

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, March 11, 2026, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Kurek opened the meeting at 5:03 p.m.

Planning Commission Members present:

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

Excused:

Brian Willmore

Others Present:

Shalie Argyle
Brent Drage
Leslie Drage
Steve Talbot
Norm Mecham
Cyndy Dowland
Donald Mendenhall
John Brandley
Teri Eynon
Council Member Brad Davis
Jayne Davis
Austin Clark

Via Teleconference

1. Roll Call

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

2. Approval of Minutes

CM BJORALT made the motion to approve the minutes of the February 4, 2026, Planning

Commission Public Hearing Meeting. CM Ward seconded the motion. All in favor and the motion carried. CM Argyle Present.

CM Ward made the motion to approve the minutes of the February 4, 2026, Planning Commission Meeting. CM Eborn seconded the motion. All in favor and the motion carried. CM Argyle Present

3. Discussion/Approval of Architectural Standards, Parking and Landscaping to build an 88-96 bed Holiday Inn Express. Located at approximately 35 E 50 S. – Donald Mendenhall

CC Kurek said this PUD was already approved with a hotel/motel in the original plan. CC Kurek explained that they are short on parking spaces. Ordinance requires they have 96 standard stalls (9x18) and 19.2 oversized parking stalls (9x40). Donald said they currently have 101 standard parking spaces. CC Kurek said the 101 spaces are sufficient for standard parking and employee parking, but they need to add the 19.2 oversized parking spaces. There are 17 standard parking spaces under the building.

CC Kurek said the height of the building is 41'4". In the code it states that a hotel/motel can exceed the 35' limit, but it must be approved by the Town Council.

Steve Talbot from Rich County Sanitation asked about the location of the dumpsters. He explained to Donald that they would need at least two spaces for dumpsters. There was discussion about the dumpster's location and the access to the hotel. The access to the hotel is currently coming from 50th South. Teri Eynon showed the commission a survey to show where 50th South ends. Firehouse Pizza's parking that is located on the north side of their building is on city property. There was discussion about the gate into the Lake Meadow Lodge condos on 50th South. Teri explained that some of the current motel behind Firehouse will have to be torn down to allow an easement for parking, and they are aware of this.

CM Woods asked about the water table. Donald said this building will not be lower than Water's Edge Condos.

CM Eborn asked about the design of the building. Donald said they will have balconies on the east side of the building facing the lake, and a roof top balcony.

The commission explained the need for more parking, location of the dumpsters and the height of the building still need to be addressed. The building height will be determined by the Town Council. Donald said there will be an easement from the hotel down to the lake. Norm said he can work with them to get the required space for parking.

Cindy Dowland asked about the impact on the city infrastructure. Water being the main concern.

No motion was made. Donald will be coming back with the changes discussed.

4. Ordinance Discussion/Approval:

- a. Ordinance #26-04 – An Ordinance updating the C3 Zone Permitted Uses**
CM Eborn made a motion to approve Ordinance #26-04 An Ordinance updating the C3 Zone Permitted Uses. CM Woods Seconded. All in favor and the motion carried.
- b. Ordinance #26-05 – An Ordinance adding Storage Facility to definitions**
CM Woods made a motion to approve Ordinance #26-05 An Ordinance adding Storage Facility to definitions by removing “or outside storage”. CM Argyle Seconded. All in favor and the motion carried.


5. Miscellaneous

Discussion about the downtown alliance.


6. Adjournment

There being no further business, Commission Member Bjoralt made the motion to adjourn the meeting at 6:45 p.m. Commission Member Eborn seconded the motion. All in favor and the motion carried.

APPROVED:


Dan Kurek, Chairman




Shalie Argyle, Assistant Town Clerk