

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, January 8th, 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 5:03 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Brad Davis
Susann House
Dan Larsen

Others Present:

Cathie Rasmussen-Town Clerk
Jayne Davis
Dan Kurek
Jeff Hodges
Travis Hobbs
Norm Mecham
Wes & Michelle Thompson
Dana Hurdlik

On Teleconference:

Crystal with Shave Ice House, LLC

Pledge of Allegiance and Prayer

A prayer was offered by Mayor Leonhardt. 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 House, Council Member Davis, and Council Member Larsen.

2. Approval of Minutes

- a. December 11th, 2025, minutes of the regular Town Council Meeting and minutes of the December 11th, 2025 Public Hearing.

Council Member Larsen made the motion to approve the December 11th, 2025, minutes of the regular Town Council Meeting and minutes of the December 11th, 2025 Public Hearing. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

3. Public Comments – 2-minute time limit

Dana Hurdlik asked about parking in the summertime. She said that more pedestrian traffic would help with the aesthetic and with parking. She asked if there was a way to use TRT money to build a fee-based parking structure. The answer given by the mayor stated, yes, TRT money can be used for that, but the expense for such a structure is more than the TRT tax brings in. He also explained to the public some of the things the town has done, such as shuttling people from the outer areas into town. He explained that there was also an attempt to purchase land, or receive a donation of property, for additional parking, but the landowner would not sell.

CM Davis asked if the town has looked at an option to create paid parking. The response was, no, from Mayor Leonhardt. He explained his opinion of not being sure he wanted to charge people for parking who are coming into town and already spending their money here.

CM Argyle shared that she had a landowner who spent a large amount of money to draw up plans to create concierge, covered parking and she received multiple complaints from residents about the project.

Mayor Leonhardt said the town needs to be actively looking for more opportunities to create more parking and continue working with landowners now and in the future to purchase land.

CM Larsen asked if the “envision Garden City” project is realistic. The mayor explained it’s going to take a lot of time and a lot of dollars to get the town to that point. It would require investors seeing the value in the project and putting money to it.

4. Business License Discussion/Approval

- a. Shave Ice House, LLC, 105 S Bear Lake Blvd. Karl Israelsen

Crystal was on the phone to represent. CM Davis asked if the structure behind the business. She replied that it is not being used for anything toward the business. No.

Council Member Argyle made the motion to approve the business license for Shave Ice House, LLC. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- b. Own Stuff, LLC dba Hemlock Property Solutions, 651 S Lakeview Dr. Patrick Crummett.

Patrick Crummett was present.

Council Member Argyle made the motion to approve the business license for Own Stuff, LLC dba Hemlock Property Solutions. Council Member Davis seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

5. Ordinance Discussion/Approval

a. Ordinance # 25-19 – An Ordinance Adopting the 2006 Edition of the Utah Wildland Urban Interface Code

Travis Hobbs, the Rich County Fire Warden, came and explained this ordinance to the council. This was not approved by the Planning Commission last night because they had questions. Mayor Leonhardt felt Mr. Hobbs could resolve the concerns so the council could pass this ordinance.

Mr. Hobbs explained that there is a state fund that helps cover the cost of wildfires, with the hope that they can receive funds from counties. The state required the adoption of the code. The WUI code motivates cities to mitigate their risk. It is now a rule that every city needs to adopt and enforce this code. The state identified high-risk WUI and created a map. Mr. Hobbs shared the map and explained how it affects Garden City. He explained that high-risk WUI is affected by topography, structures, vegetation, fuel loading, ember loading, etc.

He expects that the map will change as modeling changes over the years. Every jurisdiction needs to build its own WUI map. This will affect the cost of construction in high-risk areas and the need to use class A building materials, as well as defensible space.

Mayor Leonhardt brought up the issue of insurance companies and the willingness of companies to cover homes. Mr. Hobbs stated that he knows of homes in the county that cannot get coverage because they are in the high-risk WUI zones. He said there are not many homes in Garden City limits that are affected by the state's high-risk WUI. Using proper Class A building materials and creating defensible space around structures will help with that.

The cost is \$100 a year per lot for the first two years on the county taxes of homes that are in the high-risk WUI. You can request an inspection of your structure, the risk, defensible space, driveway width, etc., to get that price reduced starting this year. The cost is \$100 for the next two years, but a risk evaluation could reduce that fee starting in 2028.

The state is not mandating where their local government determines their WUI is. The proposed area for the town's WUI is above the canal. The map the city adopts does not automatically fall under the states' high risk WUI. The map the city adopts will affect stricter building codes.

Mr. Hobbs said anyone can request an inspection to receive information on their WUI risk with no repercussions.

Mayor Leonhardt charged Dan Kurek to get with Riley Argyle and Travis Hobbs to draw an accurate map for compliance with the WUI Code.

CM Argyle asked Mr. Hobbs about an area where the town requires homes to have a sprinkler system because the volunteer fire department stated they would not go to that area in the winter and risk the firefighters.

Mr. Hobbs stated the city is enrolled in the CWS (Community Wildfire Systems) program with the state. For example, the town is not liable for a wildfire that happened and destroyed a bunch

of property. This assistance is based on a 10-year average. If the city had multiple fires in that 10-year period, the city could then incur some cost of fighting wildland fires.

Council Member Davis made the motion to adopt Ordinance #25-19, An Ordinance Adopting the 2006 Edition of the Utah Wildland Urban Interface Code with the proviso we review the current WUI map and modify as needs be for the city. Council Member House seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

6. Town Council Member Reports

CM Argyle – she is working on the park and getting ready for Raspberry Days. She just ordered playground equipment for the parks.

CM House – said she will be going to a library board meeting next week.

CM Davis – discussed having a work meeting with the Planning Commission to work on the ADU ordinance. That is planned for February.

CM Larsen – has nothing to report at this point.

Mayor Leonhardt – reported that Rocky Mountain Power will be issuing a check to the town for \$26,500 to assist with generators that will run the town buildings in an emergency. CM Larsen asked for the source of the money. Mayor Leonhardt wasn't sure, other than he spoke with a representative from RMP, who asked what the town's needs were, and a grant was applied for.

He mentioned that the town received a \$40,000 donation to continue building the bike path.

In the water meeting today, it was reported that the treatment plant is producing 600,000 gallons of water per day. The water master plan update should be final in the next couple of months. The treatment plant is getting a new motherboard. The Hodges Canyon well continues to move forward. The Westlake booster pump station needs to be remodeled and updated. Swan Creek water line and Payne Spring water line need to be replaced.

Mayor Leonhardt mentioned the new AMI water system and shared some recent examples of catching water loss from two different costumers who had a leak and an intermittent leak. CM Larsen asked some questions about how water funds are acquired and managed. Mayor Leonhardt explained how the PTIF funds work and how expenses are paid.

7. Miscellaneous Discussion/Approvals

- a. Mayor Leonhardt issued council member assignments:

CM Argyle, Raspberry Days, Parks, and Treasurer

CM House – over library and business licenses

CM Davis – Planning and Zoning Liaison and Trails. He will assist the mayor with water issues as needed.

CM Larsen – parks and recreation programs and grants. He will assist the mayor with roads. Mayor Leonhardt will meet with him and give him some directions on current and future programs.

- b. Annual Open Meeting training conducted by the Town Clerk.

All members of the Town Council participated in the training and signed the Annual Open Meeting Training Log.

8. Payment Vouchers

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

9. Adjournment

There being no further business, Council Member House made the motion to adjourn at 6:19 p.m. Meeting adjourned.

APPROVAL:

Attest:



Michael Leonhardt, Mayor



Cathie Rasmussen, Town Clerk

