

PUBLIC NOTICE

The Garden City Town Council will hold their regularly scheduled meeting on Thursday, April 14, 2022, at 5:00 p.m. This meeting will be held at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

AGENDA

1. **Roll Call**
2. **Approval of Minutes**
3. **CAPSA**
 - a. Community Engagement Director – Alyna Ohling
4. **Business License Discussion/Approval**
 - a. Fast Stop 1122 Inc, 25 N Bear Lake Blvd. Saud Shahram
 1. Fast Stop 1122 Inc., Class A Beer License, Saud Shahram
 - b. Bear Lake Marina Side KOA, 485 N Bear Lake Blvd. Kamgrounds of America, Inc.
 - c. Bear Lake Trail Side KOA, 145 N 300 W. Kampgrounds of America, Inc.
 - d. Nature N Stone LLC, DBA Adelia's Garden, 65 W Logan Road #3. Carol Judd
 - e. 3DB Rentals, 6057 W 9740 N, Highland, UT. Multiple STRs. Benson Cluff, Kimball Cluff and Chris Cluff
5. **Encumbrance Discussion/ Approval**
 - a. Buttercup Mobile Home Estates Lot 87 and 88, as well as adjacent 15" easements to both lots. James Peterson
 - b. Long Ridge @ Bear Lake, Phase 4, Lot 38 and 39. Kenneth Kimball
6. **PUD Discussion/Approval**
 - a. Requests Approval of updated Preliminary Plans for Phases 2 & 3, Conestoga Ranch. Seth Porter
 - b. Requests Approval of Preliminary Plat for Bear Lake Vista's (formerly Blue Vista Hills). Hal Christiansen
7. **Subdivision Discussion/Approval**
 - a. Requests Approval of Final Plat for Buttercup Acres, Thomas Burningham
8. **Public Comments, 2-minute time limit**
9. **Recreation Center Proposal Presentation/Discussion**
 - a. Travis Eborn
10. **Short-term Rentals**
 - a. Adam Boswell, 260 S Bear Lake Blvd
 - b. Brian Jones, 300 S 100 W
 - c. Nic Cutler, 233 Seasons Lane
 - d. Adam Mackelprang, 55 W Buttercup Lane #31, Bear Lake Cozy Cabins LLC
 - e. Logan Hedin, 55 West Buttercup Lane #26, Bear Lake Cozy Cabins, LLC
 - f. Stacie Riskin, 347 West Posies Dr
 - g. Richard Wangsgard, 680 Cambridge Dr, Vacasa
 - h. Skye Hughes, 2216 Beachcomber Lane, Vacasa
 - i. Mike & Courtney Rogers, 941 N Newberg Dr #4
 - j. Austin Gillis, 235 Seasons Lane
 - k. Kimball Cluff, 2229 Beachcomber Lane
 - l. MCDC Enterprise LLC, 325 S 110 W

11. Ordinance and Resolution Discussion/Approval

- a. Ordinance #22-07, an Ordinance Requiring Two Ingresses/Egresses in Subdivisions.
- b. Ordinance # 22-10, An Ordinance to Update the Management and Supervision of the Garden City Water System and the Use Thereof by Residents and Nonresidents
- c. Resolution # 22-01, A Resolution of the Town of Garden City to Establish a Rate for Meter Testing by the Garden City Public Works Department.
- d. Resolution # 22-02, A Resolution of the Town of Garden City to Establish a Rate for the Deposit Fee for a Petition to Extend the Water Mains Within the Corporate Limits of the Town of Garden City.

12. Miscellaneous

13. Council Member Reports

14. Payment Vouchers

15. Adjournment

NOTE: Those wishing to attend by teleconference may dial in using the number 1-866-347-5097. Teleconference attendees must mute their phones unless addressed by the council.

NOTE: The Town Council may vote to go into executive session pursuant to Utah Code 52-4-205.

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and services) during this meeting should notify the Garden City Office at (435) 946-2901 on Monday through Friday, at least 3 working days before the meeting. The office hours are 9:00 a.m. to 5:00 p.m.

Posted this 7th day April, 2022

TC Approval mayor - ✓
martell - ✓

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

Pl. CC 3/29

Business Status: (check all that apply) ☒ New Business ☐ Additional Location # ____ ☐ Name Change ☐ Ownership Change ☐ Location Change ☐ Transient Vendor ☐ Concessionaire Vendor	License Fee: <table style="width: 100%;"><tr><td>Business License Fee</td><td style="text-align: right;">100.00</td></tr><tr><td>Transient License Fee</td><td style="text-align: right;">_____</td></tr><tr><td>Concessionaire Fee</td><td style="text-align: right;">_____</td></tr><tr><td>Additional Location</td><td style="text-align: right;">_____</td></tr><tr><td>Other</td><td style="text-align: right;">100.00</td></tr></table> Beach Vendor License also requires a BCI background check	Business License Fee	100.00	Transient License Fee	_____	Concessionaire Fee	_____	Additional Location	_____	Other	100.00
Business License Fee	100.00										
Transient License Fee	_____										
Concessionaire Fee	_____										
Additional Location	_____										
Other	100.00										

Official Use Only:

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

Comments:

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

Business Name:	FAST STOP 1122 INCORPORATED
If name change, previous name:	N/A
Location Address:	25 NORTH BEAR LAKE BLVD
City, State & Zip:	GARDEN CITY, UT 84028
Business Phone:	435-964-8837
Cell Phone:	801-710-0982
Mailing Address:	P.O. BOX 150545
City, State & Zip:	OGDEN, UT 84415
E-mail Address:	bobw@faststop.us

Owners Name:	SAUD SHAHRAM
Owners Location:	2780 ADAMS AVENUE
City, State & Zip:	OGDEN, UT 84403
Phone:	801-392-9584
Cell Phone:	801-391-8237

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

Briefly Describe Your Business: GROCERY STORE, GIFT SHOP, GAS STATION, RESTAURANT

Utah State Sales Tax Number: 15397847-004-STC

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

Owners Signature: [Signature] **Date:** MARCH 29, 2022

Please print your name: SAUD SHAHRAM

TC Approval

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

martell - ✓
#9251
#33022
Pd. CC 3/29

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

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

Official Use Only:

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

Comments:

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

Business Name: FAST STOP 1122 INCORPORATED
If name change, previous name: N/A
Location Address: 25 NORTH BEAR LAKE BLVD
City, State & Zip: GARDEN CITY, UT 84028
Business Phone: 435-964-8837
Cell Phone: 801-710-0982
Mailing Address: P.O. BOX 150545
City, State & Zip: OGDEN, UT 84415
E-mail Address: bobw@faststop.us
Owners Name: SAUD SHAHRAM
Owners Location: 2780 ADAMS AVENUE
City, State & Zip: OGDEN, UT 84403
Phone: 801-392-9584
Cell Phone: 801-391-8237

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Owners Signature: [Signature] Date: MARCH 29, 2022

Please print your name: SAUD SHAHRAM



Bob Wilcox

Vice President of Operations

office: 801.392.9584 x2

cell 801.710.0982

email: faststopusaops@gmail.com

1776 Wall Avenue, Ogden, Utah 84404
P.O. Box 150545, Ogden, Utah 84415

REMISE BEER LICENSE Local Consent



Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an off-premise beer license for a person to purchase, store, sell, or offer for sale beer for consumption off the premises of the applicant.

AUTHORITY: Utah Code 32B-5-201, 203, 205, and 32B-7

Garden City

Local business license authority

☒ City ☐ Town ☐ County

hereby grants its consent to the issuance of an off-premise beer license to:

Business Name (DBA): Fast Stop 1122 Inc

Entity Name (or owner's name if sole proprietor): Fast Stop 1122 Inc.

Location Address: 25 N Bear Lake Blvd, Garden City UT 84028

Authorized Signature

Michael I. Leckardt / M.I.L.

Name/Title

3-11-22

Date

This is a suggested format. A locally produced city, town, or county form is also acceptable.
The local consent must be submitted to the DABC by the applicant as part of a complete application.

TC Approval

Temp - martell ✓
Pat ✓

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	License Fee: Business License Fee \$100.00 Transient License Fee _____ Concessionaire Fee _____ Additional Location 60.00 Other _____ Beach Vendor License also requires a BCI background check
	☐ Additional Location # _____	
	☐ Name Change	
	☒ Ownership Change	
	☐ Location Change	
☐ Transient Vendor		
☐ Concessionaire Vendor		

Official Use Only:

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

Comments:

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

Business Name: Bear Lake / Marina Side KOA

If name change, previous name: _____

Location Address: 485 North Bear Lake Blvd.

City, State & Zip: Garden City, UT 84028

Business Phone: 435-946-3454

Cell Phone: _____

Mailing Address: PO Box 30558

City, State & Zip: Billings, MT 59107

E-mail Address: bearlake@koa.com

Owners Name: Kampgrounds of America, Inc.

Owners Location: 550 N. 31st St.

City, State & Zip: Billings, MT 59101

Phone: 406-248-7444

Cell Phone: _____

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

Briefly Describe Your Business: Transient RV park and cabins

Utah State Sales Tax Number: 12416071

Ut State Professional License No. NA

Will you be installing a sign? ☐ Yes ☒ No Already installed

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, Emily Rankin 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: Emily Rankin for Kampgrounds of America, Inc. Date: 2-7-22

Please print your name: Emily Rankin

Pl. 3/21
CC
1160.00

Martell ✓
Pat ✓

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	License Fee: Business License Fee <u>100.00</u> Transient License Fee Concessionaire Fee Additional Location <u>60.00</u> Other Beach Vendor License also requires a BCI background check
	☐ Additional Location # _____	
	☐ Name Change	
	☒ Ownership Change	
	☐ Location Change	
	☐ Transient Vendor	
☐ Concessionaire Vendor		

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:	<u>Bear Lake / Trail Side KOA</u>			
If name change, previous name:	_____			
Location Address:	<u>145 N. 300 W</u>			
City, State & Zip:	<u>Garden City, UT 84028</u>			
Business Phone:	<u>435-946-8444</u>			
Cell Phone:	_____			
Mailing Address:	<u>PO Box 30558</u>			
City, State & Zip:	<u>Billings, MT 59101</u>			
E-mail Address:	<u>bearlake@trailsidekoe.com</u>			
Owners Name:	<u>Kampgrounds of America, Inc.</u>			
Owners Location:	<u>550 N. 31st St.</u>			
City, State & Zip:	<u>Billings, MT 59101</u>			
Phone:	<u>406-248-7444</u>			
Cell Phone:	_____			

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

Briefly Describe Your Business: Transient RV park and cabins

Utah State Sales Tax Number: 12416071

Ut State Professional License No. _____

Will you be installing a sign?: ☐ Yes ☒ No Already installed

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, Emily Rankin 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: Emily Rankin for Kampgrounds **Date:** 2-7-22

Please print your name: Emily Rankin of America, Inc.

Garden City

TC Approval

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 \$100.00 PD 3/24 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: 4/1/22 ☐ Final Date: _____
Fire Inspection: ☒ Initial Date: 3/28/22 ☐ Final Date: _____

Comments:

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

Business Name: Nature N Stone (LLC) DBA Adelia's Garden

If name change, previous name: _____

Location Address: 65 W Logan Road #3

City, State & Zip: Garden City, Utah 84028

Business Phone: 435-219-9323

Cell Phone: 435-828-7038

Mailing Address: 1555 S 460 E

City, State & Zip: Naples, Utah 84078

E-mail Address: _____

Owners Name: Carol Judd

Owners Location: 1555 S 460 E

City, State & Zip: Naples, Utah 84078

Phone: 435-828-7038

Cell Phone: 435-828-7038

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

Briefly Describe Your Business: Gifts, Rocks, Vintage Glassware, Antique Toys, Balsamic and Olive Oils, Gifts

Utah State Sales Tax Number: 10234858-003-STC

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, Carol Judd 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: Carol Judd Date: March 18, 2022

Please print your name: Carol L Judd

GARDEN CITY FIRE DISTRICT

P.O. BOX 248 145 WEST LOGAN ROAD

GARDEN CITY, UTAH 84018

PHONE/FAX (435) 946-3557

FIRE SAFETY INSPECTION REPORT

DBA ADRIAS
GARDEN

Business Name: NATURE'S N STONE LLC.

Inspection Date: 3-28-22

Business Address: 65 W. LOGAN ROAD

Suite: #3 Business Phone: _____

No.	Violations	H.	Locations/Remarks	Cleared
ACCESS-				
1	Main air fire lane free of obstructions			/ /
2	Provide address numbering which is visible from street			/ /
3	Provide supra box for fire dept. access			/ /
EXITING				
4	Remove obstructions at exits, doors, aisles, corridors, stairways, etc.			/ /
5	Exit door to open without a key or any special knowledge or effort			/ /
6	Provide sign over main exit door(s)			/ /
7	Repair non-operable exit door hardware			/ /
8	Remove obstructions from door required to be closed			/ /
9	Remove locks & latches from doors with panic hardware			/ /
10	Remove storage from attic, under-floor and concealed spaces			/ /
11	Provide/maintain exit sign/emergency lighting			/ /
FIRE EXTINGUISHERS				
12	Have fire extinguisher serviced and tagged			/ /
13	Provide/mount fire extinguisher as indicated			/ /
14	Provide clear access to fire extinguisher			/ /
15	Post a sign indicating fire extinguisher location			/ /
16	Main aisle 3 foot clearance for access/use of fire appliances/equipment			/ /
FIRE PROTECTION SYSTEMS				
17	Secure all system control valves in the open position			/ /
18	Replace damaged, corroded or painted sprinkler heads/ Fire department connection (FDC) caps			/ /
19	Provide annual certification for sprinkler/standpipe system	Re-inspection dates	Inspector	
20	Provide sprinkler coverage in unprotected areas	1st	/ /	
21	Provide spare sprinkler heads and/or compatible wrench	2nd	/ /	
22	Flood and duct extinguishing system to be serviced and tagged			
23	Remove grease from hood, duct, and filters (keep clean)			
FIRE ALARM SYSTEMS				
24	Main alarm, repair, inspect, and/or test fire alarm system	Refer to FPD	/ /	
FIRE SEPARATIONS				
25	Repair holes in required fire resistive construction		/ /	
26	Provide/repair self or automatic closing fire rated assemblies	Clearing	/ /	
ELECTRICAL				
27	Discontinue use of extension cords	Electrician	/ /	
28	Install permanent wiring for fixed or stationary appliance		/ /	
29	Provide cover plates for all junction boxes	Clearance	/ /	
30	Remove exposed wiring or protect in approved conduit			
31	Provide a clear work space at all electrical panels (30" in width, 36" in depth and 78" in height) Remove exposed wiring or protect in approved conduit			
32	Labeling electrical rooms and breaker			
FLAMMABLE LIQUIDS - COMPRESSED GASES				
33	Provide flammable liquid storage cabinet or reduce storage			
34	Remove all fueled vehicles or equipment from buildings			
35	Secure compressed gas cylinders			
STORAGE - HOUSEKEEPING				
36	Arrange storage in an orderly manner to provide access/egress			
37	Remove combustible storage from boiler, mechanical, or electrical rooms			
38	Reduce storage to 24" below ceiling or 18" from sprinkler heads			
39	Provide approved metal container from oily rag storage			
40	Remove waste & rubbish material from the premises daily			
41	Keep dumpster 5' away from buildings			
42	Clearance from ignition sources			
MISCELLANEOUS				
43	Other violations and comments			
NO VIOLATIONS NOTED THIS DATE - THANK YOU FOR BEING SAFE				

Pass

You are hereby notified to correct all violations in immediately or show cause why you should not be required to re-inspection will be conducted after _____ days from the date of this notice. Willful failure to comply with this notice is a misdemeanor. Violations which are not corrected immediately and/or remain after the re-inspection may be processed as a criminal offense. Thank you for your assistance and cooperation in minimizing the fire and life loss in your community.

BY ORDER OF THE FIRE CHIEF

SIGNATURE OF RECIPIENT: _____

____ Owner _____ Manager _____ Employee _____ Other _____

Inspecting Officer: _____
FD # _____ COMPANY _____ Shift _____ Post _____ of _____

DISTRIBUTION: WHITE TO FPD YELLOW TO OWNER/OCCUPANT PINK TO OWNER WITH FINAL CLEARANCE

Pat ✓
Mikel

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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 \$100.00
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:

3DB Rentals

If name change, previous name:

Location Address:

6057 W 9740 N

City, State & Zip:

Highland, Utah 84003

Business Phone:

801-361-7086

Cell Phone:

Mailing Address:

6057 W 9740 N

City, State & Zip:

Highland, Utah 84003

E-mail Address:

info@3dbrentals.com

Owners Name:

Benson Cluff, Kimball Cluff, Chris Cluff

Owners Location:

6057 W 9740 N

City, State & Zip

Highland, Utah 84003

Phone:

801-361-7086

Cell Phone:

Kind of Business

☐ Retail

☒ Lodging

☐ Restaurant

☐ Professional

☐ Contractor

☐ Other

more than 2 STRs

Briefly Describe Your Business:

We have two properties in areas that are set up for nightly rentals. We will be renting on Airbnb

Utah State Sales Tax Number:

15127467-003-STR

Ut State Professional License No.

Will you be installing a sign?:

☐ Yes

☒ No

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Business License Fees are non-refundable.

Owners Signature:

Benson Cluff

Date: April 1, 2022

Please print your name:

original application

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: Encumber BMHS Lots 87 & 88 Current Zone: _____ Proposed Zone: _____

Property Address: 604 S & 606 S Maple Dr., Garden City, UT 84028

Parcel # 41 - 21 - 320 - 0088 + 41-21-320-0087

Contact Person: James Petersen Phone #: 801-540-3944

E-mail address: senorpetersen@gmail.com

Mailing Address: 743 N Champion Ln, Kaysville, UT 84037

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: 4/1/2022 Completion date: 9/30/2022

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

This request is to encumber Lots 87 & 88 in the Buttercup Mobile Home Estates subdivision. I plan to put a 30' wide home on Lot 88, but given Lot 88 is only 41' wide, I need to encumber the lots because the home won't satisfy the 8' side setback to the property line that is shared with my other lot (Lot 87), so I would just like the lots to be encumbered for the purpose of having a single home on the combined lots.

Lot Size in acres or square feet: 7,648 sq ft ^{Combined} Number of dwellings or lots: 1 dwelling / 2 lots

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

[Signature]
Signature of Applicant

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

[Signature]
Signature of Owner of Record

Jennifer B. Petersen
Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: 3-31-2022 CR
Fee: \$ 250.00
By: _____

Peterson Encumbrance

- ☒ **Encumbrance:** $\$250 \times 3.00 = \$253.00$
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

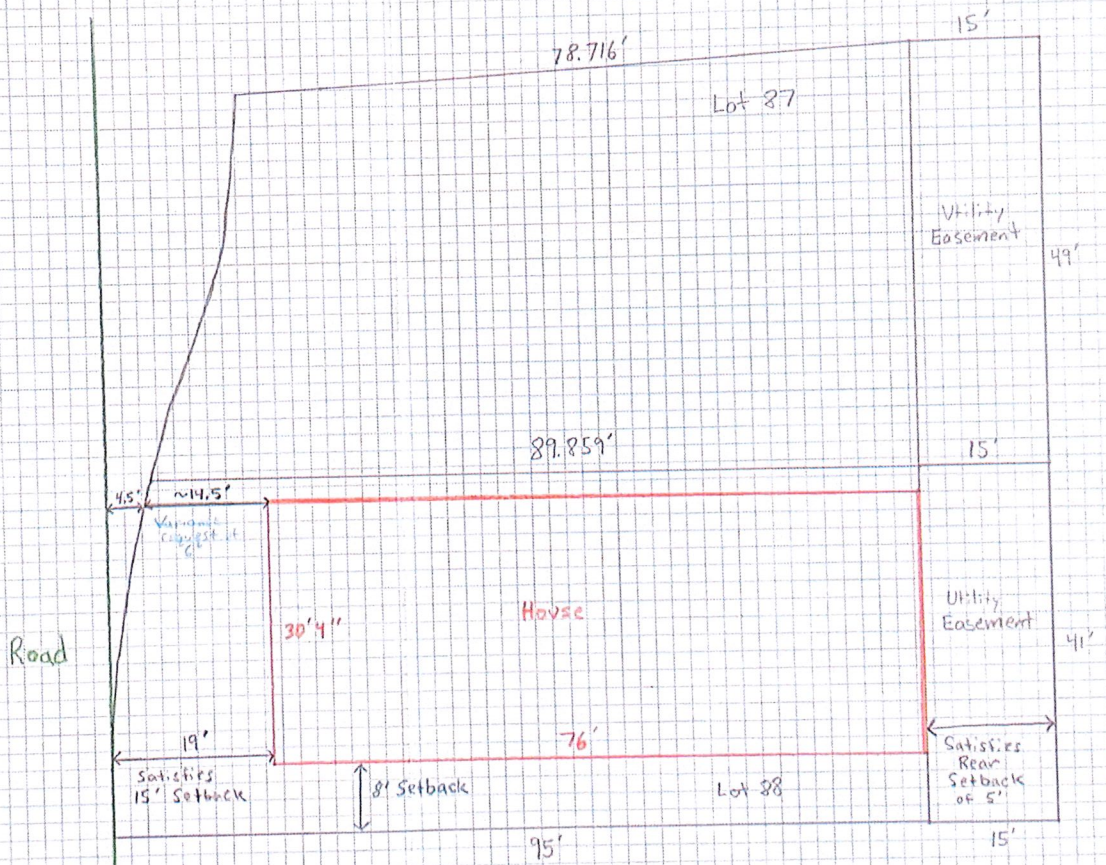
- A. ☒ Completed Garden City Application for Project Review@ form.
- B. 11"x14' or 11'x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable hard copies.**
- 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.

James Petersen
Bittercup Mobile Home Estates
Lots 87 & 88 (to be encumbered)

N
W ↗ E
S

Scale
1" = 10'
1 square = 2'



h, AC +/-





WHEN RECORDED RETURN TO:

James M. Petersen and Jennifer Petersen
743 Champion Lane
Kaysville, UT 84037

WARRANTY DEED

McGee Bear Lake Land Development, LLC,
hereby CONVEY(S) AND WARRANT(S) to

GRANTOR,

James M. Petersen and Jennifer Petersen, husband and wife, as joint tenants
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of
land in Rich County, State of Utah described as follows:

GRANTEE,

Lot 87, BUTTERCUP MOBILE HOME ESTATES, according to the Official Plat thereof as recorded in the
Office of the Rich County Recorder, State of Utah.

Tax ID No. 41-21-320-0087

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way,
Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 14th day of May, 2019.

McGee Bear Lake Land Development, LLC

By:

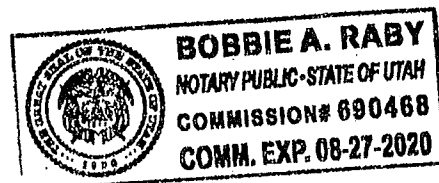
John G. McGee, Managing Member

State of Utah
County of Salt Lake

On this 14th day of May, 2019, personally appeared before me, the undersigned Notary Public, John G. McGee, Managing Member of McGee Bear Lake Land Development, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public

My commission expires: 8/27/20



Recorded 19-Jun-2020 Filing No. 97162
At 02:05 PM in Book H12 Page 399
Fee \$40.00 Debra L. Ames Rich County Recorder
For STEWART TITLE INSURANCE AGENCY OF UTAH



MAIL TAX NOTICE TO:

James M Petersen and Jennifer Petersen
743 Champion Lane
Kaysville, UT 84037

WARRANTY DEED

McGee Bear Lake Land Development, LLC,
hereby CONVEY(S) AND WARRANT(S) to

GRANTOR,

James M Petersen and Jennifer Petersen, husband and wife, as joint tenants
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of
land in Rich County, State of Utah described as follows:

GRANTEE,

Lot 88, BUTTERCUP MOBILE HOME ESTATES, as shown by the Official Plat of said Subdivision filed
August 23, 1984 as Filing No. 30273 in Book R4, Page 472 in the office of the Recorder of Rich County,
Utah.

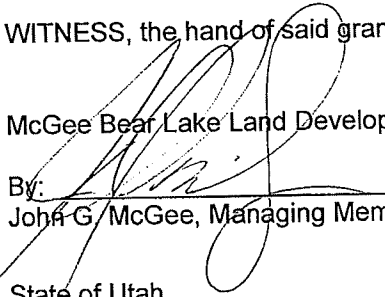
Less and Excepting therefrom all those certain oil, gas and mineral rights as previously reserved in that
certain Warranty Deed recorded in Book C4, at Page 195 in the office of the Recorder of Rich County,
Utah.

Tax ID No.: 41-21-320-0088

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way,
Covenants, Conditions and Restrictions now of record.

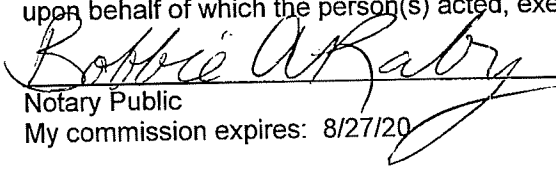
WITNESS, the hand of said grantor this 19th day of June, 2020.

McGee Bear Lake Land Development, LLC

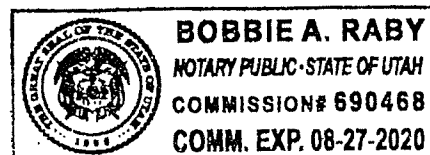
By: 
John G. McGee, Managing Member

State of Utah
County of Salt Lake

On this 19th day of June, 2020, personally appeared before me, the undersigned Notary Public, John G.
McGee, Managing Member of McGee Bear Lake Land Development, LLC, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their
authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) acted, executed the instrument.


Notary Public

My commission expires: 8/27/20



Application for Project Review Garden City, Utah

Revised Application
includes 2-15"
additions to the lots

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: Encumber BMHS Lots 87 & 88 Current Zone: _____ Proposed Zone: _____

Property Address: 604 S & 606 S Maple Dr., Garden City, UT 84028

Parcel # 41 - 21 - 320 - 0088 **4-0087**

Contact Person: James Petersen Phone #: 801-540-3944

E-mail address: senorpetersen@gmail.com

Mailing Address: 743 N Champion Ln, Kaysville, UT 84037

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: 4/1/2022 Completion date: 9/30/2022

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

This request is to encumber Lots 87 & 88 in the Buttercup Mobile Home Estates subdivision. I plan to put a 30' wide home on Lot 88, but given Lot 88 is only 41' wide, I need to encumber the lots because the home won't satisfy the 8' side setback to the property line that is shared with my other lot (Lot 87), so I would just like the lots to be encumbered for the purpose of having a single home on the combined lots.

Additionally, the encumbrance includes the easement adjacent to each each of these lots in order to have the easement property satisfy the 5' rear setback. The easement has been surveyed, legal descriptions have been drafted, and warranty deeds have been prepared, and will soon be recorded with Rich County.

Lot Size in acres or square feet: 7,648 sq ft Number of dwellings or lots: 2 lots & 2 easements

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

James Petersen Digitally signed by James Petersen
Date: 2022.04.06 16:45:02 -06'00'

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.**

James Petersen Digitally signed by James Petersen
Date: 2022.04.06 16:45:31 -06'00'

Signature of Owner of Record

Jennifer Petersen Digitally signed by Jennifer Petersen
Date: 2022.04.06 16:46:44 -06'00'

Signature of Owner of Record

Email Form

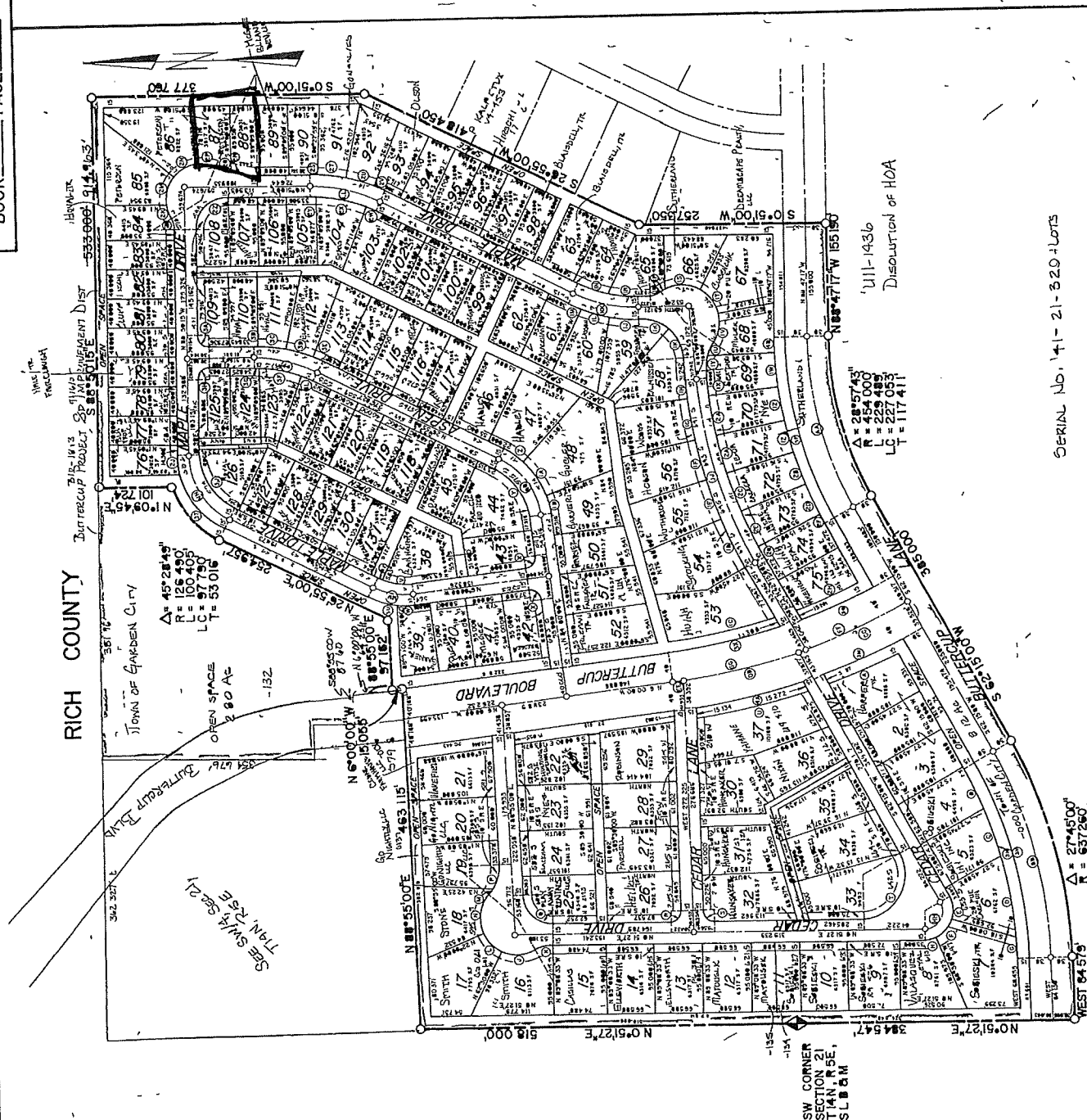
Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____

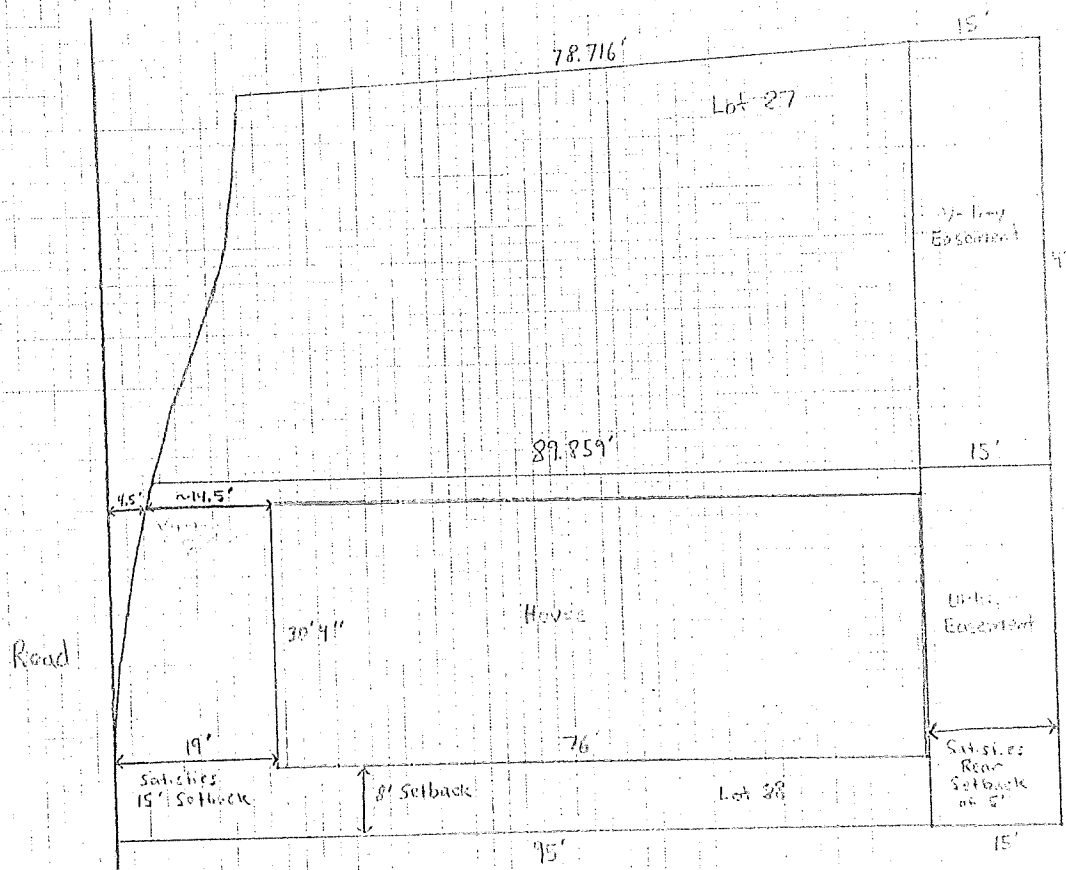


SERIAL No. '41-21-329-LOTS

SHEET 1 OF 2

REVISIONS		BUTTERCUP MOBILE HOME ESTATES SUBDIVISION	SECTION 21 & 28 T4N R5E SLBM	BOOK _____ PAGE _____
		DRAWN BY <u>C</u>	DATE _____	SCALE 1" = 100'

James F. Johnson
 Attorney at Law
 Lots 27 & 28 (to be recorded)



11
 11 of 6
 5

Scale
 1" = 10'
 Diagram = 2'

MAIL TAX NOTICE TO
James M Petersen
743 Champion Ln
Kaysville, UT 84037

Warranty Deed

TOWN OF GARDEN CITY, GRANTOR(S)

of Garden City , County of Rich , State of Utah, hereby CONVEY and WARRANT to

James M Petersen and Jennifer Petersen, Husband and Wife as Joint Tenants, GRANTEE(S) for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in RICH County, State of UTAH.

See Attached Exhibit "A"

Tax Parcel No. :41-21-320-0087 and 41-21-320-0088

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and year 2022 taxes and thereafter.

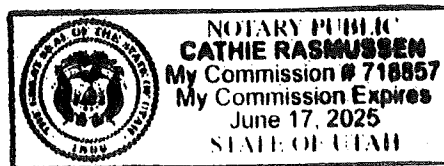
WITNESS, the hand(s) of said Grantor(s), this 7th of April, 2022.

Town of Garden City

By: Mike Leonhardt, Mayor

State of Utah)
 :ss
County of Rich)

On the 7th day of April, 2022, personally appeared before me Mike Leonhardt, Mayor of Town of Garden City, the signer(s) of the within instrument, who duly acknowledged to me that (t)he(y) executed the same.



Cathie Romus
Notary Public

EXHIBIT "A"

Parcel 41-21-320-087:

A Part of the Open Space of Buttercup Mobile Home Estates, as shown on Filing No 30273 in Book R4 at Page 472 in the Rich County Recorder's Office and Located in the Southwest Quarter of Section 21, Township 14 North, Range 5 East, Salt Lake Base and Meridian

Beginning at the Northeast Corner of Lot 87 of said Buttercup Mobile Home Estates and RUNNING THENCE North 86°51'33" East 15.06 Feet to the East Boundary of said Estates; Thence South 00°51'00" West 50.05 Feet Along said East Boundary; Thence North 89°09'00" West 15.02 Feet to the Southeast Corner of said Lot 87; Thence North 00°51'00" East 49.00 Feet Along the East Line of said Lot 87 to the Point of Beginning. Containing 0.017 Acres.

Parcel 41-21-320-088:

A Part of the Open Space of Buttercup Mobile Home Estates, as shown on Filing No 30273 in Book R4 at Page 472 in the Rich County Recorder's Office and Located in the Southwest Quarter of Section 21, Township 14 North, Range 5 East, Salt Lake Base and Meridian

Beginning at the Northeast Corner of Lot 88 of said Buttercup Mobile Home Estates and RUNNING THENCE South 89°09'00" East 15.02 Feet to the East Boundary of said Estates; Thence South 00°51'00" West 41.00 Feet Along said East Boundary; Thence North 89°09'00" West 15.02 Feet to the Southeast Corner of said Lot 88; Thence North 00°51'00" East 41.00 Feet Along the East Line of said Lot 88 to the Point of Beginning. Containing 0.014 Acres.

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: Kimball Home Current Zone: Hillside Estates Proposed Zone: _____

Property Address: Long Ridge lots 38 and 39

Parcel # _____ - _____ - _____ - _____

Contact Person: Kenny Kimball Phone #: 801-232-7754

E-mail address: kkimball65@msn.com

Mailing Address: 1044 west Dutch Lane Kaysville Utah 84037

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): _____ Phone #: _____

Mailing Address: _____

Project Start date: spring 2022 Completion date: late 2022 or early 2023

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

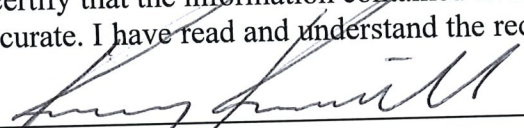
Kenny and Vicki Kimball would like to encumber their two lots in Long Ridge phase 4. We would like to encumber lots 38 and 39 which combined will roughly be 1.75 acres. The purpose is to build our family mountain home.

We appreciate your help... please let me know if you need more information

Lot Size in acres or square feet: 1.75 acres Number of dwellings or lots: lot 1 - .75 and lot 2 ⁺

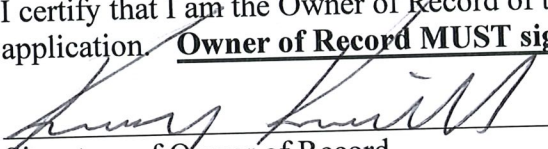
Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.



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

Email Form

Signature of Owner of Record

Office Use Only

Date Received: 4-1-2022
Fee: \$250 + 3.00 pcd CC
By: OK

☒ **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**

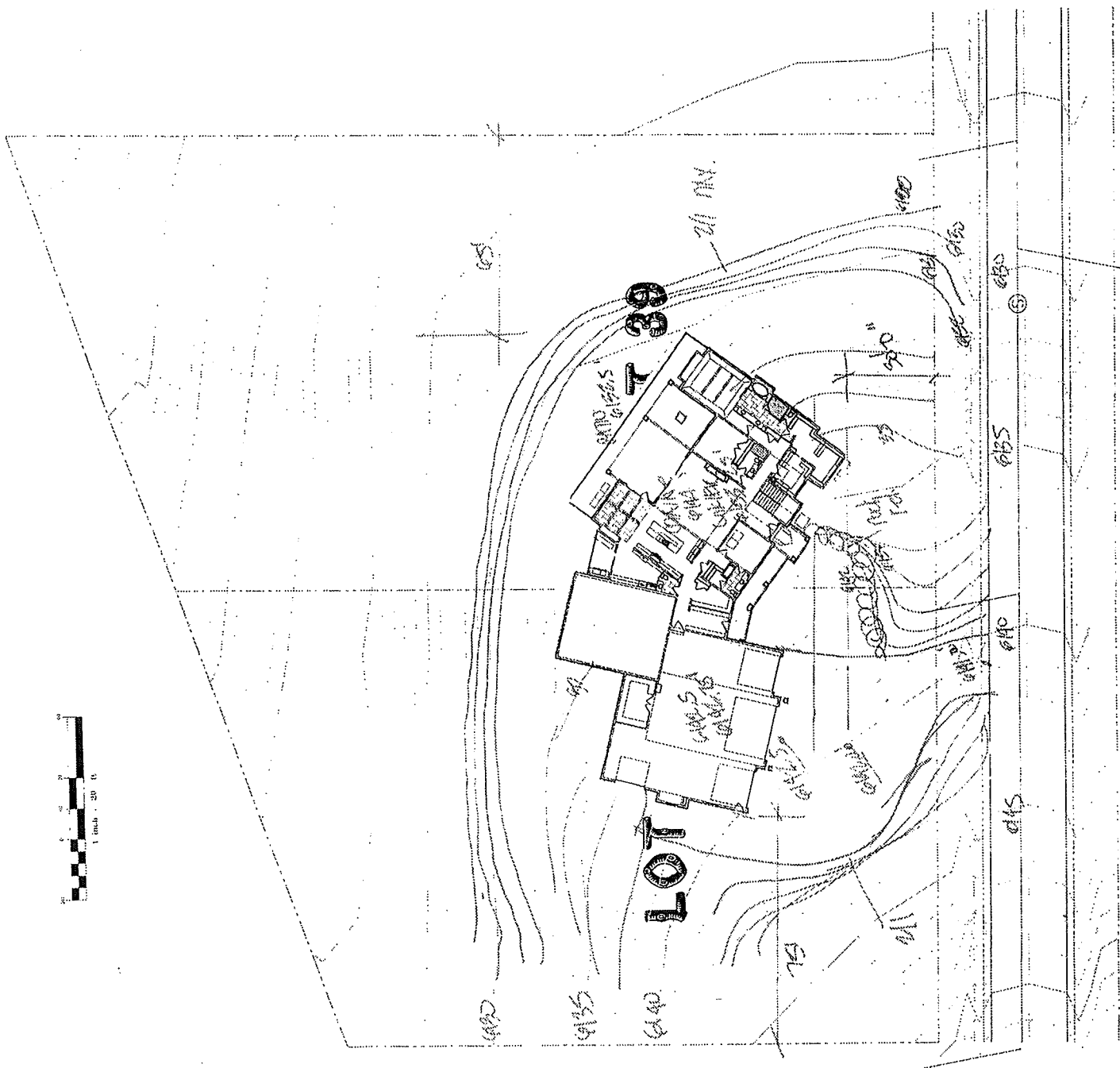
Packets must include A, 10 of B

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

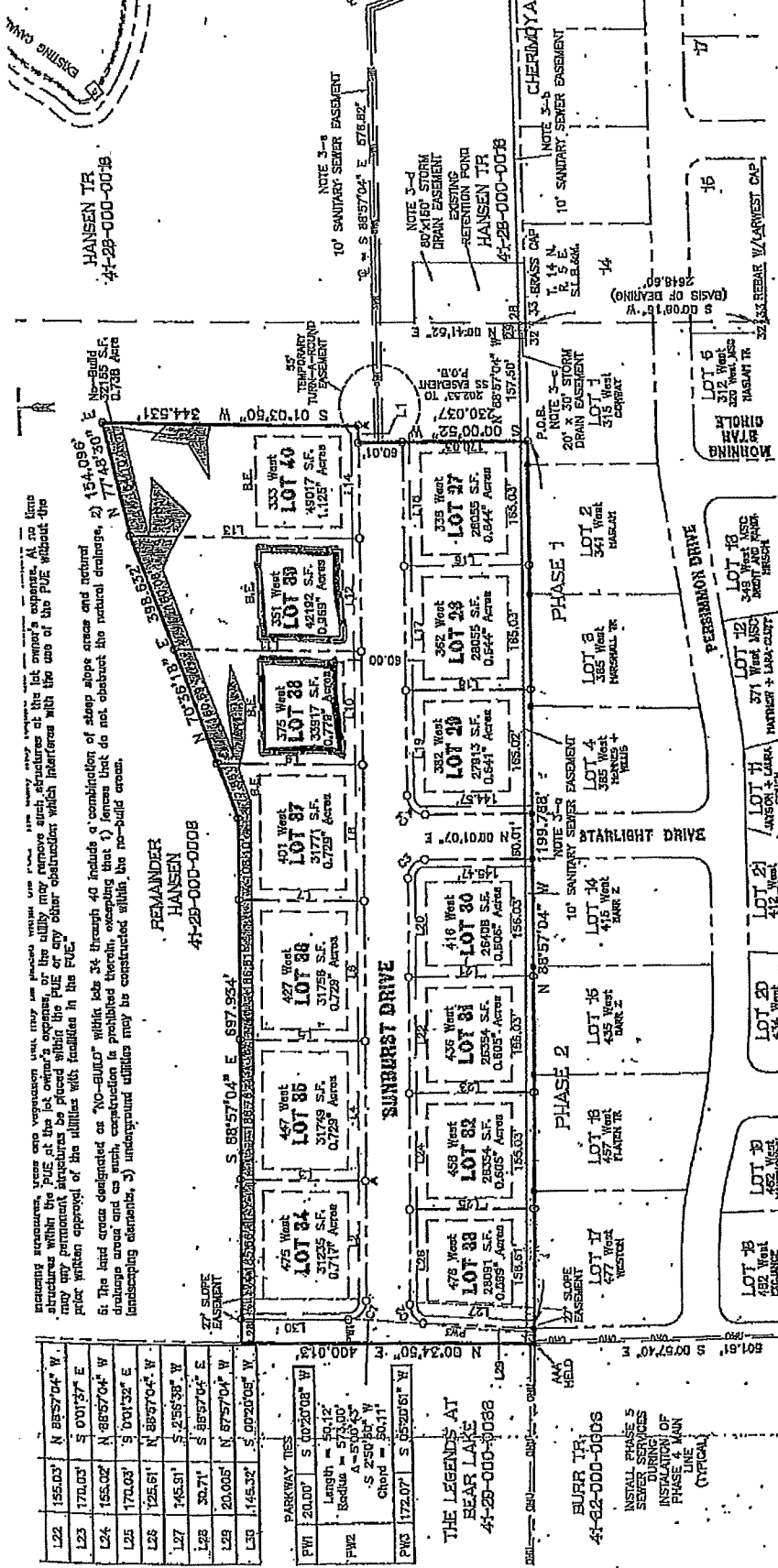
PACKET DOCUMENTATION REQUIREMENTS

- ☒ 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. **Provide 20 readable hard copies.** *38+39*
- 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. *emailing me*
- ☒ E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- E. 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.



Curve #	Length	Radius
C1	39.95'	25.00'
C2	39.44'	25.00'
C3	39.92'	25.00'
C4	39.72'	25.00'



including structures, trees and vegetation that they are located within the lot owner's expansion. At no time shall the lot owner's expansion be such that it interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

5: The kind of structures designated as "NO-BUILD" within lots 24 through 40 include a combination of steep slope areas and natural drainage areas and easements. Construction is prohibited therein, excepting that 1) fences that do not obstruct the natural drainage, 2) 15' high fences, 3) underground utilities may be constructed within the no-build areas.

REMAINDER
HANSEN
41-29-000-0008

HANSEN TR
41-29-000-0008

PWK1	172.07'	S 88°57'04" E	697.954'
PWK2	172.07'	S 88°57'04" E	697.954'
PWK3	172.07'	S 88°57'04" E	697.954'
PWK4	172.07'	S 88°57'04" E	697.954'
PWK5	172.07'	S 88°57'04" E	697.954'
PWK6	172.07'	S 88°57'04" E	697.954'
PWK7	172.07'	S 88°57'04" E	697.954'
PWK8	172.07'	S 88°57'04" E	697.954'
PWK9	172.07'	S 88°57'04" E	697.954'
PWK10	172.07'	S 88°57'04" E	697.954'
PWK11	172.07'	S 88°57'04" E	697.954'
PWK12	172.07'	S 88°57'04" E	697.954'
PWK13	172.07'	S 88°57'04" E	697.954'
PWK14	172.07'	S 88°57'04" E	697.954'
PWK15	172.07'	S 88°57'04" E	697.954'
PWK16	172.07'	S 88°57'04" E	697.954'
PWK17	172.07'	S 88°57'04" E	697.954'
PWK18	172.07'	S 88°57'04" E	697.954'
PWK19	172.07'	S 88°57'04" E	697.954'
PWK20	172.07'	S 88°57'04" E	697.954'
PWK21	172.07'	S 88°57'04" E	697.954'
PWK22	172.07'	S 88°57'04" E	697.954'
PWK23	172.07'	S 88°57'04" E	697.954'
PWK24	172.07'	S 88°57'04" E	697.954'
PWK25	172.07'	S 88°57'04" E	697.954'
PWK26	172.07'	S 88°57'04" E	697.954'
PWK27	172.07'	S 88°57'04" E	697.954'
PWK28	172.07'	S 88°57'04" E	697.954'
PWK29	172.07'	S 88°57'04" E	697.954'
PWK30	172.07'	S 88°57'04" E	697.954'
PWK31	172.07'	S 88°57'04" E	697.954'
PWK32	172.07'	S 88°57'04" E	697.954'
PWK33	172.07'	S 88°57'04" E	697.954'
PWK34	172.07'	S 88°57'04" E	697.954'
PWK35	172.07'	S 88°57'04" E	697.954'
PWK36	172.07'	S 88°57'04" E	697.954'
PWK37	172.07'	S 88°57'04" E	697.954'
PWK38	172.07'	S 88°57'04" E	697.954'
PWK39	172.07'	S 88°57'04" E	697.954'
PWK40	172.07'	S 88°57'04" E	697.954'

THE LEGENDS AT
BEAR LAKE
41-29-000-0008

BURR TR
41-29-000-0008
INSTALL PHASE 5
SEWER SERVICES
DURING
INSTALLATION OF
PHASE 4 MAIN
(OPTIONAL)

LONG RIDGE PL
Address of Subdivision:
Approx. 325-600
Subdivision Point of Contact:
Jeffrey M. Jorgensen, P.E.
jorgensen@cedar-river.com
Zone = 115 = 1150000
Average of Subdivision = 12
Total = 11,482 Acres ± 12
Intended Use = Fourteen (14)

SEWER LINES SPECIFIC
WASTE DISPOSAL AND CULINARY WASTE SYSTEM APPROVAL
THIS 25TH DAY OF MAY 2021
[Signature]
REPRESENTATIVE
ENGINEER'S CERTIFICATE
I, ENGINEER, HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE
JULIE 10, 2021
[Signature]
ENGINEER

PLANNING COMMISSION APPROVAL
APPROVED THIS 15TH DAY OF JUNE A.D. 2021
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION.
[Signature]
CHAIRPERSON
COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE GARDEN CITY COUNCIL THIS 15TH DAY OF
JUNE A.D. 2021. AT WHICH TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED.
[Signature]
CITY CLERK

COUNTY RECORDER'S NO. 100514
STATE OF UTAH, COUNTY OF TAYLOR
AND FILED AT THE REQUEST OF TAYLOR
DATE 10/11/21 TIME 3:51 PM FEE \$14.00
ABSTRACTED
INDEXED
FILED IN FILE OF PLATS
[Signature]
COUNTY RECORDER
BOOK 1167, PAGE 10
THE EXEMPTIONS ON THE PLAT HAVE BEEN REVIEWED AND
ACCEPTED BY ROCKY MOUNTAIN POWER
THIS 26TH DAY OF MAY A.D. 2021
[Signature]
REPRESENTATIVE

102641



Mail Tax Notices to:
1044 W. Dutch Lane
Kayville, UT 84037

Recorded 28-Jul-2021 Filing No. 100826
At 02:32 PM in Book P12 Page 1752
Fee \$40.00 Krystal C. Butterfield Rich County Recorder
For HICKMAN LAND TITLE LOGAN



WARRANTY DEED

LONG RIDGE @ BEAR LAKE LLC

a limited liability company organized and existing under the laws of the State of Utah
grantor, with its principal office at the State of Utah, does hereby CONVEY and WARRANT to

KENNETH C. KIMBALL and S. VICKI KIMBALL, Trustees of the KENNETH
C. KIMBALL AND S. VICKI KIMBALL FAMILY TRUST dated March 2, 2021

grantees for the sum of TEN DOLLARS and other good and valuable consideration the following
described tract of land in Rich County, State of Utah.

Lot 39, LONG RIDGE @ BEAR LAKE, PHASE 4 SUBDIVISION, as shown by the official plat thereof
filed June 17, 2021, as Filing No. 100426 in Book O12, Page 1719, in the office of the Recorder of Rich
County, Utah
Tax Roll No. 41-29-040-0039

In witness whereof, the grantor(s) has caused its name and seal to be hereunto affixed by its duly
authorized managing member, this July 2, 2021

LONG RIDGE @ BEAR LAKE LLC

By: Randall John Hansen
RANDALL JOHN HANSEN, Manager

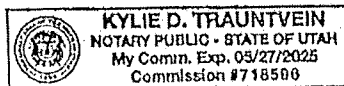
By: Bonnie Jo Jensen
BONNIE JO JENSEN, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
SS
County of Cache)

On the 6 day of July, 2021 personally appeared before me RANDALL JOHN HANSEN
who being by me duly sworn did say, for himself, that he is a Manager of LONG RIDGE @
BEAR LAKE LLC, a Limited Liability Company and that the within and foregoing instrument
was signed on behalf of said Limited Liability Company by authority of its Articles of
Organization and each duly acknowledged to me that said Limited Liability Company executed
the same.

Kylie D. Trautwein
Notary Public



102641



Mail Tax Notices to:
1044 W. Dutch Lane
Kayville, UT 84037

Recorded 28-Jul-2021 Filing No. 100825
At 02:32 PM in Book P12 Page 1750
Fee \$40.00 Krystal G. Butterfield Rich County Recorder
For HICKMAN LAND TITLE LOGAN



WARRANTY DEED

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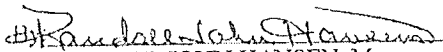
KENNETH C. KIMBALL and S. VICKI KIMBALL, Trustees of the KENNETH
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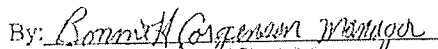
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Tax Roll No. 41-29-040-0038

In witness whereof, the grantor(s) has caused its name and seal to be hereunto affixed by its duly
authorized managing member, this July 2, 2021

LONG RIDGE @ BEAR LAKE LLC

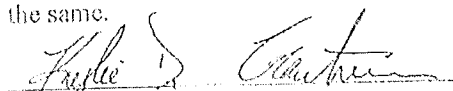

RANDALL JOHN HANSEN, Manager

By: 
BONNIE JORGENSEN, Manager

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 SS
County of Cache)

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Notary Public

