WATER'S EDGE RESORT
— AT BEAR LAKE —

November 28, 2022

Mayor Mike and Garden City Council Members,

I am writing this email in hopes of getting the PID moving forward on our project.

As you know, I have been working long and hard on getting the resort built and we are finally making some significant progress. We have weathered many challenges over the years, have navigated several Garden City administrations, and have done everything that has been asked of us. Obviously, this entire process hasn't gone as I had originally planned, but here I am building buildings and moving forward.

The PID was introduced to the State of Utah as another vehicle Cities and Counties can use to promote economic growth and assist developers in the financing of new developments. The PID is a win/win for municipalities and developers when working together to build quality projects and generate economic stimulus to the local economy.

I was introduced to the PID program earlier this year and as I learned more about the PID I realized that this would be a perfect fit for our project. There is a significant amount of high quality and very expensive infrastructure located within the boundaries of the resort. This infrastructure is designed to benefit the local property owners as well as become a crown jewel to the downtown area. The economic benefits to Garden City will be significant and bring millions of dollars to the local economy.

The PID will provide an immediate shot in the arm of this project. Once the PID is approved and funded we will immediately begin construction on all the infrastructure as described in our PID documents. This will include the "PID Areas" highlighted on the attached rendering. You can see how the PID investment will be very impactful to the project and the downtown corridor.

We brought the PID to the city last spring, we introduced the city to the top PID experts in the state so they could answer any questions you may have had and then assist in preparing initial policy. We even presented the idea and received a preliminary buy-in from the Mayor and the City Attorney. Then our request hit a brick wall.

I realize that a member of the presenting team may have failed in his approach and presentation. I was also disappointed in his performance, and he was removed from the team. I then rallied the team and tried to recover from the initial hiccup. My efforts were stymied, and I found myself wondering what I could do to get this PID program moving forward.

88 S. Bear Lake Blvd.
PO Box 178
Garden City, UT 84028
435.946.3550
WatersEdgeBearLake.com

It has since come to my attention that the Mayor sought out and worked closely with a more "neutral" third party PID consultant and created a new PID policy. I am also under the impression that the new consultants met with members of the town council and answered most of their questions.

Getting the project PID approval at the next meeting is very, very important as having the Policy in place is a required detail to have in place as we close on the first phase of condominiums. The first building will be complete next week, at which time we will be transferring ownership to the new buyers.

A successful Water's Edge Resort comes with an extremely positive impact on the local economy, and I need your help in making it happen.

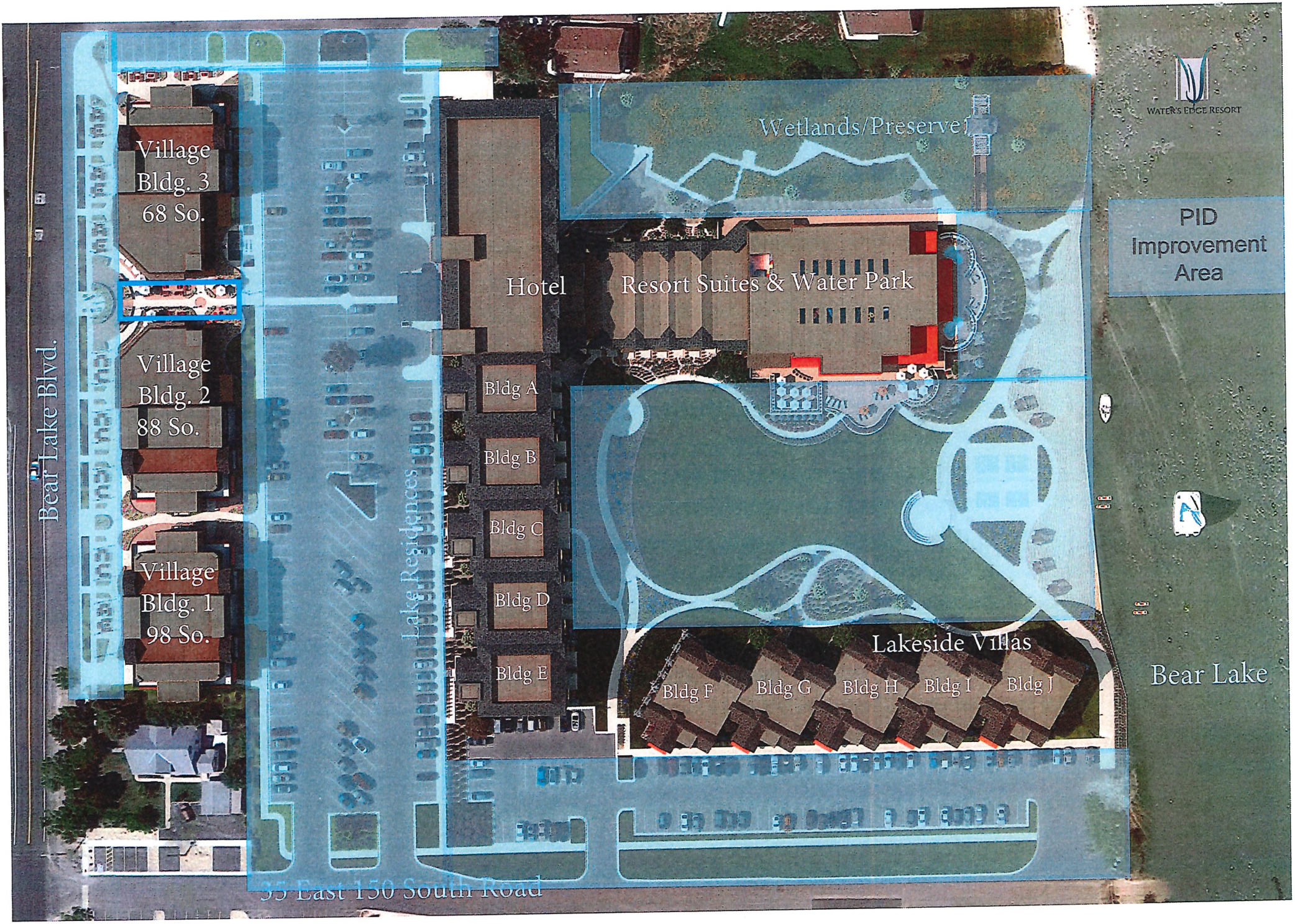
My ask is that the Mayor and the Council prepare themselves to approve the PID Policy and the Water's Edge PID request in the next town council meeting. All the information and details have been provided with plenty of time to review. The PID experts and I are available to provide any additional information or answer any lingering questions that any of you may have.

Please feel free to reach out to me. I look forward to working with you to get this to the finish line.

Sincerely,

Chris Shurian
801-830-6060
chris@fundutah.com

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Village Bldg. 3 68 So.
Village Bldg. 2 88 So.
Village Bldg. 1 98 So.
Hotel
Wetlands/Preserve
Resort Suites & Water Park
Bldg A
Bldg B
Bldg C
Bldg D
Bldg E
Lakeside Villas
Bldg F
Bldg G
Bldg H
Bldg I
Bldg J
PID Improvement Area
WATER'S EDGE RESORT
Bear Lake
Bear Lake Blvd.
Lake Residences
55 East 150 South Road

RESOLUTION #R22-08

A RESOLUTION ~~ESTABLISHING~~ UPDATING THE GARDEN CITY BUILDING PERMIT PLAN REVIEW FEE

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 Staff and Building Inspector are responsible to prepare and review the building permit application and packet for each building permit request; and

WHEREAS, the Garden City Town Council has determined that the Building Department must charge a plan review fee to cover the costs of the staff and Building Inspector to prepare and review the plans for a building permit; and

WHEREAS, the Garden City Town Council has determined that an appropriate fee must be established.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Garden City, Rich County, State of Utah, as follows:

~~All building permit applications/packets will require a plan review fee as follows:~~

~~The Plan Review fee is $100 for any structure valued at $50,000 or more.~~
~~The Plan Review fee is $50 for any structure valued less than $50,000.~~

All building permit applications will be charged a fee for plan review established by contract with the Building Inspector or the hired plan reviewer.

Adopted by the Town of Garden City Town Council on the 10th day of November 2022.

APPROVED:

ATTEST:

_____
Mike Leonhardt, Mayor

_____
Cathie Rasmussen, Town Clerk

Council Members Voting

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

Temp Approved
Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 574 Richland Valley Street

Date of inspection: November 1, 2022

Owner: Mark Peterson

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 11	21.5 x 24	12 x 12.5	12 x 27						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	121	516	150	204	Total 991					

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: November 1, 2022

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party MARK PETERSEN Date 5-14-22

Address 572 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, 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: Title: CHIEF

Date:

Items that need to be corrected:

Temp Approval
Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 929 N Harbor Village Dr

Date of inspection: 09/25/2022

Owner: Mason & Jennifer Allen

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.	12 x 15	13.5x 12.5	12.5 x 12.5							
Exit Required	Y	Y	Y							
Window(s)	Y	Y	Y							
Smoke Detector	Y	Y	Y							
Total Sq. Ft.	180	168.75	156.25		Total 505					

Total Occupancy allowed at this address: 10, 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: Glen Gillies Date: 09/25/2022

Owner/Property Manager: _____ _____

Short Term Rental Inspection Form

Owner/responsible party MASON & JENNIFER ALLEN Date 9-14-22

Address 929 N. HARBOR VILLAGE ST DRIVE Suite/Apt# # 216

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

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Date: _____

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_____

_____