

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held their regularly scheduled meeting on Thursday, April 10th, 2025. 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 -Town Clerk
Shalie Argyle – Deputy Clerk
Gary McKee
Scott Livingston
Jayne and Brad Davis
Claudia Conder
Cindy McLaughlin
Pam Cornia
Peni Stevens
Jackie Bourne
Chuck Stocking
Jaine SoroChuck
Teri Eynon
Kristina Livingston
Bryan Motzkus

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. March 12th, 2025, regular Town Council Meeting.

Council Member Hansen made the motion to approve the minutes of the March 12th, 2025, 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. Public Comments – 2-minute time limit

Chuck Stocking voiced his opinion on the fairness of short-term rental licensing. He hopes there can be a win/win on it with further discussion.

4. Short-term Rental Ordinance Discussion

- a. Mr. Gary McKee requests time to discuss the town's ordinance regarding short-term rental licensing.

Mr. Gary McKee as a broker and representative of those with short-term rental licenses, came to the table. He admitted all agents are guilty of not being at the meeting where the short-term rental license ordinance regarding application dates was passed.

He proposed an idea of providing a temporary permit for a home sold outside of the permitting time frame and already in the rental pool that gets them through the rental season.

14 townhomes and 25 residential properties were sold last year. He guessed 25% would like to participate in rentals. As a realtor, he stated his concern of explaining to new homeowners they can't apply for a license until the January – April of the next year. Deputy Clerk, Shalie Argyle was asked how long it takes to get licensed. She explained it takes about 1 month with a property management company. Possibly 2-3 months if you are new to the process.

Mr. McKee is unaware of how many short-term rentals there are in the county. Shalie Argyle thought there were about 80. Mayor Leonhardt shared a statement that Garden City has some of the most lenient regulations in the state for short-term rentals. He offered more stringent suggestions that may not be desirable as well. Mayor Leonhardt stated that the office is inundated with paperwork and this ordinance helps with that. He hopes that the selling point in Garden City isn't just "that you can short-term rent" it, but that homes can be sold for families can come and live here.

Mr. McKee said he'd love to see licensing be allowed January and February and September and October, not the first 4 months of the year. He feels it will help with people not selling under the table.

Bryan Motzkus, of Prime Properties, is very happy with the discussion happening and wants to help with a solution.

Pam Cornia suggested if the license is tied to the property, rather than the seller, the paperwork could be done at closing to help the new owner get their information to the town office as soon as possible and get the license transferred.

Bryan Motzkus added that if someone is renting a home not properly permitted and comes to a management company, the new management company cannot get that properly done until the beginning of the next year. He'd like to see a temporary license allowed for those people as well.

Scott Livingston was studying another small town's licensing policy, and they license the property, not the owner.

Teri Eynon stressed that those people who have had their booking for quite some time, it's important not to disrupt their reservation/plans.

5. Setback Discussion/Approval

- a. Livingston Homes requests the Town Council approve a 2-foot rear setback for the apartment project along Paradise Parkway. Scott Livingston

Scott Livingston came to the table. Mayor Leonhardt feels this is a good idea. CM Hansen doesn't want the idea of "weeds" be the criteria for allowing it.

CM Hansen asked how wide are the eaves? The answer is 1 foot. There will be a shingled roof and it's fairly flat which will prevent a buildup of snow between the garages and fence. There will also be a fence along the property line. There will be turf or gravel or low maintenance material in the setback area.

Council Member Menlove made the motion to approve a 2-foot rear setback for the apartment project along Paradise Parkway. 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.

6. Business License Discussion/Approval

- a. Sunrise Balsamic & Olive Oil, 65 W Logan Road. Carol Judd

Council Member Menlove made the motion to approve the business license for "a through d" Balsamic & Olive Oil. 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.

- b. Clear Water Management, LLC DBA Bear Lake Pool and Spa. 43 Jericho Loop, Bay 9. Tyler Burbank and Spencer Earley
- c. J2RIC Technical Services LLC, 509 W Raspberry Patch Road. Cindy Winter
- d. Prime Properties Management, 134 N Main Street, Alpine UT. Brandon Maughan & Jake Barnes

Council Member Menlove made the motion to approve the business license for "a through d" Balsamic & Olive Oil. 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.

7. Short Term Rental License Discussion/Approval

a. Dawson Bingham, 238 Seasons Lane. Logistics Rentals LLC

CM Menlove explained this unit is an end unit. There is parking near it but they do not meet the rental parking space requirements. He moves for occupancy of 4 for this unit. CM Argyle asked if this was supposed to be “grandfathered” in. CM Hansen felt it shouldn’t be, and the council needs to be careful about approving nonconforming. CM Parry felt that as a new applicant, they need to comply with the new ordinances.

The Council discussion was that if the HOA will mark additional parking for this unit, they can bump it up to 3 parking spaces.

Council Member Menlove made the motion to approve the short-term rental license for 238 Seasons Lane for an occupancy of four (4). If they get a letter from the HOA assuming liability for parking, or mark the parking for the unit, then they can apply for additional occupancy. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, against; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

b. Eric Pope, 140 W 150 S, Building L, Unit 46. Waterdance Property Management

Council Member Menlove made the motion to approve the short-term rental license for item “b”, Eric Pope. 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.

c. Manage It Bear Lake, 537 Blue Lake Street. Manage It Bear Lake

CM Menlove stated that the driveway is 16’x16’ and the garage door is 16’. There is additional parking, but it needs to be identified.

Council Member Menlove moved to approve 537 Blue Lake Street for an occupancy of 4. They can come back when they can demonstrate parking for an additional 2 parking spots once they are located, or allocated, then he’s willing to go up to an occupancy of 12 if the conditions stated are met. CM Argyle has seen 2 cars parked in the garage, but the garage dimensions are unknown. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, against; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

d. Lance King, 495 Buttercup Lane

Council Member Menlove made the motion to approve the short-term rental license for 495 Buttercup Lane. 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.

d. Nate Dahl, 633 N Cambry

Council Member Menlove made the motion to approve the short-term rental license for 633 N Cambry conditioned upon completing the marking of their parking within the grace period. 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.

8. Miscellaneous Discussion/Approval

CM Parry brought up requiring short-term rentals to use a property management company. CM Argyle felt that it was government overreach. It was suggested that individuals could become their own property management company. CM Argyle would like time to talk to people. Mayor Leonhardt said it's a good discussion and the council needs to get the pros and cons of it.

Bryan Motzkus asked to speak and asked if they could have a regular meeting. Mayor Leonhardt explained that that would just be redundant and too much for the Council. CM Menlove addressed Mr. Motzkus stating he's trying to find a balance with licensing and listening to the local resident's frustration with rentals.

CM Hansen brought up a 2-year license to help with minimizing the work the office staff does. CM Argyle asked the Town Clerk how she felt. The Town Clerk responded it is something that might be a great help.

CM Menlove was concerned about the Planning Commission's approval of the Livingston Project, and had hoped the Town Council would have time to address it, but that is not the case. Dan Kurek, Planning Commission Chair, said that parking, architectural standards, dumpster location and one other item.

CM Hansen is concerned about losing the C1 zone. He feels that if it's not protected, the town will not develop as planned. He feels that the Planning Commission and Town Council need to address places for businesses to come, families won't be here if there's nothing to be here to support that.

9. Council Member Reports

CM Parry – a little league flag-football will start April and go to May. Everything is ready to go, and he's excited to have that program in Garden City. It will be at Lakeside Park.

Bear Lake Pickleball Group had a meeting today and they are working together to put a big tournament together later this fall. He expects it will become quite a large event. The parks are getting used, and he loves to see that.

All the Pickleball nets should be up by next week. They are already up at the four courts by the town office.

CM Hansen - there are three water projects going on right now. A new water line by Dell Loy Hansen's place has been out to bid and that is underway. Buttercup has a project going on as well. It's a larger one. The section under repair is estimated to be about 1000 feet. They are currently putting pipes in the ground. After all

testing and approvals are done, water may be shut off for two days while making those connections. The beach side will possibly be down for two days; others only one day. They expect to be done well before summer tourism season.

The new well bid will open on Monday and close on April 30th.

Library construction will begin soon. Dan Kurek has discussed options for construction design and it's all positive. Patronage at the library is picking up and there is great interest in upcoming programs.

CM Hansen asked about the marina expansion. Mayor Leonhardt said it is slated to begin in May. CM Hansen reported that the lake is estimated to be within a foot of high-level this year.

Mayor Leonhardt reported on the boardwalk project. It looks great and is very nice to walk on. That should be wrapped up in 2-3 weeks.

CM Menlove reported that Trooper Stacey has accepted another job and so as of now, there is no Highway Patrol living in Rich County. There are 2 positions allocated to Rich County, but right now, there isn't anyone. Stacey will continue to help during the transition.

As of May, Ronda Menlove will resign from her position on the Utah Transportation Commission.

Mayor Leonhardt questioned when the mandatory brake check signage will be installed. CM Menlove said at the last meeting they sounded positive it would be here.

CM Argyle – they are ready for the Easter Egg hunt next week. The stage is coming along nice. She'd like to finish up the entertainment for Raspberry Days and will meet with the mayor about it.

CM Hansen asked if the library could have a booth at Raspberry Days. It would be to create an opportunity to obtain donations for the Friends of the Garden City Library.

Mayor Leonhardt has taken videos of the projects going on. There are quite a few underway and most of them are funded with grants. He's received feedback from people who are excited about the baseball diamonds and the Heritage Park improvements.

He reported that Public Works has helped Montpelier with their E.coli issue.

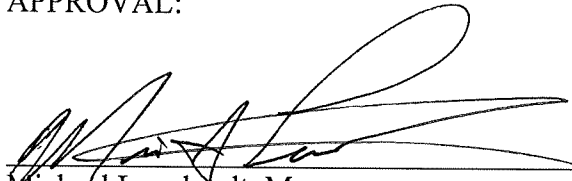
10. Payment Vouchers

Council Member Argyle made the motion to pay the bills. 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.

11. Adjournment

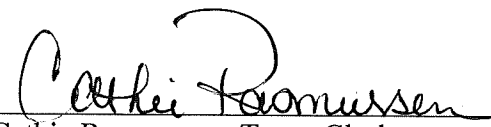
There being no further business, Council Member Menlove made the motion to adjourn at 6.32p.m. Meeting adjourned.

APPROVAL:



Michael Leonhardt, Mayor

Attest:



Cathie Rasmussen, Town Clerk

