

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):

Ordinance Reference:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | 11A-301 |
| <input type="checkbox"/> Appeal | 11B-400 |
| <input type="checkbox"/> Conditional Use Permit | 11C-500 |
| <input type="checkbox"/> Condominium/Townhouse | 11E-524 or 11E-525 |
| <input checked="" type="checkbox"/> Encumbrance – <i>Buttcrup</i> | |
| <input type="checkbox"/> Extension of Time | Subdivision 11E-503/PUD or PRUD
11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment | 11E-506 |
| <input type="checkbox"/> PUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> Subdivision | 11E-100 |
| <input type="checkbox"/> Vacation of Subdivision | 11E-523 |
| <input type="checkbox"/> Variance | 11B-308 |
| <input type="checkbox"/> Water Transfer | 13A-1300 |
| <input type="checkbox"/> Zone Change | |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group): | |
| <input type="checkbox"/> Other Land Use Permit _____ | |

Project Name: Henke Home Current Zone: _____ Proposed Zone: _____

Property Address: 618 S. Cedar Drive *extra 7.5 feet*

Parcel # 41 - 21 - 320 - 0026

Contact Person: Robert Henke Phone #: 435-232-2075

E-mail address: tou262@yahoo.com

Mailing Address: 515 S. 330 W., Providence, Utah 84332

Applicant (if different): _____ Phone #: _____

Mailing Address: _____

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

CURVES
 R = 15.00'
 L = 23.77'
 N ACUTE W



Scale 1" = 10'
 Scale in Feet

- LEGEND
- Primary Boundary Line
 - Secondary Boundary Line
 - Survey Line
 - Section Corner
 - Point 251 Marker
 - Point 252 Marker
 - Point 253 Marker

Parcel A

AS-SURVEYED BOUNDARY
 All of Lot 26 of Ashburn Mobile Home Estates, as shown on Page No. 20223 in Book 14 of Page 422 in the Rich County Recorder's Office, and Section 21 of Township 14 North, Range 5 East, S.L.B.M.

Parcel B

AS-SURVEYED BOUNDARY
 A Part of the Open Space of Ashburn Mobile Home Estates, as shown on Page No. 20223 in Book 14 of Page 422 in the Rich County Recorder's Office, and Section 21 of Township 14 North, Range 5 East, S.L.B.M.

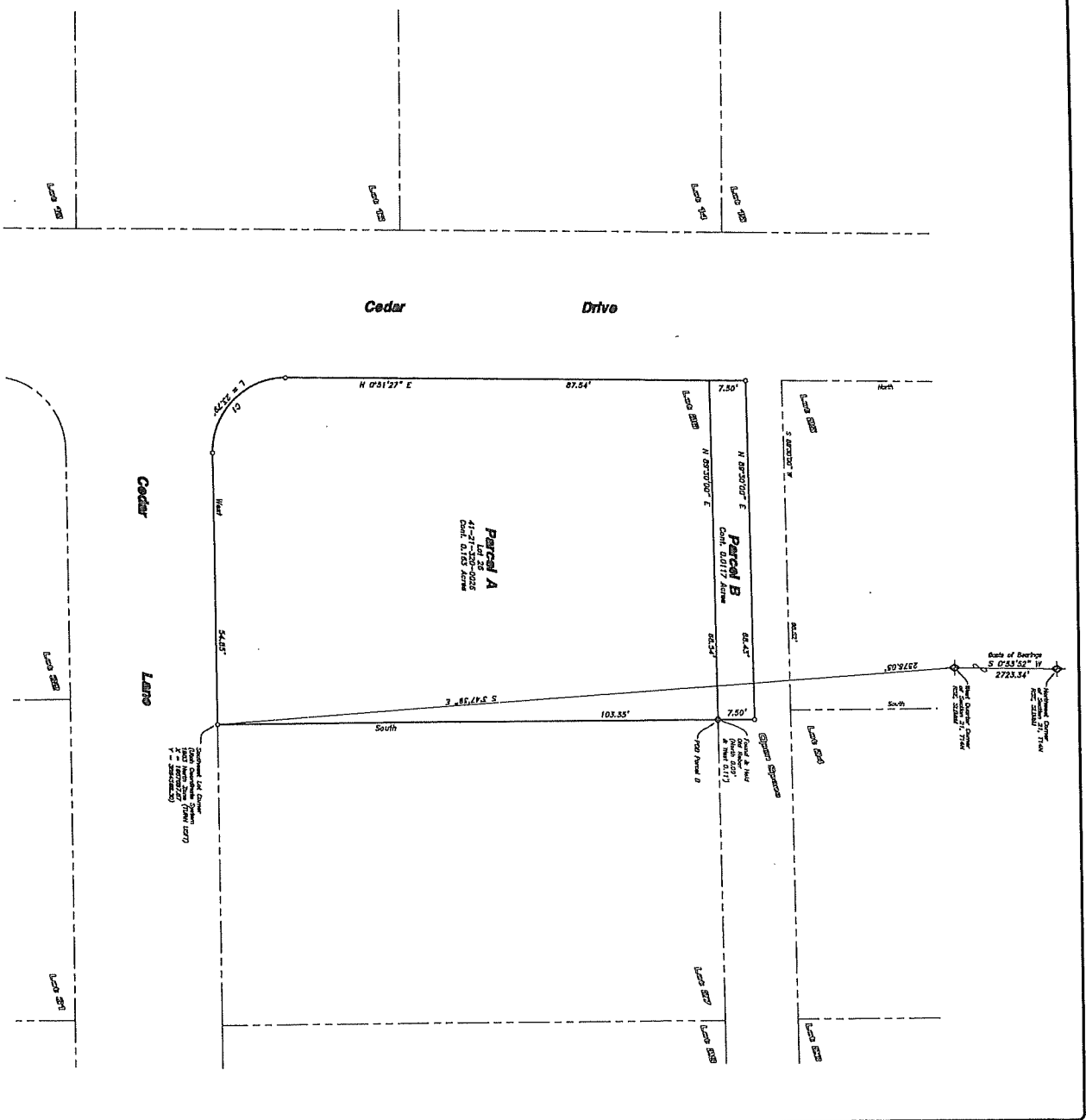
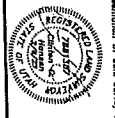
NARRATIVE

The purpose of this survey was to survey the parcel and described herein. The survey was conducted on the 21st day of February, 2023, and the survey was completed on the 21st day of February, 2023. The survey was conducted by Robert Henke, a Licensed Professional Land Surveyor in the State of Utah. The survey was conducted in accordance with the Utah Rules of Professional Land Surveying, and the survey was conducted in accordance with the Utah Rules of Professional Land Surveying.

SURVEY CERTIFICATE

I, Robert Henke, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah, and that I have made a true and correct representation of all survey to the best of my knowledge and belief.

February 6, 2023
 Utah



Job Number:	23-108
Drawn By:	CGH
Date:	2/6/23
Scale:	1"=10'
File:	23-108.DWG

Property Survey for
Robert Henke
 818 South Cedar Drive
 Garden City, Rich County, Utah
 A Part of the Southwest Quarter of Section 21,
 Township 14 North, Range 5 East, S.L.B.M.

ADVANCED
 LAND SURVEYING INC
 1720 Research Park Way Pnt
 Logan Utah 84341
 (435) 730-9585 (D) 435-974-5853
 www.admlsllc.com

No.	Date	By	Revision

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 100.00

Transient License Fee _____

Concessionaire Fee _____

Additional Location _____

Other _____

Beach Vendor License also requires a BCI background check

Pd.
CC SA

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: DCB Consulting LLC

If name change, previous name: _____

Location Address: 538 W Raspberry Patch Road

City, State & Zip: Garden City, UT 84028

Business Phone: 435-232-1018

Cell Phone: 435-232-1018

Mailing Address: P.O. Box 193

City, State & Zip: Garden City, UT 84028

E-mail Address: dcbennett1168@gmail.com

Owners Name: Heidi Younger

Owners Location: 538 W Raspberry Patch Road

City, State & Zip: Garden City, UT 84028

Phone: 435-754-4995

Cell Phone: 435-232-1018

Kind of Business

Retail Lodging Restaurant

Professional Contractor Other

Briefly Describe Your Business: consultant for the fire and automotive industry

Utah State Sales Tax Number: 92-2185286 13227244-0160

Ut State Professional License No. _____

Will you be installing a sign?: Yes No

This is an application for a business license; the actual license will be issued only when **All** inspections/Approvals are complete. Issuance of this business license shall in no way relieve the applicant of his/her responsibility of complying with applicable zoning, health, building, or fire regulations.

I, We, Heidi Younger 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: Heidi Younger **Date:** 2/9/2023

Please print your name: _____

ORDINANCE #23-02

AN ORDINANCE UPDATING THE SHORT-TERM RENTAL LICENSING REQUIREMENTS

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 8-603 BE UPDATED AS FOLLOWS:

I. Copy of Utah State Sales Tax Certificate registered in Garden City, and in the name of the Owner or the Property Management Company. ~~Copies of currently valid Town and State Sales Tax collection and accounting numbers in the name of the Owner or the Property Management Company.~~

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

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:

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

ORDINANCE # 23-03

AN ORDINANCE CHANGING COMMERCIAL SETBACKS

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 Ordinances #11C-500 be changed as follows:

CHAPTER 11C-1500 C Commercial Zone

Area		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front (Side facing road)	Side	Rear
C1	Minimum of 6000 ft.	20 5 Feet, if allows foot traffic to exit path of travel. 20' if not	Ten (10) Feet 20' total side setbacks can be 0&20, 10&10, 5&15 ...with adjoining property owners agreement	Ten (10) Feet
C2	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C3	Minimum of 6000 ft.	20 Feet, (unless being used for residential purpose; if being used for a residential purpose, it must meet appropriate setbacks for a single family residential zone – R1)	Ten (10) Feet	Ten (10) Feet
C4	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet

Lots under 7500 sq. ft. cannot be split

11C-1501 Purpose. To provide areas for community retail and service activities in locations convenient to serve the residents and is compatible to the tourism industry and to protect surrounding residential property.

11C-1502 C1 Zone.

- A. Permitted Uses.
1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
 2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
 3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, pool halls and miniature golf course.
 4. Hotels and Motels
 5. Restaurants and Fast Food Establishments
 6. Department Stores
 7. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.
- B. Conditional Uses.
1. Automobile Dealers
 2. Gas Stations with Convenience Stores
 3. Farmer's and Artisan's Market
 4. RV Park
 5. Stand Alone Accessory Building
- C. Non-Listed Uses see Ordinance #11C-1005.

11C-1503 C2 Zone.

- A. Permitted Uses.
1. Commercial parking lots
 2. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
 3. Commercial landscaping buildings
 4. Storage sheds
 5. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
 6. Small scale manufacturing provided all uses shall be within an enclosed building.
 7. Lumber yard, provided all uses shall be within an enclosed building.
 8. A single-family residence and/or employee housing as long as construction is integrated into the commercial structure and is 50% or less of the total square footage and must be located either above or behind the commercial space.

- B. Conditional Uses.
1. Automobile service stations for garages for repair of vehicles
 2. Farmer's & Artisan's Market
 3. RV Park
 4. Stand Alone Accessory Building

C. Non-Listed Uses see Ordinance #11C-105

11C-1504 C3 Zone.

- A. Permitted Uses.
1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
 2. None of the uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
 3. Owners of C3 Zone properties may choose to use them for either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a fence up to 8 feet between the two properties to provide for privacy.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a fence, up to eight feet (8'), between the two properties for privacy.
- B. Conditional Uses.
1. Farmer's & Artisan's Market
 2. RV Park
 3. Church
 4. Storage Sheds (Can be no closer than 300' to Hwy 89, SR30 or 300 West)
 5. Stand Alone Accessory Building

C. Non-Listed Uses see Ordinance #11C-1005.

11C – 1505 C4 Zone.

- A. Permitted Uses.
1. Stores, shops, and offices supplying commodities or performing Services such as banks, business offices, and other financial Institutions, hair salons, barbers, medical and dental offices, art galleries And similar enterprises provided that all uses can be conducted within the buildings.
 2. Accessory buildings and uses customarily incidental to the above that

- are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
 4. Hotels and Motels
 5. Restaurants and Fast Food Establishments
 6. Department Stores
 7.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to install a fence up to 8 feet between the two properties to provide for privacy.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to install a fence, up to eight feet (8'), between the two properties for privacy.

Owners of C4 Zone properties may choose to use them for either single family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Farmer's and Artisan's Market
4. RV Park
5. Sexually Oriented Business
6. Kennels
7. Stand Alone Accessory Building

C. Non-Listed Uses see Ordinance #11C-1005.

11C-1506 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

11C-1507 Area, Width, and Setback Regulations. See above table.

11C-1508 Landscaping and Front Elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire 10-foot front setback in C2 and 20-foot setback in C1 and C3 zone, be submitted and approved by the Planning Commission along with the front elevations of all buildings.

11C-1509 Architectural Standards. To ensure that Garden City continues to be aesthetically pleasing, all commercial buildings and any structure along Paradise Parkway within the commercial zones will be required to meet certain architectural standards. All commercial buildings and any structure along Paradise Parkway within the commercial zones, shall have an outer appearance that is consistent with surrounding structures. All commercial buildings and any structure along Paradise Parkway shall have 3 exterior walls (one of which must face the street) that are made of wood, glass, stone, brick, or stucco. To maintain a consistent

aesthetically pleasing look in the town, the street facing exterior wall shall have a minimum of 25% stone or brick. Other materials for exterior walls or 25% decorative exterior may be approved by the Planning Commission. All materials are to have an earth tone color in nature and appearance, per palette as set by resolution. Architecture elevations must be reviewed and approved by the Planning Commission.

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

APPROVED:

ATTEST:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

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

1. The designation of limits of work to be done.
2. The location of the benchmark and its true elevation according to Rich County datum, all profiles to be referred to that datum.
3. Profiles which indicate the finished and existing grades for each side of the street. Separate profiles, clearly designated, shall be made for each side of the street.
4. Construction plans which include the details of curb and gutter if required and street cross-sections, location and elevation of manholes, catch basins and storm sewers, elevations and location of fire hydrants and any other detail necessary to simplify evaluation of improvements.
5. Complete data for field layout and office checking.
6. On curb returns, at least two additional control points for elevation besides those at points of curvature. Control points shall be staked in the field to insure drainage of intersections.
7. The street address of the project if applicable.

- C. All streets (roads) in Garden City shall not exceed 8% grade. If special conditions exist on steeper slopes, the variance committee may grant up to 10% grade for a short distance of 200 feet. The 10% grade cannot be on any corner or intersection.
- D. All streets within a subdivision shall be improved to an overall width in accordance with the standards rules and regulations adopted by the Town of Garden City.
- E. Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right-of-way, the Council may require a frontage street, planting strip or similar design features.
- F. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods and designed to accommodate for future expansion.
- G. In general, partial dedications shall not be permitted, however, the Council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated.
- H. Dead-end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead-end street serves more than two lots, a temporary turn-around easement shall be provided which easement shall revert to the adjacent lots when the street is extended.
- I. A cul de sac, court, or similar type street shall be permitted only when necessary to the development of the subdivision. **See ordinance 11A-200 for cul-de-sac requirements and 11A-200 for court requirements.**