

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, August 6, 2025, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Kurek opened the meeting at 5:12 p.m.

Planning Commission Members present:

Dan Kurek, Planning Commission Chair

Amy Ward

Brian Willmore

Megan Woods

Travis Eborn

Excused: Kendra Bjoralt

Jared Argyle

Others Present:

Shalie Argyle

Dana Hudruk

Quinn Dance

Eva Israelson

Council Member Menlove

Karl Israelson

Nadine Sprouse

Weston

Doug Adams

Jayne Davis

Brad Davis

Via Teleconference

Roll Call

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

Approval of Minutes

CM Ward made the motion to approve the minutes of the July 2, 2025, Planning Commission Public Hearing Meeting. CM Eborn seconded the motion. All in favor and the motion carried.

CM Woods made the motion to approve the minutes of the July 2, 2025, Planning Commission Meeting. CM Eborn seconded the motion. All in favor and the motion carried.

1. **Discussion/Approval for Architectural Standards, Parking and Landscaping for the Shave Icehouse located at 105 South Bear Lake Blvd.**

Mr. Israelson said this home will be part residential and part commercial. CC Kurek gave some background on the project. CC Kurek said the basement of the home cannot be counted as living space. In the C1 zone you can do residential with commercial as long as the residential space is less than 50%. The property has 706 sq feet of residential and 720 sq feet is commercial. CM Eborn asked about the parking. They said they would like to move the entrance further south, but it would require an easement from UDOT. The plan is to have 4 parking stalls that will allow people to back up and turn to go forward onto Bear Lake Blvd. They would like to pursue the Easement with UDOT. Parking is based on occupancy, which is 14 for the business. Mr. Israelson said the parking will be paved. During off hours the residents can use the parking. CM Willmore asked about the commercial bathroom not being attached to the commercial building. The restroom is located in the back. You cannot enter the home through the public bathroom. CM Ward is concerned about the parking.

CM Willmore asked if they plan to short-term rent? They do not plan to use this as a short-term rental.

CM Menlove asked if the parking will have to be paved, and CC Kurek said yes. They will have a timeframe to get it paved. CM Eborn asked about the design and elevation of the building. It will be vinyl board and bat with a tan and white color scheme.

CM Willmore made a motion to approve pending final approval of the elevations/architectural standards. The motion died for lack of a second

CM Eborn made a motion to pass this on for approval to the city council next week for architectural standards approval. CM Ward seconded that motion. All in favor and the motion carried.

2. **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**

Mr. Heidzig gave recap of the meeting from the following month. He went over the items that needed to be addressed from the previous meeting. Those items were the trash around neighbors (letter from Joanne Anderson), the 30-foot buffer zone, the use of water shares and the timeline. There was discussion of where all the dumpsters are located. There are six currently.

CC Kurek said when he drove by on the 24th of July there were 24 vehicles parked where this proposed expansion will be. There was discussion about where the KOA

plans to put these additional vehicles once this expansion is completed. Weston said moving forward the KOA is going to have to specify what campers can and cannot bring, because there isn't overflow parking. They will need to change the language on the reservation site to say there is limited parking for overflow.

CC Kurek said the buffer zone looks good.

CM Ward said the 20-foot width seems like an adequate width for a one-way street.

CC Kurek asked what the width of the current campground streets are. Weston said the two existing streets are quite wide.

Weston said they intend to build the manager's house as soon as possible, but the campsites might be ten years down the road. Weston said maybe they break this into different approvals. CC Kurek said the Commission cannot approve something, and then years down the road the ordinances change, and this approval doesn't fit the ordinance. CC Kurek said if they pull a building permit it is for 18 months, then it would need to be extended. CM Woods suggested getting the manager's house approved, and once they are ready to start the campground they can come back for that approval. CC Kurek was asking about the 2nd entrance to the south, and what the distance is between the two accesses. They cannot have two access points to close together. Quinn said this isn't a subdivision so it may default to the drive-way access which he thinks is 20-foot.

Deputy Clerk read the ordinance saying street widths are 24-feet minimum in the ordinance. It doesn't specify one-way or not.

CC Kurek asked if the manager's house is commercial or residential. This is not a lodging house. It is employee housing. This will be submitted for a building permit. CM Ward said this manger's house will not be a short-term rental. Weston said he would attach the master plan to the building permit. Deputy Clerk clarified that nothing as far as the campground has been approved. Deputy Clerk also said a lodging house is a CUP in the C1 Zone.

There was a discussion about the water connection. Weston said they would do a smaller meter for the manager's house, and a larger meter for the campground. CC Kurek asked if this is one or two lots because the ordinance states one lot, one meter. They cannot have two different meters. The bulk meter would go in now and impact fees would be paid for one residential unit, and in the future the impact fees for the additional campground would be paid later. Deputy Clerk asked if it's okay for one house to be on a bulk meter. Quinn said it is, but it will be expensive. CM Eborn asked if they could split into two parcels. CC Kurek said they could, but then there would be more setbacks to follow. There was more discussion about this being a lodging house or not, and the setbacks. The commission thought this was just employee housing. In that case, CC Kurek said it would go to the building department for a building permit.

The RV Park/Campground will come back for approval at a later date for approval. There were no approvals on the RV Park/Campground or CUP applications.

CM Menlove said in the previous Town Council meeting that they would like this CUP to go to the Town Council when the time comes. CM Menlove asked about fire hydrants within the campground. Quinn said there are some. CM Menlove asked what the driving surface will be. CM Ward said road base/gravel would be sufficient.

No Action was taken. CC Kurek told Weston to submit for a building permit. He mentioned that the bulk meter would need to be worked out with Public Works.

Shave Icehouse returned:

The Shave Icehouse returned to the meeting with their architectural standards. The roof will be the red metal that is currently on the home. CM Eborn asked about the business license process.

CM Eborn made a motion to approve the architectural standards for the Shave Icehouse based on the submitted drawings. CM Willmore seconded the motion. All in favor and the motion carried.

3. Ordinance Discussion/Approval:

a. Ordinance #25-09 – An Ordinance Updating Conditional Uses

This ordinance is for the conditional use process. Quinn said this helps add detail, but he suggested the Commission look at the CUP's in the zoning and clean that up. Quinn said he could have their planner look at it. If something is listed as a CUP the Commission cannot deny them.

CM Eborn says he doesn't like item #1, but likes item #2. There was discussion about these items.

CM Ward made a motion to approve ordinance 25-09 – An Ordinance Updating Conditional Uses. CM Eborn seconded the motion. All in favor and the motion carried.

b. Ordinance #25-10 – An Ordinance Amending the Dark Sky Ordinance

CM Eborn feels like there needs to be more in this ordinance. CM Ward also thinks this needs more added to this ordinance. There was discussion about this ordinance. CM Eborn will work on a draft and bring it back for discussion.

No motion made. This will be on the September agenda for discussion.

Miscellaneous

Quinn will report back in September on ADU's and what the state requires.

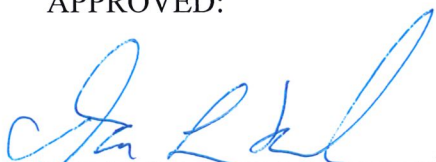
CM Eborn would like to look into what the Planning Commission wants the Blvd. to look like. He would like businesses to follow a more specific standard or uniformity. CM Eborn asked about the business pavement ordinance. CC Kurek said there were timelines given that Code Enforcement has been checking on.

CM Ward asked about timelines on projects and why they get the approvals and then nothing happens. CM Eborn asked if there are timelines for completion. CC Kurek said they must keep paying fees to extend building permits. CM Ward suggested that when these large projects are approved can we just do one phase at a time instead of seeing the whole project. Quinn said plats must be recorded within a certain timeframe.

Adjournment

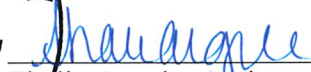
There being no further business, Commission Member Eborn made the motion to adjourn the meeting at 8:03 p.m. Commission Member Woods seconded the motion. All in favor and the motion carried.

APPROVED:


Dan Kurek, Chairman



ATTEST:


Shalie Argyle, Assistant Town Clerk