

**MINUTES OF THE MEETING OF THE  
PLANNING COMMISSION OF GARDEN CITY, UTAH**

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, February 5, 2025, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5:10 p.m.

Planning Commission Members present:

Dan Kurek, Planning Commission Chair  
Kendra Bjoralt, Planning Commission Vice Chair  
Amy Ward  
Jared Argyle  
Megan Woods  
Excused: Travis Eborn

Others Present:

Cathie Rasmussen  
Council Member Menlove  
Quinn Dance  
Austin Clark  
Joey Woodward  
Wes Thompson  
Brian Carver  
Sheri Freemuth

Via Teleconference

**Roll Call**

Commission Chair Kurek asked for a roll call of Commission Members present: Commission Member Kurek, Commission Member Bjoralt, Commission Member Ward, Commission Member Argyle, Commission Member Woods.

**Oath of Office**

Brian Willmore was not present. He will take the Oath of Office at the Town Office.

**Conflict of Interest**

Planning Commission members signed Conflict of Interest forms in front of a notary.

### **Approval of Minutes**

CM Bjoralt made the motion to approve the minutes of the January 8, 2025, Planning Commission Public Hearing. CM Woods seconded the motion. All in favor and the motion carried.

CM Bjoralt made the motion to approve the minutes of the January 8, 2025, Planning Commission Meeting. CM Argyle seconded the motion. All in favor and the motion carried.

### **Ordinance Discussion/Approval:**

#### **#25-01 – An Ordinance Updating the Storage and Use of a Recreational Vehicle**

CM Ward felt that storage units with extra space should be able to store RV's outside. CM Bjoralt felt that unless there is enforcement, she didn't feel adding rules is necessary.

CM Chair Kurek asked the Commission their suggestions on this ordinance. The town clerk addressed the Commission stating that the ordinance was too vague, and this is an attempt to clarify it.

CM Woods would like this to clarify renting a space in the commercial lot. CM Argyle would like private property owners to not have to be obliged by this ordinance. CM Ward, suggested if a commercially zoned lot, they should be able to store RVs. CM Chair Kurek shared that they need to have asphalt and get a business license if it's being run as a business. CM Ward feels this ordinance is a "no" for her. CM Bjoralt believes as a commercial lot someone should have the right to run a business where it is allowed. She also felt that zoning is important where this would apply.

Quinn Dance read the definition of Recreational Vehicle after public member Wes Thompson stated that the definition of Recreational Vehicle should be reviewed.

CM Chair Kurek stated that there will be no motion on this ordinance.

#### **#25-02 – An Ordinance Updating Flag Lots**

The Planning Commission reviewed the updates to the Flag Lot Ordinance.

CM Argyle made the motion to approve ordinance #25-02. CM Woods seconded the motion. All in favor and the motion carried.

### **Training**

### **Miscellaneous**

## **Discussion on Conditional Uses and Zone Changes – JUB Engineering.**

### **1. Conditional Uses**

### **2. Zone Changes**

Quinn Dance and Brian Carver, JUB's Planner in their Logan office, and Sherri, another planner out of their Meridian Office, addressed the Planning Commission.

Mr. Carver discussed Conditional Uses. The reasons for a conditional use in the current Garden City code that must be met, it needs to be compatible for the area, it needs to be a necessary and desirable use, it must be compatible with the General Plan, and it can't be detrimental to health and safety.

The Town ordinance on Conditional Uses is too vague to create consistent enforcement. It needs to demonstrate how potential concerns are going to be addressed. Every applicant needs to be asked the same questions. The code needs to be beefed up requirements so that if a CUP is issued, there is a set standard of what is expected regarding nuisance elements, safety elements, etc. so the applicant has a clear expectation of what is expected. This will clear up the issuance of a conditional use, making it more consistent and not dependent on interpretation or opinion.

Suggestions of concerns to review were traffic, safety, ownership, management, fencing or barriers between properties, size of location and structures, noise, parking, emergency access, etc.

Sheri addressed the Commission on how to move items into permitted uses and get them out of the Conditional Use list. She addressed how to make an administrative approval, then a hearing if someone has a concern. Sherri mentioned that you can also use those hearings, and as a commission, negotiate with the applicant to resolve concerns, set time limits, etc. and file those conditions with the permit so that a permit can be reviewed and updated as needed.

Quinn Dance moved onto the question of zones. There is not a multi-family use zone, and there is not a C4 zone on the map. He added that the hotel/motel zone is not on the zoning map. The town needs to either update the map or update the zoning ordinance to clean things up and make sure they match.

It appears the hotel/motel zone was intended as an overlay. Dance said that the zoning map should morph to become closer to the zoning map. Sherri added that they designed the land use map for low to high density. Now the zones need to be tucked into that plan. That may mean getting rid of zones the town doesn't need or adding ones that it does.

Sherri stated that you usually get an economic benefit from having a commercial zone, when asked by CM Argyle why the town needs a strictly commercial zone. She went on to explain highway commercial use and said it's an economic strategy.

Dance said that C1, C2, and C3 are all over the town. A mixed-use area would allow flexibility for the purpose of commercial and residential, but it's important to have a strictly commercial space as well.


Dance asked the question, "Do you change the zoning ordinance then work on the zoning map, or do you do it the other way?" Sherri responded that she would have Brian take the map and assign possible zones based on existing zoning ordinance, and then come up with the multi-use zone.

Dance felt he could get a draft for updating the conditional use by the next Planning Commission. He can begin working on the zone updates. It will take a few more weeks in order to have Public Hearings and have the town's attorney review the changes.

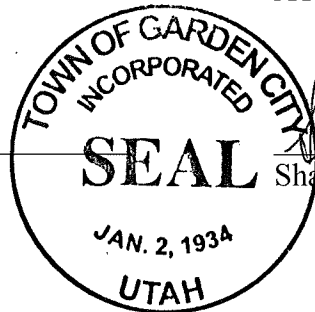
### **Adjournment**


There being no further business, Commission Member Woods made the motion to adjourn the meeting at 6:36 p.m. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

APPROVED:

  
Dan Kurek, Chairman

ATTEST:



  
Shalie Argyle, Assistant Town Clerk