

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: ☒ 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>10.50</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: Bear Lake Elite
If name change, previous name: _____
Location Address: 2141 South Bear Lake Blvd
City, State & Zip: _____
Business Phone: 435-527-5778
Cell Phone: 702-488-6556
Mailing Address: _____
City, State & Zip: _____
E-mail Address: _____

Owners Name: Zachary Smith
Owners Location: Garden City, UT 84028
City, State & Zip: _____
Phone: 702-488-6556
Cell Phone: _____

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

Briefly Describe Your Business: Property Management

Utah State Sales Tax Number: 20S09796

Ut State Professional License No. 11965411-0160

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, Zachary Smith 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:** 04/01/2020
Please print your name: Zachary Smith

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <u>Lydia Velasquez</u>
Owner or Property Management Company Address: <u>4301 So 3920 W, LVC, Utah 84120</u>
Owner or Property Management Company Phone #: <u>801-913-7007</u>
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7) <u>Kerry Wayman 801-503-2729</u>
Contact Persons E-mail address: <u>KWayman6@gmail.com</u>
Utah State Tax Number: (must be registered to Garden City) <u>#11454929-003-STC</u>

Owner of Property: <u>Lydia Velasquez</u>	Address of STR Property: <u>621 So Maple Dr #101</u>
Owners Phone #: <u>801-913-7007</u>	Parcel ID Number: <u>41-21-320-0101</u>
Owners mailing address: <u>4301 So 3920 W LVC UT 84120</u>	Subdivision or resort where property is located: <u>Buttercup Mobile</u>
Owners e-mail address: <u>lvelasquez801@gmail.com</u>	

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.

Delacruz
Signature of the Owner of property

9/15/2020
Date

N/A
Signature of Property Management Company

Date

[Signature]
Signature of Contact Person

9/23/2020
Date

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

pd 140⁰⁰
9-15-20

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

File No/Escrow No : 98344
 Print Date & Time 9/11/2020 3:01:07 PM
 Officer/Escrow Officer Kylie D. Trautwein

RICH LAND TITLE COMPANY
 112 North Main Street
 Logan, UT 84321
 (435)752-0582



Property Address 621 SOUTH MAPLE DRIVE, GARDEN CITY, UT 84028 (RICH)
 (41-21-320-0101, 41-21-320-0100)

Buyer: LYDIA VELASQUEZ
 4301 South 3920 West
 West Valley City, UT 84120

Seller: SHANE A. ROYLANCE AND STACEY L. ROYLANCE
 191 North Brahma Road
 Farmington, UT 84025

Lender:

Settlement Date: 9/14/2020

Disbursement Date: 9/14/2020

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$30,000.00	
Sale Price of Any Personal Property Included in Sale	\$35,000.00	
Prorations		\$547.64
Court Taxes 1/1/2020 to 9/14/2020 @ \$779.91/Year	\$41.47	
Garbage 9/14/2020 to 1/1/2021 @ \$70.00/Six Months	\$14.41	
Sewer 9/14/2020 to 10/1/2020 @ \$78.00/Quarter		
Title Charges		
Title - Settlement or closing fee to RICH LAND TITLE COMPANY	\$150.00	
Title - E-Recording Fee to RICH LAND TITLE COMPANY	\$5.00	
Government Recording and Transfer Charges		
Recording fees, Deed \$40.00	\$40.00	
	Debit	Credit
Subtotals	\$135,250.33	\$547.64
Due From Buyer		\$134,703.24
Totals	\$135,250.33	\$135,250.33

Date: 09/14/2020

To: VELASQUEZ LYDIA
4301 S 3920 W
WEST VALLEY, UT 84120-5463

CERTIFICATE OF INSURANCE

New Hampshire:

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage, terms, exclusions, and conditions afforded by the policy or policies referenced herein.

All Other States:

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage, terms, exclusions, conditions, or other provisions afforded by the policy referenced herein.

In the event the policy is cancelled prior to the expiration date, notice will be delivered in accordance with the policy provisions.

POLICYHOLDER: VELASQUEZ LYDIA		
POLICY NUMBER: 444-0019570635	EFFECTIVE DATE: 09/14/2020	EXPIRATION DATE: 09/14/2021
ISSUED BY: FOREMOST INSURANCE COMPANY GRAND RAPIDS, MICHIGAN NAIC# 11185		
POLICY TYPE: MANUFACTURED HOME	UNIT COVERED (MH ONLY): 1999-FLEETWOOD	SERIAL NUMBER (MH ONLY):
LOCATION ADDRESS: 621 MAPLE DRIVE, GARDEN CITY, UT 84028		
ADDITIONAL INTEREST #1:		LOAN NUMBER:
ADDITIONAL INTEREST #2:		LOAN NUMBER:

Coverage

Limit

Dwelling \$ 81,000

Liability: ☐ CPL ☐ LL
☒ PL ☐ CGL (TX) .. \$ 500,000

Medical Payments..... \$

Deductible: \$ 1,000

Total Annual Premium: \$ 1,133.00

For Flood Verification- Check if applicable:

☐ This document serves as verification that the policy listed includes the peril of flood.

For Golf Cart Liability Verification:

All States: The referenced policy is not a motor vehicle liability policy and will not meet your state's financial responsibility laws for operation of a motor vehicle on public highways.

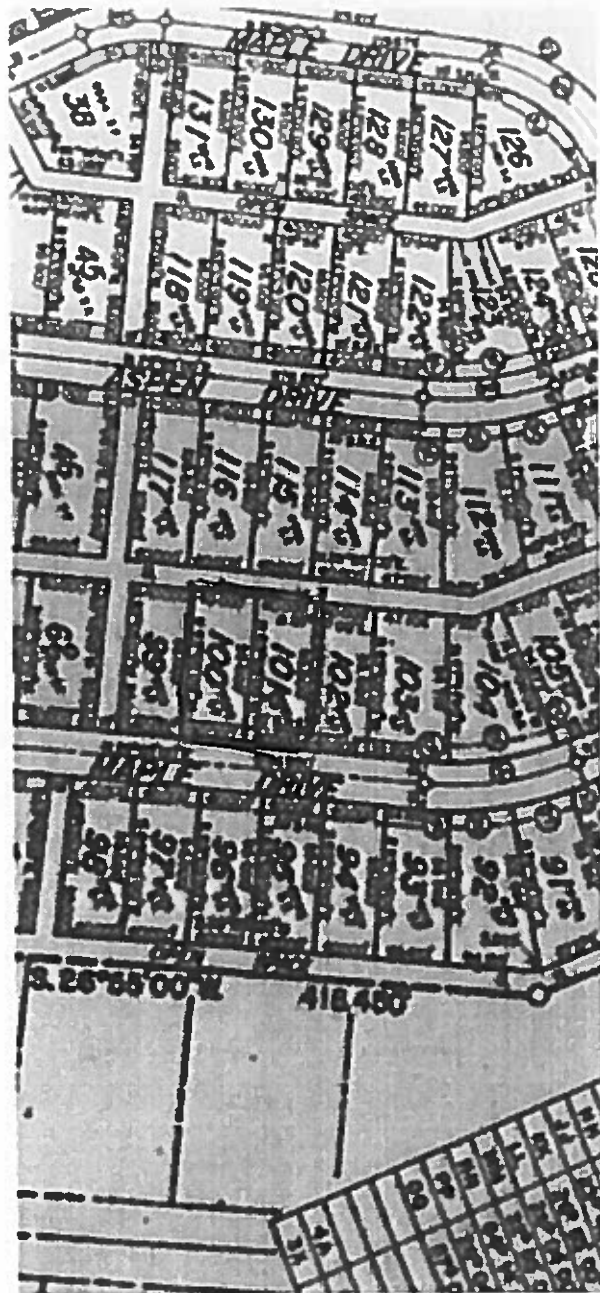
North Carolina: Per the terms of the policy, golf cart liability coverage only applies if the golf cart is used for golfing.

Texas: If the golf cart is used in connection with farming activities, there is no coverage per the terms of the policy.

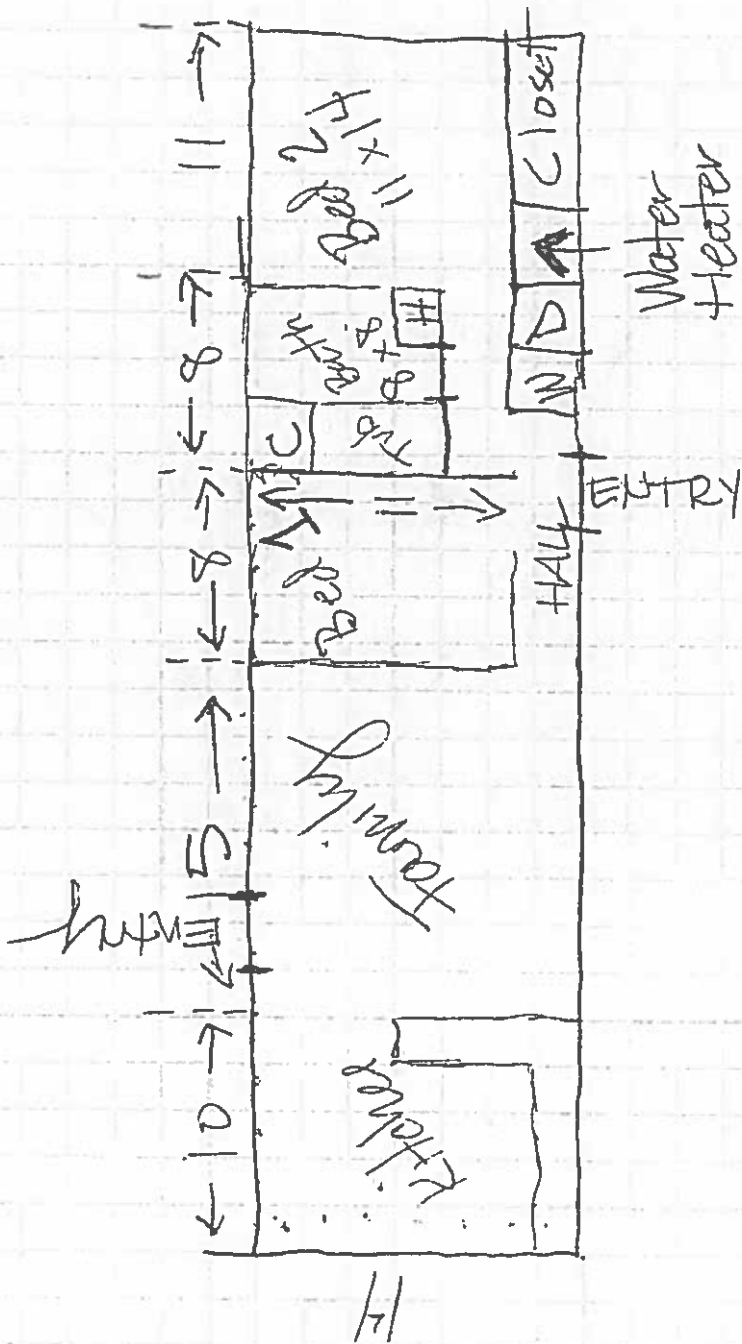
To obtain additional policy information, please contact:
Agent Name: FUTUREVEST INSURANCE SOLUTIONS
Telephone Number: 801-335-9558

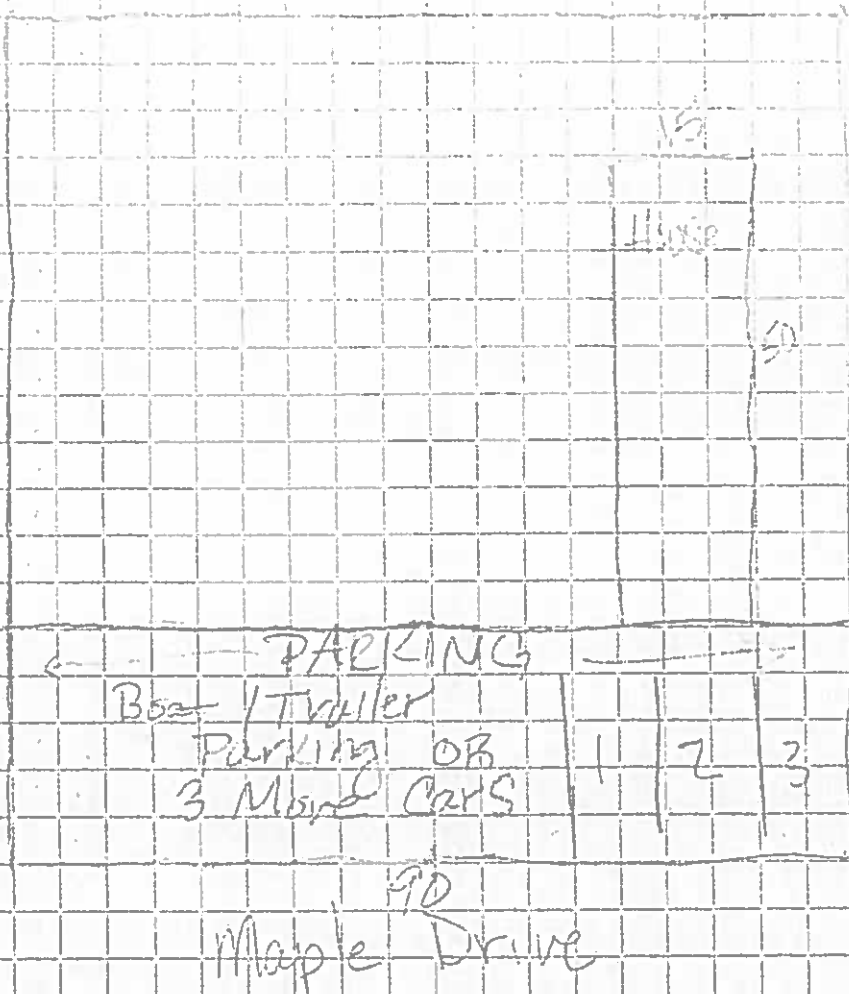
For Certificates issued in Louisiana:	LA Dept. of Ins. LDI	Cert. of Ins. COI	Assigned LDI No.	Date (mm/year)
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745144 04/11



$32 + 68 = 100$
 $\frac{12}{8'4''}$





Site Map

621 (+ 623) South Maple Drive
≡

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address: 621 S. Maple

Date of inspection: _____

Owner: Lucilia Velasquez

Property Management: KERRY Wayman

Contact Name: Lucilia Velasquez / KERRY Wayman

Contact Phone #: 801 913-7007 / 801-503-2729

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	14x13	11.5x10	9.5x12							
Exit Required	/	/	/							
Window(s)	/	/	/							
Smoke Detector	/	/	/							
Total Sq. Ft.	182	75	114	371 total						

Total Occupancy allowed at this address: 7, shall not include children under the age of three (3).

Minimum parking required at this address: 2 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.

Signatures: Inspector: [Signature] Date: 09-21-2022

Owner/Property Manager: [Signature]

GARDEN CITY FIRE DISTRICT

P.O. BOX 243 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84026

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

Business Name: LYDIA V. BLASQUEZ Inspection Date: 9-21-20

Business Address: 621 S. MAPLE 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	☒ 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	PPSS ED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">Re-inspection dates</th> <th style="width: 10%;">Inspector</th> </tr> <tr> <td>1st</td> <td>/ /</td> </tr> <tr> <td>2nd</td> <td>/ /</td> </tr> <tr> <td>3rd</td> <td>/ /</td> </tr> <tr> <td>Hearing</td> <td>/ /</td> </tr> <tr> <td>District attorney</td> <td>/ /</td> </tr> <tr> <td>Final clearance</td> <td>/ /</td> </tr> </table>			Re-inspection dates	Inspector	1 st	/ /	2 nd	/ /	3 rd	/ /	Hearing	/ /	District attorney	/ /	Final clearance	/ /
Re-inspection dates	Inspector																	
1 st	/ /																	
2 nd	/ /																	
3 rd	/ /																	
Hearing	/ /																	
District attorney	/ /																	
Final clearance	/ /																	
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	Refer to FPB / /																
FIRE SEPARATIONS																		
25	☒ Repair holes in required fire resistive construction	3 rd / /																
26	☒ Provide/repair self or automatic closing fire rated assemblies	Hearing / /																
ELECTRICAL																		
27	☒ Discontinue use of extension cords	District attorney / /																
28	☒ Install permanent wiring for fixed or stationary appliance	Final clearance / /																
29	☒ Provide cover plates for all junction boxes																	
30	☒ Remove exposed wiring or protect in approved conduit																	
31	☒ Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit																	
32	☒ Labeling electrical rooms and breaker																	
FLAMMABLE LIQUIDS - COMPRESSED GASES																		
33	☒ Provide flammable liquid storage cabinet or reduce storage	You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community. BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ ____ Owner ____ manager ____ employer ____ other																
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 FPD YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL CLEARANCE



Utah State Tax Commission

TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000

Website tax.utah.gov

3/2012 03-2012

Sales Tax License and/or Use Tax Certificate of Registration

VELASQUEZ, LYDIA S
LYDIA VELASQUEZ
621 S MAPLE DRIVE
GARDEN CITY UT 84028-0000

Account Number: 11454929-003-STC

This business is registered to make
taxable sales from the
incorporated city of:
Garden City

Outlet: 0001 Issued: September 15, 2020 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

ABOVE IS YOUR SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE
Keep this portion for your records.

Account Number: 11454929-003-STC

<<< Use this number for all correspondence or contact
with the Utah State Tax Commission.

Jurisdiction: **Garden City**

Issued: **September 15, 2020**



Your Personal Identification Number (PIN) will be sent in a different
notice in a few days.

You are required to register your account at tap.utah.gov for electronic
filing, paying and managing your account. Your PIN is needed to register.

NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.

GARDEN CITY
SHORT TERM RENTAL APPLICATION

Owner or Property Management Company Name: <i>Let's Get Away Properties</i>
Owner or Property Management Company Address: <i>1540 E. Millbrook way Bunkie, UT 84010</i>
Owner or Property Management Company Phone #: <i>(801) 599- 7337</i>
Emergency Contact Name and Phone #: (must live within 15 minutes of property & be available 24/7) <i>Zack McKee (435) 757-2131</i>
Contact Persons E-mail address: <i>Zackheer/uke@gmail.com</i>
Utah State Tax Number: (must be registered to Garden City) <i>14080940 - 003 - STR</i>

Owner of Property: Adam McDougal	Address of STR Property: 343 W Wysteria Dr. Garden City, UT 84029
Owners Phone #: 801-718-0218	Parcel ID Number: <i>41-17-240-0040</i> Lot #40
Owners mailing address: 513 E Moss Creek Dr. Murray, UT 84107	Subdivision or resort where property is located: Lochwood #2
Owners e-mail address: adamomcdougal@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.

[Signature]
Signature of the Owner of property

9/28/20
Date

[Signature]
Signature of Property Management Company

6/25/2020
Date

[Signature]
Signature of Contact Person

2/24/2020
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 ____.

Prepared By:
CLOSER TEAM UCLOSE
UNITED WHOLESALE MORTGAGE
585 SOUTH BOULEVARD E
PONTIAC, MI 48341
(800) 991-8898

SP 17 TD

After Recording Return To:
UNITED SHORE FINANCIAL
SERVICES, LLC
585 SOUTH BOULEVARD E
PONTIAC, MI 48341

ATTN: POST CLOSING MANAGER

[Space Above This Line For Recording Data]

DEED OF TRUST

MCDUGAL
Loan # 1220310841
Serv #: 0136296928
MIN 100032412203108417
MERS Phone 1-888-679-6377
PIN 41-17-240-0040

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated JUNE 30, 2020, together with all Riders to this document.

(B) "Borrower" is ADAM MCDUGAL AND KRISTIN MCDUGAL, AS JOINT TENANTS. Borrower is the trustor under this Security Instrument.

(C) "Lender" is UNITED WHOLESALE MORTGAGE. Lender is a LLC organized and existing under the laws of MI. Lender's address is 585 SOUTH BOULEVARD E, PONTIAC, MI 48341.

(D) "Trustee" is BENJAMIN MANN.

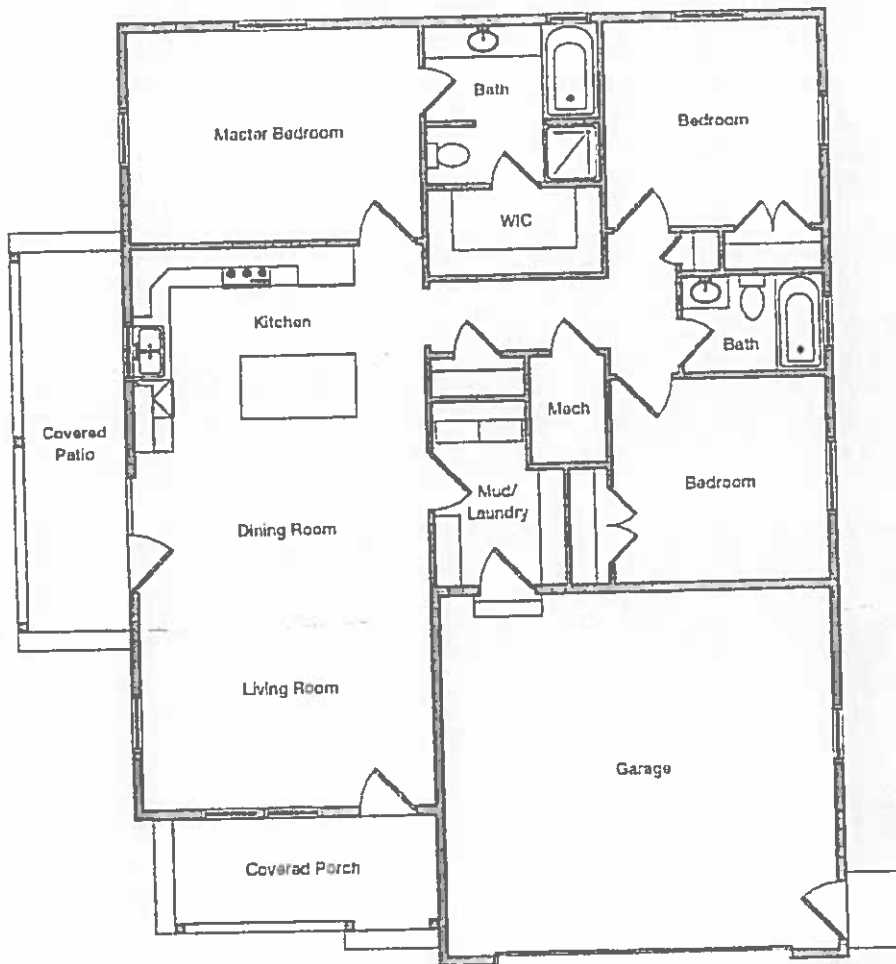
(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an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

(F) "Note" means the promissory note signed by Borrower and dated JUNE 30, 2020. The Note states that Borrower owes Lender TWO HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 Dollars (U.S. \$228,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1, 2050.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the



The Wolf Creek



Windermere

REAL ESTATE

CLAUDIA CONDER | 801-541-3594

PORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address:

Date of inspection:

Owner:

Property Management:

Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Living Room	15x15.5	11x15	11x11.5	10x11.5						
Bath	ok	ok	ok	ok						
Bedroom(s)	ok	ok	ok	ok						
Smoke Detector	ok	ok	ok	ok						
Total sq. ft.	232.5	165	126.5	115		Total 639.				

Occupancy allowed at this address: 12, 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 other e.g. boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signature: _____ Date: 09-02-2020

Inspector: [Signature]

Owner/Property Manager: _____

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

STAN
GOODALL

Business Name: BURR LAKE ESCAPES

Inspection Date: 8-31-20

Business Address: 343 W. WYSTORIA

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		FIX/HANG FIRE EXTINGUISHER	/ /
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 SEE NOTES			/ /
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		PASSED	/ /
19	Provide annual certification for sprinkler/standpipe system			/ /
20	Provide sprinkler coverage in unprotected areas	Re-inspection dates	Inspector	
21	Provide spare sprinkler heads and/or compatible wrench	1 st	/ /	
22	Hood and duct extinguishing system to be serviced and tagged	2 nd	/ /	
23	Remove grease from hood, duct, and filters (keep clean)			
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			
29	Provide cover plates for all junction boxes	Final clearance	/ /	
30	Remove exposed wiring or protect in approved conduit			
31	Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	Labeling electrical rooms and breaker			
FLAMMABLE LIQUIDS - COMPRESSED GASES				
33	Provide flammable liquid storage cabinet or reduce storage	You are hereby notified to correct all violations immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community.		
34	Remove all fueled vehicles or equipment from buildings			
35	Secure compressed gas cylinders			
STORAGE - HOUSEKEEPING				
36	Arrange storage in an orderly manner to provide access/egress	BY ORDER OF THE FIRE CHIEF SIGNATURE OF RECIPIENT: _____ Owner _____ manager _____ employee _____ other _____ Inspecting Officer: <u>[Signature]</u> FPD _____ COMPANY _____ Shift _____ Page _____ of _____		
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

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

TOWN OF GARDEN CITY

Covenant to run with the land

ON THIS 28th DAY OF SEPTEMBER, 2020 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town") and, Alan Arthur property owner in the Town of Garden City, Utah (hereinafter known as the "owners") and owners of certain real property in the Town of Garden City, Rich County, State of Utah, known generally as, Parcel #'s 41-21-320-0019, 41-21-320-0020 and 41-21-320-0137 more particularly described as follows:

Parcel #1:	LOT 19, BUTTERCUP MOBILE HOME ESTATES
Parcel #2:	LOT 20, BUTTERCUP MOBILE HOME ESTATES
Parcel #3:	PARCEL #41-21-320-0137 OF THE BUTTERCUP MOBILE HOME ESTATES SUBDIVISION

(Hereinafter known as "property") and do hereby enter into this Agreement and Covenant as follows:

Covenant to run with the land
Alan Arthur
September 28, 2020
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WHEREAS the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

WHEREAS owners are desirous of utilizing their land and improvements in a manner not strictly in conformity with the ordinances or statutes; and

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

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

For and in consideration the encumbrance permit granted by the town, owners, their successors in interest heirs or assigns, covenant and irrevocably agree that the above described 3 parcels of real property shall remain in common ownership of the owners or their successors in interest heirs or assigns and shall not, under any circumstances so long as the encumbrance permit shall be effective, be sold separately or for any reason shall one parcel be segregated from ownership interest of the other parcel. In the event that such segregation or separate ownership shall occur, the owner of parcel 1 through 3 as described above, covenants and agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of the segregation or separation. The structures not in conformance with the Garden City Ordinances or requirements at the time of the segregation or separation will be removed or demolished within 30 days of any such segregation of ownership.

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

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

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

3. THIS COVENANT shall be governed by the laws of the State of Utah and shall be enforceable through any and all remedies allowable at law including, but not limited to, injunctive or declaratory relief. The owner does hereby stipulate that the failure to abide by the



Kathy Hislop <kathyh@gardencityut.us>

Fwd: Protests Permits

3 messages

Mike Leonhardt <mikel@gardencityut.us>
To: Kathy Hislop <kathyh@gardencityut.us>

Mon, Sep 28, 2020 at 1:26 PM

Best regards

Mayor Leonhardt

Begin forwarded message:

From: Kera Birkeland <kbirkeland@le.utah.gov>
Date: September 28, 2020 at 11:03:32 AM MDT
To: Mike Leonhardt <mikel@gardencityut.us>
Subject: Protests Permits

Hi Mayor Mike,

Here is some information on requiring permits for protests. In Public Forums: individuals have a constitutionally protected right to engage in peaceful protest in public forums such as streets, sidewalks, or parks. You may also be able to protest in front of government buildings and the legislature. Some Counties have designated protest zones, areas that are specifically designated for public demonstrations and protests. There may be restrictions on the time, place, and manner of how you exercise your free speech rights. However, these restrictions must serve a substantial government interest (like traffic safety), and they must be narrowly tailored to serve that interest. They also may not unreasonably limit alternate avenues of expression. Finally, the government may not place greater restrictions on anyone because of their point of view.

Attached are examples of what Salt Lake City and Logan have set up, as well as an article from Provo looking into protest policies. Not many counties or cities in Utah have a protest policy in place, only "event" policies. I'm happy to look further into SLC's code and see what language they have used. It may be wise and helpful to have the county or city attorneys look into it since it would require a code change for Garden City.

I hope this helps. I'm happy to assist further if you would be willing to send me your current code.

Best,

Kera

https://www.heraldextra.com/news/local/central/provo/provo-municipal-council-discusses-policy-on-protest-permits/article_72e4dd90-bde0-57f6-86f8-c765b4e80034.html



Provo Municipal Council discusses policy on protest permits | Provo News | heraldextra.com

The Provo Municipal Council voted to form a sub-committee Tuesday to review the permitting process for public gatherings including protests and demonstrations

www.heraldextra.com

<https://www.slc.gov/eventpermits/>

https://www.loganutah.org/government/departments/parks_and_recreation/parks_and_trails/special_event_policy.php, <https://www.slc.gov/eventpermits/demonstration-permit-instructions/>



Demonstration Permit Instructions | Event Permits

STEP 2. Submit a completed Demonstration Permit Application. The Special Event Permitting Office recommends submitting applications 3 to 6 MONTHS prior to the event setup date. This is to allow adequate time to check and find an available time, date, location for your requested event As well as allow time for the various City Departments and outside agencies to review the details of the permit ...

www.slc.gov

Welcome to Logan, UT

A daily Special Event fee of 300 includes one park reservation fee will be charged for groups that have the following Charge a gate fee Charge participants for profit events A daily Special Event fee of 150 includes one park reservation fee will be charged for groups that have any of the following Band amplified music Caterer Fund raising activity Groups over 150 Inflatable s additional fee ...

www.loganutah.org



Event Permits | eventpermits@slcgov.com | 801-535-6121

Salt Lake City Event Permits eventpermits@slcgov.com | 801-535-6121

www.slc.gov

Kathy Hislop <kathyh@gardencityut.us>
To: Mike Leonhardt <mikel@gardencityut.us>

Mon, Sep 28, 2020 at 5:57 PM

Should I put this on the agenda for discussion?

On Mon, Sep 28, 2020 at 1:26 PM Mike Leonhardt <mikel@gardencityut.us> wrote:

Best regards

Mayor Leonhardt

trails/special_event_policy.php, <https://www.slc.gov/eventpermits/demonstration-permit-instructions/>



Demonstration Permit Instructions | Event Permits

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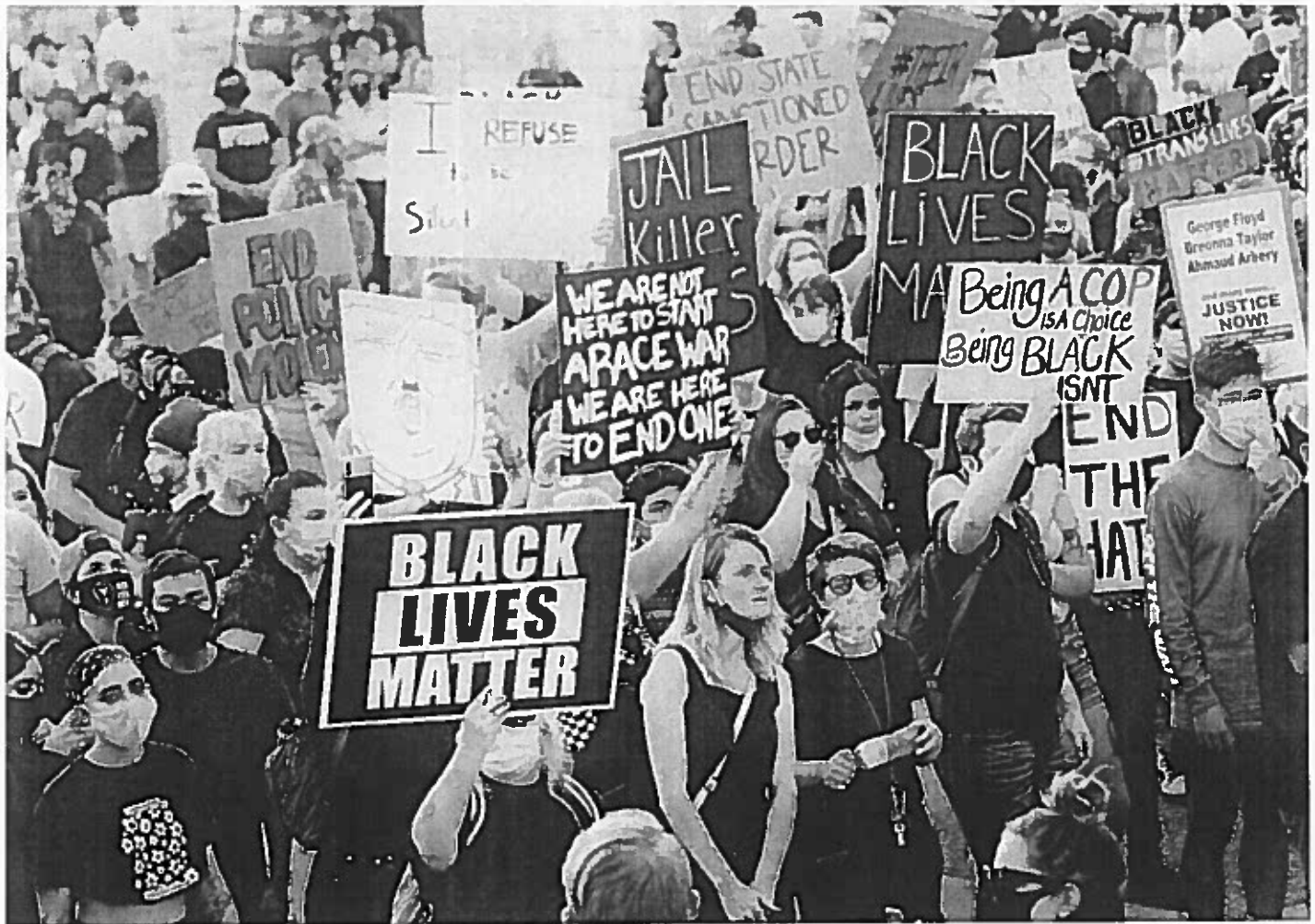
www.slc.gov

https://www.heraldextra.com/news/local/central/provo/provo-municipal-council-discusses-policy-on-protest-permits/article_72e4dd90-bde0-57f6-86f8-c765b4e80034.html

FEATURED

Provo Municipal Council discusses policy on protest permits

By Genelle Pugmire Daily Herald
Jul 7, 2020



Protesters gather outside the Historic Utah County Courthouse during the Marching For Racial Equality rally which began outside the Provo Police Department on Wednesday, July 1, 2020. Isaac Hale, Daily Herald

Isaac Hale, Daily Herald

The Provo Municipal Council voted to form a sub-committee Tuesday to review the permitting process for public gatherings including protests and demonstrations.

The council was approached by Mayor Michelle Kaufusi's office to discuss the matter in light of recent public protests that went beyond a peaceful gathering.

During the June 29 protest, a 60-year-old man trying to get through the protest was shot by a protester with a bullet reportedly fired by a second shooter sticking in the vehicle's steering wheel the driver escaped the scene. In subsequent days, three arrests were made in connection with the shooting, with suspects being from Salt Lake City and Ogden.

Provo also has been informed that a protest will be held on Aug. 3. The sponsoring group was required to submit a permit by the end of the day Tuesday.

"In light of recent protest violence, we felt it would be valuable to review our current public assemblies permitting process with our Provo City Council," said Wayne Parker, chief administration officer. "Given their legislative role, they determine if policy adjustments would better ensure the safety of all citizens, protest participants and police officers."

The council sub-committee at the moment includes Councilman Bill Fillmore as chairman and Council Chairman George Handley as a committee member. City attorneys Brian Jones and Camille Williams are consultants to the committee.

"Cities across the nation are experiencing what have largely been peaceful social justice protests, including six previous protests held in Provo in recent weeks," Kaufusi said. "The shooting during the June 29 protest proved that despite our well-deserved safe reputation, we are not immune from demonstration violence."

Handley and others brought up the potential issues that could come with counter protesters, such as those at the July 1 protest that openly carried weapons.

"It seems to be a trend where armed citizens are showing up as counter protesters," Handley said. "These concerned citizens are trying to do the work of the police, that's their stated intention."

Handley said the city respects the rights to open carry as Utah is an open carry state, but the council still wants to know if they have any recourse if the situation deteriorates. He is particularly concerned that residents are taking it upon themselves to do the job the police are there to do.

City Attorney Camille Williams noted that Salt Lake City has designated protest areas, particularly for those who protest The Church of Jesus Christ of Latter-day Saints' Annual and Semi-Annual General Conferences.

She recommended that Provo looks at possibly doing the same thing. Right now the police station, major intersections and the Historic Courthouse are the popular gathering sites.

Parker noted that the city is not so concerned with the small "pop up" protests that gather with 20 or 30 people. They typically do not have to have a permit and are generally peaceful.

But sometimes those small protests become large and Parker says that is when the city gets in trouble. Such was the case on the night of the shooting.

"While solid police work has already resulted in three arrests, it's important we critically review our police and city response actions for possible improvements," Kaufusi said. "Our citizens need to know they can and should feel safe walking, biking and driving the streets of Provo, and we are committed to making sure that's the case."

Typically it takes 45 days for an application to be approved because it has to go through the approval of all departments that are in charge of aspects of the city that may be involved from policing to solid waste management.

It takes about five days is for an expedited application for protests like the last six that have been held in Provo.

The sub-committee also will look at the definition of public assembly and the gathering of persons on public property and what can and cannot be requested of those protesting as they exercise their freedom to assemble and speak. They also will look at the definition of "impromptu" and if announcing it on social media for a certain amount of days still constitutes the protest or demonstration being impromptu.

Daily Herald reporter Genelle Pugmire can be contacted at gpugmire@heraldextra.com, (801) 344-2910, Twitter @gpugmire

Genelle Pugmire

A 36-year veteran of covering news in Utah County, Genelle covers Provo, Orem, Vineyard, Faith/Religion, including the LDS Church and general assignments.