

**MINUTES OF THE**  
**TOWN COUNCIL MEETING OF**  
**GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, February 8, 2024. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:00 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor  
Pat Argyle  
Ken Hansen  
Martell Menlove  
Jordan Parry

Others Present:

Cathie Rasmussen	Riker Porter
Quinn Dance	James Arthur
Jayne Davis	Claudia Conder
Tyson Lund	Bess Huefner
Erik Thomas	Jackie Webb
Bryce Dalton	

On Teleconference:

Glen Gillies	Trent Ferguson
Tami Leonhardt	Lance Anderson

**Pledge of Allegiance and Prayer**

A prayer was offered by Council Member Parry. The pledge of allegiance was led by Mayor Leonhardt.

**1. Roll Call**

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Menlove, and Council Member Parry.

**2. Approval of Minutes**

- a. January 11<sup>th</sup>, 2024, regular Town Council Meeting and the January 11<sup>th</sup>, 2024, Public Hearing.

Council Member Hansen made the motion to approve the minutes of the January 11<sup>th</sup>, 2024, regular Town Council Meeting and the January 11<sup>th</sup>, 2024, Public Hearing. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**3. Public Comments – 2-minute time limit**

Bess Huefner was invited to speak and had nothing to say. There were no other comments.

**4. Business License Discussion/Approval**

- a. First Light Builders, LLC 352 W Morning Star. James Arthur

CM Menlove had concerns about clients coming to this area and parking equipment in this residential area. He was assured that that would not be the case. CM Argyle checked and was assured as well.

Council Member Argyle made the motion to approve the business license for First Light Builders, LLC, under the conditions that there would not be client parking or equipment parked on the property. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- b. Bear Lake Real Estate PLLC, 10 S Bear Lake Blvd. Claudia Conder

Council Member Hansen made the motion to approve the business license for Bear Lake Real Estate, PLLC. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**5. Short-term License Discussion/Approval**

- a. Amy & Seth Sunderland, 734 S Bear Lake Blvd

Sunderland's need to sign an agreement that asphalt will be in by July 31, 2024.

Council Member Menlove made the motion to approve the Short-term Rental Licenses for 734 S Bear Lake Blvd., contingent upon asphalt being completed July 31<sup>st</sup>, 2024. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**6. Elks Ridge Phase 2**

- a. Requests time to discuss infrastructure and recording final plat of Elks Ridge Phase 2.  
Lance Anderson and Trent Ferguson

Mr. Anderson and Ferguson, on the phone, explained that they had not recorded the final plat and did not understand that they had a deadline to record. They read that in Garden City ordinance they have 18 months if they have a development agreement regarding putting in infrastructure. They are requesting an extension for 6 months because they have been working on their infrastructure before recording the final plat.

Quinn Dance addressed the Council saying that if they allow a development agreement that will for the extension.

Council Member Menlove made the motion to grant a 6-month extension to record the final plat. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, nay; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**7. PID Governing Documents Discussion/Approval**

- a. Bear Lake Vistas Requests approval of Public Infrastructure District Governing Documents to establish a PID Tax District for the Bear Lake Vistas Development. Chuck Matheny and Benj Becker

This item has been removed from the agenda and is expected to be on March's Town Council agenda.

**8. Rezone Discussion/Approval**

- a. Food Truck Rezone Located at 105 W Logan Road. Barry Henline.

This was approved through the Planning Commission February 7, 2024, and was removed from this meeting's agenda.

**9. Subdivision Discussion/Approval:**

- a. Amended Subdivision requests approval to adjust the lot lines of Lots 55 & 57 in Cherimoya Subdivision. Chuck Stocking.

Mayor Leonhardt explained that this had been previously approved by the council, but the county recorder would not accept it. It has now been done as an amended subdivision, which is acceptable.

Council Member Argyle made the motion to approve adjusting the lot lines for 55 and 57 in Cherimoya Subdivision. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried

- b. Sweetwater Townhomes Subdivision requests approval of Final Plat. Tyson Lund

Quinn needs to know the usage in the clubhouse for Quinn to add that to the water shares.

They have the water shares needed for the project.

CM Menlove reviewed final approval policy for Garden City about recording the plat. He expressed concerns with density, parking, water, safety issues with pedestrians and traffic, and other concerns. CM Menlove questioned if his concerns would be better addressed through Garden City Ordinance discussions.

CM Argyle added that she has some of the same concerns CM Menlove has. She is very concerned about the ground quality there. She agrees that the council must abide by the Garden City Ordinances. She is very concerned about parking and the possible burden to the town. She stated that she has learned from the mistakes seen in previous subdivision approvals.

Mr. Thomas said that they are prepared for the possibility of their project needing more parking. The HOA will own the property and can create additional parking if they find they need it.

CM Parry feels there is a balance and hopes they find it in making sure there is plenty of parking. It will benefit their owners if they do. He encouraged them to talk to UDOT about their project, though they aren't required to. It will improve the traffic flow for their project.

CM Menlove made a motion to place a moratorium on all subdivision approvals for the next six months until the Council has had a chance to review the Garden City Ordinances.

Mayor Leonhardt explained that that is not what is on the table at the moment. Motion died without a second.

Council Member Parry made the motion to approve the Sweetwater Townhomes Subdivision Final Plat. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried

#### **10. Ordinance Discussion/Approval**

##### **a. Ordinance #24-05 – An Ordinance Update the Final Plat Ordinance**

CM Menlove explained the changes that were made to the proposed ordinance by the Planning Commission. Mayor Leonhardt agrees with the proposed checks and balances but feels the mayor should be a part of that discussion and sign off on it.

CM Hansen said that as an ordinance it should come to the council. It is not a policy. The council discussed it further.

Council Member Menlove made the motion to change the words to the Town Council may grant an extension, strike for good cause, and approve the rest of Ordinance #24-05 – An Ordinance Update the Final Plat Ordinance as written. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

##### **b. Ordinance #24-06 – An Ordinance Updating the Modifying Regulations**

Mayor Leonhardt explained the updates to the ordinance.

Council Member Parry made the motion to accept the updates to Ordinance #24-06 – An Ordinance Updating the Modifying Regulations. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

#### **11. Board Appointments for Discussion/Approval**

a. **Library Board**

No Board appointments were ready.

b. **Planning Commission**

Mayor Leonhardt asked that Dan Kurek be re-appointed to the Planning Commission.

Council Member Hansen made the motion to approve the appointment. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

c. **Variance Board**

Mayor Leonhardt does not have a Board member appointment yet.

**12. Miscellaneous**

CM Hansen wants to create a rebranding committee and proposes appointing Jayne Davis, Lindsey McLaughlin, Lauriann Wakefield and Rebecca Moldenhauer to that committee.

CM Argyle would like Parking on next month's agenda. She feels that ordinances need to be changed, especially with subdivisions. She wants to require more overflow and more parking for boats and big trucks. CM Hansen proposed each member put together a wish list by the next council meeting of things they want to see. He'd like to consider a minimum width of road for subdivisions, PUDS, etc. for internal roads. He thinks the council needs to look at density.

Quinn Dance asked to speak. He explained there is a grant application in right now where they provide funding to update zoning ordinances and a transportation master plan. He feels that this funding, if awarded, will help with some of their concerns. He went on to explain the zoning update and how the zoning ordinance may help control the density. The council discussed ideas and scenarios with Mr. Dance.

CM Parry has heard that the town needs to acquire land for a school in Garden City. Mayor Leonhardt asked if the School Board members who represent this area have been asked how the school board feels about it and Garden City's representatives are doing about it. He feels the town could be good partners with them in trying to figure out where that location could be.

CM Menlove said that Senator Wilson obtained some funding for Utah State to do a study on Bear Lake. That study has been received by Jake Powell. He has a group of students, who for their senior project are doing a plan for Bear Lake. CM Menlove shared his opinion of some of their ideas with them and the council. He feels it's a good project for the students. He feels it's a good process as well. He doesn't believe the final product would be beneficial to Garden City, though.

**13. Council Member Reports**

CM Hansen reported that progress on the pool conversion is moving forward, and the new library director is doing well. He added that he will be meeting with the Beautification Committee soon.

He mentioned a building in town that is agricultural that looks like it is being prepared to receive utilities. The mayor said the Building Official will check into it.

CM Argyle is preparing Raspberry Days and working with Jackie Webb. There is a discussion of adding a Pickleball Tournament to the festival.

Jackie Webb was invited to share some of her marketing and advertising ideas. She has some ideas and would like to add a fishing tournament.

Mayor Leonhardt shared that the TRT Bill is moving closer to being changed for class C size cities for more Search and Rescue. Rep. Kohler and Birkeland will take the extra 1% that 5<sup>th</sup> and 6<sup>th</sup> class cities will be eligible for the extra 1%, so the town will receive 2%.

CM Argyle would like to have the public educated on TRT monies and what they can be used for. It's not just General Fund money.

**14. Payment Vouchers**

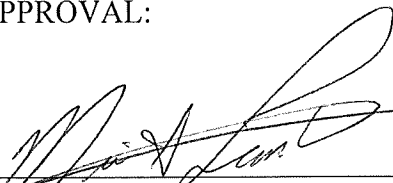
Council Member Menlove made the motion to pay the bills. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

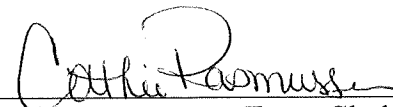
**15. Adjournment**

There being no further business, Council Member Argyle made the motion to adjourn at 6:33 p.m. Meeting adjourned.

APPROVAL:

Attest:

  
Michael Leonhardt, Mayor

  
Cathie Rasmussen, Town Clerk

