

**MINUTES OF THE
TOWN COUNCIL MEETING
OF GARDEN CITY, UTAH**

The Garden City Town Council will hold their regularly scheduled meeting on Thursday, August 12th, 2021 at 5:00 p.m. This meeting will be held at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

Town Council Members present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Howard Pope
Jordan Parry

Others Present:

Kathy Hislop
Anita Weston
Nadeen Sprouse
Tammy Calder
Claudia Conder
Dean Miller
Jeff Jorgenson
Bonnie Jorgenson
Bess Huefner
Teri Eynon
Matt Nielson
Nick Nielson
Norm Mecham

Via Teleconference
Glen Gillies

Pledge of Allegiance and Prayer

The pledge of allegiance was led by Mayor Leonhardt and a prayer was offered by Council Member Parry.

Roll Call

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Pope and Council Member Parry.

Approval of Minutes

Minutes of the Town Council Meeting and Public Hearing held on July 8, 2021

Council Member Hansen made the motion to accept the minutes of the Town Council meeting held on Thursday, July 8, 2021. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

1. Business Licenses/Amendment Discussion/Approval

- a. Fast Stop 1129 Inc, 604 W Logan Rd, Sam Shahram
- b. Fast Stop 1129 Inc, Application for Retail Beer/Alcohol License, 604 W Logan Rd, Robert Wilcox

Mayor Leonhardt explained that nothing has changed except ownership. It will be the same as in the past.

Council Member Hansen made the motion to approve the business license for application for Fast Stop with the stipulation that the sales tax number is registered to Garden City, and also the Beer License approval. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- c. The Berry Barn, 425 S Bear Lake Blvd, Tammy Calder

Ms. Calder said that they would like to do some retail out of a building that will be at the back of the cement pad. That will keep the merchandise out of the weather. She may do snow cones.

Mayor Leonhardt explained the letter that he signed regarding the restrooms, and he gives her approval to use the restrooms at the park across the street.

This will be a walk up, get your food and go. No sitting area.

Council Member Argyle made the motion to approve the business license for the Berry Barn. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- d. Parrottdise Cool Treats, 550 W Logan Rd, Dean Miller

Mayor Leonhardt explained that he is concerned with what has been going on there with the work being done without a building permit. Mr. Miller explained that he was approved last week and he has an inspection tomorrow. Mayor Leonhardt said that he is concerned about not getting the approvals in the right order. He suggested to the Council that we not give an approval until everything is completed and approved with the building permit. Then he can get a temporary business license approval until the next Town Council meeting.

Mr. Miller said that he has been signed off by the health department. He is fine waiting until he gets the approvals.

No motions made at this time.

2. Short -Term Rental License Discussion/Approval

- 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. Calvin 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

Council Member Hansen asked about the parking for the Waterdance. He said that we need a letter from the HOA stipulating the parking. Ms. Eynon stated that she will get a letter from Mr. Mecham regarding the parking.

Council Member Hansen made the motion to approve the Short-Term Rental Licenses for b through e when we receive the letter from Mr. Mecham. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Council Member Hansen made the motion to approve the Short-Term Rental Licenses for a, and f through k. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

3. Public Comments, 2-minute time limit

Ms. Huefner said that she felt that Raspberry Days went very well. She also said that the magwater needs to go on the north side of 150 south. She suggested a paved apron there instead of gravel.

4. Termination of Encumbrance Discussion/Approval

- a. Requests Termination of Encumbrance for Buttercup Mobile Home Estates, Lots 109, 110, 115, 118, 119, 120, 121, 122, 123, 124, 125, 128, 129, and 130.

Council Member Argyle made the motion to Terminate the Encumbrance of Buttercup Mobile Home Estates Lots 109, 110, 115, 118, 119, 120, 121, 122, 123, 124, 125, 128, 129, and 130. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- b. Requests Termination of Encumbrance for Buttercup Mobile Home Estates, Lots 87, 88, 89 and 90. John McGee

Council Member Argyle made the motion to Terminate the Encumbrance of Buttercup Mobile Home Estates Lots 87, 88, 89, and 90. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

5. Subdivision Discussion/Approval

- a. Requests approval of Final Plat for Long Ridge @ Bear Lake, Phase 5, approximately 300 to 500 West and 1300 to 1400 South. Jeff Jorgenson

Council Member Hansen excused himself and left the building.

Mr. Jorgenson discussed the development agreement and what the attorney suggested. Mayor Leonhardt stated that he is fine with the changes suggested by the attorney.

Council Member Argyle made the motion to pass the final plat for Long Ridge, phase 5. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, abstained; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Mr. Jorgenson explained that they are working with Swan Creek on the water shares. Mayor Leonhardt suggested that we do an MOU to protect those water right.

- b. Requests approval of Final Plat for Hawk Rock, 22 lots, northwest corner of Persimmon Dr & Paradise Parkway. The Legends at Bear Lake LLC, Norm Mecham and Terri Eynon

Council Member Hansen remained absent.

Ms. Eynon explained that they have seen the comments from the attorney and everything has been taken care of with the exception of the title report issues. They just need a letter from the bank to release the roads. They will have that completed before they sign the plat. We do have the water rights that were transferred years ago.

Council Member Pope made the motion to approve the Hawk Rock subdivision. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, abstained; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Council Member Hansen returned to the meeting.

- c. Requests approval on Conceptual/Prelim Plan for Kimball Commercial Subdivision, Kimball Strickland

Ms. Eynon said that they want to do quarter acre lots according to C3 zone. This is adjacent to Pickleville Playhouse. They are going to sell the lots.

She said that on the final plat they will have a privacy fence all along the south side. It is commercial to residential. Everything that is required will be on the final plat. She said that Planning Commission requested a written letter to the property owner on the east side stating that they know there will be water going onto their property. She said that she doesn't understand that because they are going to do a 100-year retention pond, which will put less water on the property than more. She said that she will talk to Travis. Mayor Leonhardt said that she should talk to Travis but she doesn't need a specific letter.

Council Member Argyle made the motion to pass Kimball Commercial preliminary plat. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

d. Requests approval for Final Plat for Buttercup Acres, 51 lot subdivision, Matt Nielson

Nielson said the HOA will own the open space and maintain it and plow the road. Ingress and egress noted on the plat is for emergencies only and was ok'd by Fire Chief Wahlberg. Mayor Leonhardt requested there be something in writing. Norm Mecham spoke to the canal piping and easement. He agreed to write a letter stating that he covered the requirements with Mr. Nielson. Mr. Mecham stated that the canal company does an inspection and turns in specs to the city. Council asked that the canal company also state in that document they are satisfied with the piping when it's finished. Water shares will be turned over to the city. He will provide a cash bond or a letter of credit.

Council Member Parry made the motion to accept the final plat approval for Buttercup Acres. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

6. Public Hearing – 6:00 pm.

a. Ordinance # 21-24, An Ordinance Amending the Provisions of Garden City Code § 9-500, Abatement of Garbage and Other Deleterious Material

Council Member Hansen made the motion to open the Public Hearing at 6:19 pm Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Minutes from the Public Hearing will be kept on a separate record.

Council Member Hansen made the motion to close the Public Hearing and return to the regular meeting at 6:25 pm. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

7. Resolution & Ordinance Discussion/Approval

a. Resolution # R21-03, A Resolution Updating the Administrative Code Infraction Fine Schedule

Added a violation for storage structures, \$200 per day.

Council Member Argyle made the motion to approve Resolution #R21-03, A Resolution Updating the Administrative Infraction Fine Schedule. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- b. Ordinance # 21-24, An Ordinance Amending the Provisions of Garden City Code § 9-500, Abatement of Garbage and Other Deleterious Material

No changes. No motion made.

- c. Ordinance #21-25, An Ordinance Amending the Garden City Municipal Code 11C-918, Storage Structure

A storage structure would have a 2-year limit with a conditional use permit, with the possibility of renewal.

Council Member Pope made the motion to approve Ordinance #21-25, An Ordinance Amending the Garden City Municipal Code 11C-918, Storage Structure. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- d. Ordinance #21-26, An Ordinance Amending the Garden City Municipal Code 11C-1500, Commercial Zone

“Storage Structure” has been added.

Council Member Hansen made the motion to accept Ordinance #21-26, An Ordinance Amending the Garden City Municipal Code 11C-1500, Commercial Zone. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- e. Ordinance # 21-27, An Ordinance Amending the Garden City Municipal Code 11A-200-A-147, Land Use Definitions

Council Member Hansen made the motion to accept Ordinance #21-27, An Ordinance Amending the Garden City Municipal Code 11A-200-A-147, Land Use Definitions, with the addition of shipping containers to the definition. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

- f. Ordinance # 21-28, An Ordinance Adding “Privacy” to Fencing in C3 and C4 Zones

Council Member Argyle made the motion to approve Ordinance #21-28, An Ordinance Adding “Privacy” to Fencing in C3 and C4 Zones. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

8. Miscellaneous Item

- a. Approve Library Board Member- Heidi Roskelley

Council Member Argyle made the motion to approve Heidi Roskelley as a new Library Board Member. Council Member Pope seconded the motion. A vote was taken: Council Member

Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

9. Council Member Reports

Council Member Parry – the pool is still busy even with the lake warming up. They have 2 new lifeguards. Parry said that an inspector was impressed with how our pool is doing things to train lifeguards, etc. and asked to use what is done here with other pools and facilities.

Mayor Leonhardt has asked Lynzie Eborn to head up a Parks & Recs program for the city. She has put a list together and will begin with getting a soccer program. Parry feels it will really benefit the community and hopes to be able to sponsor tournaments in Garden City. The sign up for this program will be put on our website. Mayor Leonhardt hopes the program will just get kids outside and active and is not designed to make a profit. This is just a beginning for the programs he hopes to see in the future.

Discussion about future parks, splashpads, etc.

Council Member Pope – people are trying to block some of the old trails up in Bridgerland. Pope tried calling Commission Cox about it, but the mayor told him to contact Dan Kurek. Pope said that the trails he's ridden are looking pretty good. There are a few places that need to be dug out because they are too rocky. He feels that safety wise, the trails are much better than in the past. Council said there is money and grants for trails.

Council Member Hansen mentioned that busy roads have bike paths on both sides of the roads rather than sidewalks. He mentioned doing that to 3rd west. Council Member Pope added that a sidewalk along Hwy 89 extend up to Foothill Estates for those that walk along there. Mayor Leonhardt said he has requested funds for a bike path, but he will look into getting money for sidewalks there.

Council Member Hansen – Sanitary Survey came back. We had one deficiency, the chlorine residual monitor was in the wrong location and cost us 25 points. He commended Riley for providing excellent water. Library and Food Pantry is doing good.

Hansen is working on getting some matching funds to enclose the carport of the library for a sitting area.

Hansen said he's working on getting the permissions needed on the signs when the mayor asked.

Council Member Argyle – Raspberry Days is over, and they did a great job. Next year they'd like to put porta potties and wash basins closer to the stage if bathrooms aren't in yet. There was a lady who owns a nursery in Salt Lake who offered to help with some trees in the park. Argyle said that dog issues were a real problem at Raspberry Days, and they need to figure out how to stop it.

Mayor Leonhardt – the marina is moving forward to getting done. A new traffic light at Mike's Market has been requested, and a turn lane on Buttercup and Highway 89 intersection. The new brake check area will be done this spring.

A Christmas light parade before lighting the tree was proposed. Mayor Leonhardt said he'd discuss it with the Chamber.

The Council discussed what they could do to assist with emergency services and get EMT's. Mayor Leonhardt said he'd like to find a way to help the county. Beach fees to pay 1st responders was discussed.

10. Payment Vouchers

Council Member Argyle made the motion to pay the bills. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

11. Adjournment

There being no further business, Council Member Pope made the motion to adjourn. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Town Council meeting adjourned at 8:10 p.m.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Kathy Hislop, Town Clerk

**MINUTES OF THE GARDEN CITY
TOWN COUNCIL MEETING, PUBLIC HEARING**

The Garden City Town Council will hold a Public Hearing on August 12, 2021, at 6:19 p.m., at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

A. **Roll Call**

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Pope and Council Member Parry.

B. **Ordinance # 21-24, An Ordinance Amending the Provisions of Garden City Code § 9-500, Abatement of Garbage and Other Deleterious Material**

Discussion concluded that no changes had been made to the ordinance on record.

C. **Adjournment**

Council Member Hansen made the motion to end the public hearing and return to the regular Town Council Meeting at 6:25 pm. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Kathy Hislop, Town Clerk

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

pd ch # 68043
\$100.00

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: Parrot-dise Cool Treats
If name change, previous name: _____
Location Address: 550 W Logan Rd
City, State & Zip: Garden City, UT 84028
Business Phone: _____
Cell Phone: 435-994-0996
Mailing Address: 360 E 400 S
City, State & Zip: Hyrum, UT 84319
E-mail Address: dean.202@hotmail.com Parrot-dise.UT@gmail
Owners Name: Dean Miller
Owners Location: 360 E 400 S
City, State & Zip: Hyrum, UT 84319
Phone: _____
Cell Phone: 435-994-0996

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

Briefly Describe Your Business: FROZEN YOGURT and Floats with
PARROTAS

Utah State Sales Tax Number: 21W08406

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, Dean Miller 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:** 8-5-21

Please print your name: _____

Garden City Business License Application

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

Business Status: (check all that apply) ☒ New Business ☐ Additional Location # _____ ☐ Name Change ☐ Ownership Change ☐ Location Change ☐ Transient Vendor ☐ Concessionaire Vendor	License Fee: Business License Fee _____ Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
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Official Use Only:

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

Comments:

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

Business Name:	Lakeside Dance and Cheer LLC
If name change, previous name:	
Location Address:	2141 S Bear Lake Blvd
City, State & Zip:	Garden City, UT 84028
Business Phone:	435.232.8707
Cell Phone:	435.232.8707
Mailing Address:	355 N 750 E
City, State & Zip:	Hyde Park, UT 84318
E-mail Address:	lakesidedanceandcheer@gmail.com
Owners Name:	Tricia Parry & Tiffany Atkinson
Owners Location:	720 S Buttercup Circle
City, State & Zip:	Garden City, UT 84028
Phone:	435.232.8707
Cell Phone:	435.232.8707

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

Briefly Describe Your Business: Youth recreational dance and cheer classes

Utah State Sales Tax Number: _____

Ut State Professional License No. 87-2340758

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, Lakeside Dance and Cheer LLC 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: Tricia Parry Date: 01/30/21

Please print your name:

8/18/2021

Registrations

2 1

Showing 1 to 1 of 1 entries

Q STR21-00066

Quick search = STR21-00066

Status = Pending

Clear all filters

Add or Remove Filters

Pre-Defined Filter Combinations

Is Active (Any)

Status (1)

Registration Type (Any)

Source (Any)

Add or View Comments

Status

Permit Park-Max Occupancy

Permit Spots

Permit Tax Number

Registrant Address

Signature

Emergency Contact Phone

Permit Holder Name 1

Registered Address

Registration Number

Parcel Number

Pending Approve or Deny

14

2

15251928-003-str

9538 N Blue Sky Drive

Kim Scott

4358817246

gardencitygrotto@gmail.com

Kim Scott

Garden City, UT 84028, USA

STR21-00066

41214120015

8/22/21
00000

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 276 Seasons Lane
Date of inspection: 11/11/2021
Owner: Karen Foster
Property Management: Karen Foster
Contact Name: Karen Foster
Contact Phone #: 801 390 3786

Safety Inspections:	Time limit to correct:
Handrails/Guardrails	
Outdoor lights	
Entry lights	
Water shut off	
Hot water heater	
Furnace	
Water working	
Kitchen Sink	
Fire Extinguishers	
Electrical outlet plates	
Check address on unit	
Other:	

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST (page 2)

Address: _____
 Date of inspection: _____
 Owner: _____
 Property Management: _____
 Contact Name: _____
 Contact Phone #: _____

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	14x12	9x10.5	16x19.5	12x14.5	10x12.5					
Exit	✓	✓	✓	✓	✓					
Required Window(s)	✓	✓	✓	✓	✓					
Smoke Detector	✓	✓	✓	✓	✓					
Total Sq. Ft.	168	99.75	200	147.25	110.25		725.25			

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 4. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: _____ Date: 1-11-2021
 Inspector: _____
 Owner/Property Manager: [Signature] 11/2021

Owner/responsible party KAREN POSTER Date 1-11-21

Address 276 SEASONS LN. 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: 1-11-21

Items that need to be corrected:

PUT FIRE EXTINGUISHER PLACARD ON PANTRY DOOR AND
TAKE A PICTURE TO VERIFY (GMS)

Registrations

1

1

Showing 1 to 1 of 1 entries

Q STR21-00064

Quick search = STR21-00064

Clear all filters

Add or Remove Filters

Pre-Defined Filter Combinations

Source (Any)

Registration Type (Any)

Status (Any)

Is Active (Any)

Parcel Number	Registration Number	Registered Address	Permit Holder Name	Contact Email	Emergency Contact Phone	Signature	Registrant Mailing Address	Sales Tax Number	Permit Parking Spots	Max Occupancy	Status	Add'l View Comments
41214920001	STR21-00064	140 W 150 S, Garden City, UT 84028, USA	Nathan Wagner	janie@beardlake.com	4358815071	Adam Mecham	10 S Bear Lake Blvd	14641471-003	3	12	ACH payment pending	

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:												

	#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	Y	Y	Y	Y						
Required										
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total	322	131.25	186	186	Total 697.25					
Sq. Ft.										

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 WATSON Date 7-8-21

Address 140 W. 150 S. Suite/Apt# Boulevard 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 ☒ Fail ☐

Title: CHIEF

Inspected by: [Signature]

Date: _____

Items that need to be corrected: _____



Registrations

Q STR21-00063

Showing 1 to 1 of 1 entries

Add or Remove Filters

Pre-Defined Filter Combinations

Source (Any)

Registration Type (Any)

Status (1)

Is Active (Any)

Quick search = STR21-00063

Status = Pending

Clear all filters

Registration Number	Registration Address	Permit Holder Name 1	Permit Holder Email	Permit Holder Phone	Permit Holder Address	Permit Holder PO Box	Permit Holder Spots	Permit Holder Max Occupancy	Registration Status	Address
41300900051	STR21-00063	936 S Balsamorhiza Rd, Garden City, UT 84028, USA	Melissa Abercrombie	keoni0507@hotmail.com	6025710764	Cody Miller	14439824004-stc	2273	Pending	STR21-00063

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 936 S Balsumorphiza Rd

Date of inspection: July 13, 2021

Owner: Bear Lake Luxury Rentals

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:	Total Square Feet is 3675.5									

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	13 x 16.5	20.5 x 30	21.5 x 16	21.5 x 16	21.5 x 16	21.5 x 16	21.5 x 16	21.5 x 16	29.5 x 20	21 x 12
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Sq. Ft.	214.4	615	344	344	344	344	344	344	530	252

Total Occupancy allowed at this address: 73, shall not include children under the age of three (3).

Minimum parking required at this address: 18 Total number of parking spots on Property 20. 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 13, 2021

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party Cozy Miami Date 8-3-21

Address 936 S. Balsa Moravia RD 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.

Title: Chief

Inspected by: _____

Date: _____

Items that need to be corrected: _____

8/26/2021

Registrations

<https://app.hostcompliance.com/dashboard/registrations>

11

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

183 So. Blue Topaz
440 W 450 S Aqua Marine Bldg.

Address: _____

Date of inspection: August 23, 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.	19.5 x 19.5	14 x 15.5	25 x 17.5	18.5 x 11	13 x 10.5	10 x 10.5	18.5 x 11.5	18.5 x 11.5		
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y		
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y		
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y		
Total Sq. Ft.	370.5	217	437.5	203.5	136.5	105	212.75	212.75	Total 1582.5	

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 8. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies Date: August 24, 2021

Inspector: _____

Owner/Property Manager: _____

183 S Blue Topaz Lane

afgus

Short Term Rental Inspection Form

Owner/responsible party WATERDANCE Date 1-20-21
Address 183 S. 100W 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: [Signature]

Date: _____

Items that need to be corrected: _____

Showing 1 to 1 of 1 entries

Q STR21-00068

Add or Remove Filters

Pre-Defined Filter Combinations

Source (Any)

Registration Type (Any)

Status (1)

Is Active (Any)

Quick search = STR21-00068

Status = ACH payment pending

Clear all filters

PaPortel NNumber	Registration NNumber	Registered Address	PePermit Holder NNumber	CoContact Email	EnEmergency CoContact Phone	Registrant Mailing Address	SubsTax Number	PePermit Mailing Spots	Mailbox Capacity	OOwner Email	OOwner NNumber	CoContact Phone	EnEmergency CoContact Name	Status	ACH/Wire Comments
41214920 004	STR21- 00068	Garden City, UT 84028, USA	Dennis Parry	janie@be arlake.co m	43588150 71	Box 361	14641471- 003	16	38	dennisbp arry@gm ail.com	Dennis Parry	43588150 71	Adam Mecham	ACH payment pending	

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

169 So. Blue Topaz

170 W 50 S Cobalt

Address: _____

Date of inspection: August 24, 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	19.5 x 20	19.5 x 12	17.5 x 11	14.5 x 16	17.5 x 25	18 x 11.5	18.5 x 11.5	18.5 x 11.5	10.5 x 10.5	13.5 x 10.5
Sq Ft.										
Exit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total	390	234	192.5	232	437	207	212.75	212.75	110.25	141.75
Sq. Ft.										

Total Occupancy allowed at this address: 38, shall not include children under the age of three (3).

Minimum parking required at this address: 10 Total number of parking spots on Property 16. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies
Inspector: _____

Date: August 24, 2021

Owner/Property Manager: _____

C66014

169 S Blue Tropic Lane

Short Term Rental Inspection Form

Owner/responsible party WATKINS Date 1-20-21

Address 169 S. 100 W. 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 closed 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

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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: _____

Date: _____

Items that need to be corrected: _____

COMMENTS FROM PLANNING COMMISSION

September 1, 2021

#21-22

Commission Member Stocking made the motion to approve #21-22 with changing only C-1, front & side setbacks. Everything else remaining the same as in the current ordinance. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

#21-29

Commission Member House made the motion to approve #21-29. Commission Member Stevens seconded the motion. All in favor and the motion carried.

WATERDANCE, PHASE 4

Commission Member Carlisle made the motion to approve the preliminary for Phase 4 of Waterdance. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

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: Blue Vista Hills PUD Current Zone: C3 Proposed Zone: C3 with PUD overlay

Property Address: 140 S 640 W, Garden City, UT 84412

Parcel # 41-20-000-0066

Contact Person: E. Hal Christensen Phone #: 801-458-9647

E-mail address: ehchristensen@terrexengcon.com

Mailing Address: P.O. Box 13059 Ogden, UT 84412

Applicant (if different): na Phone #: na

Mailing Address: na

Property Owner of Record (if different): HIG REF1NC1, LLC Phone #: (801) 900-6889

Mailing Address: 375 East 800 South Orem, Utah

Project Start date: Sept. 2021 Completion date: Sept. 2035

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

Blue Vista Hills is a significant Commercial and Residential Townhouse land development project. The development is projected to place 10 commercial business building lot and 276 townhouses on the local Garden City real estate market. The commercial development is expected to attract a multi-storied hotel with 100-200 rooms, a retail sales strip mall, fast-food restaurants, a specialty restaurant, a storage facility for recreational vehicles, a generic retail sales store, possible municipal or community services building, etc. The townhouses are proposed upscale three-story single family attached residential units with approximately 1,800 sf of active living area with double car garages in addition to roof balconies with open-unobstructed views of Beal Lake. The townhouse will be marketed a full-time family residences, long-term lease and short-term rental units.

Lot Size in acres or square feet: varies Number of dwellings or lots: 276 townhouses

Non-residential building size: varies

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

Signature of Applicant

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

Signature of Owner of Record

Signature of Owner of Record

Chuck Matheny dotloop verified
09/02/21 2:39 PM MDT
UW8P-QSG9-FIUJ-JELQ

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: BLUE VISTA HILLS PUD Current Zone: C3 Proposed Zone: RR

Property Address: 140 SOUTH 640 WEST, GARDEN CITY, UT 84028

Parcel # 41 - 20 - 000 - 0066

Contact Person: E. HAL CHRISTENSEN Phone #: 801-458-9647

E-mail address: ehchristensen@terrexengcon.com

Mailing Address: P.O. BOX 13059 OGDEN, UT 84412

Applicant (if different): NA Phone #: NA

Mailing Address: NA

Property Owner of Record (if different): IRA EXPRESS, INC./JEFF WHITE Phone #: 435-760-3707

Mailing Address: _____

Project Start date: SEPT. 2021 Completion date: SEPT 2035

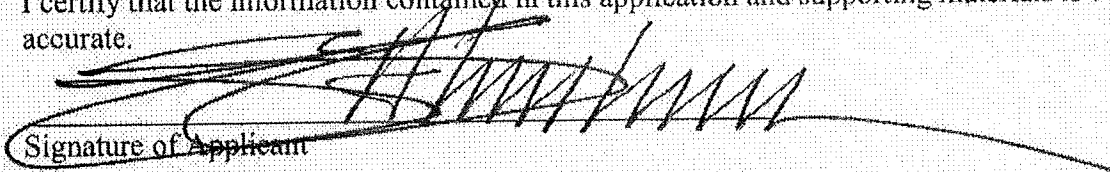
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Blue Vista Hills is a significant Commercial and Residential Townhouse land development project. The development is projected to place 10 commercial business building lots and 276 townhouses on the local Garden City real estate market. The commercial development is expected to attract a multi-storied hotel with 100 to 200 rooms, a retail sales strip mall, fast-food restaurants, a specialty restaurant, a storage facility for recreational vehicles, a generic retail sales store, possible municipal or community services building, etc. The townhouses are proposed to be upscale two to three story residential construction with 1,800 sf to 2,400 sf in active living area with double car garages in addition to roof balconies with open-unobstructed views of Bear Lake. The townhouse will be marketed as full-time family residences, long-term lease and short-term rental units.

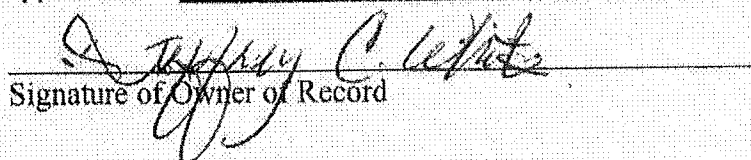
Lot Size in acres or square feet: VARIES Number of dwellings or lots: 276 TOWNHOUSES

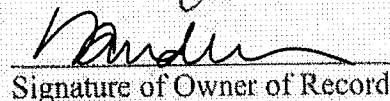
Non-residential building size: VARIES

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

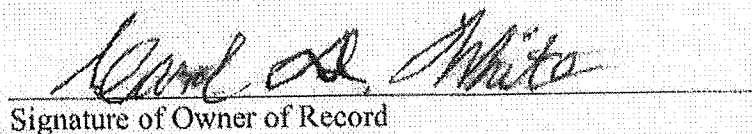

Signature of Applicant

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


Signature of Owner of Record


Signature of Owner of Record

Dan Anderson, President, IRA Express, Inc.


Signature of Owner of Record

Email Form

Office Use Only

Date Received: _____

Fee: _____

By: _____



Garden City Garden City <townofgardencity@gmail.com>

Signed application for Jeff White/ira express

3 messages

Denise Samples <denisemsamples@gmail.com>

Fri, Jul 9, 2021 at 2:48 PM

Reply-To: Denise Samples <denisemsamples@gmail.com>

To: "townofgardencity@gmail.com" <townofgardencity@gmail.com>

Hello!

My client, Hal Christensen with Terrex Engineering, presented at the planning commission meeting on Wednesday. One of the parcels, owned by ira express was signed by Jeff White. There was concern the he did not have the authority to sign. The application is now signed by the president of IRA express.

I hope that this remediates the concern! Please reach out to Hal Christensen (801) 458-9647 if you have any questions!

Thank you!

Denise Samples

Sent from Yahoo Mail on Android

**070721 Blue Vista Hills Re-Zone Application.pdf**
1044K**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Fri, Jul 9, 2021 at 2:49 PM

To: townofgardencity+caf_=gardencity=cut.net@gmail.com

**Address not found**

Your message wasn't delivered to **gardencity@cut.net** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 User [gardencity@cut.net] does not exist

Final-Recipient: rfc822; gardencity@cut.net

Action: failed

Status: 5.0.0

Remote-MTA: dns; mail.cut.net. (69.60.184.14, the server for the domain cut.net.)

Diagnostic-Code: smtp; 550 User [gardencity@cut.net] does not exist

Last-Attempt-Date: Fri, 09 Jul 2021 13:49:08 -0700 (PDT)

Development Construction/Facility Index

1. Townhouse Multiplex Building (276 Total No. Units)
2. Community Guest Parking Lot
3. Solid Refuse Storage
4. Retail Sales Building
5. Potential Community Medical Facility
6. Upscale Specialty Restaurant
7. Hotel
8. Strip Mall
9. Recreational Vehicle Storage
10. Potential Municipal Shop/Office Building
11. Potential Fast Food Restaurant Building Pads

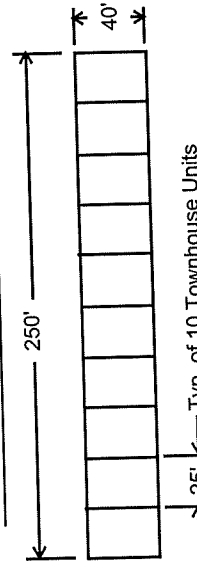
Townhouse Development Acreages

Area Component	Acreage
Townhouse Multiplex Building Footprint	11.85
Complex Landscaping	7.20
Subdivision Access Streets	3.61
Auxiliary Parking lot	1.34
Average Total	24.00

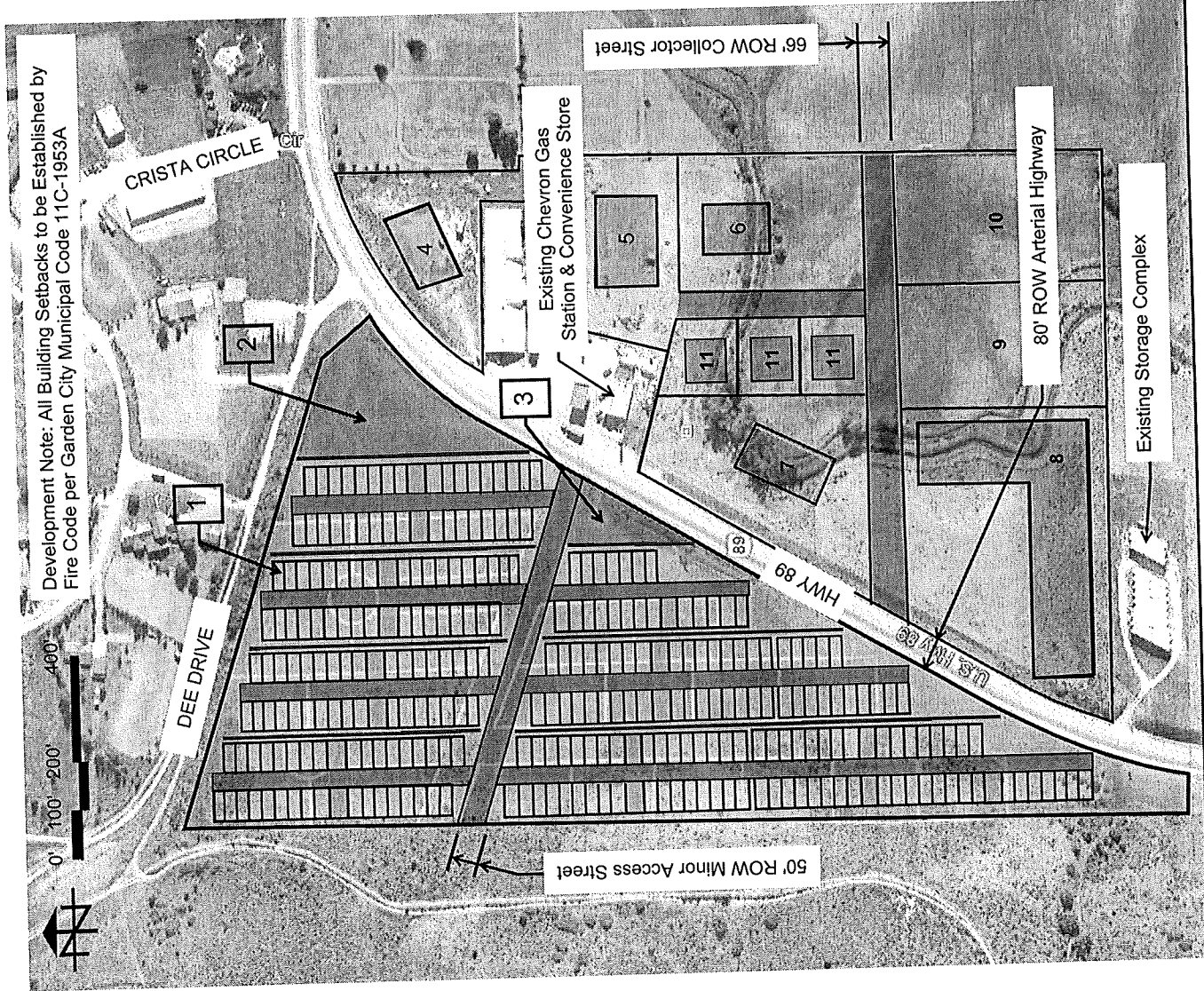
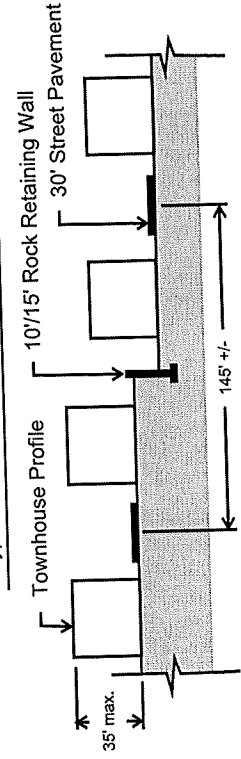
Legend

- Retaining Wall
- Townhouse Open Areas
- Pavement
- Proposed Commercial Building Footprint
- Proposed Townhouse Footprint

10-Plex Townhouse Building Footprint (NTS)



Typical Townhouse Street Section (NTS)



Terrex Engineering & Construction

Water | Wastewater | Drainage Engineering & Civil-Site Construction

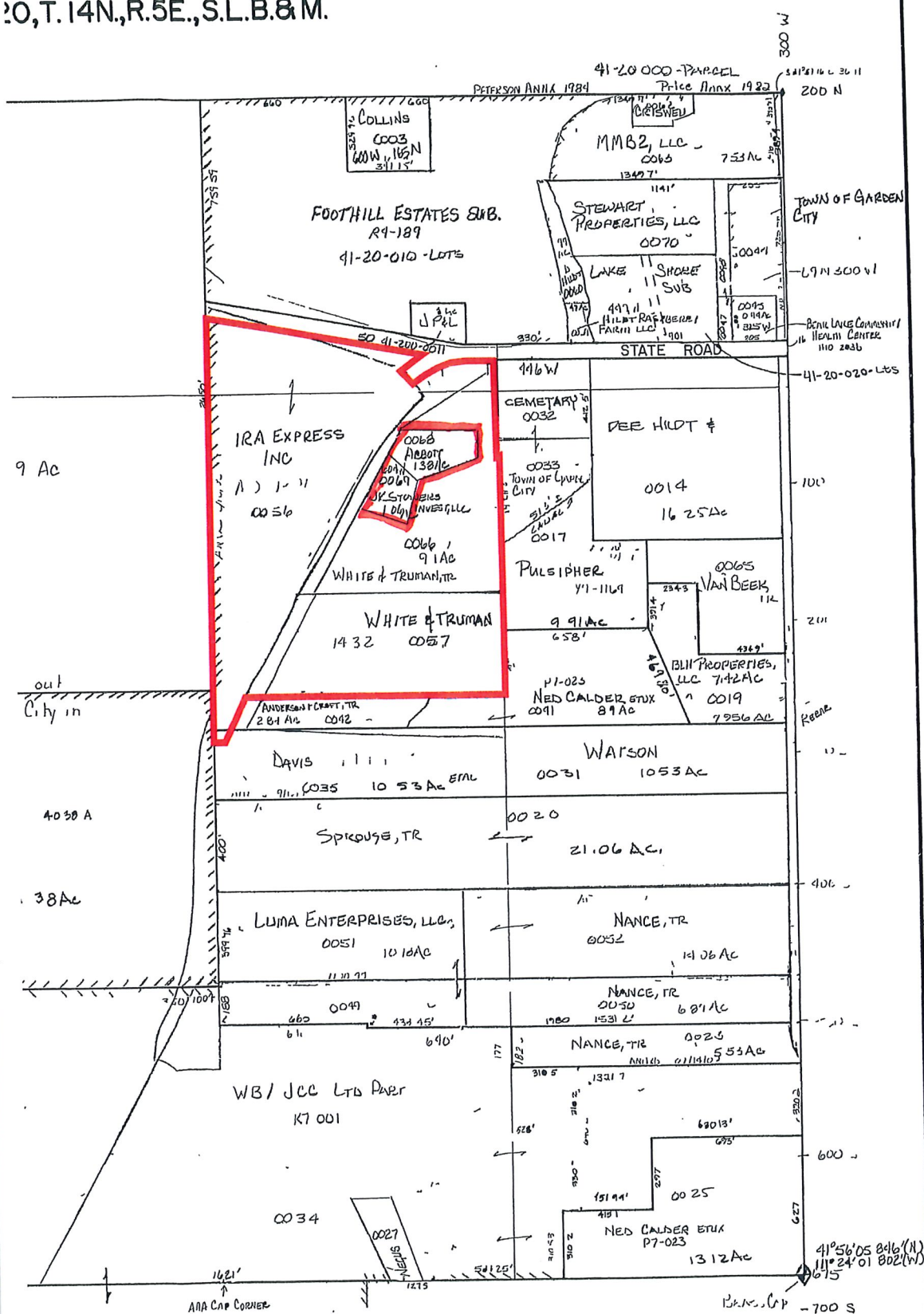
Cell: (801) 458-9647 | Office: 272 East 3000 North, North Ogden, UT | Website: terrexengcon.com

Blue Vista Hills
Proposed Residential Townhouse & Commercial Development
Conceptual Site PUD Development Plan

PLAT NO. _____

BOOK _____ PAGE _____

CH COUNTY
 20, T. 14N, R. 5E, S. L.B. & M.



REVISIONS	

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND AND THE RECORDED ASSUMES NO LIABILITY FOR VARIATIONS IF ANY WITH AN ACTUAL SURVEY

Section 20 T 14N R 5E		book	page
drawn by GP	date OCT 1978		
scale 1"=400'			



MEMORANDUM

DATE: July 7, 2021
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E., Zan Murray, S.E.
SUBJECT: Blue Vista Hills Concept Plan & Rezone

The most recent Blue Vista Hills conceptual plan was received July 7, 2021 for engineering review. At this point a full review is not being completed since this is still in the rezone process. This review will provide general information to help with further design of this development.

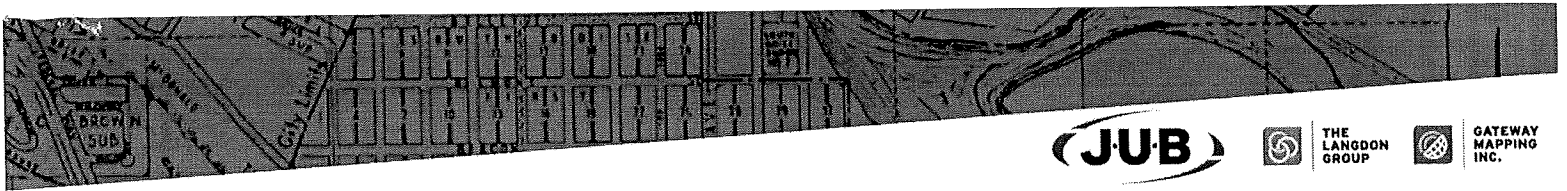
Overall

Site Information

1. Overall water service will need to be verified to determine if state requirements can be met related to pressure and fireflow.
2. Existing natural drainage will need to be maintained.
3. Existing ordinance requires streets to maintain less than 8% grade. Take this into account during design.
4. Street design will require cul-de-sac or other means of turning around to provide necessary fire access and protection.
5. Ingress/Egress will need to be considered. Existing ordinance requires two entrances/exits. This would need to be provided on each side of the highway.
6. Coordination with the canal companies will be required.
7. Water will need to be provided to support the development and turned over to the City prior to final approval.
8. Determine overall ownership and possible HOA details.

Zoning/Ordinance

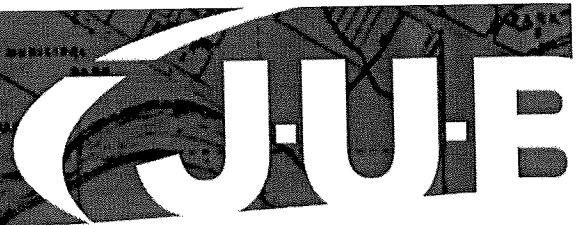
1. If a Planned Unit Development (PUD) is considered refer to 11F-100 for a detailed outline of the requirements to be met.



- a. Aggregate area of buildings not to exceed 30%.
- b. Stand-alone phasing
- c. Landscaping plans
- d. Open space percentages and plans

This is not meant to be a comprehensive list of items but instead things to consider during the design/approval phase. Future reviews will go by a checklist to follow the ordinance as more information is provided. We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.

**HELPING EACH OTHER
CREATE BETTER COMMUNITIES**



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: August 30, 2021
TO: Town of Garden City Council
CC: Mayor Leonhardt, Riley Argyle
FROM: Quinn Dance, P.E., Zan Murray, S.E.
SUBJECT: Town Engineer Update

Below is a summary of our invoices and project highlights for the current projects up through July 31, 2021.

Development Reviews

Blue Vista Hills

The Blue Vista Hills development provided a conceptual plan that was reviewed and presented to the Planning Commission in July. Preliminary comments were provided, and the Planning Commission meeting was attended to provide support.

Buttercup Acres

The final plat along with construction drawings for Buttercup Acres were reviewed prior to Planning Commission and Town Council. This included reviews of the drainage plans, canal improvements and verifying that the Town ordinance is being met with this development.

Hawk Rock

The final plat was received and reviewed prior to Planning Commission and Town Council. This included construction drawing review and design discussions with the developing engineer.

Seasons Amenities

Minor review of the site plan was completed for the Seasons Resort Amenities prior to Planning Commission. Support was also provided at the Planning Commission meeting. This was a general site plan review since no property was being subdivided.

Bentley Townhomes

A new development was proposed in an AEG meeting that we attended. We provided an initial review of the concept plan at the AEG meeting.

Sun Communities

Sun Communities requested a meeting to discuss the progress of the zoning comparison that they are completing. We provided insight and guidance as requested throughout the month.

Long Ridge Development

Continued with the review of Phase 5 of the development. This included final plat review, construction drawing review, and providing bonding release information for previous phases. Completed an on-site walk thru to verify completion of previous phases. Also attended Town Council meeting for support.

Kimball Lane Commercial

The Kimball Lane commercial development preliminary plat was received and reviewed in preparation for the August Town meetings. This included a review memo of the construction drawings and the plat.

Project Overviews

Planning Documents

The General Plan and Culinary Water Master Plan are continuing to be developed. A survey was prepared and distributed for the General Plan that will solicit information from the public. This will help with determining what will be incorporated into the new general plan and facilitate future discussions. Components of the Culinary Water Master Plan were also completed which include water rights summaries, water usage review and other items. Monthly meetings started to happen with various people to discuss the water needs of the Town and how to address them efficiently.

150 South Dedication Plat

Have continued to coordinate with the Church to obtain signature on the dedication plat. We had to send the plat back to the Church after their initial signature so that they could get it notarized.

General Culinary Water System Tasks

The water right extension for WR#23-1654 was completed and submitted to the Town. It was also requested that we add some sampling locations to the culinary water system map for the sanitary survey that was completed in July.

Garden City South Well

We are in the design phase for the South well which includes the Preliminary Evaluation Report (PER). This PER includes various maps and figures that illustrate the source protection zone that will be required with this well. This also includes working on the source protection ordinance that was presented at the Town Council and the Planning Commission meetings. The PER has been submitted to the State and is currently being reviewed.

Please let us know if you have any questions or concerns on the work we are performing for the Town. We appreciate the relationship we have with you and the work we can do for you.

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: Waterdance Current Zone: PUD Proposed Zone: PUD

Property Address: 140 W 150 S Garden City, UT 84028

Parcel # 41 - 21 - 400 - 0271

Contact Person: Teri Eynon Phone #: 208-847-5263

E-mail address: teribearlake@gmail.com

Mailing Address: PO Box 87 Garden City, UT 84028

Applicant (if different): Norm Mecham Phone #: 435-757-6278

Mailing Address: PO Box 361 Garden City, UT 84028 nmedham
@bearlake.com

Property Owner of Record (if different): Waterdance Holdings Phone #: 435-946-3500
LLC

Mailing Address: PO Box 361 Garden City, UT 84028

Project Start date: 2021 Completion date: 2023

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

Waterdance Subdivision Phase 4, consisting of
4 Buildings with 4 townhomes in each buildings
for a total of 16 townhomes.

Lot Size in acres or square feet: _____ Number of dwellings or lots: 16

Non-residential building size: NA

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

Jeri Eynon
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: _____

WATERDANCE

GARDEN CITY

UTAH

LEGEND

PROPOSED	EXISTING
SANITARY SEWER MANHOLE	○
SANITARY CLEANOUT	●
SANITARY SEWER	—
STORM MANHOLE	⊙
STORM SEWER	—
COMBINATION CURB INLET	⊠
CURB INLET	⊡
FIELD INLET-AREA DRAIN	⊢
WATERMANN & VALVE	⊥
WATER METER & SERVICE	⊥
WATERLINE BLOWOFF	⊥
FIRE HYDRANT	⊥
CONCRETE CURB	⊥
PAPER POLE	⊥
BEACH MARK	⊙

SHEET INDEX

1. COVER SHEET
2. SITE PLAN & GRADING
3. SANITARY SEWER PLAN
4. DETAIL SHEET - 1

OWNER / DEVELOPER

THE LODGE AT BEAR LAKE HOLDINGS, LLC
10 SOUTH BEAR LAKE BLVD.
GARDEN CITY, UTAH
435-946-3500

Binge Stakes of Utah
UTILITY NOTIFICATION CENTER INC.
Know what's below.
Call 811 before you dig.
Utah Stakes of Utah
www.utahstakes.org
1-800-622-4111

All transportation and site work shall be done in accordance with the Standard Specifications and the Construction Details of the Town of Garden City and the 2012 APWA Standard Specifications and Details with APWA Amendments, except as noted below. If the Standards of the City, APWA, or details contained in these plans conflict, the more stringent standard will apply.

No work is to be commenced before all appropriate permits are obtained for the specific type of work to be performed. Please consult with this office or the local jurisdiction before work begins.

All construction within the City right-of-way shall be accompanied by a traffic control plan prior to any on-site activity. This plan is to include barricade type and location, as well as busy hours of operation. All water and sanitary facilities and the installation thereof, shall follow the the more stringent of the Standard Specifications of the Town of Garden City, the Bear Lake Special Service District or APWA Standards with City Inspection during construction. Please refer to City Standards for additional notes.

The Contractor shall install ADA pedestrian ramps and sidewalk where shown on the plans and in accordance with ADA requirements.

The Contractor shall maintain a minimum 10' horizontal and 18" vertical separation between all existing and proposed water and sewer lines.

All pipe bedding and backfill material shall meet the applicable specifications in the Town of Garden City standards.

All sanitary sewer lines shall be P.V.C. pipe (A.S.T.M. D-3034), SDR-35 with flexible pipe bedding, installed to Bear Lake Special Service District specifications. All sanitary sewer lines shall be 18" in diameter and installed at a 2% minimum slope behind the property line as indicated on the plan by the Contractor at the time the main lines are installed. The Contractor shall mark the end of each lateral with wire and a 2"x4" board marked with the lateral depth.

The Contractor is required to mark individual lot water service (w) locations and sewer lateral (s) locations on the curb during curb construction, if curbing is used in the development.

All water lines shall be C-400 PVC Class 150 with a working pressure of 235 psi and a minimum of 2' cover to finished grade.

All catch basins, inlets and other places where wastes could be dumped into the storm sewer system shall be sloped as follows:

"Please protect - grade to lot."

The Contractor shall provide 6" minimum vertical and 3' minimum horizontal clearance (table surface) between storm drain pipes and other utility pipes and conduits. For crossing of sanitary sewer lines, the Utah Department of Water Quality criteria apply.

Storm lines 15" and less in diameter shall be constructed of non-reinforced concrete pipe or corrugated polyethylene pipe (N-12), ACPD M294. Storm mains 18" and larger in diameter shall be constructed of reinforced concrete pipe or corrugated polyethylene pipe (N-12), ACPD M294. Perforated storm mains shall be constructed with a minimum of one square inch of perforation per one inch diameter per foot of pipe.

The underground utilities shown on this plan were all that had been constructed at the time these plans were completed. Additional underground construction may have occurred before construction of this project was started. The Contractor, prior to commencing any excavation, shall provide notice of the location of all existing utilities to all owners of underground facilities by calling "Blue Stakes" or similar one-call locating service. The notice shall be given to the owners of the facilities not less than two business days or more than ten business days before excavation.

In the event that there is a discrepancy in these plans and the actual field locations of existing utilities, the Contractor shall notify this office prior to performing the proposed connection or crossing. The Contractor is responsible for all on-site erosion control. Every precaution should be taken to minimize the possibility of tracking mud and debris into the Town roadway. This may require, but not be limited to, graded construction entrances at City streets, wheel wash areas, and properly placed silt fences, hay bales, sediment traps, and storm drain inlet protection.

It is the responsibility of the Contractor to perform all clean-up of the site and general area at the time the improvements are deemed complete.

COVER SHEET
WATERDANCE
PHASE 4

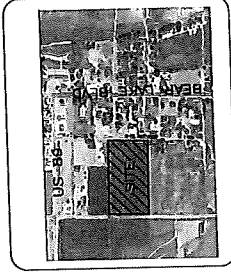
GARDEN CITY, UTAH



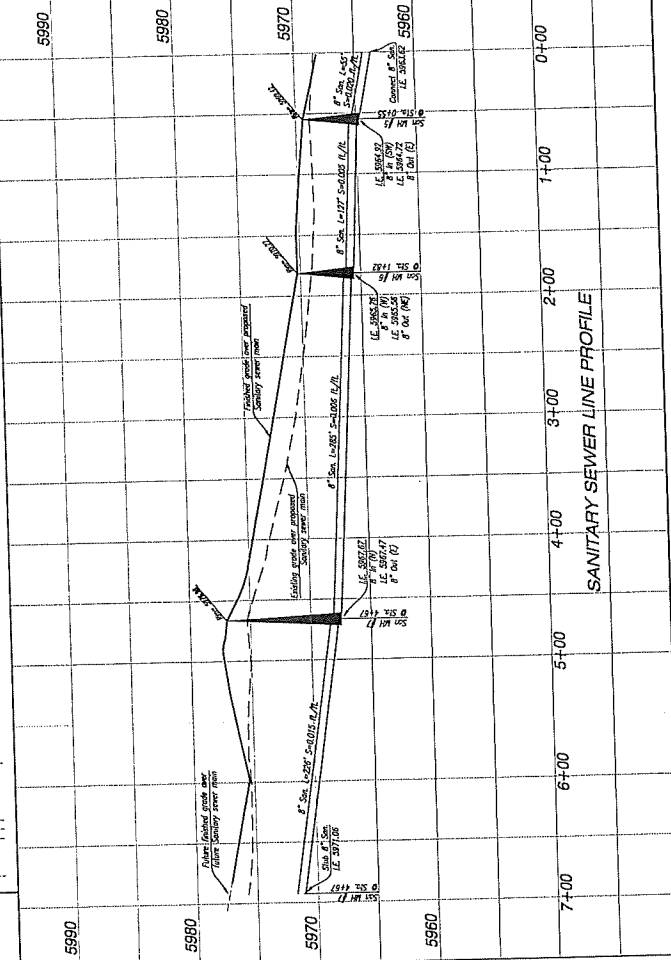
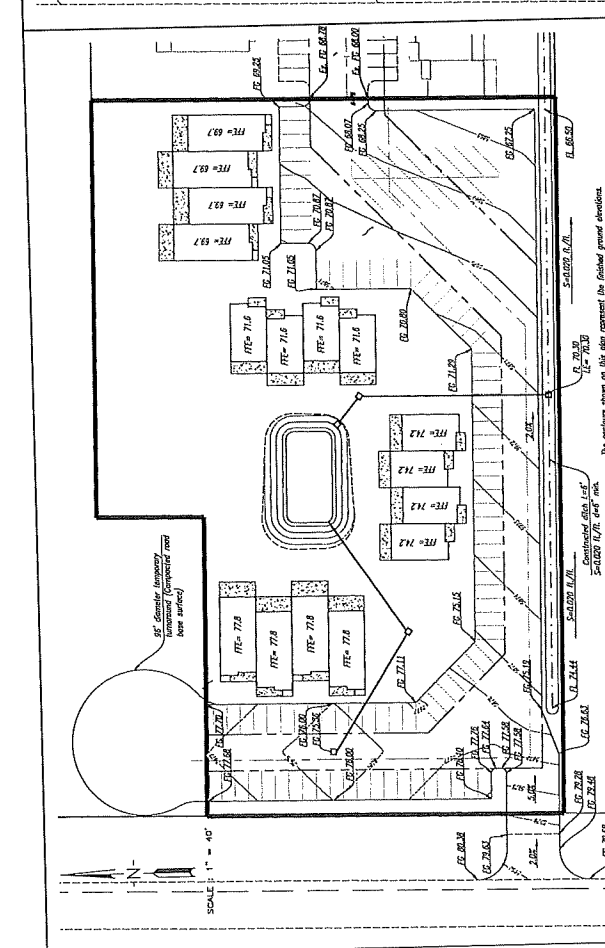
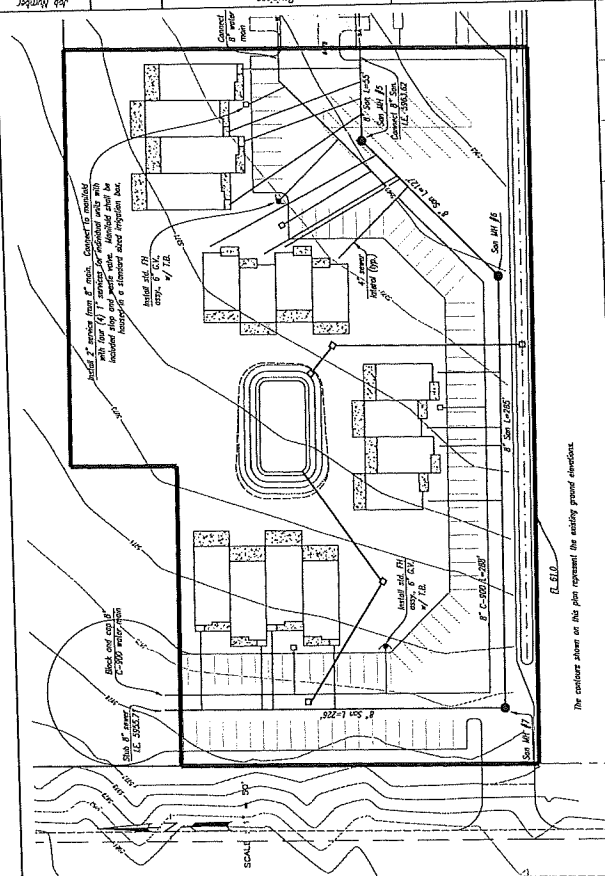
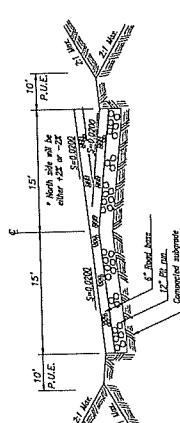
Turner Design Engineering, Inc.
CIVIL ENGINEERING & LAND PLANNING
1015 SOUTH 600 EAST
PROVIDENCE, UT 84332
(435) 985-8245

Job Number 18-010-4
Sheet 1 of 4
Date May 12, 2021
No. 1000
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Drawing by
Drawn by

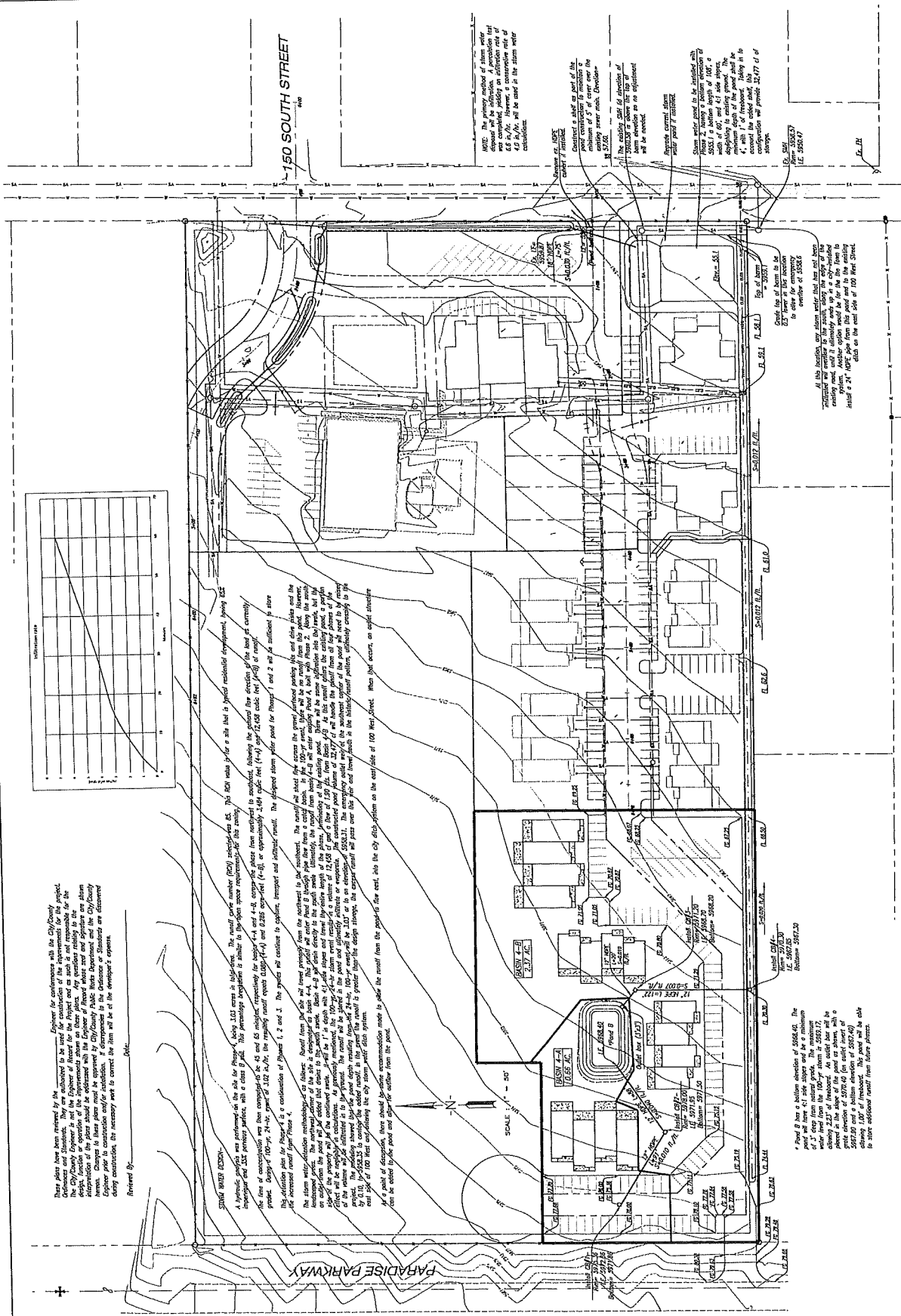
VICINITY MAP



These plans have been reviewed by the Engineer for conformance with the City/County Engineer's Manual. They are submitted to be used for construction of the improvements for the project. The City/County Engineer is not the Engineer of Record for the Project and shall not be responsible for the design, location or operation of the improvements. Any questions regarding the plans, design, location or operation of the improvements should be addressed to the Engineer of Record and signature on the plans. Changes to these plans must be approved by the City/County Engineer prior to construction and shall be shown on the plans. The Engineer of Record shall be responsible for the construction of the improvements and shall be responsible for the construction of the improvements during construction. The necessary work to correct the firm file at the developer's expense. Reviewed By: _____ Date: _____

[illegible][illegible]

WATERDANCE LANE
NO SCALE



These plans have been retained by the _____ Employer for conferences with the City/City/County Ordinance and Statutes. They are submitted to be used for construction of the improvements for the project. _____ are charged to be responsible for the design, interpretation of the City/City/County Ordinance and Statutes. Any questions relating to the design, interpretation of the City/City/County Ordinance shall be addressed with the Employer of Record whose staff and signature are shown on the plans. _____ City/City/County Public Works Department and the City/City/County Engineer. _____ If these plans must be approved by City/City/County Public Works Department and the City/City/County Engineer. _____ If discrepancies to the Ordinance or Statutes are discovered during the review process, the Employer will be of the developer's expense to correct the plans. _____

Reviewed By _____ Date: _____

[illegible][illegible]

When that occurs, an outlet structure will be installed at the intersection of 102 West Street. The city also plans to install a point-of-discharge structure at the intersection of 102 West Street and the city ditch system as the east side of 102 West Street. The city also plans to install a point-of-discharge structure at the intersection of 102 West Street and the city ditch system as the east side of 102 West Street.

Figure 1 consists of seven subplots, labeled (a) through (g), each showing a line graph of the ratio of the number of fish to the number of fish in the previous year (Y-axis) versus the ratio of the number of fish to the number of fish in the previous year (X-axis). The graphs show different patterns of fish population dynamics over time.

Year	Percent
1950	7.5
1960	8.5
1970	9.5
1980	11.5

100

[illegible]

Technical drawing of a building facade. It shows a staircase on the left, a door in the center, and a window on the right. The drawing is labeled with 'E. 121' and 'E. 122'.

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* *Point B* has a *bottom elevation of 5968.40*. The *bottom* we have *4:1 side slopes* and *be a minimum*

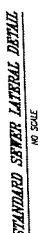
at 3' deep from water grade. The maximum water level from the 100-yr storm is 595.17, allowing 2.21' of freeboard. An outlet bar will be installed at the head of the channel shown with 0

placed at the slope on the plain of alluvium with a
grate elevation of 5570.40 (on outlet invert of
5567.80 and a bottom elevation of 5557.40)

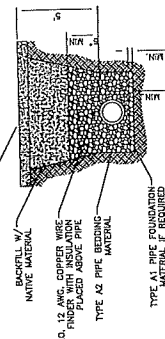
culinary 1,000 et al. (2000), has shown an increase in more additional rural than future plants.

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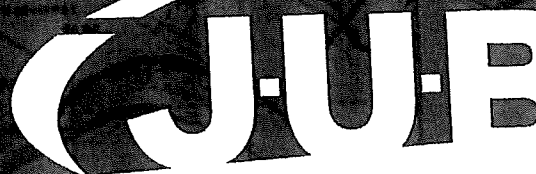


STANDARD FIRE HYDRANT DETAIL



NO SCALE
BITUMINOUS TRENCH SECTION

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: August 25, 2021
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E., Zan Murray, S.E.
SUBJECT: Preliminary Plat Review – Waterdance Phase 4

The engineering review of the Waterdance Phase 4 preliminary plat is shown below. The review items discussed below can be found in Chapter 11E-400 of the Municipal Code.

Preliminary Plat

Existing Conditions

1. Provide information about the unmapped floodplain. Possibly just include it in the Phase 4 description.

Construction Drawings

We have provided an initial review of the construction drawings. The comments below are not comprehensive and additional comments will be provided prior to final plat approval.

Sheet 2

1. Provide an 18" culvert under the egress onto Paradise Parkway.
2. Remove parking shown in Waterdance Lane.
3. Centerline alignment in Waterdance Lane seems to be in the wrong location.

Sheet 3

1. Show additional grading to illustrate and verify how the drainage from Waterdance Lane will get into the swale on the south side of the property.

We appreciate the opportunity to provide this review to the Town and feel free to reach out with any questions or concerns.

ORDINANCE #21-22

AN ORDINANCE CHANGING COMMERCIAL SETBACKS

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-500 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- 5 Feet, if allows foot traffic to exit path of travel. 20' if not | Ten (10) Feet
20' total side setbacks can be 0&20, 10&10, 5&15 ...with adjoining property owners agreement | 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

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

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

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

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

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 palette as set by resolution. Architecture elevations must be reviewed and approved by the Planning Commission.

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

Aye Nay

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

ORDINANCE NO. 21 - 25

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 9th day of September, 2021.

Approval:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

Aye: Nay:

| | | |
|-----------|-------|-------|
| Argyle | _____ | _____ |
| Hansen | _____ | _____ |
| Parry | _____ | _____ |
| Pope | _____ | _____ |
| Leonhardt | _____ | _____ |

ORDINANCE #21-29

AN ORDINANCE TO UPDATE THE DEFINITION OF ROADWAY, CUL DE SAC

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 a 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-200-129 BE UPDATED AS FOLLOWS:

DRAFT

129. Roadway, Cul-de-sac: A public or private roadway **longer than 150'** having one open end and terminated at the other end with a circle not less than 96' in diameter **or a T-turn or a V-turn around with each turn around section being at least 60' in length. These turnaround areas shall indicate "No Parking – Fire Lane" with reflective material signs and/or red painted curbs.** The roadway leading to the cul-de-sac may not exceed 1000' in length as measured from the center of the intersection of a connecting through street to the center of the turnaround area. Any deviation of this ordinance will require the approval of the local Fire Authority.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 9th day of September, 2021.

Approved:

Attest:

Mike Leonhardt, Mayor

Kathy Hislop, Town Clerk

Voting:

| | <u>Aye</u> | <u>Nay</u> |
|------------------|------------|------------|
| Argyle | ___ | ___ |
| Hansen | ___ | ___ |
| Parry | ___ | ___ |
| Pope | ___ | ___ |
| Leonhardt, Mayor | ___ | ___ |