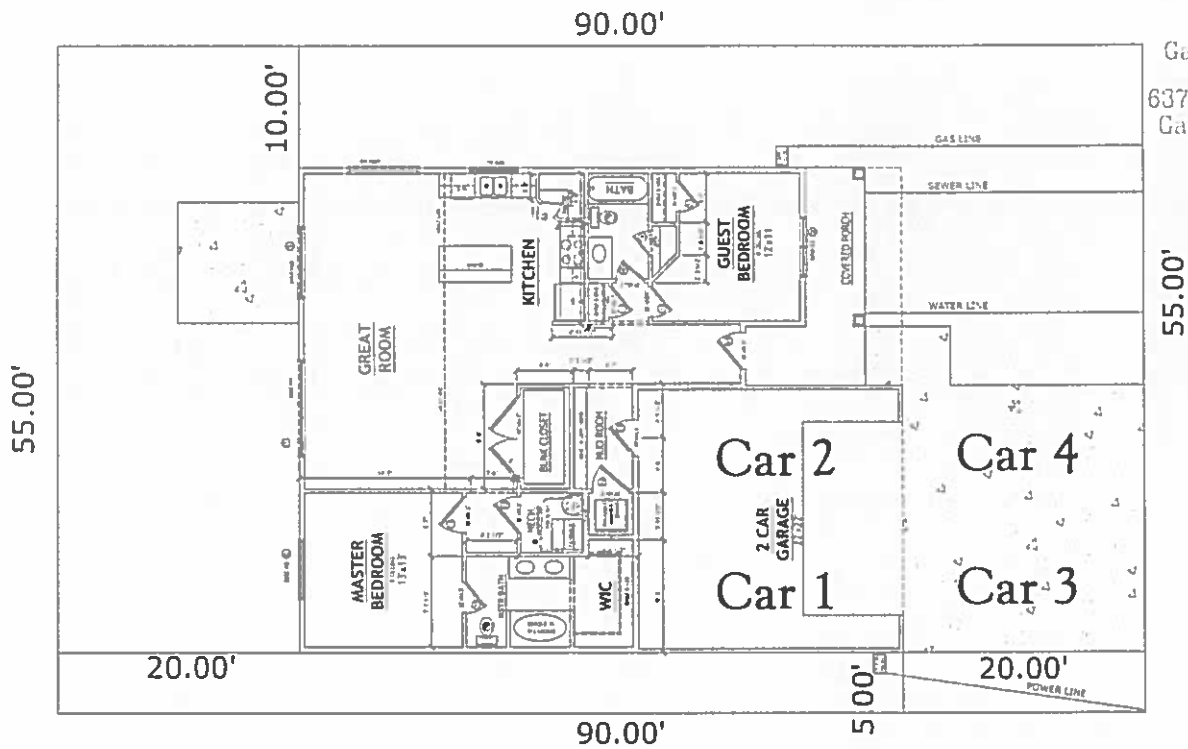
pd \$140.⁰⁰
1-27-20

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



LOT 36Lochwood
Garden City, UTAH637 N Lochwood Dr.
Garden City, UTAH
(.16 ACRE)

LOCHWOOD DRIVE



SHORT TERM/INTERIM/ALTERNATIVE INSPECTION CHECKLIST

Address: 237. Lockwood Dr.
 Date of inspection: 1-19-20
 Owner: Abigail Blackham
 Property Management: VACASA
 Contact Name: TERRI BEAVER
 Contact Phone #: 435-760-6634

Inspection Item	Pass/Fail/Noted	Time limit to correct
Safety Inspections:		
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:		

PORT FERRM/NIC FIELD EXPERIENCE INSPECTION OF THE GIKHIST (page 2)

Address:

Date of inspection:

Owner:

Property Management:

PR1 BA1

BA2

ceping room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
1 ft.	10.5	13.5	10.5							
ad	✓	✓	✓							
quired	✓	✓	✓	✓						
indow(s)	✓	✓	✓	✓						
note	✓	✓	✓							
elector										
total	292.5	169.	110.25		571.75 total					
1 ft.										

Occupancy allowed at this address: 11. shall not include children under the age of three (3).

Minimum parking required at this address: 3 Total number of parking spots on property 2. All vehicles include

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

Signature: Date:

Inspector: 1-19-2020

Owner/Property Manager: 1-19-20

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: VACASA

Inspection Date: 1-27-20

Business Address: 637 Lockwood DR.

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	☐ Remove 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	PASSER		
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	<p>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.</p> <p style="text-align: center;">BY ORDER OF THE FIRE CHIEF</p> <p>SIGNATURE OF RECIPIENT: _____</p> <p>____ Owner ____ manager ____ employee ____ other</p>		
34	☐ Remove all fueled vehicles or equipment from buildings			
35	☐ Secure compressed gas cylinders			
STORAGE - HOUSEKEEPING				
36	☒ Arrange storage in an orderly manner to provide access/egress			
37	☐ Remove combustible storage from boiler, mechanical, or electrical rooms			
38	☐ Reduce storage to 24" below ceiling or 18" from sprinkler heads			
39	☐ Provide approved metal container from oily rag storage			
40	☐ Remove waste & rubbish material from the premises daily			
41	☐ Keep dumpster 5' away from buildings			
42	☐ Clearance from ignition sources			
MISCELLANEOUS				
43	☐ Other violations and comments			
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE				

DISTRIBUTION: WHITE TO FPR 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:
B H Investments LLC
Owner or Property Management Company Address:
Dena Blau, Wayne Hardy
Owner or Property Management Company Phone #:
* 435-770-4428 435-754-2386
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7)
Denise Gillies - 208-339-2026
Contact Persons E-mail address:
dena.blau@gmail.com
Utah State Tax Number: (must be registered to Garden City)
14009981-003- STL

Owner of Property:	Address of STR Property:
B H Investments LLC	100 N. Bear Lake Blvd
Owners Phone #:	Parcel ID Number:
435-770-4428 - 435-754-6386	4121-400-0090
Owners mailing address:	Subdivision or resort where property is located:
225 Fuhrman Drive Prov. UT 84332	—
Owners e-mail address:	
dena.blau@gmail.com	

225 Fuhrman Dr.
Providence, UT 84332

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.

Dem Blau - [Signature]
Signature of the Owner of property

8/20/19
Date

[Signature] Dem Blau
Signature of Property Management Company

8/20/15
Date

Dem Blau
Signature of Contact Person

8/20/15
Date

X Dem Blau 208-847-2208

Application fee, **NON-REFUNDABLE:** \$100 plus \$140 per unit

[Signature] CC 240.00

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

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.

Dem Blau - [Signature]
Signature of the Owner of property

8/29/19
Date

[Signature] Dem Blau
Signature of Property Management Company

8/20/15
Date

Dem Blau
Signature of Contact Person

8/20/15
Date

Application fee, **NON-REFUNDABLE**: \$100 plus \$140 per unit _____

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

Borrower	HARDY, Wayne & BLAU, Deno				
Property Address	100 N Bear Lake Blvd				
City	Garden City	County	Rich	State	UT Zip Code 84028
Lender/Client	Cache Valley Bank				

NE1/4NW1/4SECTION 21 T. 14 N.R. 5 E, S.L.B. & M.

1011

[illegible]

75

4. 6 12 10 5

6

LOT 31 31' 10' 29.0

51' 10' 29.0

LOT 30 30' 10' 29.0

LOT 29 29' 10' 29.0

LOT 28 28' 10' 29.0

LOT 27 27' 10' 29.0

LOT 26 26' 10' 29.0

LOT 25 25' 10' 29.0

LOT 24 24' 10' 29.0

LOT 23 23' 10' 29.0

LOT 22 22' 10' 29.0

LOT 21 21' 10' 29.0

LOT 20 20' 10' 29.0

LOT 19 19' 10' 29.0

LOT 18 18' 10' 29.0

LOT 17 17' 10' 29.0

LOT 16 16' 10' 29.0

LOT 15 15' 10' 29.0

LOT 14 14' 10' 29.0

LOT 13 13' 10' 29.0

LOT 12 12' 10' 29.0

LOT 11 11' 10' 29.0

LOT 10 10' 10' 29.0

LOT 9 9' 10' 29.0

LOT 8 8' 10' 29.0

LOT 7 7' 10' 29.0

LOT 6 6' 10' 29.0

LOT 5 5' 10' 29.0

LOT 4 4' 10' 29.0

LOT 3 3' 10' 29.0

LOT 2 2' 10' 29.0

LOT 1 1' 10' 29.0

1985

40 N

LOT 3

BENNING MOTOR & SPORTS STORAGE - 269

100'

100'

100'

40 N - 221

ENCLOSING - 251

DAHLER - 264

BOLTON - 2509

32' 0.74 AC.

137'

TOMER PROP HOLDING - 628 LLC

HUSKINSON PROPERTIES, LLC - 194'

HALL LARRY TRUST - 0.25 AC. 64 N

0.01 10'

NORTH

[illegible]

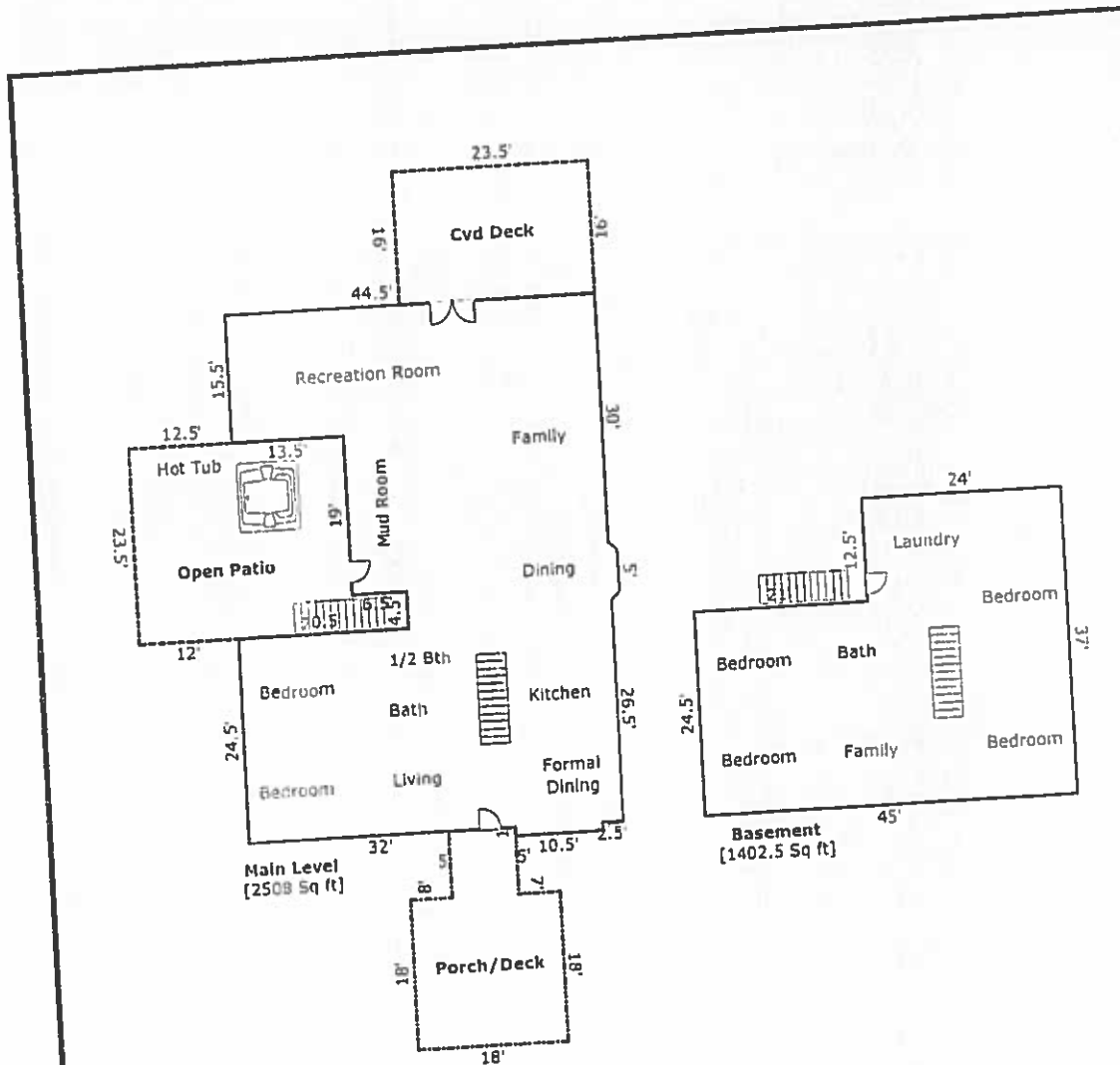
R/w 24-153

NORTH

40 E	50 E	LOT 12	75 E
40 F	50 F	LOT 13	75 F
40 G	50 G	LOT 14	75 G
40 H	50 H	LOT 15	75 H
40 I	50 I	LOT 16	75 I
40 J	50 J	LOT 17	75 J
40 K	50 K	LOT 18	75 K
40 L	50 L	LOT 19	75 L
40 M	50 M	LOT 20	75 M
40 N	50 N	LOT 21	75 N
40 O	50 O	LOT 22	75 O
40 P	50 P	LOT 23	75 P
40 Q	50 Q	LOT 24	75 Q
40 R	50 R	LOT 25	75 R
40 S	50 S	LOT 26	75 S
40 T	50 T	LOT 27	75 T
40 U	50 U	LOT 28	75 U
40 V	50 V	LOT 29	75 V
40 W	50 W	LOT 30	75 W
40 X	50 X	LOT 31	75 X
40 Y	50 Y	LOT 32	75 Y
40 Z	50 Z	LOT 33	75 Z

Building Sketch

Borrower	HARDY, Wayne & BLAU, Dena			State	UT	Zip Code	84028
Property Address	100 N Bear Lake Blvd	County	Rich				
City	Garden City						
Lender/Client	Cache Valley Bank						



Area Calculations Summary

TOTAL Sketch by a la mode, inc.

Living Area
Main Level

2508 Sq ft

Calculation Details

$0.5 \times 1 \times 1 = 0.5$
 $0.5 \times 1 \times 1 = 0.5$
 $5 \times 1 = 5$
 $10.5 \times 1 = 10.5$
 $24.5 \times 20.5 = 502.25$
 $15.5 \times 13.5 = 209.25$
 $31 \times 34.5 = 1069.5$
 $24.5 \times 29 = 710.5$

Total Living Area (Rounded):
Non-Living Area

2508 Sq ft

358 Sq ft

$8 \times 8 = 64$
 $16 \times 16 = 224$

$23.5 \times 16 = 376$

$23.5 \times 26 = 611$

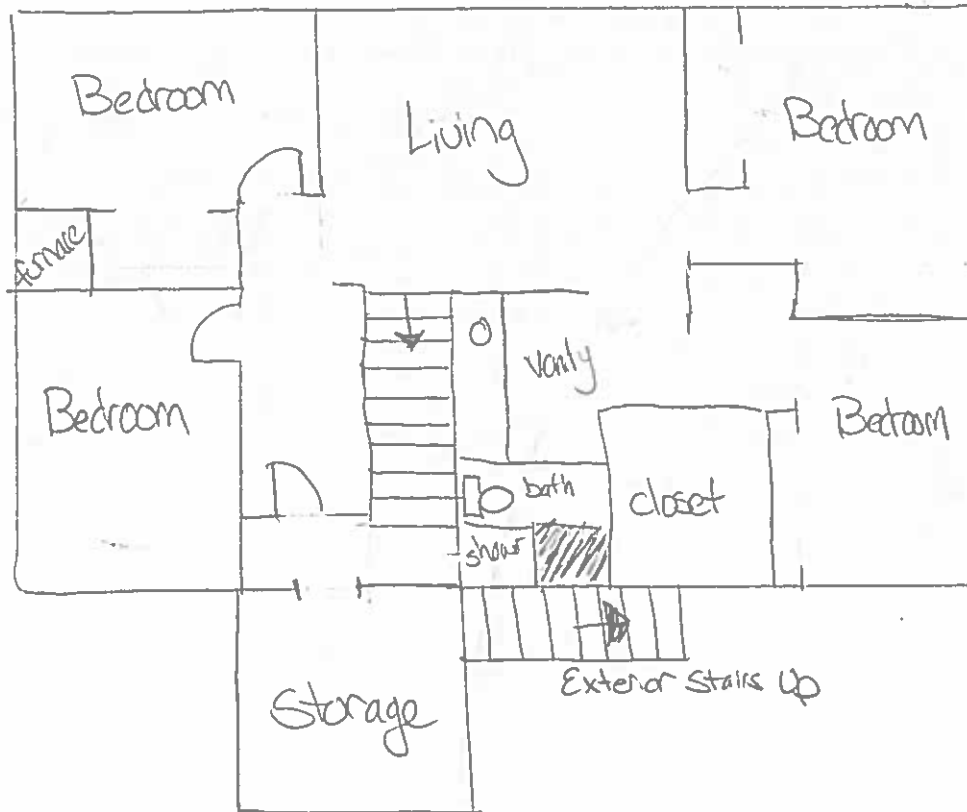
$15.5 \times 13.5 = 209.25$

$15.5 \times 13.5 = 209.25$

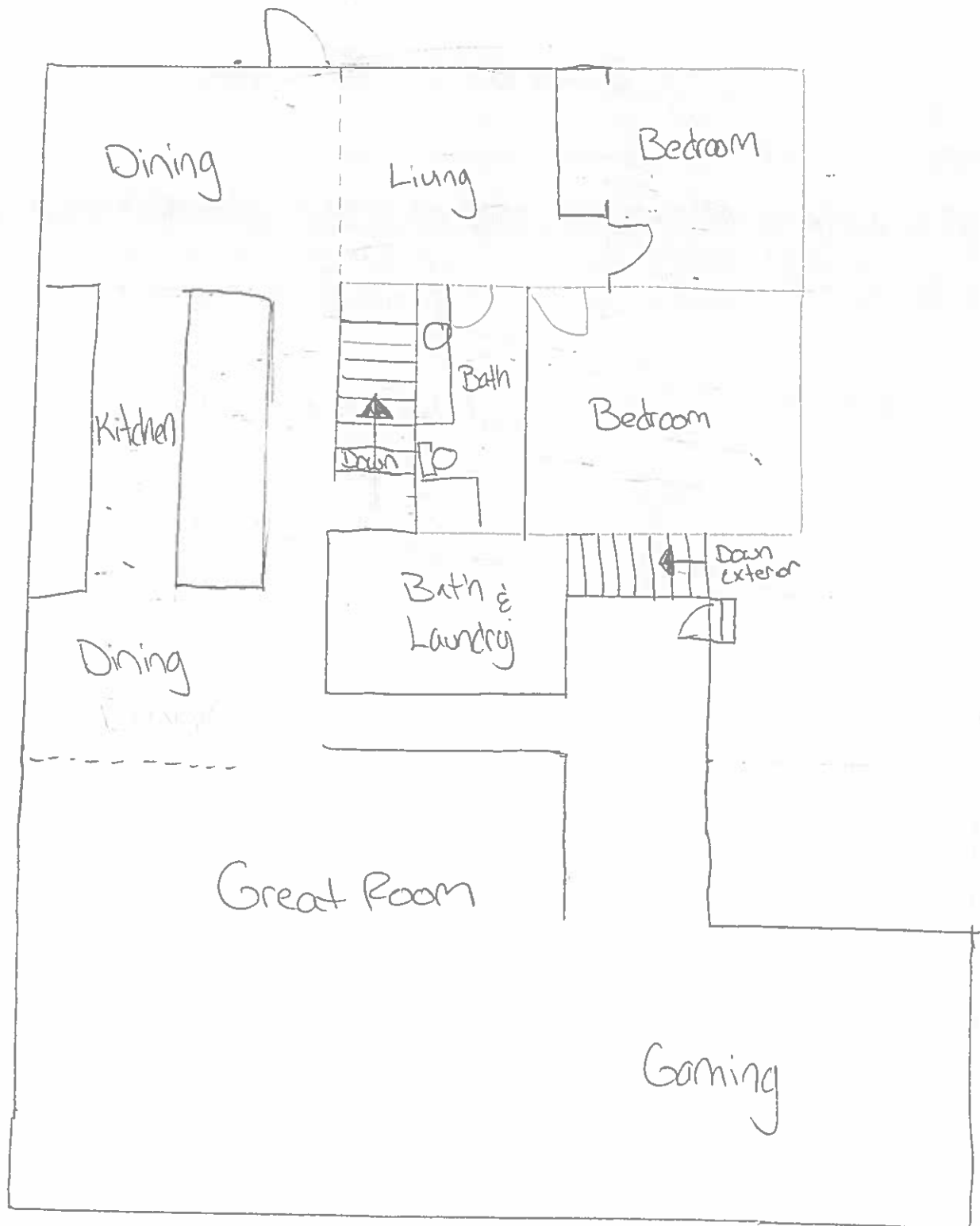
$15.5 \times 13.5 = 209.25$

$15.5 \times 13.5 = 209.25$

Downstairs



Upstairs



Deno Blau

SHORT TERM/NIGHTLY RENTALS INSPECTION CHECKLIST

Address: 1008 Bear Lake Blvd Garden City

Date of inspection:

Owner: BH Investments

Property Management: same

Contact Name: Deno Blau

Contact Phone #: (405) 764-5769

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

Garden City Fire District
P.O. Box 248 145 West Logan Road
Garden City, Utah 84028
Phone Number 435-881-6313
Short Term Rental Inspection Report

Rental Name: DEMO BLVD

Inspection Date: 11/21/19

Rental Address: 100 N. FINE LINE BLVD

Suite: Tel:

No.	Violations	No.	Locations / Remarks	Cleared
ACCESS				
1	☒ Maintain fire lane free of obstructions			
2	☒ Provide address numbering which is visible from street			
EXITING				
3	☒ Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			
4	☒ Exit door to open without a key or any special knowledge or effort			
5	☒ Repair non-operable exit door hardware			
FIRE EXTINGUISHERS				
6	☒ Have fire extinguisher serviced and tagged			
7	☒ Provide / mount fire extinguisher as indicated			
8	☒ Provide clear access to fire extinguisher			
FIRE ALARM/ CO ALARM SYSTEMS				
9	☒ Maintain, repair, inspect, and or test smoke detectors to meet current I.R.C.			
10	☒ Maintain, repair, inspect, and or test CO detectors to meet current I.R.C.			
FIRE SEPARATIONS				
11	☒ Repair holes in required fire resistive construction			
12	☒ Provide / repair self or automatic closing of fire rated assemblies			
ELECTRICAL				
13	☒ Discontinue use of extension cords			
14	☒ Provide cover plates for all junction boxes			
15	☒ Remove exposed wiring or protect in approved conduit			
16	☒ Provide a clear work space at all electrical panels (30" in width, 36" in depth)			
17	☒ Label all electrical breakers			
FLAMMABLE LIQUIDS- COMPRESSED GASES				
18	☒ Provide flammable liquid storage cabinet or reduce storage	1st	/ /	
19	☒ Provide L.P. gas shut off to residence and label to identify shut off	2nd	/ /	
STORAGE- HOUSEKEEPING				
20	☒ Arrange storage in an orderly manner to provide access/ egress	3rd	/ /	
21	☒ Remove combustible storage from boiler, mechanical, or electrical rooms	4th	/ /	
22	☒ Maintain clearance from ignition sources			
MISCELLANEOUS				
23	☒ Other violations and comments			
NO VIOLATIONS NOTED THIS DATE- THANK YOU FOR BEING SAFE				

PASSED

Re-inspection Dates	Inspector
1st	/ /
2nd	/ /
3rd	/ /
4th	/ /

You are hereby notified to correct all safety issues brought fourth by this inspection to receive clearance by the Garden City Fire District for the purpose of short term rentals. All corrections shall be made within 30 days of notice.

Signature of recipient: Mark Jensen
Signature of Inspecting Officer: [Signature]

Application for Project Review Garden City, Utah

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

Type of Application (check all that apply):

- ☐ G Annexation
- ☐ Appeal
- ☐ G Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ G Encumbrance
- ☐ Extension of Time
- ☐ Lot Split/Lot Line Adjustment
- ☐ G PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☒ G Subdivision
- ☐ Vacation of Subdivision
- ☐ G Variance
- ☐ Water Transfer
- ☐ G Zone Change
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: Long Ridge @ Bear Lake Phase 2 Current Zone: HE Proposed Zone: _____
Property Address: 400-500 West 1400-1500 So., Garden City, UT
Parcel # 41-32-000.0005
Contact Person: Jeffrey Jorgensen Phone #: 435-881-1999 mobile
E-mail address: jeffjorg2@gmail.com
Mailing Address: 1069 E. 2100 N., North Logan Utah { Jeff Jorgensen
84341 } Bonnie Jorgensen
Applicant (if different): Randall John Hansen Phone #: 435-881-1343 Randall
and Bonnie Jorgensen 435-757-7674 Bonnie
Mailing Address: 1359 S. Bear Lake Blvd, Garden City, UT 84028
Property Owner of Record (if different): _____ Phone #: _____
Randall J. Hansen and Bonnie H. Jorgensen
Co-Trustees of John & Noreen Beck Hansen Family Trust
and Co-Managers of Long Ridge @ Bear Lake LLC

Mailing Address: 1069 E. 2100 N., North Logan, UT 84341

Project Start date: Spring 2020 Completion date: Fall 2020

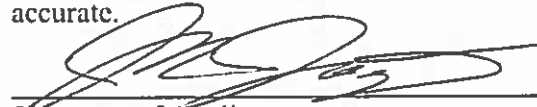
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Long Ridge @ Bear Lake Subdivision, Phase 2
Final Plat approval. 8 lot subdivision

Lot Size in acres or square feet: 3/4 acre Number of dwellings or lots: 8

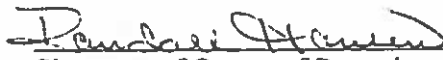
Non-residential building size: N/A

I certify that the information contained in this application and supporting materials is correct and accurate.



Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**



Signature of Owner of Record



Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: 1-22-2020

Fee: 580.00

By: final - Long Ridge @ B.L. + 1717.00 deposit
catch up

MEMORANDUM

DATE: January 28, 2020
TO: Garden City Planning Commission
CC: Riley Argyle
FROM: Zan Murray, S.E.
SUBJECT: Long Ridge @ Bear Lake-Phase 2 Subdivision

We have reviewed the final plat for the Long Ridge @ Bear Lake-Phase 2 Subdivision dated January 2020 and have the following comments based on the City ordinances.

Final Plat

Detailed line item review has been completed through the "Final Plat Checklist". The following are general items to address:

1. Lot closure:
 - The overall Phase 2 boundary does not close within tolerances.
 - Lots 14-17 and 19 close within tolerances.
 - Lots 18, 20 and 21 don't close within tolerances of 0.02.
 - Two "L1" labels show up on the Phase 2 boundaries with two "L1" descriptions. We were unable to be sure which one correlates to what location. This may contribute to the lot and boundary closure issues.
 - BC1 bearing does not match bearing found in boundary description.
2. The starting point of the Homestead Road alignment at Persimmon Drive is slightly different than the alignment the City has designed. The CAD file was provided with the alignment to the Developing Engineer, so the alignment would be the exact same to maintain continuity along the entire Paradise Parkway corridor, north to south. The Developer's Homestead Road centerline is approximately 2' north of current City alignment on the north end.
3. Provide a more distinct differentiation between setback lines and PUE lines.
4. Note that states "Lot 1 Portion = 20.000'" should be Lot 18.
5. Dates in many of the signature blocks need to be updated to 2020.
6. Homestead Road easements should be filed and recorded prior to approval of final plat. With the desire to adjust the easements back to the original 80' width, new easement documents will need to be modified to reflect this change.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

Development Agreement

1. Within Article 4, the acreage listed differs from the final plat acreage shown in the legal description.

Construction Drawings

1. The vertical elevation of the intersection at Persimmon Drive and Homestead Road varies significantly from the City designed elevations. The elevation is also a concern, due to field changes at the request of the property owners during the waterline project. If the roadway is not at the correct elevation, the waterline may be too deep or shallow. Lastly if elevations are off, the required 10% slopes may not be maintained as the road connects to Hodges Canyon.

We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.

RESOLUTION #R20-01

AN RESOLUTION UPDATING THE
ADMINISTRATIVE CODE INFRACTION FINE SCHEDULE

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

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

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

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

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

Dated this 12th day of February, 2020.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

	Aye	Nye
Argyle	_____	_____
Hansen	_____	_____
Parry	_____	_____
Pope	_____	_____
Leonhardt, Mayor	_____	_____

"Exhibit A"

The Town of Garden City Administrative Code Infraction Fine Schedule

INFRACTION:	FINE:	PER:
Licensing and Permitting:		
Removing posted red tag before issues are resolved	750	Day
Installing a sign in violation of Municipal Code	200	Infraction
Installing a sign before procuring sign permit	200	Infraction
Operating a business without Garden City License	750	Day
Operation of a transient or Beach Business without a GC License	500	Day
Construction without a building permit	500	Infraction/Day
Operating a Food Truck without a Garden City Permit	750	Day
Short Term Rental:		
Operation of a short term rental without Garden City License	750	Day
Occupancy beyond the specified allowed	50	Per person
Parking off premise or in excess of allowed	150	Per vehicle
Unauthorized commercial activities	750	Day
Inaccurate contact person information	250	Per infraction
Advertising more than allowed by license	250	Per infraction
Water System:		
Turning on/off water meters	200	Infraction
Burying water meter	200	Infraction
Tampering with water meters	250	Infraction
Theft of services	5,000	Infraction
Beach Use (within the Garden City General Permit Area):		
Camping on the beach	250	Infraction
Leaving Canopies, Trailers, etc. on the beach	250	Infraction
Parking outside the designated area	250	Infraction
Parking closer than 100 feet the water's edge	250	Infraction
Trespassing on Garden City General Permit area without a Valid pass	250	Infraction
Not being Quagga Mussel certified	500	Infraction
Parking:		
Standard parking infraction	150	Infraction
Parking in a Handicap parking spot	250	Infraction
Parking on the bike path	250	Infraction
Parking on town roads Nov 1 – May 1 (snow plowing)	150	Infraction
Parking in a Fire Lane	250	Infraction
Land Use:		
No correct county address posted on property	100	Infraction
Littering	250	Infraction
Camping without a required permit (per RV as defined)	100	Per Day/Per RV
Installing lighting in violation of dark sky ordinance	100	Infraction
Violation of ordinance #9-500, abatement of Garbage and other Deleterious Material	200	Infraction/Per day

Animal Control: (infraction is per animal)		
Not curbing your animal/pet	25-250	Infraction
Animal/pet must be on a leash when on any Town owned property	25	Infraction
Animal/pet must be on a leash on any beach within the Garden City General Permit area.	25	Infraction
Household pets not contained within property area	25-250	Infraction
Town Property:		
Operating any type of motorized vehicle on the bike path	200	Infraction
No overnight parking or camping on town owned property	250	Infraction
Plowing snow onto town roads	250	Infraction
Encroaching onto town streets without a permit	250	Infraction
Cutting a town street without permit	750	Infraction
Destruction of Town property	500	Infraction
Prohibited Use/Activities	150	Infraction
* Smoking/vaping on Town Property as described in 7-100	100	Infraction
Police and Public Offenses		
Nuisance/Disturbing the peace	250	Infraction
Urinating/Defecating in public	50	Infraction
Discharging of firearms within the Garden City Town limits	1500	Infraction
Discharging of illegal fireworks	500	Infraction
Violation to fire or firework restrictions	500	Infraction
Reckless Endangerment or Wanton Disregard	500	Infraction
Offenses Against Public Health, Safety, Welfare and Morals	250	Infraction
Miscellaneous:		
Violation of quiet hour noise		
• First violation within a 12 month period	150	Day
• Second violation of the same provision within a 12 month period	300	Day
• Each additional violation of the same provision within a 12 month period	500	Day
Violation of quiet hour noise for construction sites:		
• First violation within a 12 month period	500	Day
• Second violation of the same provision within a 12 month period	1000	Day
• Each additional violation of the same provision within a 12 month period	5000	Day
Not collecting or paying sales and resort tax	1500	Infraction
Violation of the Garden City Standards Manual Requirements	200	Infraction/Per Day
Leaving Trash Receptacle on roadside longer than 24 hours	25	Per Day
Seasonal Motorized Traffic violation	100	Infraction

ORDINANCE NO. 20-01

AN ORDINANCE UPDATING THE BUSINESS LICENSE 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

WHEREAS, The Garden City Town Council must establish the rules and procedures for issuing a Business License in Garden City:

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #8-112 SHALL BE UPDATED AS FOLLOWS:

8-112 Transfer of License Prohibited. No license granted to or issued under any ordinance of the Town of Garden City shall be assigned or transferred to any other person, partnership, corporation, or entity. A license shall not be deemed to authorize any other business, calling, trade or profession than is therein named. Any change in the name of business, modification of ownership, business type, governing board, or other information from the original license agreement shall be cause for the current license to be null and void. Under such a situation a new license must be issued. The Town Council has the option of modifications to this section for individual licenses.

APPROVED AND ADOPTED this 9th day of May, 2019

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Kathy Hislop

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