

The proposed Garden City General Plan can be found on the Garden City website at [gardencityut.us](http://gardencityut.us)

## 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 type="checkbox"/> Encumbrance  |  |
| <input type="checkbox"/> Extension of Time                                  | Subdivision 11E-503/PUD or PRUD<br>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 checked="" 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: Bear Lake RV Current Zone: HE/RR/ Proposed Zone: PUD/CI

Property Address: Vacant

Parcel # \_\_\_\_\_ Eight (8) Parcels; see Attachment A and Cover Sheet for Parcel Numbers

Contact Person: Brady Berry, Atwell Phone #: 971.334.8962

E-mail address: bberry@atwell-group.com

Mailing Address: 9755 SW Barnes Rd, Suite 150, Portland OR 97225

Applicant (if different): Sun Acq. II, LLC Phone #: 248.208.2500

Mailing Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034

Property Owner of Record (if different): Sun Bear Lake Garden City LLC Phone #: 248.208.2500

Mailing Address: 27777 Franklin Road, Suite 300, Southfield, MI 48034

Project Start date: 6/2023 Completion date: 6/2025

Describe the proposed project as it should be presented to the hearing body and in the public notices.  
Final Plat for Bear Lake RV Resort - Updated Final Plan after final plat approval. Modification are limited to site configuration, no change in unit count.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lot Size in acres or square feet: 105.3 Acres Number of dwellings or lots: None

Non-residential building size: 13 Structures - 37,735 SF

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.

**Brady Berry**

Digitally signed by Brady Berry  
DN: CN=Brady Berry, dnQualifier=A01410000001634614BBBF0006F519,  
O=Oregon, C=US  
Date: 2023.03.15 07:52:34-07'00'

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.**

*Bill Raffoul*

DocuSigned by:  
1836FF20820D427...

Signature of Owner of Record

Signature of Owner of Record

**Email Form**

Signature of Owner of Record

<b>Office Use Only</b>
Date Received: _____
Fee: _____
By: _____

## Attachment A

Bear Lake RV Park  
Summary of Affected Parcels  
Garden City, UT

<i>Parcel Number</i>	<i>Acreage</i>	<i>Zoning</i>
<i>41-33-000-0116</i>	<i>20.3</i>	<i>SFR/C3</i>
<i>41-33-000-0145</i>	<i>5.6</i>	<i>HE/RR</i>
<i>41-33-000-0147</i>	<i>4.3</i>	<i>HE/RR</i>
<i>41-33-000-0090</i>	<i>1.0</i>	<i>RR</i>
<i>41-33-000-0124</i>	<i>0.4</i>	<i>RR</i>
<i>41-33-000-0092</i>	<i>7.0</i>	<i>HE/RR</i>
<i>41-33-000-0004</i>	<i>24.1</i>	<i>HE/RR</i>
<i>41-33-000-0138</i>	<i>42.6</i>	<i>HE/RR/SFR/C3</i>
<b>Total</b>	<b>105.3</b>	

TC Approval  
 Temp Approval  
 Pat Martell

**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**

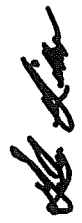
**Address:** 1145 S 198 W  
**Date of inspection:** March 15, 2023  
**Owner:** D FIELDSTED f.jeldsted Emergency Contact: Kerry Wayman

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.	13 X 16.5	12.5 X 9	11 X 9	18.5 X 12	14 X 12	10 X 10				
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.	214.5	112.5	99	222	168	100	TOTAL 916			

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

Signatures:   
 Inspector: \_\_\_\_\_ Date: MARCH 15, 2023  
 Owner/Property Manager: \_\_\_\_\_

# Short Term Rental Inspection Form

Owner/responsible party DAVID F JUDSTED Date 2-13-23  
Address 1145 SOUTH 198 WEST 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

Items that need to be corrected: \_\_\_\_\_

Date: \_\_\_\_\_

Temp Approval  
 Marten  
 Pat

TC Approval  
**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**

**Address:** 1670 S Bearlake BI


**Date of inspection:** 03/03/2023

**Owner:** Ember 4 UT 2022 LLC  
 Emergency Contact: Pat Cummertt

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:												
<b>Sleeping Room</b>		<b>#1</b>	<b>#2</b>	<b>#3</b>	<b>#4</b>	<b>#5</b>	<b>#6</b>	<b>#7</b>	<b>#8</b>	<b>#9</b>	<b>#10</b>	
Sq Ft.	13 X 13.5	16.5 X 14.5	13 X 16.5	11.5 X 13	21 X 14	23 X 25.5	9 X 13	13 X 13	12 X 18.5			
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
<b>Total Sq. Ft.</b>	175.5	239.25	214.5	149.5	294	586.5	117	169	222			TOTAL 2166.

Total Occupancy allowed at this address: 43, shall not include children under the age of three (3).

Minimum parking required at this address: Total number of parking spots on Property 12. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:   
 Inspector: \_\_\_\_\_

Date: 03/03/2023

Owner/Property Manager: \_\_\_\_\_

# Short Term Rental Inspection Form

Owner/responsible party: EMBER 4, LLC Date: 12-30-22  
Address: 1670 S. BARR 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 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: \_\_\_\_\_ Title: CHIEF

Items that need to be corrected: \_\_\_\_\_

Date: \_\_\_\_\_



TC Approval

Temp 115°F  
Martell  
Pat

**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**


Address: 195 Lychee Lane  
Date of inspection: Oct 3, 2022  
Owner: Distant Star Properties  
Emergency Contact: Russ Keetch  
Sweetwater

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.	11 x 13.5	13 x 11	13 x 13	12 x 13	26.5 x 20					
Exit Required	Y	Y	Y	Y	Y					
Window(s)	Y	Y	Y	Y	Y					
Smoke Detector	Y	Y	Y	Y	Y					
Total Sq. Ft.	148.5	143	156	168	530	Total 803				

Total Occupancy allowed at this address: 22, shall not include children under the age of three (3).

Minimum parking required at this address: 6. 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: Sept. 09, 2022  
Inspector: \_\_\_\_\_  
Owner/Property Manager: \_\_\_\_\_

# Short Term Rental Inspection Form

Owner/responsible party: RANDY PETERSON Date: 10/26/22

Address: 1915 Lyman 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 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: \_\_\_\_\_ Title: CHIEF  
Date: \_\_\_\_\_

Items that need to be corrected:

TC Approval

Temp Rippin  
Pat Martell

**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**

Address: 890 S Boosway Circle

Date of inspection: 01/14/2023

Owner: Ryan Wade

Emergency Contact: Heidi Muirbrook  
801-644-8794

Safety Inspections:	Taxes are registered in GC.										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.	12.5 x 11	10 x 15	10.5 x 12.5	15 x 16	14.5 x 11	26 x 14.5	10 x 16	13 x 11		
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.	137.5	150	131.25	240	159.5	377	160	143		OTAL 1498.2

Total Occupancy allowed at this address: 29, shall not include children under the age of three (3).

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

Signatures: Glen Gillies  
Inspector: \_\_\_\_\_

Date: 02/14/2023

Owner/Property Manager: \_\_\_\_\_

# Short Term Rental Inspection Form

Owner/responsible party Ryan Wade Date 2-23-23  
Address 890 S. BOOSEYWAY CIRCLE 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
- No obvious safety hazards determined at the discretion of the inspecting officer

## Safety

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 Inspection  
Post  
Martell

**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**

**Address:** 920 Newberg Place #3  
**Date of inspection:** June 21, 2021  
**Owner:** David Briggs  
**Emergency Contact:** Melinda Hunsaker

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
<b>Sleeping Room</b>										
Sq Ft.	13.5 x 13.5	8 x 10	16 x 16.5	12 x 13	11.5 x 16.5					
Exit Required	Y	Y	Y	Y	Y					
Window(s)	Y	Y	Y	Y	Y					
Smoke Detector	Y	Y	Y	Y	Y					
<b>Total Sq. Ft.</b>	175.5	80	264	156	189.75	Total	865.25			

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: June 21, 2021  
 Owner/Property Manager: \_\_\_\_\_

# Short Term Rental Inspection Form

Owner/responsible party DAVID & SYDNEY BRIGGS Date 2-8-23

Address 920 M. NEUBERG PLACE Suite/Apt # 3

## Access

Maintain fire lanes 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

They be mounted behind closet or cabinet door with placard on door

Provide fire 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 panels on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

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

## 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  
Part

**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**

**Address:** 98 W 350 S  
**Date of inspection:** 02/14/2023  
**Owner:** Todd Stephens is the contact - Howard Gurney

Safety Inspections:	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	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.	11x12	11x12	14 x 11	11 x 12	15 x 15	15 x 17					
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.	132	132	154	132	225	255	Total 1030				

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: 02/14/2023

Owner/Property Manager: \_\_\_\_\_

# Short Term Rental Inspection Form

Owner/responsible party GURNEY Date 3-10-23

Address 98 W. 350 S. 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:

\_\_\_\_\_

\_\_\_\_\_



**SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST**

Address: 341 W Posies

Date of inspection: January 23, 2023

Owner: Milan Chandler

Emergency Contact: Kira Jolley

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:	The driveway is 28' wide x 27' long with a two car garage. This gives a total of 5 parking spots.									

Temp Approval  
Marked  
Part ✓

TC Approval

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room	7.5 x 13	14.5 x 14	14 x 10	17 x 13	10 x 10	9 x 10	9 x 10.5	23 x 11		
Sq Ft.	Y	Y	Y	Y	Y	Y	Y	Y	Y	
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	97.5	203	140	221	100	90	95	253	Total	1199.5

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  
Inspector:

*Milan Chandler*

Date  
January 23, 2023

Owner/Property Manager:

*Milan Chandler*

2/19/23

# Short Term Rental Inspection Form

Owner/responsible party: MILIN CHANDLER Date: 1-26-23  
Address: 341 W Rosies 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 gases in the utility/furnace room or closet. Free access to furnace/utlities

## Safety

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

Locality 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: 1-26-23

Items that need to be corrected:

**RESOLUTION NO. R23-03**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GARDEN CITY UPDATING  
LAND USE FEES AND MISCELLANEOUS FEES  
FOR SERVICES RENDERED AND PROVIDING AN EFFECTIVE DATE.**

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 finds it necessary to establish fees for any action taken by the Town Council and/or Planning & Zoning Commission and also services rendered, including but not limited to, permits, appeals and inspections to allow development to pay for its impacts to the Town and its residents; and

WHEREAS, this resolution does not include fees or charges for building permit fees, impact fees or water rate structures, which are established in a separate resolution or ordinance; and

WHEREAS, all previous fee schedules set by ordinance or resolution are rescinded and all fees will follow the schedule as outlined below with the exception of building permits, impact fees and water rates structures; and

NOW THEREFORE, be it resolved by the Town Council of the Town of Garden City, County of Rich, State of Utah, as follows:

The Garden City Town Council hereby establishes the following fees and charges:

Annexations	\$300 for 1 acre, and \$20 per acre for each additional acre with a maximum fee of \$1,000
Appeals	\$250
Business Licenses:	
Application Fee and remainder of 1 <sup>st</sup> year	\$110
Renewal Fee, annually	\$85
Location Fee	\$70
Location Fee Renewal	\$70
Change of Name	No additional charge
Copies	15 cents per page
GRAMA Requests	Wage of the person completing the research plus 15% for each 30 minutes or fraction thereof
Conditional Use Permits	\$300

Condominium Plats	
Preliminary Plat	\$1000 plus a \$3,000 deposit for the associated fees (eng, attorney, recording, etc.)
Final Plat	\$1000 plus a \$3,000 deposit for the associated fees (eng, attorney, recording, etc.)
Demolition Permit	\$25
Encroachment Review Fee	\$10
Encumbrance	\$250
Encumbrance Termination	\$250
Extension of Time	\$100
Faxes	\$1 per page to send 15 cents per page to receive
Lot Line Adjustment	\$250
Lot Split	\$250
Payment-in-lieu of parking	\$500 per parking space per year
Planned Unit Development	
Preliminary Plat	\$1000 plus \$3,000 deposit for the associated fees (eng, attny, recording, etc.)
Final Plat	\$1000 plus \$3,000 deposit for the associated fees (eng, attny, recording, etc.)
Re-Zone	\$300 for 1 acre, and \$20 per acre for each additional acre with a maximum fee of \$1,000
RV Park	\$200 plus \$10 per space
Short Term Rental Fee	<del>\$310</del> <b>\$1200</b> per unit, <del>\$210</del> <b>\$960</b> per property owner/management company
Annual Renewal Fee	<del>\$160</del> <b>\$600</b> per unit
Subdivision Fees	
Preliminary Plat	\$500 per plat and \$10 per lot plus \$3,000 deposit for the associated fees (eng, attorney, recording, etc.)
Final Plat	\$500 per plat and \$10 per lot plus \$3,000 deposit for the associated fees (eng, attorney, recording, etc.)
Variances	\$250
Vacation of Subdivision	\$300
All other Zoning permits	\$50

This resolution shall take effect immediately upon approval.

DATED this 13th day of April 2023

APPROVED:

Attest:

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Michael Leonhardt, Mayor

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Cathie Rasmussen, Town Recorder

Council Members Voting

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

**ORDINANCE NO. 23-05**

**AN ORDINANCE UPDATING MAXIMUM ROAD GRADE**

**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 Planning Commission and the Town of Garden City Town Council shall update the maximum road grade:

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #11E-514-C SHALL BE UPDATED AS FOLLOWS:**

11E – 514 Street Improvement Requirements

C. All streets (roads) in Garden City shall not exceed ~~8%~~ **10%** grade. If special conditions exist on steeper slopes, the variance committee may grant up to ~~10%~~ **12%** grade for a short distance of 200 feet. The ~~10%~~ **12%** grade cannot be on any corner or intersection.

**APPROVED AND ADOPTED** this 13<sup>th</sup> day of April 2023.

APPROVAL:

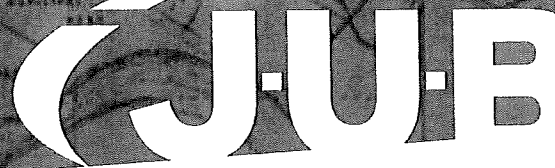
Attest:

\_\_\_\_\_  
Michael Leonhardt, Mayor

\_\_\_\_\_  
Cathie Rasmussen, Town Clerk

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

HELPING EACH OTHER  
CREATE BETTER COMMUNITIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

## MEMORANDUM

DATE: December 29, 2022  
TO: Town of Garden City  
CC: Riley Argyle  
FROM: Quinn Dance, P.E.  
SUBJECT: Ordinance Updates

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The following information in the current Town ordinances are being proposed for an update:

- Sections/Language related to street grades (geometric design)

### Street Grade

The main section that defines acceptable road grades is in 11E-514.C and reads:

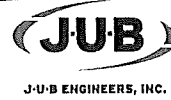
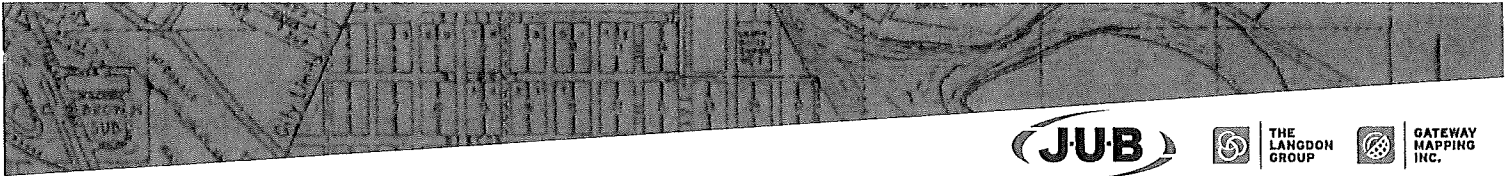
*"All streets (roads) in Garden City shall not exceed 8% grade. If special conditions exist on steeper slopes, the variance committee may grant up to 10% grade for a short distance of 200 feet. The 10% grade cannot be on any corner or intersection."*

It is recommended this paragraph be replaced with the following:

*"Road grades for all roads/streets whether public or private are as follows:*

- a. Roadway, Local – 10%, with a maximum of 12% for a short distance of 200 feet.*
- b. Roadway, Minor Collector – 10%, with a maximum of 12% for a short distance of 200 feet.*
- c. Roadway, Major Collector – 8%, with a maximum of 10% for a short distance of 200 feet.*

*In no event shall the road grades exceed those indicated, except where the topography makes it impracticable to keep within such grades, and evidence is provided, which is satisfactory to the Town Engineer and Public Works Director showing that a lower grade is not possible. Final*



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

*recommendation/approval will be provided via the variance committee. The maximum grades referenced above shall not be on any corner or intersection."*

Locations where street grade is referenced in the current ordinances and would need updated:

1. 11A-200: Definitions
  - a. 23. Cluster Development
2. 11C-705.F.5: Mobile Home Park Standards – Streets and Grade
3. 11C-706.B.9.c: Campgrounds – Maximum Grade
4. 11E-514.C: Street Improvement Requirements

It should be noted that some municipalities provide this information in Design Standards instead of ordinances. Additional discussion may occur at the Town meetings that further clarify this or provide additional insight. Feel free to reach out with any questions.