

**MINUTES OF THE  
TOWN COUNCIL  
MEETING OF  
GARDEN CITY, UTAH**

The Garden City Town Council held their regularly scheduled meeting on Thursday, February 9, 2017 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 5:00 p.m.

Town Council Members present:

John Spuhler, Mayor  
Pat Argyle  
Jennifer Huefner  
Chuck Stocking  
Darin Pugmire

Others Present:

Kathy Hislop  
Bob Peterson  
Riley Argyle  
Glen Gillies  
George Peart  
Anita Weston  
Norm Mecham

**PRAYER AND PLEDGE**

The Pledge of Allegiance was led by Mayor Spuhler and Council Member Stocking offered the prayer.

**ROLL CALL**

Mayor Spuhler asked for a roll call of Council Members present: Mayor Spuhler, Council Member Huefner, Council Member Stocking, Council Member Pugmire, and Council Member Argyle.

**APPROVAL OF MINUTES**

Minutes of the Town Council Meeting held on January 12, 2017

Council Member Pugmire made the motion to approve the minutes of the regular Town Council meeting held on January 12, 2017 as written. Council Member Huefner seconded the motion. A roll call vote was taken: Council Member Argyle, for; Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

## **SHORT TERM RENTAL DISCUSSION/APPROVAL**

### 767 Spruce Dr, Property owner is Dieter Walters

Council Member Huefner made the motion to approve the short term rental application for Dieter Walters at 767 Spruce Dr in Garden City, based on the following conditions: the uncompleted items listed on the inspection sheet that are required to be completed and that the Inspectors signature be on the inspection before the license will be printed. Council Member Argyle seconded the motion. A roll call vote was taken: Council Member Argyle, for; Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

### 533 Raspberry Patch Rd, Property owner is Charles VanWagoner, Bear Lake Property Management is the property management company.

Council Member Huefner made the motion to approve the short term rental application for 533 Raspberry Patch Rd, Charles VanWagoner. Council Member Pugmire seconded the motion. A roll call vote was taken: Council Member Argyle, for; Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

### 55 N. Sherry Lane, Property owner is Dennis & Carol Judd

Council Member Pugmire made the motion to pass the short term rental application for 55 N. Sherry Lane, Dennis & Carol Judd, with the provisions that they come back with a better design and layout of their parking and how it is located on the property and that they will sign the inspection checklist. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Argyle, for; Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

## **ORDINACE DISCUSSION**

### Ordinance 16-08, an ordinance updating fences

The Council Members discussed this ordinance at length. They discussed the height limitation and what height would be best. The Council Members would like the Planning Commission to look at this ordinance again to discuss allowing a fence to be taller than 6 feet between residential and commercial.

## **DISCUSSION/APPROVAL FOR A REQUEST TO RE-ZONE PROPERTY ALONG 200 N FROM APPROXIMATELY 120 W TO BEAR LAKE BLVD. THE REQUEST IS TO RE-ZONE THE PROPERTY FROM C3 ZONE TO A PUD (PLANNED UNIT DEVELOPMENT) ZONE. MARK SMOOT**

Mayor Spuhler explained that this is just a request to re-zone the property. This doesn't give Mr. Smoot approval for the development. Mr. Smoot met with the Planning Commission and has

some things to work out. He will work with the engineer to get them completed and then will go back to the Planning Commission for his development approval.

Council Member Pugmire explained that he is working with Mr. Smoot on the design for 2<sup>nd</sup> north.

Council Member Huefner made the motion to approve the zone change for 2<sup>nd</sup> North PUD. Council Member Argyle seconded the motion. A roll call vote was taken: Council Member Argyle, for; Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

## **PUBLIC COMMENTS**

There were no public comments made at this time.

## **WATER USAGE REPORT, Robert Peterson**

Mr. Peterson explained that we started this review and compiling the data last July. We first started looking at individual subdivision, but that didn't give us the data that we needed. This report includes all residential homes in Garden City that are on the water system, which is 574 homes. We looked at homes that had lawns and homes that didn't have lawns. We also looked at primary residences, secondary homes or short term rental homes. There were 99 primary residential homes, 385 secondary homes and 90 short term rentals.

Mr. Petersen reviewed the water usage report with the Council Members. The PowerPoint presentation is available at the Garden City office.

## **2016 SALES TAX REPORT, Robert Peterson**

Mr. Peterson explained that we had a good year in taxes. He reviewed the 2016 Sales Tax report with the Council Members. The PowerPoint presentation is available at the Garden City office.

## **ELK'S RIDGE WATER SYSTEM EASEMENT AND PROPERTY AGREEMENT DISCUSSION/APPROVAL**

This item was discussed during the staff report.

## **COUNCIL MEMBER REPORTS**

Council Member Stocking explained that the Library Board needs to create a 501(C)(3) for all the donations that they receive. If we want to continue to get donations from Worldmark and Ideal Beach we have to be a 501(C)(3). Mr. Peterson will work with Ms. Tiffany Walberg to create the 501(C)(3), friends of Garden City Library.

The Council discussed this and determined that we need to spend about \$1,200 to create the 501(C)(3). The Council decided that they will hold a special meeting to approve the \$1,200.

Council Member Argyle asked if we have to take bids for the entertainment for Raspberry Days. Mayor Spuhler said that we don't need bids. Council Member Argyle said that they did increase the booth fees for 2017.

Council Member Argyle said that they are looking at renting a big screen during Raspberry Days. It can be used for advertising.

Council Member Huefner said that she is working with Mr. Mitch Poulson. They are meeting with the state and national forest and regional trails committees. She will be going to that meeting with Mr. Poulson. She feels that they will be willing to work with Garden City on the trails in this area.

Council Member Pugmire said that he is still working with the state and the county on the gun range. He hopes it will be resolved by the second quarter.

Council Member Pugmire said that we still need to work on the water rate structure. It will be on the agenda next month.

Mayor Spuhler said that he has had meetings with the HOA President of Shore Lodge. Mayor Spuhler said that he feels that they have come to an agreement that will benefit both parties and will solve the access issue. He said that instead of going through the eminent domain process, which would open 2 accesses in Shore Lodge, he suggested to them that if they will contribute financially to the boardwalk in Legacy Beach then he will consider dropping the eminent domain process.

Mayor Spuhler said that he felt like there were threats from the state legislature on the eminent domain for this situation. Mayor Spuhler said that he wants to come to a resolution to the situation. He has had many conversations with the people of Shore Lodge and he felt that they were reasonable. Mayor Spuhler said that he would like an agreement completed so it is ready for the March Town Council meeting.

### **PAYMENT VOUCHERS**

Council Member Pugmire made the motion pay the vouchers. Council Member Stocking seconded the motion. A roll call vote was taken: A roll call vote was taken: Council Member Argyle, for; Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

**ADJOURNMENT**

Council Member Pugmire made the motion to adjourn at 7:15 p.m. Council Member Stocking seconded the motion. A roll call vote was taken: Council Member Argyle, for; Council Member Huefner, for; Council Member Pugmire, for; Council Member Stocking, for; Mayor Spuhler, for. Motion carried.

APPROVAL:

Attest:

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John Spuhler, Mayor

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Kathy Hislop, Town Clerk