

**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):                       | Ordinance Reference:                           |
|---|--|
| <input type="checkbox"/> Annexation                               | 11A-301  |
| <input type="checkbox"/> Appeal                                   | 11B-400  |
| <input type="checkbox"/> Conditional Use Permit                   | 11C-500  |
| <input type="checkbox"/> Condominium/Townhouse                    | 11E-524 or 11E-525                             |
| <input type="checkbox"/> Encumbrance                              |  |
| <input type="checkbox"/> Extension of Time                        | Subdivision 11E-503/PUD or PRUD<br>11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment            | 11E-506  |
| <input type="checkbox"/> PUD Conceptual                           | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> PUD Phase Approval/Preliminary or Final  | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> PRUD Conceptual                          | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100                 |
| <input type="checkbox"/> Subdivision                              | 11E-100  |
| <input type="checkbox"/> Vacation of Subdivision                  | 11E-523  |
| <input type="checkbox"/> Variance                                 | 11B-308  |
| <input type="checkbox"/> Water Transfer                           | 13A-1300                                       |
| <input checked="" type="checkbox"/> Zone Change                   |  |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group):    |  |
| <input type="checkbox"/> Other Land Use Permit _____              |  |

Project Name: Blue Vista Hills PUD Current Zone: C3 Proposed Zone: C-3 w/PUD Overlay

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

Parcel # 41-20-000-0056, 41-20-000-0057 & 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 Harris Inv Grp 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

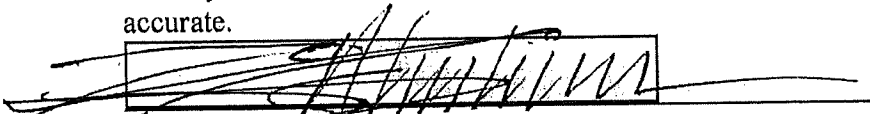
Describe the proposed project as it should be presented to the hearing body and in the public notices.

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

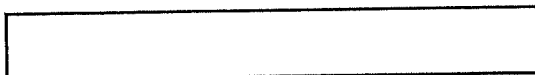
Non-residential building size: varies

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

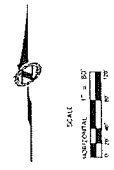
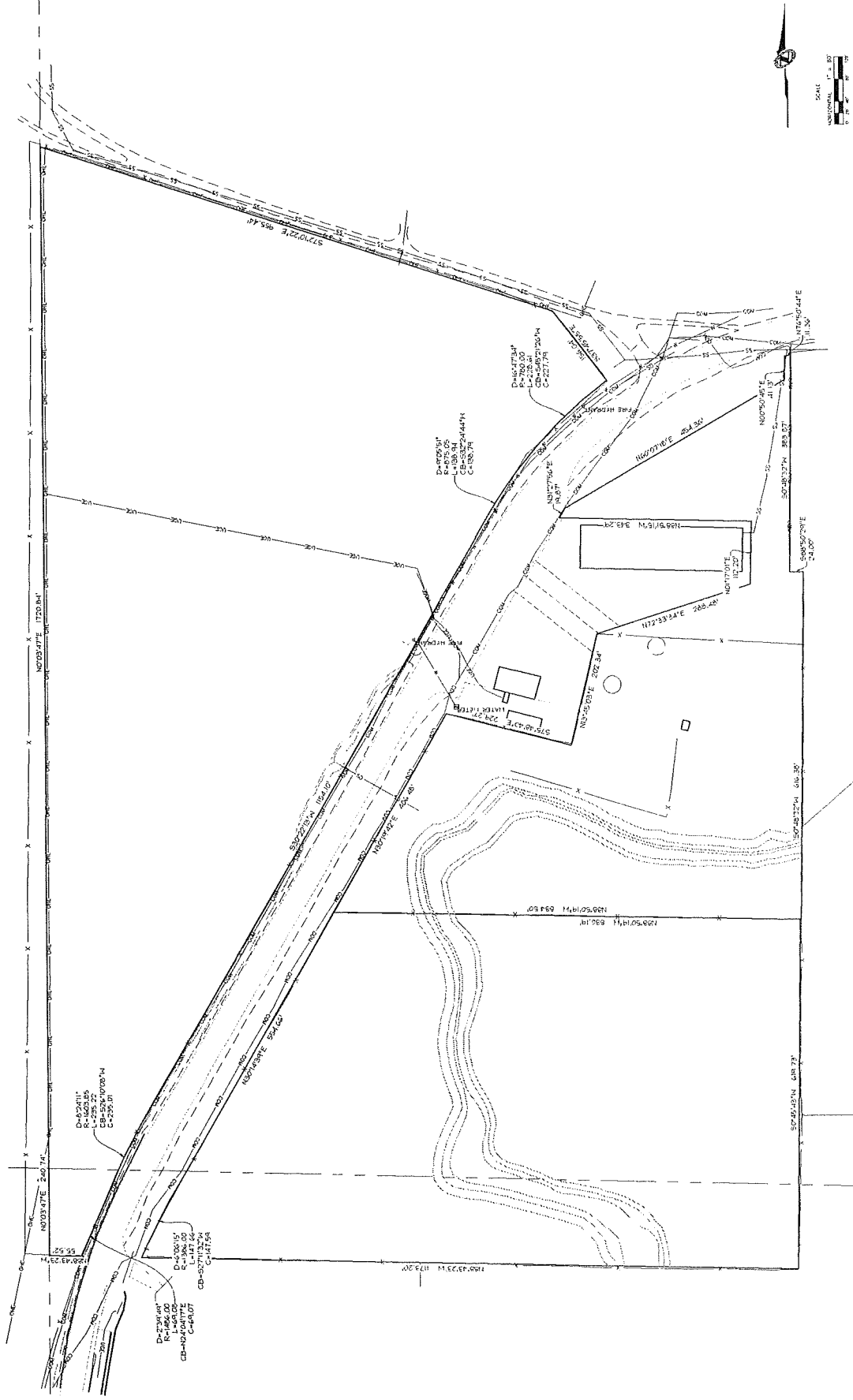
  
Signature of Owner of Record

*Chuck Matheny*  
Signature of Owner of Record

dotloop verified  
09/02/21 2:39 PM MDT  
UW8P-QSG9-FIUJJELQ

Email Form

Office Use Only  
Date Received: \_\_\_\_\_  
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By: \_\_\_\_\_



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## Letter of Authorization

**Date:** September 7, 2021

**To whom it may concern**

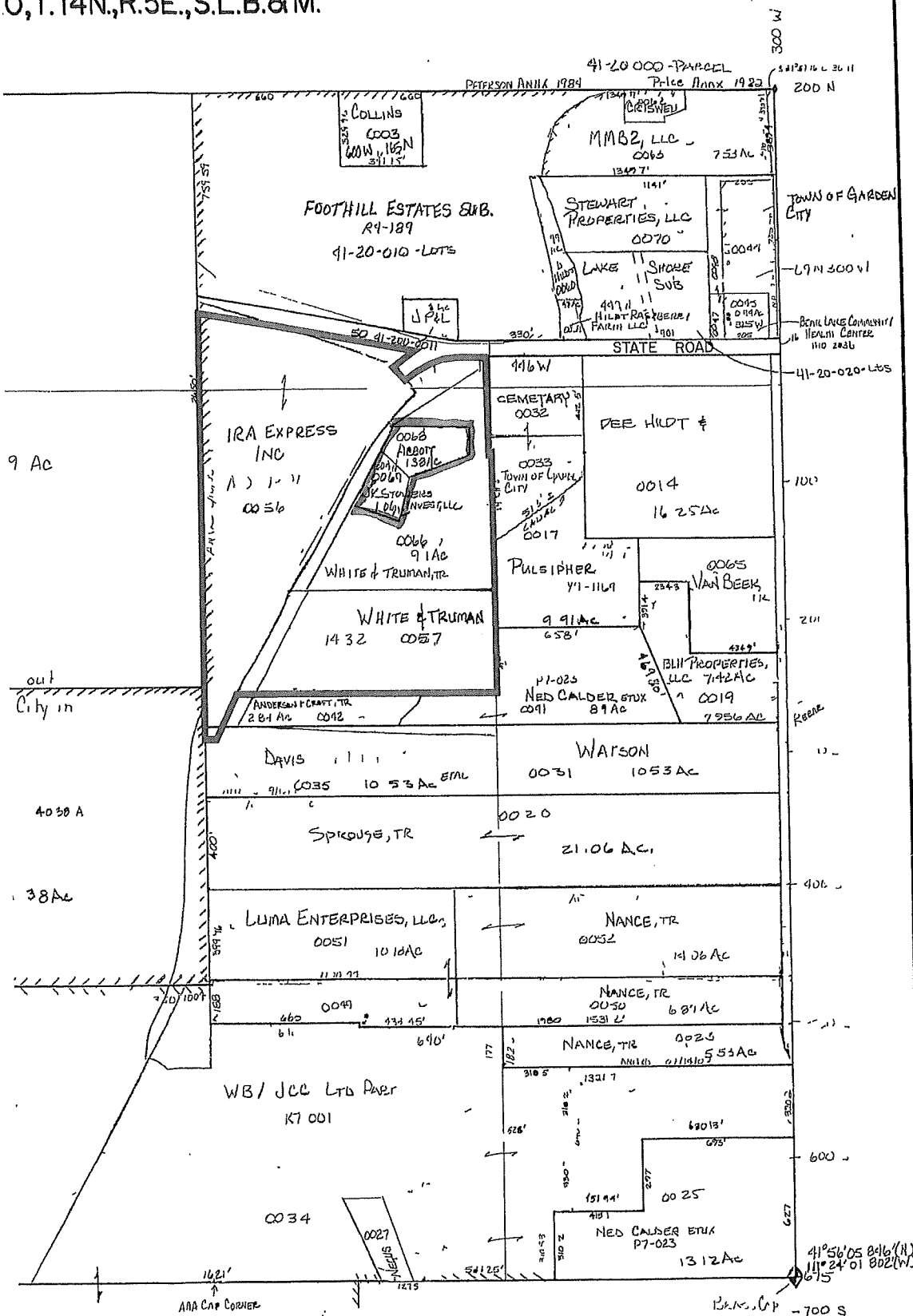
**RE:** Harris Investment Group, LLC / HIG Real Estate 1, LLC development in Garden city lot # 41-20-000-0056

Chuck Matheny the COO of Harris Real Estate Group, Matt Denning CIO of Harris Investment Group have signing authority on behalf of the above LLC's. Harris Investment Group is the manager of HIG Real Estate 1, LLC

Additionally Greg Kloberdanz of StrongKor Development and Hal Christensen of Terrex Engineering & Construction have been authorized to represent our group as it pertains to matters of site development entitlements. Both of these individuals are under contract for the accomplishment of obtaining all necessary municipal approvals.

By: Jason Harris Date: 9.7.21  
Jason Harris - President Harris Investment Group, LLC  
- Signer for HIG Real Estate 1, LLC

CH COUNTY  
O, 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: October 20, 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

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The most recent Blue Vista Hills conceptual plan was received October 13, 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 and considered within the design.
3. Existing ordinance requires streets to maintain less than 8% grade. Take this into account during design.
4. 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.
5. Coordination with the canal companies will be required.
6. Water will need to be provided to support the development and turned over to the City prior to final approval.
7. Determine overall public/private ownership (recreation center, townhomes, etc.) and possible HOA details.
8. There will be the need to coordinate the roadway alignment of the proposed roads going east into the Town to make sure they align with future planned roads.
9. Consider trail connectivity with existing and future trail systems.



J-U-B ENGINEERS, INC.



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

## 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.



**TERREX**

Engineering & Construction, LLC

Design-Build Engineer & General Contractor

Website: [terrexengcon.com](http://terrexengcon.com)

Phone: (801) 458-9647

**HAND DELIVERED**  
**LETTER OF TRANSMITTAL**

October 13, 2021

Submitted: Application to Re-Zone Blue Vista Hills Development Property

Ladies and Gentlemen:

The following documents are submitted to secure the eventual approval of a PUD overlay for the Blue Vista Hills development property as shown on the attached Conceptual Plat and record plat as currently on file with the Rich County Recorder's Office:

1. Completed Garden City application for the approval of the above-mentioned PUD overlay.
2. 15-11"X17" copies of the development Conceptual Plat.
3. 4-22"X34" copies of the development Conceptual Plat.
4. Surveyor's Record Plat with legal description of the development property (electronic submittal).
5. Development Property Warranty Deed with legal description of the development property.
6. Letter of Authorization by Harris Investment Group allowing me-personally to act as their agent in regard to the submission of the re-zone application and in Planning Commission meetings.
7. ALTA Commitment for Title Insurance with legal descriptions of the development property.
8. Flash drive with electronic copy of the development property.

We respectfully request that the City waive the "Zone Change" administrative fee in the amount of \$1,000 in consideration that the attached application is a continuation of the application that was initially submitted to the City on June 23, 2021 for the July 7, 2021 Planning Commission Meeting.

Thank you for considering our application to implement a PUD overlay on the development property. Please let me know if there's immediate questions or a need for additional documentation.

Respectfully,

E. Hal Christensen, SE, PE President/Corporate Engineer  
ALPINE ENGINEERING & CONSTRUCTION, LLC



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Type of Application (check all that apply):

Ordinance Reference:

- G Annexation 11A-301
- Appeal 11B-400
- G Conditional Use Permit 11C-500
- Condominium/Townhouse 11E-524 or 11E-525
- G Encumbrance
- Extension of Time Subdivision 11E-503/PUD or PRUD  
11F-107-A-2
- Lot Split/Lot Line Adjustment 11E-506
- G PUD Conceptual 11C-1950, 11E-100, and 11F-100
- PUD Phase Approval/Preliminary or Final 11C-1950, 11E-100, and 11F-100
- PRUD Conceptual 11C-1950, 11E-100, and 11F-100
- PRUD Phase Approval/Preliminary or Final 11C-1950, 11E-100, and 11F-100
- G Subdivision 11E-100
- Vacation of Subdivision 11E-523
- G Variance 11B-308
- Water Transfer 13A-1300
- G Zone Change
- Other Land Use Permit Plat Amendment from Condo to Townhome  
*other*

Project Name: Spinnaker Point Subdivision Current Zone: BD Proposed Zone: BD

Property Address: 35 E Spinnaker Point Drive, Laketown, UT 84038

Parcel # 41 - 16 - 050 - 0101 41-16-050-0102; and 41-16-050-0103

Contact Person: Jonathan M. Nash Phone #: 435-752-2610

E-mail address: jonathan@hao-law.com

Mailing Address: 595 S. Riverwoods Pkwy., Suite 100, Logan, UT 84321

Applicant (if different): Spinnaker Point Subdivision Phone #: \_\_\_\_\_

Mailing Address: P.O. Box 44, Laketown, UT 84038

Property Owner of Record (if different): SPINNAKER POINT ONE, LLC Phone #: \_\_\_\_\_

*and, MMFH, LLC  
and, Coral Haven, LLC*

Mailing Address: P.O. Box 44, Laketown, UT 84038

Project Start date: n/a Completion date: n/a

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

Applicants are a condominium association wanting to change the classification of their condominiums to townhomes in Garden City via partial plat amendment for Lot 2 of the Spinnaker Point Subdivision. The purpose of the amendment is to change the classifications on the buildings to better match the style and makeup of the buildings, which conforms more accurately with townhomes, not condominiums. The original plat for the Spinnaker Point Subdivision indicated that five (5) condominiums were planned for construction; however, ultimately three (3) townhomes were built instead, therefore necessitating the proposed amendment. In addition, the proposed plat amendment will allow applicants and any future buyers of the properties to secure townhome financing, which is a more commonly offered form of local financing. Condominium financing is restrictive, and hard to come by.


Lot Size in acres or square feet: 2723 Number of dwellings or lots: 3 condos, 1 lot

Non-residential building size: n/a

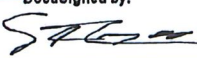
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Signature of Applicant

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.**

DocuSigned by:  
  
Signature of Owner of Record

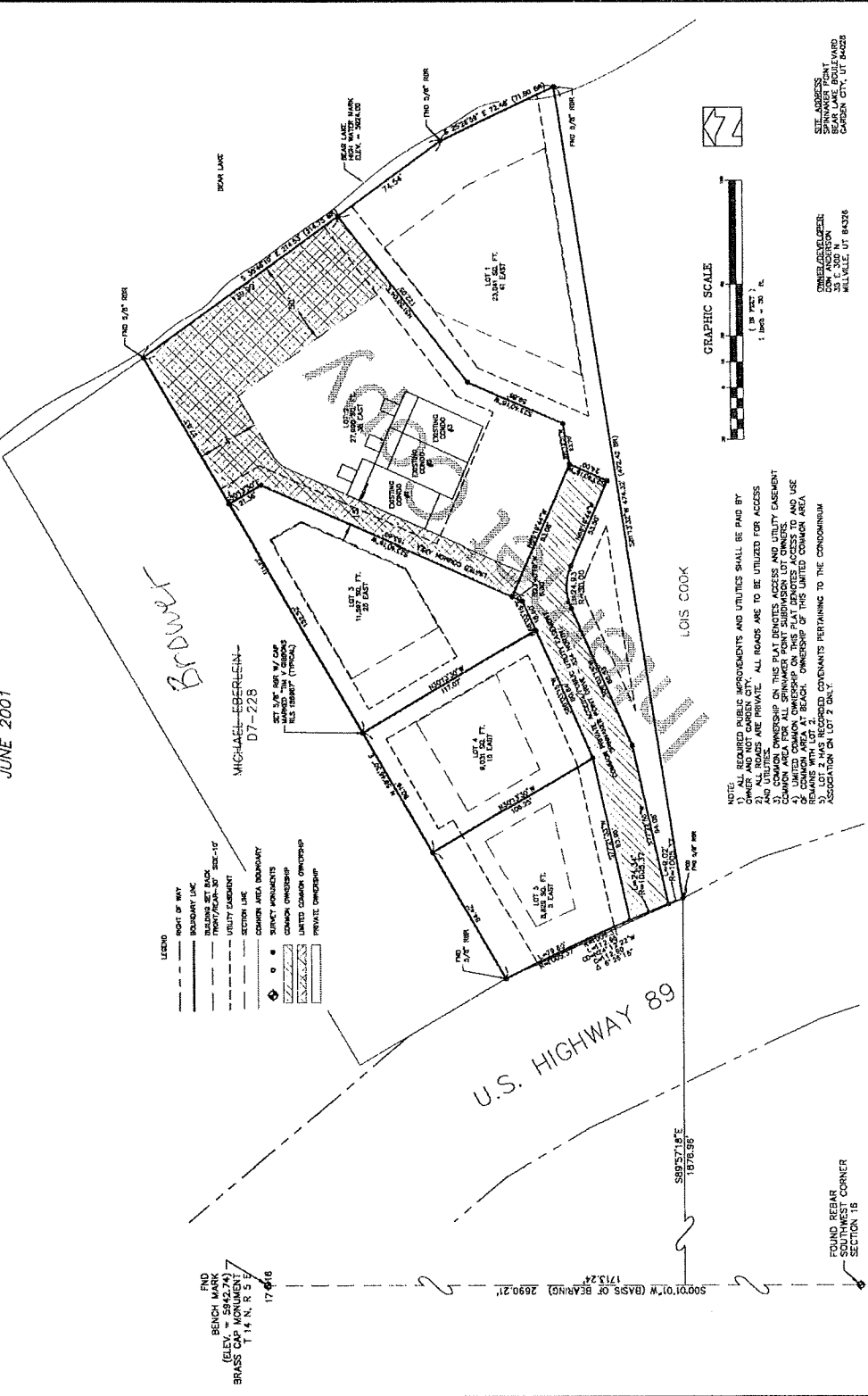
DocuSigned by:  
  
Signature of Owner of Record

DocuSigned by:  
  
Signature of Owner of Record

[Email Form](#)

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

**SPINNAKER POINT SUBDIVISION/CONDOMINIUM  
AMENDED PLAT**  
PART OF THE SW/4 NE/4 SEC 16, T14N, R5E, SLB&M  
JUNE 2001



**COUNCIL APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE GARDEN CITY COUNCIL ON THIS 11th DAY OF JULY, A.D. 2001 BY THE SPINNAKER POINT SUBDIVISION AND ACCEPTED.

**ENGINEER'S CERTIFICATE**  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 11th DAY OF JULY, A.D. 2001 BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 11th DAY OF JULY, A.D. 2001.

**COUNCIL APPROVAL AND ACCEPTANCE**  
PRESENTED TO THE GARDEN CITY COUNCIL ON THIS 11th DAY OF JULY, A.D. 2001 BY THE SPINNAKER POINT SUBDIVISION AND ACCEPTED.

**ENGINEER'S CERTIFICATE**  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

**COUNTY RECORDER'S NO.** 566134  
STATE OF UTAH, COUNTY OF KANE, RECORDED AND FILED AT THE OFFICE OF THE COUNTY RECORDER, TELLER COUNTY, UTAH, ABSTRACTED IN BOOK 17, PAGE 201.

**COUNTY RECORDER**  
GARDEN CITY

**SURVEY CERTIFICATE**  
I, TIM W. GIBSONS, COUNTY SURVEYOR, BEING DULY SWORN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE PERSONALLY EXAMINED THE PLAT AND FOUND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

**BOUNDARY DESCRIPTION**  
A PART OF THE SW/4 CORNER OF SECTION 16, T14N, R5E, SLB&M, LOCATED IN KANE COUNTY, UTAH.

**OWNER'S DEDICATION**  
THE UNDERSIGNED DONOR, LOUIS COOK, BY HER PURCHASE OF THIS SURVEY SUBDIVISION, HAS DEDICATED TO THE PUBLIC THE SPINNAKER POINT SUBDIVISION AND THE SPINNAKER POINT BLVD. THE UNDERSIGNED OWNER ALSO ASSOCIATES TO THE GARDEN CITY, THE MUNICIPAL AUTHORITIES, MUNICIPAL SERVICES AS SHOWN ON THE SUBDIVISION MAP FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO REPLACE SUCH UTILITIES.

**CORPORATE ACKNOWLEDGEMENT**  
STATE OF UTAH, COUNTY OF KANE, I, DON AUGUSTSON, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF THIS COUNTY ON THIS 11th DAY OF JULY, A.D. 2001.

**DATE:** 06/11/01  
**LOCATION:** GARDEN CITY  
**RECORDED BY:** GIBSONS  
**BOOK:** 17  
**PAGE:** 201  
**LOCATION:** GARDEN CITY

**LEGEN**  
--- RIGHT OF WAY  
--- BOUNDARY LINE  
--- PROPERTY LINE (SEE SEC. 16)  
--- UTILITY EASEMENT  
--- SECTION LINE  
--- CONDOMINIUM BOUNDARY  
--- STREET HOUSINGS  
--- CONDOMINIUM OWNERSHIP  
--- PRIVATE OWNERSHIP

**NOTE:**  
1) ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE PAID BY OWNER. ALL ROADS ARE PRIVATE. ALL ROADS ARE TO BE UTILIZED FOR ACCESS AND UTILITIES.  
2) COMMUNITY ACCESS ON THIS PLAT PROVIDES ACCESS AND UTILITY EASEMENT COMMON AREA FOR ALL SPINNAKER POINT SUBDIVISION LOT OWNERS.  
3) LIMITED COMMON OWNERSHIP ON THIS PLAT DENOTES ACCESS TO AND USE REARWAYS WITH LOT 2, BEACH. OWNERSHIP OF THIS UNITED COMMON AREA ASSOCIATION ON LOT 2.  
4) LOT 2 HAS RECORDED COVENANTS PERTAINING TO THE CONDOMINIUM ASSOCIATION ON LOT 2.

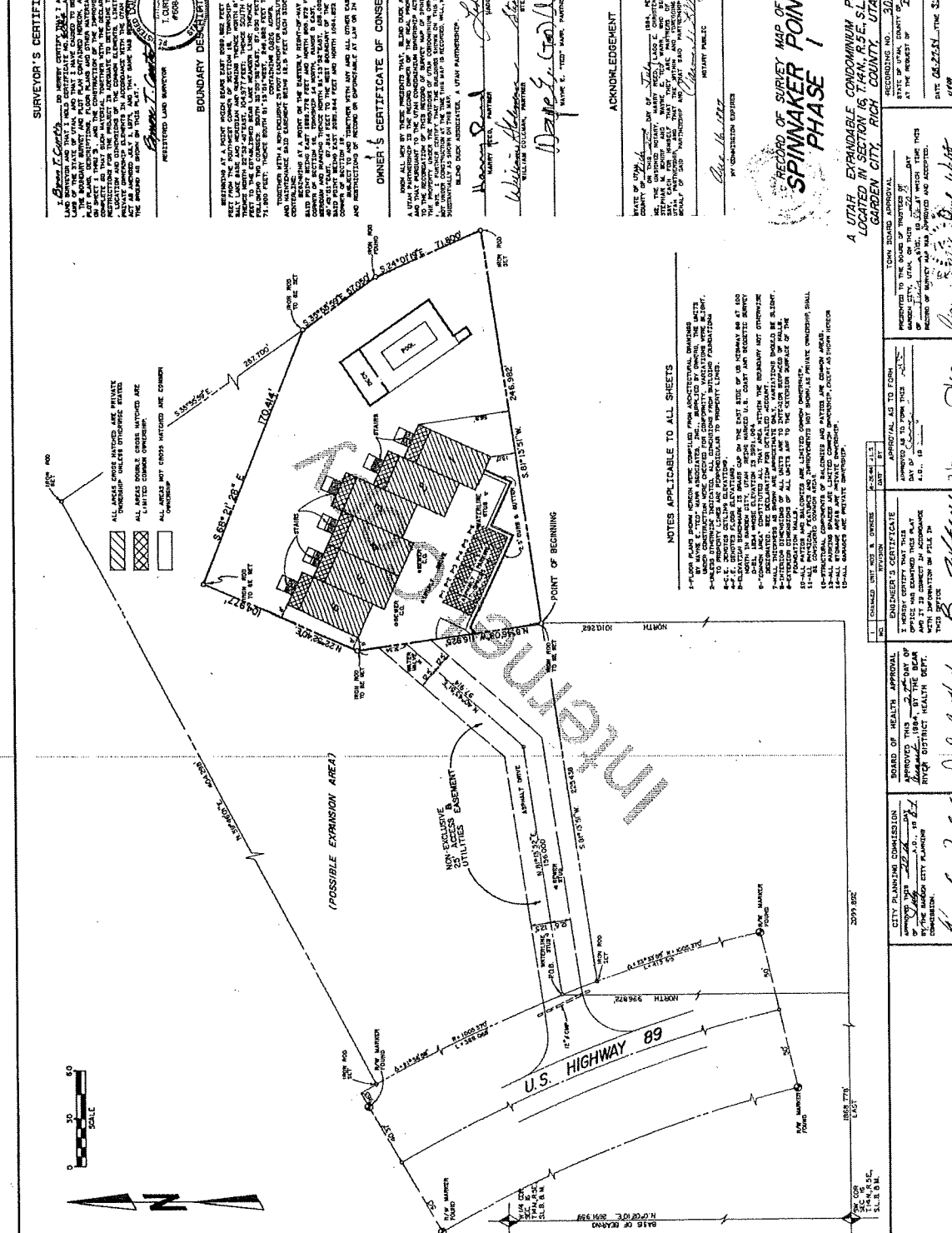
**GRAPHIC SCALE**  
1 inch = 20 feet

**NOTE:**  
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2) COMMUNITY ACCESS ON THIS PLAT PROVIDES ACCESS AND UTILITY EASEMENT COMMON AREA FOR ALL SPINNAKER POINT SUBDIVISION LOT OWNERS.  
3) LIMITED COMMON OWNERSHIP ON THIS PLAT DENOTES ACCESS TO AND USE REARWAYS WITH LOT 2, BEACH. OWNERSHIP OF THIS UNITED COMMON AREA ASSOCIATION ON LOT 2.  
4) LOT 2 HAS RECORDED COVENANTS PERTAINING TO THE CONDOMINIUM ASSOCIATION ON LOT 2.

**BEAR LAKE SPECIAL SERVICE DISTRICT**  
APPROVED THIS 11th DAY OF JULY, A.D. 2001 BY THE BEAR LAKE SPECIAL SERVICE DISTRICT.

**SPINNAKER POINT SUBDIVISION**  
333 E. 300 N. BOX 2  
BURNHEIM, UTAH 84002

**LOUIS COOK**



**SURVEYOR'S CERTIFICATE**

I, *James L. Gentry*, DO hereby certify that I am a registered land surveyor in the State of Utah and that I have caused to be made under my direction and supervision the survey shown on this map and that I have caused the same to be made in accordance with the provisions of the laws of this State in that behalf made and that I have caused to be made in accordance with the provisions of the laws of this State in that behalf made and that I have caused to be made in accordance with the provisions of the laws of this State in that behalf made.



**BOUNDARY DESCRIPTION**

BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 16, T41N, R5E, S18.80M TO THE SOUTHWEST CORNER OF SECTION 17, T41N, R5E, S18.80M:  $S. 108° 55' 26.18'' E. 170.700'$   
 BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 16, T41N, R5E, S18.80M TO THE SOUTHWEST CORNER OF SECTION 18, T41N, R5E, S18.80M:  $S. 88° 21' 30.11'' E. 342.000'$   
 BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 16, T41N, R5E, S18.80M TO THE SOUTHWEST CORNER OF SECTION 19, T41N, R5E, S18.80M:  $S. 69° 21' 30.11'' E. 342.000'$   
 BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 16, T41N, R5E, S18.80M TO THE SOUTHWEST CORNER OF SECTION 20, T41N, R5E, S18.80M:  $S. 100° 00' 00.00'' E. 342.000'$   
 BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 16, T41N, R5E, S18.80M TO THE SOUTHWEST CORNER OF SECTION 21, T41N, R5E, S18.80M:  $S. 88° 21' 30.11'' E. 342.000'$   
 BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 16, T41N, R5E, S18.80M TO THE SOUTHWEST CORNER OF SECTION 22, T41N, R5E, S18.80M:  $S. 100° 00' 00.00'' E. 342.000'$

**OWNER'S CERTIFICATE OF CONSENT TO RECORD**

I, the undersigned, owner of the above described land, do hereby certify that I have read the foregoing survey map and that I consent to the recording of the same and that I authorize the surveyor to execute and deliver to the county clerk a certified copy of this survey map for recording.

WILLIAM COLLAM, PARTNER  
 STEPHEN W. BISHOP, PARTNER  
*William Collam*  
*Stephen W. Bishop*  
 MADE & TESTED  
 WITNESSES: *James L. Gentry*  
*James L. Gentry*

**NOTES APPLICABLE TO ALL SHEETS**

- 1-FILES & BOUNDS ARE SHOWN AS COME FROM ASSOCIATED OWNERS
- 2-FILES & BOUNDS ARE SHOWN AS COME FROM ASSOCIATED OWNERS
- 3-FILES & BOUNDS ARE SHOWN AS COME FROM ASSOCIATED OWNERS
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- 13-FILES & BOUNDS ARE SHOWN AS COME FROM ASSOCIATED OWNERS
- 14-FILES & BOUNDS ARE SHOWN AS COME FROM ASSOCIATED OWNERS
- 15-FILES & BOUNDS ARE SHOWN AS COME FROM ASSOCIATED OWNERS

**ACKNOWLEDGEMENT**

I, the undersigned, County Clerk of the State of Utah, do hereby certify that the foregoing survey map has been duly filed for record in accordance with the provisions of the laws of this State in that behalf made and that I have caused the same to be made in accordance with the provisions of the laws of this State in that behalf made.

WITNESSES:  
 State of Utah  
 County of Rich

RECORD OF SURVEY MAP OF SPINNAKER POINT PHASE I  
 A UTAH EXPANDABLE CONDOMINIUM PROJECT LOCATED IN SECTION 16, T41N, R5E, S18.80M, GARDEN CITY, RICH COUNTY, UTAH

RECORDING NO. 302281  
 STATE OF UTAH, COUNTY OF RICH, DISTRICT 2, REGISTERED AND FILED AT THE OFFICE OF THE COUNTY CLERK, RICH COUNTY, UTAH.  
 DATE: 04.27.21 TIME: 3:52:00 PM 24 JUNE 2024  
 BY: [Signature]  
 COUNTY CLERK

OWNER'S CERTIFICATE OF CONSENT TO RECORD

WITNESSES:  
 State of Utah  
 County of Rich

CITY PLANNING COMMISSION

BOARD OF HEALTH APPROVAL

RECORDING NO. 302281  
 STATE OF UTAH, COUNTY OF RICH, DISTRICT 2, REGISTERED AND FILED AT THE OFFICE OF THE COUNTY CLERK, RICH COUNTY, UTAH.  
 DATE: 04.27.21 TIME: 3:52:00 PM 24 JUNE 2024  
 BY: [Signature]  
 COUNTY CLERK

WITNESSES:  
 State of Utah  
 County of Rich

SHEET NO. 3



**OLSON & HOGGAN, LLC**  
ATTORNEYS AT LAW

L. BRENT HOGGAN  
MILES P. JENSEN  
JAMES C. JENKINS  
JEFFERY B. ADAIR\*\*  
KELLY J. SMITH  
JEREMY S. RAYMOND  
SETH J. TAIT\*  
JACOB A. WATTERSON  
BRADLEY N. MUMFORD  
J. CHAD WEST  
CHASE M. MORRIS

----

CHARLES P. OLSON (1916-1975)

\*also licensed in Idaho  
\*\*also licensed in Nevada

130 SOUTH MAIN, SUITE 200  
P.O. BOX 525  
LOGAN, UTAH 84323-0525  
TELEPHONE (435) 752-1551  
TOLL FREE (866) 752-1551  
TELEFAX (435) 752-2295

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TREMONTON OFFICE:  
123 EAST MAIN  
P.O. BOX 115  
TREMONTON, UTAH 84337  
TELEPHONE (435) 257-3885  
TELEFAX (435) 257-0365

E-MAIL [oh@oh-pe.com](mailto:oh@oh-pe.com)  
[www.oh-pe.com](http://www.oh-pe.com)

October 6, 2021

Via Email

Town of Garden City  
Attn: Sharlene  
Attn: Mayor  
Attn: Town Engineer  
PO Box 207  
Garden City, UT 84028  
[mikel@gardencityut.us](mailto:mikel@gardencityut.us)  
[townofgardencity@gmail.com](mailto:townofgardencity@gmail.com)  
[qdance@jub.com](mailto:qdance@jub.com)

**Re: *Spinnaker Point Subdivision / Plat Amendment Review***  
***Our File: N - 4600.37***

Sharlene:

We received from the developer and have reviewed an application to amend a subdivision plat, a proposed Amended Plat for this subdivision, and supporting documents including various deeds. It is our understanding there has been some confusion as to what process or standards to follow in reviewing this application because Garden City Code does not appear to have any ordinance in place that addresses plat amendments or the process for doing so. In the absence of any local ordinance, the provisions of State Code govern the review. In this case, the Utah Land Use, Development, and Management Act (LUDMA) allows for the amendment to a subdivision

plat in accordance with the provisions of Utah Code Ann. §§ 10-9a-608, 609 which provide the following process:<sup>1</sup>

1. The applicant files a petition or application with the applicable land use authority (in this case the Garden City Town Council is the land use authority).
2. Upon receipt of the petition, the land use authority provides notice of the petition by mail, email, or any other effective method to provide notice to all owners of record of property that is in the area being amended on the plat. This notice must go out at least 10 days prior to the meeting where the application is being considered for approval.
3. The land use authority must hold a public hearing within 45 days of the date of the notice if any owner provides notice to the land use authority of an objection to the application within 10 days of the date of the notice or if any owner within the amendment area has not signed the application/petition for amendment.
4. The public hearing is not required however when the proposed amendment does not change existing boundaries or other attributes within the subdivision that are not owned by the petitioner/applicant.
5. If the application would result in the modification or vacation of a public street or public utility easement, then additional requirements in Utah Code Ann. § 10-9a-609.5 must be met – which requirements include a public hearing.
6. The applicant must submit a proposed plat amendment which:
  - i. Depicts only the portion of the subdivision that is proposed to be amended;
  - ii. Includes a plat name distinguishing the amended plat from the original plat;
  - iii. Describes the differences between the amended plat and the original plat;
  - iv. Includes references to the original plat.
7. After determining all the foregoing requirements have been met, the land use authority may approve the application for the amended plat if it finds: (1) there is good cause for the amendment, and (2) no public street or utility easement has been vacated or amended.

With these general requirements from State Code in mind, please consider the following in reference to the specific application from Spinnaker Point:

1. Utah Code Ann. § 10-9a-608(4) requires that the application/petition to amend the plat must include the “name and address of each owner of record of the land contained in . . . that portion of the plat described in the application/petition,” and the “signature of each owner of record who consents” to the application/petition. The Developer appears to have provided several deeds which we assume was meant to help the Town determine that all owners of record have signed the

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<sup>1</sup> The process provided herein is not meant to be a comprehensive guide and does not contain every particular requirement but is meant to provide a general overview of the process required by State Code.

application. However, isolated deeds without a chain of title are not enough to make that determination. The Town should ensure the applicants establish that all current owners of record are identified on the application and whether they all have signed it evidencing their agreement with the application. This is generally most easily done with a simple title report.

2. In this same vein, if the Town determines that all owners of record have signed the application/petition, then the Town does not need to send out the written notice required by State Code and the Town Council can consider the application at the next public meeting. If however the Town determines that not all owners of record have signed the application/petition, then the Town should send out written notice of the application/petition to the owners who did not sign and indicate to them the date, time, and place where the application will be considered for approval. Additionally, the Town Council would need to hold a public hearing on the application as part of the next public meeting where the application is considered.

3. Utah Code Ann. § 10-9a-608(3) requires additional steps if any public utility or public street is being amended as part of the application. As best we can tell, it does not appear any change is being made to a public street or public utility and it does not appear that this requirement applies. The Town should have the Town Engineer review the proposed amendment against the plat that is currently in place to confirm this.

4. Utah Code Ann. § 10-9a-608(1)(b)(iii) requires that the amended plat “describes the differences between the amended plat and the original plat.” The proposed amended plat we received appears to indicate the difference is that Lot 2 is being subdivided. However, as we understand it, Lot 2 was already subdivided into Condos on the original plat. At any rate, the Town should ensure there is some kind of description of exactly what is changing in the amended plat from the original plat.

5. Utah Code Ann. § 10-9a-608(1)(b)(iv) requires that the amended plat make a reference to the plat it is amending. We did not see any reference to the plat it was amending. This can be done with a note that cites to the name of the original plat and instrument number, book, and page number of where it is recorded at the Rich County Recorder’s Office.

6. Finally, the Town Council may approve the application if at the public meeting (and public hearing if required) it determines there is “good cause” and there are no public streets or public utilities being changed. “Good cause” is not defined in the State Code but is generally understood as being met when there is a reasonable justification for the change.

We hope that this analysis helps as the Town reviews this proposed subdivision amendment application. As always, feel free to contact me directly with any questions or concerns about this review.



OLSON & HOGGAN, LLC

/s/ Seth J. Tait

SJT/tf

j:\sjt\cities\garden city\04 - subdivisions\spinnaker point plat amendment\tr.plat.amend.spinnaker.docx



CACHE • LANDMARK  
ENGINEERS • SURVEYORS • PLANNERS

Jonathan Nash  
Hillyard Anderson Olsen  
595 South Riverwoods Pkwy, Suite 100  
Logan, UT 84321

November 9, 2021

Re: Spinnaker Point Subdivision – Garden City, UT

To Whom It May Concern:

Regarding the recent survey of Spinnaker Point in Garden City, we were asked to prepare a plat and to measure the buildings in order to convert the units within the buildings from condominium to townhome units. We are unaware of any geometric problems as to why these units cannot be classified as townhome units. There are no vertical overlaps from one unit over the top of an adjoining unit. It is possible to define the footprint of each unit on the ground, where each unit would own the airspace above it, without having encroachments into this airspace by the adjoining units, and this is what we are representing on the plat that we prepared. Please let me know if we can provide any additional information.

Sincerely,

Steven C. Earl, P.E., P.L.S.

## 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):	Ordinance Reference:
<input type="checkbox"/> Annexation	11A-301
<input type="checkbox"/> Appeal	11B-400
<input type="checkbox"/> Conditional Use Permit	11C-500
<input type="checkbox"/> Condominium/Townhouse	11E-524 or 11E-525
<input type="checkbox"/> Encumbrance	
<input type="checkbox"/> Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
<input type="checkbox"/> Lot Split/Lot Line Adjustment	11E-506
<input type="checkbox"/> PUD Conceptual	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PRUD Conceptual	11C-1950, 11E-100, and 11F-100
<input type="checkbox"/> PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
<input checked="" type="checkbox"/> Subdivision	11E-100
<input type="checkbox"/> Vacation of Subdivision	11E-523
<input type="checkbox"/> Variance	11B-308
<input type="checkbox"/> Water Transfer	13A-1300
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> AEG Meeting, (Affected Entity Group):	
<input type="checkbox"/> Other Land Use Permit _____	

Project Name: CW The Lake Current Zone: C3 Proposed Zone: C3

Property Address: 275 S Bear Lake Blvd

Parcel # 41 - 21 - 300 - 0033

Contact Person: Zach Swenson Phone #: 801-556-8440

E-mail address: Zach@builtbycw.com

Mailing Address: 1222 Legacy Crossing Blvd # 6, Centerville, UT 84014

Applicant (if different): Zach Swenson Phone #: 801-556-8440

Mailing Address: 1222 Legacy Crossing Blvd # 6, Centerville, UT 84014

Property Owner of Record (if different): CW LAND CO, LLC Phone #: 801-556-8440

Mailing Address: 1222 Legacy Crossing Blvd # 6, Centerville, UT 84014

Project Start date: April 2022 Completion date: April 2023

Describe the proposed project as it should be presented to the hearing body and in the public notices.  
Five-lot, single-family subdivision at 275 S Bear Lake Blvd - Parcel #41-21-300-0033.

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Lot Size in acres or square feet: 87,120 SF Number of dwellings or lots: 5

Non-residential building size: N/A

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

*Zach Swenson*

\_\_\_\_\_  
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.**

*Dba Gk* , *Manager*

\_\_\_\_\_  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record



\_\_\_\_\_  
Signature of Owner of Record

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



**Garden City Project Checklist**

A complete application packet must be filed with the Garden City Town Clerk at least **fourteen** (14) days prior to the meeting when your project will be considered. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, which also requires an AEG pre-meeting before turning in this packet.

**INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.**

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- Subdivision Plat:** \$3,000 Deposit \* 11E  
     Preliminary Plat: \$500 per plat + \$10 per lot 11E-400  
     Final Plat: \$500 per plat + \$10 per lot 11E-500  
     *Subdivision packets must include A, 15 of B, 4 of C, D, E, & F for each plat*
- Condominium Plat:** \$3,000 Deposit \* Must follow Subdivision Ordinance, Chapter and/or Planned Unit Development Ordinance, Chapter 11F and:  
     Condominium Plat: \$500 per plat + \$10 per lot 11E-524  
     Townhouse Plat: \$500 per plat + \$10 per lot 11E-525  
     *Condominium packets must include A, 15 of B, 4 of C, D, E, & F for each plat*
- Planned Unit Development or Planned Residential Development (PUD or PRUD):**  
     \$3,000 Deposit \* 11C-1950, 11F & 11 E  
     Preliminary PUD Development Plan: \$1,000 11F-103  
     Final Development Plan: \$1,000 11F-107  
     *PUD/PRUD packets must include A, 15 of B, 4 of C, D, E, & F for each plat*
- Readjustment of Lot Lines or Lot Splits:** \$250 11E-506  
     *Packets must include A, B, C, D, E, & F, Also, a deed for each lot*
- Vacation of Subdivision:** \$300 11E-523  
     *Packets must include A, 15 of B, 4 of C, D, E, & F*
- Conditional Use Permit:** \$300  
     *CUP packets must include A, 9 of B, D, E, & F*
- Variance:** \$250 11B-308  
     *Variance Packets must include A, B, D, E, & F*
- Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre  
     (Maximum of \$1,000) 11A-300  
     *Annexation packets must include A, 15 of B, 4 of C, D, E, & F*
- Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre  
     (Maximum of \$1,000) 11A-302  
     *Zone Change packets must include A, 15 of B, 4 of C, D, E, & F*

- 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](http://www.gardencityut.us).**

# UTAH NOTARY ACKNOWLEDGMENT

State of Utah

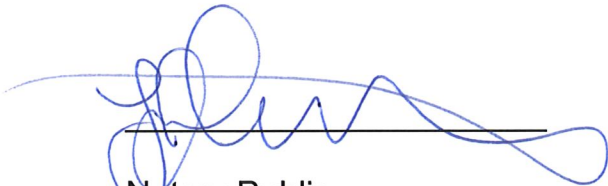
County of DAVIS

On this 12 day of OCT, in the year 21, before me

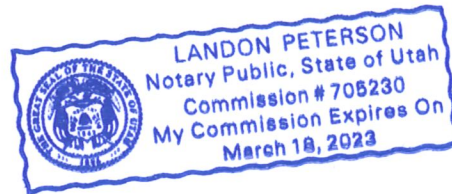
Landon Peterson a notary public, personally appeared

Darlene Carter, who I personally know.

Witness my hand and official seal.

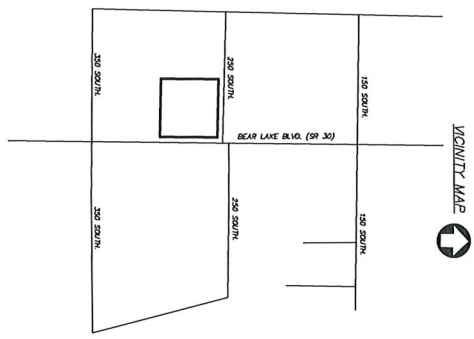
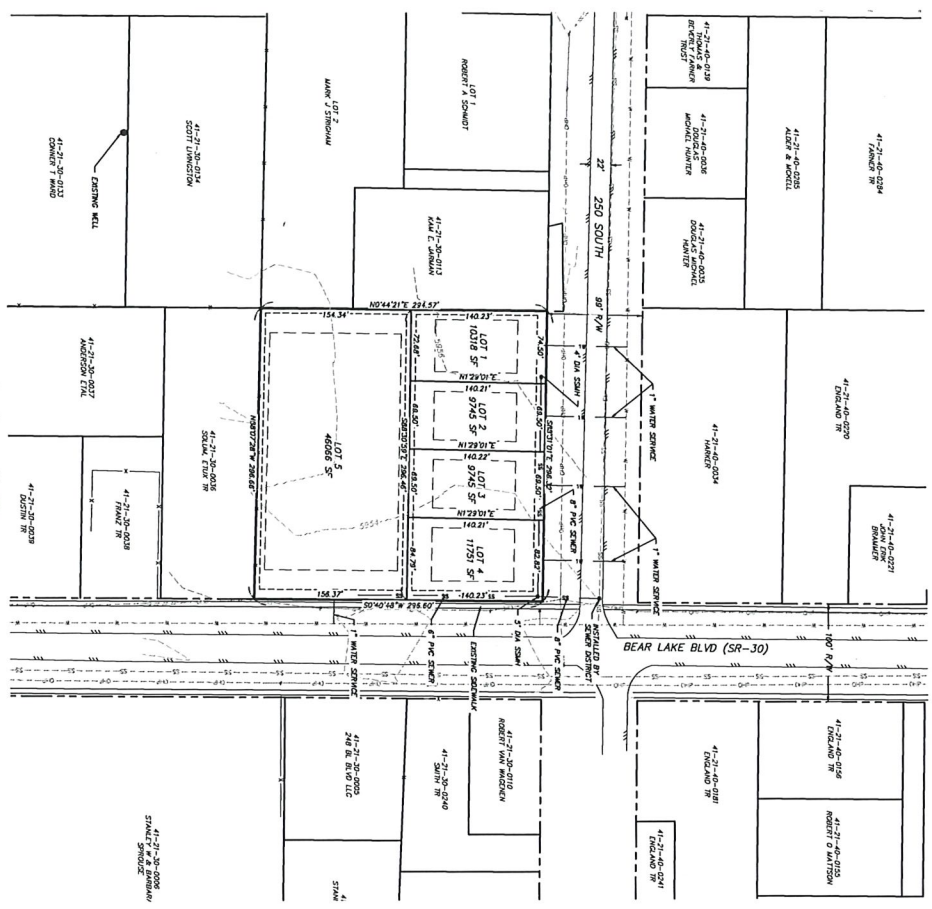


Notary Public



(Seal)

PRELIMINARY PLAT  
 CW THE LAKE SUBDIVISION  
 PART OF THE SW 1/4 OF SEC 21, T14N, R5E, S14M  
 GARDEN CITY, RICH COUNTY, UTAH



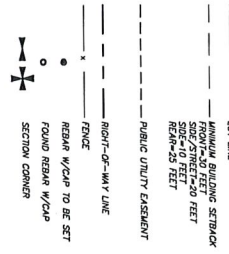
OWNER / DESIGNEE  
 ZACH SANDGREN  
 1222 LENOVA CROSSING BLVD #2  
 GARDEN CITY, UT 84014  
 zsandg@zpsc.com

SUBJECT  
 CLARK LANDMARK ENGINEERING  
 52 GOLF COURSE RD #103  
 GARDEN CITY, UT 84014  
 sandg@clarklandmark.com



NOTES:  
 1. ZONING IS C-2  
 2. ZONING OCCUPANCY INFORMATION AVAILABLE FOR THE AREA  
 3. STORM WATER DRAINAGE WILL BE LAINAGED ON INDIVIDUAL  
 4. STORM WATER SHALL BE CONSTRUCTED ALONG THE FRONTAGE  
 OF EACH LOT

STATEMENT OF USE  
 TO CREATE 4 RESIDENTIAL LOTS



**SURVEY CERTIFICATE**



I, STEVEN G. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 118575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT WHICH IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICH, STATE OF UTAH, DESCRIBED AS FOLLOWS: PART OF THE SW 1/4 OF SECTION 21, T14N, R5E, S14M, CITY, COUNTY OF RICH, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S 0° 24' 30" W 1828.40 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PLAT "A" OF THE GARDEN CITY NORTHWEST 200' BY 200' FEET ALONG THE EAST LINE OF SAID LOT; THENCE S 89° 07' 28" W 298.66 FEET; THENCE N 0° 24' 30" W 1828.40 FEET TO THE NORTH LINE OF SAID LOT; THENCE N 0° 24' 30" W 298.66 FEET; THENCE S 89° 07' 28" W 298.66 FEET; THENCE N 0° 24' 30" W 1828.40 FEET TO THE POINT OF BEGINNING. THE AREA OF SAID TRACT IS 2.01 ACRES, MORE OR LESS.

**OWNERS DEDICATION**  
 NOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN ON THIS PLAT HAVE AGREED TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS "CW THE LAKE SUBDIVISION" IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR SIGNATURES THIS DAY OF \_\_\_\_\_ 20\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE OWNERS OF SAID TRACT OF LAND HAVE COME INTO MY OFFICE AND SIGNED THE FOREGOING INSTRUMENT VOLUNTARILY AND FOR THE PURPOSES HEREIN MENTIONED.

**GARDEN CITY COUNCIL**  
 THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE GARDEN CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

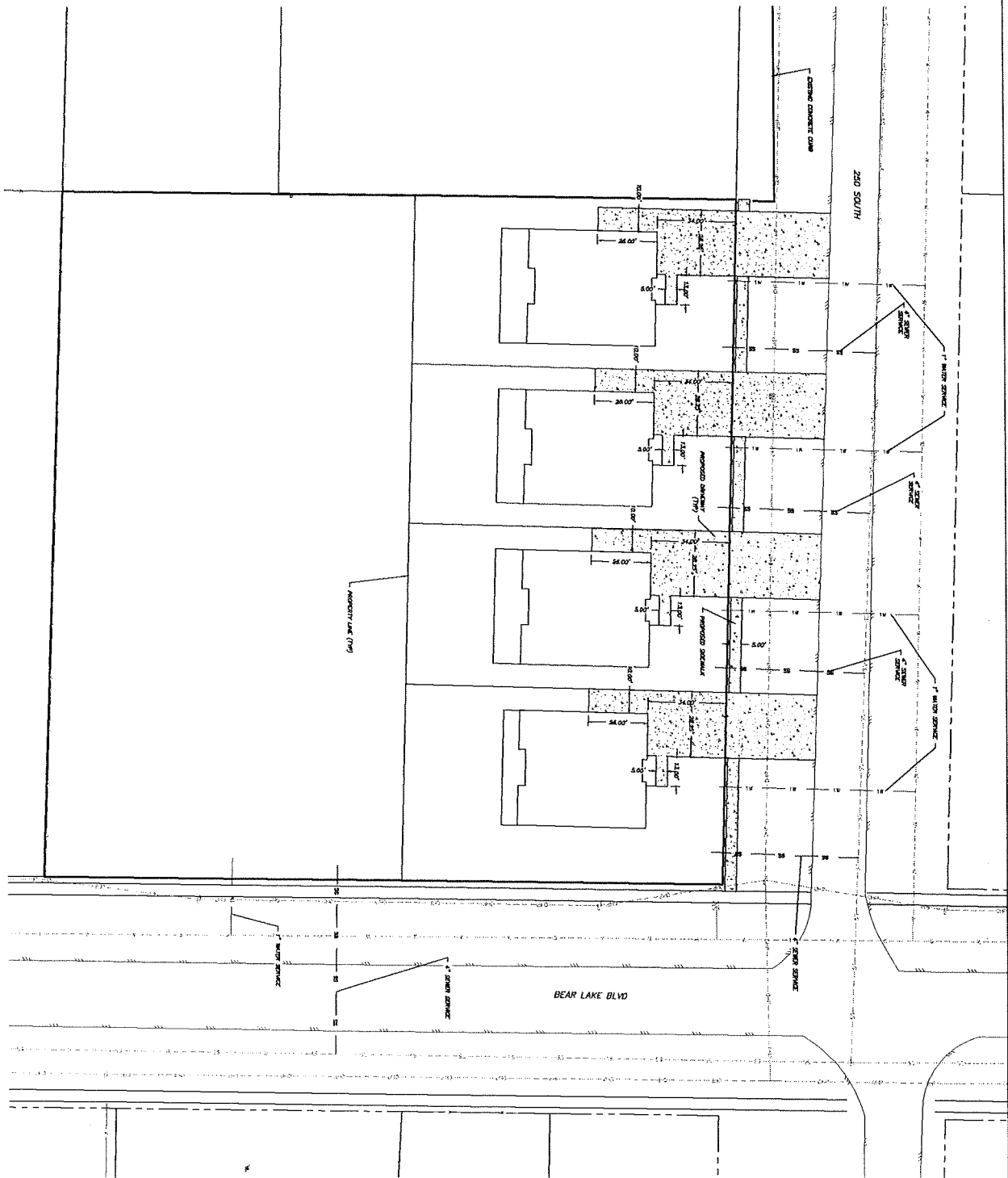
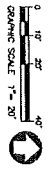
**BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL**  
 THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE BEAR LAKE SPECIAL SERVICE DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**PLANNING COMMISSION APPROVAL**  
 THE SUBDIVISION DESCRIBED HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**COUNTY RECORDER'S NO.**  
 STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEES \_\_\_\_\_ ABSTRACTED \_\_\_\_\_ PROJECT NUMBER \_\_\_\_\_ SHEET NO. \_\_\_\_\_ FIELD NO. \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

**COUNTY RECORDER'S NO.**  
 STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEES \_\_\_\_\_ ABSTRACTED \_\_\_\_\_ PROJECT NUMBER \_\_\_\_\_ SHEET NO. \_\_\_\_\_ FIELD NO. \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_





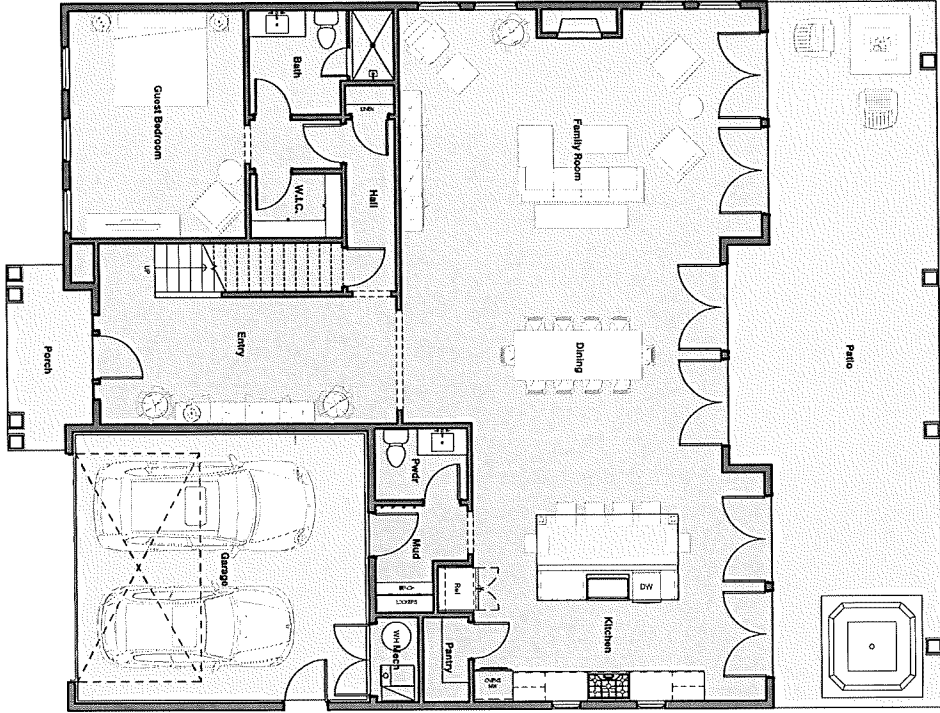
DATE	10/27/2017
BY	W. J. ...
CHECKED BY	...
SCALE	1" = 20'
PROJECT	...
OWNER	...
DESIGNER	...
CONTRACT NO.	...
PROJECT NO.	...
DATE	...



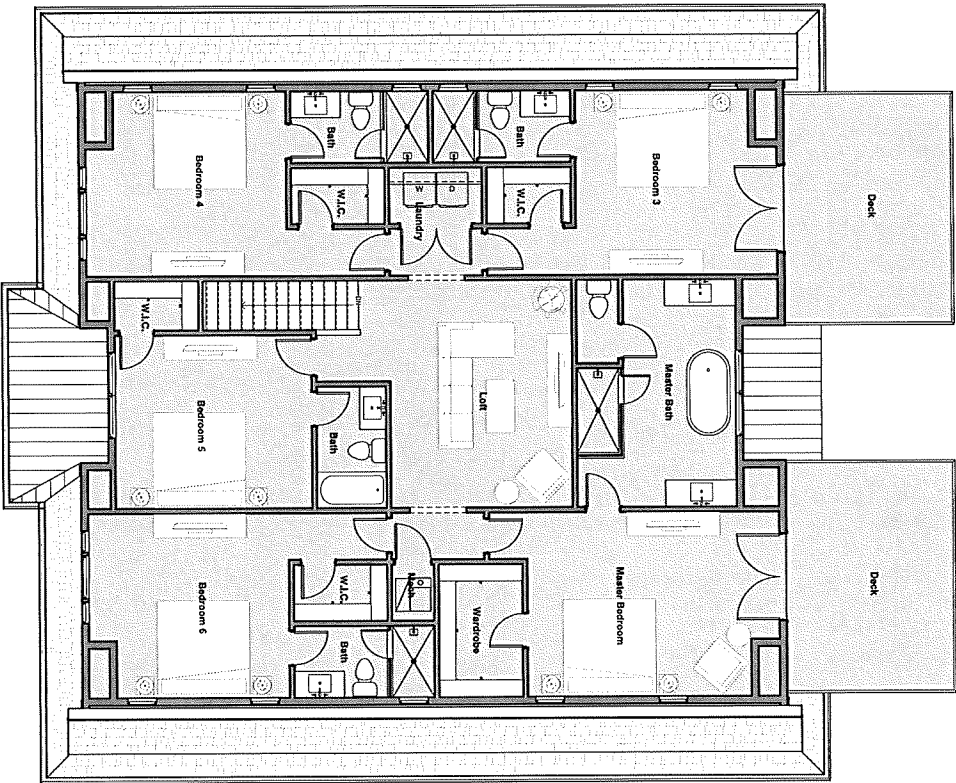
**CW URBAN SUBDIVISION**  
 25 W 250 S  
 GARDEN CITY, UT

SHEET DESCRIPTION  
**SITE PLAN**

**S21 T14N R5E S1M**



① Level 1 - SD  
1/4" = 1'-0"



② Level 2 - SD  
1/4" = 1'-0"

Area Schedule	
Level	Area
Level 1	13962 SF
Level 2	12082 SF
	4949 SF

C.W.  
**URBAN**

THIS DOCUMENT IS THE PROPERTY OF C.W. URBAN ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF C.W. URBAN ARCHITECTS, INC. IS STRICTLY PROHIBITED.

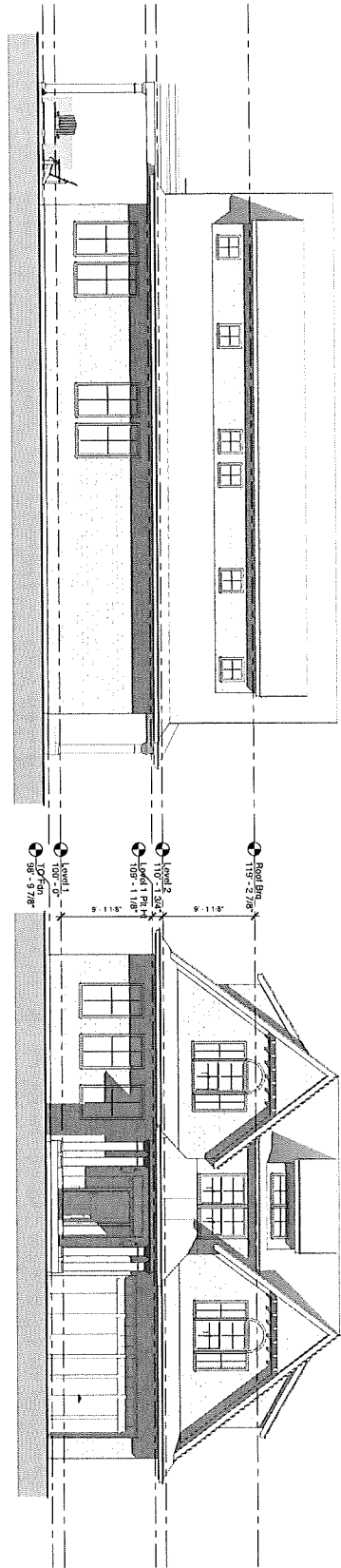
PROJECT  
**NANTUCKET - 4,000**  
BEAR LAKE

REVISIONS:

TITLE:  
**FLOOR PLANS**

SHEET:  
**A101**

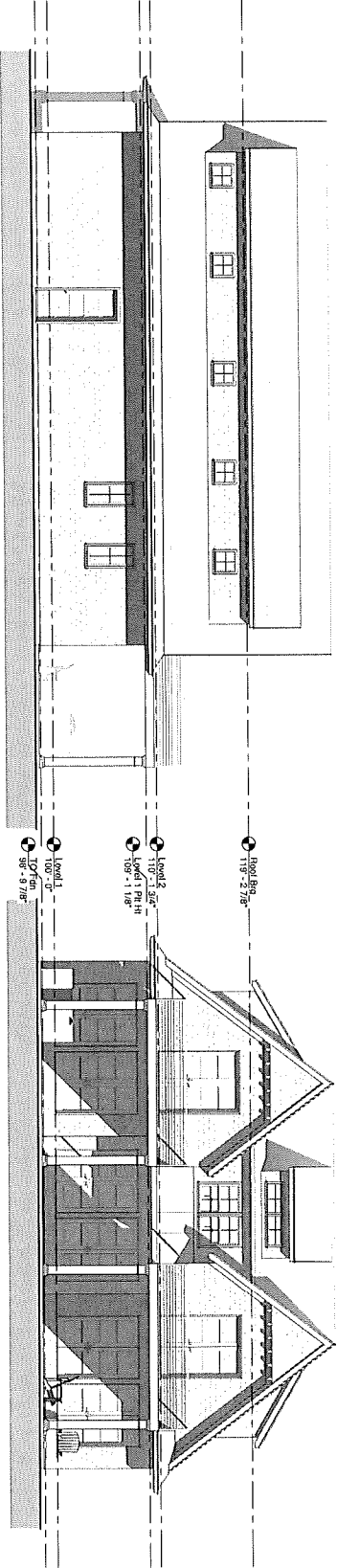
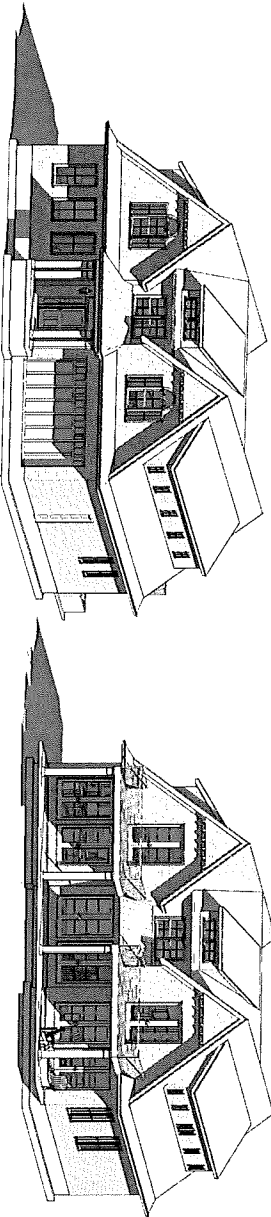
ISSUE DATE: \_\_\_\_\_  
SCHEMATIC DESIGN



② Side  
3/16" = 1'-0"

① Front  
3/16" = 1'-0"

Roof line 119'-2.78"  
Level 2 119'-2.78"  
Level 1 Pk 1 109'-1.18"  
Level 0 109'-1.18"  
10' Pan 98'-9.78"



③ Back  
3/16" = 1'-0"

④ Side  
3/16" = 1'-0"

Roof line 119'-2.78"  
Level 2 119'-2.78"  
Level 1 Pk 1 109'-1.18"  
Level 0 109'-1.18"  
10' Pan 98'-9.78"

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SPECIFICATIONS.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING CONDITIONS.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.

C.W.  
**URBAN**

ARCHITECT: C.W. URBAN ARCHITECTS  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.CWURBAN.COM

PROJECT  
NANTUCKET - 4,000  
BEAR LAKE

REVISIONS:

TITLE:  
ELEVATIONS

SHEET:

A201

ISSUE DATE: \_\_\_\_\_

SCHEMATIC DESIGN

**HELPING EACH OTHER**  
CREATE BETTER COMMUNITIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

## MEMORANDUM

DATE: October 19, 2021  
TO: Town of Garden City Planning Commission  
CC: Riley Argyle  
FROM: Quinn Dance, P.E.  
SUBJECT: CW The Lake Subdivision – Preliminary Plat

---

The preliminary plat for CW The Lake Subdivision was received from the Town for engineering review on October 13, 2021. The review items discussed below can be found in more detail in Chapter 11E-400 of the Municipal Code.

### **Preliminary Plat**

#### **Documentation**

1. Provide a "Statement of Use". This can be done directly on the plat with a basic statement or included separately.

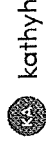
#### **Contents**

1. Provide floodplain information as applicable on the plat.
2. Include benchmark locations and symbols on the plat.
3. Provide the existing well within parcel 41-21-30-133 on the plat as reference.

#### **Proposed Plan**

1. Include the setback lines on Lot 5.
2. Provide additional information related to storm water drainage. Will this occur along the frontage of each lot and will improvements be required to handle the required storm events?

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



Registrations

2

1

Showing 1 to 1 of 1 entries

Q str21-00073

Quick search = str21-00073

Status = Pending

Clear all filters

Add or Remove Filters

Pre-Defined Filter Combinations

Source (Any)

Registration Type (Any)

Status (1)

Is Active (Any)

Registration Number	Registration Address	Registration Unit Number	Registration Name 1	Contact Email	Contact Phone	Signature	Created Date	Emergency Num	Emergency Email	Status	Action
41214000185	65 W 150 S, Garden City, UT 84028, USA	STR21-00073	Scott Tolentino	samantha.astman@va-casa.com	5023459399	Samantha Chiquette	2021-10-27 09:19 AM	13905689-003-STC	samantha.astman@va-casa.com	Pending Approve or Deny	

*Pat & Howard*

*OK*

**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**


**Address:** 150 S 66 W  
**Date of inspection:** September 09, 2021  
**Owner:** Scott Talentino

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.	11.5 x 16	9 x 11.5	9 x 12.5	10.5 x 8.5	10.5 x 11.5					
Exit Required	Y	Y	Y	Y	Y					
Window(s)	Y	Y	Y	Y	Y					
Smoke Detector	Y	Y	Y	Y	Y					
Total Sq. Ft.	184	103.5	112.5	89.25	120.75	Total 610				

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

Signatures:  Date: September 10, 2021  
 Inspector: \_\_\_\_\_  
 Owner/Property Manager: \_\_\_\_\_

VACASA

### Short Term Rental Inspection Form

Owner/responsible party SCOTT TORRENTINO Date 9/25/2021

Address 65 W. 150 S. 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/units.

Safety

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

Verify 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

Items that need to be corrected: \_\_\_\_\_