

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, May 8, 2025. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:00 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Ken Hansen
Martell Menlove
Jordan Parry

Others Present:

Cathie Rasmussen
Brad and Jayne Davis
Nadine Sprouse
Annaliesa Peart
Norm Mecham
Claudia Conder
Teri Eynon

Karen Bodily
Brian Motzkus
James Horsley
Chase Kurek
Sam Wahlberg
Dana Hurdley
Dan Kurek

On Teleconference:

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Hansen. The Pledge of Allegiance was led by Mayor Leonhardt.

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.

2. Approval of Minutes

- a. April 10th 2025, minutes of the regular Town Council Meeting

Council Member Menlove made the motion to approve the minutes of the April 10th 2025, regular Town Council Meeting. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

3. Town Council and County, Elections Interlocal Agreement Discussion/Approval:

County Clerk Annaliesa Peart requests approval of an interlocal agreement between the Town of Garden City and Rich County to provide election services for the 2025 election.

Mayor Leonhardt reviewed the proposed cost to assist with the 2025 Municipal election.

CM Menlove asked how the cost was created. Clerk Peart explained that they did a flat fee in 2023. In 2025 she did something similar and tried to keep the cost estimate close to the 2023 fees. Future elections will cost more as they will be more accurate and not include discounts.

Council Member Argyle made the motion to sign the Elections Interlocal Agreement with Rich County. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

4. Public Comments – 2-minute time limit

There were no public comments.

5. Business License Discussion/Approval

- a. Le N EM Construction, LLC, 500 W 200 N, Paris, ID. Lehi Carlisle

CM Argyle explained that he would like to do business in Garden City. She was unclear if he had one in Idaho.

Council Member Argyle made the motion to approve the business license for Le N EM Construction, LLC. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

CM Hansen declared a conflict of interest with Shundahai PUD Development and excused himself from the room.

6. Shundahai PUD Development Agreement Discussion/Approval:

- a. Norm Mecham and Teri Eynon

Norm Mecham, Teri Eynon, and James Horsley came to the table. Mecham explained that this is just memorializing what has been approved in the past. Phase 1 will happen on one side of the highway, and Phase 2 will happen on the other side of the highway. All of this ground will be in the PID.

Eynon explained in paragraph 1.2.1, the wording had been changed after discussion with the Town's attorney.

Eynon explained that the PID does not own the property yet, but Mr. Horsley was representing the PID.

CM Menlove had concerns that the development did not show trails and movement through the property. He would like all roads, or certain roads, to be an additional 15 feet wide so there

could be a trail along it. Mecham was not opposed to it. The roads will be 60 feet wide with adequate travel being 25 feet. It's something they will discuss and bring in when the come in for each of the phases.

CM Menlove explained they are submitting for a grant, and at some point in time there will be a park and trails standard, and he wanted to bring that out when considering the future.

Council Member Parry made the motion to approve the Shundahai PUD Development Agreement. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, excused; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

CM Hansen returned to the meeting.

7. Short Term Rental License Discussion/Approval

- a. KG Ramos Consulting, 929 Harbor Village #120. Epic Getaways & Retreats
- b. Brady Cottam, 569 Richland Valley
- c. Nick Wilcox, 577 Maple Drive
- d. Lets Getaway Properties, 272 Seasons
- e. Lets Getaway Properties, 583 Aspen Drive
- f. Heather Arnett, 641 W Red Tail Circle
- g. Frank Jessen, 720 Lochwood Drive
- h. Lets Getaway 220 Seasons Lane
- i. Amanda Christensen, 379 N Sunrise Dr
- j. Blair Peterson, 707 Cambry Drive
- k. Bill Curtis, 578 Richland Valley Street
- l. Heidi Popeck, 78 N 86 E
- m. Rick Quinn, 557 Raspberry Patch Road
- n. Lets Getaway Properties, 214 Seasons
- o. Tyler Seaman, 419 Overview Dr
- p. Lets Getaway Properties, 253 Seasons Lane
- q. Nuriya and Refika Bajrektarevic, 720 Buttercup Circle
- r. Judy Davis, 952 Yacht Drive #4
- s. Manage It Bear Lake, 250 Lychee Lane
- t. Darren & Stacie Sipes, 286 Seasons Lane
- u. David McAllister, 298 E 1764 S Bear Lake Blvd
- v. Micheal Conger & Andrew Cannon, 140 W 150 S, Waterdance G24
- w. Robert Taylor, 140 W 150 S, Waterdance F21
- x. Burns and Brenda Israelsen, 140 W 150 S, Waterdance J37
- y. Manage It Bear Lake, 330 Oregon Trail
- z. Blake Balif, 2225 Beachcomber
- aa. Tim Rios, 639 Lake Sight. Bear Lake Lodging
- bb. Lee and Michelle Garbett, 560 Blue Lake St
- cc. Manage It Bear Lake, 732 Spruce Drive
- dd. Manage It Bear Lake, 354 Wysteria Dr
- ee. Cameron Beecher, 2250 S Beach Comber Lane
- ff. KG Ramos Consulting, 929 Harbor Village East Drive #220
- gg. Prime Properties, 588 Raspberry Patch Rd

- hh. Brett Hanney, 258 Snow Meadows Circle
- ii. Kim Dunn, 1419 S Northstar Way
- jj. Joey Woodward, 610 W Elk Ridge Rd
- kk. Alex & Nate Brown, 930 Yacht Drive #1
- ll. Manage It Bear Lake, 330 W Morning Star Circle
- mm. Spencer Bailey, 893 N Blackberry Dr, Bear Lake Luxury
- nn. Brant Hayward, 25 Spinnaker Point

CM Menlove feels that Paradise Parkway and the Seasons does not have enough parking to meet the request of the short-term rental license requests, regardless of the HOA letters that have been received. He explained his concerns in detail that Seasons only qualify for one spot, and they are requesting three. He is frustrated with moving forward on approving the applications He'd like to see the HOA's say they will create more parking in order to meet the requirements.

Mayor Leonhardt reviewed previous statements from the council of requiring letters from HOA's verifying parking. He stated that the town does not have to monitor the parking on private roads and lots. Emergency services navigating parking issues in an HOA is still a concern. The letter from the HOA should release the town from liability.

CM Hansen believes it goes beyond emergency services or convenience. All people should be regulated the same based on ordinance. He feels that projects that come in need to have the parking for short-term rental requirements.

Council Member Menlove made the motion to approve the short-term rental license for items "a, c, e-g, i, j, l, m, o, q-s, u-x, z, aa, and cc-nn." Council Member Parry seconded the motion. The Mayor will reach out to the city attorney CM Menlove amended his motion to approve the others based on the recommendation of the city attorney. CM Hansen agreed as long as the attorney follows Garden City ordinance. The Mayor will reach out to the city attorney 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.

8. Short-term Rental Process Discussion/Approval

- a. Discuss updating the administrative process for application approval and transfer of license.

Mayor Leonhardt explained that processes are moving forward to approve the transfer of a license when there are bookings at a rental and the property is sold in the middle of the year. He will be working with the Code Enforcement Officer and Deputy Clerk Argyle to work this out.

10-minute break.

9. PUBLIC HEARING at, or after, 6:00 p.m.

- a. Ordinance #25-05, An Ordinance Updating the Life Safety Ordinance

- b. The Tentative 2026 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2025, through June 30, 2026.

Council Member Hansen made the motion to leave the regular Town Council Meeting and go into the Public Hearing at 6:06 pm. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

Minutes for the Public Hearing were kept on a separate record.

10. SECOND PUBLIC HEARING, after the first Public Hearing

- a. The Tentative 2026 Budget increase for Executive Municipal Officers

Minutes for the Second Public Hearing were kept on a separate record.

The Town Council closed the Second Public Hearing and returned to the regular meeting at 6:30 p.m.

11. Ordinance Discussion/Approval

- a. Ordinance #25-01, An Ordinance Updating the Storage and Use of a Recreational Vehicle

This ordinance did not pass Planning Commission. CM Menlove was asked to review some of the Planning Commission's discussion regarding this ordinance.

CM Hansen mentioned this was put into place to avoid creating impromptu campgrounds and creating a financial burden to the community when impact fees and other fees are not being paid. He pointed out health concerns as well.

- b. Ordinance #25-03, An Ordinance Adding Commercial Condominiums

Building Official Dan Kurek explained why this ordinance came about. This ordinance will affect some various businesses in town right now. He talked with other cities, and they felt this is working well for them.

CM Hansen asked about businesses that are two stories and connected wall to wall. Kurek explained this allows for selling the interior space, wall to wall. The engineering would have to comply with the condominium code in the IBC for this to be allowed on a structure.

CM Argyle said that for the business that buys each piece, the parking requirements need to be considered. She worried that if one unit required a lot of parking, the other units might be shorted the parking they need. Each unit's occupancy would need to be reviewed with new ownership.

There are two businesses currently desiring to be considered as "commercial condominiums." Mayor Leonhardt likes this ordinance but wants to make sure the town doesn't adopt it unless the city attorney has reviewed it.

This will be brought back on the June agenda. No action was taken.

c. Ordinance #25-04, An Ordinance Adding Vacant Lot to Definitions

Mayor Leonhardt reviewed the ordinance. CM Menlove recommended removing, “typically in a city or town.”

Council Member Parry made the motion to approve Ordinance #25-04, An Ordinance Adding Vacant Lot to Definitions with the recommendation from CM Menlove. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

d. Ordinance #25-05, An Ordinance Updating the Life Safety Ordinance

CM Hansen asked Mr. Kurek the difference between NFPA 13R and the IBC. How does the Town Council approve the NFPA 13R if the city hasn't adopted it?

Kurek explained that it's a fire code. The IBC doesn't mention sprinkling systems at all. He said an addendum that states a certain grade, height, of the road is required to have sprinklers as well. Kurek is just making it match what is actually in the building code.

Council Member Menlove made the motion to approve Ordinance #25-05, An Ordinance Updating the Life Safety Ordinance. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

e. Ordinance #25-06, An Ordinance Updating and Adding to the Building Permit Required Ordinance

Dan Kurek explained that there is a cost to do the plan review, whether an applicant pays for a building permit or not. The deposit helps cover the cost of the review that is done. If they move forward with the permit, the fee is applied to the permit and avoids the taxpayers covering the cost if the applicant does not pursue pulling the permit.

CM Hansen has concerns about the fee and wants to be as fair as possible to the applicants. There was continued discussion.

Council Member Menlove made the motion to approve Ordinance #25-06, An Ordinance Updating and Adding to the Building Permit Required Ordinance. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

f. Ordinance #25-07, An Ordinance Amending Title 11E of the Garden City Code to Make Clarifying Corrections to the Subdivision Plat Approval and Amendment Process.

Mayor Leonhardt asked the town clerk to review it for the council. She reviewed a couple of points that needed to be corrected and clarified.

CM Hansen reviewed section 1 on page 1. He's concerned about the Planning Chair approving engineered plans when he is not an engineer. A note was made to update that and to add the Public Works Director and the Town Engineer.

CM Hansen went over multiple concerns. He will meet with the office staff, mayor, and city attorney by phone to answer his questions regarding this ordinance.

No action was taken. This ordinance will come back on the June agenda.

12. Resolution Discussion/Approval

- a. Resolution #R25-07, A Resolution of the Town Council of the Town of Garden City Updating Land Use Fees and Miscellaneous Fees for Services Rendered and Providing an Effective Date.

Mayor Leonhardt removed the word "most" and the council agreed with the change.

Council Member Hansen made the motion to approve Resolution #R25-07, A Resolution of the Town Council of the Town of Garden City Updating Land Use Fees and Miscellaneous Fees for Services Rendered and Providing an Effective Date with the change to remove the word "most." Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

13. Budget Review, Discussion/Approval

- a. Open/increase the 2025 Budget to cover current and remaining over-expenditures for fiscal year 2025.

Mayor Leonhardt said that budget is good and there is no need to take action to open it.

- b. The Tentative 2026 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2025, through June 30, 2026.

Mayor Leonhardt explained that he met with some key employees to discuss the cost-of-living increase. Many other items have been reviewed and edited when needed for the fiscal year 2026. He asked the council to review this budget and be prepared to pass it next month.

Council Member Hansen made the motion to approve the Tentative 2026 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2025, through June 30, 2026. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

14. Miscellaneous Discussion/Approvals

CM Hansen said that the painted X's on the bike path look like the extension goes to the other side of Swan Creek Bridge.

15. Council Member Reports

CM Argyle – she is working on Raspberry Days entertainment. She's already booked a couple of acts. The committee is requesting karaoke on the stage, not where they do Bingo. There will be different activities than last year as well as fishing, cornhole, and Pickleball.

CM Menlove – UDOT/Trails Program has given \$9 million to expand the bike path. Mitch Pouslon, from the Regional Commission, and a representative from IDOT met and discussed using parks money to improve the road on the east side and a trail.

There was discussion of the bike path going south and UDOT possibly creating 5 additional parking areas as the bike path goes in.

A grant was submitted through JUB for additional funding for parks. There is also a county trails grant in the works or being considered.

There was discussion about a race called the Bear 200. Brad Davis would like more information on it and try to work on it from a county level.

CM Hansen – Public Works replaced a section of water line along the boulevard that will help with water loss. The library addition is underway. The pool is full of gravel now. The Sunpro account is in the process of being set up, that will move the project forward.

The bid is out for Hodges well. That should be awarded next week. A new well casing is going to be used on this well. The start date has not been determined yet. It will be as soon as possible. The boardwalk is done, and he's really happy with that.

CM Hansen thanked everyone in the council and the audience for the time and effort put into serving the community.

CM Parry – every Wednesday night is flag football for kindergarten through 8th grade. They have 65 kids. It's both boys and girls. The parents are really happy with the venue. The families are using the park after football as well. Kids from Woodruff are coming to Garden City to play.

Heritage Park Pickleball courts are not open yet. Mag water is coming. The parking lot needs to be regraded and there is work going on there that has postponed the opening.

CM Argyle – she's been approached by people who want to put up advertising banners around the ball diamond fences. The council will figure out how to do that once the ball diamonds are open.

Mayor Leonhardt – May 19th will be a little activity at the marina for the expansion project.

Paradise Parkway Road is underway. The trail by Buttercup Lane is being prepped for asphalt. The lights at Heritage Park are being done. The stage remodel is coming along.

Dan Kurek asked the council if they wanted the Pickleball Court lights to stay on all night. They will be turned off at 10:30 pm.

Planning Commission members wanted to have a town hall meeting with the Town Council with some of the ideas presented by Utah State. CM Hansen said he's very interested. Mayor Leonhardt asked him to put something together in June.

16. Payment Vouchers

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

17. Adjournment

There being no further business, Council Member Argyle made the motion to adjourn at 8:26 p.m. Meeting adjourned.

APPROVAL:

Michael Leonhardt, Mayor

Attest:

Cathie Rasmussen, Town Clerk

MINUTES OF THE GARDEN CITY
TOWN COUNCIL MEETING PUBLIC HEARING

The Garden City Town Council held a Public Hearing on May 8, 2025, at 6:06 p.m., at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Martell Menlove
Jordan Parry
Ken Hansen

Others Present:

Cathie Rasmussen
Brad & Jayne Davis
Nadine Sprouse
Norm Mecham
Teri Eynon
Dana Hurdley

On Teleconference:

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.

2. **Public Hearing to receive public input and comments on the following items:**

- a. Ordinance #25-05, An Ordinance Updating the Life Safety Ordinance

CM Hansen questioned the proposed change and the fact the city has adopted the IBC. Mayor Leonhardt said the council would discuss it during the regular meeting.

- b. The Tentative 2026 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, and Beach Access Fund for fiscal year July 1, 2025, through June 30, 2026.

Mayor Leonhardt explained to the city the low property taxes and how the other taxes received help fund the expenses of Garden City. CM Hansen stated that with more growth the town has, the property taxes will go down. Mayor Leonhardt stated he brought this up so the public would understand how short-term rental licensing revenue and other revenue helps fund the town.

Norm Mecham found it interesting that the TRT fund is almost as much as property taxes, and in the future, it may be an even larger source of revenue.

Brad Davis asked for more information on the Enterprise Fund. Mayor Leonhardt explained that it was the water fund and how those revenues go directly back to the water. CM Hansen added that it's not a restricted fund like the general fund. It runs more like a business.

Davis asked about "end of life" on treatment plant. CM Hansen explained the filters in the plant and the need to replace them. He added that because the water is so clean that goes through the plant, the town has gotten a lot of time out the filters. CM Hansen said that the water lines are being replaced by sections as well.

CM Hansen wished to clarify that the taxes the public pay to Garden City are going down because more people are paying taxes. He cannot speak for the county increasing taxes.

Jayne Davis asked about the Beach Access Fund. Mayor Leonhardt explained the lease the city has on the beach when the lake is down below the high-water mark. The city would regulate and receive money to let people park down on the beach and then hire someone to clean it. It doesn't happen every year, but the fund is there for it.

3. Adjournment

Council Member Menlove made the motion to close the Public Hearing and move to the Second Public Hearing of the Garden City Town Council at 6:25 pm. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Hansen, for; Council Member Parry, for. Motion Carried.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

MINUTES OF THE GARDEN CITY
TOWN COUNCIL MEETING SECOND PUBLIC HEARING

The Garden City Town Council held a Public Hearing on May 8, 2025, at 6:25 p.m., at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Martell Menlove
Jordan Parry
Ken Hansen

Others Present:

Cathie Rasmussen
Brad and Jayne Davis
Nadine Sprouse
Teri Eynon
Nadine Sprouse
Norm Mecham
Dana Hurdly

On Teleconference:

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.

2. **Public Hearing to receive public input and comments on the following items:**

- a. The Tentative 2026 Budget increase for Executive Municipal Officers

Mayor Leonhardt explained that the tentative budget shows a 5% increase. The executive officers need to have a separate hearing for this increase.

Dana Hurdly asked if it was 5% overall, including 401K. She was told no, just wages.

3. **Adjournment**

Council Member Hansen made the motion to close the Second Public Hearing and return to the regular Garden City Town Council meeting at 6:29 p.m. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Menlove, for; Council Member Hansen, for; Council Member Parry, for. Motion Carried.

APPROVAL:

Attest:

Michael Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

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