

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

The Garden City Planning Commission held their regular scheduled meeting on **Wednesday, June 3, 2026, at 5:00 p.m.** at the **Garden City Lakeview Building**, located at **69 N. Paradise Parkway, Building C**. Commission Chairperson Kurek opened the meeting at 5:09 p.m.

Planning Commission Members present:

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

Others Present:

Shalie Argyle
Council Member Brad Davis
Jayne Davis
Nancy Allen
Nadine Sprouse
Mayor Argyle
Jeff Hodges
Steve Talbot
Council Member Dan Larsen

Via Teleconference

1. 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, Commission Member Arthur.

2. Approval of Minutes

CM Eborn made the motion to approve the minutes of the May 6, 2026, 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 May 6, 2026, Planning Commission Meeting. CM Arthur seconded the motion. All in favor and the motion carried.

3. Ordinance Discussion/Approval

a. Ordinance #26-13 – An ordinance adding outdoor storage to definitions

The Commission discussed the intended purpose of the proposed ordinance. It was noted that if "Outdoor Storage Facility" is added to the City's definitions, it will also need to be identified as a permitted or conditional use within the appropriate zone. The Commission further discussed whether a separate ordinance specifically addressing outdoor storage facilities may be necessary.

CM Argyle suggested utilizing the existing storage facility ordinance as a framework for regulating outdoor storage facilities. Quinn explained that zoning requirements ultimately determine where such uses may be allowed.

CM Argyle made a motion to deny Ordinance 26-13. CM Bjoralt seconded the motion. All in favor and the motion carried.

b. Ordinance #26-14 – An ordinance updating the off-street parking requirements

CM Argyle made a motion to approve Ordinance 26-14 as written. CM Bjoralt seconded the motion. All in favor and the motion carried.

c. Ordinance #26-17 – An ordinance adding accessory dwelling units

The Commission discussed the proposed addition of Accessory Dwelling Units (ADUs). Topics of discussion included parking requirements associated with ADUs, size restrictions, and occupancy standards. The Commission expressed the opinion that the size of an internal ADU should not be regulated.

The Commission also discussed requirements for separate entrances to ADUs and considered whether internal ADUs should be permitted to operate as short-term rentals. CM Davis read the state code for ADUs and they do require a separate entrance for internal ADUs.

CM Argyle left the meeting at 7:00 p.m.

CM Bjoralt made a motion to approve Ordinance 26-17 with the noted changes. CM Ward seconded the motion. All in favor and the motion carried.

4. Miscellaneous

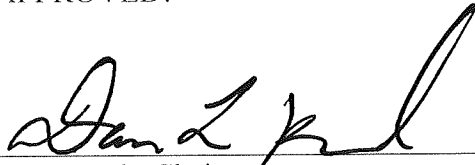
The commission discussed the commercial zone. CM Eborn said the naming of the commercial zones is confusing. CM Kurek asked CM Eborn to look into other municipalities and their commercial zoning ordinances.

The commission also discussed parking issues.

5. Adjournment

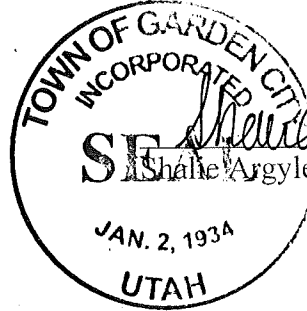
Commission Member Woods made the motion to adjourn the public hearing at 8:09 p.m. Commission Member Eborn seconded the motion. All in favor and the motion carried.

APPROVED:



Dan Kurek, Chairman

ATTEST:



Shale Argyle, Assistant Town Clerk