

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Thursday, June 13th, 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 5:03 p.m.

Town Council Members Present:

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

Others Present:

Cathie Rasmussen
Riley Argyle
Brad and Jayne Davis
Nadine Sprouse
Quinn Dance
Mark Smoot
Drew Michener
Nicholas Bair

On Teleconference:

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. May 9th, 2024, regular Town Council Meeting, the May 9th, 2024, Town Council Public Hearing, the May 9th Second Public Hearing, and the May 9th Executive Session

CM Argyle made a correction on page 4 that the parking she mentioned is 9' x 18' not 8' x 20'.

Council Member Hansen made the motion to approve the minutes of the May 9th, 2024, regular Town Council Meeting with the change made by CM Argyle, the May 9th, 2024, Town Council Public Hearing, the May 9th Second Public Hearing, and the May 9th Executive Session 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.

3. Quarterly Reports

a. Public Works – Riley Argyle

Mr. Argyle reported on the status of Heritage Park and the pond. The parks are taking up a lot of their time currently.

He mentioned they are actively spraying the equivalent of over 100 acres of weeds. They are also currently working with developers. The new test well has come back extremely well. All the samples are coming back as non-detectable or well below the state standard. It appears to be a good source.

The Bridgerland water line should be going out next week to complete the Town's obligation to Bridgerland.

The concession booth is underway at Heritage Park and the transformer is in Montpelier. It will hopefully be here soon, but a lot of digging will be required, and the concession booth will need to be in before the electrical can be finished.

Mr. Argyle will work on access for Raspberry Days per CM Argyle's request.

CM Parry asked about asphalt at the park. Argyle responded to their timeline and stated that there is not a grant for asphalt yet.

Mr. Argyle reported on other projects going on in the downtown area that will improve the appearance and foot traffic areas.

4. Public Comments – 2-minute time limit

Jayne Davis asked about signage on wildlife crossing at the blind corner and the old Satterthwaite house. Mayor Leonhardt asked to be reminded to speak to UDOT about it. She also has concerns about garbage being left by the dumpsters. Mayor Leonhardt has talked with the County Commissioners, and he will follow up. Davis also requested speed bumps on Hodges Road, at least one at the bottom. Brad Davis suggested putting one above Tamarind Way. Jayne Davis, when asked, suggested at least one within 20 feet above the stop sign. Mayor Leonhardt said he'd visit with her later about it.

Nadine Sprouse commented on electric bikes and scooters in the park. Last year, she mentioned the same problem and requested signage stating that no e-bikes be allowed inside the park.

Jayne Davis asked to speak one more time. She said the sign on the bike path that says "no motor vehicles" if turned, would be more visible. Mayor Leonhardt asked about stop signs. Riley Argyle said that UDOT will not allow it. Mr. Riley said they can paint a stop sign and no motorized vehicles. Mayor Leonhardt and CM Menlove will meet with UDOT on that.

5. Business License Discussion/Approval

- a. Bear Necessities Cleaning, PO Box 99 Garden City, Lorie Wendel
- b. Green Box Solar, LLC., 70 N 395 W, Bldg 2, Andrew James Michener
- c. 3H Paving, 60 South Paradise Parkway, Lincoln, Reagan and Bryce Huefner
- d. Wu House, 105 W Logan Road, Unit #3, Shane Johnson

Council Member Argyle made the motion to approve the business licenses for “a. b. c. and d.” 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.

6. Short-term License Discussion/Approval

- a. Shane Kwant, 763 South Eutaw Road.
- b. Ryan Malavolta, 929 Harbor Village #214.
- c. Coburn Properties, LLC, 278 W Seasons Lane. Let's Get Away
- d. Chantel & Bryan Flanders, 223 W Seasons Lane, Let's Get Away
- e. Tyler Hunter, 378 W Wysteria.
- f. Brandon Maughan, 695 N Cambry Dr.
- g. Curtis & Denise O'Reilly, 110 W Seasons Lane, Unit D. Let's Get Away
- h. Stephen Jensen & Casey Lewis, 180 S Bear Lake Blvd (Paper Bear). Bear Lake Luxury Rentals
- i. Richard Farnsworth, 254 Seasons Lane. Let's Get Away
- j. Bruce Frandsen, 336 Rendezvous Way. Bear Lake Lodging
- k. Doug Burton, 411 Overview
- l. Jamie Alderete, 257 W Seasons Lane
- m. Mark & Holly Gruber, 237 W Seasons Lane. Let's Get Away
- n. Cara Stranger, 232 W Seasons Lane. Let's Get Away
- o. Rebecca & Brad Roberts, 949 Boosway. Bear Lake Properties
- p. Searle Brothers, 582 Cedar (Silo). Bear Lake Luxury Rentals
- q. Faulkner, 6th West 250 South. Bear Lake Luxury Rentals
- r. Kip Egan, 689 N Cambry Dr. Prime Properties
- s. Kurt & Angela Christoffersen, 865 N Harbor Village East Dr. #112. Bear Lake Lodging
- t. Kip Egan, 300 S 100 W. Prime Properties
- u. Chuck Pearce, 55 W Buttercup Lane #32
- v. Thornock Management Services LLC, 314 Oregon Trail Dr. Manage It Bear Lake
- w. Travis Earhart, 279 W Seasons. Vacasa
- x. Sunsuk Christiansen, 1595 S Bear Lake Blvd
- y. Russell or Karen Gerlach, 525 Dee Dr. Manage It Bear Lake
- z. Brandt & Chantel Larsen, 600 S. Stump Hollow. Bear Lake Luxury Rentals
- aa. Joyce McCrown, 435 Spruce Circle

CM Menlove said that a couple of these must have parking compliance done by July 31st. He has concerns that 8 of these are at the Seasons, but there are only 10 spots marked at the Seasons. There will be quite a burden to meet the parking requirements there. If not compliant by July 31st, the applicants will have to begin the process again.

Council Member Menlove made the motion to approve this list and have the office staff send a letter to each of these that have only temporary approvals to, within the next reasonable period

of time, remind them that the agreement is to have them in compliance prior to July 31st. The next step for the town will be the revocation of their license. Council Member Hansen seconded the motion.

CM Argyle clarified that they are not being asked to mark their garages and driveways. CM Menlove said they have asked them to mark their driveways. CM Argyle said she wouldn't want to look at it. CM Parry said they can mark in grey. The discussion was that they do not have to mark big lines, they can mark corners.

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. Plat Amendment Discussion/Approval

- a. Requests approval of Elk's Ridge Phase 2 to change the name to Lakeview at Bear Lake. Trent Ferguson/Dream Developers.

Council Member Menlove made the motion to approve the request for Elk's Ridge Phase 2 name change to Lakeview at Bear Lake. 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.

- b. Requests approval of Development Agreement for Lakeview at Bear Lake (previously known as Elk's Ridge Phase 2)

Mayor Leonhardt said that the town's attorney is reviewing this right now and it will be postponed until next month.

8. Ordinance Discussion/Approval

- a. Ordinance #24-15 – An Ordinance Updating Computation of off-Street Parking Spaces

CM Menlove reviewed the ordinance with the changes from the Planning Commission.

Council Member Menlove made the motion to adopt the language from the Planning Commission and amend Ordinance #24-15 – An Ordinance Updating Computation of Off-street Parking Spaces.

CM Hansen stated this is just for the regular building code and not for nightly rentals. This not for a single-family residence. CM Argyle feels the Council is over-reaching on residential. This amendment is for 2-4 dwelling units and above.

Mayor Leonhardt opened it up to the public for comment. Mark Smoot asked about the right-of-way verses the asphalt road and people parking in the right-of-way in front of a single-family residence. Mayor Leonhardt replied that if it's a short-term rental it is not allowed. And no parking is allowed along a town street from November to April. Mr. Smoot asked about a mixed-use building, and what parking requirements he needs to plan for while designing some future projects. The Council felt it would fall under commercial requirements, but it would be a case-by-case basis.

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 #24-16 – An Ordinance Updating Short-Term Rental Parking Requirements and Additional Criteria

CM Menlove said the Planning Commission felt that the updates proposed in this ordinance would be better served by adding it to the licensing process and requiring the owners to monitor it.

No action was taken

- c. Ordinance #24-17 – An Ordinance Updating Commercial Business Parking Requirements.

Mayor Leonhardt felt that this ordinance had already been passed. He asked the clerk to do some more research and postpone this ordinance until next month.

Mayor Leonhardt changed the order of the agenda to the Public Hearing at 6:11 pm.

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

- a. Request approval of the 2025 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2024, through June 30, 2025.
- b. Resolution for Governmental Entity Resolution to Lease, Purchase and/or Finance

Council Member Menlove made the motion to leave the regular Town Council meeting and go into the Public Hearing at 6:11 p.m. 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

Minutes of the Public Hearing will be kept on a separate record.

Town Council returned to the regular meeting at 6:15 p.m.

10. Miscellaneous Discussion/Approvals

- a. Employee Travel Meal Per Diem / Updated Travel Policy

The council reviewed the proposed changes which are basically to follow the State recommendations on travel reimbursement.

Council Member Argyle made the motion to approve the Updated Travel Policy. 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.

- b. Parking Ordinances

The Council felt they have already addressed the parking concerns.

c. Land Disturbance Permit

CM Hansen reviewed the samples, the second sample has trenching and digging. He doesn't feel the town should take on this liability and that property owners should have rights.

The Town Clerk explained that the Building Official, Public Works department, and Engineer were part of creating the first sample. Mayor Leonhardt explained that this is being discussed because of some previous projects that have left the town with some concerns. CM Hansen felt that this was the town taking on too much. The question is, how do we protect the town, and this is a suggested option.

CM Menlove agreed that they don't want to overstep telling homeowners what they can do, but there may be a safety concern or nuisance when a bunch of holes are dug and then left. The discussion led to the Council saying that a big development should be bonded before they begin excavating.

Mayor Leonhardt asked the Council to just think about it and a solution should the need arise.

d. Appointment to Regional Commission

Mayor Leonhardt explained that he just needed the Council to reappoint him or another Council member to the Regional Commission.

Council Member Menlove made the motion to appoint Mayor Leonhardt to the Regional Commission. 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.

e. CM Hansen added a miscellaneous item. He said that at the Seasons there is a structure that is built but not in accordance with the Planning and Zoning approval, being advertised as a duplex.

Mayor Leonhardt said that the Building Official is looking into it.

Mayor Leonhardt called for a 5-minute break.

11. Resolution Discussion/Approval

a. Governmental Entity Resolution to Lease, Purchase and/or Finance

Council Member Argyle made the motion to approve the Governmental Entity Resolution to Lease, Purchase and/or Finance. 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.

12. Budget Review Discussion/Approval

- a. Request approval of the 2025 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2024, through June 30, 2025.

CM Menlove asked about bringing the new well online and if that was in the budget. Mayor Leonhardt expected that would be over the next couple of years.

Council Member Hansen made the motion to approve the 2025 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2024, through June 30, 2025. 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.

13. Council Member Reports

CM Argyle shared her plans for the park and the new tables that have been purchased. Raspberry Days is just about ready. The magician cancelled, so they are working on that. The pavilion will be ready soon and the Public Works Department is working on spraying the grass for weeds and getting it ready for the heavy traffic.

CM Menlove has been involved with JUB and working on the trails grant. He is also hearing about legislative support of short-term rental money being put toward trails.

CM Hansen reported on the current status of the test well and the plans moving forward. Until a tank can be built, the water will have to be pumped directly into the water lines after chlorinating it. This connection would be near the intersection of Persimmon and Paradise Parkway.

CM Hansen said the library is doing really well. The board is happy with the personnel and feels they are “gung-ho” and working hard. They had some State training at the Board meeting this week.

CM Parry has spent a lot of time at the Pickleball Courts. He’s been policing the people that are putting chairs in the courts and working with the public on that. One of the guests said that if there were benches, they wouldn’t bring their chairs. Mayor Leonhardt told him to look into that.

CM Parry mentioned that a green mesh can be put along the fencing, and they could use it as advertising. It would help with blocking the sun when it starts to set. He was assigned to investigate that as well.

He has also had quite a few people volunteer to help with the Pickleball Tournament during Raspberry Days. CM Parry was encouraged to work with the Raspberry Days committee chair. He stated that he and Travis Eborn have been discussing being involved in it. Mayor Leonhardt reported that legislators from Idaho and Utah were in Garden City today as well as representatives from the Governor’s office. Idaho is trying to figure out how to manage transient room tax.

The ribbon cutting for the new North Eden State Park was today. Mayor Leonhardt told the council all the activities going on on the east side of the lake. He explained that they boated with the legislators along the east side and had great discussions on the growth.

The council discussed the new truck lane that's being built on the highway. There was concern as it doesn't appear that the truck lane goes all the way to the catch net system. Mayor Leonhardt said he would reach out to UDOT about it.

The 4th of July celebration is around the corner and the town is prepared for it. It will be a free concert again.

14. 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.

15. Adjournment

There being no further business, Council Member Hansen made the motion to adjourn at 7:22 p.m. Meeting adjourned.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk