

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, March 12th, 2026. 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
Brad Davis
Susann House
Dan Larsen

Others Present:

Cathie Rasmussen
Jayne Davis
Dana Hudrlik
Jeff Hodges
Glen Gillies
Cyndy Dowland
Austin Clark
Dan Kurek

On Teleconference:

Madison Martini

Pledge of Allegiance and Prayer

A prayer was offered by Town Clerk Cathie Rasmussen. 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. February 12th, 2026, minutes of the regular Town Council Meeting.

Council Member Davis made the motion to approve the February 12th, 2026, minutes of the regular Town Council Meeting. 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.

3. Public Comments – 2-minute time limit

Dana Hurdlick, reviewed the draft of the conservation plan for the city. She asked what happens during a drought and how the city manages water. Is there a plan to address how to regulate usage? Mayor Leonhardt said there might be a plan to limit water days or create a watering schedule. Until the data from the state comes in, nothing has been decided.

She asked about the “mansions” being built; is the Town Council regulating the impact of these homes? Mayor Leonhardt explained that the tier rate is what regulates that. There is a proposal for zero landscaping that will be discussed today. CM Argyle added that there is a type of grass she’s learned about from Public Works that takes a minimum amount of water.

CM Larsen asked if the town has sufficient water, as he is a new council member and is trying to learn. CM Davis explained that water shares are not water, just the right to use the water. Mayor Leonhardt added that the town does have sufficient water shares needed to develop the town.

4. Utah Division of Water Resources Conservation presentation

CM Davis assisted with the slideshow presentation. Madison Martini with the Utah Division of Water Resources was on the phone and presented a landscape incentive program to the council.

Part of the incentive of the retrofit program for established homes and commercial areas will require the town to have ordinances put in place for new development housing landscape. That includes no lawn in park strips, in areas less than 8 feet in width, no more than 50% of front and side yard areas can be grass at new residential areas, and no more than 20% total landscape area in commercial, industrial, institutional, or multi-family areas.

The town would first have to adopt the ordinances. They are willing to review draft ordinances and assist the town in becoming eligible for the program. If the city were added to the list of eligible cities, the residents would be able to sign up for the program. The town has to be diligent in enforcing the ordinance. The Division will manage the program beyond that.

CM Larsen asked if there’s an option for a more simplified draft ordinance that meets the ordinance requirements. He asked if the state would want to review the draft ordinance. Madison said the state was happy to review and assist with drafting an ordinance. He asked if there was a flyer or a marketing tool to share with the residents.

CM Argyle was considering the ordinances in place that require a certain percentage of common area. It was stated that the common area does not have to be grass. Council Members discussed the enforcement end of it and the additional work required to follow up on it.

Cyndy Dowland from the public felt the tiered water rate encourages people to minimize their landscaping.

Mayor Leonhardt would like to explore it and review some of the draft ordinances Madison Martini will send. He would also like to talk to other towns that are actively participating in the program.

5. Ordinance Discussion/Approval

a. Ordinance #26-05, An Ordinance Adding Storage Facility to Definitions

CM Davis shared that the Planning Commission felt there might need to be a definition for a storage yard. The Planning Commission would like to have discretion on when to approve a storage facility with outdoor storage. There was some discussion about that and whether to define it or put it under permitted uses. Mayor Leonhardt stressed that the verbiage should be “outdoor storage.”

CM Larsen felt the definition was still quite vague and felt a definition for outdoor storage was needed. An outdoor storage requirement would need to include a vision barrier fence.

CM Larsen and Davis will work on creating a definition for outdoor storage and updates on Ordinance #26-05 and have it ready for the May agenda.

No motion was made.

b. Ordinance #26-01.2, An Ordinance Amending Service Centers in Commercial Zones Permitted and Conditional Uses and Storage Sheds

Council Member Davis made the motion to adopt Ordinance #26-01.2, An Ordinance Amending Service Centers in Commercial Zones Permitted and Conditional Uses and Storage Sheds removing Service Centers from Conditional Uses in the C1 Zone and with the change in Section B of the C3 Zone, 11C-1504, number 4, change the terminology from storage shed to storage facility and from storage sheds to storage facility. Council Member Argyle asked for clarification, then 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

c. Ordinance #26-04, An Ordinance Updating the C3 Zone Permitted Uses

Council Member House made the motion to approve Ordinance #26-01 An Ordinance Updating Commercial Zones Permitted and Conditional Uses. 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.

6. Town Council Member Reports

CM Davis – The county trails board open house was very well attended in Garden City. They are looking at Hodges Canyon and Richardson to try to get the trails rehabilitated for summer.

The Bear 100 will be coming down Garden City Canyon to the bike path this year. CM Davis will be working to assist them in getting the race permits.

CM Larsen – attended the Envision Garden City workshop. He felt it went well, and the ideas were varied. The committee is hoping to use tax dollars to help with the improvements in the downtown area. There will be a follow-up meeting in May. The primary goal of those who attended was to see curb and gutter in the three main downtown blocks of Garden City. CM Argyle added that because of the two main highways, UDOT has a lot of input on what happens.

CM House – the construction on the library addition is moving forward.

CM Argyle – Raspberry Days preparations are moving forward. The new playground equipment will be put near the Pickleball Court.

Mayor Leonhardt is working on the entertainment for the 4th of July celebration. He just learned that Garden City received \$125,000 through the Governors Economic Development Grant. It's a 10% match grant. These funds can be used in the downtown area. He is still learning about this and asked the council to consider some ideas for the best way to use the money.

7. Miscellaneous Discussion/Approvals

Mayor Leonhardt shared a letter of support for the Foothill Estates Subdivision to seek funding for road and infrastructure improvements from Congressman Blake Moore and asked for the council's support.

He added that Cyndy Dowland from the subdivision wrote a letter and obtained about 20 signatures of the residents in support of receiving this funding.

Council Member Larsen made the motion to approve the letter of support. 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.

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

- a. Ordinance #26-03, An Ordinance Updated STR Violations and Penalties
- b. Ordinance #26-06, An Ordinance Amending Quiet Hours

Council Member House made the motion to go into the Public Hearing at 6:17 p.m. Council Member Larsen 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.

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

Council returned to the regular Town Council Meeting at 6:29 p.m.

9. Ordinance Discussion/Approval, Continued

- a. Ordinance #26-03, An Ordinance Updating STR Violations and Penalties

CM Larsen would like the ordinance to stipulate how they are going to be contacted. He also had some concerns about the timeframe of 30 minutes. It can take quite some time to correct something in the middle of the night. Mayor Leonhardt explained that initial calls should go to Code Enforcement because they have access to the emergency contact information and the owner. Calling police dispatch might delay response.

CM Larsen reviewed the changes he proposed in the ordinance. CM Larsen will review the ordinance and submit it back to the council

No motion was made

b. Ordinance #26-06, An Ordinance Amending Quiet Hours

CM Larsen expressed concern that setting the limit at 60 decibels might be too restrictive. To provide context, CM Larsen and Building Official Dan Kurek measured several sound levels during the discussion to demonstrate how loud 60 decibels are. CM Larsen also noted that there are a few additional requirements he may propose adding to the ordinance to further improve it. He will work on it and have it ready by the May meeting.

No motion was made.

10. Payment Vouchers


Council Member Argyle 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.

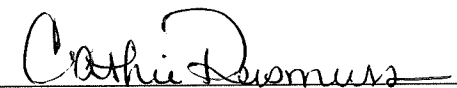
11. Adjournment

There being no further business, Council Member Davis made the motion to adjourn at 6:42 p.m. Meeting adjourned.

APPROVAL:

Attest:


Michael Leonhardt, Mayor


Cathie Rasmussen, Town Clerk

