

January 18, 2023

Bear Lake Vistas Development – Garden City UT
HIG REF1 NC1, LLC
86 N University Avenue, Suite 300, Provo Utah, 84 601
(602) 697–7904

Re: Letter of Intent to Create Public Infrastructure Districts to Facilitate
Construction of the Proposed Bear Lake Vistas Development

To: Garden City:

Now that Garden City has outlined its PID policy and In accordance with Utah S.B. 228, the Public Infrastructure District Act, HIG REF1 NC1, LLC, (the “applicant”) submits the following letter of intent (“LOI”) to Garden City (the “City”) for consideration of creation of Public Infrastructure Districts (“PIDs”) to facilitate the construction of the proposed Bear Lake Vistas development. It is the applicant’s understanding, in accord with S.B. 228, that this letter considers the following:

- That this LOI represents an initial step in the creation of multiple PIDs, and that a positive recommendation from city staff to this letter represents an option for the applicant to submit governing documents that present district formation and operation in greater detail
- That a positive recommendation to move forward with governing documents does not represent a commitment by the city to approve the eventual formation of the proposed PIDs

- That the city and applicant will consider this process as iterative and will work towards a solution that meets the city's and applicant's needs

Overview of PID Tool and Request

It is the applicant's understanding that the formation and use of the Public Infrastructure District tool is in accord with the following key components of S.B. 228:

- That the city has the approving powers for PIDs, and will work with the applicant in determining an appropriate use of funds, debt limit, and tax implications
- That the purpose of the PID tool is to provide for public infrastructure and increased amenities for commercial and residential developments
- That the PID tool is being considered to bridge a funding gap that otherwise would not permit the project to move forward unless development plans are altered
- That a proposed mill levy only affects property within the boundaries of the proposed districts, and that all property owners must approve the formation of districts
- That all proceeds from the PIDs will be used for public infrastructure
- That issuance of debt through a PID results in no financial liability to the city

PID Request

The applicant's request is for a positive recommendation to create governing documents for the formation of Public Infrastructure Districts for the land highlighted in the attached map. The districts will compositely have bonding capacity of up to \$50 million with a maximum mill levy to the PIDs of eight mills (state statute permits up to 15 mills). Following paragraphs summarize the proposed uses and needs of funds.

District Details

This letter of intent is to be used by city staff (as determined by the City Manager/City Administrator) to make a preliminary determination about the appropriateness of the proposed Districts and must be submitted prior to submittal of draft Governing Documents. The information in this letter may be utilized to advise the mayor, city council, and other policymakers about district matters. This letter represents the applicant's request to be considered for PIDs for funding public infrastructure needs.

BENEFITS OF PROPOSED PUBLIC INFRASTRUCTURE DISTRICTS

The PIDs will allow for better phasing of development by providing infrastructure financing. Infrastructure costs have significantly increased in past years due to notable macroeconomic conditions, thereby resulting in development costs that question overall feasibility. Significant costs for water and sewer improvements will be partially financed through the Public Infrastructure District(s), as will costs for roads, sidewalks, curbs, some common area landscaping, and parks. Overall, it is intended that the PIDs will help fund some or all the costs for the following:

- Sewer and wastewater improvements
- Water lines
- Water rights
- Streets, curbs, and sidewalks
- Parks, trails, and public common areas

The use of PIDs will also help ensure that the composite development, which will provide a variety of commercial space, hotel, restaurants, will be financially viable. Mixed-use developments are typically more difficult to finance and to construct than typical single-use developments, and the PID tool helps alleviate some of those funding constraints.

DESCRIPTION OF DISTRICTS

The proposed PIDs shall be as follows:

- a. **Size of total area included in the proposed development:**
Approximately 50 acres for the initial boundaries. The applicant contemplates the potential of multiple districts so that varied mill levies might be applied to the different use types proposed in the development.
- b. **Location of the PIDs:** See attached Site Map
- c. **Proposed use of area within the PIDs:** The applicant intends to construct the Bear Lake Vistas development. This development is intended to include upwards of 500,000 square feet of commercial development as well as 258 residential townhome units.

SUMMARY OF NEEDED INFRASTRUCTURE, SERVICES AND FACILITIES

The applicant envisions the proposed PIDs being utilized for the following development, infrastructure, services, and facilities:

- The applicant anticipates constructing 258 residential units, including townhomes, clubhouse, swimming pool and spas, pickleball courts, park improvements including playgrounds, walking and bike trails. The commercial construction of approximately 500,000 square feet of commercial space will include a multilevel indoor parking and storage facility for boats, RV's, side by sides, jet-skis and snowmobiles. It will also include a Hotel with a recreation and workout facility component, retail and restaurant buildings will be constructed on the commercial component of this development. The applicant also plans on improving canal run off that occurs on the commercial site, by re-channeling most of the canal into an underground piped system to improve efficiency and safety for the community.

- Required local and regional infrastructure including, roadways, sewer, culinary water, secondary water, dry utilities, storm drainage, traffic control, lighting, public trail systems and public parks
- Regional and local infrastructure for the proposed Districts is anticipated to provide a portion of the roadways, sewer, culinary water, secondary water, and storm drain improvements
- Estimated construction costs for the proposed, composite District improvements are approximately \$45,000,000. The Bear Lake Vistas development is intended to be built over the course of 3 years. Potential phasing is as outlined in the attached document. (Exhibit A)
- Anticipated maximum or fixed maximum mill levy required to meet debt service of the Districts — Applicant is requesting the City authorize the PIDs to levy up to eight mills (.008) to service the anticipated bond payments for portions of the development. This is notably below the S.B. 228 allowed amount of 15 mills (.015). For the commercial space, the applicant intends to utilize tax increment financing options to facilitate bond payments, and additionally requests a PID mill levy allowance up to five mills (.005) that may be used to further bridge funding gaps
- The Districts anticipate a maximum *composite* bonding capacity of \$50 million for the needed infrastructure

PROPOSED TIMELINE FOR PID CREATION: Applicant anticipates creating the Public Infrastructure Districts by March 9, 2023.

APPLICANT'S ACKNOWLEDGEMENTS: Applicant hereby acknowledges that a consent must be signed prior to the hearing date for the approval of the PIDs by all property owners and registered voters, if any, within the proposed PIDs, which

signed consent approves of the creation of the proposed PIDs and the issuance of debt in an amount sufficient for the proposed plan of financing.

CONFLICTS OF INTEREST: Applicant is presently unaware of any conflicts of interest existing between Applicant and any employees or officers of the City.

ATTORNEY FEES: Applicant has entered, or shall soon enter into, an agreement with the law offices of Freeman & Lovell for the payment of legal fees incurred by the firm on the City's behalf for the review of this letter and negotiation and preparation of the Governing Documents.

Best regards,
HIG REF1 NC1, LLC

By: Chuck Matheny, COO
Harris Real Estate Group

TC Approval

Emergency Contact: JAMES HARRINGTON

TEMP PROPERTY

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Martell
Pat

Address: 330 W Morning Star
Date of inspection: Oct 3, 2022
Owner: Laura Bangerter

~~Speed Root of Insurance~~

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.	14 x 20	14 x 20	18 x 22	18 x 22	18 x 21	25 x 22	25 x 18			
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.	280	280	396	396	378	550	450	Total 2730		

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



Signatures: _____ Date: Sept. 09, 2022
Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party LAURA BAUGERTER

Date 10-10-22

Address 330 W. MORNING STAR

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: CACHE

Title: FIRE FIGHTER

Date: _____

Items that need to be corrected:

TC Approval

Temp Approval
Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 274 N Bear Lake Blvd

Date of inspection: May 18, 2022

Owner: McKee

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.	20 x 22.5	11 x 10	15 x 15	18.5 x 14	32 x 14.5	18.5 x 15	14 x 18.5			
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 Sq. Ft.	450	110	225	252	464	277.5	259	Total 1637		

Total Occupancy allowed at this address: 32, shall not include children under the age of three (3).

Minimum parking required at this address: 8 Total number of parking spots on Property 13. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Glen Gillies Date: May 18, 2022

Inspector: Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party JORDAN & SKYE MCKEE Date 5-6-22

Address 274 N. BEAR LAKE BLVD. Suite/Apt# _____

Access

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

Fire Extinguishers

- 568 POKES ☒ 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:

- REPLACE NORTH UNIT FIRE EXTINGUISHER w/ APPROVED ONE
 - GOT SOUTH UNIT EXTINGUISHER INSPECTED & TAGGED
- SEND PICS WHEN DONE.

Taken care of
with Mike
as per Mike

TC Approval

Temp Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Martell
Pat

Address: Legacy Beech #39 SS West Buttercup Ln.

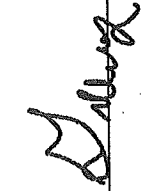
Date of inspection: 12/19/2022

Owner: Gunther/Devey

Safety Inspections:		Time limit to correct:									
Handrails/Guardrails											
Outdoor lights											
Water shut off											
Gas shut off											
Electrical outlet plates											
Check address on unit											
Other:											
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	
Sq Ft.	14 X 14	11 X 11	11 X 13	9 X 17	10.5 X 11						
Exit Required	Y	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y	Y						
Total Sq. Ft.	196	121	143	153	115.5	Total 728.5					

Total Occupancy allowed at this address: 14, 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: 
Inspector: 

Date: 12/19/2023

Owner/Property Manager: _____

BEACH THERAPY TOWNSHIPS # 39

Short Term Rental Inspection Form

Owner/responsible party BEACH LAKE COZY CABINS Date 11/30/22
 Address 55 W. BUTTERCUP LN, # 39 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. Pass ☒ Fail

Inspected by: [Signature]Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

camp equipment
Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: Legacy Beech #28 SS W Buttercup LN
Date of inspection: 12/19/2022
Owner: Tanner Purser

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.	16 X 10	9 X 8	9 X 8							
Exit Required	Y	Y	Y							
Window(s)	Y	Y	Y							
Smoke Detector	Y	Y	Y							
Total Sq. Ft.	160	72	72	Total						

Total Occupancy allowed at this address: 6, 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:  Date: 12/19/2022
Inspector: _____
Owner/Property Manager: _____

GARDEN VIEW TOWNHOME #28

Short Term Rental Inspection Form

Owner/responsible party: BEAR LAKE COZY CABINS Date: 11/30/22
Address: 55 W. BUTTERCUP LN # 28 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, HAZWAT, 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. Pass ☒ Fail

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approved

10/11/22

Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 573 Aspen Drive - Buttercup Mobile Home Park
Date of inspection: July 13, 2022
Owner: Thurmond Dressen

~~*Fixed proof of insurance~~

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: Elec. Panel Labeled	Y										
Sleeping Room		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	11 x 10.5	13.5 x 11	11 x 9.5	11 x 9.5	11 x 9.5						
Exit Required	Y	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y	Y						
Total Sq. Ft.	115.5	148.5	104.5	104.5	104.5	Total 473					

Total Occupancy allowed at this address: 9, shall not include children under the age of three (3).
Minimum parking required at this address: 3 Total number of parking spots on Property 4 All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:  Date: July 13, 2022
Inspector: _____
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party THURMOND DRÖSSON

Date 7-12-22

Address 537 ASPEN 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: _____

Title: CHIEF

Date: _____

Items that need to be corrected:

TC Approval

Temp Approval
martell
pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 871 N Newberg
Date of inspection: 09/25/2022
Owner: Curtis Stuka

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.	10 x 9.5	13 x 13	12 x 16.5									
Exit Required	Y	Y	Y									
Window(s)	Y	Y	Y									
Smoke Detector	Y	Y	Y									
Total Sq. Ft.	95	169	198		Total 462							

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: Glen Gillies
Inspector: Date: 09/25/2022

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party CURTIS & JANE STUCKE

Date 9-14-22

Address 871 N. NEWBERG DR

Suite/Apt# A 3

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

10my approval

Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 55 W Buttercup Lane #41
Date of inspection: July 19, 2022
Owner: Kylee Maughan

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.	10 x 16	12.5 x 18.5	10 x 11	10 x 14.5	10.5 x 11	10 x 16				
Exit Required	Y	Y	Y	Y	Y	Y				
Window(s)	Y	Y	Y	Y	Y	Y				
Smoke Detector	Y	Y	Y	Y	Y	Y				
Total Sq. Ft.	160	231.25	110	145	115.5	160	Total 921			

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: July 19, 2022
Inspector: _____
Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party KYLEE MAUGHN Date 8-1-22

Address 55 W. BUTTERCUP LN. Suite/Apt# #41

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

10/11/22
Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 570 Richland Valley St
Date of inspection: Oct 3, 2022
Owner: McCain Kennedy
Emergency: 514-22-00108
Contact: Kemo Wayman 503-2729

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:  Date: Oct.03, 2022
Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party MCCAIN KENNEDY Date 10-17-22

Address 570 RICHLAND VALLEY RD 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

comp approved
martell
pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 902 Newburg #4

Date of inspection: June 28, 2022

Owner: Ryan Snow

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.	13.5 x 13.5	13.5x 12.5	16.5x 11.5							
Exit Required	Y	Y	Y							
Window(s)	Y	Y	Y							
Smoke Detector	Y	Y	Y							
Total Sq. Ft.	182.25	168.75	189.75	Total 540.75						

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

Minimum parking required at this address: 3 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:
June 28, 2022

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party RYAN SNOW Date 6-27-22

Address 902 NEWBORG 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: _____

Items that need to be corrected:

temp diff

Martell

Owner: Jack Buck

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 28	12 x 12	12 x 9.5	12.5 x 12	12.5 x 12	12.5 x 12	12.5 x 12	18 x 15.5			
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y			
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y			
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y			
Total Sq. Ft.	308	144	114	150	150	150	150	278	Total 1445		

Minimum parking required at this address: 7 Total number of parking spots on Property 11. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

July 19, 20

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party JACK BUCK Date 7-25-22

Address 643 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

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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:

Draft

ORDINANCE # 23-01

AN ORDINANCE UPDATING DEFINITIONS

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, it be ordained by the Garden City Town Council and the Planning Commission that Ordinance #11A-200 be changed as follows:

BED & BREAKFAST: A dwelling that is a residence of the owner of the business, serves one or more meals per day, and provides overnight accommodations for short term guests that stay for less than 30 consecutive days. The establishment must be operated by the owner of the dwelling, who must live on the property. Sleeping accommodations for guests shall be located only within the dwelling and shall be limited to four guestrooms. No more than two adults may occupy one guestroom. There shall be no separate kitchen or cooking facilities for any guestroom. ~~One designated parking space shall be provided for each guestroom of the bed and breakfast in addition to that which is required by code 11C 305. An additional oversized parking stall is required if there is more than 3 guestrooms.~~ **(second sentence to be put in parking table.)** A bed and breakfast is a permitted use within C1, C2, C3, HM zones. A bed and breakfast may be permitted as a conditional use in RE/AG, R1, RR, HE, and HC zones. Adjacent property owners within 300 feet in RE/AG, R1, RR, and HE must agree in writing for a bed and breakfast to be permitted in these zones. Bed and Breakfasts must comply with the applicable requirements for short term rentals found in 8-600-616.

INN: An Inn is considered to be a bed and breakfast that may or may not serve meals. All bed and breakfast requirements are applicable to an Inn.

HOTEL: A building containing individual sleeping rooms designed for or used temporarily by tourists or transients, with associated parking on the same property.

BOARDING HOUSE: A **commercial** building with not more than five (5) guest rooms where, for compensation, meals are provided for at least five (5) but not more than fifteen (15) persons. A Boarding House is a permitted use within C1, C2, C3 and HM zones.

LODGING HOUSE: A **commercial** building where lodging only is provided for compensation. A Lodging House is a permitted use within C1, C2, C3 and HM zones.

[Note: if approved, we would need to alter the approved conditional uses lists in all the noted zones at the next meeting.]

PASSED AND ADOPTED by the Garden City Town Council, Garden City, UT this 9th day of February, 2023.

APPROVED:

ATTEST:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

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