

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, January 7, 2026, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Kurek opened the meeting at 5:11 p.m.

Planning Commission Members present:

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

Others Present:

Dana Hudrlik  
Jayne Davis  
Brad Davis  
Jeff Hodges  
Austin Clark  
Brad Larsen  
Nick Wilcox  
Kade Lewis  
Jeff Allen

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 Argyle, Commission Member Woods.

Approval of Minutes

CM Argyle made the motion to approve the minutes of the December 10, 2025, Planning Commission Public Hearing Meeting. CM Woods seconded the motion. All in favor and the motion carried.

CM Argyle made the motion to approve the minutes of the December 10, 2025, Planning

Commission Meeting. CM Bjoralt seconded the motion. All in favor and the motion carried.

1. **Discussion/Approval of Architectural Standards, parking and landscaping for LeBeau's to build a dining and retail area at the back of the property. – Kade Lewis**

Mr. Lewis said they would like to add indoor dining and retail space on the back of the property. They plan to do zero scape with concrete and rock. The building will be a dark charcoal grey, and the brick will be a lighter color. The main level will be retail and restrooms; upstairs will have a small apartment that will be used for the Lebeau family, and the basement will be used for storage.

Mr. Lewis said they will have 26 parking spaces. Currently the parking is on city property, and they were told the parking needs to be on LeBeau's property. Across the street there are 18 spaces. CC Kurek said by code they need to have 2 ADA parking spaces. CC Kurek went over the parking requirements and said 14 spots are required for the new structure. For all the outside seating they would need 31 spots. CC Kurek said they are providing 26 so they are short 5 spots. There was discussion on employee parking. The concern is that the employees will use up all the parking. Jeff explained that some employees drive, but a lot of them also walk or ride bikes, etc. LeBeau's has employee housing down the street. Jeff said he has tried to purchase the lot behind LeBeau's Too but has had no luck. Garden City Code 11C-305, G3 states they can lease parking from the city. The cost is set by resolution and is paid to the city yearly.

CM Bjoralt asked about the dumpsters and said they are in a bad location. Kade said they have tried to come up with a better location for the dumpsters. They think across the street behind LeBeau's Too would be a better option. CC Kurek asked about the location of the propane tank and said if it is near the parking it must have bollards around it. CM Bjoralt asked how many restrooms were in the new building. She explained that there are a lot of people and another restroom could be beneficial. CC Kurek said per code they have enough bathrooms. There was more discussion about the parking and possibly having it deeded with the property. Discussion continued about the dumpsters, and they cannot be on city property. The commission would like to have the dumpsters behind LeBeau's Too, but it needs to be easily accessible for the sanitation department. Steve Talbot joined by phone at 5:39 PM. Steve said in the summertime LeBeau's and LeBeau's Too have 4 dumpsters. He said if they could put all 4 dumpsters in an enclosure behind LeBeau's Too that would be ideal.

CM Eborn is concerned about the dumpsters and making sure they get moved. He is concerned about the propane tank in between the buildings. CC Kurek said a propane tank must be 20 feet from a structure. CM Eborn wants to make sure that LeBeau's leases the extra parking from the city.

CM Argyle made the motion to approve. Motion died for lack of a 2<sup>nd</sup>.

CC Kurek said LeBeau's will have until July 31<sup>st</sup>, 2026, to have their parking paved.  
CC Kurek said all exterior lighting will need to meet the dark sky ordinance.

CM Eborn made a motion to approve the architectural standards, parking and landscaping for LeBeau's with the following conditions: 1. The dumpsters are moved across the street, and the county approves of the location. 2. Propane tank is moved to meet code. 3. Verify they lease the required parking spots from the city. CM Woods seconded the motion. All in favor and the motion carried.

2. **Ordinance Discussion/Approval:**

a. **Ordinance #25-19 – An Ordinance adopting the 2006 Edition of the Utah Wildland Urban Interface Code.**

CM Argyle asked who or why the line was drawn at the canal and above? He would like to have Riley or Travis come to explain this in more detail. Cathie Rasmussen called in and gave a more detailed description. She explained that the city has to adopt this code.

No Motion was made. The Commission would like to talk to Travis Hobbs about the map.

Miscellaneous

Public and open meetings act training – Shalie Argyle

Nick Wilcox was at the meeting to discuss the potential to rezone along Pickleville Parkway. CC Kurek said the Town Council doesn't want to rezone that strip unless all the properties want to rezone C3.

CM Argyle asked about the sign ordinance.

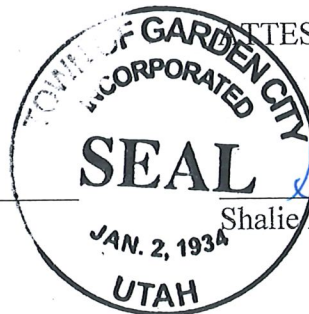
CM Eborn asked about storage sheds being 300 feet off certain streets.

Adjournment

There being no further business, Commission Member Woods made the motion to adjourn the meeting at 7:04 p.m. Commission Member Argyle seconded the motion. All in favor and the motion carried.

APPROVED:

Dan Kurek, Chairman



TEST:

Shalie Argyle, Assistant Town Clerk