

**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: Conestoga Ranch Expansion Current Zone: PUD Proposed Zone: _____

Property Address: 427 North Paradise Parkway

Parcel # _____

Contact Person: Seth Porter Phone #: 801-573-9016

E-mail address: seth.porter@conestogaranch.com

Mailing Address: P.O. Box 512 Garden City UT 84028

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): Michael Knapp Phone #: 435-770-2084

Mailing Address: PO Box 512 Garden City Utah 84028

Project Start date: _____ Completion date: _____

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

Development of 35 motorcoach sites and 32 cabin lots
lots will be sold and Conestoga Ranch will manage rentals

Lot Size in acres or square feet: Cabins - 2500 Sq Ft Number of dwellings or lots: Cabins - 32
RV - Approx 2250 Sq Ft RV - 35

Non-residential building size: Ranch - 3000 Sq Ft

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

[Signature]
Signature of Applicant

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

[Signature]
Signature of Owner of Record

[Signature]
Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: [Signature]

Fee: _____

By: _____

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time
- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☒ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ Other Land Use Permit

Ordinance Reference:

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

Project Name: Bear Lake Vistas (formerly Blue Vista Hills) Current Zone: C-3 Proposed Zone: w/PUD Overlay C-3

Property Address: 140 South 640 West, Garden City, UT 84028

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): HIG REF1 NC1, LLC Phone #: 602-697-7904

Mailing Address: 373 East 800 South, Orem, UT 84058

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

Mailing Address: _____

Project Start date: 10/10/22 Completion date: 12/2023

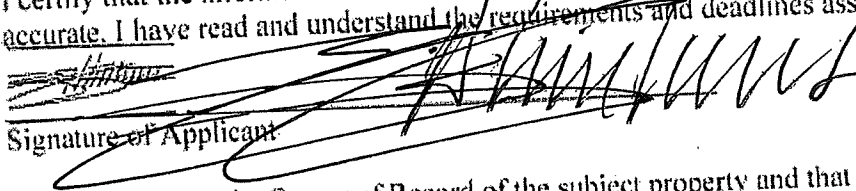
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Bear Lake Vistas is a substantial commercial and residential townhouse development project that includes an estimated 250 luxury townhouses, a community clubhouse, a family oriented hotel, mixed use retail and commercial business concerns, fast-food and specialty restaurants, walking trails, small parks and playgrounds, and multiple recreational vehicle storage parking lots and parking structures.

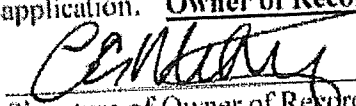
Lot Size in acres or square feet: NA Number of dwellings or lots: 258

Non-residential building size: Varies

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

Chuck Matheny

Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: OK

Fee: _____

By: _____

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time

- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☒ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ Other Land Use Permit _____

Ordinance Reference:

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

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

Project Name: Buttercup Acres Current Zone: RR Proposed Zone: RR

Property Address: (address not assigned)

Parcel # 41 - 29 - 000 - 0002

Contact Person: Thomas Buringham Phone #: 435-881-9540

E-mail address: tom@krq7.com

Mailing Address: 1755 N 1780 E, North Logan UT 84341

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

Property Owner of Record (if different): LN Development, LLC Phone #: 435-881-9540

Mailing Address: 1755 N 1780 E, North Logan UT 84341

Project Start date: TBD Completion date: TBD

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

Subdivision of property into 7 lots

Lot Size in acres or square feet: 12,000 min Number of dwellings or lots: 7

Non-residential building size: _____

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

JB 3/29/2022
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.**

JB, managing member
Signature of Owner of Record

Signature of Owner of Record

Email Form

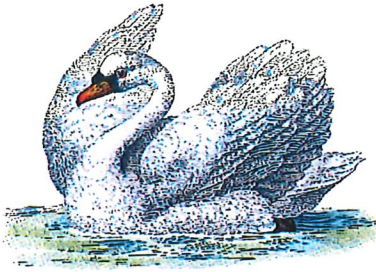
Signature of Owner of Record

Office Use Only

Date Received: _____

Fee: _____

By: _____



Swan Creek Canal Company

P.O. Box 499

Garden City, Utah 84028

Wednesday, March 16, 2022

Dear Mr. Neilson,

The Swan Creek Canal Company board is unified in regard to the requirement of a 30-inch HDPE pipe to be installed along the 128 feet of your property. The developer is responsible for the cost of installation and the responsibility of the work associated with that installation. This approval to allow the installation into our right of way is contingent upon your compliance to these conditions. Any other alterations to this approval will need to be taken care of in a Swan Creek Canal Company board meeting. We can set up a board meeting at your request if needed.

Sincerely,

Paul Webb

Swan Creek Canal Company President

Paul Webb – President
(435) 994-2327

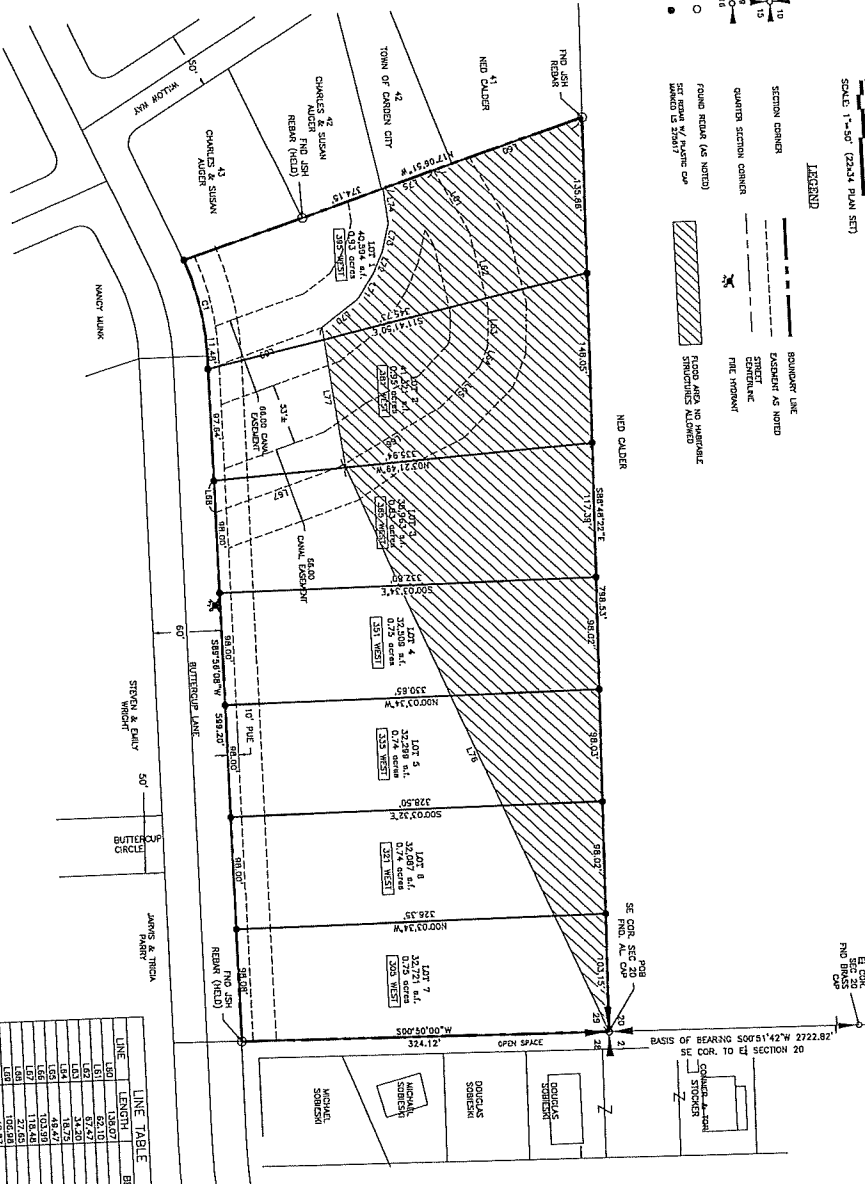
Curtis Moldenhauer – Vice President
(435) 730-7795

Bill Cox – Secretary
(435) 757-8248

0 25 50 100
SCALE: 1"=50' (22x34 PLAN SET)

LEGEND

	BOUNDARY LINE
	EASEMENT AS NOTED
	STREET
	CONCRETE
	PILE FOUNDATION
	FENCED AREA, NO PERMANENT STRUCTURES ALLOWED
	SECTION CORNER
	QUARTER SECTION CORNER
	FOUND RECORD (AS NOTED)
	SEE RECORD OF PLATING CASE
	MARKED 15/25/01



LINE TABLE		
LINE	DENSITY	BEARING
120	62.10	517.06-52.25
121	62.10	517.06-52.25
122	62.10	517.06-52.25
123	62.10	517.06-52.25
124	62.10	517.06-52.25
125	62.10	517.06-52.25
126	62.10	517.06-52.25
127	62.10	517.06-52.25
128	62.10	517.06-52.25
129	62.10	517.06-52.25
130	62.10	517.06-52.25
131	62.10	517.06-52.25
132	62.10	517.06-52.25
133	62.10	517.06-52.25
134	62.10	517.06-52.25
135	62.10	517.06-52.25
136	62.10	517.06-52.25
137	62.10	517.06-52.25
138	62.10	517.06-52.25
139	62.10	517.06-52.25
140	62.10	517.06-52.25
141	62.10	517.06-52.25
142	62.10	517.06-52.25
143	62.10	517.06-52.25
144	62.10	517.06-52.25
145	62.10	517.06-52.25
146	62.10	517.06-52.25
147	62.10	517.06-52.25
148	62.10	517.06-52.25
149	62.10	517.06-52.25
150	62.10	517.06-52.25
151	62.10	517.06-52.25
152	62.10	517.06-52.25
153	62.10	517.06-52.25
154	62.10	517.06-52.25
155	62.10	517.06-52.25
156	62.10	517.06-52.25
157	62.10	517.06-52.25
158	62.10	517.06-52.25
159	62.10	517.06-52.25
160	62.10	517.06-52.25
161	62.10	517.06-52.25
162	62.10	517.06-52.25
163	62.10	517.06-52.25
164	62.10	517.06-52.25
165	62.10	517.06-52.25
166	62.10	517.06-52.25
167	62.10	517.06-52.25
168	62.10	517.06-52.25
169	62.10	517.06-52.25
170	62.10	517.06-52.25
171	62.10	517.06-52.25
172	62.10	517.06-52.25
173	62.10	517.06-52.25
174	62.10	517.06-52.25
175	62.10	517.06-52.25
176	62.10	517.06-52.25
177	62.10	517.06-52.25
178	62.10	517.06-52.25
179	62.10	517.06-52.25
180	62.10	517.06-52.25
181	62.10	517.06-52.25
182	62.10	517.06-52.25
183	62.10	517.06-52.25
184	62.10	517.06-52.25
185	62.10	517.06-52.25
186	62.10	517.06-52.25
187	62.10	517.06-52.25
188	62.10	517.06-52.25
189	62.10	517.06-52.25
190	62.10	517.06-52.25
191	62.10	517.06-52.25
192	62.10	517.06-52.25
193	62.10	517.06-52.25
194	62.10	517.06-52.25
195	62.10	517.06-52.25
196	62.10	517.06-52.25
197	62.10	517.06-52.25
198	62.10	517.06-52.25
199	62.10	517.06-52.25
200	62.10	517.06-52.25

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.39	229.18	21°35'53"	579°08'14"W	85.89

[illegible]

LEGAL DESCRIPTION

[illegible]

1. The boundary line is 5000'± between the East Corner Corner survey and the West Corner survey.
2. The Point of Beginning is 5000'± 1/4 north, 800'± East of the Southeast Corner of Section 24, Township 14 North, Range 3 East of the 5th Principal Meridian.
3. The boundary was established using iron pinned nails as shown and located at the following corners:
a. Survey for Dennis Olsen near NW 1/4 Sec. 23T and the Survey for Hebert Olsen to the north of 24T and Surveying--
4. Section 24, Township 14 North, Range 3 East
5. Front/Back 20 feet
6. Side: 40'± feet

Said data is for general statement is a non-salable lease.

Any other within a

ROCK MOUNTAIN POWER NOTE

and returned to the owner(s).

[illegible][illegible][illegible][illegible]

COUNTY RECORDER'S CERTIFICATE
 OF COMMISSION EXPIRATION
 COUNTY OF _____
 STATE OF _____
 THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING IN
 BOOK _____ OF _____ COUNTY RECORDS ON _____
 _____ AT _____ O'CLOCK AND IS DULY RECORDED
 PLAT NO. _____
 COUNTY RECORDER _____
 COUNTY CLERK _____

Subdividers:
LN Development, LLC
2745 North Jennifer Cr.
North Logan, Utah 84341

AE ALLIANCE CONSULTING
ENGINEERS
760 WEST 200 NORTH SUITE B
LOGAN, UTAH 84321
(435)755-5121
a@allianceengr@aquest.net

PROJECT TITLE BUTTERCUP ACRES SUBDIVISION

PART OF THE SOUTHEAST QUARTER
OF SECTION 20 AND THE
NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
GARDEN CITY, UTAH

DRAWING TITLE FINAL PLAT

EXHIBIT A

Buttercup Acres Subdivision

Legal Description

Part of the North Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows:

Beginning at the Northeast Corner of said Section 29 and running thence North $88^{\circ}48'35''$ West along the North line of said Section 798.391 feet to the East line of Lot 41, BUTTERCUP ESTATES SUBDIVISION; thence South $17^{\circ}05'35''$ East in said line and its extension 373.660 feet to the North right-of-way line of Buttercup Lane; thence Easterly following the North line of said lane in two courses: 1) following the arc of a 229.180 foot radius curve to the right 85.800 feet; 2) thence East 599.250 feet to said Section line; thence North by record (North $00^{\circ}51'27''$ East 324.540 feet by survey) to the point of beginning.

SAID PROPERTY NOW BEING DESCRIBED BY SURVEY AS FOLLOWS:

A portion of the Northeast Quarter of Section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, located in Garden City, Utah, more particularly described as follows:

Beginning at the Northeast Corner of Section 29, Township 14 North, Range 5 East of the Salt Lake Base and Meridian; thence South $01^{\circ}46'30''$ West along the Section Line 324.66 feet (South $00^{\circ}51'27''$ West 324.54 feet by record) to the Northerly line of Buttercup Lane as defined and described as part of Buttercup Estates Subdivision, according to the Official Plat thereof on file in the Office of the Rich County Recorder; thence along the exterior of said Subdivision the following 3 (three) courses and distances: West 594.05 feet (599.25 feet by record); thence along the arc of a 229.18 foot radius curve to the left 86.31 feet through a central angle of $21^{\circ}34'39''$ (chord South $79^{\circ}12'41''$ West 85.80 feet); thence North $17^{\circ}05'36''$ West 373.66 feet to the North line of said Section; thence South $88^{\circ}48'35''$ East along the Section line 798.39 feet to the point of beginning.

INDEX SHEET

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 20 AND THE NORTHEAST QUARTER
OF SECTION 29,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
GARDEN CITY, UTAH

VICINITY MAP



SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	CONSTRUCTION PLAN
3	WATER METER DETAIL

CIVIL ENGINEER
ALLIANCE CONSULTING
ENGINEERS, INC.
150 EAST 200 NORTH SUITE F
LOGAN, UTAH 84321
435-755-5121

GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS)

- [illegible]

TOWN ENGINEER APPROVAL

[illegible]

TOWN ENGINEER

DATE _____

SHEET
1
OF
3 SHEETS

AE

ALLIANCE CONSULTING
ENGINEERS, INC.
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

PROJECT
BUTTERCUP ACRES SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 14 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
GARDEN CITY, UTAH
INDEX SHEET

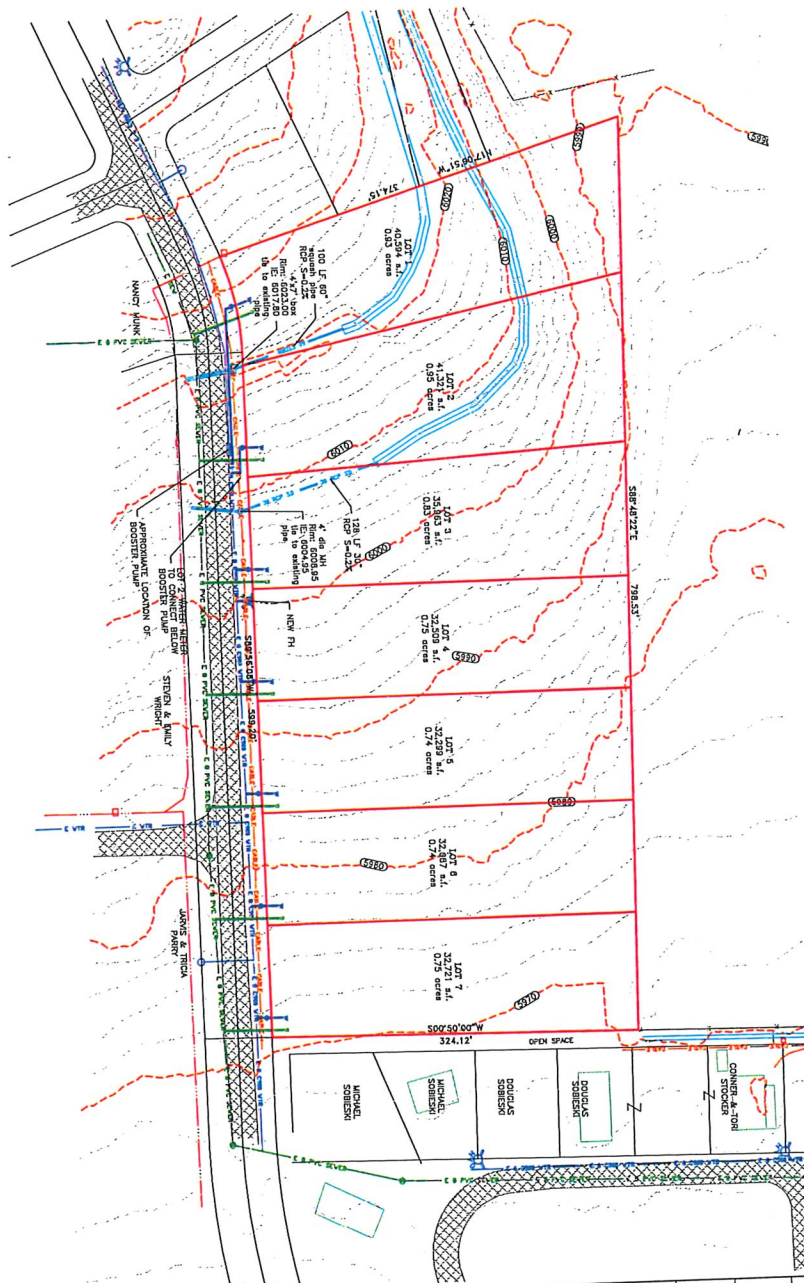
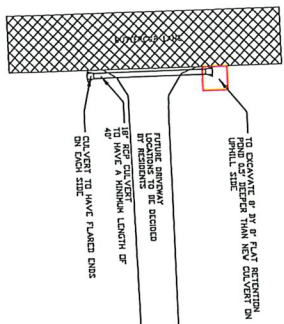
SCALE	DATE 7-2021	JOB NO.
DRAWN BY AM	DRAWING FINAL2.DWG	



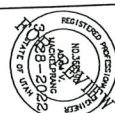
NORTH

0 50

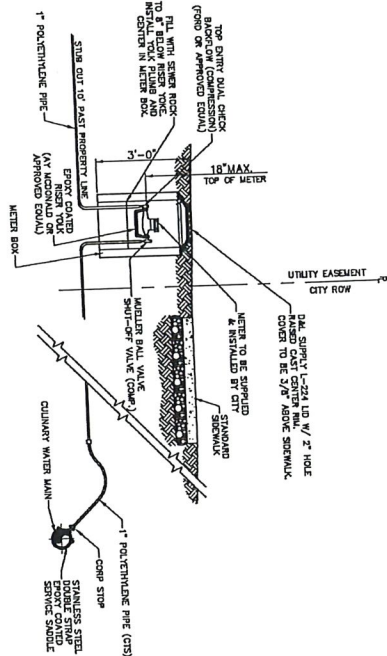
SCALE 1" = 50'-0"



- [illegible]



BUTTERCUP ACRES SUBDIVISION
WATER METER DETAIL



GARDEN CITY WATER SERVICE INFORMATION				
SERVICE SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	WATER METER	CONNECTION TYPE
3/4"	24" DIA.	POLYETHYLENE	BY CITY	COMPRESSION
1"	36" DIA.	POLYETHYLENE	BY CITY	COMPRESSION

TYPICAL WATER CONNECTION
SCALE: NTS

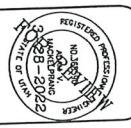
NOTE: DRAWING REPLACES PLAN SET
OF STANDARD OF STANDARD
PLAN, 2012 EDITION

GARDEN CITY
STANDARD PLANS
3/4" AND 1" METER

521-R

3/4" AND 1" METER

521-R



Temp Approval
Mayor ✓
Past ✓

TC 4/4
Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 260 South BearLake Blvd
Date of inspection: June 25, 2021
Owner: Boswell

Safety Inspections:		Time limit to correct:									
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room											
Sq Ft.	10.5 x 10.5	14.5 x 12.5	21.5 x 13	19 x 11.5							
Exit	Y	Y	Y	Y	Y						
Required Window(s)	Y	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y	Y						
Total Sq. Ft.	110.25	181.25	280	228.5	Total 790						

Total Occupancy allowed at this address: 15, shall not include children under the age of three (3).
Total number of parking spots on Property 10. All vehicles include
Minimum parking required at this address: 4
Total number of parking spots on Property 10. All vehicles include
trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies
Inspector: _____
Owner/Property Manager: _____
Date: June 25, 2021



Fwd: Short term rental fire inspection report

Adam Boswell <boswellrealstate@gmail.com>
To: kathyh@gardencityut.us

Sent from my iPhone

Begin forwarded message:

From: Adam Boswell <boswellrealstate@gmail.com>
Date: June 29, 2021 at 4:13:17 PM MDT
To: jcaldergsr@gmail.com
Subject: Fwd: Short term rental fire inspection report

Sent from my iPhone

Begin forwarded message:

From: Mike Wahlberg <gardencityfiredistrict@gmail.com>
Date: June 29, 2021 at 2:32:54 PM MDT
To: boswellrealstate@gmail.com
Subject: Short term rental fire inspection report

Hi Adam,

Here is the fire safety inspection report for your house in Garden City. Jessie Calder told me to send the report to you and that he and his wife would be managing it for you.

Mike Wahlberg
Garden City Fire District
435-681-6313

Virus-free. www.avg.com

Short Term Rental Inspection Form

Owner/responsible party Adam Boswell
Date 6-29-21

Address 1905 Brock Lake Blvd
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 cord

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

Safety

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

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

Pass ☒ Fail ☐

Title: CHIEF

Inspected by: 

Date: _____

Items that need to be corrected: _____

TC Approval

Temp Approval
Martell ✓
Dart ✓

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 300 S 100 W
Date of inspection: January 26, 2022
Owner: Brian Jones

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:		PAGE 1 OF 2									

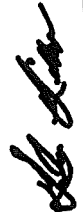
	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room	19.5 x 18.2	12.5 x 24	15 x 13	14.5 x 18.5	12 x 18	19.5 x 18.5	20.5 x 15.5	16 x 18	22 x 21	12 x 22
Sq Ft.										
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Sq. Ft.	360.75	300	195	268.25	216	360.75	317.75	288	462	264

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

Total number of parking spots on Property _____

Minimum parking required at this address: _____

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

Signatures: _____
Inspector:  _____

Date: _____

Owner/Property Manager: _____

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 300 S 100 W

Date of inspection: January 26, 2022

Owner: Brian Jones

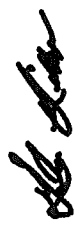
Safety Inspections:		Time limit to correct:							
Handrails/Guardrails	Y								
Outdoor lights	Y								
Water shut off	Y								
Gas shut off	Y								
Electrical outlet plates	Y								
Check address on unit	Y								
Other:		PAGE 2 OF 2							

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room										
Sq Ft.	8.5 x 12	14 x 16.5	18.5 x 16	15 x 25						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	102	231	296	375						

Total Occupancy allowed at this address: 80, shall not include children under the age of three (3).

Total number of parking spots on Property 150. All vehicles include

Minimum parking required at this address: 20 trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:  Date: January 30, 2022

Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party Brian Jones Date 1-26-22

Address 310 S. 100 W. Suite/Apt# _____

Access

☒ Maintain fire lane free of obstruction

☒ Provide address numbers visible from the street

Fire Extinguishers

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

☒ Mount fire extinguishers in plain view and access of kitchen

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

☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

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

☒ One CO detector installed for each level of the home

☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

☒ Label electrical panel box breakers

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

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

Safety

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

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

Inspected by: [Signature] Title: Chief

Date: _____

Items that need to be corrected: _____

TC Approval
Temp Approval
Part ✓
martell ✓

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 233 Seasons Lane
Date of inspection: February 21, 2022
Owner: Nic Cutler

OWNER: _____

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

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

Total number of parking spots on Property 3. All vehicles include

Minimum parking required at this address: 3. Each trailer is considered a vehicle.

Signatures: 
Inspector: _____
Date: February 23, 2022
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party: CUTLER LLC / NIC CUTLER Date: 2-21-22
Address: 233 W. SEASONS LN. Suite/Apt# _____

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature] Date: 2-21-22
Title: CHIEF Pass ☒ Fail ☐

Items that need to be corrected:

Get Approved Fire Extinguisher & SMO PHOTO

TC Approval

mayor: ✓
martell: ✓
pat: ✓

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

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

Safety Inspections:		Time limit to correct:									
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room											
Sq Ft.	12.5 x 10	12 x 10	9 x 9.5	8.5 x 9							
Exit Required	Y	Y	Y	Y							
Window(s)	Y	Y	Y	Y							
Smoke Detector	Y	Y	Y	Y							
Total Sq. Ft.	125	120	95	72	Total	412					

Total Occupancy allowed at this address: 8, shall not include children under the age of three (3).
 Total number of parking spots on Property 2. All vehicles include
 Minimum parking required at this address: 2
 trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Date: January 10, 2022
 Signatures: Glen Gillies
 Inspector: _____
 Owner/Property Manager: _____

BUNKER LAYS COZY CABINS LLC.

Short Term Rental Inspection Form

Owner/responsible party BUNKER 31 TOWN HOME #31 Date 12.19.21

Address 55 W. BUTTERFLY LN. Suite/Apt# #31

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature]

Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

larry
mike
pat
maddell

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 680 Cambridge Dr
Date of inspection: January 12, 2022
Owner: Richard Wangsgard

Safety Inspections:		Time limit to correct:									
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room											
Sq Ft.	18.5 x 12	13 x 12	16.5 x 9.5	10.5 x 11.5	23.5 x 15	12.5 x 11.5	18.5 x 14.5				
Exit Required	Y	Y	Y	Y	Y	Y	Y				
Window(s)	Y	Y	Y	Y	Y	Y	Y				
Smoke Detector	Y	Y	Y	Y	Y	Y	Y				
Total	222	156	156.5	120.75	352.5	143.75	268.25	Total	1419.75		
Sq. Ft.											

Total Occupancy allowed at this address: 28, shall not include children under the age of three (3). All vehicles include 8
Minimum parking required at this address: 7
Total number of parking spots on Property 8
trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies
Inspector: _____
Owner/Property Manager: _____
Date: January 12, 2022

TIMBERLAND

Short Term Rental Inspection Form

Owner/responsible party VACASA Date 12-21-21

Address 680 CAMBRY DR. Suite/Apt# _____

Access

☒ Maintain fire lane free of obstruction

☒ Provide address numbers visible from the street

Fire Extinguishers

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

☒ Mount fire extinguishers in plain view and access of kitchen

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

☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

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

☒ One CO detector installed for each level of the home

☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

☒ Label electrical panel box breakers

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

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

Safety

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

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

Inspected by: [Signature]

Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

mayer.
 martell. ✓
 pat. : ✓

Owner: Logan Hedin

Safety Inspections:

Outdoor lights

Gas shut off

Check address on unit

Other:

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room										
Sq Ft.	12.5 x 12	14 x 10	15 x 10	10.5 x 11						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	150	140	150	115.5	Total 555.5					

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

January 10, 2022

Owner/Property Manager:

BEAR LAKE COZY CABINS LLC.

Short Term Rental Inspection Form

Owner/responsible party BLUEWATER BUNGALOW #2 Date 12.19.20

Address 55 W. BUTTERCUP LN. Suite/Apt# #26

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature]

Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

1/21/22
Mike-
Martell-
Pat-✓

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 347 Wesy Posies Drive

Date of inspection: January 25, 2022

Owner: Stacie Riskin

OWNER: _____

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

Total Occupancy allowed at this address: 18, shall not include children under the age of three (3).

Minimum parking required at this address: 5 Total number of parking spots on Property 7. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:  Date: January 25, 2022

Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party STACIE RISKIN

Date 1-26-22

Address 347 W. POSIES DR.

Suite/Apt# _____

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature]

Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

Temp Approval

Pat ✓
Martelli ✓**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST****Address:** 2216 Beach Comber Lane**Date of inspection:** March 16, 2022**Owner:** Skye Hughes

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.	15 x 14	11 x 10	11.5 x 10	37 x 14	12 x 13	10 x 10	15 x 12			
Exit Required	Y	Y	Y	Y	Y	Y	Y			
Window(s)	Y	Y	Y	Y	Y	Y	Y			
Smoke Detector	Y	Y	Y	Y	Y	Y	Y			
Total Sq. Ft.	210	110	115	518	156	100	180	Total 1389		

Total Occupancy allowed at this address: 16, shall not include children under the age of three (3).

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

Signatures: 

Date: March 16, 2022

Owner/Property Manager: _____

VACASA

Short Term Rental Inspection Form

Owner/responsible party SKYE HUGHES Date 3-23-22Address 2214 S. BUNCHCOMBER LANE Suite/Apt# _____

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

☒ No obvious safety hazards determined at the discretion of the inspecting officerI certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been
inspected by a qualified member of the Garden City Fire District. Pass ☒ Fail _____Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

Temp Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 941 N Newberg Drive #4

Date of inspection: March 14, 2022

Owner: Mike & Courtney Rogers

Pat ✓
matell ✓

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	13 x 13.5	12.5 x 9	20 x 17	12 x 13	11.5 x 17					
Sq Ft.	Y	Y	Y	Y	Y					
Exit Required	Y	Y	Y	Y	Y					
Window(s)	Y	Y	Y	Y	Y					
Smoke Detector	Y	Y	Y	Y	Y					
Total Sq. Ft.	175.5	112.5	349	156	195.5	Total 988.5				

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

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

Signatures: 
Inspector: 
Date: March 14, 2022

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party RODGERS RENTALS

Date 2-21-2022

Address 941 N. NEWBERG

Suite/Apt# # 4

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature]

Title: CHIEF

Date: 2-21-22

Items that need to be corrected:

TC Approval
Temp Approval
Pat ✓
Mike

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 235 Seasons Laye
Date of inspection: March 16, 2022
Owner: Austin Gillis

Safety Inspections:		Time limit to correct:									
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room											
Sq Ft.	13 x 10	19 x 12	10 x 15.5	11 x 10							
Exit Required	Y	Y	Y	Y							
Window(s)	Y	Y	Y	Y							
Smoke Detector	Y	Y	Y	Y							
Total Sq. Ft.	130	228	155	110	Total 623						

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

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

Signatures: 
Inspector: _____
Date: March, 16 2022
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party AUSTIN GILLIS

Date 3-17-22

Address 235 SEASONS LN

Suite/Apt# _____

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature]

Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

15127467-003-STR
Temp Approval
Pat ✓
Mike

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 2229 Beach Comber Ln
Date of inspection: February 9, 2022
Owner: Kimball Cliff

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

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room										
Sq Ft.	13 x 10	12.5 x 13	13.5 x 14	14 x 14	13.5 x 11	14.9 x 9	12 x 10			
Exit Required	Y	Y	Y	Y	Y	Y	Y			
Window(s)	Y	Y	Y	Y	Y	Y	Y			
Smoke Detector	Y	Y	Y	Y	Y	Y	Y			
Total Sq. Ft.	130	162.5	189	196	148.5	130.5	120 Total 1071			

Total Occupancy allowed at this address: 16, shall not include children under the age of three (3).

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

Signatures:  Date: February 9, 2022
Inspector: _____
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party KIMBALL CLUFF Date 2-22-22

Address 2229 BEACHCOMBER LN Suite/Apt# _____

Access

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

Temp Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**Address:** 325 S 110 W**Date of inspection:** March 23, 2022**Owner:** MCDC Enterprise LLC

Safety Inspections:		Time limit to correct:									
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room											
Sq Ft.	22.5 x 10	11 x 16	22 x 13	9 x 9	13 x 9	15.5 x 16.5	10.5 x 12	10 x 10	22 x 17		
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Total Sq. Ft.	225	176	286	81	117	255.75	126	100	374	Total 1740.25	

Total Occupancy allowed at this address: 34, shall not include children under the age of three (3).

Minimum parking required at this address: 9 Total number of parking spots on Property 18. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies
Inspector:Date:
March 23, 2022

Owner/Property Manager: Bear Lake Lodging

March 23, 2022

Short Term Rental Inspection FormOwner/responsible party: MCDC ENTERPRISES LLC Date: 3-29-22Address: 325 S. 100 W. Suite/Apt#: _____**Access**

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

Fire Extinguishers

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

Fire Alarms/CO Detectors

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

Electrical, HAZMAT, and Storage

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

Safety

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

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

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected:

ORDINANCE #22-07

AN ORDINANCE ~~DELETING~~ REQUIRING TWO INGRESS/EGRESSES IN SUBDIVISIONS

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

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

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

NOW THEREFORE, be it ordained by the Garden City Town Council and the Planning Commission that Ordinance #11E-402-D-2, be changed as follows:

2. ~~A minimum of two (2) entrances/exits required for each subdivision. All roadways shall have recorded easements. Two ingress/egresses are required in a subdivision when there are 31 single-family/duplex dwelling units or more, or when there are 101, three-plex or larger dwelling units or more. Subdivision ingress/egress requirements shall follow the 31 single-family duplex dwelling requirements when any single-family duplex dwellings exist in the subdivision. And, changing the ordinance title from "deleting" to "requiring." (Roadways shall be designed to incorporate the overall roadway plan for Garden City and shall follow the recommendations of the National Fire Code)~~

* We will follow IFC Appendix D (Fire Suppression Access Road)"

- a. The Planning Commission and Town Council may grant a special exception to allow a subdivision to have only one point of ingress/egress, after considering a recommendation from the Town Engineer and Fire Chief under the following circumstances:

1. One or more cul-de-sacs, hammerheads, or other approved turnarounds that comply with all development standards exists.
2. The future extension of a stub street that will provide additional access, where a temporary turn-around may be required.
3. All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Chief and Building Official.
4. The City Engineer has reviewed the potential for impairment of such single access resulting from vehicle congestion, condition of terrain, climatic conditions, safety, or other factors that could limit access and have made either a positive or negative recommendation to the Planning Commission or Town Council with regards to a single point of ingress/egress.

PASSED AND ADOPTED by the Garden City Town Council, Garden City, UT this 14th day of April, 2022.

APPROVED:

ATTEST:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Argyle	—	—
Hansen	—	—
Menlove	—	—
Parry	—	—
Leonhardt, Mayor	—	—

ORDINANCE #22-10

AN ORDINANCE TO UPDATE THE MANAGEMENT AND SUPERVISION OF THE GARDEN CITY WATER SYSTEM AND THE USE THEROF BY RESIDENTS AND NONRESIDENTS.

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE #13A-102, IT IS THE DUTY OF THE TOWN COUNCIL OF GARDEN CITY TO MANAGE AND SUPERVISE THE GARDEN CITY WATER SYSTEM FROM TIME TO TIME BY RESOLUTION PRESCRIBE THEIR POWERS AND DUTIES, BE UPDATED AS FOLLOWS:

- V. Meters Required. All premises using the Town water supply must be equipped with an adequate water meter furnished by the Town but paid for by the consumer; provided that such water service may be supplied by the Town at **the current** a flat rate of charge until such meter may be installed. All new connections shall have a meter installed when the connection is made and before any premises are occupied or no water shall be furnished to such premises.
- Y. Meters. Any water meter shall be taken out and tested upon complaint of the user, and upon payment of a fee **set by resolution** of \$10.00. If upon testing the meter is not within three percent (3%) of being correct, it shall be repaired or replaced and the ~~deposit~~ **fee** returned to the user, otherwise said fee shall be retained by the Town for such services and testing.
- Z. ~~Construction. During the construction of any building and before any water is installed as is herein provided, the contractor so constructing may be permitted to use the Town water supply by making application therefore, and paying a flat fee which shall be set by the Town Board.~~
- BB. Extension of Water Mains. Any person desiring to have the water mains extended within the corporate limits of this Town may petition the Town Board for such extension. Such petition must indicate that the person is ready, willing, and able to pay all costs **associated with the request** of such extension, and contain a

description of the proposed extension together with a map thereof. A deposit, **set by resolution**, of \$25.00 shall accompany said petition. After the receipt of the petition, the Town Board shall make an estimate of the costs of such extensions and upon deposit of the **total** estimated costs with the Town Clerk, the Town Board shall enter into a written contract with the petitioner setting forth the terms and procedures for completion of the proposed extension, before the petition shall be approved and construction of the extension commenced.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 14th day of April, 2022.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:

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

RESOLUTION #R 22-01

A RESOLUTION OF THE TOWN OF GARDEN CITY TO ESTABLISH A RATE FOR
METER TESTING BY THE GARDEN CITY PUBLIC WORKS DEPARTMENT

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

WHEREAS, the Garden City Town Council will establish rates for services rendered to water account holders by the Garden City Public Works Department for meters.

NOW THEREFORE, BE IT RESOLVED by the Garden City Town Council, Rich County, Utah That:

The Town of Garden City will charge a fee of \$100.00 to remove and test a water meter upon complaint of the user. If upon testing, the meter is not within three percent (3%) of being correct, it shall be repaired or replaced, and the fee returned to the user. Otherwise, said fee shall be retained by the Town for such services and testing.

This resolution shall be effective on the date it is adopted.

Dated this 14th day of April, 2022.

Approved:

Attested:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Council Members Voting:

	Aye	Nay
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___

RESOLUTION #R 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.

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

WHEREAS, the Garden City Town Council will establish rates for deposit fees for any person desiring to have the water mains extended within the corporate limits of the Town of Garden City

NOW THEREFORE, BE IT RESOLVED by the Garden City Town Council, Rich County, Utah That:

The Town of Garden City will charge a deposit fee of \$1,000.00 that shall accompany the petition to the Town Board to extend the water mains within the corporate limits of the Town of Garden City.

This resolution shall be effective on the date it is adopted.

Dated this 14th day of April, 2022.

Approved:

Attested:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Council Members Voting:

	Aye	Nay
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___