

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, May 6, 2026, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Kurek opened the meeting at 5:12 p.m.

Planning Commission Members present:

Dan Kurek, Planning Commission Chair  
Travis Eborn  
Megan Woods  
Alan Arthur

Excused:

Kendra BJORALT  
Amy Ward

Others Present:

Shalie Argyle  
Brent Drage  
Leslie Drage  
Norm Mecham  
Teri Eynon  
Council Member Brad Davis  
Jayne Davis  
Dana Hudrlik  
Claudia Conder

Via Teleconference

Commission Member Argyle joined by phone later

**1. Roll Call**

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

**2. Oath of Office for new board appointees**

- a. Alan Arthur – Planning Commission – Shalie Argyle offered the Oath of Office for Alan Arthur.
- b. Dana Hudrlik – Board of Adjustments/Variance Board – Shalie Argyle offered the Oath of Office for Dana Hudrlik.

### **3. Approval of Minutes**

CM Eborn made the motion to approve the minutes of the April 8, 2026, Planning Commission Public Hearing Meeting. CM Woods seconded the motion. All in favor and the motion carried.

CM Woods made the motion to approve the minutes of the April 8, 2026, Planning Commission Meeting. CM Eborn seconded the motion. All in favor and the motion carried. CM Argyle Present

### **4. Discussion/Approval - Conditional Use Permit – Service Center – Tread Masters Tire and Lube**

The proposed business is a service center that will provide tire sales and services, including brakes, oil changes, alignments, and minor mechanical repairs.

**Location:** 2131 S Bear Lake Blvd – Parcel #41-33-000-0119

**Applicant:** Troy Merrill

Mr. Merrill explained the services the business will provide. He stated that all used oil will be stored in sealed containers and pumped out monthly. CM Eborn asked whether all maintenance activities would take place within the building. Mr. Merrill responded that no vehicles would be stored outside overnight, as this is company policy.

CM Eborn asked where tires would be stored. Mr. Merrill explained that all new tires would be stored inside the building, while used tires would be stored outside and collected once per month. He stated the used tires would be stacked approximately 50 feet behind the building to meet fire safety requirements.

Discussion also included parking and waste disposal. The adjacent laundry facility has parking on the south and east sides, and the proposed business requires nine parking spaces. Mr. Merrill stated that one 3-yard dumpster should be sufficient for the business. He also acknowledged that he understands the city may issue fines if the property is not kept organized.

Mr. Merrill noted that large trailers may need to be serviced outside the building.

CM Eborn reminded the applicant that all exterior lighting must comply with the Dark Sky Ordinance. Mr. Merrill stated that the company designing the sign would ensure it complies with city code.

CM Eborn initially made a motion to approve the Conditional Use Permit for Tread Masters Tire and Lube with conditions; however, the motion died for lack of a second.

Mr. Merrill clarified that his personal vehicles may occasionally be parked on-site overnight.

CM Eborn then made a motion to approve the Conditional Use Permit for Tread Masters Tire and Lube with the following conditions:

1. Vehicle Storage – No wrecked, dismantled, inoperable, unregistered, abandoned, or junk vehicles may be stored outdoors for more than 48 hours.
2. Tires, rims, parts, batteries, pallets, barrels, tools, equipment, filters, packaging, and similar materials shall be stored in an organized way. Scrap tires shall be removed regularly from the property.

CM Woods seconded the motion. All were in favor, and the motion carried.

CM Argyle joined the meeting at 5:26 p.m.

### **5. Discussion/Approval– PUD Phase Approval Preliminary Plat – Water’s Edge Phase 9 PUD**

The proposed Phase will have 8 lots, 6 residential and 2 commercial. Lot sizes range from .20 – 1.5 acres. Applicant would like to discuss the building height for lots 7 & 8.

**Location:** 45 E 150 S – Parcel #41-21-400-0071 & 41-21-400-0302

**Applicant:** Norm Mecham and Teri Eynon

Teri Eynon stated that any discussion regarding building height should occur during preliminary plat approval. Norm Mecham agreed that the entire PUD should maintain a consistent architectural design. He explained that proposed height requirements for Lots 7 and 8, the commercial lots, would be included in the CC&Rs and would not affect the residential lots.

Mr. Mecham stated that he did not want to see a high-rise hotel developed within the project. He proposed that any hotel constructed on the site should not exceed the elevation of the building located in front of it. If the building is not a hotel, it should match the elevation of the existing condominiums. He stated the same standard should apply to Lot 8.

Quinn advised that any decision regarding building height should be reflected on the plat.

CM Argyle made a motion to approve Water’s Edge Phase 9 with the stated elevations as proposed in the application. CM Woods seconded the motion. All were in favor, and the motion carried.

### **6. Ordinance Discussion/Approval**

#### **a. Ordinance #26-09 – An ordinance amending drainage improvements**

CM Argyle made the motion to approve ordinance 26-09. CM Eborn seconded. All in favor the motion carried.

**b. Ordinance #26-12** – An ordinance updating the commercial zone

CM Argyle made the motion to approve ordinance 26-12 with the following change added that the radius be measured from the center point of the intersection. CM Eborn seconded.

**7. Miscellaneous**

**8. Adjournment**

There being no further business, Commission Member Argyle made the motion to adjourn the meeting at 6:39 p.m. Commission Member Eborn CM Arthur seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:

  
Dan Kurek, Chairman



  
Shalie Argyle, Assistant Town Clerk