MINUTES OF THE
TOWN COUNCIL MEETING OF
GARDEN CITY, UTAH

The Garden City Town Council held its regularly scheduled meeting on Thursday, August 13th, 2026. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Argyle opened the meeting at 5:00 p.m.

Town Council Members Present:
- Pat Argyle, Mayor
- Brad Davis
- Kenneth Hansen
- Susann House
- Dan Larsen

Others Present:
- Cathie Rasmussen
- Dana Hudrlik
- Jeff Hodges
- Dan Kurek
- Nadine Sprouse
- Nancy Gibson
- Norm Mecham
- Claudia Conder
- Scott Livingston
- Kristina Livingston

On Teleconference:

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

2. **Approval of Minutes**
   a. Approval of minutes of the regular Town Council Meeting, July 9th, 2026.

   Council Member Hansen made a motion to approve the July 9th, 2026, minutes of the regular Town Council Meeting. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Council Member Larson, for. Motion Carried.

3. **Public Comments – 2-minute time limit**

Dana Hudrlik expressed her gratitude for the time and effort put into Raspberry Days and said she felt it went smoothly.

Nadine Sprouse was concerned about not having anyone keeping the kids back during the parade. It was discussed that Rich County Search and Rescue was told they weren't needed, but the Council was concerned as that had never been communicated to them by the Mayor. She added that people were unaware of the Grand Marshals because of their ride choice.

4. **Business License Discussion/Approval**
   a. Kensington Fresh Bear Lake, LLC dba Magleby's Fresh, 88 S Bear Lake Blvd. David Doty

Council Member House. made the motion to approve the business license for Kensington Fresh Bear Lake, LLC dba Magleby's Fresh. Council Member Hansen seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; Council Member Larsen, for. Motion Carried.

5. **Subdivision Discussion/Approval**
   a. Osprey Heights PUD, Phase 1, requests preliminary approval parcel #41-28-000-0126, 41-29-000-0037, 41-29-000-0025, and 41-29-000-0053. Changes from previously approved plat: widen the entrance and add 4 lots at the beginning of Osprey Heights, Blvd. Norm Mecham.

CM Hansen declared a conflict of interest and left the room.

Norm Mecham reviewed the plat with the council. He has acquired additional property to widen the entrance to 80 feet and give them a place for dumpsters.

Mecham stated that the infrastructure is almost complete. The road will be paved all the way to Paradise Parkway. The pavement is 28 feet wide, and he is willing to stripe a bike path on the road.

Dan Kurek, Planning Commission Chair, noted that even with the changes, open space requirements are still being met. Retention requirements are also noted on the plat.

Mecham said he has gone to considerable expense and effort to meet the neighboring property owner's needs, and he has been met with more demands. He expressed that he is done with those efforts.

Council Member House. made the motion to approve the preliminary plat for Osprey Heights PUD, Phase 1. Council Member Davis seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, absent; Council Member House, for; Council Member Larson, for. Motion Carried.

Mayor Argyle changed the order of the agenda because it was not 6:00 p.m. for the Public Hearing.

Council Member Hansen returned to the meeting.

6. **<u>Town Council Member Reports</u>**

   CM Larsen – the contact person he had for a softball league backed out. The Council commented that Jason Thornock is getting a tournament going for September and working on getting a league going as well.

   CM Hansen – the water meeting he attends; they discussed that the water impact fee is out of date. It's been nine years since that was reviewed. The town engineer will begin that process.

   Bridger Peak Development was also discussed in the water meeting. This is a proposed subdivision near the Utah/Idaho border, outside of Garden City limits. There will need to be an MOU regarding fire response beyond the last hydrant on the water line. CM Hansen said that there is a discussion in the works about not providing water to subdivisions outside of city limits without them annexing into the town.

   Construction for the well house at the Hodges Canyon well has begun and is expected to be done by the end of the year. They will begin pumping water, but the water will be discharged until further improvements are made. It should be online by spring to pump water to the city for culinary use.

   CM House – the T-Bar ceiling is in at the new library expansion. HVAC and electrical is beginning. The doors are here. The flooring will come after that and finish out the bathroom.

   USU representative came over to design the breezeway between the two buildings. Some students from Utah State will work on that design.

7. **<u>Miscellaneous Discussion/Approvals</u>**

   a. Ordinance #26-22, An Ordinance Amending Exceptions to Height Limitations – DISCUSSION ONLY

      The Council wants to take out "theater lofts" and move silos to section B. There was further discussion among the Council. CM Davis felt anything, building or freestanding structure, over 50 feet should have to go to a Variance Board. There was some disagreement among the Council over stating a number for the height limit.

      It was discussed that hotel height exemptions are moved to this ordinance and that height exemptions can be found in just one place.

      CM Hansen felt that this ordinance should be compared to the Town's Master Plan and make sure that it fits with the vision of the Town.

   b. STR sign discussion (see GC Code 11C-600)

Mayor Argyle said that some of the short-term rentals are putting huge banners on advertising. 11C-602 says they cannot have signs. The Council agrees to uphold the ordinance as written.

c. Selling city property discussion

CM Davis said that the State Code defaults to $500,000 as to what constitutes a significant parcel. If it's more than $500,000, then there has to be a public auction and other requirements. The State Code is simplified compared to the Garden City Ordinance regarding the sale of property. The town needs to update its ordinance and define "significant parcel."

This will be discussed and approved next month

d. Gas station discussion

Mayor Argyle said someone wanted to know how the town felt about putting a gas station where the Salty Bear Restaurant is.

CM Davis was concerned about people turning left being that close to the 100 W and Highway 89 intersection.

8. <u>Public Hearing at 6:00 p.m.</u>

a. Ordinance #26-21, An Ordinance Amending Business License Renewals

Council Member Davis. made the motion to leave the regular Garden City Town Council Meeting and go into the Public Hearing at 6:01p.m. Council Member House seconded the motion. A vote was taken: Council Member Davis, for; Council Member Hansen, for; Council Member House, for; and Council Member Larson, for. Motion Carried.

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

The Town Council returned to the regular Town Council meeting at 6:25 p.m.

9. **<u>Ordinance Discussion/Approval</u>**

b. Ordinance #26-21, An Ordinance Amending Business License Renewals.

The council will review this for approval next month.

10. <u>Miscellaneous Discussion, continued.</u>

CM Hansen asked if he could add something under miscellaneous. He was wondering about the lot in front of the clinic being a helicopter landing pad, but the town doesn't own that property.

Mayor Argyle asked Dan Kurek to talk about a beach development property. The house on the property has been turned into a duplex, and they want to split the lot, with zero setbacks, and sell them separately. He asked the Council's opinion.

CM Davis said conceptually he is ok with it, but he'd have to see it. CM House said they'd have to meet the setbacks of what is in the ordinance now, and the lot would have to be large enough for her to agree with it.

Scott Livingston asked to speak. He said that allowing it is a huge step toward affordable housing.

The council also stated that they wouldn't allow it in certain zones, and that there would have to be an HOA, among other things. They agreed to entertain the idea on a case-by-case basis, so it would have to be an ordinance change.

CM Davis asked to discuss our altitude ordinance. He has concerns about those permitted to land helicopters in city limits. The council wants to see a different process moving forward.

11. Payment Vouchers

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

12. Adjournment

There being no further business, Council Member Larsen made the motion to adjourn. Council Member Davis seconded the motion. Meeting adjourned at 6:36 p.m.

APPROVAL: Attest:

Pat Argyle

Pat Argyle, Mayor

Cathie Rasmussen

Cathie Rasmussen, Town Clerk

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