

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, November 5, 2025, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Vice Chair Bjoralt opened the meeting at 5:11 p.m.

### **Planning Commission Members present:**

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

### **Excused:**

Brian Willmore

### **Others Present:**

Quinn Dance	CM Menlove
Steve Talbot	Rhonda Menlove
Brad Davis	
Jayne Davis	
Austin Clark	
Brad Larsen	
Nick Wilcox	
Teri Eynon	
Jackie Webb	
Philip Webb	

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 Eborn, Commission Member Woods, Commission Member Argyle by phone.

### **Approval of Minutes**

CM Bjoralt made the motion to approve the minutes of the October 1, 2025, Planning Commission Public Hearing Meeting. CM Eborn seconded the motion. All in favor and the

motion carried.

CM Bjoralt made the motion to approve the minutes of the October 1, 2025, Planning Commission Meeting. CM Eborn seconded the motion. All in favor and the motion carried.

**1. Discussion/Approval to rezone parcel #36-04-000-0077 from Residential Estates to C3. Located at 2320 Kimball Ln. Nick Wilcox and Teri Eynon.**

CC Kurek did some research and said there are 411 storage units in Garden City with a waiting list of 17 as of October 2025. Teri said the city has rezoned 105 acres from commercial to residential and CC Kurek said 81 acres.

Brad Larsen is looking for a storage unit, and he said there are not any available. He said as a city grows there is a need for more commercial and storage units.

Teri Eynon said they redesigned the units. There would be more larger units for boats and trailers. Teri said there is commercial zoning surrounding this property. Teri said the property to the south is being used as a commercial storage yard temporarily. CM Ward said this feels like spot zoning. CM Ward said if this is rezoned she would like the whole street to be rezoned as commercial. CM Bjoralt said there is commercial property for sale on the north side of the road, and they could put the storage units on property that is already zoned commercial.

Teri said the city ordinance allows for a rezone, and this is not spot zoning. Teri believes the spot they are requesting is a good spot for these units since there is already commercial on both sides.

Quinn wanted to make sure to consider the use and what is the highest and best use of the property. Quinn said the land use map has this area as low density residential. CM Eborn said there needs to be a clear benefit for a rezone. CM Eborn said the ratio of storage units vs residents is high. Teri said there are several locals that are using storage units and benefit from them. CM Argyle asked the commission how storage units hurt anyone? The city thrives from visitors, why would the commission not want to make it better for them. CM Eborn said kids get off the school bus at Kimball Lane and there isn't a sidewalk or even a good shoulder on the road. He believes this will increase the traffic on a road where a lot of kids are walking. CC Kurek asked how much traffic storage units really create? CC Kurek said the units behind the city office see very little traffic.

CM Eborn said he spoke with Nate Parry and he would like to still put in a golf course and homes in this area in the future. CM Eborn said the commission needs to be consistent and he thinks it needs to have a clear benefit to the community. CM Ward said if it's going to be a rezone then maybe the city needs to rezone all of Pickleville Parkway. CM Bjoralt said maybe Pickleville Parkway needs to be zoned

similar to 3<sup>rd</sup> West with commercial so many feet back and residential in the back. CM Bjoralt also agrees that we shouldn't rezone per project. CM Argyle is all for making the change. He doesn't like residential in the flood lands.

CM Eborn made a motion to deny the rezone. CM Bjoralt seconded. A vote was taken: CM Bjoralt, aye; CM Ward, aye; CM Eborn, aye; CM Woods, aye; CM Argyle, nay. Motion passed.

2. **Discussion/Approval for a conditional use permit at parcel #36-04-000-0077. Located at 2320 Kimball Ln. Applicant is proposing a storage facility. Nick Wilcox and Teri Eynon**

This was not discussed since the rezone did not pass.

3. **Ordinance Discussion/Approval:**

- a. **Ordinance #25-14 – An Ordinance amending the computation of off-street parking**

CM Menlove asked why this is only commercial and not residential. CC Kurek said the city cannot compute residential parking unless it's a short-term rental. If the use changes from residential to commercial then the project has to come before the Planning Commission for Architectural Standards, parking and landscaping.

CM Bjoralt made the motion to approve ordinance #25-14 An Ordinance amending the computation of off-street parking with the noted changes. CM Ward seconded. All in favor and the motion carried.

### **Miscellaneous**

#### **Discussion on accessory dwelling units. Quinn Dance – JUB Engineers**

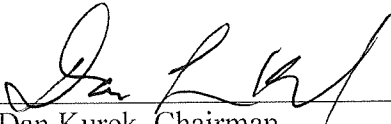
The goal right now is to comply with state code which is to allow an interior dwelling unit. External ADU's will be a whole different section. Quinn said the hope is at least get an ordinance drafted for interior ADU's. Quinn went over the state code summary. The city must allow internal ADU's in any area zoned residential. State code says you can prohibit ADU's from being less than 30 days. In certain zones there would need to be conditional uses and setbacks. Brad asked what the impact difference is between regulating internal vs external. Setbacks would still need to follow the zone or be discussed. CM Eborn doesn't think any external ADU should be a Short-term rental.

CM Eborn would like to look at the land use map. CM Eborn would like to tweak the Architectural standards, parking and landscaping ordinance.

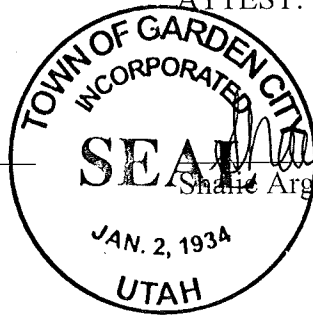
### Adjournment

There being no further business, Commission Member Argyle made the motion to adjourn the meeting at 6:41 p.m. Commission Member Eborn seconded the motion. All in favor and the motion carried.

APPROVED:

  
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Dan Kurek, Chairman

ATTEST:



  
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Shane Argyle, Assistant Town Clerk