

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Thursday, July 11th, 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
Nadine Sprouse
Bess Huefner
Brad & Jayne Davis
DJ Grange
Tyce and Danielle Jensen
Amy Ward
Travis Ward

On Teleconference:

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Argyle. 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. June 13th, 2024, regular Town Council Meeting and the June 13th, 2024, Public Hearing.

Council Member Hansen made the motion to approve the minutes of the June 13th, 2024, regular Town Council Meeting and the June 13th, 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 wanted to talk about the dust. She asked about mag watering the sides of the road before the 24th. Mayor Leonhardt will talk to Public Works. She mentioned that the construction going on behind her, they are hauling dirt, and can they please put water on it. She said, "Thank you to the city, Riley and Buddha for fixing the sidewalks." She said there is a 2" gap near the Ephraim's and she tripped. Mayor Leonhardt said there is a list, and will get it done as funds come in. The Town can spray paint that until it can be fixed. She requested a porta-pottie at the beach entrance on her street.

Mrs. Huefner went to an emergency planning meeting. Their concern at the meeting was for EMS providers to find the correct "Lakeview" or "Bear Lake" or other commonly named streets. They wanted to encourage developers to not use such common names.

They also want the public to update their phone service in order to contact people in an emergency.

Jayne Davis asked about the requested speed bumps on Hodges Road. Mayor Leonhardt stated that should happen before the 24th.

4. Business License Discussion/Approval

- a. The Caribbean Cowboy, 156 N 100 W. Tyce & Danielle Jensen

Tyce and Danielle Jensen were present. They are going through Planning and Zoning in order to get more signage up.

Council Member Argyle made the motion to approve the business license for the Caribbean Cowboy. 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.

- a. Epic Recreation, LLC., 584 West Logan Road. Nate Smoot

This was just for a change of address.

Council Member Menlove made the motion to approve the business license for Epic Recreation, LLC. 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.

5. Short-term License Discussion/Approval

- a. Anjali Verma, 322 Oregon Trail. Bear Lake Lodging
- b. Phillip Nelson, 452 W Raspberry Patch
- c. Casa Feli 2 Ventures, LLC. Chelsea Larsen, 260 W Seasons Lane. Bear Lake Escapes
- d. Zack McKee, 130 W Seasons Lane #1.

CM Menlove reviewed the applicants and his recommendations. He suggested approving Anjali Verma for 3 parking spaces. Phillip Nelson, only has 18 feet in the driveway. CM

Menlove recommended approving Mr. Nelson with only 4 parking spaces, allowing for occupancy of 16. Casa Feli 2 Ventures LLC, doesn't have the necessary parking at the unit. Mayor Leonhardt suggested the council keep this item as a temporary for now. CM Menlove explained Mr. McKee has the required parking and is ok for approval of 4 parking spaces.

Council Member Menlove made the motion to approve "a., b. d." for Short-term Rental Licenses and keep item "c." as temporarily approved. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, abstained from the vote stating conflict with the parking requirements; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

6. Encumbrance Discussion/Approval

- a. Requests approval to encumber parcel# 41-17-000-0109 and # 41-17-000-0110, west of Bear Hollow Apartments. DJ Grange

DJ Grange was present. CM Argyle asked about access to the property. Mr. Grange said the neighboring property owner is willing to work with him. His plan is to create apartments for long-term rental that is not government subsidized housing.

Council Member Argyle made the motion to approve encumbering parcel #41-17-000-0109 and #41-17-000-0110. Council Member Menlove seconded the motion noting that his second does not have any agreement with how that property will be used. 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. Subdivision Discussion/Approval:

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

Approval of the Development Agreement for Lakeview at Bear Lake was postponed until August.

8. Ordinance Discussion/Approval

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

Council Member Hansen made the motion to approve Ordinance #24-17 – An Ordinance Updating Commercial Business Parking Requirements. Council Member Menlove seconded the motion. Discussion followed:

CM Menlove asked if there would be a waiver or permission to allow extended time to asphalt the parking. No.

CM Argyle asked about some of these smaller businesses who come in and are trying to make a go of it, as they become successful, then the asphalt would be required. She questioned the hardship to smaller businesses. The question then came up about food trucks. The council discussed it.

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.

9. Miscellaneous

CM Menlove wanted to discuss the 4th of July. There were approximately 10,000 people. In the future, parking will be improved, there will be porta potties and dumpsters. CM Menlove felt the new walking path helped get people down to the event.

CM Hansen noticed that next year there needs to be people in vests controlling the parking and big dumpster will be brought in. He felt more personnel needed to be there. Public Works will need to have the day off before or after and work that day. There will be speakers halfway back in the park, and the stage will also be projected on the big screen so people that are further back can see.

CM Argyle added that parking is a concern during Raspberry Days as well. She'd like to have some kind of control system to get people to line up a little better when parking. She has received calls from people back east who want to be in the Raspberry Days parade.

CM Parry asked about looking at the budget for a parks and recs manager. Mayor Leonhardt said the town has looked at it a little bit. Lynzee Eborn has been paid for managing some programs, moving forward there will be more need with the ball diamonds and Pickleball courts, etc.

10. Council Member Reports

CM Parry asked how to purchase some park benches. He will come into the office to buy 8 benches and 4 garbage cans hooked to them. CM Argyle said she'd assist him in getting them and try and work out a deal with the company.

Brad Davis asked about putting a bike rack near the Pickleball courts as well. The Council felt that was a good idea.

CM Parry reported that they did a test run of the lights at the Pickleball Courts and everyone loved it.

CM Hansen reported that the library has completed their 3-year plan. They've purchased a new piano for the library, and it will be covered when not being used. It is functioning very well. They are working on a complete inventory, and they might review the fine policy and adopt it next month.

CM Hansen stated the well passed every test very well. It's wonderful water coming from that source. They are talking about possible locations for a tank. The engineer has started a design on the new well. With a 12" pipe it should pull between 1000 and 1200 gal/minute.

Negotiations with the new state marina are underway. CM Hansen said that they will be requiring them to provide water shares, and they will need to abandon the 8" line.

CM Hansen has nothing else to report.

CM Menlove said the trail heading south is underway. There is also one going north. The trail grant has been submitted and the town is awaiting a \$200,000 reimbursement.

Mayor Leonhardt was able to get ahold of someone about the \$350,000 grant that will be sourced through the DNR. They will be having more discussion on that next week.

CM Argyle is moving forward with Raspberry Days. She feels they are ready. They just need to get the sign along the fence out. She needs more volunteers, and she asked the mayor to pick up 6 kayaks for prizes. There are more tables that need to be put together before Raspberry Days. It was recommended she put that on justserve.org.

She said that Ultimate Fighter event in Heritage Park is scheduled for September. It appears it will be well attended from what people are hearing.

Mayor Leonhardt told the council that Glen Gillies has pretty much retired as of this week. He will be seen a little here and there to finish up, but he is done. Chase Kurek will be the contact for Code Enforcement.

The Town is no longer using Shums Coda for commercial inspections. Tyler Seaman will be doing them as well as residential inspections.

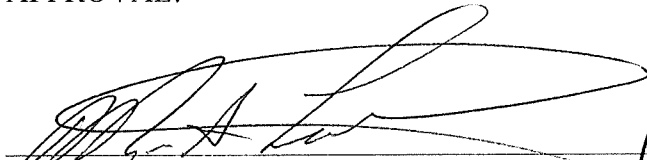
11. Payment Vouchers

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.

12. Adjournment

There being no further business, Council Member Parry made the motion to adjourn at 6:03 p.m.

APPROVAL:


Michael Leonhardt, Mayor

Attest:


Cathie Rasmussen, Town Clerk

