

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

The Garden City Town Council held their regularly scheduled meeting on Thursday, March 9, 2023. This meeting was held at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Leonhardt opened the meeting at 5:03 p.m.

Town Council Members Present:

Mike Leonhardt, Mayor  
Pat Argyle  
Ken Hansen  
Martell Menlove  
Jordan Parry

Others Present:

Cathie Rasmussen  
Shalie Argyle  
Bob Henke  
Chris Riley

On Teleconference:

Bess Huefner  
Glen Gillies

**Pledge of Allegiance and Prayer**

The pledge of allegiance was led by Mayor Leonhardt and a prayer was offered by Council Member Parry.

**1. Roll Call**

Mayor Leonhardt asked for a roll call of Council Members present: Mayor Leonhardt, Council Member Argyle, Council Member Hansen, Council Member Menlove, and Council Member Parry.

**2. Approval of Minutes**

- a. February 2023 regular Town Council Meeting

Town Council Member Hansen made the motion to approve the minutes of the February 9, 2023, regular Town Council Meeting. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**3. CAPSA – Sexual Assault Month**

Rescheduled for next month due to travel conditions.

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

There were no comments.

**5. Encumbrance Discussion/Approval**

- a. Requests encumbrance of parcel 41-21-320-0026 with the extra 7.5 ft in Buttercup at 618. S Cedar Drive. Robert Henke

Town Council Member Argyle made the motion to approve encumbrance of parcel 41-21-320-0026 with the extra 7.5 ft in Buttercup. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**6. Business License Discussion/Approval**

- a. DCB Consulting LLC, 538 W Raspberry Patch Rd. Heidi Younger

Town Council Member Menlove made the motion to approve the business license for DCB Consulting LLC. Council Member Argyle seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**7. Short-term Rental Discussion/Approval**

- a. Rachele Riesker, 809 S Eutaw Road
- b. Eric & Karna Hirschmann, 543 W Raspberry Patch Rd
- c. Elaine Seim, 477 Raspberry Patch Rd
- d. Elizabeth Willardson, 130 Seasons #2
- e. A&B Dream Rentals, Blake Hansen, 140 W 150 S – 169 Blue Topaz
- f. Robert & Hailey Giesbrecht, 140 W 150 S, Building K #41
- g. Michael Armstrong, 140 W 150 S, Building K #43
- h. Kip & Katie Sterling, 140 W 150 S, Building M #48
- i. Tucker & Caitlyn Smith, 140 W 150 S, Building K #40
- j. Matthew & Marlow Mitchell, 140 W 150 S, Building L #45
- k. Cooper Investments, Amy Nollner, 140 Persimmon
- l. Nathan & Camille Weaver, 140 W 150 S Building L #44
- m. Obreaee Hardy & Janessa Pugh, 140 W 150 S Building L #47
- n. Eric Pope, 140 W 150 S Building L #46
- o. Wesley & Heidi Gurney, 140 W 150 S Building E #17
- p. Trevor Moss, 140 W 150 S Building I #31
- q. Really Cool Property LLC, Brandon Lamb, 140 W 150 S Building I #32
- r. Aaron Hansen, 140 W 150 S Building I #33
- s. Darin Peterson, 140 W 150 S Building I #34
- t. Brett & Meechele Talbot, 140 W 150 S Building J #38
- u. APD Properties, George Deussen, 140 W 150 S Building F #19
- v. Planet Resources LLC, Jeff Daun, 140 W 150 S Building F #20
- w. Fire Side Brands LLC, Lianne Argeris, 140 W 150 S Building F #22
- x. Dunlance Investments, Tracy Duncan & Andrea Roylance, 140 W 150 S Building G #23
- y. Balanced Rock Properties, LLC, Tyler Rands & Kirk Melton, 140 W 150 S Bldng G #24
- z. Emmalee Garner, 140 W 150 S Building G #25
- aa. Forrest Baker, 140 W 150 S Building G #26
- bb. Antares BL27 LLC, Cory Bringham, 140 W 150 S Building H #28
- cc. Alcor BL28 LLC, Cory Bringham, 140 W 150 S Building H #27
- dd. Oakley Rogers, 140 W 150 S Building F #21
- ee. Jared Mecham, Ryan Mecham, 140 W 150 S Building H #29

ff. Waterdance Holdings LLC, 140 W 150 S Building H #30

CM Menlove would like a report from the staff on total number of STRs, new licenses, year to date, etc.

Council Member Menlove made the motion to approve the Short-Term Rental licenses for items "a. through ff." Council Member Parry seconded the motion. A vote was taken: Council Member Argyle for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

**Mayor Leonhardt changed the order of the agenda in order to continue business until the Public Hearing could be held at 6:00 p.m.**

**8. Miscellaneous**

CM Menlove would like to have a conversation about the definition of short-term rentals and limiting occupancy. Mayor Leonhardt responded that state code does not allow the town to require additional building standards.

**9. Council Member Reports**

CM Argyle – will get the gifts for Easter egg hunt and will need to do it inside again.

CM Menlove – reported that the Office of Outdoor Recreation now has \$350,000 to help build trails, restrooms and parking at trailheads, match grants, etc.

He attended a meeting and learned that the bike path from Gus Rich Point to Rendezvous Beach has been funded and should be completed this year. This included discussion about the bike path going north around the hill be part of the marina expansion project. He mentioned that a round-about on 300 West as well as a turning lane from Ideal Beach to the intersection, but they are not funded.

CM Hansen – is going to come up with a plan for the library addition by next council meeting.

CM Parry – Mayor Leonhardt reported on staffing issues at the pool and the status of the water aerobics group. The pool will have to be closed when the town does not have two lifeguards on staff.

Mayor Leonhardt reported on a meeting held today with emergency management and public works. The town will be getting about 5000 sandbags and there is a plan to get pallets ready for major flooding. The public will be allowed to fill sandbags that will be available at the town office. The town will be cleaning out ditches, lowering the pond, notify HOA's and do a few other proactive things to help mitigate flooding.

Bryce Nielson and Dan Kurek are putting in for a grant for a generator. If it's smaller, it will be at the Public Works building. If it's a big enough grant, they will put it up at Elk's Ridge to help pump water in an emergency situation.

**10. Public Hearing – 6:00 pm**

- a. Ordinance # 23-02 An Ordinance Updating the Short-Term Rental Licensing Requirements

Council Member Menlove made the motion to move into the Public Hearing at 6:10 pm. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

MEETING MINUTES WILL BE KEPT ON A SEPARATE RECORD.

**Town Council closed the Public Hearing and returned to the regular meeting at 6:18 p.m.**

**11. Ordinance Discussion/Approval**

- a. Ordinance # 23-02 An Ordinance Updating the Short-Term Rental Licensing Requirements

Shalie Argyle was asked to address the council regarding the updating of this ordinance.

Council Member Argyle made the motion to approve Ordinance # 23-02 An Ordinance Updating the Short-Term Rental Licensing Requirements. Council Member Hansen seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.

- b. Ordinance # 23-03 An Ordinance Changing Commercial Setbacks

Mayor Leonhardt called Planning Commission Chair Kurek to discuss with the council the reasoning behind the side setbacks being 0 on one side and 20 on the other side. The mayor would like to send this ordinance back to the Planning Commission and review the side setbacks on this ordinance.

CM Hansen would like the P & Z to discuss Fire Department access and if it's necessary to have access from the front and rear of the building. He feels the town is unprepared to have 0 to 0 setbacks. CM Argyle recalled the discussion to have a parking lot behind the entire line of storefronts.

Council discussed the existing businesses and the future look of the town regarding this ordinance. There was mention of discussion with the Fire Chief about sprinkler system requirements and adjoining firewalls with a 0 to 0 setback and front and rear egress.

Those business owners would need to either build a rear parking lot or donate land to create an alley.

No motion was made.

- c. Discussion only – Change the road grade ordinance 11E-514-C.

Mayor Leonhardt opened discussion on increasing the road grade. Mayor Leonhardt wants to change it from the Variance Board to the council who has authority to make that change. CM Hansen is for going up to 12%. CM Argyle is concerned about where that 12 % might be.

Council discussed existing roads and sections of road that are over 10% in town. Council also mentioned the capabilities of Public Works and the comments of the Public Works Director. CM Menlove is against 12% grade at intersections or certain curved terrain.

**12. Payment Vouchers**

Council Member Argyle Made the motion to pay the bills. Council Member Parry seconded the motion. A vote was taken: Council Member Argyle, for; Council Member Hansen, for; Council Member Menlove, for; Council Member Parry, for; Mayor Leonhardt, for. Motion Carried.


**13. Adjournment**

There being no further business, Council Member Menlove made the motion to adjourn. Council Member Parry seconded the motion. Town Council adjourned at 6:19 pm.

APPROVAL:

  
\_\_\_\_\_  
Michael Leonhardt, Mayor

Attest:

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

