

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Thursday, December 12, 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
Martell Menlove
Jordan Parry

Others Present:

Cathie Rasmussen
Chase Kurek
Joseph & Paula Sargetakis
Tyson Lund
Jared Argyle
Sharai Hardinger
Norm Mecham
Larry Myler

On Teleconference:

Teri Eynon
Sam Elder
Aaron Wade

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 was excused, Council Member Menlove, and Council Member Parry.

2. Approval of Minutes

- a. November 21st, 2024, regular Town Council Meeting, the November 21st, 2024, Public Hearing, and the November 21st, 2024, Executive Session.

Council Member Hansen made the motion to approve the minutes of the November 21st, 2024, regular Town Council Meeting, the November 21st, 2024, Public Hearing, and the

November 21st, 2024, Executive Session. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

3. Public Comments – 2-minute time limit

There were no public comments.

4. Business License Discussion/Approval

- a. Diamond C Custom Dirt Works LLC, 425 S Bear Lake Blvd. Kamren Calder

Council Member Argyle made the motion to approve the business license for Diamond C Custom Dirt Works, LLC. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

5. Short-term License Discussion/Approval

- a. Brock Royall, 334 N 130 W

Council Member Menlove made the motion to approve the Short-term Rental Licenses for 334 N 130 W, noted they are approved for an occupancy of 24 and parking for 6. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

6. FB Farmstead Discussion

- a. Requests time to discuss urban farming in Garden City. Joseph & Paula Sargetakis

Joseph and Paula Sargetakis are working with Utah State in earnest to implement this plan. They explained some of the plans and design that includes row plants, an orchard, a vineyard, and possible farm animals. They have a farm in Salt Lake City and it can be viewed at frogbenchfarms.com. They grow a lot of produce to supply local restaurants.

This plan will include public picking and classes. They are also working with the extension office.

Their property is fenced. They figure they need fifty parking stalls and are planning to be open year-round. They hope for a possible farm-to-table restaurant in the future. Education will be a strong component, and they have worked with elementary and secondary schools at their Salt Lake location.

Their intent is to be good neighbors and limit dust, noise, etc. by using electric equipment. They know the neighbors in Garden City are concerned about the fence. They explained that it's to keep the deer out. They shared a drawing with the council showing the mixture of plants in the space. They will be sure not to block view corridors with their neighbors.

CM Menlove questioned the zoning for the property. It's understood that if future plans do not meet the zoning requirements, those plans may have to change. Their plans for a vineyard and wine making will have to obtain the proper licensing.

7. Subdivision Discussion/Approval

- a. Requests approval to Amend Subdivision for Sweetwater Townhomes to allow different unit types and update the phasing plan. Tyson Lund

Tyson Lund explained that after working with the architect, they need to offer some variety. They would like to build some bigger units which will change their phase one plan. He felt they might need to change their phase two plan as well. The way their utilities are being installed also impacts their phasing plan.

Mayor Leonhardt reviewed the attorney's review with Mr. Lund. CM Menlove then questioned the parking that was not on the plat and if amending the subdivision requires them to meet the current parking requirements. Mr. Lund responded that the plat doesn't depict parking, but he felt they probably do meet the current code on a site plan.

The Planning Commission's approval was based on the second road showing on the plat, and Mr. Lund was able to provide that on the plat in time for the Town Council meeting.

The town's engineer was concerned about the road and the drainage.

The town needs to receive an updated title report prior to recording the amended plat. The Town Clerk will verify what's required prior to recording verses prior to approval.

No motion was made. Mayor Leonhardt will put this item on the January agenda.

- b. Requests approval to Amend Subdivision/Lot Split for parcel # 41-17-25-0001 to split into 2 lots, each being around .5 acres. Teri Eynon and Norm Mecham

Mr. Mecham is splitting the lot so he can sell it for apartments to be built. It will be accessed off the two side roads that go down to the Bear Hollow Townhomes. The road along that property will be widened as part of the plans.

Council Member Argyle made the motion to approve the Lot Split for parcel # 41-17-25-0001. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

8. PID Discussion/Approval

- a. Shundahai Public Infrastructure District requests approval of Letter of Intent and Petition to Create the Shundahai Public Infrastructure District Nos. 1-2 in Garden City, UT

Mr. Larry Myler along with Sam Elder with D. A. Davidson, and Aaron Wade with Gilmore and Bell that served as Bond Council for other PIDs were on the phone.

CM Menlove, stated they have a Letter of Intent, a Petition, a Resolution and Governing Document to review and approve. CM Menlove clarified that the density of the Letter of Intent was already approved with the Shundahai Subdivision. Aaron Wade addressed some concerns about density.

CM Argyle asked about access to the lakefront. Mr. Myler said that it is an amenity, but not part of the district. Aaron Wade said that the Letter of Intent is just stating what you intend to do but it is not a binding agreement.

Council Member Menlove made the motion to approve the Letter of Intent dated 30th of October 2024 for Shundahai Public Infrastructure District. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

There was discussion about certifying the Petition. There were also a few other questions that were answered.

Council Member Menlove made the motion to adopt the Petition requesting the creation of Shundahai Public Infrastructure District No 1 and 2 in Garden City. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

CM Menlove then reviewed some previous questions and the answers given. He also expressed some concerns with accessing the property off of Highway 89.

Council Member Menlove made the motion to approve the Governing Document for the creation Shundahai Public Infrastructure District No 1 and 2. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

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

a. Ordinance 24-30, An Ordinance Updating the Water Ordinance

Council Member Parry made the motion to leave the regular Town Council meeting and go into the Public Hearing at 6:32p.m. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

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

The council returned to the regular meeting at 6:40 p.m.

10. Ordinance Discussion/Approval

a. Ordinance #24-22, Subdivision Regulations Updated, AN ORDINANCE OF THE CITY OF GARDEN CITY, UTAH, REPEALING AND RE-ENACTING TITLE 11E ENTITLE "SUBDIVISION" TO COMPLY WITH STATE LAW; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This ordinance is still with the attorney and will be postponed until next month.

b. Ordinance #24-29 – An Ordinance Updating the Building Permit Ordinance

Council Member Parry made the motion to approve Ordinance #24-29 – An Ordinance Updating the Building Permit Ordinance. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

c. Ordinance 24-30, An Ordinance Updating the Water Ordinance

The Mayor and Town Council requested the ordinance be more specific under item A that it be the Garden City Water Department and that the Public Works Director could authorize it.

Council Member Menlove made the motion to approve Ordinance #24-30, An Ordinance Updating the Water Ordinance with the changes as noted under item A. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried

11. Miscellaneous

Council Member Menlove was concerned that the Resolution for the Shundahai PID had not been formally adopted, the council had voted to approve the Petition rather than the Resolution.

Council Member Menlove made the motion to approve Resolution #24-09. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried

12. Council Member Reports

Mayor Leonhardt stated that a new light will be put in by Heritage Park and down by the crosswalk. UDOT will pay for it, but it will be the property of Rocky Mountain Power.

CM Parry asked about updating the Lakeside Park fence. Mayor Leonhardt said he will have Public Works put that out for bid.

Mayor Leonhardt also reported that the Town was approved for \$80,000 to improve the board walk to the lake from the park. \$130,000 was also approved from TRT money to improve the stage and put dressing rooms and bathrooms behind it for entertainment. The Town received \$186,000 to finish putting lights in Heritage Park and also in the parking lot there.

The DEQ approved drilling the well in Hodges Canyon. The town is waiting for one more letter of approval in order to move forward.

The trail going down Buttercup Lane is moving forward. CM Parry reported he's received calls on it, that people are very happy to see that moving forward.

The bike path will be plowed from Harbor Village to Snow Meadows this winter. People are still using it.

Mayor Leonhardt shared that the Public Works building is getting some work done on it because of previous damage. They are also adding another bay to park the VAC truck in.

The utility lines have been run for the new restrooms by the Pickleball Courts.

The mayor attended a meeting on the 5-year fire mitigation plan. And CM Menlove attended meetings on trails.

Mayor Leonhardt updated the council on the Bear Lake Vistas project and explained what they've done to move forward with construction.

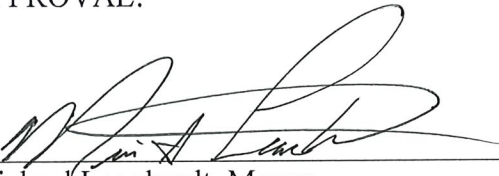
13. Payment Vouchers

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

14. Adjournment

There being no further business, Council Member Menlove made the motion to adjourn at 7:00 p.m. Meeting adjourned.


APPROVAL:



Michael Leonhardt, Mayor



Attest:



Cathie Rasmussen, Town Clerk