

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, October 8, 2020, 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
Jordan Parry
Howard Pope

Others Present:

Zan Murray
Garth Day
Jeff Jorgenson

Pledge of Allegiance and Prayer

The pledge of allegiance was led by Mayor Leonhardt and the prayer was offered by Council Member Pope.

Roll Call

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

Mayor Leonhardt thanked the Council Members for all they do. The Council and Mayor work well together.

Approval of Minutes

Minutes of the meetings held on September 17, 2020

Council Member Hansen made the motion to accept the minutes of the Town Council meeting held on September 17, 2020 and the minutes of the public hearing held on September 17, 2020. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Business License Discussion/Approval

Bear Lake Elite, request to conduct a Property Management Company at 2141 S Bear Lake Blvd. Zachary Smith

Council Member Argyle made the motion to approve the business license for Bear Lake Elite. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Short Term Rental License Discussion/Approval

Let's Get Away Properties, 343 W Wysteria Dr., Adam McDougal
Lydia Velasquez, 621 S Maple Dr

Council Member Argyle made the motion to approve the short-term rental license for Let's Get Away Properties at 343 W Wysteria Dr., Adam McDougal and Lydia Velasquez at 621 S Maple Dr. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Covenant to Run with the Land, Request to encumber parcel's 41-21-320-0019, 41-21-320-0020, and 41-21-320-0137 of the Buttercup Mobile Home Subdivision, Alan Arthur.

Mayor Leonhardt explained that this has to do with the open space that is in the rear of the property. They need to encumber the open space to the original lot so it can't be sold separately. The open space must be contiguous to the lot they own.

Council Member Pope made the motion to approve the Covenant to run with the land for Alan Arthur, parcel's 41-21-320-0019, 41-21-320-0020, and 41-21-320-0137 of the Buttercup Mobile Home Subdivision. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Bear Lake Escape Development, Phase 2, Discussion/Approval, Matt Nelson

Mayor Leonhardt explained that the ordinance requires that a plat must be recorded within 6 months of the approval date. The Bear Lake Escape Development, phase 2 plat was approved in April of 2018, but was never recorded. So by ordinance it is null and void and has to go back through the proper channels to get it recorded. Mayor Leonhardt had several conversations with Mr. Matt Nielson to explain this.

Mr. Garth Day explained that he is new to this project and he would like to get some foundations in the ground before it gets too cold. He is unaware of why it didn't get recorded within the timeframe. He is only here tonight for some direction so they can move forward. He feels that the plat still meets the ordinances.

Mr. Day said that he wants to have a good relationship with the city and that is why he is here tonight.

Mayor Leonhardt gave Mr. Day a list from the City Attorney of items that he needs to complete with the plat. Mayor Leonhardt went over the list with Mr. Day. The Council discussed the access through the development. Mayor Leonhardt said that we need to get an agreement from the property owner at the east end of the road stating that Bear Lake Escape can use that through access. Mr. Day said that they can do a turn around until they can get that agreement.

Mr. Zan Murray said that he thinks they are pretty good with the plat at this point.

Mayor Leonhardt said that there is a process that they need to follow to get the approvals. He explained that the Council can make it so that Mr. Day can have some type of a pre-approval, based on going back to the Planning Commission then coming back to the Council for their final approval. Mr. Day said that they just need to get the concrete in the ground. Mayor Leonhardt said that we can't do anything until they can get the approval from the Planning Commission.

Council Member Parry said that he is involved with this project so he will be abstaining from the discussion or the vote.

The Council discussed options for this approval. We need to be consistent and very careful of what we do.

Council Member Argyle made the motion to give permission to move this forward to go to the Planning Commission for approval then it will go to the Mayor and Council Member Pope before any work begins. The only change on the plat will be the temporary turn around. This will need to come back to the Town Council next month for the final approval. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, abstained; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Public Comments, 2 minute time limit

There were no public comments from the audience.

Ordinance Discussion/Approval

Discussion of Subdivision ordinance and density based developments, section 11E, Ken Hansen and Jeff Jorgenson

This ordinance discussion was postponed until next month.

Peaceful Protest Discussion

Mayor Leonhardt passed out some information regarding peaceful protests.

Council Member Argyle suggested that we don't allow night-time protests. Council Member Pope suggested that we don't allow protests in front of businesses and government buildings. Council Member Hansen said that he wouldn't want them allowed to shut down areas or streets.

We will get a copy of other ordinances to discuss what we should allow.

Miscellaneous items

There were no miscellaneous items to discuss.

Council Member Reports

Council Member Parry reported that the pool looks very nice, things are working well. We had to order a new pump, but that is on its way. The pool is a great asset.

Council Member Hansen reported that they are working on a new well project, which is moving forward in a positive direction.

Mr. Murray explained that he found an award program that he felt that we could apply for. They will be looking at an application for it. He said that the award can give some notoriety on the project that we just completed.

Council Member Hansen said that we finished the project at Swan Creek. That was a great project to get completed.

Council Member Hansen reported that the library is going to start opening up more for limited times for the children in the community. We've allowed adults in the library, now we will let the children in.

Council Member Hansen found the cost for the bike stations that can go along the bike path. They are \$1,350 each. Mayor Leonhardt explained the stop/yield signs that we are planning on putting along the bike path. He would like to update the bike path. The Council discussed lighting along the bike path.

Council Member Pope reported that he rode on the Garden City trail and it looks like it has held up pretty well. We will see what it is like this spring after the runoff.

Council Member Argyle suggested that we install a basketball court at Heritage Park. Mayor Leonhardt said that we really need to sit down there and see what we really want the park to look like.

Council Member Argyle said that we need to find out about the law regarding the service dogs. Mayor Leonhardt said that he will contact our Attorney to get something in writing.

Mayor Leonhardt explained that he put in for TRT funding from the County. He applied for \$100,000 for the ball diamonds and pickleball courts at the park, \$100,000 for restrooms at Heritage Park, and money for the signs along the bike path.

The Council talked about the updates at the rest area on the south end of the lake that UDOT is doing.

Mayor Leonhardt said that UDOT was in Garden City today looking at their projects.

Mayor Leonhardt explained that we are hosting a dinner for all emergency personnel in the County to show our appreciation for all they do. It will be inside at Sunrise Resort. Mayor Leonhardt invited the Council to the dinner. He reported that Great Basin Design will be doing the t-shirts for free. The Bear's Den donated all the hamburger for the dinner. Mr. Chuck Stocking will be doing a video. It will be a nice night.

Payment Vouchers

Council Member Hansen made the motion to pay the bills as presented. Council Member Pope seconded the motion. A Vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, for; Member Pope, for; Mayor Leonhardt, for. Motion carried.

Adjournment

There being no further business, Council Member Hansen made the motion to adjourn the Town Council meeting at 6:40 p.m. Council Member Parry seconded the motion. Motion carried.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Kathy Hislop, Recorder