

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, November 13, 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

Others Present:

Cathie Rasmussen
Brad & Jayne Davis
Dan Kurek
Dan Larsen
Susann House

Ronda Menlove
Philip & Jackie Webb
Jeff Hodges
Austin Clark
Donna Chipman

On Teleconference:

Lance Anderson
Shalie Argyle

Pledge of Allegiance and Prayer

A prayer was offered by Council Member Menlove. 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, and Council Member Menlove.

2. Approval of Minutes

- a. October 9th, 2025, minutes of the regular Town Council Meeting.

Council Member Hansen made the motion to approve the minutes of the October 9th, 2025, regular Town Council Meeting. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Motion Carried.

The mayor changed the order of the agenda to accommodate the Public Hearing time, and he added an item under miscellaneous.

3. Public Comments – 2-minute time limit

There were no comments

4. Business License Discussion/Approval

- a. Re/Max Peaks Bear Lake, LLC. 88 S Bear Lake Blvd. Travis Allred

Council Member Menlove made the motion to approve the business license for Re/Max Peaks Bear Lake, LLC. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council. Motion Carried.

5. Development Agreement Discussion/Approval

- b. Requests approval to amend the Development Agreement for Crystal View Estates at Bear Lake (previously known as Elk's Ridge Phase 3). Lance Anderson

Mayor Leonhardt explained that the town has not received feedback from the town attorney yet on the changes. He was also concerned about the price of the water shares stated in the agreement. He has met with Swan Creek HOA, and they have not determined the price of the water shares. They will be setting that price, and it will be set for a year. He explained this would be on next month's agenda.

Lance Anderson, on the phone, explained that the only change to this agreement is the "payment in lieu" of water shares. He has been in touch with Quinn Dance and is ok to await the decisions of the HOA.

CM Hansen reading in article 2.2 of the agreement, general city services, dividing services, these items are done by special districts, not provided by the town. He asked Anderson to reword that or remove that language.

No motion was made.

6. Commercial Setback Discussion/Approval

- c. Request approval for zero setbacks on parcel #41-33-000-0032 for existing structures only, not for new development. Jim Stone

Mr. Dan Kurek was present and explained that the reason for this request was that the buildings were across the property line, and they will be changing those lines to be compliant and open the utility easement back up on the west side of the property.

Council Member Argyle made the motion to approve zero setbacks on parcel #41-33-000-0032 for existing structures only, not for new development. Council Member Menlove seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for. Motion Carried.

7. Ordinance Discussion/Approval

- a. Ordinance # 25-03 – An Ordinance Amending the Condominium Ordinance

CM Argyle had a question about section E. After discussion, the council agreed to remove section E and re-letter the remaining items.

Council Member Menlove made the motion to approve Ordinance # 25-03 – An Ordinance Amending the Condominium Ordinance that section E be struck and section F, G, and H be lettered accordingly. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for. Motion Carried.

- b. Ordinance # 25-14 – An Ordinance Amending the Computation of Off-Street Parking Spaces

Council Member Menlove made the motion to approve Ordinance # 25-14 – An Ordinance Amending the Computation of Off-Street Parking Spaces. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for. Motion Carried.

8. Town Council Member Appointment

- a. Discuss and approve appointment of Town Council Member to fill vacancy.

CM Hansen expressed gratitude for those who applied for the vacancy and stated he would like to appoint Susann House. CM Argyle stated that she agreed and said that she would like Susann as well. She wanted to explain that her choice is based on Susann's history on the Planning Commission and her integrity in upholding ordinances even during turmoil.

Council Member Hansen made the motion to appoint Susann House to fill the vacancy on the Town Council. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for. Motion Carried.

- b. Swear in new Town Council Member by Town Clerk

Susann House was sworn in by the Town Clerk as a council member and took a seat at the council table.

9. Miscellaneous Discussion/Approval

- a. Annexation Discussion

Mayor Leonhardt explained on a map showing that there's a section of the town that's by Sweetwater Parkway that is being taxed as in the city, but the county has determined that the section in question is in the county.

CM Hansen agreed that the area needs to be cleaned up. The property owners are all in agreement to proceed with the annexation, according to Mitch Poulson with the Regional Commission.

CM Menlove asked if there would be any value in extending the annexation further east. CM Hansen said the Swenson family owns that property. The council reviewed the map and discussed additional space to annex into the town. They would need to talk to additional property owners and begin determining the zoning for that space.

Council Member Menlove made the motion to begin moving forward with an annexation of the property on the south end of the existing town property and look for any additional options that are available there now that are not part of any existing subdivision. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member House, for. Motion Carried.

10. Council Member Reports

CM House – she'd like to see the old park cleaned up. Mayor Leonhardt responded that there is new equipment on the way.

CM Argyle – new tables for the bowery were delivered. She has begun working on Raspberry Days 2026

CM Menlove – had nothing new to report

CM Hansen – reported that they are working on the new well site up Hodges Canyon. There is progress on getting power to the well. It will be chlorinated the same as Payne Springs. The building that will be there has been designed. There is a location for the tank as well. He is hoping it will be online by this spring.

He reported on the new AMI system for the water system. This helps staff and consumers monitor water usage in real time. He explained that consumers will be more accountable for their water, and the city will no longer be lenient toward property owners' neglect of repairs.

CM Menlove asked CM Hansen about running a drip during the winter and not going over their 15,000 gallons. CM Hansen reported he felt they would go over their limit. The mayor said the town would look at isolated events where residents are asked to keep a trickle running and end up with an overage in their billing.

Mayor Leonhardt reported on his meeting with the Swan Creek Village HOA and the management of the water with them.

He also met with Rocky Mountain Power and told them we needed a generator to run the buildings in case there is a power emergency, including keeping the food bank powered. It will cost around \$55,000. They are working on seeing if they can make that happen.

There is a grant right now that will allow the town to upgrade streetlights to LED, which will lower the cost of the utility to the town. Rocky Mountain Power is conducting an inventory right now, and he will hopefully have that information by January 2026

11. Public Hearing at, or after, 6:00 p.m.

- a. Ordinance # 25-15 – An Ordinance Amending the Short-term Rental Ordinance

Council Member Menlove made the motion to leave the regular meeting and open the Public Hearing at 6:04 p.m. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member House, for. Motion Carried.

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

The regular Town Council meeting resumed at 6:09 p.m.

12. Ordinance Discussion/Approval, continued

- a. Ordinance # 25-15 – An Ordinance Amending the Short-term Rental Ordinance

Mayor Leonhardt explained that the exempt properties from short-term rental licensing will continue collecting TRT and will still need to obtain a business license. It's just about the difference in how they are licensed.

Council Member Argyle made the motion to approve Ordinance # 25-15 – An Ordinance Amending the Short-term Rental Ordinance. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member House, for. Motion Carried.

13. Miscellaneous Discussion/Approval, continued.

- a. Canvassing the 2025 General Election

Council members reviewed the canvass report for the 2025 Municipal General Election.

Council Member Hansen made the motion accept the canvass of the 2025 General Election. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member House, for. Motion Carried.

14. Payment Vouchers

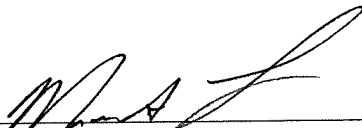
Council Member Argyle made the motion to pay the bills. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member House, for. Motion Carried.

15. Adjournment

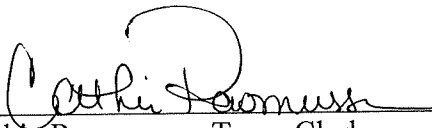
There being no further business, Council Member Menlove made the motion to adjourn at 6:15 p.m. Meeting adjourned.

APPROVAL:

Attest:


Michael Leonhardt, Mayor




Cathie Rasmussen, Town Clerk