

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, November 18th, 2021. 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
Jordan Parry
Howard Pope

Others Present:

Cathie Rasmussen
Hal Christiansen
Tami Leonhardt
Bess Huefner
Scott Tolentino
Craig Hendricks

Greg Kloberdanz
Chuck Metheny
Byron Case
Mona Case
Myron Workman
Wes Thompson

On Teleconference:

Pledge of Allegiance and Prayer

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

1. 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.

2. Approval of Minutes

- a. October Town Council Meeting
- b. October Executive Session
- c. Election Canvass held November 10th, 2021

Council Member Argyle made the motion to accept the minutes of the October Town Council Meeting, the October Executive Session and the Election Canvass held November 10th, 2021. 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. Quarterly Reports

- a. Bear Lake Valley Convention and Visitor Bureau Report, Tami Leonhardt

Tami Leonhardt related the visitor count of all three visitor's centers over the last 3 years and their tax collection (TRT and Restaurant Tax) through August this year. Both numbers have increased each year. She reported that last year was a record year.

Mrs. Leonhardt reported that as soon as the budget is approved by the county in December, they will have a better plan of what is to come. The campaign with KSL and all the others are still going strong.

She will be going to Canada in April with the Utah Office of Tourism promoting our location.

Mrs. Bess Huefner said that 3-5 busses came through every day. When asked, she stated that 3 out of the 5 would stop in town to shop.

4. Rezone Discussion/ Approval

- a. Request Rezone to a PUD for BLUE VISTA HILLS, Hal Christiansen.

Hal Christiansen was present. Mayor Leonhardt stated that the project did go back to the Planning Commission and was approved for the rezone.

Council Member Argyle asked about ingress and egress and if UDOT has approved what he has. He responded that he doesn't have that approval yet. UDOT wants the approved Preliminary Plan submitted before they "Ok" it. She also asked where the retention is on the map and if it's 100 year, to which Christiansen highlighted and reported yes.

Mr. Christiansen stated that the unit count is just over 251.

Greg Kloberdanz and Chuck Metheny joined Christiansen at the table.

Mayor Leonhardt mentioned he asked about a percentage being set aside for long-term rental or use. The response was about two-thirds. He also asked if they've had a discussion with Rocky Mountain Power about a power analysis because they are considering upgrading the substation. They have not. They also intend to do a traffic impact study. There continued to be a general conversation about the plan.

Mayor Leonhardt stated that they are only discussing the rezone tonight. It's a C1 Zone along the highway and then a C3 Zone in the rest of the area.

Council Member Argyle made the motion to approve the Rezone to a PUD overlay on the C1 and C3 zone for Blue Vista Hills. 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. Amended Subdivision Discussion/Approval

- a. Request to Amend Subdivision for SPINNAKER POINT to change Condos to Townhomes. Jonathan Nash, Spinnaker Point One LLC, MMFH LLC, and Coral Haven LLC

Craig Hendricks was present for the discussion. He stated that the Planning Commission required him to have a letter stating that the condos meet the criteria to be called townhomes as

well as a deadline of November 3, 2022, for putting individual water meters on each townhome since 2 condos share one meter, or the water will be shut off.

Council Member Pope made the motion to approve the change of Condos to Townhomes for r Spinnaker Point subdivision with the stipulation that each unit must have its own meter by November 3, 2022. 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.

6. Subdivision Discussion/Approval

- a. Request for Preliminary Approval of a 5-lot Subdivision at approx. 275 S Bear Lake Blvd. CW AT THE LAKE, Zach Swenson.

Zach Swensen was not present. Council moved forward on agenda without any action.

7. Public Comments, 2-minute time limit

Mrs. Bess Huefner thanked the town for the new cement sidewalk and mentioned the asphalt apron on 150 South.

Mayor Leonhardt mentioned earlier discussion at a public work meeting about city beautification with Mrs. Huefner.

8. Short-term Rentals

- a. Scott Tolentino, 65 W 150 S, Vacasa

Council Member Hansen made the motion to approve the Short-term Rental License for Scott Tolentino, 65 W 150 S. 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.

9. Miscellaneous Item

- a. Council Member Parry said that the city of Paris reached out to him and asked about sharing some of our short-term rental ordinances with them. Mayor Leonhardt said to go ahead.

10. Council Member Reports

- a. Council Member Parry – a Red Cross rep came and made some suggestions on the pool on adding more hazardous material signage and safety equipment. They also need to add an aquatic backboard to which the mayor said to go ahead and purchase that. They also need to add a defibrillator. The mayor ok'd that purchase as well. All employees are trained on the equipment.
- b. Council Member Pope – reported he still hasn't had a chance to ride Hodges Canyon trail. Mr. Pope said he has been trying to call to find a copy of the easement that shows the access trail to Hodges Canyon. The Forest Service said they'd provide improvements to the trail if they have the easement document. Mayor Leonhardt asked Pope to try and get that paperwork.

Council Member Hansen said it's a prescriptive use, perpetual agreement to use that access after there was a court case. Scott Tolentino from the audience stated that they have a right to maintain that with a prescriptive easement.

Bess Huefner said she would look through her minutes when she attended a meeting with the county.

- c. Council Member Argyle – reported that the Raspberry Days thank you dinner went well, and they are already starting to advertise for help next year.

Working on Christmas for the town this year. The clinic has approved putting the tree in the lot east of the health clinic. The mayor is still trying to get it in Raspberry Square, but they expect it will be by the clinic.

Pickleball courts are fenced and will be covered for the winter soon. Baseball diamonds are coming along as well.

- d. Council Member Hansen – reported that the survey of the well site is just about done, and, that the permitting application for the well is complete. We are just waiting for the state agency to sign off and then we can begin drilling. 40-year water protection plan needs to be put in place, and he asked that they push forward with that.

Hansen said he's going to get with Dan about a cost on building the sunroom on the library.

- e. Mayor Leonhardt – conveyed that the road on 150 S, between 100 West and 300 West, will not be started until spring.

UDOT states that the brake check area across from Shundahai is still on track to be finished late spring, early summer. There will also be a turning lane into Shundahai.

He has a meeting in the next couple of weeks over the general permit on the beach, the lease, not the Corp of Engineers. The mayor received an email that there was an issue with the permit, and he will have a meeting with Rowdy Jensen about it.

11. Payment Vouchers

Council Member Argyle made the motion pay the bills. 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.

Mayor Leonhardt requested that the Council go into Executive Session

Council Member Parry made the motion to go into Executive Session at 6:50 p.m. 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.

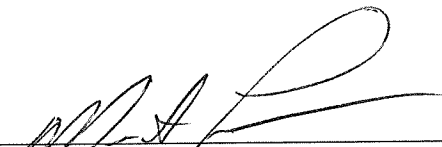
Minutes for the Executive Session will be kept on a separate record.

Council Member Argyle made the motion to close the Executive Session and return to the regular Town Council meeting at 7:13 pm. 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.

12. Adjournment

There being no further business, Council Member Pope made the motion to adjourn at 7:13 pm. 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.

APPROVAL:



Michael Leonhardt, Mayor

Attest:



Cathie Rasmussen, Assistant Town Clerk

