

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, February 10, 2022. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:07p.m.

Town Council Members Present:

Mike Leonhardt, Mayor  
Pat Argyle  
Ken Hansen  
Martell Menlove

Others Present:

Glen Gillies	Sheldon Sommer
Cathie Rasmussen	Ryan Jenks
Brad Davis	Dan Kurek
Jayne Davis	Kent Fisher
Kendra Bjoralt	Earick Ward
Tom Wahlberg	Chris Shurian
Fredrick Michael Lasswell	Aaron Grennon
Michael Sobieski	Norm Mecham
Doug Pincock	Tami Leonhardt
Gary Buhler	Teri Eynon
Jay Anderson	
James Carsen	
Brent Batemen	

On Teleconference:

**Pledge of Allegiance and Prayer**

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

**1. Roll Call**

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Menlove, and Council Member Parry was excused

**2. Approval of Minutes**

a. January Town Council Meeting

Council Member Hansen made the motion to approve the minutes of the January 13, 2021, Town Council Meeting. Council Member Menlove added correction of the date, 2022. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

**3. Business License Discussion/Approval**

- a. Bear Lake Lawyers, PLLC. 664 Juniper Circle, Dan R Lawson

Dan R Lawson was not present. Council Member Menlove asked Planning Commission Chair, Dan Kurek, if there was any reason to not approve to which Mr. Kurek responded, “no.” There will not need to be any parking requirements, etc.

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

**4. Re-Zone Discussion/Approval**

- a. Requests Approval to Re-Zone Bear Lake RV Resort to a PUD and approval of Conceptual plans. Sun Communities Acquisitions, LLC.

Howard Fingerroot representing Sun Communities and Spencer Crabb with Atwell were present. Mr. Fingerroot presented a slideshow of the project “Sun Outdoors Bear Lake.” He also explained ways Sun Communities has historically helped communities they have built in.

Mr. Crabb presented the layout of 105 acres, with 482 units or sites that will be split between back-in RV sites, pull-through RV sites, and glamping. 10 acres will be dedicated to amenities such as a club house with card rooms, bowling alleys, sports courts, pools, and others.

Outdoor activities offered might be mini golf, sports courts, playground, dog park, etc. Unique to this site will be a market street with retail shops, coffee shop or bakery, etc.

Mr. Crabb addressed a list of public comments from the Planning Commission meetings. He listed the major concerns from previous meetings with the Planning Commission:

1. Ingress/egress location
2. Paradise Parkway
3. Utilities
4. Traffic
5. Buffering
6. Beach Access
7. Zoning

They have addressed the main entrance concerns and have made changes to that since their first presentation in May. They have been working with UDOT with traffic concerns. They have conceptual approval with right, and left-hand turn lanes. The next step is for final design on

engineering before a permit is approved by UDOT. They have provided a preliminary approval to the town.

They have increased the buffer zone to 30 ft, a privacy fence and landscape buffering to the residence along Bear Lake Blvd.

Mr. Crabb also presented a zoning comparison study. 399 residential homes would be allowed if the zoning is not changed. Mr. Fingerroot followed up with a rezone and conceptual site plan approval request.

Council Member Hansen asked if water usage in the zoning comparison included irrigation. Mr. Crabb responded, "Yes. That is under the assumption it is 100% full." He stated it included irrigation and compared to residential usage.

Mayor Leonhardt asked what the ingress/egress is that they are working out with UDOT. Primary entrance is the entrance and exit with the north entrance being an emergency and delivery entrance and exit. They are also proposing another emergency entrance/exit on the west side. All roads are 24 feet. The actual curb cut will be to UDOT standards. The mayor said he did talk with UDOT to confirm what Mr. Crabb was saying.

Council Member Menlove asked how much time from the time someone pulls in, to the time they are checked in. Mr. Fingerroot said online check-in is creating a quicker check in time. Mr. Menlove asked the average length of stay? Mr. Fingerroot guessed it is 4-7 days. Mr. Crabb recognized that there is stack up lanes and it is 224 feet from the property line to the edge of the building to keep people off the highway and keep the traffic flowing. Mr. Menlove asked what the definition of "vehicle" is in their study? Is that considered a car, a truck, a truck and trailer? Mr. Crabb said he would have to look into it. Mr. Crabb will follow up with a traffic engineer. He said it was up to UDOT standards.

Mayor Leonhardt asked to explain back-in sites vs. pull-through sites. The answer was for recreational vehicles, not necessarily park models though they could be. 360 back-in/pull-through sites does include some park model homes. Mr. Fingerroot said about 20% would be park models even though they expect the resort to be open seasonally.

Mr. Menlove clarified with Mr. Fingerroot that there are no residents at the resort, to which Fingerroot confirmed, just guests. When asked how many employees they would have. Mr. Crabb said upwards of 100, but it would vary. He could get comparisons. Menlove asked how much on-site housing there was for employees? Mr. Fingerroot said there is no on-site housing plans for employees. They are looking at property in the future that would be for workforce housing. When asked, they said they've never had work-campers that stay in the resort and work but aren't opposed to consider it.

Council Member Menlove asked about their request for a PUD. He reviewed PUD ordinances and asked them to explain how their development meets the ordinance for mixed use developments that accentuates residential living, commercial ventures, useable open space, etc. Mr. Fingerroot reiterated their ideas of amenities, their recreational offerings, and the open

space. For mixed use, they have lodging as well as a commercial component with food options, bowling, retail store, etc. Mr. Menlove clarified the definition specifically talks about “public amenities” not amenities for guests. Mr. Fingerroot said they are going to offer day passes to anyone in town to use the amenities. Right now, the “Main Street” will be just for guests until they know how it will work out. Menlove wanted to know what the guarantees are to the public. Fingerroot said they will utilize the PUD document for those guarantees.

Council Member Menlove remarked to the mayor that he questioned the validity of using a PUD in this situation.

Council Member Hansen asked about parking to accommodate trailers and boats. Mr. Crabb responded that they are working through modifications to create storage areas for these larger items. He said that each site can have 2 vehicles per site. Mr. Fingerroot replied that they are going to take the information they are given and tweak their plan. They may take a park and turn into an extra parking lot. They will implement rules and regulations about how much equipment each space can have. Mayor Leonhardt asked what they are seeing at their Blue Water resort. Mr. Fingerroot does not have specific information on that, but the feedback he has, he understands the resort is running well.

Mr. Fingerroot brought up that Blue Water has a hotel, and that Sun Communities comes up with creative ways to operate, when Council Member Hansen stressed his concern over employees and employee housing.

Council Member Hansen asked, “What is your commitment to Paradise Parkway?” They have not engaged anyone else to see if they are going to contribute to finishing it. Mr. Fingerroot said they haven’t, but he would like to obtain information on who the adjacent property owners are and work through that. Mr. Crabb said they are proposing that Paradise Parkway would just be an emergency access. Mayor Leonhardt addressed different vehicle types using Paradise Parkway, the highway, and Hodges Canyon Rd, suggesting they split their egress using Paradise Parkway and Hodges Canyon Rd and using Kimball Lane to access the highway from there.

Council Member Hansen asked if OHV’s are not going to be allowed inside the park. Mr. Fingerroot said golf carts will be allowed inside. Fingerroot said he sees no problem with OHV’s being allowed inside the park to access the trailheads. Mr. Crabb said safety first and it would be part of the operations team to create that plan. Council Member Hansen said they’d need a guarantee for them to access 3<sup>rd</sup> West above most of the homes rather than using Hodges Canyon Road, stressing the need for Paradise Parkway to be built, in an effort to be good neighbors with the residents. Mayor Leonhardt agreed with the importance of Paradise Parkway moving forward. Mr. Crabb asked if that might happen in the next 12 months, to which the mayor responded, “yes.” When asked about funding the road, Mayor Leonhardt said that would need to be negotiated.

Council Member Hansen said that if they agree with this proposed rezone, the town is giving up commercially zoned property, and it would be important to him that people in the community would have some type of benefit.

Council Member Argyle asked about landscaping. She clarified the height of the fence between residential and the resort will be 7 ft. She also commented on the tiered landscaping and trees as a sound and visual buffer. Mr. Crabb stated that the closest any site will be to the property line will be 30 ft, but the landscaping will be 15 feet on each side of the fence and will be maintained by Sun Communities.

Mayor Leonhardt asked if they will have security inside their resort. Mr. Crabb answered yes, there will be staff 24/7 and rangers going around checking on the sites.

Mayor Leonhardt asked about long-term rental for the park models. They will not be sold but will be run by Sun Communities. They are still exploring being open in the “off” season. Mr. Fingerroot said they are offering seasonal rental on park model homes when asked by the mayor.

Council Member Hansen suggested that the council members give them the notes of the questions that were asked. Mr. Fingerroot read through the notes he took on the questions that were asked and the additional information the council wanted.

Council Member Menlove brought up his concerns about emergency response vehicles getting from point A to point B and wanted that further addressed as they are taking notes. Mr. Crabb said they are proposing a whole emergency loop and it is denoted on the conceptual plan and will be further outlined as they move forward.

Council Member Menlove made a motion to deny based on his concerns of rezoning to a PUD. It is Mr. Menlove’s opinion that based upon town ordinances, there is not for him to believe this is what the PUD overlay is meant for. Mr. Fingerroot asked to comment. He said that the PUD gives the city the vehicle for Sun Communities to make their commitment to memorialize. There was no second, the motion dies.

Council Member Hansen made the motion to accept the proposal to approve the Re-Zone of Bear Lake RV Resort to a PUD overlay and approve the Conceptual Plan. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, against; Mayor Leonhardt, for. Motion Carried.

The mayor called for a break at 6:13 p.m.

The meeting was called back to order at 6:20 pm

## **5. PUD Discussion/Approval**

- a. Requests Preliminary approval for Phase 5, Waterdance, Waterdance Holdings, LLC, Norm Mecham.

Norm Mecham and Teri Eynon were present.

Council Member Menlove said that he has spoken with Mr. Mecham and found that these units are wheelchair accessible. He appreciates that there are these types of units available.

Council Member Hansen asked about retention ponds. Mr. Mecham responded their ponds are grassy areas that flow from one to the next, etc. and are 100 year retention ponds. 150 South has been deeded over to the town and a bid has been awarded to build that road this spring.

When asked, their development does go all the way to 300 West and a C1 zone butts up against the PUD. Ms. Eynon said they do have one spot for commercial, but it's on 100 West.

Council Member Menlove made the motion to approve the Preliminary for Phase 5 of Waterdance. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

- b. Requests approval for Final Plat of Phase 7 of the PUD-Water's Edge Resort, 35 E 150 S., Chris Shurian

Mr. Shurian was present. He said that the storm drain calcs have been addressed since the last meeting. He stated Quinn Dance received enough information to feel comfortable moving forward with the water retention issues.

Council Member Menlove asked about ADA accessibility. Mr. Shurian said that all units are, or can be, ADA accessible, Type B, condominium units, and Type A, hotel units. Type B can easily be converted but they all have wide enough doorways and elevators. Type A, the hotel, has the required number of units that are ADA accessible. When asked, he expects approx. 100 employees. He does not have any onsite employee housing, but he does have some offsite employee housing already and plans to increase that. Mr. Shurian hopes to create a year-round season and employees.

He hopes to get the larger phase started at the end of the summer and will be an 18-month construction. This phase will include the water park and other amenities.

Mr. Shurian said that the town and the attorney are giving his team feedback on the PID they have proposed, and they are keeping the mayor informed as it is moving forward.

Council Member Hansen made the motion to approve the Final Plat for Phase 7 of the PUD – Water's Edge Resort. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

## **6. Subdivision Discussion/Approval**

- a. Requests Final Approval for Phase 2, Villages @ Lighthouse Pointe, Kent Fisher

Kent Fisher was present. He addressed the previous question of length of driveways. The average length of the driveway is 27.21 feet long. He feels comfortable that 2 vehicles can park in the driveway. He also addressed the configuration of the dumpsters to accommodate the needs of the sanitation department.

He will be asphaltting the roads 26 ft and adding pull-off parking spaces for additional parking, but they are not doing 60 ft roads. Mr. Fisher stated that the Planning Commission found that acceptable. Council Member Menlove brought up that Planning Commission wanted to see 4 ft gravel sidewalk area on certain lots. Mr. Fisher said they will not be turning the streets over to the town.

Mr. Fisher has talked with Norm Mecham and will get the water shares turned over to the town. Mayor Leonhardt remarked that he couldn't record the plat until that was done and Mr. Fisher responded he understood that.

Mayor Leonhardt reviewed the comments from the city attorney about needing CCR's for Phase 2. Mr. Fisher said that CCR's have been recorded for Phase 2. Mayor Leonhardt wants to have that verified before the phase is recorded. Same for the title report. The Town Office will verify that all requirements from the attorney will be met before the mylar is recorded. Mr. Fisher said he can do a title search and get that if needed. Mr. Fisher said they do have an HOA and that information has been recorded as well. He mentioned that he will get the addresses on the mylar before it's recorded.

When asked, Mr. Fisher said they do allow for short-term rentals.

Council Member Hansen asked if Pickleville Parkway and the access for this project have been resolved. The change in the road affects phase 3 and 4, not phase 2. Mayor Leonhardt said it's actually a county road that goes by the Pickleville Store, and it still needs to be addressed.

Council Member Menlove asked if the town could negotiate road width in future phases. Other Council Members responded that the master plan for the development has been approved, but it's worth having a discussion with Mr. Fisher in the next phases of the development.

Council Member Argyle made the motion for Final Approval for Phase 2, Villages @ Lighthouse Pointe. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

## **7. Public Comments, 2-minute time limit**

Ryan Jenks representing Sweetwater HOA – read a letter from Sweetwater Golf Course Association as an authorized representative, regarding the proposed Bear Lake RV Resort, and the increased traffic on their roads as well as other expected damages from increased traffic in Sweetwater. The HOA will seek compensation from the town and Bear Lake RV Resort if maintenance costs are higher than they have historically been or there is property damage.

Ryan Jenks also took a moment to speak on his own behalf regarding Bear Lake RV Resort. He is against the proposed 240-foot buffer zone in conjunction with the number of back in spots. His experience with personal RVing and larger resorts, stated that the back-in spots will cause delays that the 240-ft buffer zone will not accommodate. He would like this issue addressed going forward.

Brent Batemen an attorney with the law office Denton Durham Jones and Pinegar and he represents Peter Q. Lawson who is property owner near the proposed Bear Lake RV Resort. He stated, "My client is going to pay me a lot of money to make sure that every single "i" gets dotted, and every single "t" gets crossed." Mr. Batemen stated he will be watching the process as the RV park moves forward the town, the owner, and developer comply with the law. He shared that there have been 2 legal violations during the meeting. The town passed a legislative and an administrative item together, referring to the rezone and conceptual plan of Bear Lake RV Resort. He stated, "that was illegal. A challenge is coming probably. I'm not here to make threats or anything, but I'm just telling you this is what I've been hired to do."

Mr. Batemen went on to explain the town's general plan is normally advisory at which point, Council Member Hansen interrupted saying to the mayor that Mr. Batemen has already made threats to the city about watching the council. The mayor asked Mr. Batemen to sit down, and he responded that there were now 3 illegal things the council had done. Mayor Leonhardt asked Mr. Batemen to speak with the town's attorney.

Michael Laswell has concerns about water usage and water treatment regarding the usage assumptions Bear Lake RV Resort stated and the table they showed in regard to their plans. The numbers and how they came to their estimates of current residential usage and the planned resort, he felt there is an error. He feels the development concept is good but would like the Planning Commission and Town Council to press for accurate usage reporting and their plans for water management.

Brad Davis appreciated Council Member Menlove's comments regarding zoning PUDS where he felt they really shouldn't be. Mr. Davis read 11F – 101 – A and clarified it regarding the Bear Lake RV Resort proposal. Mr. Davis also brought out that the ordinance references public easement, not amenities, and shared the definition of amenities with the council. He followed up by defining easement and saying that the Bear Lake RV Resort does not offer a public easement which is part of the PUD ordinance. Mr. Davis has concerns about affordable housing projects in the future if they give away the residential land.

## **8. Short-term Rentals**

Before the council moved forward, Teri Eynon brought to the attention of the council a correction of address for items f through i, from building E to building D.

- a. Vance Reeder, 55 West Buttercup Lane #27, Bear Lake Cozy Cabins
- b. Jeff Winter, 865 Harbor Village E Drive
- c. Jesse Curtis and Brent Bement, 140 W 150 S, Building E Unit 16 Waterdance
- d. Paulo Socatelli, 140 W 150 S, Building E Unit 17 Waterdance
- e. Kyle Richins & Brandon Sunday, 140 W 150 S, Building E Unit 15 Waterdance
- f. Robert Johnson, 140 w 150 S, Building D Unit 11, Waterdance
- g. Kork Dorius, 140 W 150 S, Building D Unit 13, Waterdance
- h. Forrest Baker, 140 W 150 S, Building D Unit 12, Waterdance
- i. Kirk Dorius, 140 W 150 S, Building D Unit 14, Waterdance



- j. Doug Shepherd, 929 Harbor Village East Drive
- k. Brent Bramwell, 55 Buttercup Lane #30, Bear Lake Cozy Cabins
- l. Randy Smith, 1559 S Bear Lake Blvd, Vacasa

Council Member Argyle made the motion to approve the short-term rental licenses a through l, with the corrected address of building D on items f through i. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

## 9. Ordinance Discussion/Approval

- a. Ordinance #22-04, an Ordinance Changing Parking Spot Requirements.

Mayor Leonhardt reviewed the changes. Glen Gillies was asked to comment, and he stated after measuring, it takes 10 x 24 foot spot to park a truck and recommends the changes.

Council Member Menlove made the motion approve Ordinance # 22-04, an Ordinance Changing Parking Spot Requirements. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

- b. Ordinance #22-05, an Ordinance Changing Short-term Rental Parking Requirements.

Mayor Leonhardt read the changes to the ordinance. Council Member Argyle asked if the changes applied to garages. Glen Gillies said he does not measure garages. If it's a 2-car garage, he counts it for 2. Mr. Gillies mentioned that there will be changes coming in counting garages as part of the required parking. Council continued to discuss parking for short-term rentals.

Council Member Argyle made the motion pass Ordinance # 22-05, an Ordinance Changing Short-term Rental Parking Requirements. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

Council Member Argyle would like to get a road width ordinance passed as soon as possible. There was discussion about recent ordinances and defining alleys. Mayor Leonhardt said the city code has 2 contradictory definitions for alley. He has the city attorney working on clarifying that definition.

Council Member Hansen brought up the definition of a PUD and that a PUD is actually an overlay of the zones that already exist. Council Member Argyle added that some things presented to the council are just not clear because of interpretation. Council Member Hansen suggested that the town come up with something stating that a PUD cannot exceed a certain % of the allowable density. Council Member Argyle agreed that having criteria like that would help the council make decisions and clarify the city code.

- c. Ordinance # 22-06, an Ordinance Adding Items to Final Plat

Hansen is concerned about the item 11E – 504 – B – 6, he doesn't feel there is going to be room on the mylar for the address block. Teri Eynon, in the audience, spoke to why the Planning Commission wanted it.

The mayor suggested contacting the county recorder for more clarification. Council Member Hansen doesn't feel it will help with being able to read the address.

Teri Eynon in the audience addressed the council stating the reason it's been brought up is because the county doesn't want to give addresses until the final plat is approved. They want a space left for it so the county can fill it in after. This ordinance is to standardize the practice for those not leaving an address block on the mylar. Ms. Eynon said that the Planning Commission said the current ordinance states the addresses must be on the final plat, but because the county won't issue the address until after it's approved, the change is to put an address block in so the county can complete it after.

Council Member Hansen said the way he reads it, they want the address in the legend (number 1) and on the lot itself (number 6). He feels it's redundant. Council Member Menlove suggested changing the word "on" each lot, to "for."

Mayor Leonhardt asked the Town Clerk to contact the County Recorder to clarify the process and the need for this ordinance.

No motion was made.

d. Ordinance #22-09, an Ordinance Changing Commercial Setbacks

This is being revisited because we received business owner feedback last year and business owner Austin Clark wants to do a zero setback with his remodel on the Burger Barn.

Mayor Leonhardt asked the Town Clerk about the status of this ordinance. She reminded the council that they held a public meeting with business owners along Bear Lake Boulevard to get their feedback, so it has not yet been passed by the Town Council.

Council discussed why there was a zero-setback issued to Blue Clothing Co.

Council reviewed previous conversations and public input on this ordinance change. Council Member Hansen brought up that these changes do not address contiguous businesses in the commercial zone. They clarified they want to see buildings have the option to come right to the sidewalk like downtown Logan or Montpelier where people can walk continuously along the storefronts.

Mayor Leonhardt asked that this ordinance be put on the Planning Commission agenda for next month and have Martell Menlove attend to understand more of what they are proposing with this ordinance change.

## 10. **Board Member Appointment**

There was no appointment made at this meeting.

#### **11. Office of the State Treasurer – Public Entity Resolution**

Mayor Leonhardt explained this was just to add Jordan Parry as the Treasurer and Shalie Argyle, the new employee, to the account.

Council Member Hansen made the motion to approve the signatures on the Public Entity Resolution. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Mayor Leonhardt, for. Motion Carried.

#### **12. Miscellaneous Items**

Council Member Hansen talked about the inequality of acquiring water shares for developments, etc. His thoughts will get water rights into the towns hands faster if every unit is treated the same. He cannot see that a townhouse uses less water than a home and that outdoor watering be part of the calculating of water shares. Mr. Norm Mecham in the audience was asked to comment on it. He also explained that a single home wouldn't necessarily need an entire share, it would need so many acre feet.

Council Member Hansen also suggested that someone with a lot big enough to build on should provide water rights to the town as well. Council Member Argyle asked if they were doing it by paying the impact fee, to which Hansen responded, "no." Mayor Leonhardt asked if, including vacant lots, if the water shares have already been brought in, like where he lives. Yes, his subdivision would have, was the answer.

Discussion continued about water shares. Mayor Leonhardt stated that Swan Creek cannot sell their shares outside of Garden City because Garden City has an agreement with them to protect those shares.

Council Member Menlove wants to see more long-term rentals and come up with a grant or something to make it affordable for families to live here. Mayor Leonhardt said that there are some things coming up that will hopefully help. He knows of a possibility of apartments coming in on a PID. Council Member Argyle said John Nelson is willing to speak to the council about a zone that's created to allow for tax breaks, etc. where people can build.

There was discussion about taxing short-term rentals, or using taxes, to help solve the long-term housing problem. They continued with ideas of sweat-equity homes, reduced rates, contractor rates, etc. They would need to implement very strict guidelines for these housing types. Mayor Leonhardt said they could perhaps work with property owners and create a zone for this housing. Council Member Hansen shared his experience with low-income, or affordable housing, in other states, and learned that the requirements to live there were no criminal record and no drug convictions.

#### **13. Council Member Reports**

Council Member Argyle – nothing to report

Council Member Menlove – is attending Planning Commission meetings. He will be put on the trails committee with Mark Smoot. Glen Gillies offered allow Martell Menlove to come along on inspections, so he knows how they do it and has a clearer picture.

Council Member Hansen – he, the mayor, and Dan Kurek looked at the carport being enclosed in the library today. They are putting together a plan and price together. It will need to go out to bid. They do have the Gardner Family donation to help with the expansion project.

Council Member Menlove asked about space on the main floor of the library for the food pantry. The county needs to co-op with that because it's a county program, the town is just a satellite.

Council Member Hansen reported on the progress of the well. He will have Jeff Hansen do the description and Marilyn complete the deed for the property being purchased. In meeting with JUB, they said they already had the description, so he told them to get it to Marilyn and get it done by next week.

They are working on getting the water rights transferred correctly to Heritage Park. Once they have that done, they will start preparing the canal rights transferred to the water treatment facility. They won't put any more into the plant than it can produce, the rest will go into the well. Everything has been submitted to the State and seems to be progressing ok. If they pass the sanitary plan and the well site plan, they should be able to get started in the next couple of months.

Council Member Hansen said they are getting close to completing the water protection plan. He reported that Claudia Conder has been an asset to the town in assisting with these items.

Council Member Argyle – Easter Egg hunt at the Lakeview Park until Heritage Park is ready.

Mayor Leonhardt - made presentation to the Natural Resource Board on the marina. Very favorable response. He feels hopeful that the town will get the money.

The mayor asked Council Member Hansen about taking over the county road as a city road, the road on the west side of Pickleville Store all the way to the outlet of Paradise Parkway The council discussed the possible layout of the road. Council Member Hansen offered to speak to Nate Parry, the owner, about future possibilities, and the neighboring business owned by Dustin Hansen.

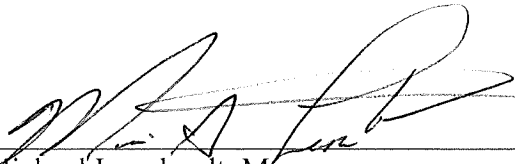
#### **14. Payment Vouchers**

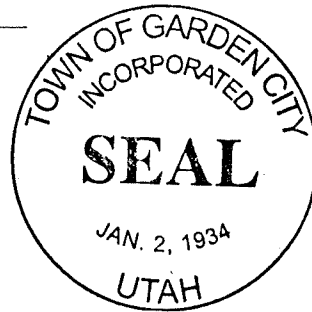
Council Member Hansen made the motion to pay the bills. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**15. Adjournment**

There being no further business, Council Member Argyle made the motion to adjourn. Council Member Menlove seconded the motion. Town Council adjourned at 8:33 pm.

APPROVAL:

  
\_\_\_\_\_  
Michael Leonhardt, Mayor



Attest:

  
\_\_\_\_\_  
Cathie Rasmussen, Town Clerk