

MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, May 14th, 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:

Pat Argyle, Mayor
Brad Davis
Susann House
Dan Larsen on teleconference

Others Present:

Cathie Rasmussen-Town Clerk
Glen Gillies
Nadine Sprouse
Dana Hudrlik
Riley Argyle
Jayne Davis
Dan Kurek
Jeff Hodges
Norm Mecham
Rick Rose
Abby & Brandon Pugmire
Brad Larsen
Nick Wilcox

On Teleconference:

Council Member Larsen
Teri Eynon

Pledge of Allegiance and Prayer

A prayer was offered by Council Member House. The Pledge of Allegiance was led by Mayor Argyle

1. Roll Call

Mayor Argyle asked for a roll call of Council Members present: Mayor Argyle, Council Member House, Council Member Davis, and Council Member Larsen.

2. Approval of Minutes

- a. April 9th, 2026, minutes of the regular Town Council Meeting and minutes of the April 9th, 2026, Public Hearing.
- b. Approval of the minutes of the Special Garden City Town Council Meeting

CM House noted changes that needed to be made on page 3. The business license for Dream Cloud Homes was denied until information was received.

Council Member Davis made the motion to approve the April 9th, 2026, minutes of the regular Town Council Meeting with the change outlined by CM House, and minutes of the April 9th, 2026, Public Hearing, and the minutes of the Friday, May 8th, 2026, meeting [the Special Garden City Town Council meeting]. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

3. Public Comments – 2-minute time limit

Dana Hurdlik had concerns from the Planning and Zoning meeting discussion on a zone change. She has concerns about the road on Kimball Lane not meeting standards for larger vehicles and trucks with trailers using that road and making left-hand turns there.

4. Business License Discussion/Approval

- a. Cloud Dream Homes, PLLC. 1347 Sir Barton Dr., Randall Cloud

CM Davis has concerns about this application because there isn't a local address on the application. He also had concerns about the emergency contact possibly being outside of the 15-minute limit. He wants more information before approving.

Council Member Davis made the motion to deny the business license for Cloud Dream Homes, PLLC. Council Member Larsen seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- b. Aurora Getaways LLC, 545 West Dee, Ian Winters and Mike Jones

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

- c. MOWBOTiQ in Northern Utah, 60 S Paradise Parkway, Truman Huefner

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

- d. Bear Lake Trail Head, 535 West Logan Road. Richard Rose

Rick Rose was present and discussed his business with the council. Mayor Argyle stated that they were only discussing the trailhead parking.

CM Davis asked when he applied for a license to do outside storage. Rose stated he hadn't, but he has been doing it as an accessory business. CM Davis explained that he has had experience with a new property and that he isn't allowed to do outdoor storage. CM Davis stressed that

under state law he has to show that he was legally doing that business before the ordinance was passed. Without an established business license stating such, there is no legality.

Mayor Argyle asked if those who park at the trailhead can spend the night there. He said that they do. Mayor Argyle asked who approved it? There was no direct answer other than Mr. Rose said camping is allowed at The Dance Place. Dan Kurek, Planning Commission Chair, stated that the conditional use permit for The Dance Place, stated that he could have church groups and reunion groups as long as there is no RV dumping. The town has received multiple letters of complaint regarding that issue over the years. There is no time limit for the length of stay. The original CUP for the Dance Place was lost so it was reissued a couple of years ago. Per Dan Kurek, when Rose asked about trailhead parking and outside storage, he was told that trailhead parking wasn't on his business license and needed to be applied for. Outside storage is not allowed at all, even as a conditional use.

CM Davis has no problem with trailhead access, but there needs to be a time limit. He prefers not to see anything left as outdoor storage. He noted that it was never part of Rose's business license, but it can be approved as a conditional use in a C3 zone. Rose reiterated that he's been doing it for 20 years, and was ok if the town wants to make it conditional.

The council said that outdoor storage would require fencing, asphalt, and possibly other issues. Trailhead parking cannot be a campground and must have an enforceable time limit.

CM Davis asked Mr. Rose if he's amenable to a timeline of 72 hours to park? Rose agreed that that is the normal amount of time people generally park, and he has extended their time when they have requested. CM House asked if it's individual people or church groups staying there? Rose never answered directly.

Mr. Kurek provided the conditional use paperwork for Mr. Rose's business to the council for review. Rose stated the CUP is problematic the way it's written, and he never agreed to what was written. CM Davis read: Indoor storage only, approved dances, and camping for reunions only; it is not a campground. No RV's or campers will be allowed to dump sewer and will follow all current ordinances. Rose stated it has never been run as an RV park.

CM House is ok with a reunion or larger group staying overnight, but not individuals. That is not what's on the permit and is not allowed by ordinance. Mayor Argyle asked if it's a reunion, do they usually rent the Dance Place? Rose said, "Usually. It's an event center."

CM Larsen asked if the CUP can be amended to a time limit of 72 hours and no camping on the trailhead parking, or offer an additional CUP stating such, or make the business license conditional. When asked, CM Larsen is just talking about the trailhead parking.

CM Davis agreed and clarified that an additional CUP be issued for trailhead parking, but there will not be any camping. Overnight parking of vehicles will be allowed, but not spending the night in vehicles, campers, RVs, etc. This would be separate from the reunion parking that is allowed through the Dance Place

Mayor Argyle wanted to make it very clear that if someone parks at the trailhead and leaves, then comes back to a vehicle, camper, or RV, they cannot stay there; they have to move it to camp in it or use it. It is just to park the vehicle. Mr. Rose said, "I think that will be fine."

CM Larsen shared that the state and forest service do not allow camping at trailheads for the most part to avoid people staying parked long-term. He added that it cannot be in competition with other RV parks when it's only a trailhead. Mr. Rose said he understood what CM Larsen was saying. Rose added that parking at the trailhead gives visitors staying at the four-plex's [other properties] a place to park. CM Davis replied that he is coming dangerously close to running a commercial parking lot, and that is not what he wants to see there. CM Larsen stressed that the Town Council is only talking about the trailhead tonight, not the outside storage.

Council Member Davis made the motion to approve the business license for Bear Lake Trailhead to provide trailhead parking for commercial purposes. Trailhead parking is defined as leaving a vehicle on site for the purpose of recreational use off-site. Trailhead parking will not be used as an overnight stay, nor shall it be used for camping. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

5. PUD Discussion/Approval

- a. Requests approval for Preliminary Plat for Water's Edge Phase 9, 45 E 150 S. Norm Mecham and Teri Eynon

Norm Mecham was present. Teri Eynon was on the phone. Mr. Mecham shared the Garden City Code with the council, stating that the height should be approved for a PUD at Preliminary Plat. He will make sure that what's approved will be recorded on the plat itself for the eight lots in question.

Mr. Mecham explained that on lot #7, particularly, he's proposing that if a hotel is built, they match the elevation of what could be built in front of it, to the west. Any commercial or residential construction should be limited to the same as the condos, so it matches with the Water's Edge Condos. If it's a hotel, it matches the height of what's to the west of it, about 41 feet in elevation.

Council Member House made the motion to approve the Preliminary Plat for Water's Edge Phase 9 as presented tonight, with the heights noted. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

6. Rezone Appeal Discussion/Approval

- a. 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 and Teri Eynon

Nick Wilcox came to the table. Teri Eynon was on the phone.

Mr. Wilcox stated that right now, they can put 1 home per 5 acres. Other areas in this area are commercial. They have support for changing the zone to commercial.

Wilcox understands the concerns about Kimball Road being a possible issue. There is already approved indoor storage across the street.

CM Larsen asked if he bought the property with the intent to rezone it commercially for storage units. Clarification was made that he is only under contract to purchase this land. CM Davis said he's aware of other lots in the vicinity already zoned C3, why not just purchase those? Wilcox stated he feels that this lot across from the RV lot is a terrible place to put one residence, and it suits his purposes. Ms. Eynon said she is not aware of anything for sale on the MLS. CM Davis shared that it is not listed on the MLS, but he knows the owner is selling that. Eynon said there is a commercial right by Highway 89 in town that's commercial, but there is not anything else.

CM Larsen asked Eynon to clarify that there is no commercial property for sale in Garden City. She said it's Pickleville Parkway and Sweetwater Parkway. CM House wanted verification that all of the property owners are willing to give 10 feet over to widen Kimball Lane. CM Larsen stated he wanted that in writing and as a condition of approval. CM House clarified that Eynon's letter states it's all property owners along Kimball Lane, not just this property that is donating 10 feet.

Riley Argyle, Public Works Director, answered that there is nowhere near the property to widen Kimball Lane. There's not enough room for a shoulder.

CM Davis explained his stance on rezoning property for purposes like this. He would like to see the entire parcel rezoned. Eynon said they were following the zoning done along Paradise Parkway, but they would be fine to do that. Rezoning the entire Parry property wouldn't allow him to do a golf course. Eynon stated they could do a lot-split if the zone was approved.

CM Davis explained that the council has an obligation to take care of the residents of Garden City. Wilcox shared that they would be doubling the storage of the marina. These visitors would bring in a lot of business to Garden City. CM Larsen doesn't want to see a residential area become commercial when he can't see a clear benefit to the residents of Garden City.

Council Member House made the motion to deny the rezone request by Nick Wilcox. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- b. Requests approval to rezone the property frontage, along Pickleville Parkway and 300 feet deep (to the south) from a residential zone to a C3 Zone. Nate Parry and Teri Eynon

Ms. Eynon stated that Mr. Parry will withdraw his request at this time.

Mayor Argyle changed the order of the agenda and moved to the Public Hearing.

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

- a. Ordinance # 26-10, An Ordinance Amending Revocation of Short-term Rental License

- b. Ordinance #26-11, An Ordinance Amending the Dedication of Water for Development Purposes
- c. The Tentative 2027 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, Fixed Assets, and Beach Access Fund for fiscal year July 1, 2026, through June 30, 2027.

Council Member Davis made the motion to leave the regular Town Council meeting at 6:21 p.m. and go into the Public Hearing. Council Member House seconded the motion. A vote was taken: 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 council returned to the regular Town Council Meeting at 6:41 p.m.

Mayor Argyle returned to the previous agenda item after the Public Hearing.

8. Resolution Discussion/Approval

- d. Resolution #R26-01, A Resolution Updating and Adding to the Administrative Code Infraction Fine Schedule

Council Member House made the motion to approve Resolution #R26-01. Council Member Larsen seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

9. Ordinance Discussion/Approval

- e. Ordinance #26-09, An Ordinance Amending Drainage Improvements

Council Member Davis made the motion to approve Ordinance #26-09, An Ordinance Amending Drainage Improvements. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- f. Ordinance # 26-10, An Ordinance Amending Revocation of Short-term Rental License

Council Member House made the motion to approve Ordinance #26-10, An Ordinance Amending Revocation of Short-term Rental License. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- g. Ordinance #26-11, An Ordinance Amending the Dedication of Water for Development Purposes

Council Member Davis made the motion to approve Ordinance #26-11, An Ordinance Amending the Dedication of Water for Development Purposes. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

- h. Ordinance #26-12, An Ordinance Updating the Commercial Zone

Dan Kurek explained why this update is being made.

Council Member House made the motion to approve Ordinance #26-12, An Ordinance Updating the Commercial Zone. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried.

10. Town Council Member Reports

CM Larsen – Shawn Walker is putting together the softball league. He should be ready to go by June.

CM Davis – met with the Trails Board. They are widening the access through Garden City Canyon as part of fire mitigation. They also want to reestablish access to Elk’s Ridge and go all the way up to a turnaround. From that point, they would look at revitalizing a hiking trail to the top of Swan Peak.

CM Davis wants to talk with Travis Hobbs about some fire mitigation along the canal to create a fire break.

CM House – shared detailed progress on the library addition.

Mayor Argyle talked to Mark Smoot about the dirt piled where he is doing construction and maybe donating that to the Fire Department for the ground they want to build a new building on.

Dan Kurek reported to the Council that the generator is hooked up and tested. It will run all of the buildings in case of an emergency.

11. Tentative Budget Discussion/Approval

- i. The Tentative 2027 Budget for the General Fund, Enterprise (Water) Fund, Capital Project Fund, Fixed Assets, and Beach Access Fund for fiscal year July 1, 2026, through June 30, 2027.

Council members had reviewed the budget. No concerns were stated. Mayor Argyle suggested a 4% cost of living increase to the 2027 budget.

Council Member Davis made the motion to approve the Tentative 2027 Budget with the addition of the 4% cost of living increase. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, for; Motion Carried

Council Member Larsen was not able to attend the remainder of the meeting by teleconference.

12. Miscellaneous Discussion/Approvals

j. Library Board Member Appointment

Council Member House made the motion to approve the appointment of Barbara Turnbow to the Library Board. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen was absent for the vote; Mayor Argyle participated in the vote to create a quorum, for. Motion Carried

k. Cell Tower Agreement

Dan Kurek explained a bit about this agreement, the history of this agreement, and the work he accomplished on it with Mayor Leonhardt. The town's attorney provided feedback on the agreement. The right-of-way needs to be noted, and that only one cell tower is permitted. The town also needs to add that a cell tower is allowed in the zone. It could also be added as a conditional use.

The Council questioned, every time there is a new provider that uses that tower, should the town raise the rate? CM Davis would like to have the ability to charge, even if the town doesn't choose to charge.

There will be no sub-leasing of the tower site. Just one tower will be allowed. The town will not be allowed to lease space to any other tower in town.

There will be an ordinance update next month. No approval of this tonight.

- l. Discussion only – STR Ordinance
 - i. Review the new application period
 - ii. Review marked parking

Glen Gillies, Code Enforcement Officer, returned to the topic of renting multiple uses under one license. He will write something up for the council to review.

He and the office clerk have discussed extending the new application period. The concerns came up of homes that sell outside of the new license application period. CM Davis offered the suggestion of 2 periods where new licenses could be issued. Mayor Argyle wants the office to have input on this topic.

Gillies said that in a development, the parking should be marked, but he felt there does not need to be marked parking at a residence. CM Davis said that if they have to provide a parking plan the town can refer to, he felt it wasn't necessary to have marked parking. Gillies felt that Waterdance is a good example of how parking should be marked.

m. Discussion only – ADU Ordinance

Mayor Argyle reiterated that the direction they are going is that there is one ADU per lot and the owner lives on site. No short-term rental on the lot in the existing building or ADU. External or internal ADU, long-term rental will be allowed. External ADUs will have a size restriction and meet normal setbacks and % of property being built on.

Dana Hudrlik from the audience said the state requires that the owner must live on the property.

13. Payment Vouchers

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

Mayor Argyle asked the council to go into Executive Session to discuss land acquisition.

Council Member Davis made the motion to leave the regular Town Council meeting and go into an Executive Session at 7:30 p.m. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member House, for; Council Member Larsen, was absent; Mayor Argyle, for; Motion Carried.

Minutes for the Executive Session were kept on a separate record.

The Town Council closed the Executive Session at 7:41 pm and returned to the regular Town Council Meeting.

14. Adjournment

Dan Kurek quickly updated the council that the town will not move forward with Ephraim's paving requirement because the purpose and occupancy have not been changed. CM House asked if Ephraim's was ever approved for the drive-thru they put at their business location. That will need to be researched.

Kurek explained the progress of the entry to the park and the donors participating in the purchase of materials to complete the signage.

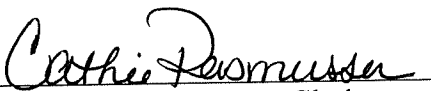
There being no further business, Council Member Davis made the motion to adjourn at 7:54 p.m. Council Member House seconded the motion. Meeting adjourned.

APPROVAL:

Attest:


Pat Argyle, Mayor




Cathie Rasmussen, Town Clerk