

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, April 11, 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
Brad & Jayne Davis
Stuart Thompson
Travis Hobbs
Natalie Jacobson
Maddie Soto
Jordan Dursa
Matt Larsen
Chuck Matheny
Matt Denning

On Teleconference:

Glen Gillies

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. Minutes of the March 21st, 2024, regular Town Council Meeting and Minutes of the March 21st, 2024, Public Hearing.

Council Member Hansen made the motion to approve the minutes of the March 21st, 2024, regular Town Council Meeting and the March 21st, 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. Community Wildfire Protection Plan

a. Travis Hobbs – Rich County Fire Warden

Mr. Hobbs stated that the community needs to update their Community Wildfire Protections Plan every 5 years. It's due in October and he has a template and a specialist that can help the Town with their plan thinking about wildfire and ways to mitigate it.

Mayor Leonhardt asked if it's the town's responsibility to talk to HOA's. Mr. Hobbs offered to help with that communication and setting rules to encourage fuel reduction and mitigate wildfire risk.

Mr. Hobbs will email the mayor and they will begin working together on updating the plan for the town.

4. CAPSA – April: Sexual Assault Month

a. Maddie Soto – Community Engagement Coordinator for CAPSA

Maddie Soto presented statistics and a message on believing survivors of sexual assault. She left a CAPSA fiscal year report for the council.

The Mayor and Town Council expressed appreciation for her work and the CAPSA organization.

5. Public Comments – 2 minutes limit

There were no comments from the public or on the telephone.

6. Business License Discussion/Approval

a. Reliant Landscaping, LLC, 150 W Berry Blossom. Stuart Thompson

Stuart Thompson, when asked, stated he was still waiting for his state number. He said he will not be parking equipment at his home. His enclosed trailer will be parked at his home and at the work site. Larger equipment will be stored in Laketown, but not at his house.

Council Member Menlove made the motion to approve the business license for Reliant Landscaping, LLC with the stipulation he provides the proper licensing number from the State when he gets it. 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. Alpine Mechanical Services, LLC, 70 N 395 W, Unit 2. Jordan Dursa

Jordan Dursa stated he is a mobile ski lift mechanic. He specializes in medium to major mechanical work on lifts. He provides service only.

Council Member Argyle made the motion to approve the business license for Alpine Mechanical Services, LLC and approving the business for Fire Inspection Exemption. 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. First Light Financial LLC, 142 N Bear Lake Blvd. Misty O'Mealy

Council Member Menlove made the motion to approve the business license for First Light Financial LLC and approve the Fire Inspection Exemption. 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.

- d. Bland Rentals/DBA Bear Lake Adventure and Destination, 70 N 395 W, Ste 1. James Sitz

They are a power sports rental company. They are renting a unit at this address. Matt Larsen didn't represent the owner but was able to answer questions for the council regarding parking and storage. Storage of equipment is outside and there are 18 parking spots along that building.

Council Member Menlove made the motion to approve the business license for Bland Rentals/DBA Bear Lake Adventure Destination conditioned upon their sales tax number is registered to Garden City. 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.

7. Short-term License Discussion/Approval

- a. Scott Blamires, 558 Balsamorhiza
- b. Kelly Pack, 346 Wysteria
- c. Heidi England, 151 Sailors Way, Vacassa
- d. Willy Hansen, 541 Raspberry Patch
- e. Triston Sponseller, 35 W 150 S
- f. Wendy Komoroski, 90 W Lake Circle, Vacassa
- g. Steve Bingham, 255 W Seasons Lane, Lets Get Away

CM Menlove stated that the new ordinance stated they needed to have marked, asphalted parking. He is requesting we give these licensees 90 days or until a date in the summer to be in compliance.

Council Member Menlove made the motion to approve the Short-term Rental Licenses for items "a, b, c, e, f and g" with the condition their parking is clearly marked by July 31, 2024. Mayor Leonhardt expressed concerns with the Season's Lane address being the only striped or marked parking in the development. CM Menlove stated his opinion that they need to find out where their parking assignment is, make sure it's adequate for the 3 vehicles, and mark it. Other Council Members agreed that the Seasons is not exempt from meeting the parking requirements.

CM Argyle sought clarification on the ordinance on short-term rental parking being grandfathered in. CM Menlove said the subdivision parking is approved based on a single-family dwelling, not on the STR regulations. 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.

CM Menlove asked to speak on item “d. Willy Hansen, 541 Raspberry Patch.” He explained their driveway and parking area stating that 3 of the vehicles will be parked on a 10-foot-wide driveway where the other cars parked near the house cannot get out, and EMS cannot get to the dwelling. CM Parry felt the council is opening a can of worms because there are many properties that are double stacked. CM Menlove said that he has discussed updating the ordinance with the Planning Commission.

Council Member Menlove moved to deny the Willy Hansen Short-term rental license based on concerns with access to the property by emergency response vehicles and invited them to come and meet with the Council with a solution in mind. 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.

8. PID Resolution Discussion/Approval

- a. A Resolution of the City Council of the Town of Garden City, Utah, providing for the creation of the Bear Lake Vistas Public Infrastructure District as an independent district; authorizing and approving a Governing Document; appointing a Board of Trustees; authorizing other documents in connection therewith; and related matters. Chuck Matheny, Ernie Willmore, and Benj Becker.

CM Hansen expressed his thoughts on previous RDA’s. His understanding is that the PID is designed to reduce blight, like the RDA’s. He expressed his thoughts on the condition of the town today verses in the day of using RDA’s. When the town did RDA’s they had to do an impact study to determine if the town was blighted. He feels the council has brushed over that and has focused more on the creation of documents rather than the current situation fitting the scope of adopting a PID.

CM Hansen looked up on the MLS to see how the project is being promoted. He said that in the zoning information it says “yes” to PID. Mr. Matheny said the zoning should be commercial, not PID.

Mayor Leonhardt said that they really want to see development that can move, live here full-time, and contribute to the community. He feels that the PID changes that vision. A PID changes the dynamics on who is going to come in and purchase that; it’s not full-time residents.

CM Argyle said that when this first came to the council that it was not going to all be nightly rentals, but their MLS add says that it states all are available for nightly rentals.

CM Menlove said that the Council was told these will be priced competitively, and he doesn’t feel that \$700,000 is a competitive price. He also wanted to make sure that the infrastructure is inspected and put in correctly. Mayor Leonhardt said that the town is doing that regularly.

CM Menlove asked how the infrastructure will be maintained until taken over by the HOA because the PID cannot do that. Mr. Matheny said that the developer is responsible for that and picks up the shortfall when HOA fees do not cover it.

CM Argyle also has concerns about the advertised amount of square footage for living quarters. Mr. Matheny explained how it is calculated, including temperature-controlled stairwells, and that it is an accurate amount.

Council Member Parry made the motion to accept the PID for the Bear Lake Vista Public Infrastructure District.

There was no second on the motion.

Council Member Argyle made the motion to deny the Resolution for the creation of the Bear Lake Vistas Public Infrastructure District. 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, nay; Mayor Leonhardt, for. Motion Carried.

Mayor Leonhardt changed the order of the agenda because it was not time for the Public Hearing yet.

9. Payment Vouchers

Council Member Hansen 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.

10. Public Hearing at 6:00 p.m.

- a. To receive public input for Ordinance #24-14, An Ordinance Updating the Administrative Order Ordinance.

Council Member Menlove made the motion to go into the Public Hearing at 6:00 pm. 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

Minutes were kept on a separate record.

The Town Council closed the Public Hearing and returned to the regular meeting at 6:04 p.m.

11. Ordinance Discussion/Approval

- b. Ordinance #24-14, An Ordinance Updating the Administrative Order Ordinance.

Council Member Menlove made the motion to approve Ordinance #24-14, An Ordinance Updating the Administrative Order Ordinance. 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.

- a. Ordinance #24-13, An Ordinance Changing Commercial Setbacks

Mayor Leonhardt asked to move this item to the May Town Council meeting.

12. Miscellaneous

- a. Discussion Only: Employee Travel Meal Per Diem – Moved to next month’s meeting.
- b. Discussion: Parking Ordinances – CM Menlove gave his suggestions on changing the parking ordinance for residential and on short-term rentals. He will ask Planning Chair Kurek to have it at the Planning Commission meeting next month. He will also give the information to the Council to review.
- c. Land Disturbance Permit -Moved to next month’s meeting.

13. Council Member Reports

CM Argyle – The Easter Egg Hunt was a success. She is now working on Raspberry Days. She will get with the Mayor on a few entertainment spots. They are ahead of schedule.

CM Menlove – He attended a UDOT quarterly meeting. The dedicated lane from the turnout to the catch system will be done this summer. He has reapplied for the trail grant with the Mayor’s approval.

CM Hansen – The platform drilling deck is done for the test well. He will begin drilling next week. They may go as deep as 800 feet. CM Hansen will be transferring the Beautification Committee oversight to the Mayor. They are focusing on encouraging business owners to keep things tidy cleaned up.

CM Hansen will be focusing on the Town’s rebranding. Dan Kurek and he are working on getting bids and moving forward with the library expansion. The Library Board would like to know if they can have a booth at Raspberry Days to which the Mayor said yes. CM Hansen would like to see some lighting downtown, and he would like to make sure that’s in the budget discussion for next year.

UDOT approved the Town painting the curb red on the corners and in front of LeBeau’s and Zipz.

CM Parry is taking over all the Town sponsored sporting events and programs.

Mayor Leonhardt reported that the lighting at Heritage Park will begin soon. Rocky Mountain Power has found a transformer for the park, which has been held up.

The pond is being drained right now. It will be cleaned out. Water should be in the canal by May 1st. By May 15th there should be water in the pond. The goal is to put 1000 fish in the pond by Memorial Day weekend.

14. Adjournment

There being no further business, Council Member Hansen made the motion to adjourn at 6:23 p.m. Meeting adjourned.

APPROVAL:



Michael Leonhardt, Mayor



Attest:



Cathie Rasmussen, Town Clerk