

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, July 2, 2025, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Vice Chair Bjoralt opened the meeting at 5:09 p.m.

Planning Commission Members present:

Dan Kurek, Planning Commission Chair
Kendra Bjoralt Vice Chair
Amy Ward
Megan Woods
Jared Argyle

Excused: Travis Eborn

Brian Willmore

Others Present:

Shalie Argyle
Quinn Dance
Weston Heidzig
Steve Talbot
Jayne Davis
Brad Davis
Teri Eynon
Karl Israelsen

Via Teleconference

John Curtis

Roll Call

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

Approval of Minutes

CM Ward made the motion to approve the minutes of the June 4, 2025, Planning Commission Public Hearing Meeting. CM Argyle seconded the motion with the noted changes. All in favor and the motion carried.

CM Argyle made the motion to approve the minutes of the June 4, 2025, Planning Commission

Meeting with the noted changes. CM Bjoralt seconded the motion. All in favor and the motion carried.

Discussion/Approval for an amended PUD to adjust lot lines to match the existing buildings. Water's Edge Properties, LLC. Located at 35 E 150 S. Teri Eynon, John Curtis

CC Kurek asked if they had seen the comments from the attorney? Teri Eynon said they had, and they have a meeting set up with Seth on July 8th. Teri said they are hoping to get approval contingent on the changes being made. There are some deeds and easements that need to be checked. CC Kurek said they need to make the plat match what is built with the easements and right-a-ways. This needs to be contingent on Seth's approval and JUB approving the survey. Quinn mentioned that all the easements need to be reviewed. Teri said the new plat will have all the signatures of the current owners.

CM Argyle made the motion to approve the Water's Edge Plat Amendment contingent on the approval of the Attorney and the Engineer on the easements. CM Woods seconded the motion. All in favor and the motion carried.

There was further discussion about the document that was recorded between the property owners.

Discussion/Approval for a Conditional Use Permit and an RV Park/Campground application. They are proposing an expansion to their existing Marina Side KOA. The proposed expansion is on approximately 5.13 acres. Weston Heidzig

The commission discussed the adjacent property owners, and the concerns for protecting their privacy.

There was discussion about the access for the expansion. There will be emergency vehicle access off 300 West, and access to the manager's house. The main access will come from the existing KOA to the North. Weston Heidzig had a question about the ten-foot and thirty-foot setbacks in the zoning. Since this is an RV Park, the requirements state a minimum of a 30-foot setback.

Steve Talbot from Rich County Sanitation discussed options for the dumpster placement.

Quinn said setbacks are the biggest concern. Parking is another concern. Each spot has an RV pad and one vehicle spot. Quinn counted fourteen additional spots. Weston said they also added some oversized trailer parking. CM Argyle mentioned that that he needs to meet the parking ratio for this project. CC Kurek asked what the depth is on the spots? The pull through sites are 12x74. Quinn said automobile parking would be 9x18. Quinn said oversized stalls are 40-feet in length. Discussion continued about the amount of parking needed.

The amenity space was discussed. Weston said there is a bath house and a dog park on the north side.

CM Ward asked what would be going along these fences as far as landscaping? What would be used as a buffer? Weston said trees and shrubs, or whatever is necessary to give privacy. The Commission suggested rocks as a buffer zone so items couldn't be leaned up against the fence and people walking.

CM Argyle asked about the watering for this additional landscaping? If they have canal shares or all culinary. Brad Davis said one share waters one acre. Quinn can give them a calculation for culinary water.

CM Bjoralt would like to send this CUP to Town Council.

There was discussion about roadways. Quinn said the standard is to have 24-foot roadways. The city does not have a one-way standard. This plan is showing a 20-foot roadway, but it is a one-way street. Quinn thinks a 20-foot one-way roadway is sufficient.

Storm water was another item Quinn had addressed.

There was discussion about the setbacks for the manager's house. The manager's house would need to have a 30-foot setback, but the side setback could be 8 feet.

Discussion continued about the buffer between the campground and the neighbors.

No Motion – They will be coming back to the August Planning Commission Meeting.

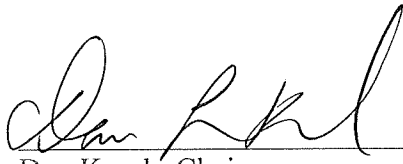
Miscellaneous

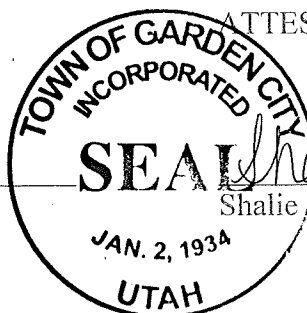
CM Argyle asked if there was an update on the business pavement ordinance. CC Kurek will report back about the pavement ordinance. There was discussion about ADU's. Our code does not allow for an ADU's, and Quinn thinks it is required by the state.

Adjournment

There being no further business, Commission Member Woods made the motion to adjourn the meeting at 7:05 p.m. Commission Member Argyle seconded the motion. A vote was taken; CM Argyle, aye; CM Woods, aye; CM Ward, aye; CM Bjoralt, nay.

APPROVED:


Dan Kurek, Chairman



ATTEST:


Shalie Argyle, Assistant Town Clerk