

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, December 10th, 2025, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5:03 p.m.

Planning Commission Members present:

Dan Kurek, Planning Commission Chair
Kendra Bjoralt, Planning Commission Vice Chair
Travis Eborn
Megan Woods
Brian Willmore
Jared Argyle

Excused: Amy Ward

Others Present:

Weston Heidzig
Dana Hudruk
Brad Davis
Jayne Davis
Austin Clark

Via Teleconference

Kent Fisher
Sara

Roll Call

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

Approval of Minutes

CM Argyle made the motion to approve the minutes of the November 5, 2025, Planning Commission Public Hearing Meeting. CM Eborn seconded the motion. All in favor and the motion carried.

CM Argyle made the motion to approve the minutes of the November 5, 2025, Planning Commission Meeting. CM Woods seconded the motion. All in favor and the motion carried.

1. Discussion/Approval of a Conditional Use Permit for the Marina Side KOA Managers House – Weston Heidzig

CC Kurek asked about dumpsters and water. Will it be a bulk meter? Weston said they would like to do a standard residential meter now, and when the campground is complete, replace it with the bulk meter. CC Kurek said public works and the city engineer would need to determine what they need to do for water. CM Bjoralt asked if this CUP was just for the house and not the whole campground? This conditional use permit is just for the manager's house. There isn't a clear timeline of when the campground will be completed. CM Argyle said there needs to only be one egress and ingress. The code says there must be 300 feet between entrances. Weston said they could use the emergency vehicle access for the residential access.

The Commission is concerned about the residential home being built and the campground never being completed. If the home is moved to the east it would be in the C3 zone which allows for a residential home.

Weston said they would like to keep the house in the C1 Zone. Weston said they agree that the driveway can shift once the campground is completed. Also, if the land is sold or the use is changed then the home would have to be removed.

CM Eborn and CM Bjoralt still think there needs to be a timeline for when the campground needs to be completed.

CM Argyle made a motion to approve the CUP for the Marina Side KOA Expansion with the following conditions:

1. Home can be built, but if the property is sold or anything besides a campground is built the home must be removed or a variance applied for an approved.
2. The Driveway is approved temporarily until such time as campground is built, and then the ingress and egress shall meet the ordinances at that time.

CM Willmore seconded the motion. A vote was taken. CM Argyle, aye; CM Willmore, aye; CM Woods, aye; CM Bjoralt, nay; CM Eborn, nay

Motion passes.

2. Discussion/Approval for Architectural Standards, parking and landscaping for the Marina Side KOA Managers House – Weston Heidzig

Since this home is in a commercial zone it needs to have architectural standards, parking and landscaping approved. There was discussion about the driveway. Does it need to be gravel or asphalt? The Commission thinks it can be gravel since this is a residence and it's within a campground.

CM Willmore made a motion to approve the architectural standards, parking and landscaping for the Marina Side KOA Managers House. CM Eborn seconded. All in favor and the motion carried.

3. Discussion/Approval to vacate Phase 2 of The Village at Lighthouse Pointe Subdivision – Kent Fisher

CC Kurek said the turnarounds have been completed, and signs were put up for the emergency turnaround and no parking. CC Kurek said the signs should be installed tomorrow morning. Phase 1 still meets the PUD ordinance since it has more than 5 acres. Kent said if the next phases are completed, they will blend in with the original phase. Any new development would need to come back before the Planning Commission. There was discussion about Pickleville Parkway being moved to the south, which affected future egress and ingress into the development.

CM Argyle made a motion to vacate phase 2 of the Village at Lighthouse Pointe Subdivision. CM Bjoralt seconded. All in favor and the motion carried.

4. Ordinance Discussion/Approval:

a. Ordinance #25-16 – An Ordinance Adding Accessory Dwelling Units

CM Woods asked about the second entrance to an interior ADU. It was not in the ordinance. The Commission thinks an interior ADU needs its own entrance.

There was discussion about short-term rentals being allowed or not. CM Eborn would like more long-term rentals available. He would like to define what can be short-term rented or not. There was discussion about the licensing or permitting of an ADU and the occupancy for the ADU's. Parking is also something that needs to be addressed with ADU's.

The commission would like the external ADU's to follow the zoning setbacks just like any home being built. They do not want them to follow the accessory building setbacks.

No motion was made.

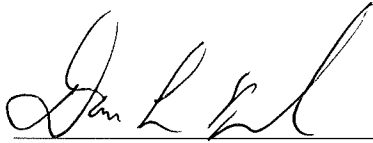
Miscellaneous

The Planning Commission would like to plan a work meeting with the Town Council sometime in January to discuss the ADU Ordinance, and minimum lot sizes.

Adjournment

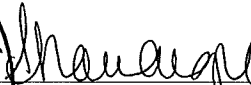
There being no further business, Commission Member Eborn made the motion to adjourn the meeting at 6:41 p.m. Commission Member Argyle seconded the motion. All in favor and the motion carried.

APPROVED:



Dan Kurek, Chairman

ATTEST:



Shalie Argyle, Assistant Town Clerk

