

**MINUTES OF THE**  
**TOWN COUNCIL MEETING OF**  
**GARDEN CITY, UTAH**

The Garden City Town Council held its regularly scheduled meeting on Thursday, April 9th, 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  
Jeff Hodges  
Gail Nichol  
Teri Eynon  
Brent & Leslie Drage  
Sam & Jennifer Casillas  
Glen Gillies  
Steve Leichty

On Teleconference:

Norm Mecham

**Pledge of Allegiance and Prayer**

A prayer was offered by Council Member Argyle. 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. March 12<sup>th</sup>, 2026, minutes of the regular Town Council Meeting and minutes of the March 12<sup>th</sup>, 2026 Public Hearing.

Council Member House made the motion to approve the March 12<sup>th</sup>, 2026, minutes of the regular Town Council Meeting and minutes of the March 12<sup>th</sup>, 2026, 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**

There were no comments from the public.

### **4. Bear Lake Outreach**

- a. A new non-profit 501(c)(3) organization focused on serving Seniors and at-risk youth in the Bear Lake valley would like to share its mission and vision with the council and the community. Dana Hudrlik

Dana Hudrlik, a founding partner and President of Bear Lake Outreach, presented information to the Council. Fitness and wellness education is accessible to everyone with the addition of social connections, which benefits everyone and builds stronger communities where no one is isolated, and everyone thrives.

Hudrlik stressed that this community driven program is low cost and nobody is turned away. They are currently exploring grants for funding their programs.

Through grants, donors, and fundraising, they hope to build a permanent space where people can gather and participate in these programs.

Hudrlik acknowledged that Garden City cares and supports the members of the community and its neighbors and expressed her gratitude for the community.

Mayor Leonhardt thanked her for her presentation and asked about how their pilot programs with Pickleball worked out. She responded with how successful it was with approximately 80 people from the core group of 30. She added that from this kind of networking, lasting friendships have been made, and additional social activities have been created. Hudrlik answered additional clarifying questions from the Council.

### **5. Business License Discussion/Approval**

- a. Bear Lake Outreach, 1705 S Bear Lake Blvd, Unit 2. Dana Hudrlik

Council Member Argyle made the motion to approve the business license for Bear Lake Outreach. 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. Heal Retreats, 563 Blue Lake St. Bethany Larsen Forest

CM Argyle asked how many people would be there on the Heal Retreats. Bethany Larsen Forest was not present. Teri Eynon answered that Bethany has them all over and usually rents a space to have the retreats. She has never known her to have them at her place of residence.

Council Member Davis made the motion to approve the business license for Heal Retreats. Council Member Argyle 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. GLOHO Photography 563 Blue Lake St. Bethany Larsen Forest

Council Member Argyle made the motion to approve the business license for GLOHO Photography. 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.

d. Center Street Pizza, 82 N Bear Lake Blvd. Mark Huntsman

Council Member Davis made the motion to approve the business license for Center Street Pizza. 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.

e. Cloud Dream Homes, PLLC. 1347 Sir Barton Dr., Randall Cloud

CM Argyle said she does not see a contact person on the application. Mayor Leonhardt suggested they not approve this until the local contact is listed. She added that the form needs the boxes marked "yes or no."

Council Member Larsen made the motion to deny the business license for Cloud Dream Homes, PLLC. 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.

f. Ace Handyman Services Logan Bear Lake, 157 W 350 N, Ste D. Scott Livingston & Perry Wakefield

Council Member Argyle made the motion to approve the business license for Ace Handyman Services Logan Bear Lake. 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.

g. C&N Lawn Care & Sprinkler Maintenance, 609 South Cedar Drive. Samuel & Jennifer Casillas

Council Member Argyle made the motion to approve the business license for C&N Lawn Care & Sprinkler Maintenance. 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.

h. J&A Clean Services, 567 Blue Lake St., Jaxon Seamons

Council Member Davis made the motion to approve the business license for J&A Clean Services. 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. PUD Discussion/Approval**

- a. Requests Preliminary approval for Water's Edge Phase 9. This would add six residential lots and two commercial lots at 45 E 150 S. Teri Eynon & Norm Mecham

Mayor Leonhardt asked Ms. Eynon about water retention. Mr. Mecham has built a 2-foot retaining wall and then there will be sand behind that for the drainage and grass swell beyond that.

CM Davis said that Phase 9 was approved in 2015, so why is this phase being called Phase 9? Teri Eynon explained that order of the phases that have been recorded. She will triple-check this with the county. CM Davis added that Phase 3 is not showing online and the recorder will get back to him on that.

Ms. Eynon explained that because the buildings were built off of the recorded property, they've had to redo the surveys and easements. They've all been approved by the court, but some of the changes online may not have been updated.

Different phases will have their own HOAs. CM Davis had some concerns with commercial buildings, hotels, etc. on the various lots. CM Davis had one other concern, just that the elevator pump for ground water issue be cleared by the Army Core of Engineers and he hasn't heard if that's been resolved. Mr. Mecham said that the water is piped out through drains and the water has been tested and passed. The water in the north elevator is pumped to an area that goes into the ground.

Council Member Argyle made the motion to approve the Preliminary Plat for Water's Edge Phase 9. 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.

**7. Rezone Discussion/Approval**

- a. Requests approval to rezone the frontage of parcel #36-04-000-0065 from RE to C3. Applicant is proposing that the first 300 ft be C3 and the remainder of the lot stay RE. This parcel is south of Pickleville Parkway. Teri Eynon and Nate Parry

This item did not pass the Planning Commission on April 8, 2026, and was not discussed.

- b. Requests approval to rezone a 5-acre parcel #36-04-000-0077, from RE to C3. This parcel is south of Pickleville Parkway. Nick Wilcox.

This item did not pass the Planning Commission on April 8, 2026, and was not discussed.

**8. Hotel Maximum Height Discussion/Approval**

- a. Holiday Inn Express, located at approximately 35 E 50 S, requests approval from the Town Council to exceed maximum height restrictions per Garden City Code 11C-1654. Donald Mendenhall.

This item did not pass the Planning Commission on April 8, 2026, and was not discussed.

**Mayor Leonhardt changed the order of the meeting because it was not yet 6:00 p.m. He skipped to agenda item 10. Ordinance Discussion/Approval, b. Ordinance #26-03, An Ordinance Updated STR Violations and Penalties**

**9. Ordinance Discussion/Approval**

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

CM Larsen explained the edit he made to the ordinance.

Council Member Davis made the motion to approve the changes as presented to the council, Ordinance # 26-03, An Ordinance Updated STR Violations and Penalties with the reinstatement of the initial 30-minute contact time. 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.

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

- a. Ordinance #26-08 An Ordinance Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power.

Council Member Argyle made the motion to leave the regular Town Council Meeting and open the Public Hearing at 6:02 p.m. 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.

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

The Town Council returned to the regular Town Council Meeting at 6:07 p.m.

**11. Ordinance Discussion/Approval, Continued**

- a. Ordinance # 26-08, An Ordinance Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power. Represented by Mr. Steve Liechty

There was some concern about the term of 15 years. Mayor Leonhardt explained he was good with the term length on the agreement.

Council Member Argyle made the motion to approve Ordinance # 26-08, An Ordinance Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power. 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.

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

CM Davis explained the changes he made to the ordinance. He suggested that they strike the first word, "means," and capitalize the word "one."

Council Member Davis made the motion to approve Ordinance #26-05, An Ordinance Adding Storage Facility to Definitions with the change to strike the first word "means" and capitalize

the word “one.” 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.

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

CM Larsen reviewed the changes he made to the ordinance. The council discussed a few additional changes.

Council Member Davis made the motion to approve Ordinance #26-06, An Ordinance Amending Quiet Hours with the following changes in section C: change the word “activities” to activity, change the word “relin” to rely, and add the word “sound” between the words when and meters. 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.

d. Ordinance #26-07, An Ordinance Amending the Sign Ordinance

Code Enforcement Officer Glen Gillies explained the clarifying language being changed in the ordinance.

Mayor Leonhardt brought up that the Town does not have any authority over the state right-of-way.

Council Member House made the motion to approve the changes to Ordinance #26-07, An Ordinance Amending the Sign Ordinance as written. 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.

## **12. Town Council Member Reports**

CM Larsen – met with Shawn Walker and they are going to get a softball league started on Thursday nights. It will be eight co-ed teams, and it will be slow pitch. Walker would like to have an all-nighter tournament starting at 10:00 p.m. and running all night. He’s thinking about Raspberry Days. CM Argyle has concerns about the vendor tents. There were also concerns about traffic getting out as the vendors are coming in in the morning. Other ideas were suggested.

CM Argyle asked if a kickball team might be in the works. CM Larsen said not at this time.

CM Davis – the master trail plan for the county continues to move forward. He discussed some trail ideas at the Hodges Canyon trailhead.

CM House – one of the library board members stepped down. They will introduce a name to the Town Council next month. They had no budget changes at their meeting this month. The remodel is moving forward. She reviewed the remodel schedule with the council.

CM Argyle – updated the Council on the updates at the park and her ideas for additional benches. The lighting around the pond is being installed, and the new park equipment will be installed near the Pickleball Courts.

The other improvements to the park are coming along. She questioned who would be allowed to use the concession stand. That has not been determined at this point.

Some of the bands are booked for Raspberry Days. She’s going to try and get some prizes from different businesses to add to the vendor prizes. She needs to add more Bingo cards.

The splashpad has been ordered and will hopefully be installed by then.

CM Larsen said that when he was looking at the ballfields, Shawn Walker gave some good ideas for the concession stand.

Mayor Leonhardt reported on the marina improvements and the traffic lanes and lights going in at 300 West.

### **13. Miscellaneous Discussion/Approvals**

CM Argyle asked about the Beautification Committee. Donna Hansen is heading that up and is starting to gain volunteers.

Mayor Leonhardt moved to the board appointments.

- a. Planning Commission Member Appointment
- b. Variance Board Member Appointment

Mayor Leonhardt shared that he’d like to appoint James Arthur to the Planning Commission and Dana Hudrlik to the Variance Board.

Council Member Argyle made the motion to appoint James Arthur to the Planning Commission and Dana Hudrlik to the Variance Board. 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.

### **14. Payment Vouchers**

Council Member Davis made the motion to pay the bills. 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.

### **15. Adjournment**

There being no further business, Council Member House made the motion to adjourn at 6:48 p.m. CM Dan Larsen seconded the motion. Meeting adjourned.

APPROVAL:

Attest:

*Pat Argyle*

Pat Argyle, Mayor

*Cathie Rasmussen*

Cathie Rasmussen, Town Clerk

