

Mailing Address: Bonnie Jorgensen - 1069 E 2100 N, North Logan, UT 84341

Project Start date: n/a June 2021 Completion date: n/a Sept 2021

Describe the proposed project as it should be presented to the hearing body and in the public notices.
This is phase 4 of the ongoing Long Ridge @ Bear Lake Subdivision. It consists of fourteen single family residential lots using the density based subdivision option.

Lot Size in acres or square feet: 12.0 ac total Number of dwellings or lots: 14 Lots

Non-residential building size: n/a

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

[Signature]
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.**

Randall Hansen manager
Signature of Owner of Record

Bonnie Jorgensen manager
Signature of Owner of Record

[Signature]
Signature of Owner of Record

Email Form

Office Use Only
Date Received: _____
Fee: _____
By: _____

Phase 4 Longridge Subdivision

A parcel of ground located in the Southeast Quarter of Section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian. Described as follows:

Commencing at the Brass Cap found at the Southeast Corner of section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Brass Cap found at the East Quarter Corner of said section bears North 00°41'52" West 2679.77 feet; and running Thence North 88°57'04" West 157.50 feet to the point of beginning; and running Thence North 88°57'04" West 1199.79 feet to found AAA Bar and Cap, from which a JSH bar and cap at a fence corner held as the Northwest Corner of the parent parcel bears North 00°34'50" East 1343.22 feet; Thence North 00°34'50" East 400.01 feet; Thence South 88°57'04" East 697.93 feet; Thence North 70°36'18" East 398.63 feet; Thence North 77°48'30" East 154.10 feet; Thence South 01°02'56" West 349.53 feet; Thence North 88°57'04" West 22.46 feet; Thence South 00°00'52" West 225.04 feet to the point of beginning.

Containing 532,869 Square Feet or 12.233 Acres.

Common Open Space Ownership, Care and Maintenance Plan

Long Ridge @ Bear Lake Subdivision, Phases Four & Five

The following is the Ownership, Care and Maintenance Plan, as required by Garden City Code 11E-526(A), for all land designated as common/open space in the Long Ridge @ Bear Lake Subdivision.

There will be no designated common open space within the boundaries of Long Ridge @ Bear Lake Subdivision, phase four.

The designated common open space within the boundaries of phase 5 will be owned by the Long Ridge @ Bear Lake LLC and will consist of a detention pond for storm water collected from Phases 1, 2, 4, and 5.

The common open space in **phase five** and the area's reclamation/maintenance plan is described as follows:

- A. The area designated as Common Open Space within the phase five plat will be north of lot 43. This area will be used for a water detention pond for the storm-water generated from the roads within the phases 1, 2, 4, and 5 of the subdivision. After the detention pond has been dug out and shaped, and the topsoil replaced thereon, the area will be re-seeded with a natural seed mixture to match the existing undisturbed, surrounding areas and left in a natural state. The only maintenance of the area that will be required shall be noxious weed control as needed and will be the responsibility of the owner of the property.



MEMORANDUM

DATE: April 1, 2021
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, E.I.T., Zan Murray, S.E.
SUBJECT: Long Ridge Phase 4 Plat Review

The Long Ridge Phase 4 plan was received on March 25, 2021 for engineering review. The review items discussed below can be found in Chapter 11E-400 of the Municipal Code.

Preliminary Plat

Proposed Plan

1. Existing drainage channel may be a concern through Lots 34 and 35. How will runoff from the west be addressed?
2. Provide a temporary turnaround for emergency vehicles at the east end of Starburst Drive and show on the plat.
3. Right-of-way dedication descriptions have been prepared for the future Paradise Parkway along the west border of the development. The developer will need to work with the City for the dedication of the right-of-way.
4. Update Owners Dedication, it refers to Phase 3 and shows the year as 2020.
5. Closure updates:
 - a. Lot 30 – East boundary line does not have a bearing.
 - b. Lot 27 – East boundary line does not have a distance.
 - c. Consider changing outer boundary "L1" to a different label so as to not conflict with "L1" in the line table.
6. Verify that the sanitary sewer line has been reviewed by the BLSSD.

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



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

GARDEN CITY DEVELOPMENT REVIEW QA/QC CHECKLIST

Subdivision Review (Chapter 11E-100)

Preliminary Plat (Chapter 11E-400)

This checklist is meant to be a quick reference to assist in the preparation of development plans. It is still the responsibility of the developer to review the full Municipal Code referenced.

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
Preliminary Plat Procedure (11E-400.A)					
Approval of Preliminary Plat (11E-401)					
Preliminary Plat Requirements (11E-402)					
Contents (11E-402.A)					
1	Procedure complete (i.e. application, acceptance, and reviews).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Preliminary plans for streets, water, sewers, sidewalks and other public improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Electronic copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Vicinity Map: 8-1/2" x 11" – Scale 1" = 300' or larger (i.e. 1" = 200'). Provide adequate orientation/landmark identification.				
	a. 600' minimum beyond boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	b. North point				
	c. Street/Roadway names				
	d. Clear identification of the boundary and proposed streets labeled				
5	Legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Area of each lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Title block:				
	a. Proposed name of subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	b. Location, including address, section, township and range				

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
	c. Name and address of owner/subdivider and engineer d. Date, scale (1" = 100' in standard subdivisions, 1" = 200' in recreational subdivisions) and north point				
Documentation (11E-402.B)					
1	Current title report and copy of owner's recorded deed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Verification of all taxes and assessments paid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Other information determined by the Town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Statement of the intended use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing Conditions – Plat Shall Show (11E-402.C):					
1	Existing zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Property owner list within 300' of proposed exterior boundary. List shall include name, address and general description.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Names and intersecting boundary lines of adjoining subdivisions/parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Existing buildings with distances to property lines, water bodies, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5	Floodplain/Floodway boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6	Location/Identification of known potentially dangerous areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7	Location of nearest benchmark or monument	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8	Boundary and acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9	Boundary description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	All property of the subdivider. Include a sketch of prospective street system of unplatted areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11	Location, width and names of all existing streets within 200'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Location of wells and reservoirs within 100' of boundaries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
13	Existing underground facilities within 100' of boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14	Interface between existing and proposed utilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Existing natural drainage channels and proposed realignments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/1: Drainage from the west through Lots 34 and 35 could be a concern.
16	Location of all irrigation and drainage, method of disposing of runoff water and drainage easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17	Boundary lines of adjacent land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18	Contours not more than 2' in standard subdivisions and not more than 10' in recreational.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed Plan – Plan Shall Show (11E-402.D):					
1	Street layouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/1: Provide and show a temporary turnaround at the east end of Starburst Drive. Right-of-way dedication descriptions have been prepared for the future Paradise Parkway along the west border of the development. The developer will need to work with the City for the dedication of the right-of-way.
2	Minimum of 2 entrances/exits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Layout, numbers and dimensions of lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Land intended to be dedicated or reserved for public use or subdivision use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/1: Owners dedication refers to Phase 3. Also update the year to 2021.
5	Proposed use of all land for future property owners within the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Building setback lines with dimensions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Public Utility Easements (PUE)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8	Boundary and tract information: a. Streets details b. Sidewalks c. Easement and setback lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/1: There are a few boundary closure issues. Lot 30 east boundary does not have a bearing. Lot 27 east boundary does not have a distance. Also,

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
	d. Proposed lot lines e. Radii of all curves f. Lot dimensions				multiple "L1" callouts cause some confusion initially. Consider notating the outside boundary L1 differently.
9	Contour map with maximum interval of 5'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10	Street cross-sections/grade of streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11	Tentative storm water drainage plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Direction of drainage, flow and approx. grade of streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13	Adjacent property owner agreements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/1: Has the BLSSD reviewed and accepted the sewer line.
14	Open space maintenance plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15	Phasing plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16	Amenity phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17	Corner lots maintain 75' radius of clear space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Reviewer Signature: _____

Review Date: _____

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):

- Annexation
- Appeal
- Conditional Use Permit
- Condominium/Townhouse
- Encumbrance
- Extension of Time
- RV PARK PRELIMINARY IIC-706
- Lot Split/Lot-Line Adjustment
- PUD Conceptual
- PUD Phase Approval/Preliminary or Final
- PRUD Conceptual
- PRUD Phase Approval/Preliminary or Final
- Subdivision
- Vacation of Subdivision
- Variance
- Water Transfer
- Zone Change
- Other Land Use Permit _____

Ordinance Reference:

- 11A-301
- 11B-400
- 11C-500
- 11E-524 or 11E-525
- Subdivision 11F-503/PUD or PRUD
- 11F-107-A-2
- 11E-506
- 11C-1950, 11L-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: Bear Lake RV Current Zone: C2 Proposed Zone: _____

Property Address: 2295 Kimball Ln Garden City UT 84028

Parcel # 36-09-C01-0058

Contact Person: Eric John Phone #: 435-757-4868

E-mail address: ek@lionrockrealestate.com

Mailing Address: 991 N. Main Logan UT 84321

Applicant (if different): Corn Whittier Phone #: 435-764-2589

Mailing Address: 580 S. 3200 W Logan, UT 84321
(Seller)

Property Owner of Record (if different): Odd Properties LLC Phone #: 435-727-6278

Mailing Address: _____

Project Start date: 4-5-2021 Completion date: 4-5-2022

Describe the proposed project as it should be presented to the hearing body and in the public notices.
Bear lake RV is so much more. We plan on creating a safe, inviting, secluded retreat for visitors. We'll have a few A frame cabins in the front for nightly rentals and to help the curb appeal blend with the surrounding area. RV spots will be set through the middle surrounded by hundreds of trees giving campers shade and seclusion while creating an oasis of trees from the outside. We will also provide some RV storage at the back for residents to have a covered storage spot away from their cabins and homes.

Lot Size in acres or square feet: 4.45 Number of dwellings or lots: 1

Non-residential building size: _____

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

Executed by:
[Signature]

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]
Signature of Owner of Record

Signature of Owner of Record

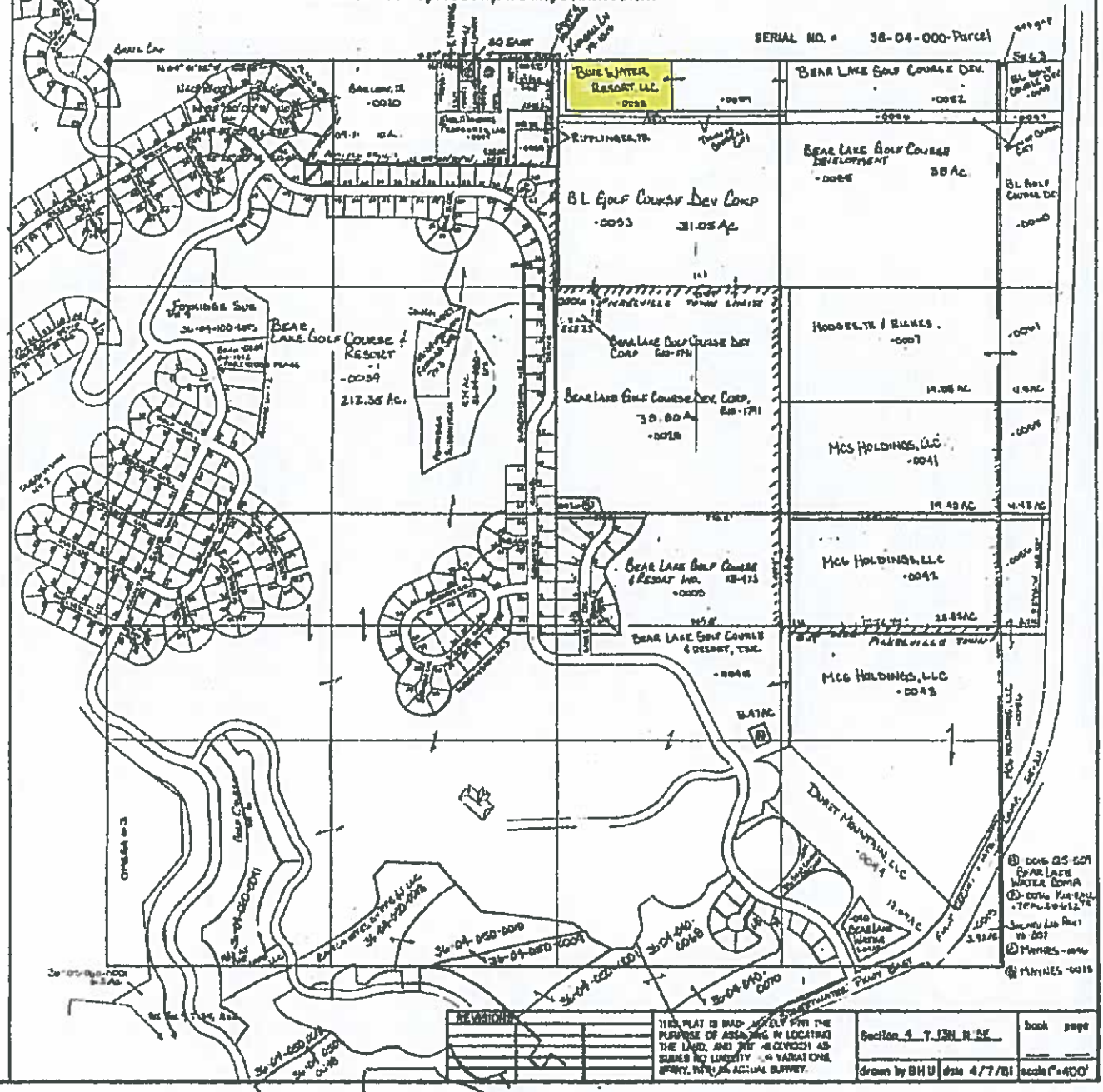


Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: _____
By: _____

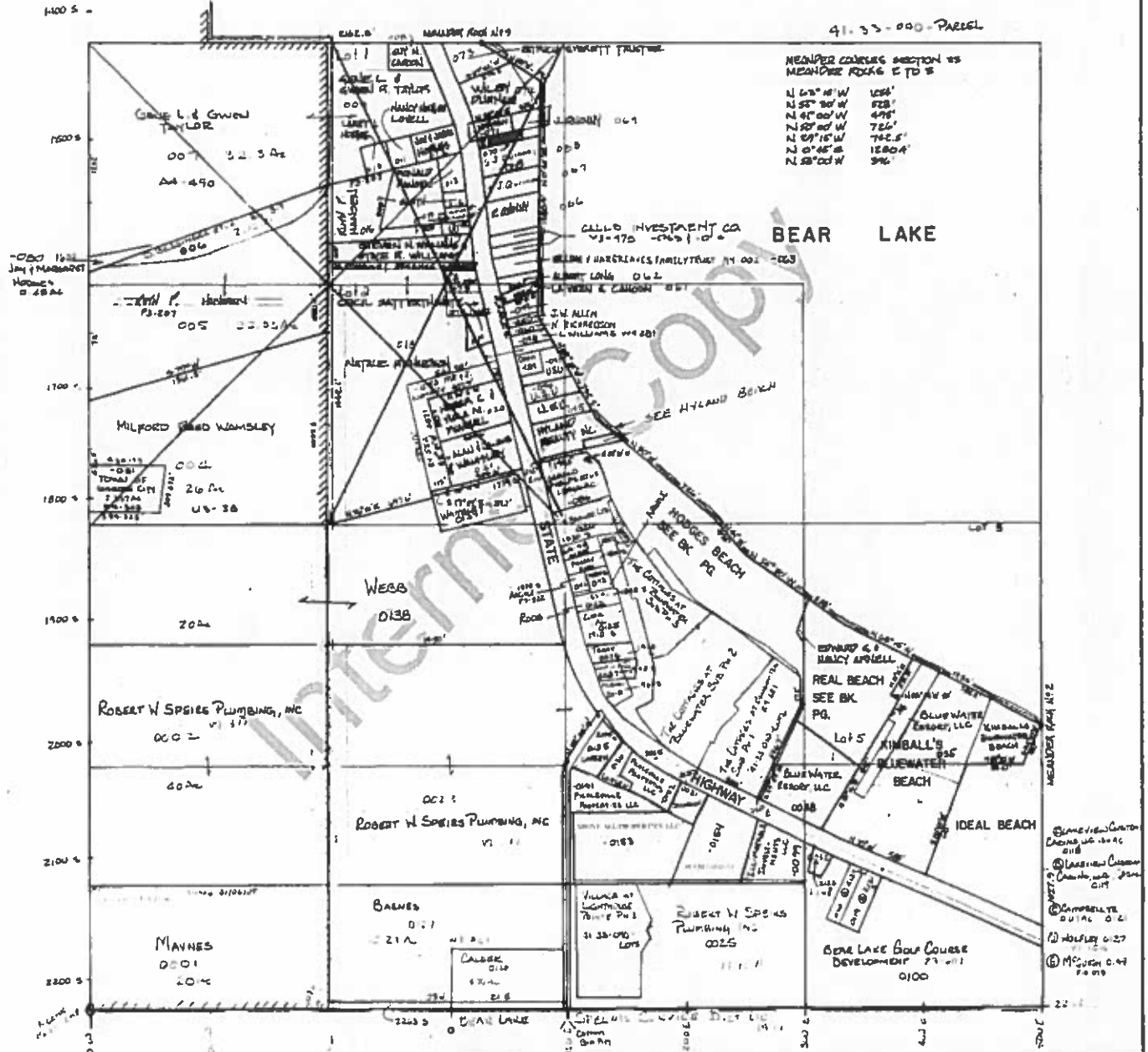
RICH COUNTY
SECTION 4, T.13N, R.5E., S.1.B.8M.

SERIAL NO. = 36-04-000-Parcel



This map is furnished as an aid in locating the property. The Company assumes no liability for the accuracy or completeness of any information shown thereon.

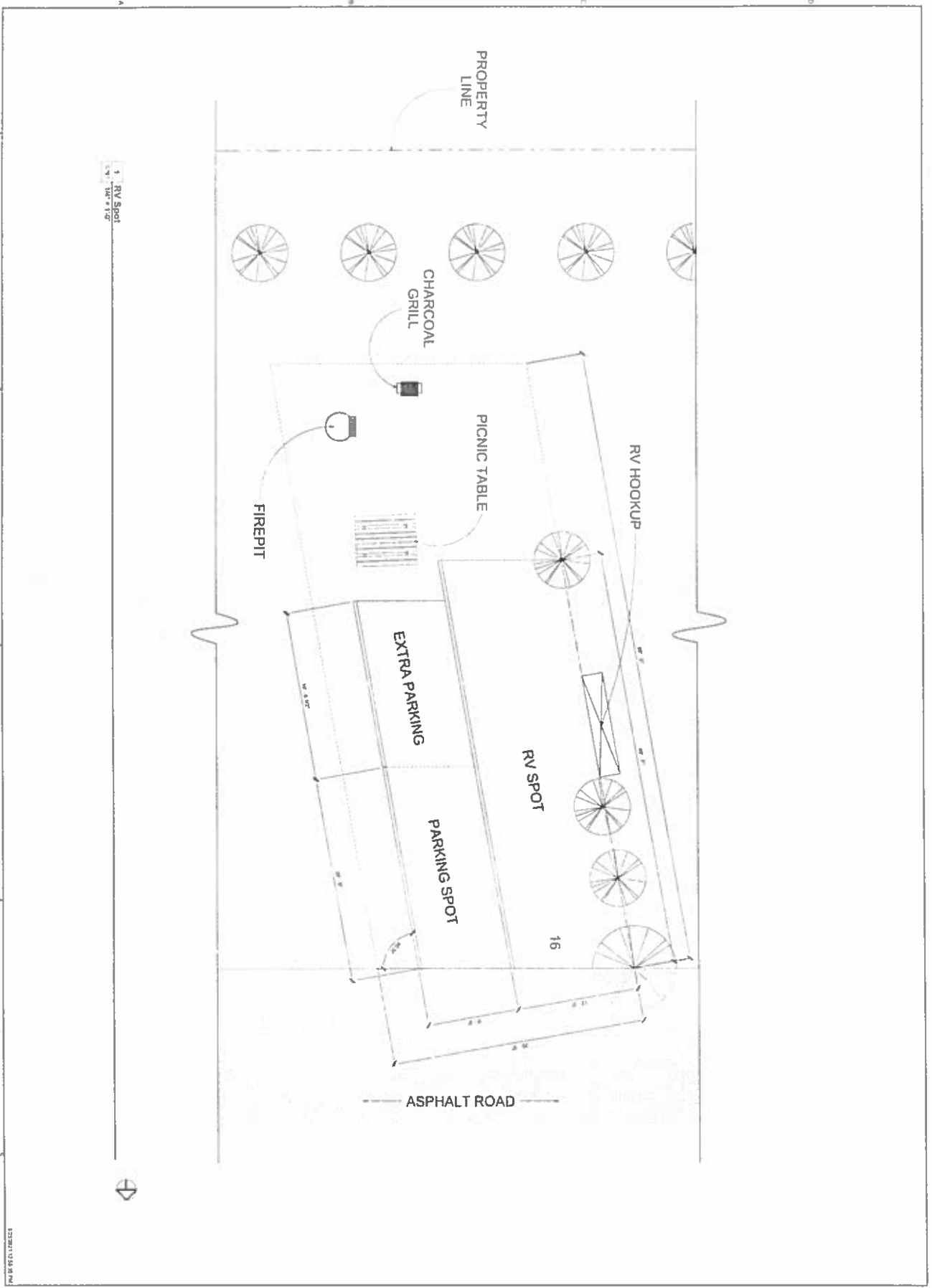
RICH COUNTY
SECTION 33, T. 14N., R. 5E., S.L.B. 8M.



NEARER CORNER SECTION 33
 MEASURE ROCKS E TO S

N 65° 45' W	1288'
N 55° 00' W	828'
N 50° 00' W	498'
N 50° 00' W	782'
N 50° 15' W	762.5'
N 51° 45' E	1800'
N 52° 00' W	396'

REVISIONS	THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND IS NOT TO BE CONSIDERED AS A SURVEY UNLESS SO INDICATED THEREON. IF ANY WITH A SURVEY	Section 33, T. 14N., R. 5E.	book page
		drawn by GP	date OCT 1978
			scale 1" = 400'



1 RV Spot
 16' x 17'

22828113.04.01

RV SPOT
 C101

RV SPOT STAMP

PROJECT'S
 DESIGNED BY
 DRAWN BY
 CHECKED BY
 DATE

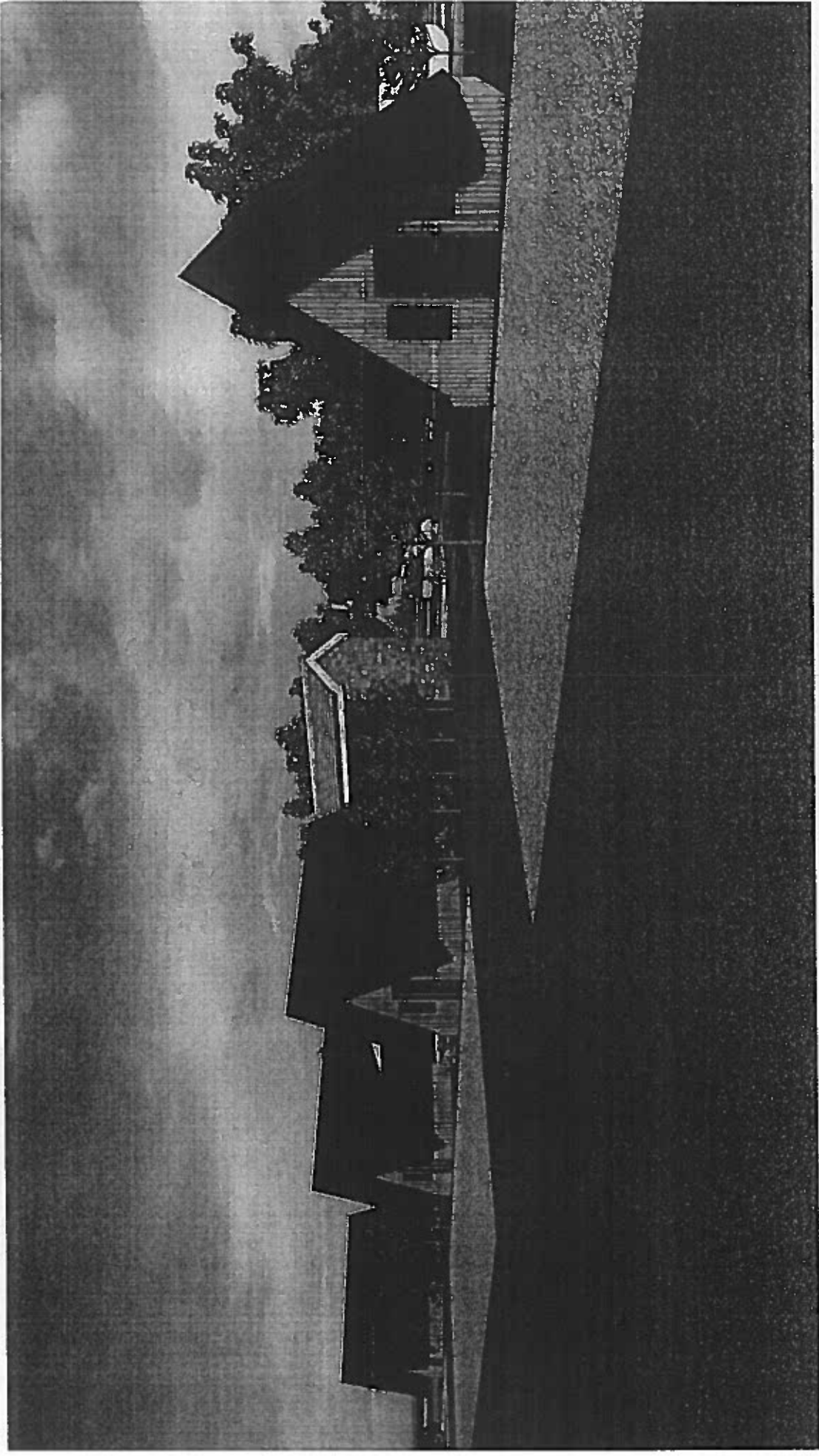
MARK	DATE	DESCRIPTION

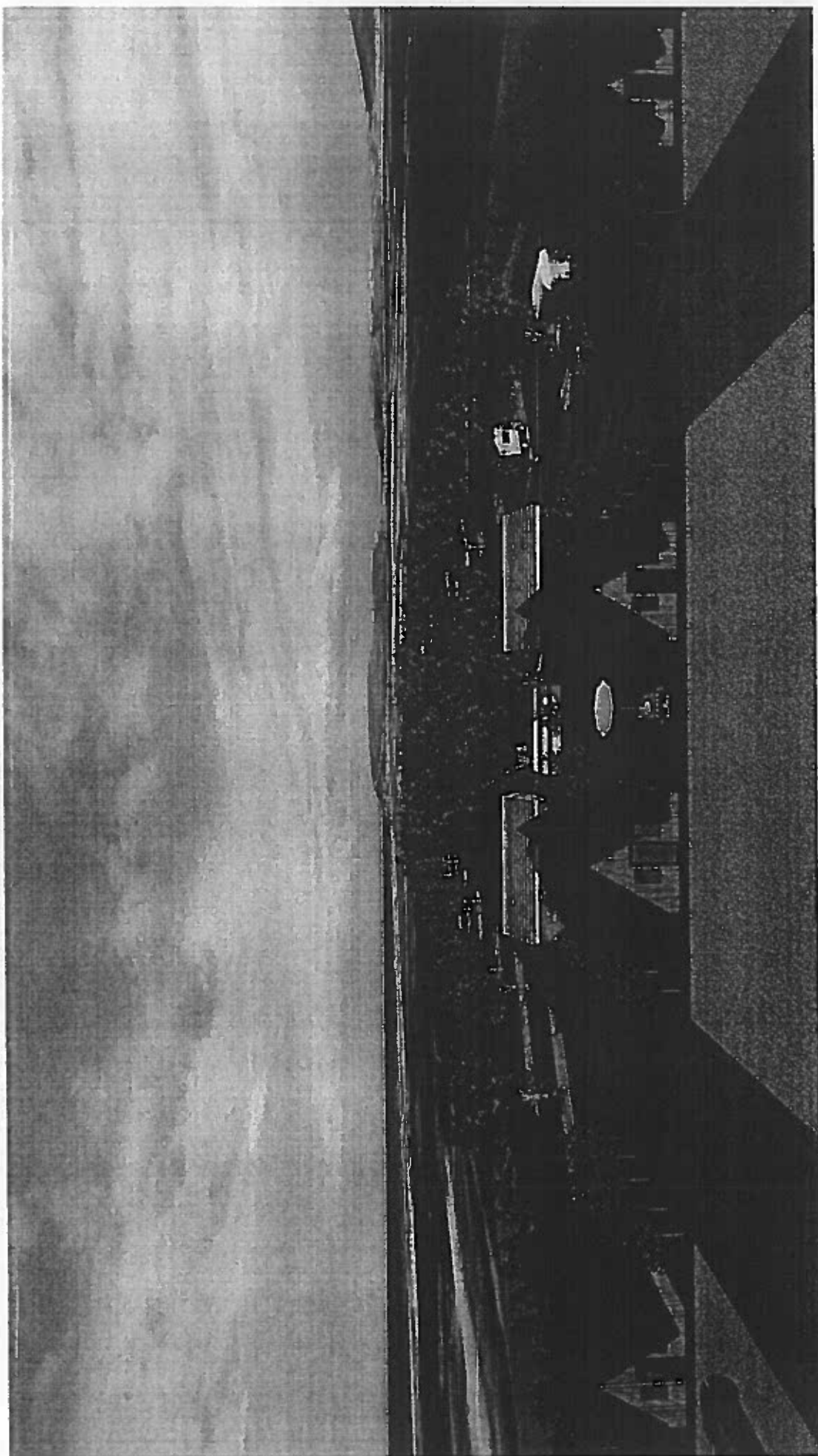
BEAR LAKE RV

OWNER NAME
 PROJECT NO.

NO.	DATE	DESCRIPTION







Proposed trailer park on Kimball Lane

2 messages

Ellen Maynes <ellen.maynes1952@gmail.com>
To: kathyh@gardencity.net

Wed, Mar 10, 2021 at 8:36 AM

To Whom it may Concern,

I have some concerns about the increased traffic on Kimball Lane that this project will create. Kimball Lane has a tight corner near Pickleville Playhouse that only allows one vehicle to pass through at a time. In the summer the traffic is almost nonstop on any Thursday or Friday evening.

I believe adding 35 large truck/trailer or motorhomes to this volume of traffic is a hazard. Last year we had a Bluewater member get his trailer stuck in the ditch while trying to get into the RV storage area. He had traffic obstructed for most of one evening while waiting for a tow truck.

There isn't enough room for a turning lane on Kimball Lane. These large rigs will bring traffic to a stop while waiting for right-of-way to turn into the park. The check in process can take a while and so I can for-see a long backup of campers and motorhomes on Kimball Lane.

Some folks might remember that it was my husband, the late Mel Maynes, who was responsible for the improvements that were made years ago to change the little one lane dirt trail that used to access Sweetwater Hill and our properties. Mel donated property to widen the road. Bryan Burr paved Kimball Lane with his own money. So I would hope that my interest in this project would have some credibility.

I would like to suggest that the main entrance to the park be on the new city road, Pickleville Parkway. This new city road that was just put in will only benefit the Bluewater trailer park so I believe it should be used by them to keep the congestion of traffic off the road that we and my neighbors currently use. I understand that they need two points of ingress, Could the Kimball Lane ingress point be reserved for emergencies?

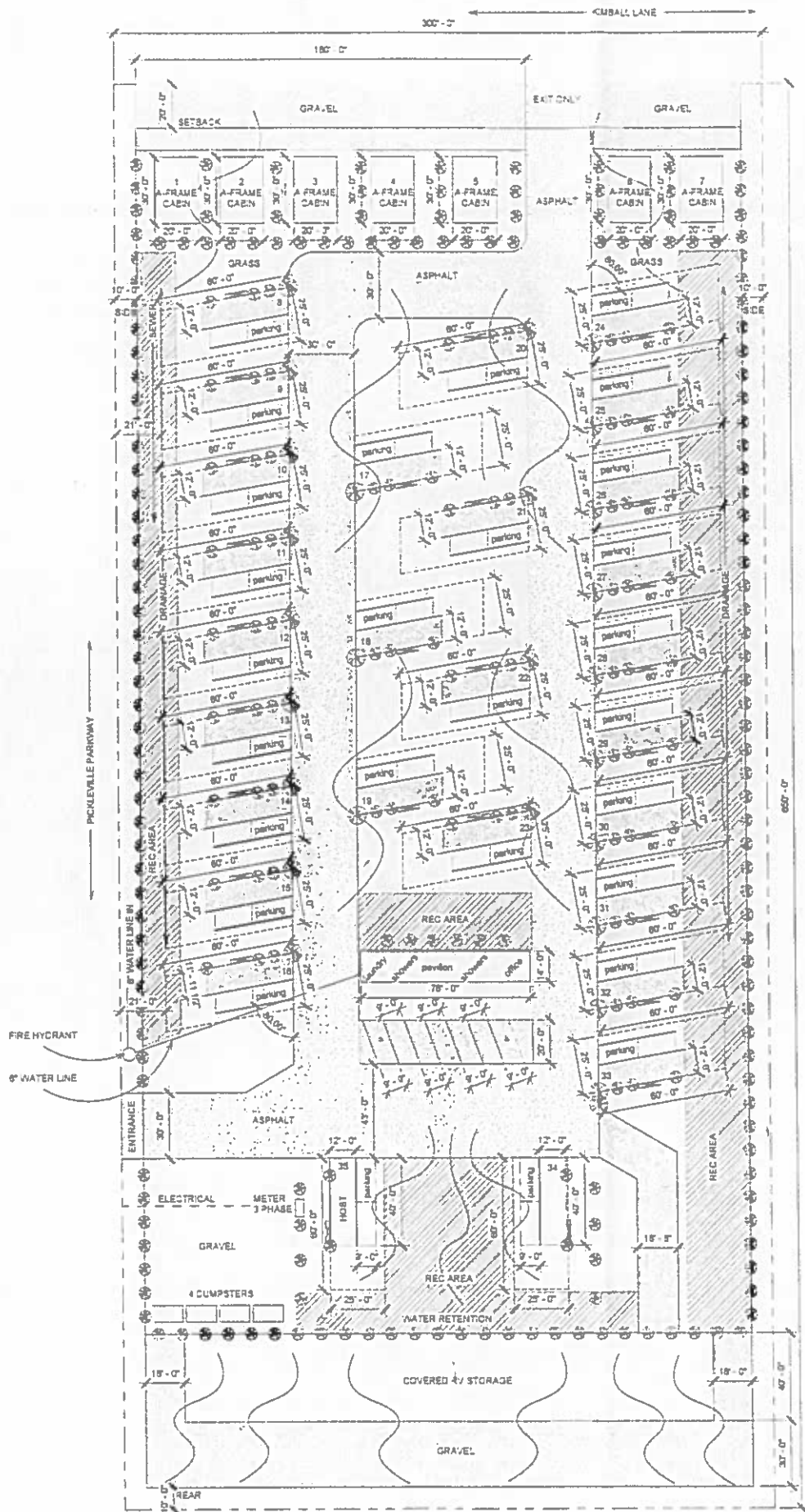
The other concern I have is wandering visitors who are curious about our chickens and horses. I do not want people snooping around on my property. Do you have any suggestions for keeping these unwelcome visitors away?

Thank You for your consideration

3/10/2021

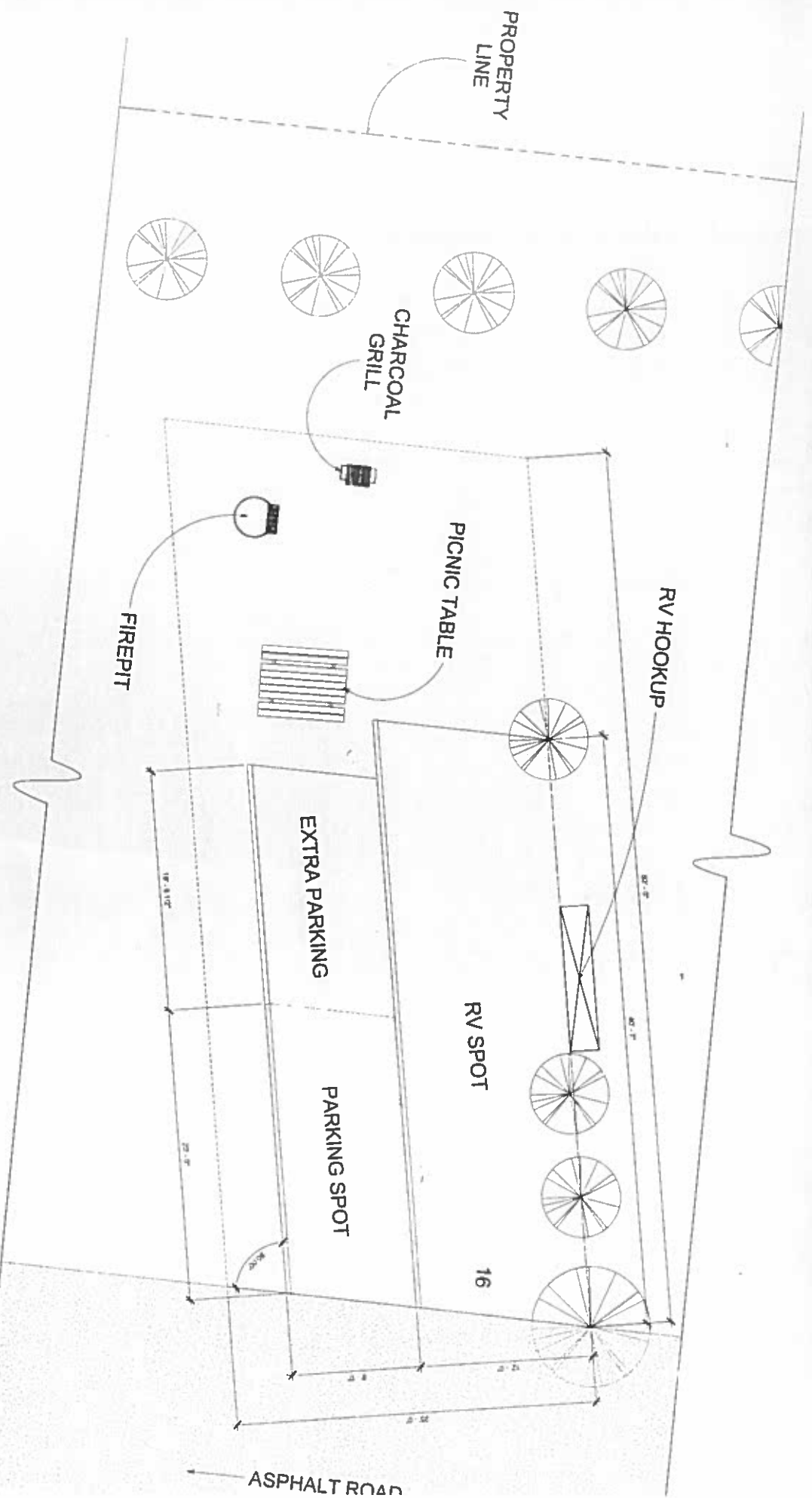
Gmail - Proposed trailer park on Kimball Lane

Ellen Maynes
2313 Kimball Lane
208-705-2880



1 | Site
 C100 1/32" = 1'-0"
 TOTAL AREA = 4.48 ACRES

1 RV Spot
CUB 14' x 12'



PROPERTY LINE

CHARCOAL GRILL

PICNIC TABLE

FIREPIT

RV HOOKUP

EXTRA PARKING

RV SPOT

PARKING SPOT

16

ASPHALT ROAD



MEMORANDUM

DATE: March 31, 2021
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, E.I.T., Zan Murray, S.E.
SUBJECT: Bear Lake RV Review

The Bear Lake RV plans were received on March 25, 2021 for engineering review. The review items discussed below can be referenced in Chapter 11C-706 with some additional details found in Chapter 11E-400 of the Municipal Code.

Recreational Vehicle Parks (11C-706)

Contents

1. Provide a vicinity map with related information to properly locate the development.

Application

1. Provide within the title block development name, owner information, location (section, township and range), etc.
2. Property survey includes adjoining owner information, compile that onto one plat for approval.
3. Provide drainage design calculations and plan to control runoff water. Include the flow direction and grade of streets, size and capacity of retention/detention ponds or swales. Also include contours.
4. Show all private and public existing underground utilities and the proposed interface with new underground utilities.

Additional requirements are summarized below that will provide further information for the development. These requirements are discussed in the Preliminary Plat section.

Preliminary Plat (11E-400)

Documentation

1. Verify that all applicable documentation has been provided with the preliminary plat, i.e. title report, taxes/assessments paid, etc.

Existing Conditions

1. Provide floodplain information and applicable wetland information.
2. Benchmark and survey information is shown on one drawing. Combine this information onto one plat prior to approval.
3. Locate WR 23-1450 on the plat along with any other wells or reservoirs within 100'.

Proposed Plan

1. Additional road dedication may be required along Kimball Lane to provide adequate right of way (ROW) for planned Town roads. This should be discussed by the Planning Commission and Town Council.
2. Include locations for public utility easements (PUE) within the development for maintenance and other access requirements.
3. Provide corner radii to verify adequate space has been provided for turning within the development.
4. Provide an open space maintenance plan.

Miscellaneous

1. The property survey information will most likely be the only document required to record. Therefore, some of the additional items will be needed on that plat along with applicable dedications. Verify with County Recorder what she will require to record the document.

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



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

GARDEN CITY DEVELOPMENT REVIEW QA/QC CHECKLIST

Subdivision Review (Chapter 11E-100)

Preliminary Plat (Chapter 11E-400)

This checklist is meant to be a quick reference to assist in the preparation of development plans. It is still the responsibility of the developer to review the full Municipal Code referenced.

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Approval of Preliminary Plat (11E-401)					
Preliminary Plat Requirements (11E-402)					
Contents (11E-402.A)					
1	Procedure complete (i.e. application, acceptance, and reviews).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Preliminary plans for streets, water, sewers, sidewalks and other public improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Electronic copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Vicinity Map: 8-1/2" x 11" – Scale 1" = 300' or larger (i.e. 1" = 200'). Provide adequate orientation/landmark identification.				
	a. 600' minimum beyond boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	b. North point				
	c. Street/Roadway names				
	d. Clear identification of the boundary and proposed streets labeled				
5	Legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	Area of each lot	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7	Title block: a. Proposed name of subdivision b. Location, including address, section, township and range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Include within the title block the referenced information. Name, location information, owner information, etc.

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
	c. Name and address of owner/subdivider and engineer d. Date, scale (1" = 100' in standard subdivisions, 1" = 200' in recreational subdivisions) and north point				
Documentation (11E-402.B)					
1	Current title report and copy of owner's recorded deed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Verification of all taxes and assessments paid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Other information determined by the Town.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	Statement of the intended use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing Conditions – Plat Shall Show (11E-402.C):					
1	Existing zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: State the existing zoning.
2	Property owner list within 300' of proposed exterior boundary. List shall include name, address and general description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Property owners are included on the survey sheet. Combine sheets into one plat for approval.
3	Names and intersecting boundary lines of adjoining subdivisions/parcels.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Include on one plat.
4	Existing buildings with distances to property lines, water bodies, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5	Floodplain/Floodway boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Provide floodplain information and wetland information.
6	Location/Identification of known potentially dangerous areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7	Location of nearest benchmark or monument	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Survey information is shown on a separate plat. Combine into one plat for approval.
8	Boundary and acreage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Survey information is shown on a separate plat. Combine into one plat for approval.
9	Boundary description	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Survey information is shown on a separate plat.

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
					Combine into one plat for approval.
10	All property of the subdivider. Include a sketch of prospective street system of unplatted areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11	Location, width and names of all existing streets within 200'.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Location of wells and reservoirs within 100' of boundaries.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Show WR 23-1450 on the plat any other applicable wells and reservoirs within 100'.
13	Existing underground facilities within 100' of boundaries.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Show all private and public existing facilities.
14	Interface between existing and proposed utilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Show existing utilities.
15	Existing natural drainage channels and proposed realignments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16	Location of all irrigation and drainage, method of disposing of runoff water and drainage easements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Show proposed storm water plan with related calculations and emergency overflow design.
17	Boundary lines of adjacent land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18	Contours not more than 2' in standard subdivisions and not more than 10' in recreational.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Include contours.
Proposed Plan – Plan Shall Show (11E-402.D):					
1	Street layouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Determine if appropriate street dedications for Kimball Lane are completed. The small jog into Kimball Lane may need to be dedicated to provide the full ROW width.
2	Minimum of 2 entrances/exits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Layout, numbers and dimensions of lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Land intended to be dedicated or reserved for public use or subdivision use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Determine if appropriate street dedications for Kimball Lane are completed. The small jog into Kimball Lane may need to be dedicated to provide the full ROW width.
5	Proposed use of all land for future property owners within the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Item	Municipal Requirement	Status			Comments
		Yes	No	N/A	
6	Building setback lines with dimensions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Setbacks may need to follow Residential Estate (RE). This is 30' in the front and rear and then 10' & 12' on the side.
7	Public Utility Easements (PUE)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Provide and locate PUE for utilities on plat.
8	Boundary and tract information: a. Streets details b. Sidewalks c. Easement and setback lines d. Proposed lot lines e. Radii of all curves f. Lot dimensions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Include street details as listed.
9	Contour map with maximum interval of 5'.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Include contours.
10	Street cross-sections/grade of streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11	Tentative storm water drainage plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Provide storm drain plan with calculations and flow information.
12	Direction of drainage, flow and approx. grade of streets.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Provide drainage/grade information.
13	Adjacent property owner agreements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14	Open space maintenance plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Not provided.
15	Phasing plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16	Amenity phasing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17	Corner lots maintain 75' radius of clear space.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/31: Southwest corner does not meet 75' radius for clear area.

Reviewer Signature: _____

Review Date: _____

ORDINANCE #21-08

AN ORDINANCE UPDATING THE PROCEDURES FOR A LOT SPLIT.

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL AND THE PLANNING COMMISSION THAT ORDINANCE #11-E-506, READJUSTMENTS OF LOT LINES OR LOT SPLITS BE CHANGED AS FOLLOWS:

Chapter: 11E – 506 Readjustments of Lot Lines or Lot Splits

- A. An owner or subdivider wishing to readjust lot lines, as hereinabove defined, shall be required to file one copy of the plat, a survey, a deed for both lots/parcels and a completed application with the Clerk for administrative review. The Clerk shall provide written notice of said application to owners of property immediately adjacent to the subject property. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application. Following expiration of the said comment period, and upon a finding by the Planning Commission Chair and Mayor, or his designee, that the plat conforms to the readjustment of lot line definition and is in compliance with the provisions of this ordinance, the Planning Commission Chair and Mayor, or his designee, shall approve same or approve with conditions necessary to find same in compliance with the provisions of this ordinance.

Upon a finding by the Planning Commission Chair and Mayor, or his designee, that the application does not conform to said definition or is not in compliance with this ordinance, the Planning Commission Chair and Mayor, or his designee, shall deny said application and shall state the reasons therefore in writing and a copy signed by the Planning Commission Chair and Mayor, or his designee, attached to one copy of the plat shall be returned to the applicant. Upon approval of an application and upon satisfaction by the applicant of any conditions attached thereto, the Planning Commission Chair and Mayor, or his designee, shall inform the Town Clerk. Any questions with regard to the interpretation and/or applicability of this section or other sections shall be referred to the Council by the Planning Commission Chair and Mayor, or his designee, for determination.

B. Lot Splits

1. The lot split procedure cannot evade the Town's requirements for subdivisions using multiple lot splits and must be reviewed by the Planning Commission and Mayor, or his designee. The lot-split procedure may be used to create only one additional lot. That lot must conform to the underlying zone. The lot created by the lot split and the parent parcel may not be further divided for five years.
2. Both lots must meet the requirements of the zone of the parcel being split, i.e. minimum lot size, setbacks, etc. Both lots must have safe legal access, including access for utilities.
3. If the parent parcel is later subdivided the lot created by the lot split will be required to be included in the subdivision and all improvements required for subdivision will be made to the lot from the original split.
4. Non-conforming lots cannot be created as a result of a lot split.
5. All lot splits shall require a Lot Split Covenant to Run With the Land on both the parent parcel and the lot created that requires a 3-year waiting period on the splitting of lots from the original split.
 - a. The Commercial buildings within the Commercial zones do not need to wait 3 years to split.
6. The Commission Chair and Mayor, or his designee, shall determine whether the proposed lot split is in compliance with the General Plan and this ordinance. If they find that the proposed lot split complies, they shall approve the application. If they find that the proposed lot split is not in compliance, they shall disapprove or deny the application. The applicant may request a final review by the Planning Commission or Board of Adjustments. Conditions may be attached to an approval, as provided herein.
7. The Clerk shall notify the developer and interested parties of the decision within 10 days. A deed for both lots/parcels shall be filed with the Town Recorder.
8. The final decision may be appealed to the Board of Appeals using the appeals procedure in the Board of Appeals Chapter.
9. Approval of a lot split does not constitute or imply approval of a permit for any prospective use of the lot created.

APPROVED AND ADOPTED this 8th day of April, 2021

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Kathy Hislop

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

ORDINANCE #21-10

AN ORDINANCE ESTABLISHING THE PROCEDURE FOR NON-LISTED USES,
CONDITIONAL USES OR PERMITTED USES

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL AND THE PLANNING COMMISSION THAT ORDINANCE #11C-1005, NON-LISTED USES BE INCLUDED AS A NEW ORDINANCE AND ADDED AS FOLLOWS:

11C-1005 Non Listed Uses,

Should the Planning Commission Chair determine that a type or form of land use, which an applicant is seeking to locate in the town, does not appear as listed as a permitted or conditional use, the Chair shall determine if the requested land use is to be of the same general character as any other listed use and may be allowed as if it were of a similar use. Any non-isted land use which is determined to be not of the same general character as any other listed use may only be allowed if the Planning Commission Chair determines that it should be an allowable use in the appropriate zone, and shall only be allowed once an ordinance change procedure has been completed.

APPROVED AND ADOPTED this 8th day of April, 2021

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Kathy Hislop

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

ORDINANCE #21-11

AN ORDINANCE UPDATING THE NON LISTED USES IN ALL ZONES.

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL AND THE PLANNING COMMISSION THAT ORDINANCE #11C-1100 – 11C-1800, ALL ZONES BE UPDATED AS FOLLOWS:

CHAPTER 11C-1100 RE/AG - Residential Estate/Agricultural Zone.

11C-1101 Purpose. To provide areas for large lot residential estate neighbors of a rural character together with a limited number of livestock activities in which the primary use involves raising, producing or keeping plants or animals

11C-1102 5-Acre Minimum Size.

11C-1103 Permitted Uses.

- A. Agriculture as defined herein.
- B. Dwellings for proprietors and employees of the use and animal training.
- C. Breeding or raising of fowl or other animals.
- D. Breeding of domestic animals.
- E. Nurseries and Greenhouses.
- F. Household Pets.
- G. Home Occupation.
- H. Single family dwelling.
- I. Accessory buildings and uses.
- J. Park or Playground.
- K. Landscaping and gardening.

11C-1104 Non-Permitted Uses

- A. Processing of animal or plant products
- B. Milk and feedlots
- C. Livestock Auctions

11C-1105 Conditional Uses.

- A. Church
- B. Public/Private School

- C. Public buildings
- D. Riding Stable. (Public or private with 6 or more horses)
- E. Stable, Private (provided not more than one horse per acre)
- F. Multiple Family Dwelling
- G. Public Utility
- H. Clubhouse
- I. Cemetery
- J. Stands for sale of produce grown on premises
- K. Dude Ranch and Accessory Buildings
- L. Recreational Vehicle Storage Structure
- M. Home Occupation Daycare/Preschool
- N. Golf Course
- O. Kennels
- P. Rodeo
- Q. Overflow Parking
- R. Anything under 5 acre minimum not to go less than 1 acre.

11C-1106 Non-Listed Uses, see Ordinance #11C-105

11C-1107 Area, Width and Setback Regulations.

<u>District</u>	<u>Minimum Setbacks (in feet)</u>		
	<u>Front</u>	<u>Side</u>	<u>Rear</u>
RE/AG-1	30	100 & 12	30
Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split

11C-1108 Height Regulations. No building shall exceed 35 feet in height.

11C-1109 Modifying Regulations.

- A. Side setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1110 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1200 R-1 Single Family Residential Zone.

11C-1201 Purpose. To provide appropriate locations where low density residential neighborhood may be established, maintained and protected, the regulations also permit the establishment of, with proper controls, the public and semi-public uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

11C-1202 Permitted Uses:

- A. Single family dwellings
- B. Household pets
- C. Accessory uses and buildings
- D. Home Occupations
- E. Landscaping and gardening

11C-1203 Conditional Uses.

- A. Art museum, public
- B. Church
- C. Library, public
- D. Parking lot for permitted use
- E. Public building
- F. Park or playground, public
- G. Public Utility
- H. Public-School
- I. Family Food Production (on lots over 15,000 only)
- J. Hobby occupations 1/3 of income
- K. Two family dwelling, provided an additional 1,000 square feet to lot size

11C-1204 Non-Listed Uses, see Ordinance #11C-105

11C-1205 Height Regulations. No main building shall be erected to a height greater than 35 feet or detached garage greater than 25 feet.

11C-1206 Area. Setback.Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
R-1-8	8,000	30	8 & 10	30

R-1-9	9,000	30	8 & 10	30
R-1-10	10,000	30	10 & 14	30
R-1-12	12,000	30	10 & 15	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split

11C-1206 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1207 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1208 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1300 MFR Multiple Family Residence Zone.

11C-1301 Purpose. To provide appropriate locations for apartment house neighborhoods. The regulations permit a variety of multiple family dwellings and necessary public services and activities. Certain retail and service activities which are in harmony with the intent of the regulations are allowed, subject to control.

11C-1302 Permitted Uses.

- A. Dwelling, single family
- B. Dwelling, two, three, and four family, on an individual lot
- C. Household pets
- D. Accessory uses and buildings
- E. Landscaping and gardening

11C-1303 Conditional Uses.

- A. Art museum, public
- B. Boarding house
- C. Church

- D. Dwelling, group
- E. Dwelling, multiple family (greater than 4)
- F. Fraternal beneficial societies
- G. Hospital (not including animal hospital)
- H. Institution providing residence and care for children
- I. Public library
- J. Lodging and/or boarding house (15 persons or less)
- K. Parking lot for permitted or conditional uses
- L. Public buildings
- M. Public park or playground
- N. Public utilities
- O. School
- P. Wedding chapel
- Q. Home Occupation Daycare/Preschool
- R. Home Occupation

11C-1304 Non-Listed Uses, see Ordinance #11C-105

11C-1305 Height Regulations. No building shall be erected to a height greater than 35 feet.

11C-1306 Area, Width and Setback Regulations.

District	Area in Square Feet	Minimum Setbacks (in feet)		
		Front	Side	Rear
RM-5	15,000	30	8 & 10	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split

11C-1307 Modifying Regulations.

- A. **Side Setbacks.** All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. **Rear Setbacks.** Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. **Area.** For each two-family dwelling or more, 750 square feet additional for each

additional family unit in a dwelling structure. For group dwellings, 5,000 square feet for the first separate structure plus 2,000 square feet for each additional separate dwelling structure.

- D. Group Dwellings. These buildings shall be considered as one building for the purpose of front, side and rear setback requirements, the entire group as a unit requiring one front, one rear and two side setbacks as specified for single dwelling structures. Group dwellings shall be not more than two and one-half (2-1/2) stories or 35 feet in height. Each two and one-half (2-1/2) story group dwelling development shall have a minimum court of 30 feet in width and 40 feet in length in addition to its required setbacks. Each one story group dwelling development shall have a minimum court of 20 feet in width and 30 feet in length in addition to its required setbacks. In a group dwelling development, no two separate dwelling structures shall be closer to each other along the sides or ends of a court than 10 feet.
- E. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1308 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1309 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1400 RR Recreational Residential Zone

11C- 1401 Purpose. To provide appropriate areas for recreational residential developments and related services and activities. Certain retail and service activities which are in harmony with the intent of this chapter are allowed subject to controls and approvals.

11C-1402 Permitted Uses.

- A. Dwelling, single family
- B. Dwelling, two family
- C. Household pets
- D. Accessory uses and buildings
- E. Golf Course
- F. Park or playground
- G. Home Occupation
- H. Landscaping and gardening

11C-1403 Conditional Uses.

- A. Cluster residential dwellings on minimum sites of two (2) acres
- B. Condominium residential dwellings on minimum sites of four (4) acres
- C. Dwelling, group
- D. Dwelling, multiple family
- E. Lodge, private or public
- F. Clubhouse
- G. Riding stable, private or public
- H. Utility structures and easements
- I. Parking lot for permitted or commercial uses
- J. Café or restaurant
- K. Recreational vehicle storage structure

11C-1404 Non-Listed Uses, see Ordinance #11C-105

11C-1405 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

11C-1406 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
RR	12,000	30	8 & 10	30
	Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split.

11C-1407 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. Area. For each two-family dwelling or more, 750 square feet additional for each

additional family unit in a dwelling structure. For group dwellings, 5,000 square feet for the first separate structure plus 2,000 square feet for each additional separate dwelling structure.

- D. **Group Dwellings.** These buildings shall be considered as one building for the purpose of front, side and rear setback requirements, the entire group as a unit requiring one front, one rear and two side setbacks as specified for single dwelling structures. Group dwellings shall be not more than 35 feet in height. Each dwelling development shall have a minimum court of 30 feet in width and 40 feet in length in addition to its required setbacks. Each one story group dwelling development shall have a minimum court of 20 feet in width and 30 feet in length in addition to its required setbacks. In a group dwelling development, no two separate dwelling structures shall be closer to each other along the sides or ends of a court than 10 feet.

- E. **No Stand-Alone Building or Garage is allowed in any Residential Zone.**

11C-1408 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water requirements.

11C-1409 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1450 HE Hillside Estates

11C - 1451 Purpose: To provide appropriate locations above the Garden City canal, where low density residential neighborhoods may be established and maintained to protect the natural beauty and wildlife. Encourage parks and playgrounds, which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

11C - 1452 Permitted Uses:

- A. Single family dwellings, ¼ acre lots minimum using the Standard Development Option as provided for in Paragraph 11C-1455 or through the Density-Based Alternative Development Option as provided for in Paragraph 11C-1456.
- B. Household Pets
- C. Accessory uses and buildings
- D. Landscaping and Gardening

11C - 1453 Conditional Uses:

- A. Agriculture Tourism
- B. Clubhouse
- C. Golf Course

- D. Parking lot for permitted use
- E. Park or Playground, Public
- F. Home Occupation. Which does not have more than two customers coming and going from the residence at the same time. No parking of construction equipment or storage of material.
- G. Cluster Development

11C – 1454 Non-Listed Uses, see Ordinance #11C-105

11C-1455 Height Regulations. No main building shall be erected to a height greater than 35 feet and no accessory building shall be erected to a height greater than 35 feet.

11C – 1456 Area, Width and Setback Regulations – Standard Development Option

Table 1 –

District	Area in Square Feet	Minimum Setbacks (in feet)		
		Front	Side	Rear
HE	32,670 (3/4 acres)	30	15 & 15	30

11C – 1457 Area, Width and Setback Regulations – Density-Based Alternative Development Option

Property in the Hillside Estates (HE) zone/district may also be subdivided using the following density-based method. Subdivisions may be divided such that the resulting density for the subdivision is in accordance with the density ratio in Table 2. Subdivisions based on density determinants are designed to help protect the city’s basic zoning density and also provide some flexibility for lot sizes within a zone.

- A. **Minimum Lot Size.** A subdivision divided by using this density-based method may be divided such that all of the lots are at least the minimal size according to the Table 2. Lot may be larger than these minimal lot sizes but may not be smaller.
- B. **Maximum Number of Lots in the Subdivision.** Regardless of the size of the lots in the subdivision, the development may not have more lots than is allowed by computing the total area of the subdivision, less the Non-Buildable Area in the subdivision and multiplying that by the ratio in Table 2. The total number of lots allowed within a development shall be based on the following table which recognizes that approximately 10% of the land in a subdivision is used for roads and other improvements. The base acreage for density determination is the total

acres in the parcel less any "Non-Buildable Areas" as defined in 11A-200. "Number of lots" is synonymous with "number of dwelling units".

Table 2 –

District	Allowed Density in Lots per Acre	Minimum Lot Size in Sq. Ft. per lot	Minimum Setbacks		
			Front	Side	Rear
HE	1.20	20,000	30	15 & 15	30

- C. **Rounding.** If the number of lots computed results in a fraction of a lot, the number of allowed lots is rounded (up or down) to the nearest whole number of lots. Results ending in exactly 0.5 may be rounded up.
- D. **Building Lot Requirements.** Development under the provisions of this Density-Based Method shall be subject to all other applicable ordinances and regulations which govern development activities within the city.

11C-1458 Modifying Regulations

- A. **Side Setbacks.** All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. **Rear Setbacks.** Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet provided that on corner lots rearing on the side setback of another lot, the minimum rear setback for all building shall be ten (10) feet.
- C. **No Stand-Alone Building or Garage is allowed in any Residential Zone.**

Occupancy: Year-round housing shall be allowed within this zone. Subdivisions shall comply with the sewer and water requirements.

Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1500 C Commercial Zone

Area		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front (Side facing road)	Side	Rear
C1	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet

C2	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C3	Minimum of 6000 ft.	20 Feet (unless being used for residential purpose; if being used for a residential purpose, it must meet appropriate setbacks for a single family residential zone-R1)	Ten (10) Feet	Ten (10) Feet
C4	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet

Lots under 7500 sq. ft. cannot be split

11C-1501 Purpose. To provide areas for community retail and service activities in locations convenient to serve the residents and is compatible to the tourism industry and to protect surrounding residential property.

11C-1502 C1 Zone.

A. Permitted Uses

1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
4. Hotels and Motels
5. Restaurants and Fast Food Establishments
6. Department Stores
7. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Farmer's and Artisan's Market
4. RV Park
5. Stand Alone Accessory Building

C. Prohibited Uses. ~~If a use is not listed as permitted or conditional, it is a prohibited use.~~
Non-Listed Uses see Ordinance #11C-105

11C-1503 C2 Zone.

A. Permitted Uses.

1. Commercial parking lots

2. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
3. Commercial landscaping buildings
4. Storage sheds
5. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
6. Small scale manufacturing provided all uses shall be within an enclosed building.
7. Lumber yard, provided all uses shall be within an enclosed building.
8. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

B. Conditional Uses

1. Automobile service stations for garages for repair of vehicles
2. Farmer's & Artisan's Market
3. RV Park
4. Stand Alone Accessory Building

~~C. Prohibited Uses. If a use is not listed as permitted or conditional, it is a prohibited use.~~ **Non-Listed Uses see Ordinance #11C-105**

11C-1504 C3 Zone.

A. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
2. None of the uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
3. Owners of C3 Zone properties may choose to use them for either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a fence up to 8 feet between the two properties to provide for privacy.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a fence, up to eight feet (8'), between the two properties for privacy.

B. Conditional Uses.

1. Farmer's & Artisan's Market
2. RV Park
3. Church
4. Storage Sheds (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
5. Stand Alone Accessory Building

~~C. Prohibited Uses. If a use is not listed as permitted or conditional, it is a prohibited use.~~ **Non-Listed Uses see Ordinance #11C-105**

11C – 1505 C4 Zone.

A. Permitted Uses.

1. Stores, shops, and offices supplying commodities or performing Services such as banks, business offices, and other financial Institutions, hair salons, barbers, medical and dental offices, art galleries And similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
4. Hotels and Motels
5. Restaurants and Fast Food Establishments.
6. Department Stores
7.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a fence up to 8 feet between the two properties to provide for privacy.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a fence, up to eight feet (8'), between the two properties for privacy.

Owners of C4 Zone properties may choose to use them for either single family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Farmer's and Artisan's Market
4. RV Park
5. Sexually Oriented Business
6. Kennels
7. Stand Alone Accessory Building

C. ~~Prohibited Uses.~~ If a use is not listed as permitted or conditional, it is a prohibited use. **Non-Listed Uses see Ordinance #11C-105**

11C-1506 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

11C-1507 Area, Width, and Setback Regulations. See above table.

11C-1508 Landscaping and Front Elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire 10-foot front setback in C2 and 20-foot setback in C1 and C3 zone, be submitted and approved by the Planning Commission along with the front elevations of all buildings.

11C-1509 Architectural Standards. To ensure that Garden City continues to be aesthetically pleasing, all commercial buildings and any structure along Paradise Parkway within the commercial zones will be required to meet certain architectural standards. All commercial buildings and any structure along Paradise Parkway within the commercial zones, shall have an outer appearance that is consistent with surrounding structures. All commercial buildings and any structure along Paradise Parkway shall have 3 exterior walls (one of which must face the street) that are made of wood, glass, stone, brick, or stucco. To maintain a consistent aesthetically pleasing look in the town, the street facing exterior wall shall have a minimum of 25% stone or brick. Other materials for exterior walls or 25% decorative exterior may be approved by the Planning Commission. All materials are to have an earth tone color in nature and appearance, per pallet as set by resolution. Architecture elevations must be reviewed and approved by the Planning Commission.

11C-1510 Parking. Refer to Ordinance 11C-300

11C-1511 Commercial Development Incentives. The Town Council of Garden City, at its sole discretion, may elect to reimburse all or part of any development fee or assessment and public infrastructure and service improvements associated with a business development. In addition, the Town may also elect, at its sole discretion, to provide public infrastructure and service improvements within the Garden City limits as an incentive to attract new business that will enhance the tax revenue base of the Town.

11C-1512 Administration. All fees and infrastructure improvements will be paid by the business requesting consideration.

11C-1513 Maintenance. All owners of property shall maintain all buildings, landscaping, fences, walls, drives, parking lots, signs or other structures located upon said property in good and sufficient repair and shall keep such premises painted, windows glazed, and otherwise maintain the property in a safe and aesthetically pleasing manner. Lawns shall be kept in a mowed condition. Roads and pavements shall be kept true to line and grade and in good repair. Drainage ditches shall be kept clean and free of any obstacles. Remedial action shall be taken by the property owner to repair and prevent soil erosion on the property. No unsightly condition will be allowed. Any undeveloped property in a development parcel shall be either maintained as cultivated agriculture, mowed regularly during the growing season, or landscaped or paved within one year from occupancy of the first phase.

Any structure, planting, driveway, parking lot, or service area that is damaged by the elements, by vandals, by vehicles, or from fire or any other cause shall be repaired as promptly as the extent of damage will permit.

Vacant buildings shall be kept locked and the windows glazed.

11C-1514 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1600 HC Highway Commercial Zone.

11C-1601 Purpose. To provide commercial areas on major highways for the location of traveler services and highway oriented commercial uses.

11C-1602 Permitted Uses.

- A. All uses, subject to conditional use permit.
- B. Landscaping and gardening.

11C-1603 Conditional Uses.

- A. Restaurant or drive-in café
- B. Motels
- C. New and used automobile agency
- D. Farm machinery and equipment sales
- E. Nurseries and greenhouses
- F. Mobile home sales
- G. Drive-in theater
- H. Bowling alley, other commercial recreation facilities
- I. Automobile service station, auto accessories
- J. Daycare/Preschool Centers
- K. Accessory buildings and uses.
- L. Stand Alone Accessory Building

11C-1604 Non-Listed Uses see Ordinance #11C-105

11C-1605 Height Regulations. No building or structure shall be erected to a height greater than 35 feet.

11C-1606 Area, Width and Setback Regulations.

		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front	Side	Rear
HC	20,000 Sq. Ft.	20	Ten (10) Feet	Ten (10) Feet

*Lots of 7500 sq. ft. or less cannot be split.

11C-1607 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1650, H/M Hotel/Motel Zone

11C-1650 Purpose: To provide appropriate locations for Hotel and Motel development with community retail and service activities in locations convenient to serve the residents and compatible to the tourism industry and protect surrounding residential property.

11C-1651 Permitted Uses:

- A. Hotels or Motels
- B. Stores, shops, hair salons, barbers, massage salons, art galleries and similar enterprises provided that all uses can be conducted within the Hotel/Motel building.
- C. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
- D. Bowling alley, dance hall, skating rinks (roller or ice skating), theaters, arcades, and pool halls that must be incidental to the hotel/motel.
- E. Restaurants and Fast Food Establishments that must be incidental to the hotel/motel.
- F. Residential homes are allowed, but cannot exceed the height for the underlying residential zone.

11C-1652 Conditional Uses:

- A. Gas Stations with convenience stores.
- B. Parking lots.
- C. Glamping.
- D. Stand Alone Accessory Building

11C-1653 Non-Listed Uses see Ordinance #11C-105

11C-1654 Height Regulations. Building heights may be extended beyond the thirty-five (35) foot limit in the Hotel/Motel zone. Special consideration should be taken with regard to view corridors of adjacent buildings. The maximum height of any building in this zone shall be reviewed by the Planning Commission and approved by the Town Council. The proposed height for all structures from the average original grade of the proposed building footprint shall be shown.

		<u>Minimum Setbacks (in feet)</u>		
<u>District</u>	<u>Area in Sq. Ft.</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
H/M	43,560 (1 acre)	50	25	50
	217,800 (5 acres)	100	50	100
	Lots 7500 sq. ft. or less*	25	8 & 10	25

*Lots of 7500 sq. ft. or less cannot be split.

11C-1655 Landscaping and front elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire front setback, side setbacks and rear setback be submitted and approved by the Planning Commission and approval of the Town Council, along with the elevations for all views of the buildings.

CHAPTER 11C-1700 BD Beach Development Zone.

11C-1701 Purpose. To provide areas along the shoreline of Bear Lake for public and private water-oriented recreational and residential activities.

11C-1702 Permitted Uses.

- A. Single family dwellings
- B. Accessory buildings conducive to single-family dwellings.
- C. Landscaping and gardening

11C-1703 Conditional Uses.

- A. Note: No structures except those related to marinas will be allowed within thirty (30) feet of the 5,923.65 feet – Rocky Mountain Power datum contour level surrounding Bear Lake which contour represents the high water level of the lake.
- B. Dwelling, two family
- C. Dwelling, group
- D. Dwelling, multiple family
- E. Cluster residential dwellings
- F. Lodge, private or public
- G. Clubhouse private or public
- H. Marinas
- I. Home Occupation Daycare/Preschool
- J. Accessory buildings and uses

11C-1704 Non-Listed Uses see Ordinance #11C-105

11C-1705 Height Regulations. No building shall be erected to a height greater than 35 feet.

11C-1706 Area, Width and Setback Regulations.

District	Area in Square Feet	Minimum Setbacks (in feet)		
		Front	Side	Rear
BD	7,500	30	8 & 10	30
	7500 sq. ft. or less*	25	8 & 10	25

*Lots 7500 sq. ft. or less cannot be split

11C-1707 Modifying Regulations.

- A. Side Setbacks. All structures shall have a minimum side setback of 20 feet on the street side of a corner lot.
- B. Rear Setbacks. Private garages and accessory buildings located at least 10 feet behind the main building may have a rear setback of ten (10) feet, provided that on corner lots rearing on the side setbacks of another lot, the minimum rear setback for all buildings shall be 10 feet.
- C. No Stand-Alone Building or Garage is allowed in any Residential Zone.

11C-1708 Occupancy. Year-round housing shall be allowed within this zone. Subdivisions shall comply with sewer and water restrictions.

11C-1709 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pay a minimum of 100 feet past the existing residence rear property line.

CHAPTER 11C-1800 M Manufacturing Zone

11C-1801 Purpose. To provide areas where industries necessary and beneficial to the local economy may locate and operate. The regulations of the zone are designed to protect and preserve the environment of the zone and adjacent areas.

11C-1802 Permitted Uses.

- A.

11C-1803 Conditional Uses.

- A. Any manufacturing, processing, assembling, research, wholesale or storage use.
- B. Accessory buildings and uses customarily incidental to the above uses.
- C. Landscaping and gardening.
- D. Restaurants and service stations.
- E. Manufacture of any of the following products from raw materials; acids, asphalt, carbide, caustic soda, carbon or bone black, cellulose, charcoal, chlorine, fertilizer, hydrogen, industrial alcohol, nitrates of an explosive nature, plastics portland cement, potash, synthetic resins and fibers.
- F. Any of the following processes: distillation of wood or bones; nitrating of cotton or other materials; reduction, refining, smelting and alloying of metals or metal ores; refining of petroleum and petroleum products; slaughtering and packing of animals larger than poultry or rabbits; tanning of raw, green or salted hides or skins.
- G. Storage of fireworks or explosives except where incidental to a permitted use; manufacture of fireworks or explosives not permitted.
- H. Automobile salvage and wrecking operations, and industrial metal, rag, glass or paper salvage operations provided that all operations are conducted within a solid view obscuring wall or fence not less than 8 feet in height.

11C-1804 Non-Listed Uses see Ordinance #11C-105

11C-1805 Height Regulations. No buildings shall exceed 35 feet.

11C-1806 Area, Width and Setback Regulations. Ten (10) Feet except that for any parcel in the M-1 zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the front, side and rear setbacks as prescribed for the most restrictive adjoining zone shall be maintained in the M-1 zone.

- A. Lots 7500 sq. ft. or less cannot be split.

11C-1807 Developers Requirements. When ingress and egress is adjacent to existing residential homes, developers are required to pave a minimum of 100 feet past the existing residence rear property line.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 8th day of April, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

DRAFT

ORDINANCE NO. 21 - 12

AN ORDINANCE AMENDING THE PROVISIONS OF GARDEN CITY
CODE § 11C-706(G).

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

WHEREAS, Garden City Code § 11C-706(G) currently sets forth certain requirements for the posting of a bond or security as a condition of approval of a building permit for improvements made to a recreational vehicle park;

WHEREAS, the Town Council of Garden City has determined that it is necessary and proper to amend the circumstances when a bond or security should be posted under this subsection of the Garden City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF GARDEN CITY, UTAH, as follows:

1. Garden City Code § 11C-706(G) is amended and completely restated to read as follows:

G. Bonding. Prior to issuance of a building permit under this section, a cash deposit or performance bond in the amount of 150% of cost of improvements shall be submitted to the Town to insure proper final construction including landscaping, roads, water and sewer. The requirements of this subsection do not apply to Commercial Recreational Vehicle Parks and those types of Private or Semi-private Recreational Vehicle Parks which are under unified ownership and where memberships are sold. The requirements of this subsection only apply to those types of Private or Semi-private Recreational Vehicle Parks where lots are individually owned through subdivision or condominiumization.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as a whole, or any other part thereof.

3. This Ordinance shall become effective upon posting in the manner required by law.

ADOPTED AND PASSED, by the TOWN COUNCIL OF GARDEN CITY this 8th day of April, 2021.

Approved:

Attested:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Council Members Voting:

	Aye	Nay
Argyle	—	—
Hansen	—	—
Parry	—	—
Pope	—	—
Leonhardt, Mayor	—	—

DRAFT

ORDINANCE #21-13

AN ORDINANCE AMENDING THE PROVISIONS OF GARDEN CITY CODE 10-400

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #10-400, THE BEAR LAKE SCENIC TRAIL/BIKE PATH ORDINANCE BE CHANGED AS FOLLOWS:

CHAPTER 10-400 The Bear Lake Scenic Trail/Bike Path Ordinance

10-401 Definitions:

- A. **Motorized Vehicle:** For the purposes of this section, “motorized vehicle” shall mean any device in, upon, or by which any person is in physical control and transported by engine propelled means, including but not limited to automobiles, tractors, mopeds, motorcycles, go carts, electric or gas powered scooters, and off highway vehicles. The term “motorized vehicle” does not include devices propelled exclusively by human power.
- B. **“The Bear Lake Scenic Trail/Bike Path”:** For purposes of this section, “The Bear Lake Scenic Trail/Bike Path” shall mean those spaces designated for uses as a recreational pathway within the Town of Garden City and any adjacent right of way.

10-402 Operation of Motorized Vehicles on “The Bear Lake Scenic Trail/Bike Path” Prohibited. The operation of motorized vehicles on “The Bear Lake Scenic Trail/Bike Path” is prohibited.

10-403 Parking on “The Bear Lake Scenic Trail/Bike Path” Prohibited. There shall be no parking any time on “The Bear Lake Scenic Trail/Bike Path”. Abandoned vehicles shall be towed or removed at owner’s expense.

10-404 Exceptions. The prohibition against motorized vehicles shall not include:

- A. Motorized wheelchairs used to transport disabled persons.
- B. Construction and maintenance equipment authorized by the Garden City Town Council.

- C. Snowmobiles as allowed by Garden City Ordinance, Title 10- Transportation.
- C. Those off highway vehicles registered as animal husbandry.
- E. Electric pedal assisted bikes. (Throttled electric bikes are not allowed).

10-405 Speed Limit. The speed limit for the above-mentioned exceptions if 15 mph.

10-406 Penalties. Each violation of this section shall be an infraction as set by resolution. Citations may be issued by any law enforcement officer or Code Enforcement Officer with jurisdiction to issue citations within the Town of Garden City. In addition, any law enforcement officer with jurisdiction in the Town of Garden City may institute proceedings in the County Court seeking any civil remedies available under law, including without limitation injunctive relief and/or civil penalties.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 8th day of April, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

ORDINANCE #21-14

AN ORDINANCE AMENDING THE PROVISIONS OF GARDEN CITY CODE 11A-200-18

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,

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11A-200-18, LAND USE DEFINITIONS BE CHANGED AS FOLLOWS:

~~18. Campground Any area or tract of land used or designed to accommodate two (2) or more vacation trailers, motor coaches, tent trailers, tents, campers, camping cabins, yurts, or camping parties wherein such trailers, coaches, tents, campers or camping parties remain overnight.~~

18. Campground Any area or tract of land used or designed to accommodate two (2) or more recreational vehicles, vacation trailers, motor coaches, tent trailers, tents, campers, camping cabins, yurts, or camping parties wherein such trailers, coaches, tents, campers or camping parties remain overnight.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 8th day of April, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

ORDINANCE #21-15

AN ORDINANCE UPDATING SPACING OF FIRE HYDRANTS

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

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

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

NOW THEREFORE, be it ordained by the Town Council of the Town of Garden City, Rich County, State of Utah, that #11E-521-D be changed as follows:

11E-521 Fire Protection

D. Fire hydrant spacing: No dwelling or place of business may be more than 500' from a hydrant as measured along the logical fire access route. Hydrants shall have equal spacing of 700'.

APPROVED AND ADOPTED THIS 8th day of April, 2021

APPROVAL:

ATTEST:

Michael Leonhardt, Mayor

Kathy Hislop, Town Clerk

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

ORDINANCE #21-16

AN ORDINANCE TO INCLUDE A CAMPING SPACE DEFINITION IN THE GARDEN CITY MUNICIPAL CODE LAND USE DEFINITIONS

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11A-200-20, LAND USE DEFINITIONS BE CHANGED AS FOLLOWS:

20. Camping Space a parcel of ground in a campground intended to be leased or rented or privately owned and used as a place to camp or park a recreational vehicle for leisure purposes.

All numbering in section 11A-200 will be changed accordingly due to the addition of the above definition.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 8th day of April, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

ORDINANCE #21-17

AN ORDINANCE TO UPDATE THE A RECREATIONAL VEHICLE PARK DEFINITION
IN THE GARDEN CITY MUNICIPAL CODE LAND USE DEFINITIONS

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11A-200-126, LAND USE DEFINITIONS BE CHANGED AS FOLLOWS:

126. Recreational Vehicle Park ~~Any site or tract of land under single ownership upon which two or more recreational vehicles are parked for use and not storage purposes, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle or enclosure used or intended for use as part of the facilities of such parks. Refer to ordinance 11A-200-18 Campground for definition.~~

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 8th day of April, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

ORDINANCE #21-18

AN ORDINANCE TO UPDATE THE A RECREATIONAL VEHICLE SPACE DEFINITION
IN THE GARDEN CITY MUNICIPAL CODE LAND USE DEFINITIONS

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11A-200-127, LAND USE DEFINITIONS BE CHANGED AS FOLLOWS:

127. Recreational Vehicle Space ~~A parcel of ground in a Recreational Vehicle Park intended to be leased or rented or used as a place to park a recreational vehicle for leisure purposes. Refer to ordinance 11A-200-18 Campground for definition.~~

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 8th day of April, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

ORDINANCE #21-19

AN ORDINANCE AMENDING THE GARDEN CITY MUNICIPAL CODE 11C-706 & 11C-707, RECREATIONAL VEHICLE PARK.

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.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11C-706 & 11C-707 RECREATIONAL VEHICLE PARKS BE CHANGED AS FOLLOWS:

11C-706 Campgrounds/Recreational Vehicle Parks

A. General Requirements.

1. Permit Required: No person, firm or corporation shall construct, enlarge, or alter any type of **Campground/Recreational Vehicle Park** or subdivision without first obtaining a building permit issued by the Town for the performance of such work.
2. Types of **Campgrounds/Recreational Vehicle Park**:
 - a. **Commercial Campground/Recreational Vehicle Parks**: This type of **campground/park** has unified ownership, for the purpose of providing rental space to the general public for **camping/recreational vehicles**.
 - b. **Private or Semi-private Campgrounds/Recreational Vehicle Parks**: This type of **campground/park** has various types of ownership possibilities such as individual lot ownership (subdivision), condominium, and a unified ownership where memberships are sold.

B. Standards for Campgrounds/Recreational Vehicle Parks.

1. **Size of Development**. Each campground shall contain at least four (4) gross acres or at least fifteen(15) spaces or lots.

2. Density. Commercial type campground density shall not exceed ten (10) spaces per acre. Private or Semi-private campground density shall not exceed five (5) spaces per acre.

3. Minimum requirements for each recreational vehicle and cabin space:

- a. Minimum 1500 square feet
- b. Minimum width - 25 feet
- c. Minimum rear setback - 15 feet from property line
- d. Minimum side yard setback from road - 15 feet

4. Minimum requirements for each tent space:

- a. Minimum 500 square feet
- b. Minimum width - 20 feet
- c. Minimum rear setback - 15 feet from property line
- d. Side yard setback from road: 15 feet

5. Parking: In addition to the parking at each space, additional parking at a ratio of one (1) space for every three (3) camping space(s) in the campground shall be provided. If a fractional number is obtained one parking space shall be required for that fraction.

6. Recreation and Play Areas: Recreation and common play areas for the development shall be provided equivalent to 10% of the gross development area, and shall consist of well-kept lawns with both scattered trees and open space.

7. Water and Sewerage Facilities: These shall be provided in each campground with the following minimum standards:

- a. Water outlets shall not be located further than 300 feet from a camping space which is not equipped with individual water connections.
- b. One recreational vehicle sanitary disposal station shall be provided for each 80 recreational vehicle spaces, or parts thereof, which are not equipped with individual sewer connections.
- c. Personal Services Facility: Each campground shall provide at least one personal service building for every 75 camping spaces. The personal service building shall contain the following facilities: showers, toilets, lavatories, and other necessary health facilities.
- d. Solid waste disposal shall be provided with use of covered containers.

The above list of minimum facilities plus any other water, sewerage or sanitary facilities shall comply with local health codes or the standard promulgated in the Utah State Division of Health Code of Campers, Trailer Court, Hotel, Motel, and Resort Regulations Parks II and Part V.

Proper water connection to the Town networks shall be the responsibility of the Town. The owners of the development shall be responsible to provide the distribution line for water and connector fees as approved by the Town.

8. Utilities. The basic utilities shall be placed underground and located at depths sufficient to assure proper safety and the location shall be shown on the plans.

9. Roadways. Roads within campgrounds shall remain privately owned and maintained. To maintain the safety and convenience of campground users, all roads shall meet the following standards:

- a. Minimum Width: 24 feet, no parking permitted indicated with reflective material signs and/or red painted curbs.
- b. Surface Type: Graveled or Asphalt, according to Town standards.
- c. Maximum Grade: 8%.
- d. A cul-de-sac, court, or similar type street shall be permitted only when necessary to the development of the campground. See ordinance 11A-200 for cul-de-sac roadway requirements and 11A-200 for court requirements.
- e. A minimum of two (2) ingress/egress required

10. Fire Protection. The campground shall provide fire protection according to the Garden City Fire District requirements and approved by the Town Council.

11. Landscaping. The campgrounds shall be landscaped and maintained according to the following minimum standards and shall be maintained at all times:

- a. One tree per each three (3) spaces in the campground shall be planted.
- b. Trees shall be at least three feet tall and healthy.

12. Screening and Buffer Area. Each campground may be required to provide screening from adjacent uses, as determined by the Planning and Zoning Commission.

13. Registration and Supervision. A manager or attendant shall be available at all times a campground is open and servicing the public.

14. Permanent Alterations or Construction. There shall be no permanent construction to or alteration of any recreational vehicle placed in the campground. Skirting is not permitted and wheels may be removed for temporary repairs only.

C. B. — Application Processing—Campground/Recreational Vehicle Park Procedure

- ~~1.~~ **Pre Application:** A form provided by the Town shall be filed with the Town Planning and Zoning Commission by the developer for the purposes of determining the feasibility of the development and identifying approval process.
- ~~2.~~ **1. Application:** The developer shall file with the Commission a complete application on a form provided by the Town and drawings as required by this Ordinance.
 - ~~a.~~ **One complete set to each member of the Commission. Twelve copies of the plan shall be filed with the Clerk prior to being placed upon the Commission's agenda. Three copies shall be 24" x 36". The remaining copies may be 18" x 18" or larger. An electronic copy of the plan shall be provided to the Clerk in PDF format.**
 - ~~b.~~ A filing fee will be set by resolution.
- ~~3.~~ **2. Review by the Commission:** All **Campgrounds/Recreational Vehicle Parks** and mobile home parks are subject to review and approval by the Commission. The review shall be scheduled for the next regular meeting and held as a public hearing following receipt of complete application and provided that fifteen (15) days notice is given to adjacent property owners by the applicant. Proof of said notification shall be presented to the Commission.
- ~~4.~~ **3. Action Forwarded:** The findings and action of the Commission shall be forwarded in writing to the applicant and the Town Council.
- ~~5.~~ **4. Preparation of Final Plans:** Final plans for the development shall be prepared by the applicant according to the Town requirements and conditions of the Commission in such detail to provide checking of construction work. These plans shall be submitted to the Town Council along with the construction permit fee per the fee schedule adopted by the Town Council of Garden City.
- ~~6.~~ **5. Town Council Action:** The Town Council shall at their next regularly scheduled meeting following receipt of complete final plans, review and take action on the plans and construction permit considering the following aspects:

- a. Need for project.
- b. Planning and Zoning Commission recommendation.
- c. Compatibility with adjacent properties and public facilities.
- d. Compatibility with Town's Comprehensive Plan.

~~Pre Application~~

~~1. Contents:~~

- ~~a. Pre application form provided by the Town.~~
- ~~b. Vicinity map showing the location of the project in relation to the Town and its boundaries.~~
- ~~e. Narrative statement explaining the proposed size, scope, and intent of the project.~~

D. **Application-Preliminary Plan**

1. Contents: Application for the construction, enlargement or alteration of a **campground/recreational vehicle park** shall be made on forms provided by the Town and shall contain the following information:

- a. Names and addresses of developer and principal professional personnel involved in the plan preparation.
- b. Legal description and proof of ownership of development area.
- c. Size of proposed development in acres.
- d. Amount in acres and percent of area to be set aside for recreation or common space.
- e. Number of spaces or lots intended for development.
- f. Approximate population of development when totally occupied.
- ~~g. Names and addresses of adjacent property owners with 300 feet of the development boundary.~~
- h. **Campground/Recreational Vehicle Park Development Preliminary Plan Requirements.** A complete set of drawings of

the **campground/recreational vehicle park**, showing compliance with all applicable provisions of this ordinance and shall contain at least the following:

1. Title, scale, North arrow and date. Vicinity map of reasonable size showing land uses of adjacent lands and all public and private roads within 300 feet of the development boundary.
2. Plan drawing showing the direction of drainage with maximum contour intervals of five (5) feet.
3. Dimensions and boundaries of development area.
4. Number, location and size of all **camping/recreational vehicle spaces**.
5. Typical layout and cross-section of a typical designated **camping/recreational vehicle space** showing all improvement and facilities **including but not limited to RV parking, vehicle parking, firepits, hookups, etc.**
6. ~~Location and width of roadways.~~ **The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements.**
7. Location and design of any structures built on permanent foundations **with setback dimensions.**
8. Location, size and specific nature of recreational use area.
9. Location and size of water lines and their connecting point to the city network.
10. **Location, width and names of all existing streets within two hundred (200) feet of the development and of all prior platted streets or other public ways, and utility right-of-ways, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, within adjacent to the tract.**
11. **Location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.**

12. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location.

13. Location, size, and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers (a minimum distance of one hundred (100) feet), water mains, and storage facilities, street improvements, street lighting, curbs, and gutters, and all proposed utilities.

14. Existing ditches, canals, natural drainage channels and open waterways, and proposed realignments.

15. Location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed lot.

16. A list of the owners of the properties within three hundred feet (300) of the exterior boundaries of the proposed project. The owners list shall include the name of all owners, their addresses, and a general description of the property owned by each.

17. A tentative plan or method by which the developer proposes to handle storm water drainage for the campground.

18. Such other detail as might be determined necessary and proper.

E. Final Plan.

1. Content. The final plan shall include all information of the application and development plan **except contours** plus additional details of the public facilities and utilities to insure proper construction.

2. One copy of the final plat, as approved by the Council and signed by the Mayor, shall be filed with the Clerk and retained by the Town.

~~F. Standards for Campgrounds/Recreational Vehicle Parks.~~

1. ~~Size of Development. Each campground/recreational vehicle park shall contain at least four (4) gross acres or at least fifteen (15) spaces or lots.~~
2. ~~Density. Commercial type campground/recreational vehicle park density shall not exceed ten (10) eight (8) spaces per acre. Private or Semi-private campground/recreational vehicle park density shall not exceed five (5) spaces per acre.~~
3. ~~Minimum requirements for each campground/recreational vehicle space:~~
 - a. ~~1500 square feet~~
 - b. ~~Minimum width 25 feet~~
 - c. ~~Minimum rear setback 15 feet from property line~~
 - d. ~~Side yard setback from road: 15 6 feet~~
4. ~~Parking: In addition to the parking at each space, additional parking at a ratio of one (1) space for every three (30) five (5) camping/recreational vehicle space(s) in the campground/park shall be provided.~~
5. ~~Recreation and Play Areas: Recreation and common play areas for the development shall be provided equivalent to 10% of the gross development area, and shall consist of well kept lawns with both scattered trees and open space.~~
6. ~~Water and Sewerage Facilities: These shall be provided in each campground/recreational vehicle park with the following minimum standards:~~
 - a. ~~Water outlets shall not be located further than 300 feet from a campground/recreational vehicle space which is not equipped with individual water connections.~~
 - b. ~~One recreational vehicle sanitary disposal station shall be provided for each 100 recreational vehicle spaces, or parts thereof, which are not equipped with individual sewer connections.~~
 - c. ~~Personal Services Facility: Each campground/park shall provide at least one personal service building for every 75 camping spaces containing the following facilities: showers, toilets, lavatories, and other necessary health facilities.~~
 - d. ~~Solid waste disposal shall be provided with use of covered containers.~~

~~The above list of minimum facilities plus any other water, sewerage or sanitary facilities shall comply with local health codes or the standard~~

~~promulgated in the Utah State Division of Health Code of Campers, Trailer Court, Hotel, Motel, and Resort Regulations Parks II and Part V.~~

~~Proper water connection to the Town networks shall be the responsibility of the Town. The owners of the development shall be responsible to provide the distribution line for water and connector fees as approved by the Town.~~

- ~~7. Utilities. The basic utilities shall be placed underground and located at depths sufficient to assure proper safety.~~
- ~~8. Roadways. Roads within Campgrounds/Recreational Vehicle Parks shall remain privately owned and maintained. To maintain the safety and convenience of campground/park users, all roads shall meet the following standards:
 - ~~a. Minimum Width: 24 feet, no parking permitted.~~
 - ~~b. Surface Type: Graveled or asphalt, according to Town standards.~~
 - ~~c. Maximum Grade: 8%.~~~~

~~Turn-arounds shall be provided for all dead end roads over 100 feet in length, and shall have a minimum radius of fifty (50) feet. Maximum length of 660 feet for dead end roads and designated at entrance. Refer to ordinance 11A-200 for cul-de-sac requirements and 11A-200 for court requirements.~~

- ~~9. Fire Protection. The campground/recreational vehicle park shall provide fire protection according to the Garden City Fire District requirements and approved by the Town Council.~~
- ~~10. Landscaping. The Campground/Recreational Vehicle Parks shall be landscaped and maintained according to the following minimum standards and shall be maintained at all times:
 - ~~a. One tree per each three (3) spaces in the campground/park shall be planted.~~
 - ~~b. Trees shall be at least three feet tall and healthy.~~~~
- ~~11. Screening and Buffer Area. Each campground/recreational vehicle park may be required to provide screening from adjacent uses, as determined by the Planning and Zoning Commission.~~
- ~~12. Registration and Supervision. A manager or attendant shall be available at all times a campground/recreational vehicle park is open and servicing the public. Every owner or operator of a campground/recreational vehicle park shall maintain a register containing a record of all occupants of the spaces and times occupied. The record shall be retained for two (2) years~~

~~and open to authorized inspection. The register shall contain the following information:~~

- ~~a. Names and addresses of occupants of campground/park.~~
- ~~b. The make and license number of vehicles.~~
- ~~c. The date of arrival and departure of each vehicle.~~

~~13. Permanent Alterations or Construction. There shall be no permanent construction to or alteration of any campground/recreational vehicle placed in the recreational vehicle park. Skirting is not permitted and wheels may be removed for temporary repairs only.~~

- G. F. Bonding. Prior to issuance of a building permit under this section, a cash deposit or performance bond in the amount of 150% of cost of improvements shall be submitted to the Town to insure proper final construction including landscaping, roads, water and sewer. **The requirements of this subsection do not apply to Commercial Campgrounds and those Private or Semi-Private Campgrounds which are under unified ownership and where memberships are sold. The requirements of this subsection only apply to those types of Private or Semi-Private Campgrounds where lots are individually owned through subdivision of condominiumization.**
- G. **Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as a whole, or any other part thereof.**

11C-707 Administration and Enforcement

- A. **Enforcement Authority.** It shall be the duty of the Town Council and other such officials as may be determined by the Garden City Town Council to promulgate rules and regulations and to enforce this Ordinance.
- B. **Mobile Home Park and campground/Recreational Vehicle Park Business License Required.** In addition to the building permit required by this ordinance, each operator of a mobile home and **campground/recreational vehicle park** shall procure an annual business license from the city.
- C. **Business License -- Suspension -- Hearing.** Whenever, upon inspection of any mobile home park or **campground/recreational vehicle park**, the Town finds that conditions or practices exist which are in violation of any provision of this ordinance or of any regulation adopted pursuant thereto, the Town shall give notice of such violation in writing to the person to whom the license was issued, who shall have thirty (30) days to correct said deficiency. At the end of the period for correction of said conditions or practices specified in said notice, the Town shall re-inspect such mobile home park and if such conditions or practices

have not been corrected, they shall give notice in writing to the person to whom the license was issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such mobile home park.

Any person whose license has been suspended, or who has received notice from the Town that their license will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Town Council, provided that a petition for such hearing has been filed within ten (10) days following the day on which such license was suspended.

- D. **Inspection.** The Town is authorized and directed to make inspections to determine the condition of mobile home parks or **Campgrounds/Recreational Vehicle Parks** within the Town, in order that the Town may perform its duty of safeguarding the health and safety of occupants of mobile home parks and of the general public.

It shall be the duty of every occupant of a mobile home park or **campground/recreational vehicle park** to give the owner or his agent or employee access to any part of such park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the ordinance.

- E. **Variance.** An application for variance of any of the provisions of this ordinance may be considered by the Board of Adjustments Committee of Garden City.

- F. **Penalties.** Any person, firm or corporation violating any of the provisions of this ordinance shall pay a code infraction fee, which is set by resolution. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 8th day of April, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

	Aye	Nye
Argyle	—	—
Hansen	—	—

Parry
Pope
Leonhardt, Mayor

— —
— —
— —

DRAFT