

MINUTES OF THE GARDEN CITY TOWN COUNCIL
AND PLANNING COMMISSION WORK

The Garden City Town Council and Planning Commission held a work meeting on March 18th, 2026, at 4:00 p.m., at the Garden City Office, located at 69 N. Paradise Parkway, Building C.

Town Council Members Present:

Mike Leonhardt, Mayor
Pat Argyle
Brad Davis
Susann House

Planning Commission Members Present:

Dan Kurek, Chairperson
Kendra Bjoralt, Vice-Chairperson
Travis Eborn
Amy Ward

Others Present:

Cathie Rasmussen-Town Clerk
Shalie Argyle – Deputy Clerk
Jayne Davis
Dana Hudrlik
Austin Clark
Quinn Dance
Julie Fraughton
Todd Fraughton
Leslie Drage
Brent Drage

On Teleconference:

1. **Roll Call**

Mayor Leonhardt asked for a roll call from Town Council Members present: Mayor Leonhardt, Council Member House, Council Member Davis. Council Member Argyle arrived after roll call.

Planning Commission Members present: Commission Chairperson Dan Kurek, Commission Vice-Chairperson Kendra Bjoralt, Commission Member Amy Ward, Commission Member Travis Eborn

2. **ADU Ordinance Discussion**

Mayor Leonhardt reviewed a sample ADU ordinance with the Town Council and Planning Commission members.

Discussion among the Council and Planning Commission included items such as:

- a. **Occupancy determined by a count or square footage versus being defined as a “family.”**
- b. **Parking for ADU must be on-site. No off-site parking if an ADU is being rented. Parking will be important in determining occupancy.**
- c. The State has said that regulation of ADUs is very limited.
- d. Public Comment: Dana Hudrlik said that Herriman City has passed an ordinance that requires a business license to rent an ADU.
- e. The property owner must occupy the primary residence.
- f. Would properties with ADUs be grandfathered in the STR?
 - a) Further discussion asked if at renewal, the STR would have to comply with the new ordinance?
 - b) Internal ADUs would most likely be allowed; external STR ADUs would most likely have to comply with the new ordinance.
- g. Public Comment: Austin Clark asked if breezeways to ADUS mean they are internal? A: Yes.
- h. Accessory buildings and ADUs will need to be redefined.
- i. Can a property owner have an internal and external ADU?
 - a) Limit that only one can be rented for money?
 - b) **Limit it to only one of each.**
 - (1) **Will there be a lot size requirement?**
 - (2) **Setbacks for external? Should be setbacks of a home and not of an accessory building.**
 - (3) **Proposed 10 ft side setbacks and 30 rear setbacks on external ADUs. ADUs cannot cover more than 50% of the rear or side yard. Not be larger than 1000 sq ft. Not larger than 50% of the footprint of the primary building area.**
 - (4) **No front yard ADUs.**
 - (5) **Not be taller than 20 ft above the main dwelling.**
 - (6) **Minimum size ADU is 600 sq ft.**
- j. ADUs will not be allowed in a PUD and that needs to be noted.
- k. ADU occupants should have to file paperwork with the city as “a property manager” for the purpose of contact. Example: long-term renting your house while you are on a mission, etc.
- l. Discussion about allowing a second homeowner rent their home and their ADU. Who would manage it with no owner present?
 - a) How would you regulate it if you allow it?
 - b) Only allow the home or the ADU to be rented if the property owner is not living onsite.
- m. No requirement for residential parking requirement, would you require parking for an INTERNAL ADU?

- n. Public Comment: Dana Hudrlik, wanted to stress that the State requires the owner to live on-site.
 - a) A non-resident, or second homeowner, can only rent the home or the ADU. Not both.
 - b) Questioned allowing the ADU to be rented with no rental on the primary home if the owner is off-site.
 - c) Second-home owners are here temporarily; if they are not allowed to rent out an ADU, then there is a missed opportunity for housing.
- o. What is the purpose of an ADU? Provide affordable housing. Income.
- p. Public Meeting: Julie Fraughton reiterated that the State says the property owner must occupy the main dwelling or the ADU.
- q. Public Comment: Austin Clark, long-term rentals are very difficult and limited to find in Garden City and the surrounding area. The market will determine the rental cost of ADUs.
- r. **If the owner is living in the house, they can have one internal and one external.**
- s. **Only one external and one internal ADU per property. It has to be owner-occupied.**
- t. **Fire Code should be referred to when determining occupancy. STR requirements should be considered as well.**
- u. **IRC minimum bedroom size may determine occupancy.**
- v. **2 people per 100 sq ft. Discussion agreed to 2 people per bedroom.**
- w. How does the Town police when an owner enters into a new lease or rental agreement before the 30-day or 90-day period?
- x. No subletting ADUs.
- y. Larger than 1500 sq ft, cannot be licensed as an ADU. Review definition and requirements of “accessory building.”
 - a) cannot cover more than 25% of the rear yard.
 - b) 40% of a lot must remain open. You cannot build on more than 60% of the lot.
- z. **No ADUs in an accessory building to begin with. (Remember, it has to meet the setbacks for an ADU)**
- aa. **Requires annual renewal of the license**
- bb. **The water utility would need to be adjusted. Add a service when they pull a building permit for an ADU or when licensing an existing unit. You can remove that extra service only after you renew your business license.**

3. Zoning Discussion

Commission Chairperson Dan Kurek said the Planning Commission wanted to discuss the small C2 Zone, and there is a portion of the south end of town where property owners want to rezone to C3.

There are currently applications for rezones. The Planning Commission wants to revert to the city plan; if that's not the town's vision, they don't want to approve the zone change just because it's being applied for.

Mayor Leonhardt stressed that the city plan is just a guideline. There must be firm, defensible, straightforward reasons to deny a rezone. It cannot be personal.

Quinn Dance explained that the zoning map dictates development. The land use map is the vision that the leadership has for the town, and that can change and evolve. You can do a general plan amendment if there's enough change happening in town to update your land use map. This is not a frequent practice.

Quinn felt that tightening the commercial zones would be a good idea, and then adding/creating a mixed-use zone, which is more flexible.

Mayor Leonhardt suggested to Quinn Dance that verbiage could be added stating that the town envisions a commercial corridor in certain areas of the town.

There was discussion about the C2 zone regarding where it's located and if it needs to be increased or decreased.

Quinn Dance showed the members an area that might be a good area for the C2 zone. It would be behind that commercial area along 300 West. There were some concerns about the view coming down the mountain. C2 does not need to be ugly. There can be some C2 out south and also in another area. He added that the transportation plan should be done in the next month or 6 weeks. The transportation plan can be important to determining zoning throughout the town.

Mayor Leonhardt proposed meeting again in May 2026. CM Davis would like to discuss commercial asphalt in the next work meeting as well. The meeting is set for May 27th at 4:00 p.m.

4. Adjournment

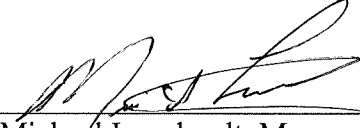
Commission Member Bjoralt made the motion to close the work meeting. Meeting adjourned at 6:58 p.m.

The process of approval of minutes for the meeting held on March 18th, 2026. The minutes will be mailed or emailed to each member of the Town Council and Planning Commission. The members will have ten (10) days to review the minutes and submit any changes to the clerk. If after ten (10) days, there are no changes, the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the members are in agreement.

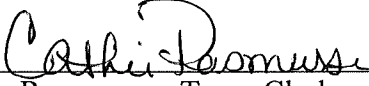
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March 18, 2026

APPROVAL:

Attest:



Michael Leonhardt, Mayor



Cathie Rasmussen, Town Clerk

