

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Thursday, October 10th, 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 was excused
Pat Argyle
Ken Hansen
Martell Menlove
Jordan Parry

Others Present:

Cathie Rasmussen
Riley Argyle
Tami Leonhardt
Brad & Jayne Davis
Nadine Sprouse
Maddie Soto
Dan Kurek
Larry Parker
Bess Huefner
Chase Kurek
Teri Eynon
Norm Mecham
Tom Hill
Cyndy Dowland

On Teleconference:

Mike Leonhardt, Mayor
Tamara Ostmark

Pledge of Allegiance and Prayer

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

1. Roll Call

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

2. Approval of Minutes

a. September 12th, 2024, regular Town Council Meeting

Council Member Menlove made the motion to approve the minutes of the September 12th, 2024, regular Town Council Meeting. 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. Motion Carried.

3. CAPSA: Domestic Violence Awareness Month

- a. Maddie Soto

Maddie brought a pledge board for the council and shared Garden City statistics and a presentation on Domestic Violence.

4. Quarterly Reports:

- a. Visitors Bureau – Tami Leonhardt

Tami Leonhardt was excused and did not present a report.

- b. Public Works – Riley Argyle

Mr. Argyle reported on the most recent bid awarded to Whitaker Construction for 200,000 feet of gravel road extending Paradise Parkway.

The Bridgerland water line extension is almost complete. Completion should be sometime next week. They continue to work at Heritage Park. October 24th, the power permit should be pulled, and then they can get the lights working.

They will be getting the trucks and plows ready soon in preparation for winter to make sure everything is running well.

CM Menlove asked about the sidewalk on the east side of Ephraim's Restaurant stating that it's very uneven. Argyle stated they could make those repairs.

CM Argyle asked about a water leak at the park. Public Works has made the repair, but they will need to reseed it in the spring.

CM Argyle asked about how the well progress is going. Mr. Argyle explained that the town is in the phase of getting the water rights transferred and the Division of Drinking Water completes their review, then they can get a start card to bid for the drilling of the well. He's hopeful that it will be ready by November or December.

- c. Building Department – Dan Kurek

Mr. Kurek reported on construction in Garden City. He gave comparables to last year. Bear Lake Memorial Hospital is very close to being done. They want to be running by November 1st.

He has worked with the developers of Bear Lake Vistas and UDOT. They are hoping to get the road fixed as soon as possible. UDOT is anxious to have the road fixed. They are preparing to pull building permits.

- d. Chamber of Commerce – Mark Smoot

Mark Smoot was not present to report.

5. Public Comments – 2-minute time limit

Jayne Davis asked about the status on the wildlife sign the mayor was going to have installed on the corner near Hodges Canyon Road.

Bess Huefner said that the Davis's and she attended a local LAPC meeting last night and wanted to remind people of how much they do for the community, and that they are appreciated.

6. Business License Discussion/Approval

- a. Requests approval of name change from Sturdy Structures to Livingston Homes. Scott Livingston.

Council Member Menlove made the motion to approve the name change from Sturdy Structures to Livingston Homes. 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. Motion Carried.

7. Amended Subdivision/Lot Line Adjustment Discussion/Approval

- a. Bridgerland Village Plat A, lots 100 and 101. Tamara Ostmark/Jason Eccher

Tamara Ostmark was on the phone. This is necessary to meet the setbacks.

Council Member Parry made the motion to approve the lot line adjustment for 1079 S Lakeview Drive. 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. Motion Carried.

CM Hansen excused himself and left the room.

8. Subdivision Discussion/Approval

- a. Requests approval of Final Plat for Phase 1 of Osprey Heights. Previously approved but would like to reduce the number of lots to 29. Teri Eynon and Norm Mecham

Teri Eynon told the Council that they just removed four lots from this phase.

Council Member Menlove made the motion to approve the final plat for Phase 1 Osprey Heights with the conditions made by the Planning Commission, 1) hydrants are added, 2) a line for the CCRs on the plat, 3) change the word from “open” space to “common” space, 4) resolve property dispute on roadway entrance.

The revised plat has met the requirements for the first three conditions. The surveyor double checked the survey, and it is correct. The legal description on the deed for Osprey Heights and the neighbor was sent to Hickman title. Ms. Eynon shared a drawing showing a map of the neighboring developments. The road Mr. McKinnon uses is actually on Mr. Mecham's property. Hickman Title company verified the ownership of the property. That easement will

now be Osprey Heights Blvd. When asked, she had no way to contact Mr. McKinnon. With that said, Ms. Eynon felt that all conditions from the Planning Commission have been met. CM Menlove had questions about the roads. Mr. Mecham stated that the right of way is dedicated to the city when the plat is recorded. The roads will be turned over to the city one year after completion and Public Works accepts them.

CM Menlove noted that the right of way is only 55 feet for 285 feet. It was approved that way initially. It was clarified that the road is not on Mr. McKinnon's property. There are trees that come over the road, but Mr. Mecham said that those trees will need to be cut.

Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, absent; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

CM Argyle moved to item #12 and #13 on the agenda because it was not time for the Public Hearing.

9. Miscellaneous

There were no miscellaneous items to discuss.

10. Council Member Reports

CM Parry said that Pickleball is slowing down, and soccer is accelerating. He has gotten a lot of comments supporting soccer being held at the Lakeside Park rather than Heritage Park. CM Argyle was concerned about the children jumping from table to table in the bowery. It was also brought up, the signs to not ride bikes in the park.

CM Hansen has nothing to report. Riley Argyle already reported on the well progress.

CM Menlove said that if you are writing "Thank you" notes, they might want to send one to the Garden City 2nd Ward Primary for cleaning out all the flowerpots around town. Donna Hansen and Kendra Bjoralt led that project. CM Argyle said she has a card if Bess Huefner would circulate that. The mayor, who oversees the Beautification Committee, will want to sign that card as well. The Council expressed gratitude for the beautiful flowers this year.

The UDOT commission travels around the state for some of the meetings. They had their monthly meeting in Garden City for September. CM Menlove welcomed them to Garden City at a dinner and thanked them for the improvements like the runaway truck ramp. He also expressed appreciation to them for the local shed crew. The commission took a bus tour around and witnessed the brake check area being used, talked about turning lanes on Bear Lake Boulevard, safety improvements on the 300 West and Highway 89 intersection, and viewed the marina expansion among other projects.

CM Argyle reported that she feels Raspberry Days is going to be much bigger next year. There will be a possible 3-day Pickleball Tournament and karaoke. Brad Davis asked if they would need referees. CM Parry explained that there's an app now that will help run it and someone will need to assist with that. Mr. Davis would like to volunteer.

Jayne Davis asked if the Pickleball Courts by the office will be enclosed this year. The answer was that it is not in the budget at the moment, but they are pursuing it. CM Parry said he's been given permission to add wind screens to the courts at the Heritage Park courts. He also has garbage cans, benches, and bike racks for the Heritage Park area.

CM Argyle reported that 500 people attended the MMA fight held in Garden City last month. 300 people watched it on pay-per-view. They were pleased with the results and are doing it again next year.

CM Argyle called for a 5-minute break before going into the Public Hearing.

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

Council Member Menlove made the motion to leave the regular Town Council Meeting and go into the Public Hearing at 6:04 p.m. 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. Motion Carried.

Minutes for the Public Hearing were kept on a separate record.

The Public Hearing was closed, and Town Council resumed their regular meeting at 6:16 p.m.

12. Ordinance Discussion/Approval

a. Ordinance #24-23, An Ordinance Updating the Building Permit Ordinance

Council Member Parry made the motion to approve Ordinance #24-23, An Ordinance Updating the Building Permit Ordinance with the updated verbiage in section 3. 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. Motion Carried

b. Ordinance #24-24, An Ordinance Updating Short-term Rental Definitions

CM Menlove agrees fully that HOAs need to govern what's being done in HOAs. He feels the town needs to provide some oversight to what that governance is. He doesn't feel that the town should waive parking in an HOA when parking is an ordinance. He feels they need to determine what an appropriate short-term rental parking space is.

CM Menlove's opinion is that if an HOA wants to have short-term rentals, they need to let the council know what their parking plan is. CM Argyle stated that with new developments the council should require the larger parking spaces if the HOA is going to allow short-term rentals. CM Menlove feels the Council has a responsibility to the community for safety.

CM Hansen feels the town has a responsibility to the public and the council cannot be derelict in their duty. CM Hansen gave examples of neighboring subdivisions that will end up with different parking requirements. He feels we need to take control of all of the new developments.

CM Menlove would like a parking plan for an existing subdivision for short-term rentals. He feels the Council should be able to review it and approve it. For those that can make some simple changes to meet the definition, should.

CM Hansen feels that we need to listen to what our attorney has told us. Because the town was ill-prepared for the growth, they were not able to prepare in advance for the growth. He feels that from this point, the Council needs to be more in depth before approval of more development.

The Council Members continued with discussion on this ordinance. CM Hansen will not vote for separate requirements for public and private roads. He will only approve one version of parking for short-term rentals. CM Hansen said that moving forward a parking spot should be 10 feet by 20 feet.

CM Hansen is not ready to vote on this ordinance. He would like the attorney at Town Council next month. CM Parry agreed.

CM Parry asked about Paradise Parkway paving their upper parking lot, shouldn't they need to do it to meet the new ordinance for paved parking?

CM Argyle said that the town needs to know what liability falls on the city and what falls on the HOA.

No motion was made.

c. Ordinance #24-25, An Ordinance Updating Parking Space Size

No motion was made.

d. Ordinance #24-26, An Ordinance Updating the Fire Hydrant Type

Council Member Hansen made the motion to approve Ordinance #24-26, An Ordinance Updating the Fire Hydrant Type. 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. Motion Carried

e. Ordinance #24-27, An Ordinance Updating Requirements for Short-term Rental Applications

No motion was made.

13. Short-term Rental Discussion/Approval

- a. Mary Glauser, Waterdance L-47
- b. Josh Meidel, 65 W 150 S
- c. Frank & Sylvia Jesson, 720 Lochwood. Matt Goodell
- d. Eli Hopkins, 129 N 100 W
- e. Andrew Pace, 35 E Spinnaker Point #1
- f. Brock Royall, 334 N 130 W

- g. Lucas Buckland, 1019 Snow Meadows Dr
- h. S & H, Jackson Sagers, 562 N Richland Valley Street
- i. Brian Duncan, 545 N Blue Lake St.
- j. Rance Burker, 530 Richland Valley Street
- k. Kandice Jeppson, 549 Richland Valley Street
- l. Garrett Hendrickson, 577 Richland Valley Street
- m. Dylan Tribett, 565 Blue Lake Street

Code Enforcement, Chase Kurek, came to the table to review the applications with the Town Council.

CM Menlove went through each application one by one. CM Menlove moved to approve “a., b., c., d. and e” with only 3 spaces. If another unit wants to give them a space, he’s willing to review that, but only for 3 spaces. CM Menlove will not approve “f” because they are including the easement for their parking. He will approve “g.” and is willing to approve “h” for 3 spaces, “i.” is approved for 2 spaces, “j” is approved, “k” is approved for 2 spaces, “l” is not approved, and “m” is approved for 3 spaces.

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. Motion Carried.

14. Payment Vouchers

Council Member Hansen made the motion to pay the bills. 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. Motion Carried.

15. Adjournment

There being no further business, Council Member Menlove made the motion to adjourn at 7:12 p.m. Council Member Parry seconded the motion. Meeting adjourned.

APPROVAL:



Michael Leonhardt, Mayor

Attest:



Cathie Rasmussen, Town Clerk

