

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 _____
Transient License Fee _____
Concessionaire Fee 200.00 X
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: Leo's Bear Lake Water Adventures
If name change, previous name: 300 S. Bear Lake Blvd
Location Address: _____
City, State & Zip: _____
Business Phone: 435-757-5197
Cell Phone: _____
Mailing Address: _____
City, State & Zip: _____
E-mail Address: _____

Owners Name: Leo Spuhler
Owners Location: PO Box 555
City, State & Zip: Garden City, UT 84028
Phone: _____
Cell Phone: 435-757-5197

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

Briefly Describe Your Business: Renting paddleboards and kayaks

Utah State Sales Tax Number: 27-2072791- (Anywhere Communications)

Ut State Professional License No. _____

Will you be installing a sign?: ☒ Yes ☐ No At the park on the fence

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, Leo Spuhler 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: Leo Spuhler **Date:** 3-31-2020

Please print your name: _____



Leo's Bear Lake Water Adventure

Hello my name is Leo Spuhler

I first learned about paddle boarding and received instruction from Lance Bourne owner of Bear Lake Water Adventures five years ago. I love the sport and have taught many customers over the past four years how to paddleboard and kayak. I love being out on the water during the summer and really enjoy serving people in this way.

The critical aspect of success for Bear Lake Water Adventures is the location at the city park beach.

Bear Lake Water Adventures has established an excellent reputation for customer service and after many years we have established a following at the Garden City Park location.

I believe this business is important for Garden City Park and Garden City in general because:

- **It encourages tourism with family-friendly recreation**
- **It gives a convenient location especially for visitors to enjoy an affordable and fun activity**
- **It is a great way to experience Bear Lake and helps advertise beach access from the Garden City Park**
- **it encourages fitness and it's suitable for any age from young children to seniors**
- **it is a totally green activity. There are no gas or motors involved just human power and is much less expensive than renting a motorized vessel.**

Bear Lake Water Adventures will continue to provide hours of fun for a reasonable cost to families.

Bear Lake Water Adventure desires to continue the relationship with Garden City for the 2020 season and into the future

Proposed bid:

- From Date of Approval until December 31st 2020
- Location is the Garden City Park Beach location
- BLWA operated by Leo Spuhler and Melissa Spuhler will pay \$200 fee in addition to the standard business license fees
- BLWA operated by Leo and Melissa Spuhler will provide a \$1,500 refundable cash deposit per ordinance.
- BLWA operated by Leo and Melissa Spuhler will rent Kayaks and paddleboards
- BLWA operated by Leo and Melissa Spuhler will obtain a Right of entry permit with FFSL
- BLWA operated by Leo and Melissa Spuhler will provide liability insurance up to a minimum of one million dollars per ordinance
- BLWA operated by Leo and Melissa Spuhler understands Garden City has no liability related to the operation of any of the equipment rented

Thank you for your Consideration.

**Leo Spuhler
Bear Lake Water Adventures
April 9, 2020**

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 #: 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: MARLIN HOFFMANN	Address of STR Property: 861 BLACKBERRY RD GARDEN CITY, UT
Owners Phone #: 801-589-9889	Parcel ID Number: 41-17-040-0020
Owners mailing address: 111 W 4350 N PLEASANT VIEW, UT	Subdivision or resort where property is located: Garden City
Owners e-mail address: marlin.hoffmann@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>Martin Hoffman</u> BAFET0CFEE874FE	<u>19-Feb-2020</u>
Signature of the Owner of property	Date
DocuSigned by: <u>Chuck Stocking</u> 71750181BF7D1A4	<u>19-Feb-2020</u>
Signature of Property Management Company	Date
DocuSigned by: <u>Terri Bennett</u> 9311D7814787316	<u>19-Feb-2020</u>
Signature of Contact Person	Date

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

pd 140⁰⁰
4-2-20

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

RASPBERRY PATCH ESTATES HOMEOWNERS ASSOCIATION, INC.
PO BOX 13
GARDEN CITY, UT 84028

February 28, 2008

Town of Garden City
Garden City, UT 84043

Re: Short Term Rental Ordinance

To Whom It May Concern:

This is to verify that, as of this writing, nightly/short term rentals are not prohibited in the Covenants and Restrictions of the Raspberry Patch Estates Homeowners Association, Inc. land use. The only restriction that relates to this issue is that all construction must be single-family in nature.

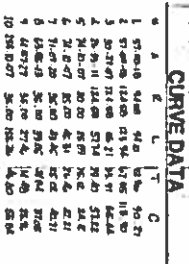
It is the intent of the Homeowners Association Board to fully support the Town of Garden City in the enforcing of Ordinance #07-34.

Signed,

A handwritten signature in cursive script that reads "Laura Reilley". The signature is written in dark ink and is positioned above the printed name and title.

Laura Reilley
President
Raspberry Patch Estates Homeowners Association, Inc.

PART OF THE NE 1/4 OF SECTION 17, T.14N, R.5E, S.18E



1. A. C. FILLERIN SYSTEM IS DESIGNED AROUND ALL FRONT REAR LO LINES
2. A HOMEOWNERS ASSOCIATION HAS BEEN CREATED AND ELECTED 40 MEMBERS / REPRESENTS TO SERVICE ALL LOT
3. ROAD 501 BE REDESIGNED
4. ROAD 501 (COMMON AREAS WILL BE MAINTAINED BY SAO LOT OWNERS ASSOCIATION
5. SET BACKS / BUILDING REGULATIONS ARE GOVERNED BY CADIZON CITY'S REGULATION.

APPROVED THIS 9th DAY OF Aug., 1940 BY THE
MAYOR LATE SPECIAL SERVICE DISTRICT

APPROVED THIS 15TH DAY OF Dec, 1910 BY THE
CANTON CITY ATTORNEY
Wm. O. ...
ATTORNEY

APPROVED THIS 24 DAY OF June 1990 BY THE
CANTON CIVIL SERVICE COMMISSION

Paul M. Baskin

Chairman

APPROVED THIS _____ DAY OF _____, 19____ BY THE
CLERK OF THE DISTRICT COURT,
RICH COUNTY, INDIANA.

CLERK.

FILING NO. 40142 BOOK AB 7444 712
 STATE OF UTAH, DEAN CANNON, DECEASED AND
 HEIR AT THE REQUEST OF: JAMES DILLON
 DATE 02/11/10
 FEE \$0.00
 THIS \$115.00.

It Taney v. Appleland, a purchased land situated in the State of Utah, do hereby certify that this Part of TAANEY ESTATE Unit #3, GARDEN CITY, DEER COUNTY, UTAH, was first correctly located to this SEAF Department and is a true and correct description of the RETURNED DEVELOPMENT tract of land, based on data furnished from the County RECORDERS Office and from a survey made on the SEAF.

[illegible]

DATE Dec 16, 1978
HARRY BLUMER JR. DEPT. OF RECREATION
and Youth Services
1100 11th Ave. S.W.
Seattle, WA 98104

STATE OF OHIO } s.s.
 COUNTY OF CUYAHOGA }
 On this 22nd day of May, 1931, Personally
 appeared before me the undersigned
 JAMES J. DUNN, Clerk of the Court,
 that said GEORGE THE SHERMAN TRUST COMPANY
 had taken execution for \$111.12
 on Judgment entered 11/11/30
 in Case No. 10311

JAMES J. DUNN, Clerk of Court
 My Comm. expires 11/11/31
 Notary Public for Ohio

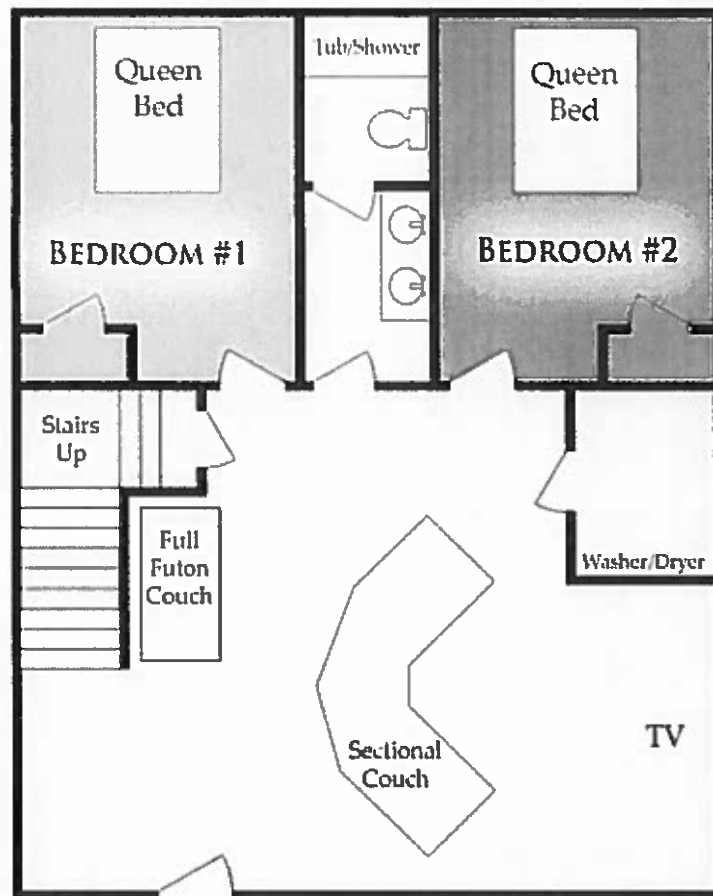
WITNESS my hand and seal of office
 this 22nd day of May, 1931.

JAMES J. DUNN
 Notary Public for Ohio

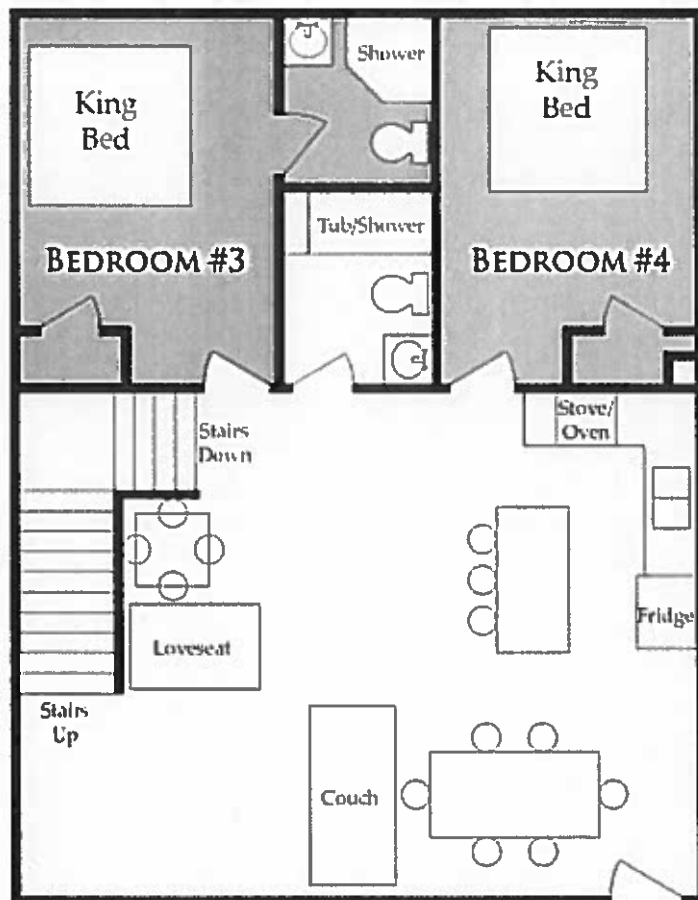
MAY 22 1931
 CUYAHOGA COUNTY, OHIO



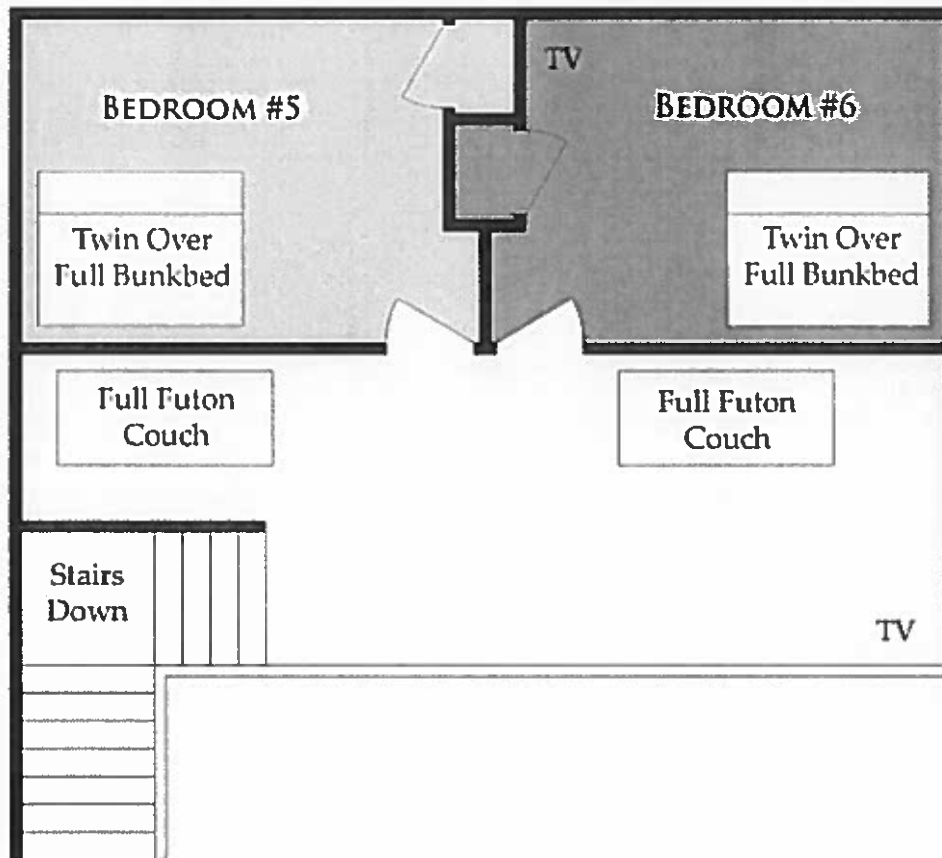
ASPEN CABIN - LEVEL 1

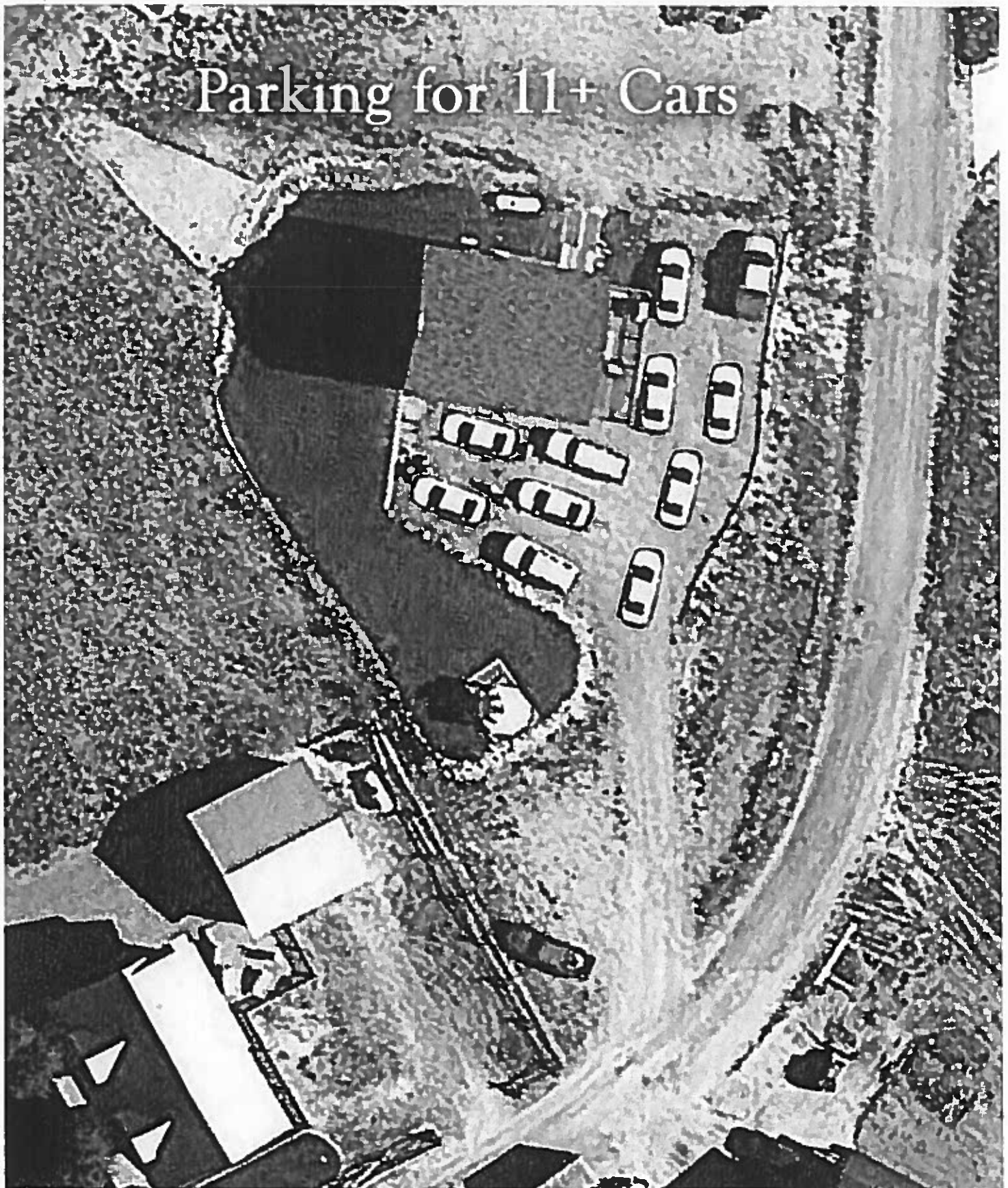


ASPEN CABIN - LEVEL 2



ASPEN CABIN - LEVEL 3





ASPB

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

*1/10/2020
K2-let*

Rental Name VACASA

Inspection Date 11/25/19

Rental Address 861 N. BLACKBERRY 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				

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 [Signature]

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 861 Black Berry
 Date of inspection: 04-03-2020
 Owner: Martin Hoffman
 Property Management: VACASA
 Contact Name: Terri Bennett
 Contact Phone #: 435-760-6634

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:		

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: Waterdance Current Zone: PUD Proposed Zone: _____

Property Address: 185 S. 100 W. Garden City, UT 84028

Parcel # 41 - 21 - 400 - 0271

Contact Person: Norman Mecham Phone #: 435-757-6278

E-mail address: nmecham@bearlake.com

Mailing Address: PO Box 361 Garden City, UT 84028

Applicant (if different): same Phone #: _____

Mailing Address: same

Property Owner of Record (if different): The Lodge at Bear Lake Holdings, Phone #: same

Mailing Address: same

Project Start date: 2020 Completion date: 2022

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

Waterance Phase 2 Final Plat

Lot Size in acres or square feet: 1.7 acres Number of dwellings or lots: 12

Non-residential building size: NA

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:	<u>1-17-20</u>
Fee:	<u>1000.00</u>
By:	<u>Lodge at B.L.</u> + 3475.53 to update deposit

COMMENTS FROM PLANNING COMMISSION
04/01/2020

WATERDANCE, FINAL PHASE 2

Commission Member Carlisle made the motion to approve given that Mr. Mecham gets the last items of information before Town Council. Commission Member Moldenhauer seconded the motion. All in favor and the motion carried.

The items are: Have items on Attorney's letter and JUB list complete. Plat needs to show 50' of road right of way, (Plat wrong, Construction drawings right), CCR language of center line of road.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

MEMORANDUM

DATE: April 3, 2020
TO: Town of Garden City, Norm Mecham
CC: Riley Argyle
FROM: Zan Murray, S.E.
SUBJECT: Waterdance Phase 2 Construction Drawings

We received the construction drawings for Waterdance Phase 2 for review dated February 13, 2020. We have the following comments based on the City ordinances. Original comments were provided on January 28, 2020 and follow up comments or additional comments are shown in **bold**, then final comments are shown *italics*.

Final Plat Contents

According to the ordinance, the Final Plat should have the following items that were not included in this submittal:

1. Add the information that is shown on the preliminary plat which includes items such as parking, utility information, etc.
 - a. **Requested information has been provided on construction drawings.**
2. Temporary 40' cul-de-sac must comply with local fire requirements and International Fire Code. Typical turning area is often 96' diameter. Verify with local fire authority.
 - a. **Cul-de-sac diameter is not shown on construction drawings. Verify compliance with local fire authority. The diameter should be dimensioned on the plans for construction purposes.**

Construction Drawings

No construction drawings have been received to date. Within the construction drawings or some other format, the following items need to be addressed and verified:

1. Storm water calculations – The initial preliminary plat shows drainage areas but calculations, flow directions and other related drainage items need to be included.
 - a. **Storm water design is shown on Sheet 3. Culvert along 100 West is noted as a 12" HDPE. This should be increased to an 18" HDPE to prevent plugging and limit future maintenance.**
 - i. *Complete*



**GATEWAY
MAPPING
INC.**

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