

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, August 14, 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 & Jayne Davis
Nadine Sprouse
Terry Sprouse Rowly
Cheree Lutz
Jeff Hodges
Wes Thompson

On Teleconference:

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Parry. 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. July 10th, 2025, minutes of the regular Town Council Meeting.

CM Argyle noted a spelling correction on page 2.

Council Member Hansen made the motion to approve the minutes of the July 10th, 2025, regular Town Council Meeting with the correction. 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.

3. Public Comments – 2-minute time limit

Jayne Davis was asked by the pickleball group to thank CM Argyle for a great Raspberry Days.

Wes Thompson, Chairman of the Rich County Trails Board, shared some things going on with the committee and plans to meet with UDOT. He suggested a trail be built along Paradise Parkway. Mayor Leonhardt responded that that is already in the plans. Brad Davis, from the audience, commented on this topic as well.

Brad Davis reported there was a bike/auto accident near his home on the bike path today. He suggested installing stop signs for the bike path at that location and possibly at other locations. Mayor Leonhardt explained that stop signs had been put on the bike path previously, and UDOT pulled all of them. The mayor's discussion with the Public Works Director resulted in the suggestion of painting "STOP" on the bike path at these high-risk locations. Jayne Davis asked about putting a speed bump before the exiting "Stop" signs on streets that meet up with the bike path.

Wes Thompson asked to speak again. He explained that Utah has a rating on e-bikes based on their speed. He was hoping to discourage rental companies from renting throttle e-bikes. Mayor Leonhardt said they'd revisit the rentals. Previous approval on these rentals required them to be governed at 15 mph.

4. Business License Discussion/Approval

- a. Bear Lake Custard LLC, 2115 S Bear Lake Blvd. Michael Bales
- b. McCann Construction, 1404 W Canyon Circle. Travis Spriet
- c. Wild Zansky, 201 N Bear Lake Blvd, Taylor Knight

CM Argyle commented on the Wild Zansky application saying that this business has been given a temporary license without a fire inspection. CM Argyle stated that she spoke with Fire Chief Mike Wahlberg, and he verbally verified that the inspection was done. The town clerk clarified that the fire inspection had not been turned in to the town office.

Council Member Argyle made the motion to approve the business license for Bear Lake Custard LLC, McCann Construction, and Wild Zansky. 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.

5. Miscellaneous Discussion/Approval

CM Parry – there will be some baseball practice at Heritage Park. The lights at the Pickleball courts are coming on and turning off as planned. The bathroom at the Pickleball courts is very appreciated by the players. The local club uses the courts 3 days a week. The local group is considering 5 days a week.

CM Parry asked if the concrete blocks would be moved. Until there are bumper stoppers placed, the answer is no. They are there to protect the sidewalk. The bike racks he ordered were

put in the park. He was told to order more to put by the Pickleball courts. They would like to have bleachers by the courts as well.

CM Hansen has concerns that the average player will not be included. CM Parry responded that as courts are cleared by the club players, others have been encouraged to use the open courts. Brad Davis explained that the Club has various skill levels and includes anyone interested.

CM Parry shared that “The Kitchen” was excellent help with Raspberry Days. The awards were amazing.

CM Argyle was asked by Jackie Webb if there would be any booths during the upcoming MMA event. She is looking at options.

Mayor Leonhardt asked CM Hansen to report on the new technology the town is purchasing and implementing. This will assist the town and customers to know, in real time, their water usage, rather than waiting for their monthly bill. Two towers are being purchased. One is expected to be on the Shundahai tank. Studies are being conducted on the best location for the other tower.

6. Council Member Reports

CM Hansen is still waiting for people to come to work on the library project. The Hodges Canyon well is progressing. They are working on putting a pump in the well and continuing developing it. Future plans are to build a 2-million-gallon tank near the well.

The treatment plant's main computer has to be replaced this fall. Much of the equipment has outlasted its life because the water is so pure. The town is preparing to put money aside to replace the filters in the coming years.

CM Hansen expressed gratitude for the council members and those in the community who take such good care of the town.

CM Parry – they are ordered moveable pitcher mounds to adjust for younger players. He also requested bike racks at the baseball fields. The bike racks near the charging station on 50 South are in a poor location. Mayor Leonhardt will look at them.

CM Menlove – has helped with the Beautification Committee in watering the flowers. He'd like to see if the businesses could help with some of the beautification and clean-up. Mayor Leonhardt said some businesses have asked if they can adopt a flower bin around town. He will get with the committee.

CM Argyle – reported that Raspberry Days went so smooth this year. With the cornhole tournament and Pickleball tournament, there was a lot going on. She has already begun booking entertainment for next year.

She discussed the pond and cleaning it with the robot. The heat killed a lot of the fish. The local fish biologist said there is nothing that can be done. CM Argyle would like to add some benches around the pond and maybe some shade.

CM Argyle has ordered monkey bars for the park. The chipwood at the playground is being replaced. She requested the swings be lowered, but the kids still wrap them up to heighten them. They are trying to locate an ADA swing.

She will have a round table meeting with the mayor, Jackie Webb, and the Public Works Director next week to discuss Raspberry Days. The committee has committed to 5 years.

CM Hansen added that the library board and director have put together a book walk. It's ready for installation. And there are new signs for the bike path at the various rest locations.

Mayor Leonhardt met with UDOT. He reviewed his concerns with the 300 West, Highway 89 intersection. UDOT was supposed to do a traffic study in July and didn't. UDOT has now said a traffic light is approved. He is working with JUB to create the turning lanes on the city roads. They expect they will begin in the spring of 2026.

The crosswalk downtown by the restaurants caused traffic back up the weekend before Raspberry Days. The mayor suggested it be synchronized with the traffic light. If it can't be done, then he asked UDOT to take it out.

Mayor Leonhardt thanked the council for all they do in their assignments.

7. Public Hearing at/after 6:00 p.m.

- a. Ordinance #25-11, An Ordinance Amending the Short-term Rental Ordinance

Council Member Hansen made the motion to go into the Public Hearing at 6:09 p.m. 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.

The Town Council returned to the regular Town Council meeting at 6:15 p.m.

8. Ordinance Discussion/Approval

- a. Ordinance # 25-09, An Ordinance Updating Conditional Uses

CM Menlove reviewed the changes made by the Planning Commission.

CM Argyle asked about # 5, off- site parking. Mayor Leonhardt explained that if a business doesn't have enough parking, if they are adjacent or close to the public parking, the business could rent the additional parking. Current ordinance allows it. CM Argyle feels that it should be struck from the ordinance and not allowed anymore because the town has changed.

CM Menlove isn't comfortable with an administrative body making an exception to a legislative action. Mayor Leonhardt suggested that they could change it so they cannot make an exception to an ordinance, just put a condition on it.

CM Hansen feels 90% of this is covered in the ordinances. CM Menlove feels the intent of the Planning and Zoning was to be more consistent with conditional uses.

Mayor Leonhardt has a meeting with the town attorney and will discuss this ordinance with him.

No action was taken

b. Ordinance #25-11, An Ordinance Amending Short-term Rental Licenses

CM Parry asked about section A, changes in ownership. If they were gravel parking, they would not have to pave during that year, but they would by the time they applied for a new permit.

CM Menlove has concerns with temporary permits or with allowing asphalt extensions. Some licensees are not complying. Mayor Leonhardt expressed to the council that the Ordinance Officer is following up on those.

There was an agreed change under 8-604 to say “and” the mayor not and/or. It was recommended to align everything under section A.

Council Member Menlove made the motion to approve Ordinance #25-11, An Ordinance Amending Short-term Rental Licenses with the items discussed and agreed upon. 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.

c. Discussion on current Ordinance 11C-805-F, the placement of Recreational Vehicles and Camping on Lots with Homes, Cabins, or Businesses.

Wes Thompson wrote a letter to the council regarding this ordinance. He reviewed a definition of an RV. He felt that was important. He also mentioned a vacant lot definition. He shared his version of a definition for RV storage structure. He also questioned if there should be different rules for a commercial lot verses a residential lot. The size of lots. The property owner verses someone else. He mentioned several other suggestions and ideas.

Thompson acknowledged that some of his suggestions would be hard to enforce.

CM Hansen feels it's important to address this ordinance because those parking RV's need to consider their neighbors. He feels you need to own the RV is it's stored on your property. He feels that if there is a slide-out on the RV, the slide-out must also meet the 10-foot setback. He feels with a couple small changes the ordinance is good as is.

CM Menlove stated that there are commercial parking lots with campers and people staying in them. He feels that it needs to be addressed.

Mayor Leonhardt opened it to the public. Brad Davis asked if there is a way to get water and sewer hook-ups and put a camper on a vacant lot. The response was no.

Cheree Lutz asked about a lot behind her in-laws' house that has three RV hookups. Mayor Leonhardt said that the Ordinance Officer is pursuing that lot, and the town is going through the legal process to get that stopped.

The council will make adjustments to this ordinance and get a copy to the Town Clerk to prepare for Public Hearing during the September meeting.

9. Payment Vouchers

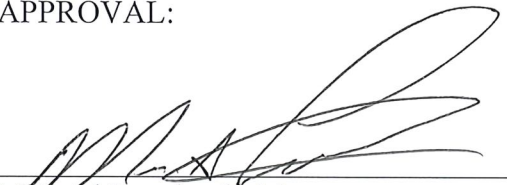
Council Member Argyle made a motion to pay the bills. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for. Motion Carried.

10. Adjournment

There being no further business, Council Member Hansen made the motion to adjourn at 7:08 p.m. Meeting adjourned.

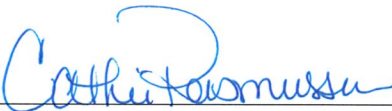
APPROVAL:

Attest:



Michael Leonhardt, Mayor





Cathie Rasmussen, Town Clerk