

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, February 4, 2026, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Kurek opened the meeting at 5:07 p.m.

Planning Commission Members present:

Dan Kurek, Planning Commission Chair
Kendra Bjoralt Vice Chair
Amy Ward
Travis Eborn

Excused:

Megan Woods
Jared Argyle
Brian Willmore

Others Present:

Jayne Davis
Brad Davis
Julie Fraughton
Steve Talbot
Dana Hudrlik
Matt Knight
Jeff Johnsen

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.

Approval of Minutes

CM Bjoralt made the motion to approve the minutes of the January 7, 2026, 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 January 7, 2026, Planning Commission Meeting. CM Ward seconded the motion. All in favor and the motion carried.

1. Discussion/Approval of a Conditional Use Permit for a 60-bay boat storage facility located on parcel #36-04-000-0076 near Pickleville Parkway. – Matt Knight & Jeff Johnsen

Matt Knight gave a description of the storage facility project. This project consists of 4 separate buildings with 15 bays in each. The units will have pull through abilities. Matt said they have talked with Riley about water. They haven't spoken with Rocky Mountain Power. CC Kurek asked about the entrance and asked if they could possibly move the entrance to the center of the parcel. Matt said he didn't see a problem with that. CC Kurek asked if there would be water on site and Matt said they would like a connection for yard care. Steve Talbot asked if they were planning to provide a dumpster. Matt said they will be fencing in the yard and installing cameras so hopefully that will deter others from using their dumpsters. CC Kurek asked about the door size and Matt said they would be 12x12. Quinn said the site plan will be a little more in depth. Storm water will need to be retained on site. Quinn said the gate needs to be far enough the road, so traffic isn't backed up on the road.

CM Eborn would like a condition for them to add some trees and landscaping. He would like the material facing the road not to be metal. He suggested making sure the colors are earth tone. CM Eborn also mentioned the dark sky ordinance, and making sure the lighting follows that ordinance.

CM Ward was only concerned about the dumpsters.

CM Bjoralt wants to make sure the gate is off the road far enough, so they aren't backing up traffic. She asked what the timing is for phase 1? Matt said they would like to break ground by the end of summer. Matt said they may plan to do the whole project at once. The Commission would rather the project be done all together and not in phases. CM Eborn reminded them that this does need to be asphalted.

CM Eborn said he doesn't want to see things stored outside

CM Eborn made a motion to approve the CUP for the 60 bay boat storage facility in the C3 zone with the following conditions:

1. All Storage shall be fully enclosed within permanent buildings. No outdoor storage of any kind shall be permitted, including temporary or seasonal storage of vehicles, boats, RV's, trailers, equipment, materials, or containers.
2. Exterior building colors shall be limited to muted, earth-tone colors, with no contrasting or high-contrast accent colors permitted.
3. No metal panels, roll-up doors, or garage-style storage doors shall face the primary roadway. Street-facing facades shall utilize wood or wood-like materials and present a commercial-style appearance.

4. The street-facing property line shall be landscaped and irrigated, with an emphasis on trees and shrubs to soften the visual impact and enhance the commercial corridor.
5. All exterior lighting shall be fully shielded, downward-facing, and limited to 3000K or lower, with motion-activated lighting encouraged.

Approval of this Conditional Use Permit is specific to this site and proposal and shall not be construed as precedent or guarantee approval of similar uses on other properties within the same or any other zone.

6. Dumpster on site permanently.
7. Architectural Standards, Parking and Landscaping are approved.
8. Move the entrance to the center of the parcel.
9. Property must be fully fenced.

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

CC Kurek wanted to make sure they show where their run-off will be going. CM Eborn explained that the water table is high in this area.

2. Ordinance Discussion/Approval:

a. Ordinance #26-01 – An Ordinance updating Commercial Zones Permitted and Conditional Uses

CM Bjoralt made a motion to approve ordinance #26-01 – An Ordinance updating Commercial Zones Permitted and Conditional Uses with the changes noted; C2 Zone under A3 update from storage shed to storage facility, under C3, section B, conditional uses add #10 service center and update item #4 from storage shed to storage facility. CM Ward seconded the motion. All in favor and the motion carried.

b. Ordinance #26-02 – An Ordinance Adding Service Center to the Definitions

CM Ward made the motion to approve ordinance #26-02 – An Ordinance Adding Service Center to the Definitions with the definition being Service Center is a dedicated place or unit providing specific support, repairs, products or services. CM Eborn seconded the motion. All in favor and the motion carried.

Miscellaneous

CC Kurek explained the WUI code ordinance and the map.

CM Eborn would like to clean up the conditional uses.

CM Ward explained the downtown alliance that Mark Smoot got a grant for.

Adjournment

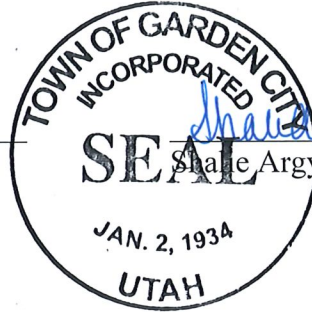
There being no further business, Commission Member Bjoralt made the motion to adjourn the meeting at 6:57 p.m. Commission Member Eborn seconded the motion. All in favor and the motion carried.

APPROVED:



Dan Kurek, Chairman

ATTEST:



Shale Argyle, Assistant Town Clerk