

MINUTES OF THE PUBLIC HEARING OF THE PLANNING COMMISSION OF GARDEN CITY, UTAH

The Garden City Planning Commission held a public hearing on Wednesday, July 1, 2026, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5:02 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

Excused:

Alan Arthur

Others Present:

Shalie Argyle	Claudia Conder
Lana Hodges	Nick Wilcox
Steve Talbot	
Justin Riches	
Jeff Hodges	
Kim Tippetts	
Dana Hudrlik	
Travis Hobbs	
Council Member Brad Davis	
Teri Eynon	
Matt Larsen	

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, Commission Member Argyle, Commission Member Woods.

2. Discussion - Commercial Condominium Subdivision/Amended Subdivision, Preliminary – Clear Water Commercial/Lakeshore Land Subdivision

The proposed subdivision is to split the 4 existing buildings into 11 units. This will change from one tax ID to nine tax IDs.

Location: 70 N 395 W – Parcel #41-20-020-0002

Applicant: Matt Larsen

No Comments.

3. Discussion - Conditional Use Permit – Pickleville Storage/Lakeview Storage

The applicant is proposing a boat and recreational vehicle (RV) storage facility. The proposed facility will be approximately 60 feet by 300 feet in size.

Location: Parcel #36-04-000-0063

Applicant: Nick Wilcox

Dana Hudrlik is concerned about the width of Kimball Lane and the intersection of Kimball Lane and Hwy 30.

No further comments.

4. Discussion - Rezone – Phelps/Tippitts

The applicant is proposing to rezone the property from Recreational Residential to Highway Commercial.

Location: 665 S Bear Lake Blvd

Applicant: Kim Tippetts/Phelps

Council Member Brad Davis asked about the history of the rezone and how the CUP was written. He also asked about the lots across the street that are zoned Recreational Residential and not Beach Development.

No further comments.

5. Ordinance Discussion

a. Ordinance #26-19 – An ordinance updating the lodging house definition

No Comments.

b. Ordinance #26-20 – An ordinance updating the C3 Zone conditional uses

No Comments.

Adjournment

Commission Member Eborn made the motion to adjourn the public hearing at 5:08 p.m.

Commission Member Argyle seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:


Dan Kurek, Chairman




Shari Argyle, Assistant Town Clerk