

**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)	<input checked="" type="checkbox"/> New Business	License Fee: Business License Fee \$ <u>110.00</u> 9-25-2 Transient License Fee _____ Concessionaire Fee _____ Additional Location _____ Other _____ Beach Vendor License also requires a BCI background check
<input type="checkbox"/> Additional Location # _____ <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change <input type="checkbox"/> Location Change <input type="checkbox"/> Transient Vendor <input type="checkbox"/> Concessionaire Vendor		

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: LTI Services, LLC

If name change, previous name: _____

Location Address: 545 W Dee Dr

City, State & Zip: Garden City, Utah 84028

Business Phone: 435-227-5143

Cell Phone: 435-339-9304

Mailing Address: PA Box #318

City, State & Zip: Garden City, Utah 84028

E-mail Address: Ian@LTI-Services.com

Owners Name: Ian Winter

Owners Location: 545 W Dee DR

City, State & Zip: Garden City, Utah 84028

Phone: 435-339-9304

Cell Phone: _____

Kind of Business Retail Lodging Restaurant

Professional Contractor Other

Briefly Describe Your Business: Residential cleaning services

Utah State Sales Tax Number: _____

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, LTI Services, LLC 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: Ian Winter Date: 09/24/23

Please print your name: Ian Winter



Garden City Fire District
P.O. Box 248, Garden City, Utah
(435) 994-2460
gardencityfirerescue@gmail.com

EXEMPTION FOR PERSONAL BUSINESS FIRE INSPECTION

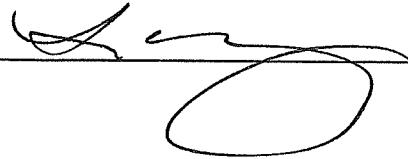
After having been reviewed by the Garden City Fire District Fire Chief, it has been determined that the business belonging to IAN WINTER,

and doing business as LTI SERVICES, and located at 545 w. DEE DRIVE, is exempt from requiring an annual fire safety inspection due to little or no public access to the place of business, and the said address being a private residence that is not being used for public interaction, and not having employees other than the owner(s) of said business.

It may further be understood that the owner of said business has requested that they be exempted from the annual fire safety inspection and by signing this document do so of their own free will and hold Garden City Fire District and Garden City harmless in the event of a Fire/EMS related emergency that could have been avoided by an inspection by the Fire Chief or one of his authorized representatives.

Business owner: _____

Date: _____

Fire District Chief: 

Date: 10-18-23

TC Approval

Temp Approval
Pat
Moxell

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 2179 Beach Comber Lane

Date of inspection: May 18, 2022

Owner: Brad Shenemam

Safety Inspections:							
Handrails/Guardrails	Y						
Outdoor lights	Y						
Water shut off	Y						
Gas shut off	Y						
Electrical outlet plates	Y						
Check address on unit	Y						
Other:							

Time limit to correct:							
Sleeping Room	#1	#2	#3	#4	#5	#6	#7
Sq. Ft.	15 x 14	12 x 9.5	12 x 9.5	37 x 14	12 x 13	11 x 12	17 x 9
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.	210	114	114	518	156	132	Total 1397

Total Occupancy allowed at this address: 20, 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 ≤ 5. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signature:
Inspector:

Date:
May 18, 2022

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party BRAD SHENEMAN Date 3-10-23

Address 2179 BEACHCOMBER LN. Suite/Apt#

Access

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

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
(may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

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

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail

Inspected by: John Title: CHIEF

Date:

Items that need to be corrected:

Temp Approval

Mark

Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 929 HARBOR VILLAGE # 120

Date of inspection: 08/25/2023

Owner: LUIS RAMOS

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 11.5	10 X 13								
Exit Required	Y	Y								
Window(s)	Y	Y								
Smoke Detector	Y	Y								
Total Sq. Ft.	115	130	TOTAL 245							

Total Occupancy allowed at this address: 4, shall not include children under the age of three (3).

Minimum parking required at this address: 1 Total number of parking spots on Property 1 trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: Nicole
Inspector: Mark

Owner/Property Manager: _____

Date:
08/25/2023

VACASA

Short Term Rental Inspection Form

Owner/responsible party LUIS RAMOS Date 8-21-23

Address 929 N. Harbor Village East DR. Suite/Apt# #120

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

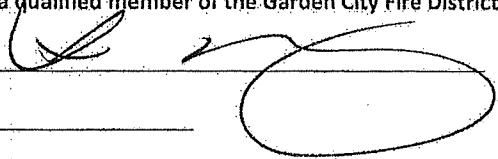
Electrical, HAZMAT, and Storage

- 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: CH107

Date: _____

Items that need to be corrected:

Temp Approval

TC Approval
4/29/23

Paid \$310.00
4/29/23

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 2168 Beachcomber Ln

Date of inspection: April 07, 2023

Owner: Mike Maddocks

Emergency contact: Heather Moldenhauer 801-618-1990
Taxes: Verified Taxes are registered in GC # 150450-002 STC

Time limit to correct:

<u>Safety Inspections:</u>	
Handrails/ups	Y
Outdoor lights	Y
Water shut off	Y
Gas shut off	Y
Electrical outlet plates	Y
Check address on unit	Y
Other:	'PARKING' there is a 75' x 35' parking area on the north side of house plus 2 car garage.

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sleeping Room										
Sq Ft.										
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Window(s)										
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Sq. Ft.	203	169	140	203	143	135	135	306	Total 1434	

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

Total number of parking spots on Property 2. 10 vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle. 2 + 18 + drive yours

Date: 4/7/2023

Signatures:
Inspector:

Joe Dallal 4/10/2023

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party MIKE MADDOCKS Date 2-8-23

Date 2-8-23

Address 2168 BEACHCOMBER LN. Suite/Apt#

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

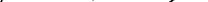
Electrical, HAZMAT, and Storage

- ✓ 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: 4415F

Date:

Items that need to be corrected:

TC Approval

Temp Approval
Martell
Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 334 OREGON TRAIL DR

Date of inspection: JULY 31, 2023

Owner: KELSEY WEAVER

<u>Safety Inspections:</u>		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 X 15	13 X 15	13 X 15	17 X 14						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	195	195	238	TOTAL 628						

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

Signatures:
Inspector: John D. WEAVER

Date:
JULY 31, 2023

Owner/Property Manager: _____

VACASA

Short Term Rental Inspection Form

Owner/responsible party KELSEY WEAVER Date 8/9/23

Address 334 OREGON TRAIL 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: [Signature]

Title: CHIEF

Date: _____

Items that need to be corrected:

_____	_____
_____	_____

Temp Approval

Pat
Mastell

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 2221 S BEACH COOMBER LANE

Date of inspection: 08/25/2023

Owner: RICHARD & MARCIA BOHN

Safety Inspections:									
Handrails/Guardrails	Y								
Outdoor lights	Y								
Water shut off	Y								
Gas shut off	Y								
Electrical outlet plates	Y								
Check address on unit	Y								
Other:	GARAGE MEASURES 23 X 20 AND DRIVEWAY MEASURES 21 X 26								

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	10 X 10	10 X 10	14 X 14	12 X 17.5	15 X 12	10 X 10	12 X 13			
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.	100	100	196	210	1280	100	156	TOTAL 1042		

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

Signatures:
John D. Mastell
Inspector:

Owner/Property Manager: _____

Date:

VNCASR

Short Term Rental Inspection Form

Owner/responsible party RICHARD & MARCIA BOHN Date 8-21-23

Address 2221 S. BEACHCOMBER LN. Suite/Apt#

Access

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

Fire Extinguishers

- Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- Mount fire extinguishers in plain view and access of kitchen
(may be mounted behind closet or cabinet door with placard on door)
- Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- One CO detector installed for each level of the home
- Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- Label electrical panel box breakers
- Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

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

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass Fail

Inspected by:  Title: CHIEF

Date:

Items that need to be corrected:

TC APPROVAL

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 138 E SAILORS WAY

Date of inspection: 05/31/2023

Owner: TERRY ROUCHE

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:	WILL CALL WHEN RV PAD IS PUT IN TO INCREASE OCCUPANCY								
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9
Sq Ft.	12 X 12.5	12.5 X 12.5	18.5 X 16	12 X 12.5	11 X 12	14 X 14	14 X 14	18 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.	150	156.25	296	150	132	196	198	OTAL 1158.2	

Total Occupancy allowed at this address: 16 shall not include children under the age of three (3).

Total number of parking spots on Property: 4

Minimum parking required at this address: 4 trailers, boats, motor homes, etc. shall park on property. Each trailer is considered a vehicle.

Signatures:
Inspector: Glen Gillies

Date: 05/31/2023

Owner/Property Manager: Terry L. Rouche

Date: 05/31/2023

All vehicles include

Short Term Rental Inspection Form

Owner/responsible party TERRY ROUSCH Date 6-1-23

Address 138 E. SAILORS WAY 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

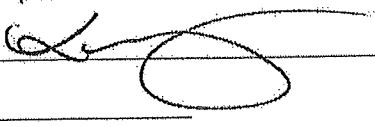
Electrical, HAZMAT, and Storage

- 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:

Payment: PD 11/29/23

Temp Approval
Pat Martell

SHORT TERM NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 539 WEST RASPBERRY PATCH

Date of inspection: 06/06/2023

Owner: NATE MUELLER

TC Approval

011486
Emailed 11/3/23

Emergency Contact: Kenny Wayman
801-503-2729

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.	14 X 10.5	16 X 11	16 X 11	13.5 X 20.5	12 X 10	14.5 X 12.5	11.5 X 12	10 X 16	23 X 34	
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 Sq. Ft.	147	177	177	276.75	120	181.25	138	160	782	TOTAL 2059

Total Occupancy allowed at this address: 36 _____, shall not include children under the age of three (3).

Minimum parking required at this address: 9 _____ Total number of parking spots on Property 9 _____. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:
Inspector: Glen Gillies

Date:
06/14/2023

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party NATE MUELLER Date 5/31/23

Address 539 RASPBERRY PATCH 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

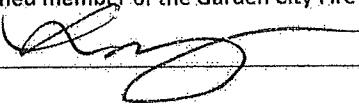
Electrical, HAZMAT, and Storage

- 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:  Title: CHIEF

Date: _____

Items that need to be corrected:

RESOLUTION #R23-08

A RESOLUTION TO ADJUST THE 2023-2024 TOWN OF GARDEN CITY BUDGET

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Garden City that the following adjustments be made to the 2023-2024 Budget:

1. To appropriate reimbursement of \$555,730.66 from Water Impact Fees to the General Fund for a Vactor truck purchase
2. To appropriate reimbursement of \$87,000 from Water Impact Fees to the General Fund to assist with the expense of Enterprise Capital Projects
3. To appropriate reimbursement of \$174,545.30 from Road Impact Fees to the General Fund, road maintenance, for the 350 South Reconstruction Project.
4. To appropriate \$50,000 from the Park Impact Fees to the General Fund for the Heritage Park Project.

APPROVED:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

Council Members Voting:

Aye Nay

Argyle	—	—
Hansen	—	—
Menlove	—	—
Parry	—	—
Leonhardt, Mayor	—	—

RESOLUTION #R23-09

A RESOLUTION TO ESTABLISH A FINE FOR VIOLATION OF UTAH CODE 54-8a,
DAMAGE TO UNDERGROUND UTILITY FACILITIES

WHEREAS, The Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, The Town of Garden City Town Council has determined that there is a need to enforce the requirements as set in the Garden City Municipal Code, and in the event that there is a violation to the Garden City Municipal Code that an Infraction Fine Schedule be established to stipulate the remedy for such infractions.

WHEREAS, the Town of Garden City Town Council shall establish a fine for violation of Utah Code Title 54 Chapter 8a, Damage to Underground Utility Facilities.

NOW THEREFORE, be it resolved by the Town Council of the Town of Garden City, Rich County, State of Utah, that the fine damage to underground utility facilities shall be \$5000.00 and shall be added to the Town of Garden City Administrative Code Infraction Fine Schedule, Administrative Fine Schedule, "Exhibit A."

APPROVED: This resolution will become effective immediately upon approval of the Garden City Town Council.

Dated this 14th day of December 2023.

APPROVED:

Mike Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

Voting:

Aye Nay

Argyle

Hansen

Menlove

Parry

Leonhardt, Mayor

RESOLUTION #R23-10

A RESOLUTION TO ESTABLISH A FINE FOR IMPROPER MAINTENANCE OF A
WATER LINE SUPPLYING A FIRE SUPPRESSION SYSTEM

WHEREAS, The Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, The Town of Garden City Town Council has determined that there is a need to enforce the requirements as set in the Garden City Municipal Code, and in the event that there is a violation to the Garden City Municipal Code that an Infraction Fine Schedule be established to stipulate the remedy for such infractions.

WHEREAS, the Town of Garden City Town Council shall establish a fine for violation of the Garden City Fire Sprinkler Policy.

NOW THEREFORE, be it resolved by the Town Council of the Town of Garden City, Rich County, State of Utah, that the fine for improper maintenance of a water line supplying a fire suppression system shall be \$20,000 and shall be added to the Town of Garden City Administrative Code Infraction Fine Schedule, Administrative Fine Schedule, "Exhibit A."

APPROVED: This resolution will become effective immediately upon approval of the Garden City Town Council.

Dated this 14th day of December 2023.

APPROVED:

Mike Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

Voting:

Aye Nay

Argyle

Hansen

Menlove

Parry

Leonhardt, Mayor

RESOLUTION #R23-11

A RESOLUTION TO ESTABLISH A FINE FOR DIGGING WITHOUT
AN ENCROACHMENT PERMIT

WHEREAS, The Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, The Town of Garden City Town Council has determined that there is a need to enforce the requirements as set in the Garden City Municipal Code, and in the event that there is a violation to the Garden City Municipal Code that an Infraction Fine Schedule be established to stipulate the remedy for such infractions.

WHEREAS, the Town of Garden City Town Council shall establish a fine for violation of Ordinance #10-508, Digging Without An Encroachment Permit.

NOW THEREFORE, be it resolved by the Town Council of the Town of Garden City, Rich County, State of Utah, that the fine for digging without an encroachment permit shall be \$2,500 and shall be added to the Town of Garden City Administrative Code Infraction Fine Schedule, Administrative Fine Schedule, "Exhibit A."

APPROVED: This resolution will become effective immediately upon approval of the Garden City Town Council.

Dated this 14th day of December 2023.

APPROVED:

Mike Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

Voting:

Aye Nay

Argyle

Hansen

Menlove

Parry

Leonhardt, Mayor

RESOLUTION #R23-12

A RESOLUTION TO ESTABLISH A FINE FLYING CLOSER THAN 1,000 FEET
WITHOUT A PERMIT

WHEREAS, The Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, The Town of Garden City Town Council has determined that there is a need to enforce the requirements as set in the Garden City Municipal Code, and in the event that there is a violation to the Garden City Municipal Code that an Infraction Fine Schedule be established to stipulate the remedy for such infractions.

WHEREAS, the Town of Garden City Town Council shall establish a fine for violation of Ordinance #9-305, Flying Closer than 1,000 Feet Without a Permit.

NOW THEREFORE, be it resolved by the Town Council of the Town of Garden City, Rich County, State of Utah, that the fine for flying closer than 1,000 feet without a permit shall be \$500 and shall be added to the Town of Garden City Administrative Code Infraction Fine Schedule, Administrative Fine Schedule, "Exhibit A."

APPROVED: This resolution will become effective immediately upon approval of the Garden City Town Council.

Dated this 14th day of December 2023.

APPROVED:

Mike Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

Voting:

Aye Nay

Argyle

Hansen

Menlove

Parry

Leonhardt, Mayor

**GOVERNING DOCUMENT
FOR
BEAR LAKE VISTAS PUBLIC INFRASTRUCTURE DISTRICT
TOWN OF GARDEN CITY, UTAH**

Prepared by



2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
(303) 858-1800

LIST OF EXHIBITS

- | | |
|------------------|------------------------------------|
| EXHIBIT A | Legal Description |
| EXHIBIT B | Initial District Boundary Map |
| EXHIBIT C | Estimated Public Improvement Costs |

I. INTRODUCTION

A. Purpose and Intent. The District is an independent unit of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law or this Governing Document, its activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

B. Objective of the Town Regarding District's Governing Document. The Town's objective in approving the Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by at a tax mill levy no higher than the Maximum Debt Mill Levy and also subject to the Maximum Debt Mill Levy Imposition Term for commercial and residential properties, and/or repaid by Assessments. Debt which is issued within these parameters will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed, but only through an Interlocal Agreement with the Town or relevant public entity.

It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt, and if the District has authorized operating functions under an Interlocal Agreement, to retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

C. Limitation on Applicability. This Governing Document is not intended to and does not create any rights or remedies in favor of any party other than the Town. Failure of the District to comply with any terms or conditions of this Governing Document shall not relieve any party of an obligation to the District or create a basis for a party to challenge the incorporation or operation of the District, or any Debt issued by the District.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means an approved development agreement identifying, among other things, Public Improvements necessary for facilitating development for property within the District.

Assessment: means assessments levied in an assessment area created within the District.

Board: means the board of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which the District has promised to impose an *ad valorem* property tax mill levy, and/or collect Assessments.

City Council: means the City Council of the Town of Garden City, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

Debt Mill Levy: means the mill levy the District is permitted to impose for payment of Debt which shall not exceed the Maximum Debt Mill Levy set forth in Section VII.C below.

District: means the Bear Lake Vistas Public Infrastructure District.

District Act: means the Local District Act and the PID Act.

District Area: means the property within the Initial District Boundary Map.

Fees: means any fee imposed by the District for administrative services provided by the District.

General Obligation Debt: means a Debt that is directly payable from and secured by *ad valorem* property taxes that are levied by the District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the District, as approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with applicable state law and approved by the Board in accordance with applicable state law.

Initial Debt Issuance: means the first Debt issuance of the District to which the Debt Mill Levy is pledged.

Initial District Boundaries: means the boundaries of the Districts described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as Exhibit B, describing the initial boundaries of the District.

Limited Tax Debt: means a debt that is directly payable from and secured by *ad valorem* property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Local District Act: means Title 17B of the Utah Code, as amended from time to time.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VII.E below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Project: means the development or property known as Bear Lake Vistas.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Local District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to *ad valorem* taxes imposed by the District.

Town: means the Town of Garden City, Utah.

Town Debt Proceeds: means a one-time transfer from the District to the Town of an amount of funds equal to eight percent (8%) of the net debt proceeds generated by the Initial Debt Issuance. No proceeds generated by any Debt issuance subsequent to the Initial Debt Issuance shall be transferred to the Town.

Town Code: means the Town Code of the Town of Garden City, Utah.

Trustee: means a member of a Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 23.03 acres. A legal description of the Initial District Boundaries is attached hereto as Exhibit A. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code. The project is anticipated to consist of approximately 251 residential units.

IV. BENEFITS OF DISTRICT

The District anticipates providing many benefits to the Town and surrounding areas including the financing of public playgrounds, parks and trails.

I. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District. The District shall have the power and authority to provide the Public Improvements within and without its boundaries as such power and authority is described in the PID Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein. The estimated cost of the public improvements is set forth in Exhibit C.

B. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the Town, Bear Lake Vistas Homeowners Association, Inc. (HOA), or other appropriate public entity in a manner consistent with rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town, Bear Lake Vistas Homeowners Association, Inc. (HOA), or other public entity, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto.

C. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction. The District will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Land easements, or improvements to be conveyed or dedicated to the Town and any other local government entity shall be conveyed in accordance with the related standards at no cost to the Town. All public infrastructure within the District which will be connected to and owned by another public entity shall be subject to all design and inspection requirements and other standards of such public entity.

D. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire completed or partially completed improvements for fair market value as reasonably determined by an engineer that the District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the Public Improvements.

E. Municipal Advisor Certificate. Prior to the issuance of Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

F. Annexation and Withdrawal.

(a) Written consent from the Town must be obtained prior to the annexation of any additional area into the District. Such area may only be annexed after obtaining consent of all property owners and registered voters, if any, within the area proposed to be annexed and the passage of a resolution of the Board.

(b) The Town, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the District. Such area may only be withdrawn from a District after obtaining consent of all property owners and registered voters, if any, within the area proposed to be withdrawn and the passage of a resolution of the Board.

(c) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(d) Upon any annexation or withdrawal, the District shall provide the Town a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area in accordance with section shall not constitute an amendment of this Governing Document.

G. Governing Document Amendment Requirement. This Governing Document has been designed with sufficient flexibility to enable the District to provide required facilities under evolving circumstances without the need for numerous amendments. Subject to the limitations

and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the Town and the District approving such amendment.

H. Initial Debt Limitation. On or before the effective date of approval by the Town of an Approved Development Plan, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service fund; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

I. Total Debt Issuance Limitation. The District shall not issue Debt in excess of an aggregate amount of Fifteen Million Dollars (\$15,000,000). This amount excludes any portion of bonds issued to refund a prior issuance of Debt by the District. In addition, any C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the C-PACE Act.

Notwithstanding the foregoing, the District shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2053.

J. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, have been established under the authority of the Town to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

- (a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and
- (b) Are, together with all other requirements of Utah law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Governing Document Amendment.

IV. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of five (5) Trustees, who shall be appointed by the City Council pursuant to the PID Act. All Trustees shall be at-large seats. Trustee terms for the District shall be staggered with initial terms as follows: Trustees 1 and 2 shall serve an initial term of 6 years; Trustees 3, 4, and 5 shall serve an initial term of 4 years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the

Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District. Upon any annexation or withdrawal, in accordance with this Governing Document, the District may adjust its anticipated residential certificates of occupancy to reflect such boundary change.

B. Future Board Composition.

1. At the time of annexation of property into the District, the District shall estimate the total number of residential units within the District at full buildout of the property within the District (the “Anticipated Units”). Upon any annexation or withdrawal in accordance with this Governing Document, the District may adjust its Anticipated Units to reflect such boundary change. The seats for the Board shall transition from appointed to elected seats according to the following milestones:

(a) Trustee 1. Trustee 1 shall transition to an elected seat if after the end of a full term 50% of the Anticipated Units have received certificates of occupancy.

(b) Trustee 2. Trustee 2 shall transition to an elected seat if after the end of a full term 75% of the Anticipated Units have received certificates of occupancy.

(c) Trustee 3. Trustee 3 shall transition to an elected seat if after the end of a full term 80% of the Anticipated Units have received certificates of occupancy.

(d) Trustee 4. Trustee 4 shall transition to an elected seat if after the end of a full term 90% of the Anticipated Units have received certificates of occupancy.

(e) Trustee 5. Trustee 5 shall transition to an elected seat if after the end of a full term 100% of the Anticipated Units have received certificates of occupancy.

No transition pursuant to this Section shall become effective until the next scheduled regular election of the District following a full term. Registered voters within this Section shall mean voters whose “principal place of residence,” as that term is defined under Utah Code 20A-2-105(1)(a), is within the District.

C. Reelection and Reappointment. Not less than thirty (30) days prior to the expiration of a Trustee’s respective term, for any appointed seat which is not eligible to transition to an elected seat, the District shall notify the Town of the pending expiration of the term. The City Council may appoint a new Trustee pursuant to the PID Act prior to the expiration of the term of the current Trustee. If the City Council fails to appoint a new Trustee, the existing Trustee shall be deemed reappointed for a term of four (4) years. Any appointed seat that has transitioned to an elected seat shall be elected at large pursuant to an election held for such purpose. If no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Local District Act. Any Trustee shall continue to serve until a new Trustee is elected._

D. Vacancy. Any vacancy on the Board shall be filled pursuant to the Local District Act.

V. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the District.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

(a) The “Maximum Debt Mill Levy” is the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt and shall be 0.0065 per dollar of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

D. Town Debt Proceeds.

The Town Debt Proceeds shall be provided to the Town for the purpose of financing specific Town recreational enhancements that benefit the District, including, but not limited to, bike paths, trails, and parks.

E. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the District shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the “Maximum Debt Mill Levy Imposition Term”), unless a majority of the Board are residents of the District and have voted in favor of issuing such Debt.

All Assessments for capital improvements (other than Assessments under the C-PACE Act) imposed by the District on a parcel zoned for residential uses shall be payable at or before the time a building permit is issued with respect to such parcel. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Security for Debt.

The District shall not pledge as security any land, assets, funds, revenue or property of the Town, or property to be conveyed to the Town, as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the Town of payment of the District's obligations; nor shall anything in the Governing Document be construed as creating any responsibility or liability on the part of the Town, in the event of default by the District, regarding payment of any such obligation. All debt issued by the District for which a tax is pledged to pay the debt service shall meet the requirements of all applicable statutes.

H. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the Town that the District shall use competent and nationally recognized bond counsel, disclosure counsel and Municipal Advisor with respect to District Bonds to ensure proper issuance and compliance with this Governing Document.

VI. ANNUAL REPORT

A. General. In addition to all reporting requirements required by state law, the District shall be responsible for submitting an annual report to the Town no later than two-hundred ten (210) days following the end of the District's fiscal year, beginning with fiscal year 2024.

B. Reporting of Significant Events. The annual report shall include information as to any of the following:

1. Names and terms of Board members and officers.
2. Board seat transition milestones and progress towards Board transition, as applicable;
3. District office contact information, if changed;

4. A summary of any litigation which involves the District as of the last day of the prior fiscal year, if any;

5. A summary of the total debt authorized and total debt issued by the District as well as any presently planned debt issuances;

6. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

7. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

VII. DISSOLUTION

Upon repayment or defeasance of the Debt, the District agrees to file a petition for dissolution, pursuant to the applicable State statutes. In no event shall dissolution of the District occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

VIII. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation for the District, or the annexation of property into the District, the Board shall record a notice against the property within the District with the recorder of Rich County and provide a copy of the notice to the Town. Such notice shall (a) contain a description of the boundaries of the District, (b) state that a copy of this Governing Document is on file at the office of the Town, (c) if applicable, state that the debt may convert to general obligation debt and outlining the provisions relating to conversion, and state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the maximum rate the District may levy; and (e) include substantially the following language in bold:

“Under the maximum property tax rate of the District, **for every \$100,000 of taxable value, there would be an additional annual property tax of \$650 for the duration of the District’s Bonds.”**

Failure to provide any disclosures required by this Section shall not relieve any property owner of the obligation to pay taxes imposed by the District.

IX. ENFORCEMENT.

In accordance with Section 17D-4-201(5) of the Utah Code, the Town may impose limitations on the powers of the District through this Governing Document. The Town shall have the right to enforce any of the provisions, limitations or restrictions in this Governing Document against the District, through any and all legal or equitable means available to the Town, including, but not limited to, injunctive relief.

EXHIBIT A

Legal Descriptions

A portion of the NE1/4 & the SE1/4 of Section 20, Township 14 North, Range 5 East, Salt Lake Base & Meridian, located in the Town of Garden City, Utah, more particularly described as follows:

Beginning at an Eickbush Aluminum Cap Monument marking the Center 1/4 Corner of Section 20, T14N, R5E, S.L.B.& M.; thence N0°07'54"E along the 1/4 Section line 1,806.06 feet to a rebar & cap (found) at the south line of Dee Drive; thence S72°08'00"E along said road 954.40 feet; thence S37°39'00"E 159.53 feet to a right-of-way marker (found) on the westerly right-of-way line of US Highway 89 at a point 52.10 feet radial distance westerly from the control line of said Highway at Engineer Station 610+61.24; thence along said westerly line the following 5 (five) courses & distances: Southwesterly along the arc of a 780.00 foot radius non-tangent curve (radius bears S37°35'49"E) to the left 228.46 feet through a central angle of 16°46'55" (chord: S44°00'44"W 227.65 feet); thence Southwesterly along the arc of an 875.00 foot radius non-tangent curve (radius bears: S50°23'47"E) to the left 139.12 feet through a central angle of 9°06'34" (chord: S35°02'57"W 138.97 feet) to a right-of-way marker (found) at a point 40.00 feet perpendicular distance westerly from the control line of said Highway at Engineer Station 607+12.44; thence S30°30'21"W (record: S30°26'22"W) 1.153.92 feet to a right-of-way marker (found); thence along the arc of a 1,540.00 foot radius curve to the left 235.21 feet through a central angle of 8°45'04" (chord: S26°07'49"W 234.98 feet) to a right-of-way marker (found) at a point of compound curvature; thence Southwesterly along the arc of a 4,654.10 foot radius non-tangent curve (radius bears: S68°14'40"E) to the left 64.30 feet through a central angle of 0°47'30" (chord: S21°21'35"W 64.30 feet) to a fence corner; thence N88°33'30"W along a fence line 59.68 feet to the 1/4 Section line; thence N0°07'54"E along the 1/4 Section line 154.10 feet to the point of beginning.

Contains: 23.03+- acres

EXHIBIT B

Initial District Boundaries Maps

EXHIBIT C

Estimated Public Improvement Costs



Status: Lead
Contact: Chuck Matheny Harris
Investment Group
Date: 04/05/2023

Estimate: 214 Bear Lake Civil Breakout

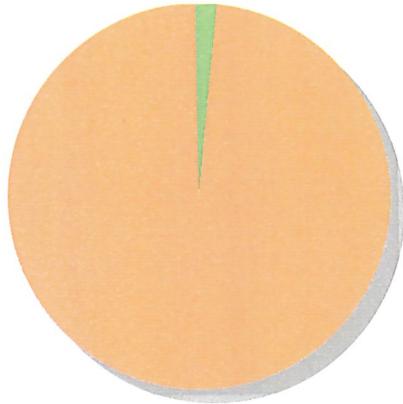
Estimate Unit Costs

Line	Description	Quantity	Unit Cost	Total
1	01 General Requirements			
2	Accounting	1.00 LS	26,000.00	26,000.00
3	Technology & Software	1.00	8,134.00	8,134.00
4	Estimating	1.00 LS	7,500.00	7,500.00
5	Project Manager	265.00 HR	115.00	30,475.00
6	Superintendent	866.00 HR	95.00	82,270.00
7	Project Engineer	216.00 HR	75.00	16,200.00
8	Testing And Inspecting Services	1.00 LS	25,000.00	25,000.00
9	Temporary Construction Signs	1.00 LS	1,500.00	1,500.00
10	Temporary Electricity	5.00 MO	1,050.00	5,250.00
11	Temporary Toilet	1.00 LS	750.00	750.00
12	Temporary Water	5.00 MO	225.00	1,125.00
13	Field Offices And Sheds	1.00 LS	7,505.00	7,505.00
14	Traffic Control	1.00 LS	9,974.96	9,974.96
15	Mobilization/Travel	1.00 LS	25,000.00	25,000.00
16			General Requirements Total	\$246,683.96
17	02 Site Work			
18	Site Survey and Staking	1.00 LS	35,625.00	35,625.00
19	Earthwork & Utilities (VE Stormtech System)	1.00	4,829,766.00	4,829,766.00
20	Asphalt Paving & Base	1.00 LS	1,133,450.00	1,133,450.00
21	SWPPP	1.00	27,668.00	27,668.00
22			Site Work Total	\$6,026,509.00
23	03 Concrete			
24	Concrete	1.00 LS	864,903.28	864,903.28
25			Concrete Total	\$864,903.28
26	10 Specialties			
27	Street & Stop Signs - Allowance Budget	1.00 LS	10,000.00	10,000.00
28			Specialties Total	\$10,000.00
29	11 Equipment			
30	Dry Utility - Allowance Budget	1.00 LS	250,000.00	250,000.00
31			Equipment Total	\$250,000.00
32	17 Indirect Overhead			
33	General Liability Insurance	1.00 LS	73,212.00	73,212.00
34			Indirect Overhead Total	\$73,212.00
35	Sub-Total (Base Cost)			\$7,471,308.24



Status: Lead
Contact: Chuck Matheny Harris
Investment Group
Date: 04/05/2023

Estimate Summary



- Material [\$0]
- Labor [\$128,945]
- SubContractor [\$7,342,359]
- Equipment [\$0]
- Other [\$4]

Description	Total
Sub-Total (Base Cost)	\$7,471,308.24
Sub-Total (Indirect Cost)	\$7,471,308.24
Profit	9.0000%
Total Estimate	\$8,210,228.84

ORDINANCE #22-07-23-32

AN ORDINANCE DELETING REQUIRING TWO INGRESS/EGRESSSES IN
SUBDIVISIONS

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 ORDINANCE #11E-402-D-2, BE CHANGED AS FOLLOWS:

2. A minimum of two (2) entrances/exits required for each subdivision. All roadways shall have recorded easements. Two ingress/egresses are required in a subdivision when there are 31 or more family dwelling units or lots. ~~Single-family/duplex dwelling units or more, or when there are 101, three-plex or larger dwelling units or more. Subdivision ingress/egress requirements shall follow the 31 single-family/duplex dwelling requirements when any single-family duplex dwellings exist in the subdivision.~~
 - a. The Planning Commission and Town Council may grant a special exception to allow a subdivision to have only one point of ingress/egress, after considering a recommendation from the Town Engineer, under the following circumstances:
 1. One or more cul-de-sacs, hammerheads, or other approved turnarounds that comply with all development standards exists.
 2. The future extension of a stub street that will provide additional access, where a temporary turn-around may be required.
 3. All buildings are equipped throughout with automatic sprinkler systems approved by the Fire Chief and Building Official.
 4. The City Engineer has reviewed the potential for impairment of such single access resulting from vehicle congestion, condition of terrain, climatic conditions, safety, or other factors that could limit access and have made either a positive or negative recommendation to the Planning Commission or Town Council with regards to a single point of ingress/egress.

PASSED AND ADOPTED by the Garden City Council, Garden City, UT this 9th day of June , 2022.

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:

Mike Leonhardt, Mayor

ATTEST:

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nay
Argyle	<hr/>	<hr/>
Hansen	<hr/>	<hr/>
Menlove	<hr/>	<hr/>
Parry	<hr/>	<hr/>
Leonhardt, Mayor	<hr/>	<hr/>

ORDINANCE #23-28

AN ORDINANCE TO ESTABLISH WATER RATES AND UPDATE WATER USE
OVERAGE RATES

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 has indicated that the municipal water rates must be restructured to procure revenues in an amount sufficient for the daily operation and maintenance of the water system; and

WHEREAS, the Garden City Town Council has determined that all monthly water rates need to be appropriate and fair in order to operate and maintain the water system to the benefit of all users; and

WHEREAS, the Town has adjusted a user rate schedule to determine the appropriate user schedule to procure funds necessary for the operation and maintenance of the Garden City Culinary Water System; and

WHEREAS, updating the water use overage schedule will put the Garden City Water System in compliance encouraging water conservation; and

WHEREAS, the Town of Garden City provided notice to customers in the December 1, 2023, water bill and held a public hearing on December 14, 2023 on Ordinance # 23-28 AN
ORDINANCE TO ESTABLISH WATER RATES AND UPDATE WATER USE OVERAGE
RATES.

NOW THEREFORE BE IT ORDAINED that the Town of Garden City establish the Garden City Water Works Water Rates as follows:

13A-103 WATER RATES:

A. Monthly Fees: (residential only)

Beginning January 1, 2024

Inside the city limits \$52.00 per ERU @ 15,000 gallons/month

Outside the city limits: \$81.00 per ERU @ 15,000 gallons/month

Each year after an inflation increase will be added at the beginning of the calendar year. The inflation rate will be 3%, rounded to the nearest dollar.

B. Monthly Fees: (Commercial Only)

The minimum commercial connection ERU is one unit per connection.

C. All commercial uses not listed on Table 1, may be negotiated and set by contract by the Town Council.

D. Water Use Overage:

Base gallons per month will be calculated by ERU's

Tier 1	\$1/1,000 gallons up to 5,000	\$1/1,000 gallons up to 3,000
Tier 2	\$2/1,000 gallons up to 10,000	\$2/1,000 gallons 3,001 up to 6,000
Tier 3	\$3/1,000 gallons above 10,000	\$4/1,000 gallons 6,001 up to 9,000
Tier 4	None	\$6/1,000 gallons 9,001 up to 12,000
Tier 5	None	\$10/1,000 gallons 12,001 and above

E. Vacant Lot Fees: A vacant lot fee Standby Fees: A Standby Fee of \$10 per lot, will be charged to all lots and parcels within the Garden City Water System, which are not already being charged a culinary water fee. Lots or parcels not located in an area which can be serviced by the water system will not be charged the standby fee. This will be determined by the Water Operator, Council Member over water, and the Mayor.

F. Other Fees

- a. **Involuntary Water Turn off fees:** \$150
- b. **Involuntary Water Turn on fees:** \$150
- c. **Voluntary Water Turn off fees:** \$250
- d. **Voluntary Water Turn on fees:** \$250
- e. **A monthly service fee of \$15.00 will be assessed when an account is involuntarily or voluntarily shut off.**
- f. **Water lines for Fire Sprinkler/Suppression Systems shall have a monthly service fee of \$15.00**

G. Base rate will be charged at all times whether water is delivered or not or whether or not water delivery has been disconnected.

APPROVED:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

ORDINANCE #23-28

AN ORDINANCE TO ESTABLISH WATER RATES AND UPDATE WATER USE OVERAGE RATES

Council Members Voting:

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

Table 1

Type of Connection	Impact Fee Multiplier for each Commercial Connection
Auto Dealership	1 (per public toilet facility)
Bed & Breakfast	1 (per every 6 rooms)
Boarding House	1 (per every 6 rooms)
Bowling Alley	1 (per every 8 alleys)
Campground or RV Park	1 (per every 8 hookups)
Car Wash	1 (per stall)
Church	1 (per every 80 members)
Condominium Unit	.74 (per condominium unit)
Dentist=s Office	1 (per every 4 chairs)
Doctor=s Office	1 (per every 3 doctors or physicians assistants)
Dry Goods Store	1 (per public toilet facility)
Fast Food Restaurant	1 (per every 6 employees)
Filling Station	1 (per every 2 island, one island = 2 pumps)
Filling Station/Food Mart	1 (per every per one island = 2 pumps)
Golf Course (not culinary irrigation)	1 (per public toilet facility)
Grocery Store	1 (per every 15 employees)
Health Club/Spa	1 (per every 30 members)
Hair Salon	1 (per every 10 chairs)
Horse Stable	1 (per every 8 horses)
Hospital	1 (per every 4 beds)
Hotel	1 (per every 3 rooms)
Industrial (with showers)	1 (per every 20 employees)
Industrial (without shower)	1 (per every 40 employees)
Launderette	1 (per every 2 washers)

ORDINANCE #23-29

AN ORDINANCE UPDATING ROADWAY, CUL-DE-SAC DEFINITION

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 11A-200 #132 BE UPDATED AS FOLLOWS:**

Roadway, Cul-de-sac: A public or private roadway longer than 150' having one open end and terminated at the other end ~~with either a circle not less than 96'~~ by a turnaround of 100 feet in diameter at the property line with a paved diameter of 85 feet in diameter, or a T-turn or a V-turn around with each turn around section being at least 110' in length. Measurements must be shown on final plat. These turnaround areas shall indicate "No Parking – Fire Lane" with reflective material signs and/or red painted curbs. The roadway leading to the cul-de-sac may not exceed 1000' in length as measured from the center of the intersection of a connecting through street to the center of the turnaround area. If surface water drains into the turnaround due to the grade of the street, necessary catch basins and drainage systems and easements shall be provided. Any deviation of this ordinance will require the approval of the local Fire Authority.

APPROVED AND ADOPTED this 14th day of December 2023.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:

Aye Nye

Argyle	—	—
Hansen	—	—
Menlove	—	—
Parry	—	—
Leonhardt, Mayor	—	—

ORDINANCE #23-30

AN ORDINANCE UPDATING COMPUTATION OF OFF-STREET PARKING SPACES

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 #11C-305 (the current parking table) be updated and expanded to include the following:

11C-305 Computation of Off-Street Parking Spaces The table on the following pages contains the minimum parking requirements for specific uses. To clarify the computation of off street parking spaces, the following standards shall apply:

<i>Non residential Land Use</i>	Required Parking Spaces	Employee Parking
Bed & Breakfast (Inns)	1 space per each guestroom guest unit and An 1 additional oversized stall space for more than 3 guestrooms.	+2
Boarding House	1 space per each guestroom and 1 additional oversized space if there are more than three guestrooms.	1
Hotels and Motels	1 space and .2 oversize spaces for each guest hotel room; plus, retail, restaurant, and conference uses calculated at 50% of the requirements of this table.	2
Lodging House	1 space and .2 oversize spaces for each guest room.	2

APPROVED AND ADOPTED this 14th day of December 2023.

APPROVED:

Mike Leonhardt, Mayor

ATTEST:

Cathie Rasmussen, Town Clerk

Voting:

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

ORDINANCE NO. 23-31
AN ORDINANCE ADDING SPRINKLER SYSTEMS TO THE WATER ORDINANCE

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 regulate building and construction in the Town of Garden City; and

WHEREAS, the Garden City Town Council shall maintain a standard of providing water within the Garden City Water system; and

WHEREAS, the Garden City water system shall regulate the burden on the water supplied.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF GARDEN CITY TOWN COUNCIL THAT ORDINANCE #13A-102 SHALL BE UPDATED AS FOLLOWS:

CHAPTER 13A-100 Water

13A-102 It is the duty of the Town Council of Garden City to manage and supervise the Garden City water system and from time to time shall by resolution prescribe their powers and duties.

KK. Sprinkler Systems for Fire Suppression

- 1. May have a separate connection to the Garden City Water Supply with written approval from the Public Works Director and a member of the Town Council**
- 2. Require a separate Garden City Waterworks Application and Agreement.**
- 3. Will be assessed a monthly water fee set by resolution.**
- 4. Will be governed by the Garden City Fire Sprinkler Policy and the Garden City Water Ordinance**

APPROVED AND ADOPTED this 14th day of December 2023.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

ORDINANCE NO. 23-31
AN ORDINANCE ADDING SPRINKLER SYSTEMS TO THE WATER ORDINANCE

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