

## **PUBLIC NOTICE**

The Garden City Town Council will hold their regularly scheduled meeting on Thursday, December 12, 2019 at 5:00 p.m. This meeting will be held at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

## **AMENDED AGENDA**

1. **Town Council Member Appointment for Jordan Parry**
2. **Roll Call**
3. **Approval of Minutes**
4. **Covenant to Run with the Land Discussion/Approval**
  - a. Request to encumber lots 19 & 20 of Buttercup Mobile Home Estates Subdivision to build an accessory building on lot 19. Home is established on lot 20. Alan Arthur
5. **Preliminary Plat Discussion/Approval for Waterdance Planned Unit Development, Phase 2.** This subdivision is located at 100 S Bear Lake Blvd. Norm Mecham
6. **Preliminary Plat Discussion/Approval for Long Ridge Subdivision, Phase 2.** This subdivision is located West of Cherimoya along Hodges Canyon Road. Jeff Jorgenson
7. **Update the Garden City Youth Council Charter Discussion/Approval**
7. **Ordinance Discussion/Approval**
8. **Public Comments, 2-minute limit**
9. **Miscellaneous Items**
10. **Council Member Reports**
11. **Payment Vouchers**
12. **Adjournment**

NOTE: The Town Council may vote to go into executive session pursuant to Utah Code 52-4-205.

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and services) during this meeting should notify the Garden City Office at (435) 946-2901 on Monday through Friday, at least 3 working days before the meeting. The office hours are 9:00 a.m. to 5:00 p.m.

Posted this 9<sup>th</sup> day of December, 2019



Welcome to

Garden City

Utah

Where Families Play

After Recording mail to  
Town of Garden City  
PO Box 207  
Garden City, Utah 84028

*TOWN OF GARDEN CITY*

*Covenant to run with the land*

ON THIS 12th DAY OF DECEMBER, 2019 COMES NOW the Town of Garden City, a Class 4 municipality, acting by and through its duly appointed Mayor, (hereinafter known as the "town") and, Alan Arthur property owner in the Town of Garden City, Utah (hereinafter known as the "owners") and owners of certain real property in the Town of Garden City, Rich County, State of Utah, known generally as, Parcel #'s 41-21-320-0019, and 41-21-320-0020 more particularly described as follows:

Parcel #1: LOT 19, BUTTERCUP MOBILE HOME ESTATES  
Parcel #2: LOT 19, BUTTERCUP MOBILE HOME ESTATES

(Hereinafter known as "property") and do hereby enter into this Agreement and Covenant as follows:

WHEREAS the Town of Garden City has duly enacted ordinances and statutes prescribing zoning land use policies and requirements of the Town of Garden City; and

WHEREAS owners are desirous of utilizing their land and improvements in a manner not strictly in conformity with the ordinances or statutes; and

WHEREAS the Town is willing to grant an encumbrance permit to the subject property based on the owner's providing the Town with a covenant to run with the land applicable to any and all heirs, successors of interest or assigns as set forth herein.

NOW THEREFORE, for valuable consideration received, the sufficiency of which is hereby acknowledged by the owners, the Town and the Owners do hereby covenant, promise, and agree as follows:

For and in consideration the encumbrance permit granted by the town, owners, their successors in interest heirs or assigns, covenant and irrevocably agree that the above described 2

parcels of real property shall remain in common ownership of the owners or their successors in interest heirs or assigns and shall not, under any circumstances so long as the encumbrance permit shall be effective, be sold separately or for any reason shall one parcel be segregated from ownership interest of the other parcel. In the event that such segregation or separate ownership shall occur, the owner of parcel 1 through 25 as described above, covenants, and agrees to forthwith demolish and remove from the property any and all structures not in conformance with the Garden City Ordinances or regulations at the time of the segregation or separation. The structures not in conformance with the Garden City Ordinances or requirements at the time of the segregation or separation will be removed or demolished within 30 days of any such segregation of ownership.

This would also require the owner to bring property into conformity with any and all Garden City requirements, ordinances and regulations at the time of segregation.

1. THIS COVENANT shall be a covenant that runs with the land and shall be in perpetuity.
2. THIS COVENANT shall be binding on all heirs, successors in interest, assigns, sureties, or any other persons hereinafter acquiring any interest in the property.
3. THIS COVENANT shall be governed by the laws of the State of Utah and shall be enforceable through any and all remedies allowable at law including, but not limited to, injunctive or declaratory relief. The owner does hereby stipulate that the failure to abide by the covenants would leave the Town irreparably injured, and that there is no adequate remedy at law save and except injunctive relief.
4. THAT SHOULD THIS COVENANT have to be enforced, requiring the services of an attorney, either in Court, or in any administrative proceedings or otherwise, the Town shall be entitled to recover against the owners, or their successors, assigns, or heirs a reasonable attorney's fee for the enforcement of the covenant herein, as well as all costs and fees incurred therein.
5. OWNER, HIS HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS promise to abide by the covenant and understand that the failure to abide by this covenant shall, be grounds for the Town to revoke the conditional use permit in addition to all other remedies, granted by the Town upon 10 days written notice to the property owners. Thereafter, the Town may enforce strict compliance with its land use planning and other ordinance allowable at law, and no claim or waiver estoppel shall apply as against the Town.

Covenant to run with the land  
Alan Arthur  
December 12, 2019  
Page 3

DATED this 12<sup>th</sup> day of December, 2019.

APPROVED:

Attest:

\_\_\_\_\_  
Mike Leonhardt, Mayor

\_\_\_\_\_  
Kathy Hislop, Town Clerk

\_\_\_\_\_  
Alan Arthur, Owner

State of Utah )

)§

County of \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me, \_\_\_\_\_  
\_\_\_\_\_, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary

**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):**

- ☐ G Annexation
- ☐ Appeal
- ☐ G Conditional Use Permit
- ☐ Condominium/Townhouse
- ☒ G Encumbrance
- ☐ Extension of Time
  
- ☐ Lot Split/Lot Line Adjustment
- ☐ G PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ G Subdivision
- ☐ Vacation of Subdivision
- ☐ G Variance
- ☐ Water Transfer
- ☐ G Zone Change
- ☐ Other Land Use Permit \_\_\_\_\_

**Ordinance Reference:**

11A-301  
11B-400  
11C-500  
11E-524 or 11E-525  
  
Subdivision 11E-503/PUD or PRUD  
11F-107-A-2  
11E-506  
11C-1950, 11E-100, and 11F-100  
11C-1950, 11E-100, and 11F-100  
11C-1950, 11E-100, and 11F-100  
11C-1950, 11E-100, and 11F-100  
11E-100  
11E-523  
11B-308  
13A-1300

Project Name: Bear Lake Barn Encumbrance Current Zone: RR Proposed Zone: N/A

Property Address: 591 / 585 Cedar Dr. (Lot 19/20)

Parcel # 41 - 21 - 32 - 019 (41-21-32-020)

Contact Person: Alan Arthur Phone #: 720 202 3621

E-mail address: alan@sturdy-structures.com

Mailing Address: P.O. Box 386 Garden City, UT 84028

Applicant (if different): \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owner of Record (if different): Sturdy Holdings, LLC Phone #: 720 202 3621

Mailing Address: PO Box 386 Garden City, UT 84028

Project Start date: 12/20/19 Completion date: 6/1/20

Describe the proposed project as it should be presented to the hearing body and in the public notices.

Encumber lots 19/20 in the Battercamp mobile home estates  
subdivision such that an accessory building can be built on  
Lot 19 (currently)

(Lot 19) (Lot 20 @ 300)  
Lot Size in acres or square feet: 6395 Number of dwellings or lots: 1 dwelling, 2 lots (Current)

Non-residential building size: \_\_\_\_\_ proposed: 2 buildings, 1 lot

I certify that the information contained in this application and supporting materials is correct and accurate.

[Signature]  
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.**

[Signature]  
Signature of Owner of Record

\_\_\_\_\_  
Signature of Owner of Record

**Email Form**

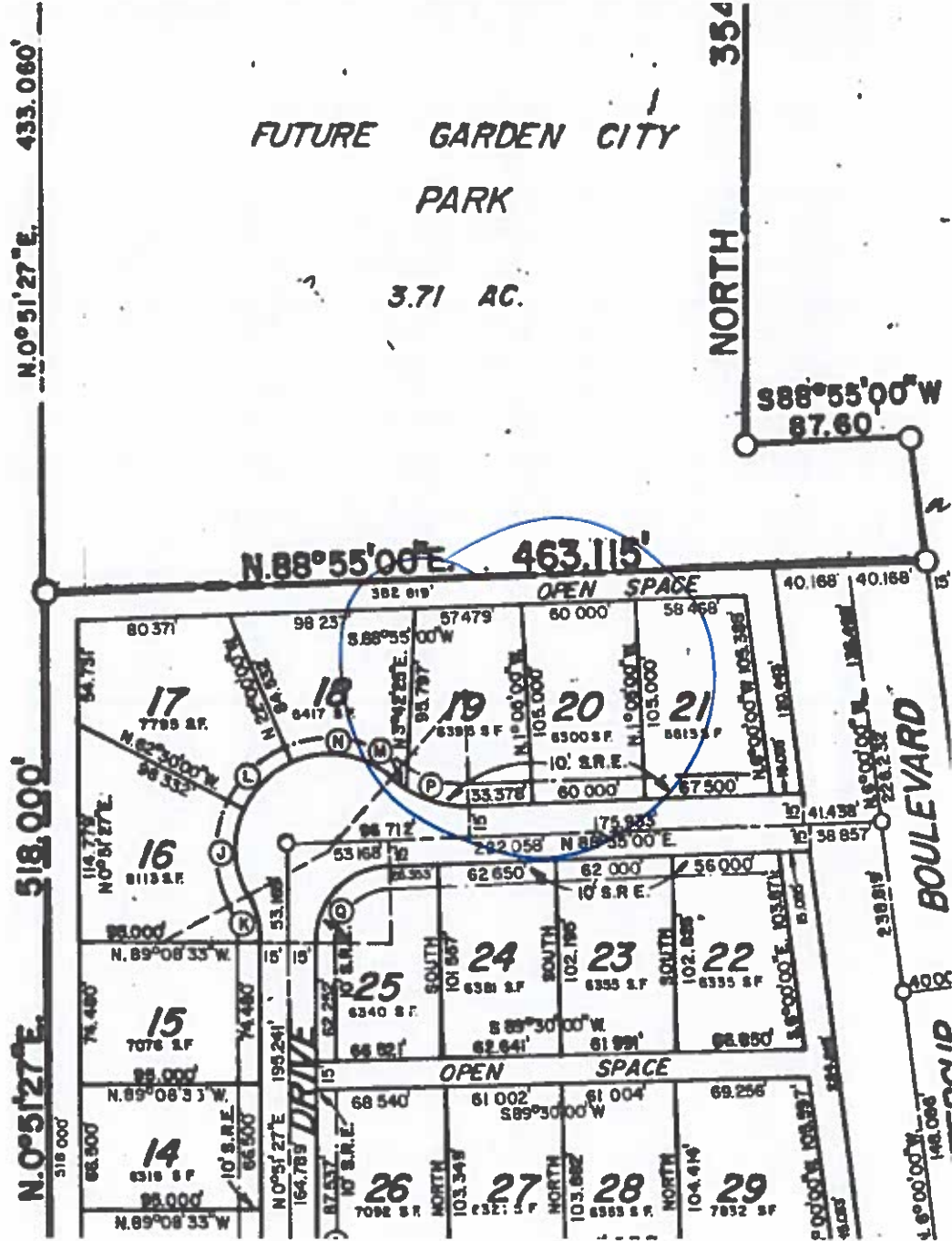
\_\_\_\_\_  
Signature of Owner of Record

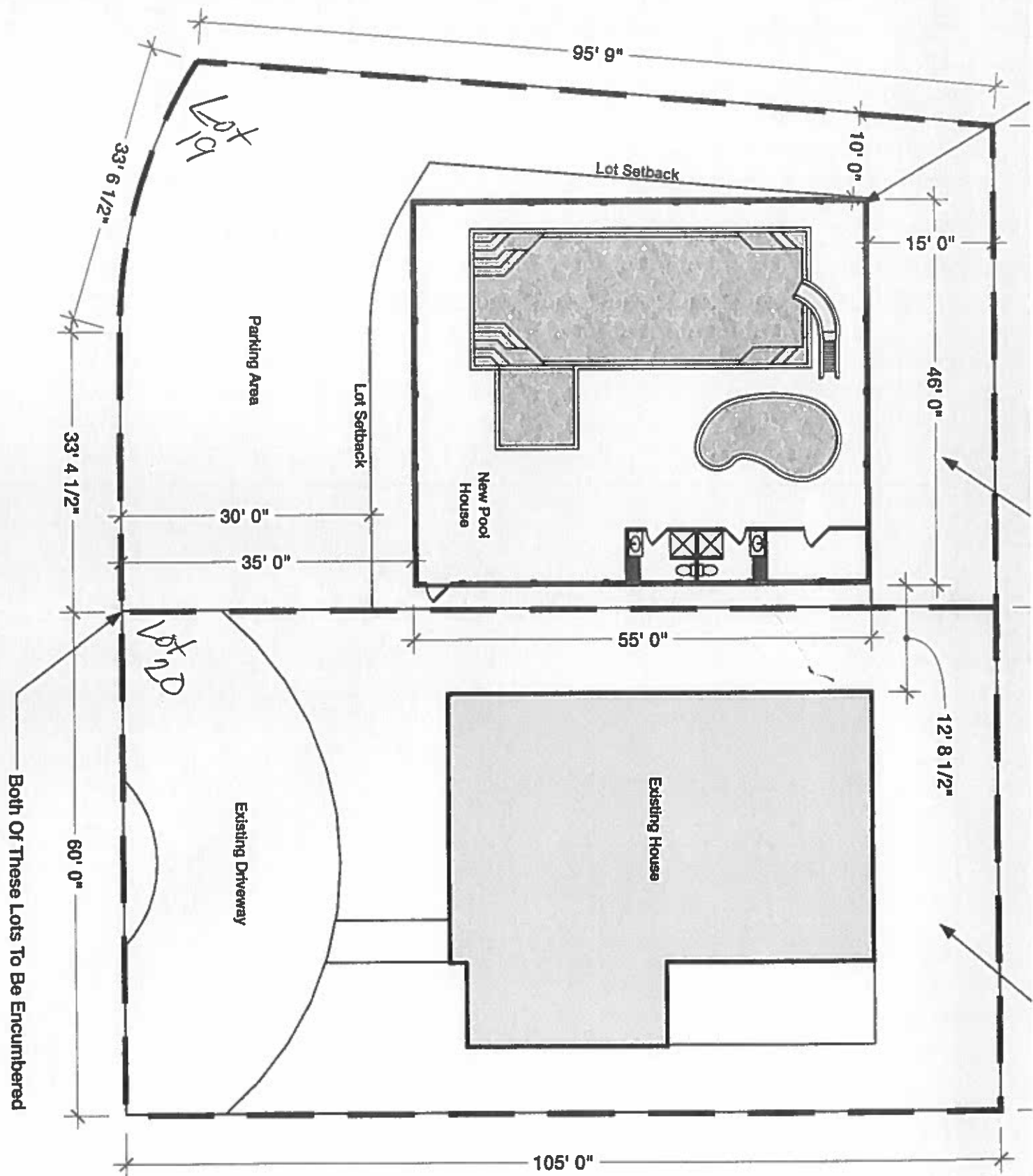
**Office Use Only**

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

Fee: \_\_\_\_\_

By: \_\_\_\_\_





COMMENTS FROM PLANNING COMMISSION

12-4-2019

PRELIMINARY OF PHASE 2, WATERDANCE

Commission Member Thompson made the motion to approve the Preliminary for Phase 2 of Waterdance. Commission Member House seconded the motion. All in favor and the motion carried.

PRELIMINARY OF PHASE 2, LONG RIDGE

Commission Member Stocking made the motion to approve the Preliminary of Phase 2 for Long Ridge. Contingent upon meeting Zan's requirements and changing the Paradise Parkway easement to 80' in the lower section. Commission Member House seconded the motion. All in favor and the motion carried.

## MEMORANDUM

DATE: November 26, 2019  
TO: Garden City Planning Commission  
CC: Riley Argyle  
FROM: Zan Murray S.E.  
SUBJECT: Long Ridge @ Bear Lake-Phase 2 Subdivision

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We have reviewed the preliminary plat for the Long Ridge @ Bear Lake-Phase 2 Subdivision dated December 2019 and have the following comments based on our review of the City ordinances.

### Preliminary Plat

Refer to the attached "Preliminary Plat" Checklist for line item review. The following are general items to address:

1. Documentation (11E-402.B) related to title report, taxes, etc. required.
2. Lot closure issues:
  - o Lot 14 and Lot 18 don't close within tolerances of 0.02.
  - o Lot 20 and Lot 21 don't have lot line lengths on the south boundary to complete closure verification.
  - o BC1 bearing does not match bearing found in boundary description.
3. Near the southeast corner of Lot 19 there is an existing power pole that may be problematic for a future phase. The overall overhead power alignment should be considered prior to next phase development in the case that there needs to be a boundary adjustment to this current phase prior to approval.
4. The starting point of the Homestead Road alignment is slightly different than the alignment the City has designed. Homestead centerline is approximately 1' west and 2' north of current City alignment on the north end. This does not significantly change the overall alignment. We should remedy this during final plat approval.

### Development Agreement

1. The agreement and easements, "Road Easement and Joint Development Agreement", referred to in Section 1.2.1 paragraph 2 has not been received or reviewed at this time.

The items noted above can be addressed during the final plat process. At this time the preliminary plat is okay for approval for the items we have reviewed.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

## GARDEN CITY DEVELOPMENT REVIEW QA/QC CHECKLIST

Subdivision Review (Chapter 11E-100)

### Preliminary Plat (Chapter 11E-400)

*This checklist is meant to be a quick reference to assist in the preparation of development plans. It is still the responsibility of the developer to review the full Municipal Code referenced.*

| Item                                    | Municipal Requirement                                                                                                          | Status                              |                                     |                          | Comments                                                                   |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------|
|                                         |                                                                                                                                | Yes                                 | No                                  | N/A                      |                                                                            |
| Preliminary Plat Procedure (11E-400.A)  |                                                                                                                                |                                     |                                     |                          |                                                                            |
| Approval of Preliminary Plat (11E-401)  |                                                                                                                                |                                     |                                     |                          |                                                                            |
| Preliminary Plat Requirements (11E-402) |                                                                                                                                |                                     |                                     |                          |                                                                            |
| Contents (11E-402.A)                    |                                                                                                                                |                                     |                                     |                          |                                                                            |
| 1                                       | Procedure complete (i.e. application, acceptance, and reviews).                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 11/26: Development agreement is only other documentation received to date. |
| 2                                       | Preliminary plans for streets, water, sewers, sidewalks and other public improvements.                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                            |
| 3                                       | Electronic copy                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                            |
| 4                                       | Vicinity Map: 8-1/2" x 11" – Scale 1" = 300' or larger (i.e. 1" = 200'). Provide adequate orientation/landmark identification. |                                     |                                     |                          |                                                                            |
|                                         | a. 600' minimum beyond boundaries                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                            |
|                                         | b. North point                                                                                                                 |                                     |                                     |                          |                                                                            |
|                                         | c. Street/Roadway names                                                                                                        |                                     |                                     |                          |                                                                            |
|                                         | d. Clear identification of the boundary and proposed streets labeled                                                           |                                     |                                     |                          |                                                                            |
| 5                                       | Legal description                                                                                                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11/27: Refer to memo                                                       |
| 6                                       | Area of each lot                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                            |
| 7                                       | Title block:                                                                                                                   |                                     |                                     |                          |                                                                            |
|                                         | a. Proposed name of subdivision                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                                                            |
|                                         | b. Location, including address, section, township and range                                                                    |                                     |                                     |                          |                                                                            |

| Item                                                      | Municipal Requirement                                                                                                    | Status                              |                                     |                                     | Comments             |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|
|                                                           |                                                                                                                          | Yes                                 | No                                  | N/A                                 |                      |
|                                                           | c. Name and address of owner/subdivider and engineer                                                                     |                                     |                                     |                                     |                      |
|                                                           | d. Date, scale (1" = 100' in standard subdivisions, 1" = 200' in recreational subdivisions) and north point              |                                     |                                     |                                     |                      |
| <b>Documentation (11E-402.B)</b>                          |                                                                                                                          |                                     |                                     |                                     |                      |
| 1                                                         | Current title report and copy of owner's recorded deed.                                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/27: Refer to memo |
| 2                                                         | Verification of all taxes and assessments paid.                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/27: Refer to memo |
| 3                                                         | Other information determined by the Town.                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/27: Refer to memo |
| 4                                                         | Statement of the intended use.                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/27: Refer to memo |
| <b>Existing Conditions – Plat Shall Show (11E-402.C):</b> |                                                                                                                          |                                     |                                     |                                     |                      |
| 1                                                         | Existing zoning                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |
| 2                                                         | Property owner list within 300' of proposed exterior boundary. List shall include name, address and general description. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |
| 3                                                         | Names and intersecting boundary lines of adjoining subdivisions/parcels.                                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |
| 4                                                         | Existing buildings with distances to property lines, water bodies, etc.                                                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |
| 5                                                         | Floodplain/Floodway boundaries                                                                                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |
| 6                                                         | Location/Identification of known potentially dangerous areas.                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |
| 7                                                         | Location of nearest benchmark or monument                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |
| 8                                                         | Boundary and acreage                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |
| 9                                                         | Boundary description                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/27: Refer to memo |
| 10                                                        | All property of the subdivider. Include a sketch of prospective street system of unplatted areas.                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |
| 11                                                        | Location, width and names of all existing streets within 200'.                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |
| 12                                                        | Location of wells and reservoirs within 100' of boundaries.                                                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |

| Item                                                | Municipal Requirement                                                                                                                                                          | Status                              |                                     |                                     | Comments                                                  |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------------------------------------|
|                                                     |                                                                                                                                                                                | Yes                                 | No                                  | N/A                                 |                                                           |
| 13                                                  | Existing underground facilities within 100' of boundaries.                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/26: Provide existing infrastructure completed to date. |
| 14                                                  | Interface between existing and proposed utilities.                                                                                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                                           |
| 15                                                  | Existing natural drainage channels and proposed realignments.                                                                                                                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 11/27: None provided on plat                              |
| 16                                                  | Location of all irrigation and drainage, method of disposing of runoff water and drainage easements.                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                                           |
| 17                                                  | Boundary lines of adjacent land.                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 18                                                  | Contours not more than 2' in standard subdivisions and not more than 10' in recreational.                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| <b>Proposed Plan – Plan Shall Show (11E-402.D):</b> |                                                                                                                                                                                |                                     |                                     |                                     |                                                           |
| 1                                                   | Street layouts                                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 2                                                   | Minimum of 2 entrances/exits                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 3                                                   | Layout, numbers and dimensions of lots.                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 4                                                   | Land intended to be dedicated or reserved for public use or subdivision use.                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 5                                                   | Proposed use of all land for future property owners within the subdivision.                                                                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                                           |
| 6                                                   | Building setback lines with dimensions.                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 7                                                   | Public Utility Easements (PUE)                                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 8                                                   | Boundary and tract information:<br>a. Streets details<br>b. Sidewalks<br>c. Easement and setback lines<br>d. Proposed lot lines<br>e. Radii of all curves<br>f. Lot dimensions | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 9                                                   | Contour map with maximum interval of 5'.                                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                                           |
| 10                                                  | Street cross-sections/grade of streets.                                                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/26: Not provided                                       |
| 11                                                  | Tentative storm water drainage plan.                                                                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/26: Not provided                                       |

| Item | Municipal Requirement                                     | Status                              |                                     |                                     | Comments                                     |
|------|-----------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------|
|      |                                                           | Yes                                 | No                                  | N/A                                 |                                              |
| 12   | Direction of drainage, flow and approx. grade of streets. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/26: May provide on the engineering plans. |
| 13   | Adjacent property owner agreements.                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                              |
| 14   | Open space maintenance plan.                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11/27: Not provided                          |
| 15   | Phasing plan                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                              |
| 16   | Amenity phasing                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |                                              |

Reviewer Signature: \_\_\_\_\_

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

14 N  
R 5 E  
S L B & M

17 16  
COTTON GIN PIN  
20121



VICINITY MAP

41-21-400-0272  
LARUE CALDER

PRELIMINARY PL  
FOR PHASE 2  
WATERDANCE SUBDIV  
TOWN OF GARDEN CITY, RICH  
PART OF SECTION  
TOWNSHIP 14 N., RANG  
SALT LAKE BASE AND M  
- NOVEMBER 2019

(EAST BR)  
S 89°01'45" E  
1118.29'  
(1109.6' CALCULATED BR)

41-21-400-0271  
THE LODGE AT BEAR LAKE HOLDINGS, LLC  
ZONED PUD

CURRENT LEGAL DESCRIPTION

COMMENCING 1.90 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, OF THE SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE EAST 17.57 CHAINS, THENCE NORTH 9.45 CHAINS; THENCE WEST 17.57 CHAINS; THENCE SOUTH 9.45 CHAINS TO THE POINT OF BEGINNING. LESS THE WEST 50 FEET CONTAINING 0.71 ACRE TO GARDEN CITY FOR 300 WEST STREET.

AS SURVEYED LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FOUND AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE COTTON GIN PIN FOUND AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00°52'53" EAST 2723.2 FEET, AND RUNNING THENCE NORTH 00°52'53" EAST 131.92 FEET (NORTH 1.9 CHAINS OR 131.92 FEET BY RECORD); THENCE SOUTH 89°11'20" EAST 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET AND THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 00°52'53" EAST ALONG SAID RIGHT-OF-WAY LINE 622.61 FEET (623.7' BR); THENCE SOUTH 89°01'45" EAST (EAST BY RECORD) 1118.29 FEET (1109.6 FEET BY CALCULATION RECORD) TO THE WEST RIGHT-OF-WAY LINE OF 100 WEST STREET; THENCE SOUTH 01°08'10" WEST 619.50 FEET (SOUTH 623.7 FEET BY RECORD) ALONG RIGHT-OF-WAY LINE; THENCE NORTH 89°11'20" WEST (WEST BY RECORD) 1115.54 FEET (1109.6 FEET BY CALCULATION RECORD) TO THE POINT OF BEGINNING. CONTAINING 15.924 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS FOR PARCEL 41-21-40-271. THE SURVEY WAS ORDERED BY NORM MECHAM. THE BASIS OF BEARING IS AS SHOWN HEREON. THE CONTROL USED TO ESTABLISH THE PROPERTY LINES WAS THE EXISTING SECTION CORNERS, PROPERTY CORNERS, AND FENCE LINES IN THE AREA AS NOTED HEREON. INITIAL FIELD WORK WAS COMPLETED 2-22-18.

PHASE 1

THE AREA TO BE DEVELOPED AS PHASE 2, INCLUDING PARKING, DRIVEWAYS AND LANDSCAPING, IS 2.89 ACRES, OR 125,872 SQUARE FEET. THERE IS NO PUBLIC RIGHT OF WAY IN THIS PHASE.

FUTURE PHASES

OPEN SPACE

Total site area - 125,872 sf  
Open space - 95,392 sf

Building area -  
Lots 6-11 = 13,800 sf  
Lots A-P = 16,680 sf

Proposed footprint  
(or equiv.)  
2,300 sf

landscaping hatch (typ.)

Proposed hydrant

Proposed gravel surface

Block and cap  
8" water main

Sub 8" gas sewer

915 sf (typ.)

1,170 sf (typ.)

Proposed

PARADISE PARKWAY

622.75'  
(623.7' BR)

622.61'  
(623.7' BR)

N-00°52'53" E

P.O.B.

S 89°11'20" E

131.92'

(1.9 CHAINS OR 125.4' BR)

(125.4' BR)

(131.92' BR-255)

152.11'

S 89°07'26" E

50.00'

20121

JSH

50.00'

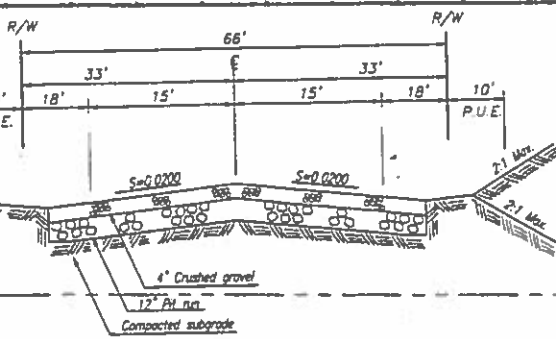
2.1 Mx

2.1 Mx

4" Crushed gravel

12" P.H. man

Compacted subgrade



TYPICAL 66' STREET SECTION

NO SCALE

41-21-400-0255  
SCHWAB LIMITED PARTNERSHIP

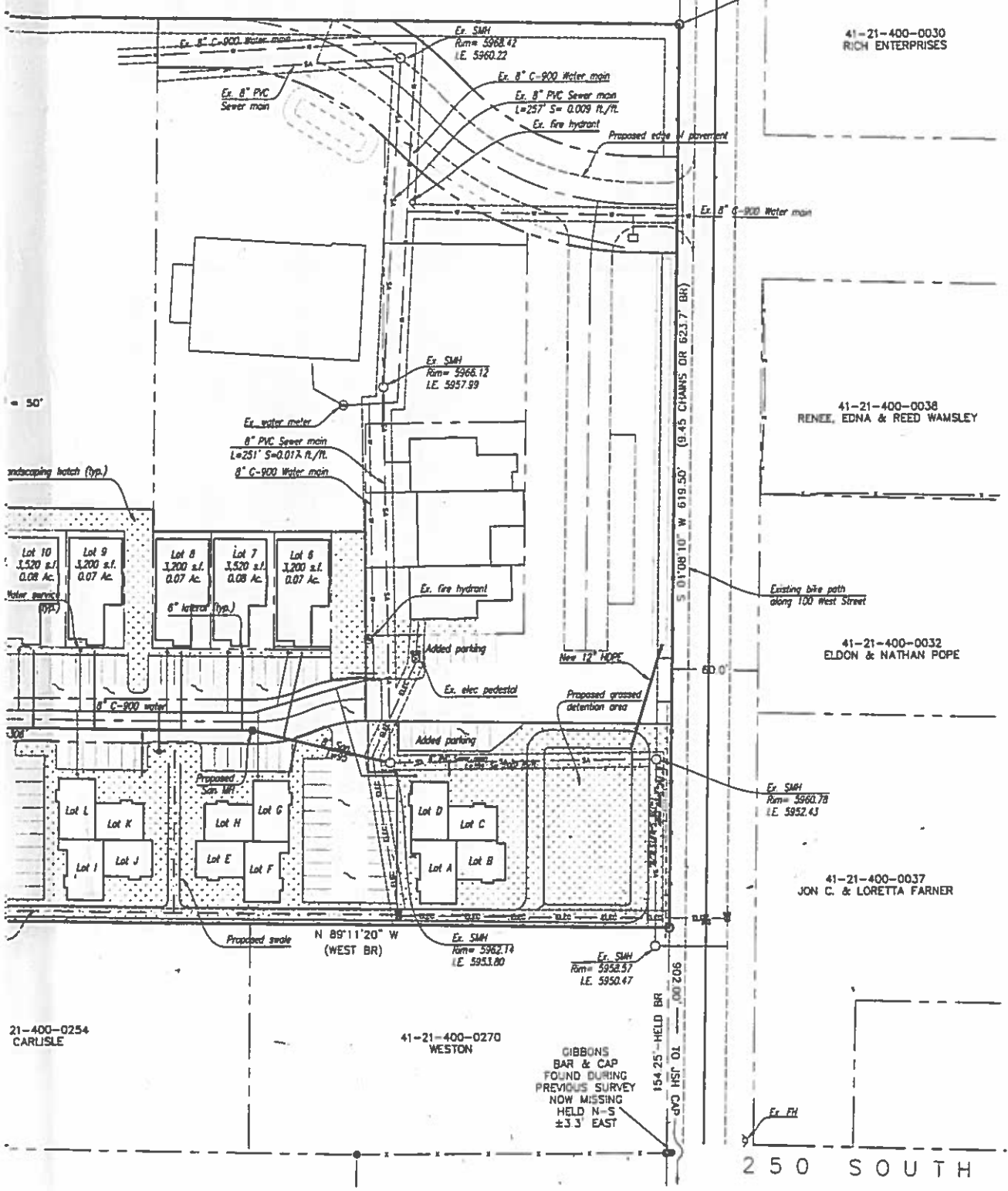
41-21-300-0136  
TOWN OF GARDEN CITY

21-400-0254  
CARLSLE

NARY PLAT  
 PHASE 2  
 E SUBDIVISION  
 CITY, RICH COUNTY, UTAH  
 SECTION 21  
 N., RANGE 5 E.  
 SE AND MERIDIAN  
 BER 2019

# *OWNER / DEVELOPER*

THE LODGE AT BEAR LAKE HOLDINGS, LLC  
 10 SOUTH BEAR LAKE BLVD.  
 GARDEN CITY, UTAH  
 435-946-3500



|                                                                                                                                             |              |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Job Number                                                                                                                                  | 18-010       |
| Sheet                                                                                                                                       | 1 of 1       |
| Date                                                                                                                                        | Mar 19, 2019 |
| Scale                                                                                                                                       | 1" = 50'     |
| Drawn by                                                                                                                                    | D.T.         |
| Checked by                                                                                                                                  | D.T.         |
| Revisions                                                                                                                                   |              |
| PHASE 2 PRELIMINARY PLAT<br><b>WATERDANCE</b><br>GARDEN CITY, UTAH                                                                          |              |
|                                                                                                                                             |              |
| <b>Turner Design Engineering, Inc.</b><br>CIVIL ENGINEERING & LAND PLANNING<br>1015 SOUTH 800 EAST PROVIDENCE, UTAH 84332<br>(435) 695-8245 |              |

SETBACKS  
30' FRONT - 30' REAR - 15' SIDE

NO ACCESS  
FENCE POST  
T-BAR FENCE POST  
FENCE LINE  
10' WIDE PUBLIC UTILITY  
EASEMENT-ALSO TO SERVE  
AS A SLOPE EASEMENT  
ALONG ANY STREET

CENTERLINE

EXISTING WATER LINE  
EXISTING SEWER LINE  
EXISTING PROPERTY CORNER  
(JSH UNLESS NOTED OTHERWISE)  
TO BE SET 5/8" REBAR  
WITH RLS 325023 CAP  
RIGHT OF WAY MARKER  
SECTION CORNER  
EAST/WEST 1/4 CORNER

BY RECORD  
EXISTING FIRE HYDRANT  
EXISTING  
SEE CENTERLINE INFORMATION FOR BEARING  
EXISTING SEWER MANHOLE  
DRAINAGE - FROM WATER

PRELIM  
LONG RIDGE @ BEAR  
NE 1/4 SECTION 32,  
GARDEN CITY,  
DECE

JOHN K. HANSEN  
41-20-00-008

THE LEGENDS AT BEAR LAKE  
41-20-00-003

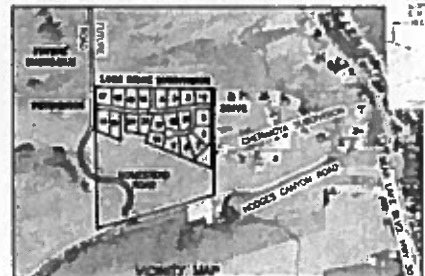
| Curve # | LENGTH  | RADIUS  | DELTA     | BEARING       | CHORD   |
|---------|---------|---------|-----------|---------------|---------|
| C1      | 118.27' | 875.00' | 7°44'39"  | S 85°12'15" E | 118.18' |
| C2      | 108.84' | 875.00' | 6°59'45"  | S 78°50'36" E | 106.77' |
| C3      | 46.24'  | 575.00' | 4°36'27"  | N 77°38'27" W | 46.23'  |
| C4      | 101.44' | 575.00' | 10°08'30" | N 84°59'56" W | 101.31' |
| C5      | 38.97'  | 25.00'  | 89°05'31" | S 45°30'26" E | 35.07'  |
| C6      | 39.67'  | 25.00'  | 90°54'29" | S 44°29'34" W | 35.63'  |
| C7      | 70.06'  | 525.00' | 7°38'46"  | N 86°13'48" W | 70.01'  |
| C8      | 64.78'  | 525.00' | 7°04'12"  | N 78°52'19" W | 64.74'  |
| C9      | 38.67'  | 925.00' | 3°58'46"  | S 77°09'37" E | 38.96'  |
| C10     | 148.38' | 925.00' | 7°42'54"  | S 85°24'48" E | 148.24' |

Notes:

- The development of the improvements for this subdivision, including the requirement to construct Homestead Road and the continuation of Persimmon Drive as a second means of ingress/egress to Hodges Canyon Road for this subdivision as shown graphically in the vicinity map, is described in the Long Ridge @ Bear Lake Phase 2 Subdivision Development Agreement dated \_\_\_\_\_ and recorded in the office the Rich County Recorder as filing \_\_\_\_\_.
- The above noted development agreement also includes the easements, slope easements, and rights-of-way connecting between the Long Ridge Subdivision and Hodges Canyon Road, as shown on the vicinity map. These transportation easements are established for a required second ingress and egress for the subdivision and are for:
  - the declarant, the Trusts, and owners of lots within the Long Ridge Subdivision Phases 1 and 2; and
  - emergency responders and public utilities personnel.
- The easement and slope easements for the construction of the culinary water main by Garden City along Persimmon Dr. has been recorded in the office the Rich County Recorder as filings 95233 and 95234.
- Common Open Space for Phase 2 - 10% required = 0.81 acres. 0.81 acres are designated.
- Access to lots 17 and 18 is to be via Persimmon Drive, no access via the road on their west boundary.
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code 17-27a-603 (4)(v) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location.

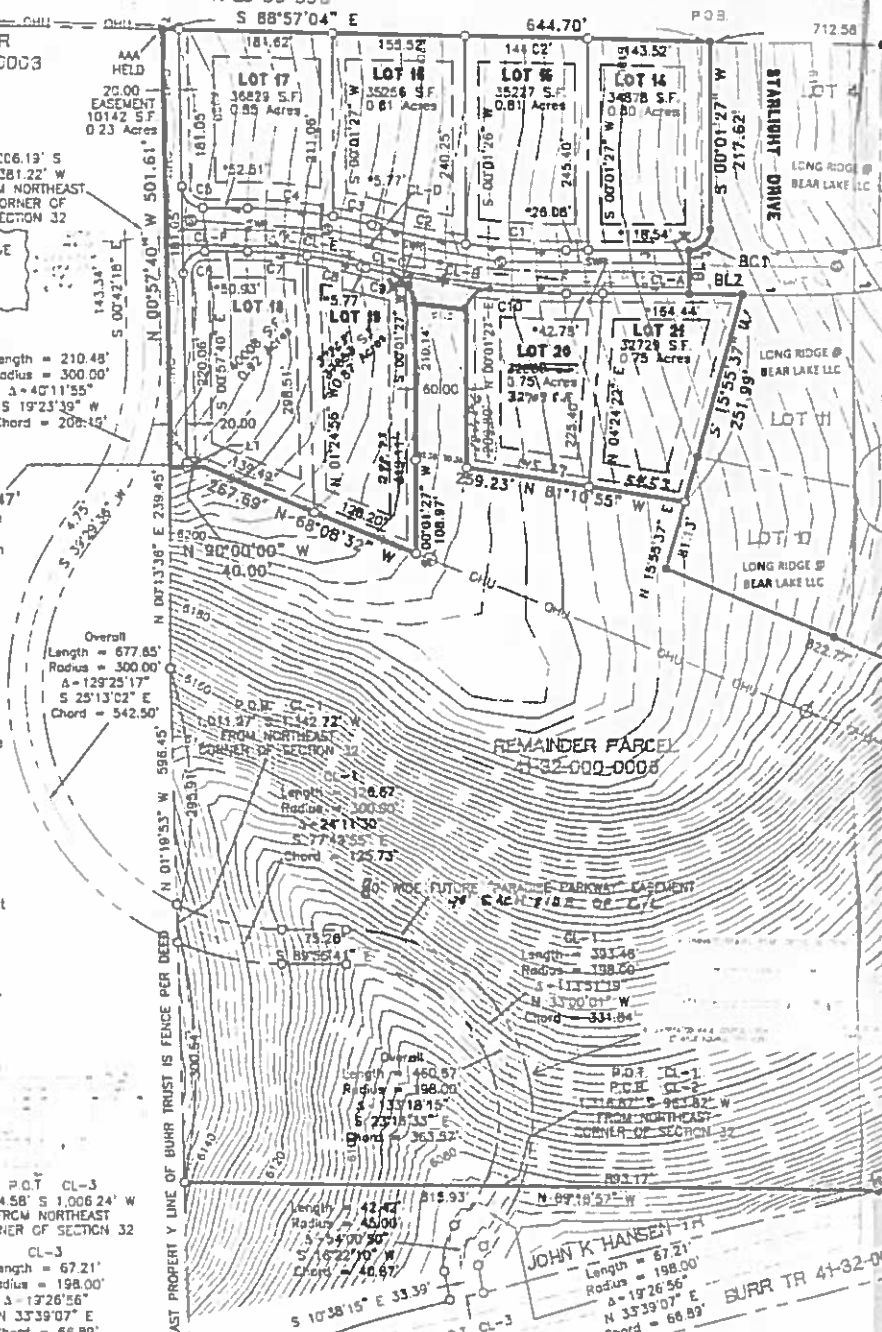
Rocky Mountain Power may require other easements in order to serve this development.

This approval does not affect any right that Rocky Mountain Power has under  
(1) a recorded easement or right-of-way (2) the law applicable to prescriptive rights  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or  
(4) any other provision of law



P.O.T. CL-3  
1,444.58' S 1,006.24' W  
FROM NORTHEAST  
CORNER OF SECTION 32

CL-3  
Length = 67.21'  
Radius = 198.00'  
Δ = 13°26'56"  
S 33°39'07" E  
Chord = 66.89'



### COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED  
AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
ABSTRACTED \_\_\_\_\_

INDEX  
FILED IN: FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

### ROCKY MT. POWER

THE EASEMENTS ON THE PLAT HAVE BEEN REVIEWED AND  
ACCEPTED BY ROCKY MT. POWER

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019

REPRESENTATIVE

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019  
BY THE GARDEN CITY PLANNING AND ZONING COMMISSION

CHAIRPERSON

### COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY COUNCIL THIS \_\_\_\_\_ DAY OF  
A.D. 2019, AT WHICH TIME THIS SUBDIVISION WAS  
APPROVED AND ACCEPTED.

MAYOR

ATTEST

### BEAR LAKE SERVICE D

WASTE DISPOSAL AND CULINARY WATER SY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

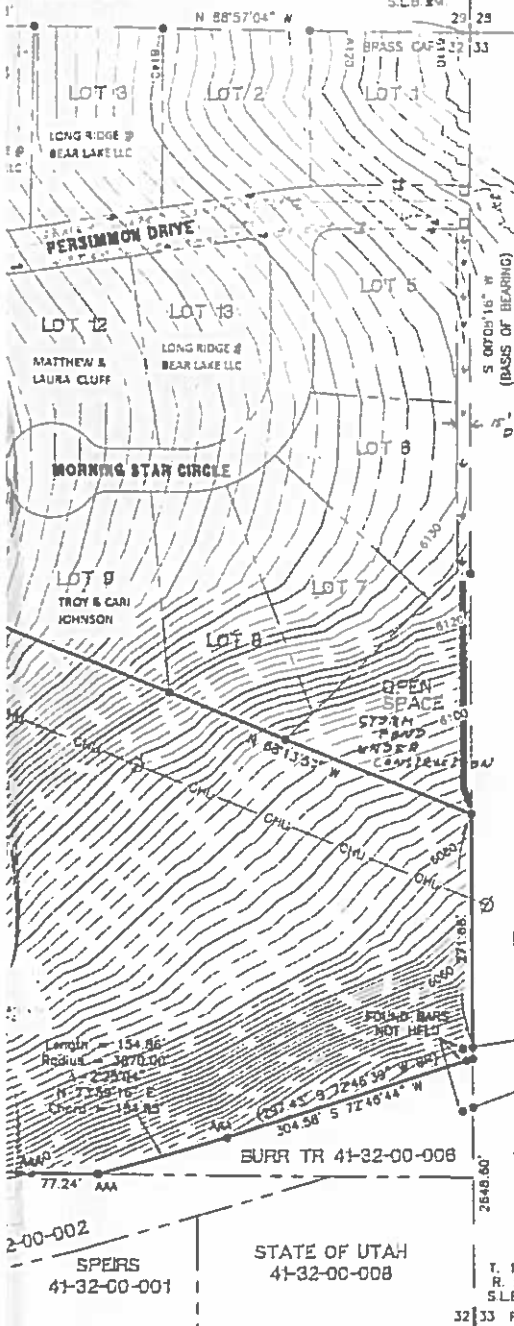
REPRESENTATIVE

### ENGINEER'S C

I CERTIFY THAT I HAVE EXAMINED THIS PLA  
AND IN ACCORDANCE WITH THE INFORMATION

DATE

PRELIMINARY PLAT DEC. 5 REVISION  
BEAR LAKE PHASE 2 SUBDIVISION  
T. 14 N., R. 5 E., S. 1 B. & M.  
UTAH RICH COUNTY, UTAH  
DECEMBER 2019



BC1  
Length = 39.27'  
Radius = 25.00'  
 $\Delta = 90^{\circ}00'00''$   
S 45°01'27" W  
Chord = 35.36'

BL1 = S 00°01'27" W 50.00'  
BL2 = S 89°58'33" E 62.73'

HANSEN TR  
41-28-00-018

CHERNOMYR  
SUBDIVISION

WILL BE CHANGED TO  
REFLECT RADIIUS CURVES  
ON LOTS 19 & 20  
FOR FUTURE ROAD



15' Storm  
DRAIN EASEMENT

CL-A = S 89°55'22" W 144.53'

CL-B  
Length = 148.82'  
Radius = 900.00'  
 $\Delta = 9^{\circ}27'41''$   
S 85°20'47" E  
Chord = 148.45'

CL-C  
Length = 82.92'  
Radius = 900.00'  
 $\Delta = 5^{\circ}16'43''$   
S 77°58'35" E  
Chord = 82.89'

CL-D = N 75°20'13" W 5.77'

CL-E  
Length = 141.25'  
Radius = 550.00'  
 $\Delta = 14^{\circ}42'58''$   
N 82°41'42" W  
Chord = 140.88'

CL-F = N 89°56'49" E 78.72'

L1 = N 00°13'36" E 6.00'

LARRY HODGES  
41-33-00-080

Length = 154.86'  
Radius = 3870.00'  
 $\Delta = 2^{\circ}23'04''$   
N 77°55'10" E  
Chord = 154.83'

BURR TR 41-32-00-008

NORM MECHAM  
41-33-00-0146

STATE OF UTAH  
41-32-00-008

T. 14 N.  
R. 5 E.  
S. 1 B. & M.

32/33 REBAR W/LARVEST CAP

BOUNDARY DESCRIPTION  
TO REFLECT CORRECTIONS  
AND RADIIUS CURVES  
ON LOTS 19 & 20  
WILL BE PROVIDED

BOUNDARY DESCRIPTION

A parcel of ground located in the northeast quarter of section 32, township 14 north, range 5 east of the salt lake base and meridian. Described as follows:

Beginning at the brass cap found at the northeast corner of section 32, township 14 north, range 5 east of the salt lake base and meridian, from which the Larvest bar and cap found at the east quarter corner of said section bears south 00°28'18" west 2545.80 feet; and running thence North 88°57'04" West 712.58 feet to the northeast corner of lot 4 of the Long Ridge @ Bear Lake Phase 1 Subdivision and is the point of beginning; and thence following said phase 1 the following five courses, 1) South 00°01'27" West 217.82 feet, 2) Thence 33.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 30°00'00" and a long chord that bears South 45°01'25" West 35.36 feet, 3) Thence South 00°01'27" West 50.00 feet; 4) Thence South 89°58'33" East 62.73 feet; 5) Thence North 00°01'27" East 251.23 feet; Thence North 81°10'33" East 259.23 feet; Thence North 00°01'27" East 209.80 feet to the point of curve of a non-tangent curve, of which the radius point bears North 07°15'36" East 315.00 feet; Thence 50.18 feet along the arc of a 315.00 foot radius curve to the left through a central angle of 05°45'33" and a long chord that bears North 80°51'37" West 60.77 feet; Thence South 00°01'27" West 313.11 feet; Thence North 88°58'32" West 267.83 feet; Thence North 89°20'20" West 40.30 feet to fence and properly fix; Thence along fence North 00°13'36" East 5.47 feet; Thence North 00°57'40" West 501.81 feet to AAA bar and cap, Thence South 88°57'04" East 644.70 feet to the point of beginning. Containing 3260.85 square feet or 7.486 acres.

CHAMBER  
3-2  
for Red  
and  
2-4-19-23

| Lot # | Address                     |
|-------|-----------------------------|
| 14    | 415 West Persimmon Drive    |
| 15    | 1480 South Startlight Drive |
| 16    | 435 West Persimmon Drive    |
| 17    | 437 West Persimmon Drive    |
| 18    | 477 West Persimmon Drive    |
| 19    | 482 West Persimmon Drive    |
| 20    | 482 West Persimmon Drive    |
| 21    | 434 West Persimmon Drive    |
| 22    | 412 West Persimmon Drive    |

SURVEYOR'S CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12521 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:  
"LONG RIDGE @ BEAR LAKE  
PHASE 2 SUBDIVISION"  
AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

APPROVAL AS TO FORM

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019

ATTORNEY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS THE "LONG RIDGE @ BEAR LAKE - PHASE 2 SUBDIVISION"

DO HEREBY DEDICATE, GRANT AND CONVEY TO GARDEN CITY, UTAH AND UTILITY COMPANIES ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND UTILITY EASEMENTS FOREVER. WE ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS OPEN SPACE FOR PUBLIC UTILITY PURPOSES. THE SAME TO REMAIN AS OPEN SPACE IN PERPETUITY AND SERVE AS A PUBLIC UTILITY EASEMENT. WE DO ALSO DEDICATE TO GARDEN CITY THOSE CERTAIN PARCELS DESIGNATED AS EASEMENTS TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019.

RANDALL HANSEN  
(MANAGER)

BONNIE M. JORGENSEN  
(MANAGER)

State of (Utah)  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019

personally appeared before me: \_\_\_\_\_ name of document co-signers  
whose identities are personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are Co-Managers of the Long Ridge @ Bear Lake LLC, and that said document is signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said co-managers acknowledged to me that said LLC executed the same.

Witness my hand and official seal

(notary signature)

(notary seal)

FOR OFFICIAL USE ONLY

This Version of the Prelim Plat was done with changes discussed in Planning Commission meeting on 4 Dec. 2019.

SPECIAL DISTRICT

SYSTEM APPROVAL  
2019

CERTIFICATE

PLAT AND FIND IT TO BE CORRECT  
WATSON ON FILE IN THIS OFFICE.

ENGINEER

LONG RIDGE @ BEAR LAKE - PHASE TWO SUBDIVISION

Address of Subdivision:  
Approx: 400-500 W. 1400-1800 S. Garden City, UT 84028  
Subdivision Point of Contact:  
Jeffrey M. Jorgensen, P.E. 1069 E. 2100 N. North Logan, UT, 84341  
jjj@jorg2@gmail.com cell- 435-881-1229

Zone = HE = Hillside Estates / Number of Lots = 8  
Acreage of Subdivision = 7.486 Acres

Intended Use = Single Residential Homes



JSH

12-177

SURVEYING & DRAFTING INC.

P.O. BOX 300 • WELLSVILLE, UTAH 84339  
(435) 245-9090 • TOLL FREE 1-888-420-0288

A blue banner at the top of the page features a sun on the left, a snowflake on the right, and two skiers in the center. The text 'Welcome to' is in a small blue font, 'Garden City' is in a large, elegant script font, 'Utah' is in a small blue font, and 'Where Families Play' is in a cursive script font.

Welcome to

# Garden City

Utah

*Where Families Play*

## Garden City Youth Council Charter

The Garden City Youth Council shall consist of a Youth Mayor, four Youth Council Members who are elected by the youth of the community at a Youth General Election or appointed by the Garden City Mayor and approved by the Garden City Town Council. Additional youth may serve as department heads and committee chairmen or committee members.

### DUTIES AND RESPONSIBILITIES OF THE YOUTH COUNCIL

1. To meet regularly to conduct business.
2. To develop and adopt, by majority vote, a Youth Council Charter
3. To modify this Charter as needed by a majority vote.
4. To present to the Mayor and Town Council this Charter and all amendments for their approval.
5. To select one of its members to act as temporary Youth Council Mayor (Mayor Pro Tem) when the Youth Mayor is absent.
6. To pass motions and resolutions as necessary by a majority vote. A majority vote is one vote more than one half the voting members who are present.
7. To carry out the purposes of the Youth Council as outlined.
8. To plan activities for the youth of the community, coordinating all such activities with the Mayor.

### LIMITATIONS OF THE YOUTH COUNCIL AUTHORITY

1. The Youth Council must have a quorum in order to conduct business. A quorum is a one more than half.
2. The Charter and all amendments to the Charter are to be approved by the Mayor and Town Council.
3. The agendas of all Youth Council meetings are to be posted publicly at least tow (2) days in advance of each meeting.
4. All activities are to be coordinated with the Mayor.

### REQUIREMENTS TO SERVE ON THE YOUTH COUNCIL

1. Must be a resident of the sponsoring Town for at least one (1) year.
2. Must be at least in the ninth (9<sup>th</sup>) grade and not yet a graduate of high school
3. Must be at least in the eleventh (11<sup>th</sup>) grade to serve as Mayor of the Youth Council.

P.O. Box 207 • 69 North Paradise Parkway • Garden City, Utah 84028

Phone: (435) 946-2901 • Fax (435) 946-8852

EMail: [townofgardencity@gmail.com](mailto:townofgardencity@gmail.com) • Website: [www.gardencityut.us](http://www.gardencityut.us)

## REQUIREMENTS TO REMAIN ON THE YOUTH COUNCIL

1. Remain a resident of the sponsoring town.
2. Attend at least 75 percent of all Youth Council meetings.
3. Fulfill the responsibilities of the office held.
4. Set a proper example for the youth of the community. A member of the Youth Council can be removed from office upon violation of one or more of the above criteria and by a majority vote of the Youth Council with the final approval of the Mayor and Town Council.

## VACANCIES

Any vacancy on the Youth Council. Either by removal or by resignation, shall be filled by nomination of the Youth Council with final approval by the Mayor and Town Council.

## VOTER REGISTRATION

All students of the school district attending local High School, or who live within the boundaries of Town are deemed to be registered to vote for Youth Council candidates.

## PRE-ELECTION MEETING

A pre-election meeting (to be announced at the schools) will be held for the purpose of reviewing the functions, goals and purpose of the Youth Council. Students wanting to be considered on the ballot may file a Statement of Candidacy or Application. Every student who runs for office will have their names on a single ballot. The student receiving the most votes will serve as Youth Mayor. The next highest four candidates will serve as members of the Youth Council Members. All remaining candidates will have an opportunity to serve either as Youth Department Heads or Committee Members.

## THE GENERAL ELECTION

The General Election shall occur on the second Tuesday of November each election year; or re-scheduled to a date specified by the Mayor. Votes will be counted immediately following the election, and the results will be announced by the Mayor or his designated representative.

In the event of a tie vote during an election, the winner will be determined by a "toss of the coin" to be conducted by the Town Recorder.

## THE SWEARING IN

The youth leaders should be sworn in at the first Town Council meeting following the selection of the leaders. The Youth leaders shall be given the same "Oath of Office" that their adult counterparts.