

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, July 11, 2019, 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
Jordan Parry

Excused:

Ken Hansen
Howard Pope

Others Present:

Kathy Hislop
Glen Gillies
Sharlene Millard
Brendon Walker
Anita Weston
Nadine Sprouse
Brad Davis
Tamara Myers
Chris Shurian
Zan Murray
Cathie Rasmussen
JoAnne Andersen
Hassee Gifford
DeWayne Gifford
Brandon Gifford
Russ Harris

Pledge Of Allegiance And Prayer

The pledge of allegiance was led by Mayor Leonhardt and the prayer was offered by Mr. Murray.

Oath Of Office For Council Member Parry

The oath of office was administered for Council Member Parry.

Roll Call

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

Approval of Minutes

The minutes of the last meeting are not ready for approval.

Business License Discussion/Approval

Bike Bear Lake, LLC review. Kirk Topham

Mayor Leonhardt explained that this is just a review from last month. Mr. Shurian said that Mr. Topham did work with his chainsaw, but he used an electric chainsaw.

Mayor Leonhardt suggested that we wait until the end of the season and do a review.

Bear Lake Lookout, request to conduct a short term rental business at 886 Cambry Dr., Tamara Myers

Ms. Myers said that they have had a short term rental for about 3 years and just purchased a new property that they want to make a short term rental. Since they have 2 STR properties now they need to get a business license.

Council Member Argyle made the motion to pass Bear Lake Lookout. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

GB's Fab Shop, LLC., request to conduct a metal art creation, fabrication and light repair business at 1499 S Bear Lake Blvd. James Davis

Mr. Davis said that he would like to open a light fabrication shop at his home. He already has a small shop in the back of the house. It will be mostly small signage. He said that he would like to keep it low volume and keep it commission work. He does have a website where people can order on line. Mr. Davis said that he doesn't feel that this will be a high traffic retail shop. If the business gets bigger then he will move his business to town. He is still working full time in Salt Lake. Mr. Davis said that most of the time he will create, deliver, and install the sign, so there will be minimal traffic at his home.

This property is zone residential which allows a home based business.

Mr. Davis said he will work with Mr. Gillies on a sign that fits with the ordinance. He isn't trying to draw traffic there.

Council Member Argyle made the motion to pass GB's Fab Shop, LLC. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

Lake Effect Landscaping, request to conduct a landscaping and lawn care business in Garden City, Brendan Walker

Mr. Walker said that he wants to just do lawncare this year, but he would like to do landscaping in the future. He has no licensing for the business. Council Member Argyle asked about insurance for his business.

Mayor Leonhardt explained that where he is located is in the county so he needs to go to the county. The business license application was given back to him.

Short Term Rental License Discussion/Approval

Jordan declared his conflict of interest in a & c, but he retained his right to vote.

Nate Parry, 609 S Amber Lane, Legacy Beach Lodgings

Brant Larsen, 55 W Buttercup #28, Legacy Beach Lodgings

Nate Parry, 55 W Buttercup #33, Legacy Beach Lodgings

Del, Jessica Rinquest, 584 S Amber Lane, Legacy Beach Lodgings

Jaycee Carroll, 55 W Buttercup #23 & 24, Legacy Beach Lodgings

John Brian Reilly, 605 W Dee Drive, Vacasa

R&R Real Estate Inv, 930 N Newburg #4, Vacasa

Mike Atkinson, 2176 S BL Blvd #444, Ideal Beach Master Assoc

Lodge at BL Holdings, 175 S Blue Topaz Ln #A, Lodge at BL Holdings

Lodge at BL Holdings, 175 S Blue Topaz Ln #B, Lodge at BL Holdings

Lodge at BL Holdings, 175 S Blue Topaz Ln #C, Lodge at BL Holdings

Adam Salisbury, 334 N 130 W, Bear Lake Luxury Rentals

DeWayne & Hassie, 194 W Snowmeadow Circle, DeWayne & Hassie Gifford

Kim & Dan Watkins, 546 S Eutaw Rd

Michael & Clint Buys, 1006 Snowmeadow Drive, Family Time Lodge, LLC

Kenneth Albright, 735 S Buttercup Cir, Utah Recreation Properties

MMFH LLC., 35 E Spinnaker Point #2, Let's Get Away Properties

Craig & Julie Albright, 35 E Spinnaker Point #3, Coral Haven, LLC

The Council Members reviewed the application.

Council Member Parry made the motion to pass the above listed 18 STR's based on them having their certificate of occupancy prior to renting. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

PUD Discussion/Approval

Request for final approval for Phase 8A of Waterdance, A Planned Unit Development located at approximately 185 S 100 W, Norm Mecham

Mr. Shurian said that they are ready to get started on the next building. The height hasn't changed, it's the same as the initial submittal of 35 feet. He explained the ingress/egress. He will have a temporary access until they get the parking lot built out to 150 S. There aren't any changes from the development plan. They have been working with our engineer to get his concerns addressed.

The Council reviewed the comments from the Planning Commission. Mr. Murray said that he will work with Mr. Shurian to get everything completed for the plat.

Mr. Shurian is working with the Army Corp on the wetland issues, but the wetland property is outside of this phase.

Council Member Argyle made the motion to pass the Water's Edge Resort final approval for phase 8A, and he must follow up with our engineer to make sure they get everything taken care of. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

Public Comments, 2- minute limit

Ms. Cathie Rasmussen asked what there is to motivate the homeowner of the short term rental to make sure their guests are compliant with the ordinances. Mayor Leonhardt explained that he has talked to one of the neighbors in that subdivision and was told that there haven't been any problems. Ms. Rasmussen said that there have been issues already.

Mr. Gillies said that he has told all the property owners in that subdivision to call him when there is an issue. He said that if there is a problem he will take care of it and if he has to deal with it then there could be a fine and the problems will be resolved.

Council Member Argyle said that we need a picture if there is an issue. Mr. Gillies explained the process for reporting an issue.

Mr. Harris read a letter from the neighbors in his subdivision where a short term rental has been approved.

Ms. Bess Huefner asked about parking boats on 75 N. Mayor Leonhardt said that we are addressing that right now.

Ms. Huefner said that the flags in town look very nice.

Ms. Huefner said that the Foundaion of Bear Lake is working to help get the bike path around the lake.

Resolution Discussion/Approval

Resolution #R19-02, a resolution updating the employee handbook to include the acceptable use of Town Property

Mayor Leonhardt explained that the State Legislature made some changes regarding the use of city property. This resolution is just to follow that new law. Mayor Leonhardt said that we don't have an issue we just want to follow the state law. Our attorney has reviewed the resolution and made suggestions that we changed.

Council Member Parry made the motion to accept Resolution #R19-02. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

Miscellaneous Items

Ms. Hislop explained that the Census is looking for people to help count for the 2020 census. We need to get someone to help count or Rich County won't have a census count for 2020.

Council Member Reports

Council Member Argyle reported that they are working hard to get ready for Raspberry Days. They need volunteers to help. We will have a kids parade for the first time this year.

Mayor Leonhardt said that he met with UDOT regarding the crosswalks. They should be completed by Raspberry Days. He also reported that the plans are in place for a stop light at the intersection, a turn lane at the marina and a turn lane at KOA.

Payment Vouchers

Council Member Argyle made the motion to pay the vouchers. Council Member Parry seconded the motion. A Vote was taken: Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

Executive Session

Council Member Parry made the motion to go into executive session at 6:15 pm to discuss possible litigation. Council Member Argyle seconded the motion. A vote was taken; Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

The minutes will be keep on separate record.

Council Member Parry made the motion to adjourn the executive session at 6:40 p.m. Council Member Argyle seconded the motion. A vote was taken; Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

Adjournment

There being no further business, Council Member Parry made the motion to adjourn the Town Council meeting at 6:40 p.m. Council Member Argyle seconded the motion. A vote was taken; Council Member Argyle, for; Council Member Parry, for; Mayor Leonhardt, for. Motion carried.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Kathy Hislop, Recorder