

\$100
\$100

Garden City Business License Application

PO Box 207 • 69 N. Paradise Parkway • Garden City, Utah 84028
www.gardencityut.us • 435-946-2901 • 435-946-8852 Fax

Business Status: New Business
(check all that apply) Additional Location # _____
 Name Change
 Ownership Change
 Location Change
 Transient Vendor
 Concessionaire Vendor

License Fee: Business License Fee _____
Transient License Fee _____
Concessionaire Fee _____
Additional Location _____
Other _____
Beach Vendor License also requires a BCI background check

Official Use Only:

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

Comments:

Zone: Commercial 1 2 3 Residential Beach Devel. Other _____

Business Name: Fast Stop 1129 Inc

If name change, previous name: _____

Location Address: 604 W Logan Rd

City, State & Zip: Garden City UT 84028

Business Phone: 435-946-3604

Cell Phone: _____

Mailing Address: PO Box 150545

City, State & Zip: Ogden UT 84415

E-mail Address: Robin WE Faststop US

Owners Name: Sam Shahram

Owners Location: 2780 Adams Ave

City, State & Zip: Ogden UT 84403

Phone: _____

Cell Phone: BOB WILCOX 801-710-0982 Contact

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other

Briefly Describe Your Business: Convenience Store/Gas Station

Utah State Sales Tax Number: 15325107-003

Ut State Professional License No. _____

Will you be installing a sign?: Yes No

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

I, We, Fast Stop 1129 hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule.

Business License Fees are non-refundable.

Owners Signature: _____ Date: 7/8/2021

Please print your name: Sam Shahram

Class A: \$100.00 Application Fee (non refundable)

Sale of Beer X

Sale of Alcohol _____

Class B: \$100.00 Application Fee (non-refundable)

Serving at business _____

APPLICATION FOR RETAIL BEER/ALCOHOL LICENSE

Name: _____

Business Name: FAST STOP 1129 WC

Business Address: 604 W LOGAN RD, ^{GARDEN} ~~LENSA~~ CITY, UT 84028

I, hereby, state that I have complied with the statutory requirements and possess the qualifications specified in the Liquor Control Act of Utah and request license to be issued to the above name and address for a term beginning the date of approval and ending December 31, of the same year.

It is understood that the above premises is not within 500 feet of a church or school and that if there are any violations or concerns of protection of public health, peace or morals, licensee's conduct of licensed premises, or for a violation of law or ordinances relating to beer or alcohol, my license may be revoked by the Garden City Town Council.

Dated this 14 day of July, 2021.

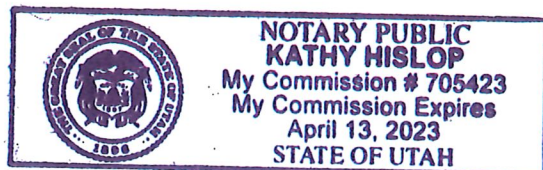
Signature: [Handwritten Signature]
(Must be notarized)

STATE OF UTAH)
COUNTY OF Rich) §

On the 14 day of July, 2021, personally appeared before me, Robert Wilcox, who has applied for the above license and agrees to the above terms and duly acknowledged to me that they/he/she executed the same.

[Handwritten Signature: Kathy L. Hislop]
Notary

My Commission expires:



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Business Status: New Business
(check all that apply) Additional Location # _____
 Name Change
 Ownership Change
 Location Change
 Transient Vendor
 Concessionaire Vendor

License Fee: Business License Fee 100.00
Transient License Fee _____
Concessionaire Fee _____
Additional Location _____
Other _____
Beach Vendor License also requires a BCI background check

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Card*

Official Use Only:

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

Comments:

Zone: Commercial 1 2 3 Residential Beach Devel. Other _____

Business Name: The Berry Barn
If name change, previous name: _____
Location Address: 425 S. Bear Lake Blvd
City, State & Zip: Garden City, UT 84028
Business Phone: _____
Cell Phone: 435-881-2641
Mailing Address: PO Box 122
City, State & Zip: _____
E-mail Address: calderned@gmail.com

Owners Name: Tammy Calder
Owners Location: same
City, State & Zip: _____
Phone: _____
Cell Phone: _____

Kind of Business Retail Lodging Restaurant
 Professional Contractor Other

Briefly Describe Your Business: Retail sales of gift and food items.

Utah State Sales Tax Number: applied for

Ut State Professional License No.: na

Will you be installing a sign?: Yes No

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

I, We, Tammy Calder hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business. I understand that I shall not begin nor cause to begin business at this location without first obtaining a business license and will not continue business without maintaining a valid license, in doing so, I will be subject to a penalty as stipulated by the Garden City Infraction Fee Schedule. Business License Fees are non-refundable.

Owners Signature: *Tammy Calder* **Date:** 7/11/21

Please print your name: Tammy Calder



August 3, 2021

To whom it may concern:

The 2018 IBC, Section 2902.3.3 states that "In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities, and the path of travel to such facilities shall not exceed a distance of 500 feet.

Therefore, Garden City will allow The Berry Barn to use the restroom across the street at the Lakeside City Park for their restroom facilities.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Leonhardt", written over a horizontal line.

Mike Leonhardt
Mayor

Short Term Rentals Included:

- a. Janece Dorrity, 184 S Bear Lake Blvd
- b. Norm Mecham, 140 W 150 S, C #9
- c. Troy Lunceford, 140 W 150 S, C #10
- d. Jordan Clayton, 140 W 150 S, C #8
- e. Jacob Johnson, 140 W 150 S, C #7
- f. Kalvin Hendricks, 616 N Lochwood Dr
- g. Amy Ward, 332 S 100 W
- h. Byron Beck, 768 Spruce Dr
- i. Adam Mackleprang, 55 W Buttercup Lane #31, Bear Lake Cozy Cabins
- j. Drake Self, 568 S Lorraine Ct, Bear Lake Cozy Cabins
- k. Jean Oelwang, 328 S 150 W

7/14

Parcel Number	Registered Address	Permit Holder Name 1	Contact Email
41214700003	184 S Bear Lake Blvd, Garden City, UT 84028, USA	Janece Dorrity	jaydee62009@yahoo.com

Created Date	Emergency Contact Name	Registration Number	Contact Phone
2021-07-07 08:04	Kerry Wayman	STR21-00051	8013619150

Sales Tax Number	Emergency Contact Phone	Max Occupancy	Emergency Email
15168439-002 ST(8015032729		28	jaydee62009@yahoo.com

Permit Parking Spots	Status
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12 Pending

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 184 S BearLake Blvd
Date of inspection: July 8, 2021
Owner: Janice Doughtry

Safety Inspections:		Time limit to correct:									
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room											
Sq Ft.	7.5 x 18.5	7.5 x 28.5	7.5 x 10.5	14.5 x 12.5	7.5 x 18	12 x 21	23 x 18				
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Sq. Ft.	138.75	213.75	78.75	181.25	135	252	414	Total	1413.		

Total Occupancy allowed at this address: 28, shall not include children under the age of three (3).
 Minimum parking required at this address: 7 Total number of parking spots on Property 14. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies Date: July 8, 2021
 Inspector: _____
 Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party: JANICE DORRITY Date: 7-9-21

Address: 184 S. BARR LANE BLDG Suite/Apt# _____

Access

Maintain fire lane free of obstruction

Provide address numbers visible from the street

Fire Extinguishers

Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

One CO detector installed for each level of the home

Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

Label electrical panel box breakers

Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

No flammable liquids or gases in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fall _____

Inspected by: [Signature] Title: Chief

Date: 7-9-21

Items that need to be corrected:

Parcel Number	Registered Address	Registered Unit Number	Permit Holder Name 1
41214000323	140 W 150 S, Garden City, UT 84028, USA	9	Norman Mecham

Contact Email	Created Date	Emergency Contact Name	Registration Number
waterdance@bea	2021-07-09 04:55 PM	Adam Mecham	STR21-00055

Contact Phone	Sales Tax Number	Emergency Contact Phone	Max Occupancy
4358815071	14641471-003	4358815071	12

Emergency Email	Permit Parking Spots	Status
waterdance@bea	3	Pending

SR 21-00055

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 140 W 150 S Building C #9
Date of inspection: July 8, 2021
Owner: Waterdance

Safety Inspections:	Time limit to correct:										
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	14 x 23	10.5 x 12.5	15.5 x 12	15.5 x 12						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	322	131.25	186	186	Total 697.25					

Total Occupancy allowed at this address: 12, shall not include children under the age of three (3).
 Minimum parking required at this address: 3 Total number of parking spots on Property 3. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.
 Signatures: Glen Gillies Date: July 8, 2021
 Inspector: _____
 Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party: WATERPARKS Date: 7-8-21

Address: 140 W. 150 S. Suite/Apt# Bourbon C # 9

Access

Maintain fire lane free of obstruction

Provide address numbers visible from the street

Fire Extinguishers

Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

One CO detector installed for each level of the home

Smoke detectors communicate and activate at the same time.

Electrical, HAZMAT, and Storage

Label electrical panel box breakers

Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fall

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected: _____

Parcel Number	Registered Address	Registered Unit Number	Permit Holder Name 1
41214000323	140 W 150 S, Garden City, UT 84028, USA	10	Troy Lunceford

Contact Email	Created Date	Emergency Contact Name	Registration Number
waterdance@bea	2021-07-09 04:46 PM	Adam Mecham	STR21-00054

Contact Phone	Sales Tax Number	Emergency Contact Phone	Max Occupancy
4358815071	14641471-003	4358815071	12

Emergency Email	Permit Parking Spots	Status
waterdance@bea	3	Pending

150009
 FILE
 2-12-21-60054

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 140 W 150 S Building C #10
Date of inspection: July 8, 2021
Owner: Waterdance

Safety Inspections:		Time limit to correct:									
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room										
Sq Ft.	14 x 23	10.5 x 12.5	15.5 x 12	15.5 x 12						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	322	131.25	186	186	Total 697.25					

Total Occupancy allowed at this address: 12, shall not include children under the age of three (3).
 Minimum parking required at this address: 3 Total number of parking spots on Property 3. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.
 Signatures: Glen Gillies Date: July 8, 2021
 Inspector: _____
 Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party: MATILDA DANES Date: 7-8-21

Address: 140 W. 150 S. Suite/Apt# Bovonic C # 10

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
- (may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches, No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District.

Pass: Fall

Inspected by: [Signature] Title: CHIEF

Items that need to be corrected:

Date: _____

Parcel Number	Registered Address	Registered Unit Number	Permit Holder Name 1
41214000323	140 W 150 S, Garden City, UT 84028, USA	8	Jordan Clayton

Contact Email	Created Date	Emergency Contact Name	Registration Number
waterdance@bea	2021-07-09 04:34 PM	Adam Mecham	STR21-00053

Contact Phone	Sales Tax Number	Emergency Contact Phone	Max Occupancy
4358815071	14641471-003	4358815071	12

Emergency Email	Permit Parking Spots	Status
waterdance@bea	3	Pending

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

8/21-2021

Address: 140 W 150 S Building C #8 _____

Date of inspection: July 8, 2021 _____

Owner: Waterdance _____

Safety Inspections:		Time limit to correct:									
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room	14 x 23	10.5 x 12.5	15.5 x 12	15.5 x 12						
Sq Ft.										
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	322	131.25	186	186	Total 697.25					

Total Occupancy allowed at this address: 12, shall not include children under the age of three (3).

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

Signatures: Glen Gillies
 Inspector: _____
 Date: July 8, 2021

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party WATER-DANCE Date 7-8-21
Address 140 W. 150 S. Suite/Apt# Bukovic C # 8

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen (may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches, No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fall _____

Inspected by: _____ Title: CHIEF
Date: _____

Items that need to be corrected:

Parcel Number 41214000323	Registered Address 140 W 150 S, Garden City, UT 84028, USA	Registered Unit Number 7	Permit Holder Name 1 Jacob Johnsen
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Contact Email waterdance@bea	Created Date 2021-07-09 04:20 PM	Emergency Contact Name Adam Mecham	Registration Number STR21-00052
--	--	--	---

Contact Phone 4358815071	Sales Tax Number 14641471-003-STC	Emergency Contact Phone 4358815071	Max Occupancy 12
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Emergency Email waterdance@bea	Permit Parking Spots 3 Pending	Status
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STP 21-0052

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 140 W 150 S Building C #7
Date of inspection: July 8, 2021
Owner: Waterdance

		Time limit to correct:									
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Safety Inspections:											
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room Sq Ft.	14 x 23	10.5 x 12.5	15.5 x 12	15.5 x 12						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	322	131.25	186	186	Total 697.25					

Total Occupancy allowed at this address: 12, shall not include children under the age of three (3).
 Minimum parking required at this address: 3 Total number of parking spots on Property 3. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies
 Inspector: _____
 Date: July 8, 2021
 Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party: WATRE-DANCE

Date: 7-8-21

Address: 146 W. 150 S. Suite/Apt# Bureau C # 7

Access

Maintain fire lane free of obstruction

Provide address numbers visible from the street

Fire Extinguishers

Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

One CO detector installed for each level of the home

Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

Label electrical panel box breakers

Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District.

Inspected by: [Signature] Title: CHIEF

Pass Fall

Date: _____

Items that need to be corrected: _____

7/20



Registrations

2 1

Showing 1 to 1 of 1 entries

STR21-00059

Registration ID	Registrant Name	Address	City, State, Zip	Phone	Registration Type	Permitting Spots	Max Occupancy	Participant Number	Registered Member Number	Transition Number	Transition ID	Correspondence Phone	Status	Comments
STR21-00059	Kerry Wayman	89 W. Paper Bark St.	Utah, 84028	8015032729	2021-07-20 01:47 PM	7	23	41172400024	25	STR21-00059	54549479	8015181766	Pending Approval or Deny	

Short Term Rental Inspection Form

Owner/responsible party: MARIC ZEMBAL Date: 1-8-21

Address: 616 N. Lockwood Dr Suite/Apt# _____

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
- (may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

- No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected: _____



kathyh

Registrations

1



Showing 1 to 1 of 1 entries

Amy ward

Pre-Defined Filter Combinations

Add or Remove Filters

Source (Any) Registration Type (Any) Status (Any) Is Active (Any)

Registration Address	Contact Name	Contact Phone	Ward	City	State	Zip	Registration Date	Registration Time	Registration Status	Registration Type	Registration Category	Registration Subcategory	Registration Description	Registration Location	Registration Address	Registration City	Registration State	Registration Zip	Registration Status	Registration Comments	
332 S 100 W, Garden City, UT 84028, USA	smartyaime@gmail.com	8013679477	Ward	Garden City	UT	84028	2021-07-19	09:37 AM	Pending	Registration	Registration	Registration	Registration	Registration	Registration	Registration	Registration	Registration	Registration	Registration	Registration

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 332 S 100 W
Date of inspection: June 21, 2021
Owner: Connor & Amy Ward

Safety Inspections:		Time limit to correct:									
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room											
Sq Ft.	12.5 x 15.5	12.5 x 15	14 x 12	12 x 12	11.5 x 12	18 x 18					
Exit Required	Y	Y	Y	Y	Y	Y					
Window(s)	Y	Y	Y	Y	Y	Y					
Smoke Detector	Y	Y	Y	Y	Y	Y					
Total Sq. Ft.	193.75	150	168	144	138	324	Total	1327.50			

Total Occupancy allowed at this address: 26, shall not include children under the age of three (3).
 Minimum parking required at this address: 7 Total number of parking spots on Property 10. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.
 Signatures: Glen Gillies Date: June 21, 2021
 Inspector: _____
 Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party Amy & Connor Ward Date 6-16-21

Address 332 S. 100 W. GARDEN CITY Suite/Apt# _____

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
(may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

- No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected:

Parcel Number	Registered Address	Registered Unit Number	Permit Holder Name 1
41290100019	768 Spruce Dr, Garden City, UT 84028, USA		Byron Beck

Contact Email	Created Date	Emergency Contact Name	Registration Number
byronbeckbuilder	2021-07-14 06:50 PM	Jordon Hardinger	STR21-00057

Contact Phone	Sales Tax Number	Emergency Contact Phone	Max Occupancy
2082009964		8014337449	48

Emergency Email	Permit Parking Spots	Status
bearlakecc@hotmail	12	Pending

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

STR Checklist1 (BECK Page 1) .zip STR Checklist1 (BECK Page 1)

Open in OfficeSuite

STR 21-00057

Address: 768 Spruce Drive

Date of inspection: July 28, 2021 - June 28, 2021 *Per by leg*

Owner: Byron Beck

Safety Inspections:

Handrails/Guardrails:

Outdoor lights:

Water shut off:

Gas shut off:

Electrical outlet plates:

Check address on unit:

Other:

This is page one of two

Sleeping Room #1

Sq Ft. 29 x 16

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 464

Room #2

Sq Ft. 19.5 x 15

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 292.5

Room #3

Sq Ft. 13.5 x 16

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 216

Room #4

Sq Ft. 12 x 14

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 168

Room #5

Sq Ft. 13.5 x 13.5

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 182.25

Room #6

Sq Ft. 12.5 x 11

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 137.5

Room #7

Sq Ft. 11.5 x 10

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 115

Room #8

Sq Ft. 12.5 x 12.5

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 156.25

Room #9

Sq Ft. 13 x 16

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 208

Room #10

Sq Ft. 12.5 x 12

Exit Required

Window(s) Required

Smoke Detector

Total Sq. Ft. 150

Total Occupancy allowed at this address: Page 1, shall not include children under the age of three (3).

Minimum parking required at this address: See page 2. Total number of parking spots on Property See page 2. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Date:

Inspector:

Owner/Property Manager:

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 768 S Spruce Dr

Date of inspection: *June 28, 2021*

Owner: Byron Beck

PAGE 2

Time limit to correct:

Handrails/Guardrails	Y																				
Outdoor lights	Y																				
Water shut off	Y																				
Gas shut off	Y																				
Electrical outlet plates	Y																				
Check address on unit	Y																				
Other:																					

Sleeping Room	Sq Ft.	Exit Required	Window(s)	Smoke Detector	Total Sq. Ft.
#1	11 x 10	Y	Y	Y	110
#2	11 x 10	Y	Y	Y	110
#3	15.5 x 13	Y	Y	Y	201.5
#4					Total 2511 sq
#5					
#6					
#7					
#8					
#9					
#10					

Total Occupancy allowed at this address: 48, shall not include children under the age of three (3).

Minimum parking required at this address: 12 Total number of parking spots on Property 12. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies

Date: July 28, 2021

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party: BYRON BOK Date: 6-29-21
Address: 768 S. SPURS DRIVE Suite/Apt# _____

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen SEE NOTES
- (may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Inspected by: [Signature] Title: CHIEF

Date: 6-29-21

Items that need to be corrected:

MUST MOUNT FIRE EXTINGUISHER BETWEEN 48-60" FROM FLOOR
PER CODE

Parcel Number 41213120031	Registration Number STR21-00060	Registered Address 55 Buttercup Ln, Garden City, UT 84028, USA	Registered Unit Number 31
-------------------------------------	---	--	-------------------------------------

Permit Holder Name Adam and Katie M chuck@bearlakecozycabin	Contact Email 4357602327	Emergency Contact Phone	Signature Charles Stocking
---	------------------------------------	--------------------------------	--------------------------------------

Sales Tax Number 15184416-003	Permit Parking Spots 2	Max Occupancy 8	Status Pending
---	----------------------------------	---------------------------	--------------------------

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 55 W Buttercup Lane #31
Date of inspection: June 8, 2021
Owner: Adam Mackelprang

Safety Inspections:	Time limit to correct:									
Handrails/Guardrails	Y									
Outdoor lights	Y									
Water shut off	Y									
Gas shut off	Y									
Electrical outlet plates	Y									
Check address on unit	Y									
Other:										

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room	12.5 x 10	12 x 10	9 x 9.5	8.5 x 9						
Sq Ft.	Y	Y	Y	Y						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	125	120	95	72	Total	412				

Total Occupancy allowed at this address: 8, shall not include children under the age of three (3).

Minimum parking required at this address: 2 Total number of parking spots on Property 2. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies Date: June 8, 2021
 Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

Bunker 31

Owner/responsible party: Adam Mackelspanc Date: 5-23-21
Address: 55 W. Bunker Ln. Suite/Apt# # 31

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
- (may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace, utilities

Safety

- No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail

Title: CHIEF

Inspected by: [Signature]

Date: _____

Items that need to be corrected: _____

Parcel Number 41213120019	Registration Number STR21-00061	Registered Address 568 S. Lorraine Ct., Garden City, Ut. 84028	Permit Holder Name 1 Drake Self
-------------------------------------	---	--	---

Contact Email chuck@bearlakeci	Emergency Contact Phone 4357602327	Signature Charles Stocking	Sales Tax Number 15184416-003
--	--	--------------------------------------	---

Permit Parking Spots 8	Max Occupancy 31	Status Pending
----------------------------------	----------------------------	--------------------------

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 568 Lorraine Cr
Date of inspection: June 8, 2021
Owner: Lorraine Self

Safety Inspections:		Time limit to correct:									
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room	11 x 17	16 x 28.5	13 x 14.5	14.5 x 11	23.5 x 24					
Sq Ft.										
Exit Required	Y	Y	Y	Y	Y					
Window(s)	Y	Y	Y	Y	Y					
Smoke Detector	Y	Y	Y	Y	Y					
Total Sq. Ft.	187	456	188.5	159.5	564	Total	1555			

Total Occupancy allowed at this address: 31, shall not include children under the age of three (3).
 Total number of parking spots on Property 8. All vehicles include
 Minimum parking required at this address: 8
 trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.
 Signatures: Glen Gillies Date: June 8, 2021
 Inspector: _____
 Owner/Property Manager: _____

Short Term Rental Inspection Form

THIS BEST COPY

Owner/responsible party: DAVE SMITH Date: 5-20-21

Address: 568 S. LOBAINE COURT Suite/Apt: _____

Access

- Maintain fire lane free of obstruction
- Provide address numbers visible from the street

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen (may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace, utilities
- No obvious safety hazards determined at the discretion of the inspecting officer

Safety

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected: _____



kathyh

Registrations

2

1

Showing 1 to 1 of 1 entries

STR21-00062

Quick search = STR21-00062

Status = Pending

Clear all filters

Add or Remove Filters

Pre-Defined Filter Combinations

Source (Any) Registration Type (Any) Status (1) Is Active (Any)

Part Number	Registration Number	Registered Address	Permit Holder Name	Contact Email	Emergency Contact Phone	Signature	Registration Address	State Number	Permit Parking Spots	Max Occupancy	Status	Add/Review Comments
41213800010	STR21-00062	328 S 150 E St, Garden City, UT 84028, USA	Jean Oelwang	jean.oelwang@virgin.com	4357606634	Jean Oelwang	9450 Silver Creek Road	13905689-003-STC	8	14	Pending Approve or Deny.	

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 328 S S 150 W

Date of inspection: July 12, 2021

Owner: Jean Oelwang

Safety Inspections:		Time limit to correct:									
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room										
Sq Ft.	29 x 15.5	19.5 x 14	19.5 x 14							
Exit Required	Y	Y	Y							
Window(s)	Y	Y	Y							
Smoke Detector	Y	Y	Y							
Total Sq. Ft.	449.5	273	273		Total 722					

Total Occupancy allowed at this address: 14, shall not include children under the age of three (3).

Minimum parking required at this address: 4 Total number of parking spots on Property 8. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies Date: July 12, 2021
 Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party: Jean Delvaux Date: 8-2-21

Address: 328 S. 156 N. Suite/Apt# _____

Access

Maintain fire lane free of obstruction

Provide address numbers visible from the street

Fire Extinguishers

Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

One CO detector installed for each level of the home

Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

Label electrical panel box breakers

Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

No flammable liquids or gases in the utility/furnace room or closet. Free access to furnace/utilities

Safety

No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail _____

Title: CHIEF

Inspected by: _____

Date: 7-14-21

Items that need to be corrected: _____

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

- 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
- AEG Meeting, (Affected Entity Group):
- Other Land Use Permit _____

Ordinance Reference:

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

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

Project Name: Split lots back Current Zone: R Proposed Zone: _____

Property Address: 573 Aspen Dr Garden City UT 84028

Parcel # _____ see attached

Contact Person: Tharmond Dessen Phone #: 720-618-8286

E-mail address: Tharmond13@gmail.com

Mailing Address: 2167 E Eagle Key Ct SLC UT 84121

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): John McGee Phone #: 801-949-8829

- Encumbrance: \$250
Encumbrance Packets must include A, B, D, E, & F
- Un-Encumbrance: \$250
Un-Encumbrance Packets must include A, B, D, E, & F
- Appeal: \$250
Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.

- Extension of Time:
Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.
- Other Land Use Permits: \$50
Packets must include A, B, D, E, & F
- Water Share Transfer:
Water Share Transfer Packets must include A

- AEG Meeting, (Affected Entity Group): \$500 Deposit
Packets must include A, 10 of B

* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to developer.

PACKET DOCUMENTATION REQUIREMENTS

- ✓ A. Completed Garden City Application for Project Review@ form.
- ✓ B. 11"x14' or 11"x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable.
- ✓ C. A AD@ size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- ✓ D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- ✓ F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.

Mailing Address: _____

Project Start date: ASAP Completion date: ASAP

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

We need to split the 14 lots that have been
put into a Covenant to run with the land.
terminate attached encumbrance

Lot Size in acres or square feet: _____ Number of dwellings or lots: 0

Non-residential building size: 0

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.**

[Signature]
Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

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

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
- 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
- AEG Meeting, (Affected Entity Group):
- Other Land Use Permit _____

Ordinance Reference:

- 11A-301
- 11B-400
- 11C-500
- 11E-524 or 11E-525
- Subdivision 11E-503/PUD or PRUD
- 11F-107-A-2
- 11E-506
- 11C-1950, 11E-100, and 11F-100
- 11C-1950, 11E-100, and 11F-100
- 11C-1950, 11E-100, and 11F-100
- 11C-1950, 11E-100, and 11F-100
- 11E-100
- 11E-523
- 11B-308
- 13A-1300

Project Name: Split lots back Current Zone: R Proposed Zone: _____

Property Address: 573 Aspen Dr Garden City UT 84028

Parcel # _____ - _____ - _____ - _____

Contact Person: Tharmond Dressen Phone #: 720-618-8286

E-mail address: Tharmond13@gmail.com

Mailing Address: 2167 E Eagle Way of SCC UT 84121

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): John McFee Phone #: 801-949-8825

7130 South Way Mar Circle S.L.C. UT. 84121

Mailing Address: _____

Project Start date: ASAP Completion date: ASAP

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

We need to split the 14 lots that have been
put into a Covenant to run with the land.

Lot Size in acres or square feet: _____ Number of dwellings or lots: 0

Non-residential building size: 0

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.**

[Signature]
Signature of Owner of Record

John McGee
Signature of Owner of Record

Signature of Owner of Record

Email Form

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

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

Filing # 82760
BK E11
Pg 1734
Date: 2/14/12

TOWN OF GARDEN CITY

Covenant to run with the land

ON THIS 10th DAY OF FEBRUARY, 2011 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town") and McGee Bear Lake Land Development, a property owner of the Town of Garden City, Utah (hereinafter know as the "owners") and owners of certain real property in the Town of Garden City, Rich County, State of Utah, known generally as 41-21-32-109, 41-21-32-110, 41-21-32-115, 41-21-32-118, 41-21-32-119, 41-21-32-120, 41-21-32-121, 41-21-32-122, 41-21-32-123, 41-21-32-124, 41-21-32-125, 41-21-32-128, 41-21-32-129, and 41-21-32-130 and more particularly described as follows:

Parcel 1:	LOT 109, BUTTERCUP MOBILE HOME ESTATES
Parcel 2:	LOT 110, BUTTERCUP MOBILE HOME ESTATES
Parcel 3:	LOT 115, BUTTERCUP MOBILE HOME ESTATES
Parcel 4:	LOT 118, BUTTERCUP MOBILE HOME ESTATES
Parcel 5:	LOT 119, BUTTERCUP MOBILE HOME ESTATES
Parcel 6:	LOT 120, BUTTERCUP MOBILE HOME ESTATES
Parcel 7:	LOT 121, BUTTERCUP MOBILE HOME ESTATES
Parcel 8:	LOT 122, BUTTERCUP MOBILE HOME ESTATES
Parcel 9:	LOT 123, BUTTERCUP MOBILE HOME ESTATES
Parcel 10:	LOT 124, BUTTERCUP MOBILE HOME ESTATES
Parcel 11:	LOT 125, BUTTERCUP MOBILE HOME ESTATES
Parcel 12:	LOT 128, BUTTERCUP MOBILE HOME ESTATES
Parcel 13:	LOT 129, BUTTERCUP MOBILE HOME ESTATES
Parcel 14:	LOT 130, BUTTERCUP MOBILE HOME ESTATES

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

WHEREAS the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

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

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

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

For and in consideration the encumbrance permit granted by the town, owners, their successors in interest heirs or assigns, covenant and irrevocably agree that the above described 14 parcels of real property shall remain in common ownership of the owners or their successors in interest heirs or assigns and shall not, under any circumstances so long as the encumbrance permit shall be effective, be sold separately or for any reason shall one parcel be segregated from ownership interest of the other parcel. In the event that such segregation or separate ownership shall occur, the owner of parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, as described above, covenants and agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of the segregation or separation. The structures not in conformance with the Garden City Ordinances or requirements at the time of the segregation or separation will be removed or demolished within 30 days of any such segregation of ownership.

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

1. THIS COVENANT shall be a covenant that runs with the land and shall be in perpetuity.
2. THIS COVENANT shall be binding on all heirs, successors in interest, assigns, sureties, or any other persons hereinafter acquiring any interest in the property.
3. THIS COVENANT shall be governed by the laws of the State of Utah and shall be enforceable through any and all remedies allowable at law including, but not limited to, injunctive or declaratory relief. The owner does hereby stipulate that the failure to abide by the covenants would leave the Town irreparably injured, and that there is no adequate remedy at law save and except injunctive relief.
4. THAT SHOULD THIS COVENANT have to be enforced, requiring the services of an attorney, either in Court, or in any administrative proceedings or otherwise, the Town shall be entitled to recover against the owners, or their successors, assigns, or heirs a reasonable attorney's fee for the enforcement of the covenant herein, as well as all costs and fees incurred therein.

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

DATED this 10th day of February, 2011.

APPROVED:

Attest:

John Spuhler, Mayor

Kathy Hislop, Town Clerk

Owner

Owner

State of Utah)
)§
County of Rich)

On the _____ day of _____, 2011, personally appeared before me _____
_____, who duly acknowledged to me that _____ is/are the _____
of McGee Bear Lake Land Development and executed the same.

Notary

My Commission expires: _____
Residing in: _____

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

TOWN OF GARDEN CITY

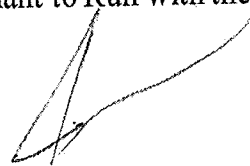
TERMINATION OF ENCUMBRANCE AGREEMENT AND COVENANT TO RUN WITH THE LAND

ON THIS 12th DAY OF AUGUST, 2021 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town"), and McGee Bear Lake Land Development, resident of the Town of Garden City, Utah (hereinafter known as the "owner") and owner of certain real property in the Town of Garden City, Rich County state of Utah, known generally as 41-21-32-109, 41-21-32-110, 41-21-32-115, 41-21-32-118, 41-21-32-119, 41-21-32-120, 41-21-32-121, 41-21-32-122, 41-21-32-123, 41-21-32-124, 41-21-32-125, 41-21-32-128, 41-21-32-129, and 41-21-32-130 and more particularly described as follows:

Parcel #1:	LOT 109, BUTTERCUP MOBILE HOME ESTATES
Parcel #2:	LOT 110, BUTTERCUP MOBILE HOME ESTATES
Parcel #3:	LOT 115, BUTTERCUP MOBILE HOME ESTATES
Parcel #4:	LOT 118, BUTTERCUP MOBILE HOME ESTATES
Parcel #5:	LOT 119, BUTTERCUP MOBILE HOME ESTATES
Parcel #6:	LOT 120, BUTTERCUP MOBILE HOME ESTATES
Parcel #7:	LOT 121, BUTTERCUP MOBILE HOME ESTATES
Parcel #8:	LOT 122, BUTTERCUP MOBILE HOME ESTATES
Parcel #9:	LOT 123, BUTTERCUP MOBILE HOME ESTATES
Parcel #10:	LOT 124, BUTTERCUP MOBILE HOME ESTATES
Parcel #11:	LOT 125, BUTTERCUP MOBILE HOME ESTATES
Parcel #12:	LOT 128, BUTTERCUP MOBILE HOME ESTATES
Parcel #13:	LOT 129, BUTTERCUP MOBILE HOME ESTATES
Parcel #14:	LOT 130, BUTTERCUP MOBILE HOME ESTATES

(Hereinafter known as "property".)

Owner is desirous of releasing the Encumbrance Agreement and Covenant to run with the land (hereinafter known as "covenant") which was recorded February 14, 2012, filing no. 82760 in book E11, page 1734, in the office of the Recorder of Rich County, Utah. Owner hereby requests this Termination of Encumbrance Agreement and Covenant to Run with the Land (hereinafter known as "termination") as follows:



Termination of Covenant to run with the land
McGee Bear Lake Land Development
August 12, 2021
Page 2

WHEREAS, the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

WHEREAS, the covenant was presented to the Garden City Town Council and approved by a unanimous vote of the Council; and

WHEREAS, the owner is desirous of utilizing his land and improvements in a manner not allowed by the stipulations of the covenant; and

WHEREAS, the town is willing to grant the termination of covenant based on an inspection of the property made by to determine the property is in conformity with the Garden City ordinances or statutes on the date listed;

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

To Terminate the Encumbrance Agreement and Covenant to Run with the Land, granted to McGee Bear Lake Land Development, which was recorded February 14, 2012, filing no. 82760 in book E11, page 1734, in the office of the Recorder of Rich County, Utah.

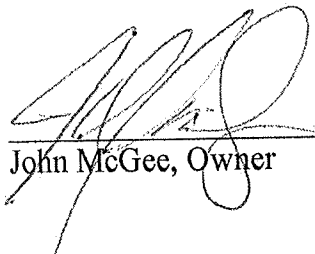
DATED this 12th day of AUGUST, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk/Recorder



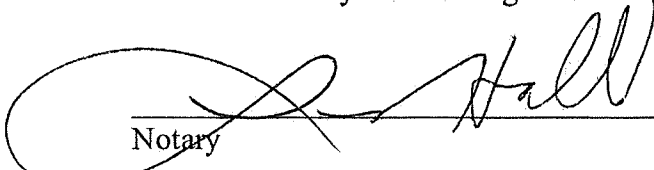
John McGee, Owner

Termination of Covenant to run with the land
McGee Bear Lake Land Development
August 12, 2021
Page 3

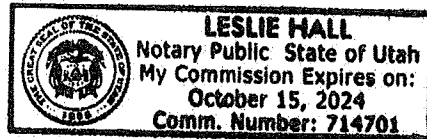
State of Utah)
)§

County of Rich
 Salt Lake

On the 6th day of August, 2021, personally appeared before me John McGee who duly acknowledged to me that he executed the same.



Notary





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

TOWN OF GARDEN CITY

TERMINATION OF ENCUMBRANCE AGREEMENT AND COVENANT TO RUN WITH THE LAND

ON THIS 12th DAY OF AUGUST, 2021 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town"), and McGee Bear Lake Land Development, resident of the Town of Garden City, Utah (hereinafter known as the "owner") and owner of certain real property in the Town of Garden City, Rich County state of Utah, known generally as 41-21-32-109, 41-21-32-110, 41-21-32-115, 41-21-32-118, 41-21-32-119, 41-21-32-120, 41-21-32-121, 41-21-32-122, 41-21-32-123, 41-21-32-124, 41-21-32-125, 41-21-32-128, 41-21-32-129, and 41-21-32-130 and more particularly described as follows:

- Parcel #1: LOT 109, BUTTERCUP MOBILE HOME ESTATES
- Parcel #2: LOT 110, BUTTERCUP MOBILE HOME ESTATES
- Parcel #3: LOT 115, BUTTERCUP MOBILE HOME ESTATES
- Parcel #4: LOT 118, BUTTERCUP MOBILE HOME ESTATES
- Parcel #5: LOT 119, BUTTERCUP MOBILE HOME ESTATES
- Parcel #6: LOT 120, BUTTERCUP MOBILE HOME ESTATES
- Parcel #7: LOT 121, BUTTERCUP MOBILE HOME ESTATES
- Parcel #8: LOT 122, BUTTERCUP MOBILE HOME ESTATES
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- Parcel #12: LOT 128, BUTTERCUP MOBILE HOME ESTATES
- Parcel #13: LOT 129, BUTTERCUP MOBILE HOME ESTATES
- Parcel #14: LOT 130, BUTTERCUP MOBILE HOME ESTATES

(Hereinafter known as "property".)

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Termination of Covenant to run with the land
McGee Bear Lake Land Development
August 12, 2021
Page 2

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WHEREAS, the covenant was presented to the Garden City Town Council and approved by a unanimous vote of the Council; and

WHEREAS, the owner is desirous of utilizing his land and improvements in a manner not allowed by the stipulations of the covenant; and

WHEREAS, the town is willing to grant the termination of covenant based on an inspection of the property made by to determine the property is in conformity with the Garden City ordinances or statutes on the date listed;

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

To Terminate the Encumbrance Agreement and Covenant to Run with the Land, granted to McGee Bear Lake Land Development, which was recorded February 14, 2012, filing no. 82760 in book E11, page 1734, in the office of the Recorder of Rich County, Utah.

DATED this 12th day of AUGUST , 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk/Recorder

John McGee, Owner

Termination of Covenant to run with the land
McGee Bear Lake Land Development
August 12, 2021
Page 3

State of Utah)
)§
County of Rich)

On the _____ day of _____, 2021, personally appeared before me John McGee who duly acknowledged to me that he executed the same.

Notary

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

- 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
- AEG Meeting, (Affected Entity Group):
- Other Land Use Permit _____

Ordinance Reference:

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

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

Project Name: Sp. 11 lots back Current Zone: R Proposed Zone: _____

Property Address: 573 Aspen Dr Garden City UT 84028

Parcel # _____ see attached

Contact Person: Tharmond Dessen Phone #: 720-618-8286

E-mail address: Tharmond13@gmail.com

Mailing Address: 2167 E Eagle Key Ct SLC UT 84121

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): John McGee Phone #: 801-949-8829

Encumbrance: \$250

Encumbrance Packets must include A, B, D, E, & F

Un-Encumbrance: \$250

Un-Encumbrance Packets must include A, B, D, E, & F

Appeal: \$250

Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.

Extension of Time:

Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.

Other Land Use Permits: \$50

Packets must include A, B, D, E, & F

Water Share Transfer:

Water Share Transfer Packets must include A

AEG Meeting, (Affected Entity Group): \$500 Deposit

Packets must include A, 10 of B

* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to developer.

PACKET DOCUMENTATION REQUIREMENTS

- ✓ A. Completed Garden City Application for Project Review@ form.
- ✓ B. 11"x14' or 11"x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable.
- ✓ C. A AD@ size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- ✓ D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- ✓ F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.

Mailing Address: _____

Project Start date: ASAP Completion date: ASAP

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

We need to split the 4 lots that have been
put into a Covenant to run with the land.
terminate attached encumbrance

Lot Size in acres or square feet: _____ Number of dwellings or lots: 0

Non-residential building size: 0

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.**

[Signature]
Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

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

Recorded Feb 14, 2012
File No 82758
Book E11
Page 1728

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

TOWN OF GARDEN CITY

Covenant to run with the land

ON THIS 12th DAY OF JANUARY, 2012 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town") and McGee Bear Lake Land Development, a property owner of the Town of Garden City, Utah (hereinafter know as the "owners") and owners of certain real property in the Town of Garden City, Rich County, State of Utah, known generally as 41-21-32-87, 41-21-32-88, 41-21-32-89, and 41-21-32-90, more particularly described as follows:

Parcel 1:	LOT 87, BUTTERCUP MOBILE HOME ESTATES
Parcel 2:	LOT 88, BUTTERCUP MOBILE HOME ESTATES
Parcel 3:	LOT 89, BUTTERCUP MOBILE HOME ESTATES
Parcel 4:	LOT 90, BUTTERCUP MOBILE HOME ESTATES

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

WHEREAS the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

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

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

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

For and in consideration the encumbrance permit granted by the town, owners, their successors in interest heirs or assigns, covenant and irrevocably agree that the above described 14

parcels of real property shall remain in common ownership of the owners or their successors in interest heirs or assigns and shall not, under any circumstances so long as the encumbrance permit

Encumbrance agreement and Covenant to run with the land
McGee Bear Lake Land Development
January 12, 2012
Page 2

shall be effective, be sold separately or for any reason shall one parcel be segregated from ownership interest of the other parcel. In the event that such segregation or separate ownership shall occur, the owner of parcel 1, 2, 3, and 4 as described above, covenants and agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of the segregation or separation. The structures not in

conformance with the Garden City Ordinances or requirements at the time of the segregation or separation will be removed or demolished within 30 days of any such segregation of ownership.

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

1. THIS COVENANT shall be a covenant that runs with the land and shall be in perpetuity.
2. THIS COVENANT shall be binding on all heirs, successors in interest, assigns, sureties, or any other persons hereinafter acquiring any interest in the property.
3. THIS COVENANT shall be governed by the laws of the State of Utah and shall be enforceable through any and all remedies allowable at law including, but not limited to, injunctive or declaratory relief. The owner does hereby stipulate that the failure to abide by the covenants would leave the Town irreparably injured, and that there is no adequate remedy at law save and except injunctive relief.
4. THAT SHOULD THIS COVENANT have to be enforced, requiring the services of an attorney, either in Court, or in any administrative proceedings or otherwise, the Town shall be entitled to recover against the owners, or their successors, assigns, or heirs a reasonable attorney's fee for the enforcement of the covenant herein, as well as all costs and fees incurred therein.
5. OWNER, HIS HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS promise to abide by the covenant and understand that the failure to abide by this covenant shall, be grounds for the Town to revoke the conditional use permit in addition to all other remedies, granted by the Town upon 10 days written notice to the property owners. Thereafter, the Town may enforce strict compliance with its land use planning and other ordinance allowable at law, and no claim or waiver estoppel shall apply as against the Town.

Encumbrance agreement and Covenant to run with the land
McGee Bear Lake Land Development
January 12, 2012
Page 3

DATED this 12th day of January, 2012.

APPROVED:

Attest:

John Spuhler, Mayor

Kathy Hislop, Town Clerk

Owner

Owner

State of Utah)
)§
County of Rich)

On the _____ day of _____, 2012, personally appeared before me
_____, who duly acknowledged to me that _____ is/are the
_____ of McGee Bear Lake Land Development and executed the same.

Notary

My Commission expires: _____
Residing in: _____

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

TOWN OF GARDEN CITY

TERMINATION OF ENCUMBRANCE AGREEMENT AND COVENANT TO RUN WITH THE LAND

ON THIS 12th DAY OF AUGUST, 2021 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town"), and McGee Bear Lake Land Development, resident of the Town of Garden City, Utah (hereinafter known as the "owner") and owner of certain real property in the Town of Garden City, Rich County state of Utah, known generally as 41-21-32-87, 41-21-32-88, 41-21-32-89, and 41-21-32-90 and more particularly described as follows:

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Parcel #3: LOT 89, BUTTERCUP MOBILE HOME ESTATES
Parcel #4: LOT 90, BUTTERCUP MOBILE HOME ESTATES

(Hereinafter known as "property".)

Owner is desirous of releasing the Encumbrance Agreement and Covenant to run with the land (hereinafter known as "covenant") which was recorded February 14, 2012, filing no. 82758, in book E11, page 1728, in the office of the Recorder of Rich County, Utah. Owner hereby requests this Termination of Encumbrance Agreement and Covenant to Run with the Land (hereinafter known as "termination") as follows:

WHEREAS, the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

WHEREAS, the covenant was presented to the Garden City Town Council and approved by a unanimous vote of the Council; and

WHEREAS, the owner is desirous of utilizing his land and improvements in a manner not allowed by the stipulations of the covenant; and



Termination of Covenant to run with the land
McGee Bear Lake Land Development
August 12, 2021
Page 2

WHEREAS, the town is willing to grant the termination of covenant based on an inspection of the property made by to determine the property is in conformity with the Garden City ordinances or statutes on the date listed;

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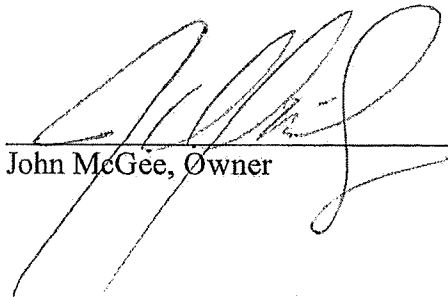
DATED this 12th day of AUGUST, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk/Recorder



John McGee, Owner

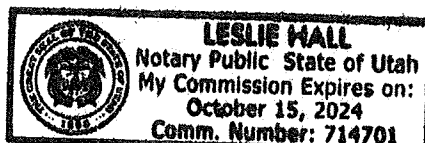
State of Utah)

County of Rich)§
Salt Lake

On the 6th day of August, 2021, personally appeared before me John McGee who duly acknowledged to me that he executed the same.



Notary



Welcome to

Garden City

Utah

Where Families Play

After recording mail to:

Town of Garden City
PO Box 207
Garden City, Utah 84028

TOWN OF GARDEN CITY

TERMINATION OF ENCUMBRANCE AGREEMENT AND COVENANT TO RUN WITH THE LAND

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WHEREAS, the owner is desirous of utilizing his land and improvements in a manner not allowed by the stipulations of the covenant; and

P.O. Box 207 • 69 North Paradise Parkway • Garden City, Utah 84028

Phone: (435) 946-2901 • Fax (435) 946-8852

EMail: townofgardencity@gmail.com • Website: www.gardencityut.us

Termination of Covenant to run with the land
McGee Bear Lake Land Development
August 12, 2021
Page 2

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DATED this 12th day of AUGUST , 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk/Recorder

John McGee, Owner

State of Utah)
)§
County of Rich)

On the _____ day of _____, 2021, personally appeared before me John McGee who duly acknowledged to me that he executed the same.

Notary

RESOLUTION #R21-03

AN RESOLUTION UPDATING THE
ADMINISTRATIVE CODE INFRACTION FINE SCHEDULE

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

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

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

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

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

Dated this 12th day of August, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

“Exhibit A”

The Town of Garden City Administrative Code Infraction Fine Schedule

INFRACTION:	FINE:	PER:
Licensing and Permitting:		
Removing posted red tag before issues are resolved	750	Day
Installing a sign in violation of Municipal Code	200	Infraction
Installing a sign before procuring sign permit	200	Infraction
Operating a business without Garden City License	750	Day
Operation of a transient or Beach Business without a GC License	500	Day
Construction without a building permit	500	Infraction/Day
Operating a Food Truck without a Garden City Permit	750	Day
Short Term Rental:		
Operation of a short term rental without Garden City License	750	Day
Occupancy beyond the specified allowed	50	Per person
Parking off premise or in excess of allowed	150	Per vehicle
Unauthorized commercial activities	750	Day
Inaccurate contact person information	250	Per infraction
Advertising more than allowed by license	250	Per infraction
Water System:		
Turning on/off water meters	200	Infraction
Burying water meter	200	Infraction
Tampering with water meters	250	Infraction
Theft of services	5,000	Infraction
Beach Use (within the Garden City General Permit Area):		
Camping on the beach	250	Infraction
Leaving Canopies, Trailers, etc. on the beach	250	Infraction
Parking outside the designated area	250	Infraction
Parking closer than 100 feet the water’s edge	250	Infraction
Trespassing on Garden City General Permit area without a Valid pass	250	Infraction
Not being Quagga Mussel certified	500	Infraction
Parking:		
Standard parking infraction	150	Infraction
Parking in a Handicap parking spot	250	Infraction
Parking on the bike path	250	Infraction

Parking on town roads Nov 1 – May 1 (snow plowing)	150	Infraction
Parking in a Fire Lane	250	Infraction
Land Use:		
No correct county address posted on property	100	Infraction
Littering	250	Infraction
Camping without a required permit (per RV as defined)	100	Per Day/Per RV
Installing lighting in violation of dark sky ordinance	100	Infraction
Violation of ordinance #9-500, abatement of Garbage and other Deleterious Material	200	Infraction/Per day
Storage Structure violation	200	Per Day
Animal Control: (infraction is per animal)		
Not curbing your animal/pet	25	Infraction
Animal/pet must be on a leash when on any Town owned property	25	Infraction
Animal/pet must be on a leash on any beach within the Garden City General Permit area.	25	Infraction
Household pets not contained within property area	25	Infraction
Town Property:		
Operating any type of motorized vehicle on the bike path	200	Infraction
No overnight parking or camping on town owned property	250	Infraction
Plowing snow onto town roads	250	Infraction
Encroaching onto town streets without a permit	250	Infraction
Cutting a town street without permit	750	Infraction
Destruction of Town property	500	Infraction
Prohibited Use/Activities	150	Infraction
* Smoking/vaping on Town Property as described in 7-100	100	Infraction
Police and Public Offenses		
Nuisance/Disturbing the peace	250	Infraction
Urinating/Defecating in public	50	Infraction
Discharging of firearms within the Garden City Town limits	1500	Infraction
Discharging of illegal fireworks	500	Infraction
Violation to fire or firework restrictions	500	Infraction
Reckless Endangerment or Wanton Disregard	500	Infraction
Offenses Against Public Health, Safety, Welfare and Morals	250	Infraction
Miscellaneous:		
Violation of quiet hour noise		
• First violation within a 12 month period	150	Day
• Second violation of the same provision within a 12 month period	300	Day

- Each additional violation of the same provision within a 12 month period 500 Day

Violation of quiet hour noise for construction sites:

- First violation within a 12 month period 500 Day
- Second violation of the same provision within a 12 month period 1000 Day
- Each additional violation of the same provision within a 12 month period 5000 Day

Not collecting or paying sales and resort tax 1500 Infraction

Violation of the Garden City Standards Manual Requirements 200 Infraction/Per Day

Leaving Trash Receptacle on roadside longer than 24 hours 25 Per Day

Seasonal Motorized Traffic violation 100 Infraction

ORDINANCE NO. 21 - 24

**AN ORDINANCE AMENDING THE PROVISIONS OF
GARDEN CITY CODE § 9-500, Abatement of Garbage and
Other Deleterious Material.**

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 § 9-500 currently sets forth requirements for the abatement of garbage and other deleterious material; 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 TOWN COUNCIL OF GARDEN CITY, UTAH, THAT ORDINANCE 9-501 BE UPDATED AS FOLLOWS:

9-501 Disposal Required Every owner or occupant of any structure, lot or property within Garden City shall have the obligation to properly dispose of and keep those premises free from refuse, including garbage, trash and debris, junked or inoperable vehicles and equipment, rubbish, flammable materials (as defined in the International Fire Code), noxious weeds, or any deleterious or unsightly material, objects or structures.

ADOPTED AND PASSED, by the TOWN COUNCIL OF GARDEN CITY this 12th day of August, 2021.

Approval:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

Aye: Nay:

Argyle	___	___
Hansen	___	___
Parry	___	___
Pope	___	___
Leonhardt	___	___

ORDINANCE #21-25

AN ORDINANCE AMENDING THE GARDEN CITY MUNICIPAL CODE 11C-918,
STORAGE STRUCTURE.

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 and Planning Commission are 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 PLANNING COMMISSION THAT ORDINANCE #11C-918 STORAGE STRUCTURES BE CHANGED AS FOLLOWS:

11C-918 Storage Structures. One (1) Storage structure, as defined in 11A, is allowed as follows:

- A. Residential zone: only permitted during active construction with a current building permit.
- B. Commercial zone: only permitted with a conditional use permit **for a 2 year period with a possibility of renewal.**

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 12th day of August, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

ORDINANCE #21-26

AN ORDINANCE AMENDING THE GARDEN CITY MUNICIPAL CODE 11C-1500, COMMERCIAL ZONE.

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 and Planning Commission are 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 PLANNING COMMISSION THAT ORDINANCE #11C-1500 COMMERCIAL ZONE BE CHANGED AS FOLLOWS:

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, pool halls and miniature golf course.
 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
 6. **Storage Structure**
- C. Non-Listed Uses see Ordinance #11C-1005.

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
 - 5. **Storage Structure.**

C. 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
 - 6. **Storage Structure**

C. Non-Listed Uses see Ordinance #11C-1005.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 12th day of August, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

DRAFT

ORDINANCE #21-27

AN ORDINANCE AMENDING THE GARDEN CITY MUNICIPAL CODE 11A-200-A-147,
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 and Planning Commission are 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 PLANNING COMMISSON THAT ORDINANCE #11A-200-A-147 LAND USE DEFINITIONS BE ~~CHANGED~~ **INSERTED** AS FOLLOWS, with all subsequential numbers updated:

- 147. **Storage Structures**, Cargo containers, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for the purposes other than the storage of goods and materials.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 12th day of August, 2021.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

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

ORDINANCE #21-28

AN ORDINANCE ADDING "PRIVACY" TO FENCING IN C3 AND C4 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 Ordinances #11C-1504-A-3 a & b and 11C-1505-A-7 a & b be changed as follows:

11C-1504-A-3 a & b

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 **privacy** 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 **privacy** fence, up to eight feet (8'), between the two properties for privacy.

11C-1505-A-7 a & b

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 **privacy** 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 **privacy** fence, up to eight feet (8'), between the two properties for privacy.

PASSED AND ADOPTED by the Garden City Town Council, Garden City, UT, this 12th day of August, 2021.

APPROVED:

ATTEST:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

Argyle
Hansen
Parry
Pope
Leonhardt, Mayor

<u>Aye</u>	<u>Nay</u>
—	—
—	—
—	—
—	—
—	—

DRAFT