

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: 2nd North PUD , Phase 2 Current Zone: PUDC3 Proposed Zone: _____

Property Address: 200 North - Main to 100 East

Parcel # 41 - 16 - 000 - 0045

Contact Person: Lance Anderson Phone #: 435-760-1622

E-mail address: lance@cachelandmark.com

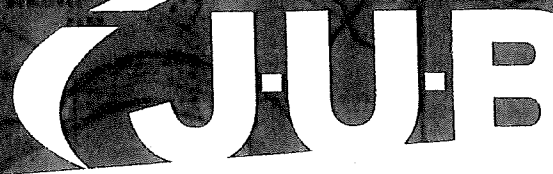
Mailing Address: 95 W Golf Course Rd. Ste 101, Logan, UT 84321

Applicant (if different): Mark Smoot Phone #: 801-971-4003

Mailing Address: 201 N Bear Lake BLVD, Garden City, UT

Property Owner of Record (if different): MC SMOOT INV 3, LLC Phone #: Same

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: September 21, 2022
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Bear Lake Rental Resort – Phase 2 Preliminary Plat

The 2nd North PUD application was received from the Town for engineering review in preparation for the upcoming October Planning Commission meeting. The review items discussed below can be found in more detail in Chapter 11E-400 and 11F-100 of the most recent Municipal Code.

Preliminary Plat – 11E-400

Existing Conditions (11E-402.C)

1. Include distances from existing buildings to property lines.
2. Include floodplain information on plat.
3. Include existing underground infrastructure within 100' of plat boundary.

Proposed Plan (11E-402.D)

1. Include setback lines and dimensions on plat.
2. Provide Public Utility Easement (PUE) along rear and side lot lines.

Planned Unit Development (PUD) – 11F-100

Requirements (11F-102.A)

1. Provide updated area calculations to confirm aggregate area of buildings compared to overall area.
2. Include setback information on the plat.
3. Fencing or planter strips may be required along property boundaries.

OLSON & HOGGAN, LLC

ATTORNEYS AT LAW

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

—
CHARLES P. OLSON (1916-1975)

*also licensed in Idaho

**also licensed in Nevada

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

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

E-MAIL oh@oh-pc.com
www.oh-pc.com

August 26, 2022

Via Email

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

Re: Bear Lake Rental Resort PUD Phase 2 / Preliminary Plat Review
Our File: N – 4600.050

Sharlene:

We received and have reviewed the proposed Preliminary Plat for the above-referenced subdivision. We also received what appears to be an amendment to the plat for Phase 1 along with an updated development plan for all phases. We have noted the following items for your review and consideration:

1. Garden City Code § 11E-402(A)(7)(c) requires all preliminary plats to show “the names and addresses of the owner of, subdivider if other than the owner, and the engineer or designer of the subdivision.” We did not see this information on the preliminary plat for Phase 2.

We hope that this review helps as the Town reviews this proposed preliminary plat. Feel free to contact me directly with any questions or concerns about this review.

OLSON & HOGGAN, LLC

/s/ Seth J. Tait

SJT/tf

[https://ohpc.sharepoint.com/sites/clientfiles/shared documents/sjt/cities/garden city/04 - subdivisions/bear lake rental subdivision/ltr.preliminaryplatreview.12.30.21.docx](https://ohpc.sharepoint.com/sites/clientfiles/shared%20documents/sjt/cities/garden%20city/04%20-%20subdivisions/bear%20lake%20rental%20subdivision/ltr.preliminaryplatreview.12.30.21.docx)

TC Approval Temp Approval
martelli
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 ☐ Additional Location # ____ ☐ Name Change ☐ Ownership Change ☐ Location Change ☐ Transient Vendor ☐ Concessionaire Vendor	License Fee: Business License Fee <u>100.00</u> 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:	Lugging Stuff LLC
If name change, previous name:	
Location Address:	69 N Paradise Pkwy Bldg B Ste 224
City, State & Zip:	Garden City UT 84028
Business Phone:	(435) 527-5774
Cell Phone:	435-730-6559
Mailing Address:	POBOX555
City, State & Zip:	Garden City UT 84028
E-mail Address:	melissaspuhler@msn.com
Owners Name:	Leopoldo Spuhler
Owners Location:	1832 S 250 E
City, State & Zip:	Garden City UT 84028
Phone:	435-757-5197
Cell Phone:	435-730-6559

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

Briefly Describe Your Business: Pickup, delivery, Junk Removal, Hot Tub Cleaning
Bear Lake Water Adventures is under this Business

Utah State Sales Tax Number: 15474425-002-STC

Ut State Professional License No. 87-2370440

Will you be installing a sign?: ☐ Yes ☐ No Unsure

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, Leopoldo Spuhler 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: 9/14/22

Please print your name: Leopoldo Spuhler

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

Temp Approval
Pat ✓
martelli ✓

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 <u>100.00</u> 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	Town Council: ☐ Approved ☐ Not Approved	Date: _____
Inspections: Building Insp.: ☐ Initial Date: _____	☐ Final Date: _____	☐ Final Date: _____
Fire Inspection: ☐ Initial Date: _____	☐ Final Date: _____	☐ Final Date: _____

Comments: _____

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

Business Name: TMH SERVICES LLC

If name change, previous name: _____

Location Address: PO BOX 84

City, State & Zip: GARDEN CITY, UT 84028

Business Phone: 801-602-7155 Bear Lake monster

Cell Phone: 801-602-7271 Storage

Mailing Address: PO BOX 84 380 W. 320 N.

City, State & Zip: GARDEN CITY, UT 84028 #C4

E-mail Address: TMH SERVICES LLC 20 @ GMAIL.COM

Owners Name: TRAVIS & MELINDA HUNSAKER

Owners Location: PO BOX 84

City, State & Zip: GARDEN CITY, UT 84028

Phone: 801-602-7155 801-602-7271

Cell Phone: _____

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

Briefly Describe Your Business: General Services Plumbing - Handyman -
Cleaning - Services
will only be offering
services

Utah State Sales Tax Number: ?

Ut State Professional License No. 90-1258099

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, Travis & Melinda Hunsaker 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] Travis Hunsaker Melinda Hunsaker **Date:** 07-26-22

Please print your name: Travis Hunsaker Melinda Hunsaker

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 2225 Beechcomber _____

Date of inspection: Aug 16, 2 020 _____

Owner: Roger Anderson _____

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										
Other:										

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	12 x 12	14 x 12	10.5 x 12.5	14 x 14.5	15.5 x 18.5	12 x 12	12 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.	144	360	131.5	203	286.75	144	144			

Total Occupancy allowed at this address: 24 _____, shall not include children under the age of three (3).

Minimum parking required at this address: 6 _____ Total number of parking spots on Property 6 _____. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:  Date: _____

Inspector: _____

Owner/Property Manager: _____

-10MP APPROVAL
Pat ✓
martelli ✓

Short Term Rental Inspection Form

Owner/responsible party ROGER ANDERSON

Date 8/12/22

Address 2225 S. BEACH COMBOL 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:

Temp Approval
Pat ✓
martelli ✓

Emergency Contact:
Kerry Wayman
801-503-2729

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 581 RichlandVallet Rd
Date of inspection: Sept 9, 2022
Owner: Doug Metcalf

Safety Inspections:										Time limit to correct:
Handrails/Guardrails	Y									
Outdoor lights	Y									
Water shut off	Y									
Gas shut off	Y									
Electrical outlet plates	Y									
Check address on unit	Y									
Other:										
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft	11 x 13	12 x 13	12 x 17	20 x 24						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	143	156	204	480	Total 903					

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: [Signature] Date: Sept.09,2022
Inspector: [Signature]
Owner/Property Manager: Doug Metcalf 9/20/2022

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Short Term Rental Inspection Form

Owner/responsible party DOUG MITCHELL Date 9-21-22Address 581 RICHLAND VALLEY STREET 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

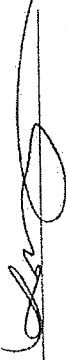
Fire Alarms/CO Detectors

☒ 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, HFCZM4AT, 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  Title: CHIEF

Date: _____

Items that need to be corrected:

DRAFT

ORDINANCE NO. 22-16

AN ORDINANCE UPDATING CERTIFICATE OF OCCUPANCY

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; and

WHEREAS, The Town of Garden City Town Council shall update the rules and procedures for issuing a Certificate of Occupancy in the Town of Garden City:

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11H-104 SHALL BE UPDATED AS FOLLOWS:

11H-104 Certificate of Occupancy Required. No land shall be used or occupied, and no building hereafter structurally altered or erected shall be used or changed in use, until a certificate of occupancy shall have been issued by the Building Inspector, stating that the building or the proposed use thereof, or the use of the land, complies with the provisions of this ordinance or for the renewing, changing, or extending of a nonconforming use. A certificate of occupancy either for the whole or a part of a building or structure shall be issued within the ten (10) days after the erection or structural alteration of such building or structure, or part thereof, shall have been completed in conformity with the provisions of this ordinance.

A. ~~Bond~~ will be forfeit if any structure is occupied before a Certificate of Occupancy is issued by the Town of Garden City Building Inspector.

APPROVED AND ADOPTED this 13th day of October 2022.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

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