

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, September 9, 2021, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:03 p.m.

Town Council Members present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Jordan Parry
Howard Pope

Others Present:

Cathie Rasmussen	Tricia Parry
Nadine Sprouse	Chloe McClure
Bess Huefner	Tiffany Atkinson
Hal Christensen	Tammy Calder
Dave Iverson	Claudia Condor
Dean Miller	Norm Mecham
	Glen Gillies

On Teleconference

Glen Gillies
Amy Motta

Pledge of Allegiance and Prayer

The pledge of allegiance was led by Mayor Leonhardt and a prayer was offered by Council Member Parry.

1. Roll Call

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

2. Approval of Minutes

Minutes of the Town Council Meeting and Public Hearing held on August 12, 2021

Council Member Pope made the motion to accept the minutes of August 12, 2021, of the Town Council meeting and Public Hearing. 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.

3. Business Licenses/Amendment Discussion/Approval

- a. Parrottdise Cool Treats, 550 W Logan Rd, Dean Miller

Mr. Miller has not gotten a conditional use permit for his storage container through the Planning and Zoning. Mayor Leonhardt recommended denying business license until he has obtained the permit. Glen Gillies said that he notified Mr. Miller before his final inspection for his building permit. Gillies said that he issued a citation for it last week.

Council Member Pope made the motion to extend the temporary business license for Parrottdise Cool Treats conditional upon him paying the citation and applying for his condition use permit by September 10, 2021. 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.

- b. Lakeside Dance and Cheer LLC, 2141 S Bear Lake Blvd, Tricia Parry & Tiffany Atkinson

Tricia Parry, Tiffany Atkinson, Tierney Calder and Chloe McClure were present, asking for a recreational dance student. They changed their location to the clinic's gym at 325 W Logan Road and submitted a revised application. The classes will be held in the afternoon and evenings.

Council Member Argyle made the motion to approve the business license for Lakeside Dance and Cheer LLC. 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.

4. Short Term Rental License Discussion/Approval

- a. Kim Scott, 9538 N Blue Sky Dr
- b. Adam Mecham, 140 W 150 S (Waterdance)
- c. Cody Miller, 936 S Balsamorhiza Rd, Bear Lake Luxury Rentals
- d. Shawn Smith & Kirt Sadler, 183 S. Blue Topaz, Aqua Marine Bldg (Waterdance)
- e. Dennis Parry, 169 S. Blue Topaz (Waterdance)

Council Member Argyle made the motion to approve the Short-Term Rental License for Kim Scott, Adam Mecham, Cody Miller, Shawn Smith, Kirt Sadler, and Dennis Parry. Council Member Pope 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.

5. Public Comments, 2-minute time limit

Mrs. Bess Huefner, sees skateboards, bikes, e-bikes, etc. on the bike path. She'd like to see people who rent these items out, ask people to yield to the pedestrians. It was mentioned that signs need to be added to the bike path to yield to pedestrians and at the road crossings.

Mrs. Nadine Sprouse mentioned that e-bikes are creating a problem at the city park running in and out around kids playing and all over the lawn.

Mayor Leonhardt said they will give a notice to short-term rental people to give to their renters and that he will see that signs are made and added to the parks and bike path.

Mrs. Huefner also said she felt a community party would be a nice thing. She'd like to plan a community pancake supper in the Lakeview Room at 5:30 pm, on October 1st and is asking for volunteers. Mayor Leonhardt approved her plan.

Ms. Amy Motta, on teleconference, said she's aware of a feral cat problem in Garden City and is extending her help to the council to assist with this problem. Mayor Leonhardt asked her to call into the city offices tomorrow and leave her contact information.

6. Rezoning Discussion/Approval

- a. Request to re-zone property at 140 S 640 W – parcel #'s 41-20-000-0056, 41-20-000-57, and 41-20-000-0066 from C3 to a RR/PUD Zone. Blue Vista Hills, Hall Christiansen.

Hal Christiansen and Dave Iverson were present. Christiansen pointed out that the property has changed hands again and that his new application didn't make it in before the deadline. Mayor Leonhardt attempted to clarify where Christiansen is on the project. They want to put an overlay on the C3 zone to allow the PUD. Harris Investment Group, LLC, the new owners of the land, has given Christiansen authority to speak for them at Planning Commission and Town Council. Christiansen wants to rezone to a PUD for a high-density development, 276 townhouses on 24 acres. Amenities will be located across the street such as a hotel, restaurant, rec center, etc. and a UDOT approved pedestrian tunnel under the street for safe crossing.

Council Member Hansen asked if there would be short-term rentals here. Hansen also asked if it should be rezoned, and he wanted to know why the Planning Commission approved the rezone in the first place. Council discussed that based on the conceptual plan, there will not be enough parking at the units, but there will be oversize and extra parking across the street as well as storage. Christiansen presented a "rough" conceptual plan as he was not prepared to do so at the meeting. He mentioned that he is almost done with a new Preliminary Plan. Mayor Leonhardt recommended he return to the Planning Commission with the changes and the Preliminary Plan before coming to the Town Council.

The council determined they need more time to look at it. They would also like something from UDOT saying they will accommodate the pedestrian tunnel under the highway, and if they have issue with that kind of density just off the highway. They would like it to go back to the Planning Commission with the notes of concerns from the Town Council.

Christiansen asked what is the criteria the council will use to set the density number? How wide are the streets supposed to be? How many dumpster pads, etc.? He asked if he could work with the city engineer on his Preliminary Plan on that.

Council Member Hansen made the motion to deny the request for rezone. Council Member Pope seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Parry, against; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

Mayor requested a five-minute break.

7. Subdivision Discussion/Approval

- a. Request for Preliminary Approval for Waterdance, Phase 4, Norm Mecham & Teri Eynon

Mr. Norm Mecham was present. Council had no questions about the development.

Mayor Leonhardt said they are coming in to stake the road at 150 South and the city is putting it out to bid to pave it. Mecham is paving on the 22nd. The mayor also asked if Mecham could move the containers back as well.

Council Member Pope made the motion to approve the Preliminary of Phase 4 of Waterdance. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, abstained from the vote; Council Member Parry, for; Council Member Pope, for; Mayor Leonhardt, for. Motion Carried.

8. Ordinance Discussion/Approval

- a. Ordinance # 21-22, An Ordinance Changing Commercial Setbacks

Council Member Hansen asked where is the C1 zone on main street? Glen Gillies brought in the zoning map. Everything on the lake side of the highway is C1. The parking ordinance will have to be addressed also. He mentioned changing both sides of the highway to C1. The council discussion was about the desire to create a nice, continuous downtown area. The council agreed that the business owners downtown need to be invited to a meeting and discuss the options this ordinance change would offer. This would include everyone on both sides of Highway 89 from approx. 200 N to 350 South. Suggested time was at 4pm before Town Council meeting.

No action was taken on this ordinance.

- b. Ordinance # 21-25, An Ordinance Amending the Provisions of Garden City Code § 9-500, Abatement of Garbage and Other Deleterious Material

Mr. Glen Gillies said that "rubbish" was added so that it meets what fire code says it needs to say.

Council Member Argyle made the motion to approve adding “rubbish” to the Ordinance #21-25, An Ordinance Amending the Provisions of Garden City Code § 9-500, Abatement of Garbage and Other Deleterious Material. 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.

c. Ordinance # 21-29, An Ordinance to Update the Definition of Roadway, Cul-De-Sac.

Dan Kurek from the Planning Commission said the updated verbiage is to meet the International Fire Code. Council discussed restricting the use of “hammerheads” in subdivision. Gillies said he will rewrite the ordinance and submit to the Planning Commission next month.

No action was taken.

9. Miscellaneous Items

a. Approve Library Board Member- Trudy Smuin

Council Member Hansen made the motion to approve Trudy Smuin as a Library Board Member. Council Member Pope 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.

10. Council Member Reports

Parry – reported that the pool is doing good. Mayor Leonhardt has appointed Parry to the steering committee for the Rich County Master Plan.

Parry reported that the new soccer program is a success. There are many people in the community volunteering to help and the kids are loving it.

Pope – nothing new on trails, they are still looking good where we have control. Up high, the trails are really washed out and rough. He has reached out to Bill Cox to talk about trails and hasn’t gotten a call back yet.

Hansen – bike repair pedestals are here. He will help get them installed, but he wants to know where the council would like them. Near the benches, Ideal Beach, or Harbor Village was suggested.

Argyle – she will have a Raspberry Days meeting with Jessica soon. She is trying to order some Christmas items for the town, but she is concerned because there is limited power on the power poles. New flags and lights downtown were discussed. She also talked about wreaths and “Grinch” items if that theme is adopted.

Mayor – gave an update on the marina. The mayor received an email from the Speaker of the House, Representative Kera Birkland, Senator Chris Wilson, Jeff Rasmussen (director of State Parks), and the mayor will all meet about the marina expansion. A cost estimate will be discussed at a meeting on Wednesday. Both of the local legislators and the Speaker of the House are all for the expansion.

Mayor asked the council about their feelings on traffic congestion. The council discussed the crosswalk lights and how effective there are. He has a meeting with Region 1 director next week and wanted to hear their feedback.

Mayor Leonhardt asked the Council how they felt code enforcement is going. The town has posted for a part-time Code Enforcement officer. The Council feels that it's being covered ok, but they agree that it could be better, and another person would help with that. The suggestion of getting another deputy was brought up, but the mayor said his various efforts have been fruitless with the county in trying to get that.

The mayor is working with Habitat for Humanity building "sweat-equity" homes to help with affordable housing. He's not sure what the criteria is to qualify for that, but the homes cannot be used as short-term rentals and the homeowners must live in the home for a certain amount of time.

The Master Plan work meeting was September 8, 2021, and it went well. He reported that he has asked JUB to open the link to the survey again. The result of the survey is that most of the people who completed the survey were second homeowners. They are going to reopen the survey and open the library for people to come and complete the survey who couldn't previously do so.

The mayor asked the Council, "how can we work with the county to somehow compensate emergency responders?" He would like to see the town and the county use some of the TRT money to pay on-call first responders or do something to compensate those who respond. Council Member Hansen asked for some data to see how many runs they have, how many people go on each run, etc. so they can determine what would be reasonable compensation. Council Member Parry said he'd like to see it become a career for someone so that good people will be here. The council expects that's the direction it's going.

11. Payment Vouchers

The bills were not available. The council will accept an email for the bills and agree to pay them by responding.

12. Adjournment

Council Member Argyle made the motion to adjourn. 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.

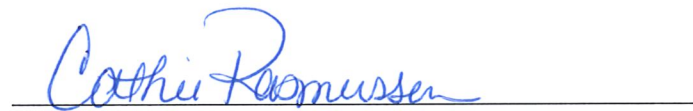
There being no further business, Town Council meeting adjourned at 8:45p.m.

APPROVAL:



Michael Leonhardt, Mayor

Attest:



Cathie Rasmussen, Assistant Town Clerk

