

## ORDINANCE #26-14

### AN ORDINANCE UPDATING THE OFF-STREET PARKING REQUIREMENTS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City,

WHEREAS, the Garden City Town Council seeks to ensure that adequate off-street parking is provided and maintained in compliance with applicable zoning and land use regulations in order to promote public safety, reduce congestion, and support orderly development;

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 11C-302 BE UPDATED AS FOLLOWS:

#### 11C-302 Off-street Parking Required

A. At the time any building or structure is erected, ~~or enlarged, or increased in capacity, or changed in ownership or purpose, or any use is established,~~ there shall be **provided** off-street parking spaces **provided** for automobiles in accordance with the following-requirements:

1. A detailed site plan showing the required off-street parking spaces shall be presented to the Planning Commission for approval.
2. All off-street parking shall comply with ~~all of~~ the standards prescribed in this chapter.
3. **Off-street parking** shall be permanently maintained in good condition for the duration of the use, or uses, served by the facility.

*If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.*

APPROVED AND ADOPTED this 11th of June 2026.

APPROVED:

Attest:

\_\_\_\_\_  
Patricia Argyle, Mayor

\_\_\_\_\_  
Cathie Rasmussen, Town Clerk

Voting:	Aye	Nay
Davis	___	___
Hansen	___	___
House	___	___
Larsen	___	___
Argyle	___	___ (only in a tie)

## ORDINANCE #26-15

### AN ORDINANCE AMENDING FOOD TRUCK REGULATIONS

**WHEREAS**, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

**WHEREAS**, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

**WHEREAS**, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

**NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 8-1003 BE AMENDED AS FOLLOWS:**

#### **TITLE 8-1000 – Food Truck Regulations**

##### **8-1003 – Food Truck License.**

- A. **License and Inspection.** It shall be unlawful for any person to operate an **unlicensed** Food Truck within Garden City without the following:
1. A business license issued in accordance with Chapter 8-100 of the Garden City Code;
  2. A current, annual food truck permit from Bear River Health Department in accordance with Utah Code Ann. 11-56-104.
  3. A current Garden City Fire inspection permit.
  4. A sales tax number to report all sales occurring within Garden City.
  5. All Food Truck license applications shall be approved by the Mayor or Council Person over Business Licenses in his absence.
  6. **The Food Truck license issued by the Town of Garden City must be displayed so it is plainly visible to the public**
- B. **License Expiration.** All Food Truck licenses **granted by the Town of Garden City** will expire on December 31 of each year.
- C. ~~B.~~ **Reciprocal Food Truck License.** Notwithstanding Paragraph A above, Garden City shall **allow grant a business license to a Food Truck Operator to conduct a Food Truck business within the Garden City limits** who has the following:
1. A current Business License granted in another political subdivision within the state; (Utah Code Subsection 11-56-103) **and must be displayed so it is plainly visible to the public**
  2. A current health department food truck permit from a local health department within the state; and
  3. A current approval of a political subdivision within the state that shows that the food truck passed a fire safety inspection that the other political subdivision conducted in accordance with Utah State Code Subsection 11-56-104 (4) (1);

4. A temporary sales tax number to report all sales occurring within Garden City as per Utah State Tax Commission.  
Notwithstanding the provisions of Chapter 8-100 of the Garden City Code, in the event a business license from Garden City is issued pursuant to the provisions of this paragraph, the Garden City business license shall expire on the same date and time as the business license from the other political subdivision used to qualify for reciprocity under this paragraph.

**D. Inspection.** Each food truck vendor shall keep within their possession, and provide for inspection by the City as requested, a copy of a valid business license for the mobile food vendor, whether issued by the City or another political subdivision of the State; a valid health department permit whether issued by the local health department of another health department; and evidence of passing a fire safety inspection whether conducted by the City or another political subdivision.

**E. Sales on Private Property**

Each food truck vendor conducting business on private property, in addition to the other requirements of this chapter, shall comply with the following:

1. All aspects of the business shall be temporary in nature and must be able to be removed from the premises each day. No outdoor storage of tables, chairs, umbrella or signs associated with the food truck vendor operation, shall be allowed and no overnight parking of the mobile food vendor is permitted. The mobile food vendor shall return on a nightly basis to a specified location for cleaning, restocking, dumping of waste, storage, etc. The specific location shall be identified in the business license application.
  - a. **Exceptions to overnight parking:** Food Trucks located in a designated Garden City food truck zone.
2. Be fully self-contained with respect to gas, water, and waste. All waste and wastewater shall be disposed of according to Garden City requirements and shall not be dumped on the ground or in the stormwater system.
3. Food trucks and food trailers are prohibited in residential zones unless authorized in conjunction with a special event license.
  - a. A food truck vendor shall not be located on vacant or undeveloped property.
  - b. A food truck vendor shall not be allowed on public property or in public rights-of-way.

~~C. Food Truck Operator shall obtain a License: It shall be unlawful for any person or for any agent or employee to engage in business in Garden City as a Food Truck Operator without first filing an application with the Town Clerk and obtaining a license to do so. All Food Truck license applications shall be approved by the Mayor or Council Person over Business Licenses in his absence.~~

- D. ~~Private property owners.~~ Food truck vendors shall obtain a letter from the property owner where the business will be located giving permission for the business to be located on their property. The Food Truck must be located within the Food Truck Zone as listed in the Municipal Code. This letter must be turned in with the application.
- E. License Expiration. All Food Truck licenses **granted by the Town of Garden City** will expire on December 31 of each year.

8-1004 – Penalty; Any Food Truck Operator who fails to obtain a license before doing business **conducting business** in Garden City **without a current license, issued in Utah and in good standing**, shall be required to pay a license fee **to the Town of Garden City** double the amount set forth in resolution. Failure to pay said double fee or obtain a license shall be a Code Infraction and shall be punishable as defined in the Administrative Code Infraction Fine Schedule.

*If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.*

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of June 2026.

APPROVED:

Attest:

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Pat Argyle, Mayor

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Cathie Rasmussen, Town Clerk

ORDINANCE #26-15  
AN ORDINANCE AMENDING FOOD TRUCK REGULATIONS  
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Voting:	Aye	Nay	
Davis	___	___	
Hansen	___	___	
House	___	___	
Larsen	___	___	
Argyle, Mayor	___	___	<i>(only in a tie/for a quorum)</i>

DRAFT

**ORDINANCE #26-16**

**AN ORDINANCE UPDATING SHORT-TERM RENTAL DEFINITIONS**

**WHEREAS**, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

**WHEREAS**, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

**WHEREAS**, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

**NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT ORDINANCE 8-601 BE UPDATED AS FOLLOWS:**

8-601 Definitions: The following words and phrases shall have the definitions and meanings set forth below. If any words or phrases are defined elsewhere in this code, and there is a contradiction as to their meaning, the definitions set forth in this section shall control the ShortTerm Rental Ordinance.

- G. Parking Space shall mean an area with a width of not less than 10 feet and a length of not less than 24 feet located either within designated garages or designated parking areas. All parking shall be asphalt or concrete. One parking space shall be required for each four (4) occupants.
1. ~~Single Family Dwelling parking must be clearly marked and on the property of the dwelling shall not require marked parking.~~
  2. All Multi-Family Dwelling parking, including approved off premise parking, must be clearly marked, and assigned to each unit.
  3. Parking stall requirements for condos and townhomes approved prior to this ordinance **July 13, 2023**, shall be grandfathered at no smaller than nine (9) feet wide and eighteen (18) feet in length.

*If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.*

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of June 2026.

APPROVED:

Attest:

\_\_\_\_\_  
Pat Argyle, Mayor

\_\_\_\_\_  
Cathie Rasmussen, Town Clerk

ORDINANCE #26-16  
AN ORDINANCE UPDATING SHORT-TERM RENTAL DEFINITIONS  
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Voting:	Aye	Nye	
Davis	—	—	
House	—	—	
Larsen	—	—	
Argyle	—	—	(only in a tie)

DRAFT

ORDINANCE #26-17

AN ORDINANCE ADDING ACCESSORY DWELLING UNITS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 11C-2300, ACCESSORY DWELLING UNITS, BE UPDATED TO ADD THE FOLLOWING:

11C-2300: - ACCESSORY DWELLING UNITS:

- A. *Accessory dwelling units defined:* An accessory dwelling unit (ADU) is a second dwelling unit on an owner-occupied single-family property that is clearly incidental and accessory to the primary structure on the property.
- B. *Classes of ADUs:* ADUs can be either internal or external.
  1. An internal ADU is a separate dwelling unit located entirely within the footprint of a single-family dwelling. ~~on a residentially zoned property.~~ Internal ADUs must meet the standards in U.C.A. § 10-20-530. To be considered an internal ADU, the dwelling unit must have a kitchen, bathroom, and sleeping area situated together in a logical configuration that is separated from the rest of the primary dwelling in such a manner that is clearly intended for the possible use as a separate dwelling unit. ~~The mere presence of a wet bar or entertainment kitchen in a primary dwelling does not, in and of itself, create an internal ADU.~~
  2. An external ADU is a dwelling in a separate structure on the same ~~lot residentially zoned property~~ as a single-family dwelling, ~~and which is detached from the single-family dwelling.~~ To be considered an external ADU, the dwelling unit must have a kitchen, bathroom, and sleeping area in the separate structure configured in such a manner that is clearly intended for the possible use as a separate dwelling unit. ~~The mere presence of a wet bar or entertainment kitchen in an accessory structure~~

~~does not, in and of itself, create an external ADU.~~

C. *Allowed zones:*

1. Internal ADUs are allowed in all residential zones.
2. External ADUs are a permitted use in all primarily residential zones on lots greater than 11,000 sf in size.
3. ~~External~~ ADUs are a conditional use in Commercial, RE/AG zones, BD and RR zones.”

D. *General standards:* All ADUs must conform to the following standards:

1. The ADU must contain complete cooking and bathroom facilities that are separate from the facilities located in the main residence.
  - a. The cooking facility in the ADU must contain:
    - (1) A sink and water faucet,
    - (2) Capacity for food refrigeration, and
    - (3) A permanent, built-in stove top, range, or other similar device for cooking food.
  - b. The bathroom facility in the ADU must contain:
    - (1) A sink and water faucet,
    - (2) A toilet, and
    - (3) A shower or bathtub.
2. ADUs must meet all applicable Fire and Building Codes.
3. It must be visually apparent that the lot where the ADU is located is developed as a single-family residence with an accessory dwelling and the ADU must maintain the single-family appearance and character of the neighborhood. ADUs should be compatible in design and appearance with the main residence on the property.
4. Only one internal or one external ADU per property is permitted.
5. The ADU shall not be used for transient lodging (Short Term Rentals).
6. If a garage or carport is converted to an ADU, the property owner must replace any parking spaces contained in the garage or carport which are required by code with an equal number of parking spaces elsewhere on the property in a manner that complies with all land use standards.
7. An ADU shall not be permitted within a mobile home.

8. A property owner may not install power or culinary water utility meters that serve only the ADU. The ADU must be served by the same power and culinary water utility meters as the primary dwelling on the property.
9. An ADU is not allowed to be sold separately or subdivided from the primary dwelling on the property.
10. One of the dwellings must be owner occupied.

E. *Specific standards:*

1. *Internal ADUs:* The following standards apply to internal ADUs only:
    - a. The lot where the ADU is located must be at least 7,500 square feet in size.
    - b. **The internal ADU shall not be greater than 50% of the total square feet of the primary residence.**
  2. ~~*External ADUs:*~~ **The structure containing** The ADU shall be limited in area to ~~the greater of 1) 50% of the building footprint of the primary dwelling on the property up to~~ a maximum of 1,500 square feet, or 600 square feet minimum.
    - a. For the purpose of compliance with this standard the area of the structure containing the ADU shall be measured in the same manner as any other structure in the residential zones, except that the area of a basement in an external ADU structure shall be included in the area of the ADU.
  3. ~~No on-street parking permitted for any lot with an ADU.~~ **Off-street parking shall be provided for all occupants of ADUs and the primary residence.**
  4. Setbacks shall comply with the underlying zone.
  5. If existing accessory buildings are converted to an ADU, zoning setbacks shall be met for the underlying zone.
  6. No sublease is allowed.
  7. **No more than two unrelated occupants per bedroom.**
- F. *Permit required:* Prior to renting or offering to rent an ADU, a property owner must obtain an accessory dwelling unit permit from the Town.
1. The ADU permit is reviewed and approved by city staff.
  2. The city staff shall issue the ADU permit, only after finding all of the standards in this section and all other applicable land use standards have been met.
  3. The Town shall record a notice of the permit with the Rich County Recorder,

as detailed in U.C.A. § 10-20-530(6).

4. Renew annually.

G. Failure to comply with any regulation in this section may result in enforcement actions taken against the property owner, potentially including civil fines and penalties. In addition to other remedies available to the Town, the Town may hold a lien against a property that contains an ADU if the property owner violates any standards for operation of an ADU. The amount, notice, and procedure for the lien shall be in accordance with state law.

*If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.*

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of June 2026.

APPROVED:

Attest:

\_\_\_\_\_  
Pat Argyle, Mayor

\_\_\_\_\_  
Cathie Rasmussen, Town Clerk

Voting:	Aye	Nay	
Davis	___	___	
Hansen	___	___	
House	___	___	
Larsen	___	___	
Argyle	___	___	(only in a tie)

## ORDINANCE #26-18

### AN ORDINANCE ADDING TEMPORARY CAMPING AT THE TOWN COMPLEX TO THE MUNICIPAL PROPERTY ORDINANCE

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City,

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY TOWN COUNCIL THAT GARDEN CITY MUNICIPAL CODE TITLE 7, IS HEREBY AMENDED TO ADD CHAPTER 120 ENTITLED "TEMPORARY CAMPING AT TOWN COMPLEX" AS FOLLOWS:

#### 7-120 Camping at Town Complex

##### 1. PURPOSE

The purpose of this chapter is to authorize limited temporary camping at the Garden City Town Complex for governmental, emergency management, public safety, training, mutual aid, and related public purposes under controlled conditions approved by the Town.

##### 2. DEFINITIONS:

- A. For purposes of this chapter, the following terms shall have the meanings set forth below:
- B. "Camping": Temporary overnight occupancy involving tents, recreational vehicles, trailers, emergency response vehicles, or other temporary sleeping accommodations.
- C. "Emergency Response Purposes": Activities associated with emergency management, disaster response, search and rescue, law enforcement, fire suppression, emergency medical services, training exercises, public safety operations, or mutual aid operations.
- D. "MOU": A memorandum of understanding, interlocal agreement, or similar written agreement approved by the Town authorizing temporary use of Town property.
- E. "Town Complex": Property owned, leased, or controlled by Garden City and used for municipal operations, including associated parking areas and open space.

**3. CAMPING PROHIBITED EXCEPT AS AUTHORIZED:**

A. Camping at the Town Complex is prohibited unless authorized pursuant to this chapter.

**4. AUTHORIZED TEMPORARY CAMPING:**

A. Temporary camping at the Town Complex may be authorized:

1. By written permission of the Mayor; or
2. Pursuant to an approved MOU for governmental, emergency response, public safety, training, or mutual aid purposes.
  - i. Authorization under this section may include reasonable conditions relating to:
  - ii. Duration of occupancy;
  - iii. Designated camping locations;
  - iv. Sanitation and waste disposal;
  - v. Fire prevention and public safety requirements;
  - vi. Utilities and access;
  - vii. Insurance and indemnification;
  - viii. Security; and Protection of Town property.

**5. EMERGENCY AUTHORITY:** During a declared emergency or disaster, the Mayor or the Mayor's designee may authorize temporary camping, staging, sheltering, or emergency support operations at the Town Complex as reasonably necessary to protect life, safety, and property and to support emergency operations.

**6. NO PROPERTY RIGHT CREATED:**

- A. Authorization under this chapter is temporary only and does not create any leasehold interest, tenancy, or permanent right of occupancy.
- B. Permission granted pursuant to this chapter may be revoked at any time by the Town when necessary to protect public health, safety, welfare, or municipal operations.

**7. COMPLIANCE WITH LAW:**

All persons occupying or utilizing the Town Complex pursuant to this chapter shall comply with all applicable federal, state, and local laws, regulations, fire codes, and conditions imposed by the Town.

**8. VIOLATION:**

Any camping activity occurring in violation of this chapter or outside the scope of an authorization granted under this chapter shall constitute a violation of the Garden City Municipal Code.

*If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.*

ORDINANCE #26-18  
AN ORDINANCE ADDING TEMPORARY CAMPING AT THE TOWN COMPLEX  
TO THE MUNICIPAL PROPERTY ORDINANCE  
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APPROVED AND ADOPTED by the Town Council of the Town of Garden City this 11th of June 2026.

APPROVED:

Attest:

\_\_\_\_\_  
Pat Argyle, Mayor

\_\_\_\_\_  
Cathie Rasmussen, Town Clerk

Voting:	Aye	Nay
Davis	_____	_____
Hansen	_____	_____
House	_____	_____
Larsen	_____	_____
Argyle	_____	_____ <i>(only in a tie for a quorum)</i>