

**MINUTES OF THE GARDEN CITY TOWN COUNCIL
PLANNING COMMISSION WORK MEETING**

The Garden City Town Council and Planning Commission held a work meeting on Thursday, June 11, 2026, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Argyle opened the meeting at 3:00 p.m.

Town Council Members present:

Pat Argyle, Mayor
Suzan House
Brad Davis

Planning Commission Members present:

Dan Kurek, Planning Commission Chair
Kendra Bjoralt, Vice Chair
Amy Ward
Megan Woods
Travis Eborn – Arrived after roll call.

Others Present:

Shalie Argyle
Cathie Rasmussen
Glen Gillies
Dana Hudrlik
Holli Earley
Barbara Fairbourn

Via Teleconference

1. Roll Call

Mayor Argyle asked for a roll call of Commission and Council Members present: Mayor Pat Argyle, Council Member House, Council Member Davis, Commission Chair Kurek, Glen Gillies, Commission Member Woods, Commission Member Ward, Commission Vice Chair Bjoralt.

2. Zoning Discussion

Mayor Argyle distributed maps showing the proposed extension of Paradise Parkway south of town. The Commission discussed the possibility of rezoning property located above the canal from Hillside Estates to allow 1/3 acre lots.



CM Davis suggested rezoning the entire parcel for 1/3 acre lots. CM Ward asked what additional property negotiations would be required to complete the roadway connection. The proposed zoning change under consideration was from Hillside Estates to Recreational Residential. CM Bjoralt noted that the lower portion of the parcel is already zoned Recreational Residential. Members were in agreeance to re-zoning the discussed property from Hillside Estates to Recreational Residential.

The Commission also discussed the soil and ground conditions near Pickleville Parkway. CM Davis suggested creating an ordinance to protect the city in situations where land is unsuitable for certain types of development or structures.

CC Kurek reported that Garden City is on the list for FEMA's floodplain mapping process. He noted that if property is designated within the 100-year floodplain, development restrictions may apply.

Discussion continued regarding future land uses on the south end of town. Commissioners considered a mixed-use approach, with retail and commercial uses along major roadways and industrial uses located behind them. A zoning pattern similar to Paradise Parkway was discussed, with the first 300 feet zoned C-1 and the remaining area zoned C-3.

CM Davis expressed a desire to reduce Conditional Use Permits (CUPs) and have more specific commercial zones. CM Eborn suggested reviewing commercial zoning approaches used by other municipalities.

The Commission discussed ways to create a more walkable downtown area. CM Davis suggested Paradise Parkway as a potential starting point and noted that form-based zoning can support this type of development. Travis proposed exploring an overlay zone along the Boulevard and bike path to allow for light commercial use. CM House stated that such a concept would likely require a secondary access road behind the development.

Parking availability and management were also discussed. Commissioners considered the possibility of charging for parking closer to downtown. CM Davis explained that state legislation would be required to allow angled parking within state rights-of-way and noted that the City would need to determine whether parking regulations can be enforced within UDOT rights-of-way. The Commission expressed interest in beginning discussions with UDOT regarding Boulevard parking options.

CM Woods and CM Eborn indicated they would like to see more specific zoning regulations with fewer conditions. Mayor Argyle asked CM Eborn to gather information on alternative zoning approaches used in other communities.

CM House stated that additional commercial development should not occur along Kimball Lane until roadway improvements are completed, noting that the existing right-of-way does not provide sufficient space for road widening.

CM Hansen suggested working with property owners along Kimball Lane to explore opportunities for acquiring additional right-of-way. The Commission also discussed evaluating alternative roadway options on the south end of town.

Mayor Argyle said the Public Works Director recommended installing utilities along Pickleville Parkway before additional development occurs to reduce future excavation and infrastructure disruptions.

The Council and Commission would like to look at updating the Commercial Zone Ordinance and then look at where those Commercial Zones would be best suited in the city.

3. Miscellaneous Discussion

The Commission then discussed paving requirements for businesses. Concerns were raised regarding the cost of asphalt for small businesses. CM Hansen stated that paved parking areas generally pay for themselves over time. CM Davis discussed the possibility of requiring paving in certain zoning districts while allowing alternative standards in lower-density areas.

CM Hansen added that paved and properly marked parking areas help create order and improve site organization.

4. Adjournment

There being no further business, Council Member House made the motion to adjourn the meeting at 4:53 p.m. Commission Member Kurek seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:

Pat Argyle, Mayor

Shalie Argyle, Assistant Town Clerk