

2008

# Garden City, Utah General Plan



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Prepared by

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Professional Services, Inc.

# INTRODUCTION

The Town of Garden City is developing this General Plan for the purpose of directing future decisions regarding growth and quality of life in the Town. The General Plan, when adopted by the Town Council, will be the official policy statement governing the decisions that direct future development.

The first section contains a brief physical description of the community. The second section contains policies and goals regarding future development. This General Plan will:

- Facilitate the Town in improving its physical environment through a balance of health, safety, beauty, function, and efficiency
- Identify the goals and policies needed to enrich our quality of life and allow for planned growth
- Direct day to day decisions to attain the desired, long range vision of our community

Cooperation is necessary to make this document work. Through public involvement and dedicated city government we can develop this plan and use it effectively for its intended purpose. This document should be reviewed and/or updated every 5 years.

## GARDEN CITY COMMUNITY DESCRIPTION

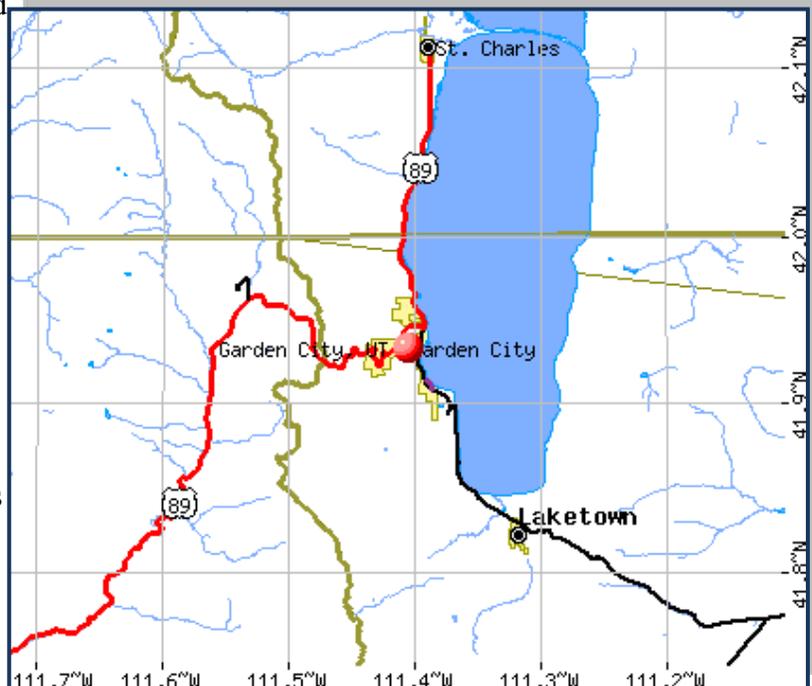
Garden City is a small agricultural and recreational community located 5 miles south of the Utah/Idaho Border on the west shores of Bear Lake. State Route 30 and US Highway 89 serve as main linkages for the community. They connect the community to Idaho on the north, Wyoming to the east, and Logan to the west.

Prior to discovery of the Bear Lake Valley by the white man, the area was frequented by bands of Shoshone, Ute, and Bannock Indian tribes. The area was a favored hunting ground and the site of several summer rendezvous. In the summers of 1827 and 1828, several thousand Indians and trappers gathered and traded goods in two well-known rendezvous in the Bear Lake area. Well-known mountain men and trappers, such as Jedediah Smith and Jim Bridger, participated in these rendezvous.

By the year 1847, the Bear Lake Valley was known to settlers coming west, including the Mormon Pioneers, but the high altitude and hard cold winters of the area discouraged settlement. Eventually, in 1863 Mormon President Brigham Young sent Charles C. Rich with a group of Mormon Pioneers into the Bear Lake Valley to start a settlement.

The first settlers in the Garden City area did not arrive until the fall of 1875. However, it was not until the spring of 1877 that homes were built and ground was broken for cultivation. More settlers came to the flat or Little Valley area, as it was then called, when there were prospects of getting water into the area. Phineas W. Cook saw the possibilities of getting water to Little Valley and began planning a canal to take it there. This was the beginning of Swan Creek Irrigation Company, and the first meeting of the company was held on February 5, 1877.

In early spring, 1877, Wright A. Moore was appointed to distribute the land in the Town site. It was decided that the Town site should be laid out on the east side of the section line and run north and south. The Town site was surveyed into eight acre blocks with 4 lots on each block and streets four and six rods wide. The farmland around the Town site, approximately 800 acres total, was divided into twenty acre lots. The surveying was accomplished in March 1877, and names were drawn for the lots.



Shortly thereafter, taxes were levied to residents for completion of the canal Phineas Cook and sons had initiated. By 1878, the canal had been enlarged and water was finally brought to the area where Garden City now stands.

There was no place for residents to gather in Garden City until 1878, when the first meetinghouse was built. It was a one-room log structure and served to hold church meetings, school, and some recreational activities. The first post office was opened in Garden City in 1881 at the home of Charles Longhurst. Before its opening, mail delivery came to Fish Haven, Idaho, 7 miles to the north, and residents of Garden City had to travel those 7 miles to collect their mail.

Some early commercial ventures in the area included a general merchandise store, blacksmith shop, wheat mill, sawmill, and an ice cream parlor. In the early 1900's, there was a saloon in business, but it burned down after only a short time in operation. The first telephone service was brought into Garden City in 1900, from a line between Montpelier, Idaho and Evanston, Wyoming.

In 1912, Rich County was contacted regarding the building of a power plant on Swan Creek to furnish electricity in Rich County. The Rich County Commission granted the franchise for the right-of-way, and the Swan Creek Electricity Company was organized. The power line was to run from Swan Creek to Garden City and Laketown. Later, the line was enlarged to serve Randolph and Woodruff. The plant is no longer in operation.

As the valley became more accessible and the automobile became more common, Bear Lake became a popular summer resort area. Around 1913, Mr. and Mrs. Clarence Booth erected tents at Swan Creek for people to stay in and by 1916 the Lakota Beach development was established, with several cabins being built. In 1914, the Ideal Beach Amusement Company opened a resort south of Garden City in the Hodges Ranch area. There were 42 cabins, a cafe and a dance hall, which at that time was one of the most popular in northern Utah. These two early resorts were only the beginning of the recreation industry on and around the shores of Bear Lake.

The earliest school in Garden City was held in a private home. When the meetinghouse was completed in 1878, school was then moved into the new building.

In 1915, a new school building was under construction and nearing completion in Garden City, and by 1928, Garden City and Laketown High Schools were consolidated. Students in Garden City were transported to Laketown. In 1944, Garden City's elementary school was completely destroyed by fire. A temporary school was set up in the basement of the LDS church and desks and supplies were transferred in from North Rich School in Laketown. Eventually, the old Garden City school was rehabilitated and used until a new school could be built. A new school was eventually built and the Garden City Elementary School moved in. School was held in this building until 1962. In 1962, the school was closed. In the fall, the elementary students in Garden City were transported to Laketown for school. This consolidation of elementary schools created the North Rich Elementary as it is today.

In 1967, the elementary school building in Garden City was relinquished to the LDS Church in an exchange. The church ward used it for several years until eventually it was torn down, along with the church, and a new church building was constructed in 1976 on the same lot.

Charles W. Pope made a proposal to the residents of Garden City in 1933, to pipe water from Swan Creek Spring for culinary use. The Town applied for a federal loan, and an engineer was

hired. Fall of that year, Garden City was incorporated with Charles Pope as Town president. Work on the water system was not begun until April 1936, and on July 4, 1936, the water was diverted into the system.

The placement of cement sidewalks was undertaken by the Town in 1936.

In 1978, Garden City and Pickleville were incorporated as one community, and the name Garden City was retained. Several annexations to the Town have occurred since then.

Even though Garden City has always been a recreational community, with a few second homes dotting the landscape, since the year 2000 the number of second homes has dramatically increased. In fact, in 2007 the number of secondary homes outnumbered primary residences three to one (3:1). This creates a difficult situation for the Town as the demand on the infrastructure has increased, while the full time population has not increased at the same rate. Therefore, the Town does not have the resources to meet the demands placed on the infrastructure and services. The building of these homes however, has boosted the property tax revenues and the local economy by creating more demand for services such as contracting, restaurants, cleaning, shops, real estate, and even a new health care clinic.

## **GEOGRAPHY**

The Bear Lake Valley is located in the upper northeastern corner of Utah and the southeastern corner of Idaho. The valley, which was formed as a result of continued faulting, is contained by the Preuss Mountain Range rising abruptly on the east, and the Bear River Mountains on the west.

Garden City is at an elevation of 5,961. The Bear River Mountains border on the west and agricultural lands extend to the north and south; the Bear Lake borders on the east.

Garden City is situated on the west shores of Bear Lake at a point where the lake forms a slight crescent curving out into the Lake.

## **CLIMATE**

The climate in Garden City can range from very severe in the winter months, to warm and mild in the summer months. Temperatures range from below zero lows in winter, to upper 90 highs in the late summer months.

Most of the precipitation that occurs comes in the winter in the form of snow. Average annual precipitation, as recorded by the National Climatic Data Center Bear Lake State Park, Utah weather station, is 14.17 inches. Average total snowfall is 42.5 inches. Snow remains on the ground an average of 64 days each year.

Prevailing winds are typically from the southwest at speeds of 8 to 10 miles per hour. Winter winds are typically from the west.

## **DEMOGRAPHIC/PHYSICAL**

### **SOCIOECONOMIC**

The 2000 Census showed that the total population of Garden City was 357. The 2006 estimated population is 396 and the 2010 projected population is 401. There is an estimated 4000 part-time residents in Garden City with 40,000 + visitors on a busy weekend.

The median household income in 2005 was \$38,500, ninety-two (92%) percent of the median household income for Rich County. In 2006, the average assessed valuation of Garden City was approximately \$168,039,278.

The following table shows the 2007 property taxes levied:

Garden City	.000470
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For the year ending June 2007, Garden City received \$61,499.23 in Property Taxes, \$110,472.95 in Sales and Use tax, and \$139,172.59 in Resort Communities Tax.

Because Garden City is largely a resort community, a large portion of property taxes come from secondary homes.

Currently, Garden City relies on local volunteers for several civic duties, such as planning and zoning and various government boards.

### **POLICIES**

- The Town will retain control over events and affairs, which are local in nature, and will remain active in state, county, and interstate issues, which affect life in Garden City.
- The Town will continue to rely on higher levels of government for social services i.e., Rich County and Bear River Association of Governments.
- The Town will zone appropriately commercial enterprises.
- Garden City will promote art fairs, Town wide holiday celebrations, and festivals that reflect the culture and history of Bear Lake and Garden City.
- The Town will require that commercial property be maintained and well kept.
- The Town will budget some of our revenues toward work currently being done by volunteers.

## **GOALS**

1. Encourage citizen participation in local affairs in Garden City.
2. Promote a family friendly atmosphere in the community.

## **HOUSING**

The 2000 updated Garden City records showed 848 housing units, 520 individual houses, and 328 condominium and Townhouse units. By 2007, the number of housing units is estimated to have grown to 1,007; 618 individual houses, and 389 condominium and Town house units. The full occupancy rate is seventeen (17%) percent while eighty-three (83%) percent of the homes in Garden City are seasonal or weekend occupied. This translates into 146 primary homes and 861 secondary homes. Garden City has one manufactured home park, located in Buttercup Estates, which is dedicated to modular homes. Garden City has four campgrounds and RV parks, which provide overnight as well as seasonal long-term camping/parking. Garden City has six condominium and Townhouse complexes. Condominium and Townhouses are both owner occupied as well as rentals.

## **POLICIES**

- Garden City will continue to permit controlled residential growth, where demand and adequate services are present within the proper zones.
- The Town will promote mixed-density housing within the Town. The Town will also promote a variety of lot sizes.
- The Town will promote affordable housing designed specifically for median income families and individuals.
- The Town's housing policies will not discriminate against individuals because of race, sex, religion, age, or disability.
- We will modify the Town Zoning Ordinance to encourage single-family dwellings, while still allowing multi-unit dwellings.
- Manufactured homes will be allowed only when on permanent foundations within manufactured home subdivisions. Manufactured Homes in subdivisions and mobile home parks must comply with the current manufactured home building code requirements, such as snow load capability.
- Property owners will be required to clean up unsightly yards including weeds, trash, and junk automobiles, including those being repaired. All automobiles on property will be registered.

- The Town will require all existing homes and manufactured homes to meet the current building code requirements before remodeling can occur.
- Garden City will enforce the camping and occupied RV requirements to approved campgrounds and RV parks only, or as permitted by The RV Ordinance.

## **GOALS**

1. Offer a low-density appearance with a mix of some higher density to meet the needs of a variety of income levels, as well as rentals for seasonal employees i.e. studio apartments, cabins, etc.
2. Encourage a variety of lot sizes to meet the needs of different families and individuals.
3. Encourage “clustering” of housing units to maintain open spaces and views of Bear Lake.
4. Encourage residents to do regular upkeep and maintenance on their property to ensure an inviting, eye-pleasing community.
5. Establish programs to discourage unsightly yards, such as periodic clean up days and adopting a “Garden” theme for the Town.
6. Develop a “Garden Tour” for different seasons to showcase residential and city gardens.
7. The Town will develop a slum and blight ordinance that encourages the removal of non-maintained structures.
8. The Town will strengthen the nuisance ordinance in the areas of noise, unsightly buildings and yards, including weeds, animals, and other impacts to the Garden City experience.
9. Develop an RV Parking Ordinance.

# PUBLIC SERVICES

## ROADS/STREETS /TRANSPORTATION

Transportation is an important issue in Garden City. Because of an absence of some services and its location relative to other tourist attractions, i.e. Jackson Hole Wyoming, many people travel on the highways leading to and from Garden City. Most residents travel for shopping, and medical and personal needs in Logan, 38 miles SW, or Montpelier, ID, approximately 30 miles north. Throughout the summer months, traffic in Garden City increases exponentially due to the tourists.

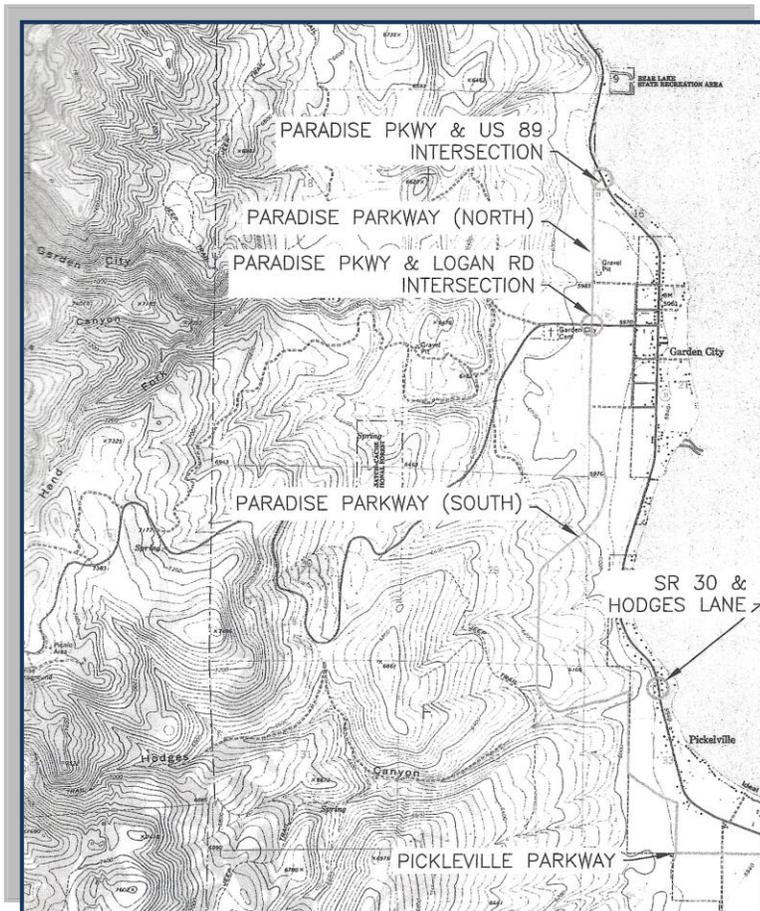
Bear Lake Blvd. (State Highway 30) provides north and south access. US 89, provides access west to Logan and the Wasatch Front. Garden City is responsible for maintaining approximately 6 miles of Class C roads within the Town.

The Town does not currently require sidewalks for new construction, and therefore not all streets in Town currently have sidewalks, nor are all of the streets paved.

A Garden City Road Master Plan has been developed by the Garden City Transportation Board with guidance from the Mayor, Garden City Town Council, Utah Department of Transportation (UDOT) and the Town's Engineering Firm, Sunrise Engineering. The Garden City Road Master

Plan identifies five projects as priorities. These projects are supported by the Policies and Goals of the Garden City General Plan. The five projects are:

1. Highway 89 and Paradise Parkway Intersection
2. Paradise Parkway (North)
3. Paradise Parkway and Logan Road Intersection
4. Paradise Parkway (South) and Pickleville Parkway
5. State Route 30 and Hodges Canyon Lane Intersection



## **POLICIES**

- The Town will establish standards for attractive, safe, functioning street environments through the use of planning and zoning.
- The Town will continue to use "Class B & C" road funds from the State to maintain Town roads. In addition to yearly road maintenance, the Town will establish an annual fund to be set aside and earmarked for new road construction and major reconstruction.
- The Town will continue its policy of providing materials, if the resident provides the labor, for replacement of sidewalks.
- The Town will develop a priority system for improving roads and other circulation needs, including sidewalks.
- The Town will require sidewalks and /or walking paths in all new residential and commercial developments.
- The Town will require participation by the developers to complete access roadways into new developments.
- The Town will develop recreational trails, specifically designated ATV trails that lead from the surrounding forest into Garden City, to attract more recreational business.
- The Town will develop and enforce an encroachment ordinance.
- The Town will maintain and upgrade existing roads and rights-of-ways, including securing new rights-of-ways to State and Federal Lands.
- The Town will require street lighting at night and require that such lighting shine downward.
- The Town will work with the State and County to establish alternate routes through Town.
- The Town will plan and map for future roads and encourage recreational trails, including designated ATV trails, bike trails, and walking trails that allow beach and forest access.
- The Town will provide signs and maps to inform residents and visitors of designated ATV and snow mobile trails.
- The Town will encourage private businesses to provide fee-based off street parking for Recreational Vehicles and Trailers.
- The Town will ensure that adequate parking is provided in the business areas through revision of the land use and commercial ordinances.

## **GOALS**

1. Establish a unique, harmonious, landscape theme throughout the Town, through the use of selected plant materials, and design guidelines for each. Develop an urban forestry plan with the help of the USU Extension Service.
2. Minimize impact from tourist traffic by constructing additional parking.
3. Provide and maintain safe and efficient roadways and sidewalks throughout the Town.
4. Provide alternate transportation routes including walking paths and bike lanes to encourage a more “walk able “ community and less automobile traffic
5. Map all roads, rights of ways and easements into a Geographical Information System (GIS).
6. Improve access to Bear Lake and national forest lands.
7. Complete the Paradise Parkway and other identified priority road projects through a combination of impact fees, capital outlays, and partnerships with developers.

## **SCHOOLS**

An elementary school and middle school is located in Lake Town, approximately 10 miles South of Garden City. Students from grades 9 through 12 attend school in Randolph, approximately 30 miles from Garden City. Both schools are funded and operated by Rich County.

## **POLICY**

- The Town will continue to support the County school system and will request that an elementary school be built in Garden City to accommodate the growing population.

## **GOAL**

- The Town will work with the County School system to construct an elementary school within Garden City.

## RECREATION AND OPEN SPACE

There is presently one developed city park in Garden City, located at 400 S Bear Lake Blvd. (Hwy 30). The park is owned and maintained by the Town.

The developed park includes 2 restrooms, group pavilion with picnic tables, playground, drinking fountain, centennial time capsule, basketball court, and a large irrigated grass area. The park also includes wetlands and open space between the developed areas and Bear Lake where there is a boardwalk and access to a public beach.

Garden City has also developed a non-motorized Hiking/Biking trail that allows pedestrian access throughout the Town. The trail connects the State Marina on the north to Sweetwater/Ideal Beach on the south. At several places along the trail are benches, trash receptacles, and signs placed for public use. The Town owns several beach access roads.

In addition to these developed areas the Town owns a one acre tract of land north/northwest of the Town offices and ten (10) acres north of Buttercup. A new trailhead facility is also owned and operated by Garden City at Hodges Canyon. Snowmobile enthusiasts, ATV riders, hikers, and bikers can access the Shoshone Trails and others on public lands west of Garden City.

### POLICIES

- Garden City will continue to maintain existing recreational facilities as budgets and equipment allow. Maintenance may be completed by contracting private business as needed through the Town bid process. The Garden City Bear Lake Scenic Trail is maintained by the Town and volunteers. The Town will continue to set aside funding to improve and maintain the Bear Lake Scenic Trail and provide well marked, safe separation between various means of transportation, where feasible.
- Garden City will seek funds for new recreational facilities including a recreation/community center that may include basketball courts, swimming pool, bowling alley, etc. The Town will consider impact fees to fund these facilities.
- Park Bowery reservations will be accepted for group use activities consistent with park rules and community needs. All Park facilities will be allocated on a first-come, first serve basis. Garden City events will receive priority over other park uses and reservations.
- The Town will develop and support a Garden City Beautification program tied to the “Garden” theme.
- Garden City will encourage and promote year round recreation.
- No unauthorized camping will be allowed in City Park areas.
- No unauthorized commercial activity will be allowed in City Park areas.
- Park quiet hours will be maintained from 10:00 p.m. to 6:00 a.m.

- Park fees will be established by the Garden City Town Council as needed. Fees will be paid in advance to Garden City.
- Garden City will continue to improve and expand existing park facilities including baseball and soccer fields.
- The Town will cooperate with other government agencies to protect Bear Lake and other surrounding natural resources.

## **GOALS**

1. Encourage expansion of existing Pedestrian Bear Lake Scenic Trail to the north, south, and west of Garden City limits.
2. Improve Bear Lake access through existing public right of ways.
3. Garden City will construct an amphitheater either in the existing park or on other Town property to act as a staging area for “Raspberry Days” and to host other city functions, celebrations, fairs, etc.
4. Develop new trails along Paradise Parkway, Pickleville Parkway, and trail head facilities at existing trails leading into the canyons.
5. Adopt a “Garden Theme” for Garden City and encourage gardens on city, commercial, and residential properties, as well as nighttime lighting with decorative lamp poles in commercial areas.
6. Build trailhead facilities at existing trails.
7. Provide additional open space and city parks through property purchase, easements, and conservation agreements.
8. Construct public restrooms along the Bear Lake Scenic Trail.

## **ECONOMIC DEVELOPMENT**

Historically, the working force of Garden City looks outside the Town for employment due to lack of work at the local site. Most citizens go to Montpelier, Logan, or even Kemmerer, Wyoming. The local convenience stores, restaurants, and gas stations service a few of the winter residents, but they rely on tourists and summer residents as their main revenue.

The majority of employment within Garden City is provided by construction and service companies.

# UTILITIES

## WATER

The water system in Garden City was upgraded in the summer of 1981 to meet the needs of the present and future residents of the community. A combined system between Swan Creek Spring and Payne Spring has been developed.

Swan Creek Spring is located approximately one mile up Swan Creek. Swan Creek is approximately 3 miles north of the intersection of Highway 89 and Highway 30 in Garden City. Payne Spring is located 2 miles up Hodges Canyon.

Swan Creek Spring is one of the most prolific and dependable springs in the state of Utah with an estimated peak flow of 300 cfs in the spring time. During winter months, flow can decrease to as low as 20 cfs. Flow from the Payne Spring varies from .13 cfs to .20 cfs.

According to an Engineering Study of Culinary Water Facilities for Garden City and surrounding area, done by Sunrise Engineering in 2000, Garden City water rights are as follows:

Owner	Source	Table#	Claim #
		Available Flow (CFS)	
Garden City Corp.	Swan Creek Spring	1.50	3378
Garden City Corp.	Swan Creek Spring	1.00	1713
Garden City Corp.	Payne Spring	0.25	3410
Garden City Corp.	Payne Spring	0.10	1507
Garden City Corp	Underground Water well (Not used)	0.328	1654

The water system now in place in Garden City is more than adequate to serve the existing households on the system. It serves all units within the incorporated limits of Garden City with the exception of Bridgerland Village. Bridgerland Village is served by their own water company from a source at Payne Spring. Bridgerland Village and Garden City share the source at Payne Spring at the rate of 30/70 respectively.

Service is provided from the state line, south to the Gus Rich point. As of January 2008, Garden City has 733 connections, which include 32 wholesale connections.

Delivery from Swan Creek Spring is provided through a 24" pipe. It is reduced to a 20" pipe at State Highway 30 and ultimately to a 14" pipe as it progresses South through the City. Water from Payne Spring is delivered from a 500,000 gallon storage tank through a 14" pipe that connects with the 14" line from Swan Creek Spring.

There are several 6" and 8" distribution lines branching from the main line, providing lateral distribution as well as an open loop system.

Present storage facilities consist of three tanks. A 500,000 gallon storage capacity tank is located below Payne Spring and is filled from Payne Spring. The other two, a 50,000 gallon capacity and a 75,000 gallon capacity are filled from Swan Creek Spring. These are located at Harbor Village and Buttercup developments. Future tanks are planned at the Shundahai and Elk Ridge developments.

Delivery capacity, as recommended by the State of Utah, should equal 800 gallons per residential hookup with a minimum of 180,000 gallons storage for fire protection. This minimum for fire protection is based on an approximate standard of flow of 1,500 gpm for 2 hours. Fire hydrants are placed at an average of 500 feet apart in the system, or as required, for existing and anticipated residences.

Because of a determination made by the State of Utah and the EPA, Swan Spring has been determined to be under the influence of surface water. The EPA mandated that the Town of Garden City correct the problem; therefore, Garden City will build a culinary water micro filtration treatment facility just downstream from Swan Spring. The treatment facility will consist of a treatment plant building 84'x60', a 500,000 gallon concrete storage tank, and piping to and from the facility. The facility will be funded through the State and the Rural Development Administration.

## **POLICIES**

- The current status of the water system will be reviewed annually.
- Garden City will continue to provide quality water at the most economical rates possible, and perform all sampling and treatment as directed by the State.
- Garden City will provide water for fire protection, as directed by State laws, and will insure all fire hydrants are accessible and in working order.
- Garden City will provide new customer connections and all services as described by Town ordinance/resolution.
- Garden City will maintain the water sources and distribution systems to insure a quality product with minimal waste.
- Garden City will maintain sufficient funding to accomplish normal operation and maintenance of the water system. Garden City will also maintain emergency funding as well as funding for anticipated capital projects.

## **GOALS**

1. Acquire additional water rights from Swan Creek Spring and change the point of diversion. This is required to accommodate anticipated growth, as well as current water commitments.
2. Maintain a Source Protection Plan for water sources servicing the Garden City Water System.
3. Replace all transit asbestos distribution lines with current state of the art piping (approximately 18 miles).
4. Update Payne Spring and the Payne Spring distribution system to accommodate better utilization and ease of maintenance.
5. Improve high water storage.
6. Study feasibility of developing a secondary irrigation system.
7. Develop a map of the general locations and sizes of water pipes in the system.

## **WASTEWATER**

Bear Lake Special Service District has been established for the treatment of residential and commercial sewage.

### **POLICIES**

- The Town will continue to participate in the Bear Lake Special Service District for treatment of residential and commercial sewage.

### **GOALS**

1. Garden City will do a feasibility study to see if a Town wide, sub-surface drain system is necessary as growth continues, to divert storm water to the water treatment plant and to a separate storm water treatment system, thus extending the life of the roadways.

## **SUB-SURFACE DRAIN SYSTEM**

There are some subsurface drains throughout the Town. These drains are the responsibility of the landowners on whose property they are located.

### **POLICIES**

- The Town will begin to manage storm water and spring melt runoff by inclusion of requirements for new developments in the Land Use Ordinances.
- The Town will require impact fees to help fund building a new storm water treatment system.
- Garden City will require new development to include sub-surface drains, or an alternative method of collecting and removing storm water and spring runoff.

### **GOALS**

1. The Town will revise its Land Use Ordinance to include the management of storm water in new developments.
2. Garden City will research grants and funds to build a new storm water treatment system. A study should be done to determine the size and extent needed to meet the projected demand on the infrastructure.
3. Means to funnel storm water away from developed areas will be implemented.
4. The Town will research areas to build retention ponds to collect water draining from the canyons and hill sides.

5. Garden City will research the benefits of adding curb and gutter to all new and existing residential and commercial areas in the near vicinity of Bear Lake Boulevard in order to promote a unified look and extend the life of paved roads.

## **IRRIGATION SYSTEM**

The Town of Garden City's agricultural lands are serviced by an open irrigation canal, beginning at Swan Creek and running south through the Town. The open canal and ditch seepage along with flood irrigation adds to the high water table throughout the Town. The open ditches pose a threat to safety as well as water quality.

Water shares are available from two irrigation companies; Garden City Irrigation Company and Hodges Canal Company. Both systems are gravity flow, open ditch, and/or buried pipe. The Town owns minimal shares in each company.

## **POLICIES**

- The Town will continue to acquire shares of irrigation water through purchases and negotiations as a result of land use changes. Acquired shares will be used for exchange for culinary use and/or irrigation.
- All water rights will be transferred from property as it is developed to the Town of Garden City for use in the Town Water System.

## **GOALS**

1. Cover unused ditches throughout the Town.
2. Work with irrigation companies and property owners to convert the open irrigation canal and ditches to a buried pipe system.
3. Provide a pressurized secondary water system throughout the Town for irrigation purposes.
4. Combine the canal companies and establish a management committee.

## **POLICE, FIRE, AND HEALTH CARE SERVICES**

Law enforcement services are provided to Garden City through the Rich County Sheriffs Department. Assistance is provided by Utah Highway Patrol and Utah State Parks.

Garden City participates in a Volunteer Fire Department program and is included in the Garden City Fire District. Volunteers are on call to fight fires anywhere in the County.

There are hospitals in Montpelier and Logan. Ambulance service is provided out of Laketown or Randolph by a staff of volunteer EMTs. There is an Emergency Medical Facility in Garden City. Life Flight or Air Med helicopter service is available for critical cases.

Garden City is in need of increasing police, fire, and health care services to meet the needs of the growing population. Of special concern is the number of day visitors during the summer months and the number of unoccupied secondary homes throughout the year.

There is a new medical clinic in the community that is getting used more frequently.

### **POLICIES**

- Garden City will continue to rely on Rich County to provide police services.
- Garden City will continue to rely on the Garden City Fire Protection District for fire protection.
- Garden City will continue to rely on the Rich County Ambulance District for Emergency Medical Services.
- The Town will provide and maintain adequate working fire hydrants throughout Garden City.

### **GOALS**

1. Support the existing volunteer Garden City Fire District in order to decrease the ISO rating.
2. Explore the feasibility of establishing a Red Cross Certified Volunteer EMT staff and ambulance, based in Garden City.
3. Garden City will work with Rich County to keep a full time Sheriff's Deputy in Garden City.
4. Encourage EMT training and participation in Garden City.
5. Examine the possibility of partnering, or strengthening through Memoranda of Understanding, with Bear Lake County for Fire, EMS, and Rescue Services.

## **SOLID WASTE**

Rich County's Sanitation Department provides solid waste collection to Garden City residents. The landfill is located southeast of Garden City approximately 20 miles just off State Road 30.

Trash containers are provided to some residents and emptied weekly; other residents must use dumpsters in various locations throughout the Town.

### **POLICY**

- The Town will continue to participate with Rich County to provide and dispose of solid waste.

### **GOALS**

1. Encourage recycling through community education, Boy Scouts, and other community efforts.
2. Request the County issue more dumpsters throughout the Town as well as garbage collection to all full time residents.

## **LIBRARY**

Garden City provides a library to all residents holding a current library card. There are many books as well as videos for check out. The Garden City Library is located at 145 W Logan Road in the Garden City Offices. Internet access is also provided at the Library.

The Rich County Bookmobile also provides service to Garden City Bi-weekly.

### **POLICY**

- The Town will continue to rely on the library, the Bookmobile, and the school. Garden City will continually update the library with books and videos.

### **GOAL**

1. Expand the library to add a conference center, larger collection of books, internet access, etc.

## **TOWN HALL**

Garden City offices are located at 145 W Logan Road. The building is used for Town Council and committee meetings, voting, training meetings, and other community activities.

Adjacent to the Town Offices are the library, fire station, city maintenance building & storage, and the sewer district.

### **POLICY**

- Garden City Offices will continue to be used for public meetings affecting Town residents.

### **GOALS**

1. The Town will continue to meet obligations as population grows.
2. The Town will work to expand the Town facilities and build a new Town hall as funds and facilities become available.

## **CEMETERY**

Garden City's Cemetery District currently offers a cemetery located approximately one mile west, more or less, on Logan Road. This cemetery is available for residents and non residents for a minimal fee.

### **POLICY**

- Garden City will continue to provide the Garden City Cemetery District with water.

### **GOAL**

**XXXXX**

## **HERITAGE AND CULTURAL ENRICHMENT**

At the present time the Town does not have any policies; however, we recognize the need for cultural history.

### **POLICIES**

- The Town will recognize its heritage and history by centering on a "garden" theme.

### **GOAL**

1. Provide information boards in strategic locations, i.e., Bear Lake Scenic Trail, Town office, Town Park, and historical points of interest.
2. Organize a heritage and cultural committee to advance the cultural and historical aspects of Garden City and Bear Lake.

## **CAPITAL IMPROVEMENT PROJECTS**

As a recipient of property tax revenue from the County, sales tax from the State, Resort Tax from the State and RDA, we need to plan for our own improvements and their associated costs.

### **POLICIES**

1. The Town will plan for capital improvements, general maintenance needs, and develop projected revenue needs to carry out improvements.

### **GOALS**

1. Reclaim and upgrade all lake access roads.
2. Establish a civic center.
3. Add a byway and trails running North and South of the highway (Paradise Parkway/Pickleville Parkway).
4. Install an additional water storage tank.
5. Ensure continued improvement to the water system.
6. Continue City Park improvements.
7. Provide signage for Town streets.
8. Construct new roads (see general map for future roads).
9. Extend and maintain the bike path.
10. Improve restroom facilities at the park.
11. Establish direction signage to the park.
12. Create a multi-purpose, four seasons recreational facility.
13. Build an amphitheater or staging area for community events.
14. Establish a curb & gutter plan.
15. Establish a sidewalk plan.

16. Maintain and upgrade roads to the lake.
17. Reclaim and maintain Town rights-of-way along all Town roads.
18. Improve parking for day visitors and recreational vehicles.
19. Develop property north of Buttercup to include baseball field, soccer field, and playground.

## ANNUAL CAPITAL IMPROVEMENT PLAN GARDEN CITY, UTAH

PRIORITY	DESCRIPTION OF IMPROVEMENT	COST/ SCHEDULE	SOURCE OF FUNDS
	<b><u>ROADS</u></b>		
1	Left Hand Turn Lane, 300 West and Hwy 89	\$250,000	General Fund/ Road Impact Fees
2	Hodges Canyon Road	\$53,000	General Fund/ Road Impact Fees
3	Pavement and improvements on 150 So.	\$70,000	General Fund/ Road Impact Fees
4	Town parking lot on 50 S.	\$150,000	General Fund/ Road Impact Fees
5	Pavement on roads in Hodges and Real Beach Subdivision	\$70,000	General Fund/ Road Impact Fees
6	Other parking areas on Town Streets	\$30,000	General Fund/ Road Impact Fees
7	Extend 300 West – North and South	\$3,794,000	General Fund/ Road Impact Fees
8	US 89 SR 30 Stop Signal Seasonal light	\$5,000	General Fund
	<b><u>PARK/BIKE PATH</u></b>		
1	Extension & repair of walking & bike path, North & South	\$45,000	General Fund
2	Purchase additional playground equipment	\$40,000	General Fund/ Park Impact Fees
3	Purchase and install sports equipment, i.e softball, soccer, etc	\$15,000	General Fund/ Park Impact Fees
4	Pave remainder of parking lot	\$30,000	General Fund/ Park Impact Fees

5	Work on expansion of Park at 100 West		General Fund/ Park Impact Fees
<b><u>BUILDINGS</u></b>			
1	Civic Center/ Town Hall/Senior Citizen Hall/Year-round recreational facility	\$1,500,000	General Fund, Resort Tax Loan and Grants
2	Restrooms	\$40,000	General Fund
<b><u>BEAUTIFICATION</u></b>			
1	Beautification project along highway which could include new lighting, flowers, trees, repair sidewalks, and destruction of old buildings.	\$150,000	General Fund
<b><u>WATER</u></b>			
1	Complete Swan Spring Project in 2008	\$4,500,000	Enterprise Funds, State Funds, Rural Dev. Funds and Grant
2	Drill new Pickleville Well	\$100,000	Enterprise Fund/ Impact Fees
3	Plan for high water storage as development occurs	\$100,000	Enterprise Fund
4	Install chlorination station at Payne Springs	\$30,000	Enterprise Fund/ Impact Fees
<b><u>LIBRARY</u></b>			
1	Renovations of the new library	\$216,000	General Fund/ CDBG Grant
2	Library furniture, computers, program hardware, software, and intranet connection	\$60,000	General Fund/ CDBG Grant

## LAND USE PATTERNS

The Town is primarily residential with some home occupation type businesses interspersed throughout. The Town's commercial businesses include: a country market, gas marts, motels, restaurants, fast food establishments, recreational establishments, and agriculture. There are various commercial buildings in the vicinity of highway 30 & 89, which bisects the Town. We encourage light industrial type businesses.

Garden City relies on its General Plan and zoning ordinance to control land uses within its corporate limits. A "Beach Development Zone" has been established to allow local decision makers to carefully assess the potential impacts that new development may have on Bear Lake and the beach. This zone ranges from 200 to 800 feet wide and extends along the shore of the lake for the entire length of the city with the exception of a commercial zone that was created in 1994. This zone which is in the center of Town at the junction of US 89 and SR 30 was developed to provide continuity within the commercial district on both sides of the highway. Year round and seasonal housing units make up the predominant use of subdivided land in Garden City. An agricultural use ordinance has been established. Numerous commercial developments have been established to provide services to tourists. These include gas stations, grocery stores, laundromats, cafes, motels, condominiums, convention centers, RV parks, gift shops, storage sheds, engine repair and maintenance services, and recreational facilities and vehicle rentals. Mail order raspberry products, bakeries, plumbing, electrical and excavation businesses, real estate offices, and numerous home occupations are also located in Garden City.

Garden City lies along a major transportation corridor for people traveling between Salt Lake City, Utah, and Jackson, Wyoming, and Yellowstone National Park. The Town receives an average of 40,000 visitors on any given day throughout the summer months. Garden City is also a destination in itself as many people, mostly from the Wasatch Front and Cache Valley, come to enjoy the waters of Bear Lake, as well as the many other recreational opportunities that exist (i.e. hiking, biking, fishing, hunting, etc). Along with the high number of visitors, Garden City has a high number of part time residents. Secondary homes outnumber primary homes substantially in Garden City. Secondary homes are increasing rapidly and support a highly successful real estate and construction industry.

The building permit process should be well defined and coordinated with the Garden City building inspector and other entities. Land should be developed to its best and highest use according to current laws and zoning ordinances. A simplified version of the building permit process is given on page 38.

Animals are an integral part of life in Garden City. They are enjoyed as pets, used for family food production, and for educational purposes. Animals can, however, be a nuisance to neighbors which the Town attempts to control with ordinances.

## **Town of Garden City Zoning**

The following zones are identified and defined in the Garden City Ordinances:

### **RE - Residential Estate Zone**

Purpose: To provide areas for large lot residential estate neighbors of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents of the neighborhood.

#### Permitted Uses:

- A. Agriculture as defined herein
- B. Household pets
- C. Home occupation
- D. Single family dwelling
- E. Accessory buildings and uses
- F. Landscaping and gardening

#### Conditional Uses:

- A. Church
- B. Public school
- C. Public building
- D. Riding stable (Public or private with six or more horses)
- E. Two-family dwelling
- F. Public utility
- G. Clubhouse
- H. Cemetery
- I. Stand for sale of produce grown on premises
- J. Stable, private (provided not more than one horse per acre)
- K. Dude ranch and accessory buildings
- L. Recreational vehicle storage structure
- M. Home occupation daycare/preschool
- N. Golf course
- O. Park or playground

### **R-1 Single Family Residential Zone**

Purpose: To provide appropriate locations where low density residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment of, with proper controls, the public and semi-public uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of the families. The regulations are intended to prohibit those uses that would be harmful to a single-family neighborhood.

Permitted Uses:

- A. Single family dwellings
- B. Household pets
- C. Accessory uses and buildings
- D. Landscaping and gardening

Conditional Uses:

- A. Art museum, public
- B. Church
- C. Library, public
- D. Parking lot for permitted use
- E. Public building
- F. Park or playground, public
- G. Public utility
- H. Public school
- I. Family food production (on lots over 15,000 sq. ft. only)
- J. Hobby occupations providing 1/3 of income
- K. Two family dwelling provided there is an additional 1,000 square feet to lot size
- L. Home occupation daycare/preschool
- M. Home occupations

**Multiple Family Residence Zone** (in ordinance but not currently in use)

Purpose: To provide appropriate locations for apartment house neighborhoods. The regulations permit a variety of multiple family dwellings and necessary public services and activities. Certain retail and service activities which are in harmony with the intent of the regulations are allowed, subject to control.

Permitted Uses:

- A. Dwelling, single family
- B. Dwelling, two, three, and four family, on an individual lot
- C. Household pets
- D. Accessory uses and buildings
- E. Landscaping and gardening

Conditional Uses:

- A. Art museum, public
- B. Boarding house
- C. Church
- D. Dwelling, group

- E. Dwelling, multiple-family (greater than four)
- F. Fraternal beneficial societies
- G. Hospital (not including animal hospital)
- H. Institution providing residence and care for children
- I. Public library
- J. Lodging and/or boarding house (15 persons or less)
- K. Parking lot for permitted or conditional uses
- L. Public buildings
- M. Public park or playground
- N. Public utilities
- O. School
- P. Wedding chapel
- Q. Home occupation daycare/preschool
- R. Home occupation

**Recreational Residential Zone**

Purpose: To provide appropriate areas for recreational residential developments and related services and activities. Certain retail and service activities which are in harmony with the intent of this chapter are allowed, subject to controls and approvals.

Permitted Uses:

- A. Dwelling, single family
- B. Dwelling, two-family
- C. Household pets
- D. Accessory uses and buildings
- E. Home occupation
- F. Landscaping and gardening

Conditional Uses:

- A. Cluster residential dwellings on minimum sites of two acres
- B. Condominium residential dwellings on minimum sites of four acres
- C. Dwelling, group
- D. Dwelling, multiple-family
- E. Lodge, private or public
- F. Clubhouse
- G. Riding stable, private or public
- H. Utility structures and easements
- I. Parking lot for permitted or commercial uses
- J. Café or restaurant
- K. Recreational vehicle storage structure
- L. Home occupation daycare/preschool
- M. Golf course
- N. Park or playground

## **Community Commercial Zone**

Purpose: To provide areas for community retail and service activities in locations convenient to serve the residents, is compatible to the tourism industry, and to protect surrounding residential property.

### Permitted Uses:

- A. Stores, shops, and offices supplying commodities or those performing services such as banks, business offices, and other financial institutions, hair salons, barber/beauty shops, medical and dental offices, art galleries, and similar enterprises provided that all uses can be conducted within buildings
- B. Accessory buildings and uses customarily incidental to the above
- C. Daycare/preschool center
- D. Residential buildings are allowed when they meet single family residential zone requirements.

### Conditional Uses

- A. Automobile service stations or garages for repair of automobiles
- B. Public and quasi-public uses
- C. Bowling alley, dance hall, roller skating rink, beer taverns, pool halls, lounges and theaters, and arcades
- D. Business and technical schools, preschool, day care facility, and studios for music, dance, and photography
- E. Commercial parking lots
- F. Hotels, motels, and bed & breakfasts
- G. Restaurants and fast food establishments
- H. Department stores
- I. Carpenter, electrical, plumbing, and heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
- J. Automobile dealers
- K. Any permitted use occupying one acre or more
- L. Greenhouses, nurseries, and commercial landscaping
- M. Multi-family apartments (more than 4 units)

## **Highway Commercial Zone** (in ordinance but not currently in use)

Purpose: To provide commercial areas on major highways for the location of traveler services and highway oriented commercial uses.

Permitted Uses:

- A. All uses, subject to conditional use permit
- B. Landscaping and gardening

Conditional Uses:

- A. Restaurant or drive-in cafés
- B. Motels
- C. New and used automobile agencies
- D. Farm machinery and equipment sales
- E. Nurseries and greenhouses
- F. Mobile home sales
- G. Drive-in theaters
- H. Bowling alley, other commercial recreation facilities
- I. Automobile service station, auto accessories
- J. Daycare/preschool centers
- K. Accessory buildings and uses

**Beach Development Zone**

Purpose: To provide areas along the shoreline of Bear Lake for public and private water-oriented recreational and residential activities.

Permitted Uses:

- A. Single family dwellings
- B. Accessory buildings conducive to single family dwellings.
- C. Landscaping and gardening

Conditional Uses:

- A. Note: No structures except those related to marinas will be allowed within thirty (30) feet of the 5,923.65 feet - UP&L datum contour level surrounding Bear Lake which contour represents the high water level of the lake.
- B. Dwelling, two-family
- C. Dwelling, group
- D. Dwelling, multiple-family
- E. Cluster residential dwellings
- F. Lodge, private or public
- G. Clubhouse, private or public
- H. Marinas
- I. Home occupation daycare/preschool
- J. Accessory buildings and uses

**Manufacturing Zone** (in ordinance but not currently in use)

Purpose: To provide areas where industries necessary and beneficial to the local economy may locate and operate. The regulations of the zone are designed to protect and preserve the environment of the zone and adjacent areas.

Permitted Uses:

- A. Any manufacturing, processing, assembling, research, wholesale or storage use except those listed under conditional uses below
- B. Accessory buildings and uses customarily incidental to the above uses
- C. Landscaping and gardening

Conditional Uses:

- A. Restaurants and service stations
- B. Manufacture of any of the following products from raw materials: acids, asphalt, carbide, caustic soda, carbon or bone black, cellulose, charcoal, chlorine, fertilizer, hydrogen, industrial alcohol, nitrates of an explosive nature, plastics, cement, potash, and synthetic resins and fibers.
- C. Any of the following processes: distillation of wood or bones; nitrating of cotton or other materials; reduction, refining, smelting, and alloying of metals or metal ores; refining of petroleum and petroleum products; slaughtering and packing of animals larger than poultry or rabbits; tanning of raw, green, or salted hides or skins.
- D. Storage of fireworks or explosives, except where incidental to a permitted use; manufacture of fireworks or explosives not permitted.
- E. Automobile salvage and wrecking operations, and industrial metal, rag, glass, or paper salvage operations, provided that all operations are conducted within a solid view-obscuring wall or fence not less than 8 feet in height.
- F. Other uses similar to above judged by planning commission to be in harmony.

**Agricultural Zone** (in ordinance but not currently in use)

Purpose: Agriculture includes activities in which the primary use involves raising, producing, or keeping plants or animals. The Lot size is a five (5) Acre Minimum.

Permitted Uses:

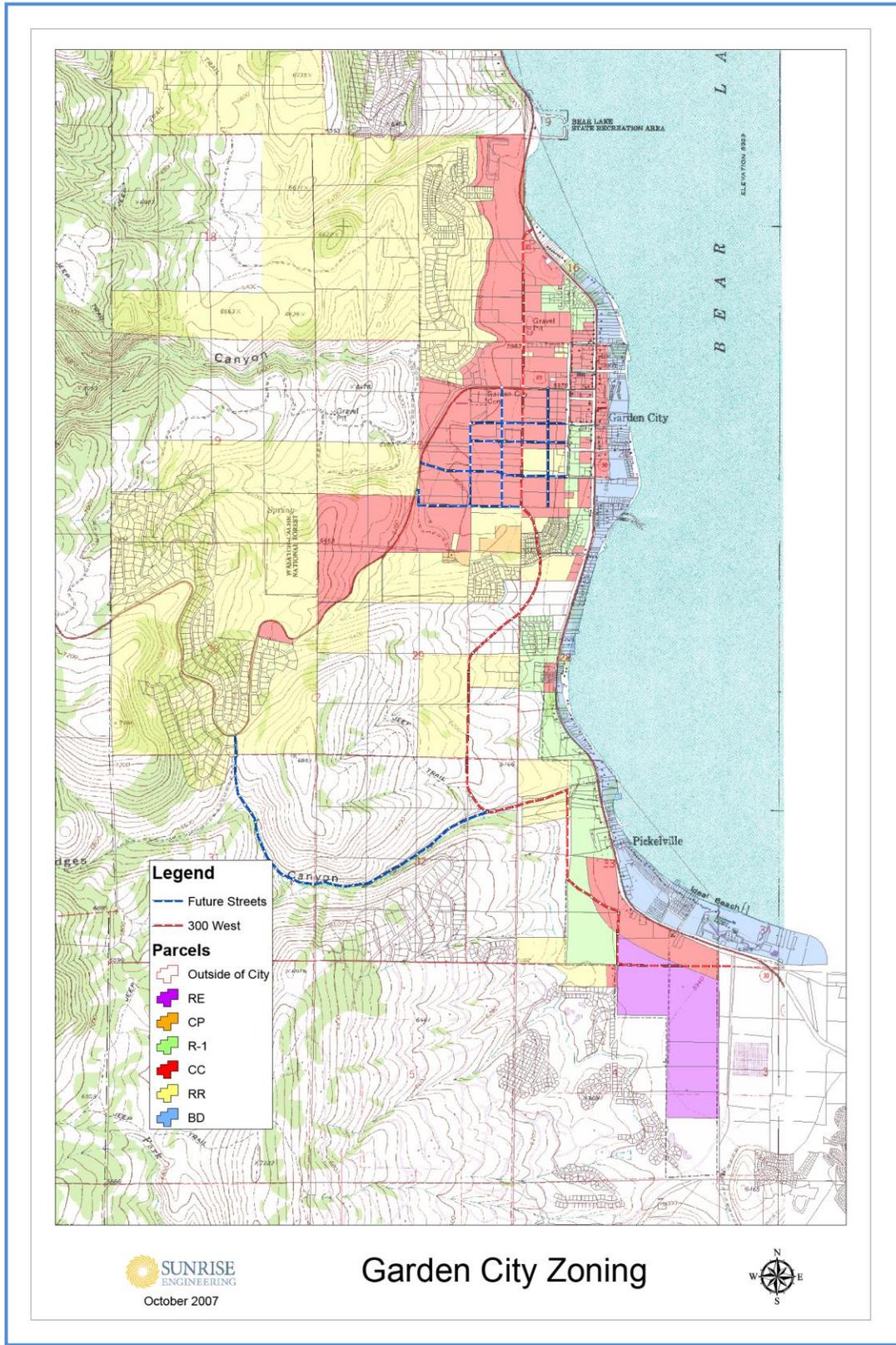
- A. Dwellings for proprietors and employees of the use and animal training
- B. Breeding or raising of fowl or other animals
- C. Stables
- D. Riding Stables
- E. Breeding of domestic animals

- F. Nurseries and greenhouses
- G. Landscaping and gardening

Exceptions include:

- A. Processing of animal or plant products
- B. Milk and feed lots
- C. Livestock auctions

The Garden City Land Use Map is provided below.



## **BUILDING PERMIT PROCESS**

1. Application submitted to Garden City Building Department for plan review and permit calculation
2. Water Connection fee submitted
3. Bear Lake Special Service District connection fee submitted or approval from Bear River Health District ,whichever is applicable
4. Building Department to approve Building Permit based on compliance with building codes and current ordinances, and ensure collection of all fees
5. Construction may proceed after all applicable fees are paid under the supervision of the Garden City Building Inspector.

## **POLICIES**

- The Town will encourage a diversified community where residents can live, work, and play, and where all essential needs and services are provided.
- Town ordinances shall be developed to better regulate surface water pollution and other possible impacts from agricultural uses.
- Animals, including pets, will be controlled so they are not a nuisance.
- The Town will develop aesthetic and design standards to be met prior to granting land use allocations so as to aid in the beautification and improvement of living conditions in the community.
- A policy will be adopted to develop or review business licensing procedures.
- Construction will be prohibited on lots which do not meet zone requirements and Town ordinances.
- The Town will provide zoning maps to help businesses locate in the proper zone.
- The Town will determine the holding capacity for the culinary water system.

## **GOALS**

1. Update the current zoning ordinance.
2. Manage growth through the use of the zoning ordinance to separate incompatible land uses.
3. Provide for growth in an orderly and cost effective manner.
4. Retain the rural character of the Town through careful zoning.
5. Maintain good coordination between the planning commission, the Town Council, and the Town building inspector.

6. Develop design guidelines and standards for public works and general land and building development.
7. Update ordinances which prescribe the manner in which subdivisions may be created, including requirements for the cost and installation of all utilities and public services by the applicant.

## **GROWTH AND ANNEXATION**

As Garden City continues to grow, polices and ordinances will have to be adopted to ensure managed growth and to retain the positive aspects about the community. These include the rural atmosphere, great recreational opportunities, quality water, great people, etc.

The Town is bounded on the east by the lake and on the west by forest lands. Annexation will take place to the north or south.

## **POLICIES**

- Land uses will be controlled with zoning and other ordinances. Only those uses which can demonstrate that they will have no significant impact on the lake environment will be allowed to occur within the "Beach Development Zone".
- Garden City has adopted a "Policy Annexation Declaration". This declaration describes those areas which may be annexed upon petition by the landowners, as well as Garden City's Plans for servicing those areas.
- Garden City established a Redevelopment Agency (RDA) to assure orderly development of an area blighted by the mid-1980 recession.
- The Town has a Planned Unit Development (PUD) ordinance which allows for flexibility in growth.
- Managed growth will be encouraged to ensure that existing residents do not bear an unfair burden for public services.
- Require that new developments and annexations have had adequate collective streets and thru highways and cooperate with the Town in the effort to handle existing and future traffic.
- Require that new development incorporate open space and develop parks for the future residents of the area.
- Maintain an impact fee policy to help defer the cost from existing residents for additional roads, parks, water, and fire protection required for future growth.

## **GOALS**

1. Garden City citizens would like to maintain the existing commercial services currently offered in Garden City, as well as to encourage additional quality businesses which are in harmony with the recreational economy of the area.

2. Land uses which contribute to Garden City's tax base without detracting from the area or way of life will be encouraged; however, the potential impacts of any proposed developments will be carefully assessed.
3. Plan for orderly growth and provide for the needs of the community.
4. Seek to protect land use adjacent to the corporate limits, and especially near the highway, by developing a cooperative agreement with the County.

## CONCLUSION AND RECOMMENDATIONS

Generally, the people of Garden City enjoy the Town the way it is today. They seek to retain its rustic, small, rural Town charm. Through responsible and active planning the Town will be able to plan for the future and retain the rural small Town feel. Without planning, development will happen in a haphazard way. The central business district should be concentrated in one place for convenient shopping while allowing residents to run home businesses to augment personal income. The Town may want to pursue incentives or provide assistance to retail services which are needed. Future industrial and commercial agriculture uses should be separated from the residential areas of the Town. Town maintenance is expensive, and improving quality of life will cost both money and volunteerism. The Town should use the capital improvement plan to direct maintenance, capital purchases, and miscellaneous budget items.

Natural growth will require upgrading many of the basic life support systems in the Town. The Town should evaluate the capacity of these systems and should begin financial planning for future expenditures in these areas. The Town should also seek to increase emergency and medical services to serve the full and part time residents, as well as visitors to the area. Through use of this General Plan and other Town ordinances, the current and future need of the community can be met. The policies recommended by this document should be developed and enforced as soon as possible through the zoning ordinance and other Town ordinances.

The Town will continue to rely heavily on the dedicated people who sacrifice their family/business/recreational time to serve the ever-increasing needs of the community as planning commissioners, Town council members, mayors, and volunteers. The Town will also seek funds to employ full time professionals to handle the workload mandated by a growing population.

## SUMMARY OF MAJOR GOALS AND POLICIES

- Update and maintain existing infrastructure (water systems, roads, etc.) to meet the needs of current and future residents.
- Continue to support limited residential growth where demand and adequate services are present, while encouraging mixed-density housing.
- Develop programs that facilitate Affordable Housing.
- Develop a Master Road Map showing all future roads and trails.
- Minimize impact from tourist traffic by offering alternate modes of transportation, transportation routes, and parking.
- Develop alternate routes through Town to remove congestion from Highway 89.
- Develop a priority system for improving roads and other circulation needs.
- Adopt a “*Garden*” theme and encourage planting of gardens on city, residential, and commercial property. Plan a garden tour to showcase the Town and encourage tourism.
- Encourage a tradition of “*service*” to visitors to Garden City.