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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, July 1, 2026, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Kurek opened the meeting at 5:08 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
Lana Hodges
Steve Talbot
Justin Riches
Jeff Hodges
Kim Tippetts
Dana Hudrlik
Travis Hobbs
Council Member Brad Davis
Teri Eynon
Matt Larsen
Claudia Conder
Nick Wilcox

Via Teleconference

1. Roll Call

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

3. Approval of Minutes

CM Argyle made the motion to approve the minutes of the June 3, 2026, Planning Commission Public Hearing Meeting. CM Ward seconded the motion. All in favor and the motion carried.

CM Bjoralt made the motion to approve the minutes of the June 3, 2026, Planning Commission Meeting. CM Eborn seconded the motion. All in favor and the motion carried.

3. Discussion/Approval - 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

Matt presented the history of the Clear Water Commercial project. He explained that the development is designed as a flex space, with all buildings currently constructed under a single tax identification number. The current proposal includes an amendment to Lot 2. This amendment would split lot 2 into nine tax IDs.

Matt stated that the two new buildings comply with applicable fire code requirements. He also explained that all buildings within the development will be managed by a homeowner's association (HOA), with all utilities being provided through the HOA. His goal is to allow the individual units to be sold separately.

CM Argyle raised questions regarding the required setbacks. It was noted that any setback approval must be reviewed and approved by the Town Council.

CM Eborn made a motion to approve the amended subdivision located at 70 N 395 W. CM Argyle seconded. All in favor and the motion carried.

4. Discussion/Approval - 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

CC Kurek discussed concerns regarding Kimball Lane. He noted that the road could potentially be widened to accommodate a walking path if adjacent property owners were willing to sell land for the expansion.

Mr. Wilcox explained that the property is zoned C-3. He stated that the development will feature earth-tone colors, perimeter fencing, compliance with Dark Sky standards, and landscaping along the street frontage.

The Commission discussed the proposed outside storage areas and whether the fencing should be privacy fencing. CM Argyle stated that if there is outdoor storage that the fencing must be privacy fencing. It was noted that the overhead doors will be between 12 and 14 feet in height, and the development will include units up to 45 feet long. CM Eborn stated that paved parking is required.

The Commission discussed that if an outdoor storage area is enclosed on three sides and the opening is not visible from neighboring properties or public streets, it would be considered adequately screened for privacy.

Additional discussion took place regarding the landscaping requirements.

CM Ward asked about ingress and egress requirements. It was clarified that the development only needs to provide adequate ingress and egress.

CM Argyle made a motion to approve the CUP for Pickleville Storage (Lakeview Storage) located on parcel #36-04-000-0063. CM Eborn seconded the motion. All in favor and the motion carried.

CM Eborn clarified that this still needs to come back for architectural standards, parking and landscaping.

CC Kurek also said the name had to be changed to Lakeview Storage.

CC Kurek mentioned it needs to meet the open space. Landscaping and Driveways can count as open space.

5. Discussion/Approval - 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

Commission Chair Kurek read a letter received from an adjacent property owner expressing support for the proposed rezone.

Commission Chair Kurek provided the history of the existing Conditional Use Permit (CUP) on the property. He explained that the original CUP requires the shed to be removed if the lots are unencumbered. In order for the existing building to comply with current code requirements, the property would need to be rezoned to Highway Commercial.

CM Argyle stated that he supports the rezone and allowing the building to remain. He noted that if the property is not rezoned, the building would have to be removed.

CM Eborn stated that he does not support rezoning the property to Highway Commercial because that zoning designation does not exist elsewhere in the City.

CM Ward asked for clarification regarding the existing contract and CUP. CC Kurek explained that the terms are clearly defined and that if the property is rezoned, the existing CUP would become null and void.

CM Argyle suggested requiring the new buyers to enter into an agreement similar to the existing one. CC Kurek responded that the proposed buyer would prefer not to have the property encumbered. He further explained that if the current agreement remains in place, the new owner would need to appear before the Planning Commission to request approval of a new agreement with terms similar to the existing CUP.

Council Member Brad Davis asked what the maximum distance is for encumbering properties.

It was clarified that the CUP would remain with the parcel on which the barn is located, while the covenant would apply to the property owned by the new owners.

CM Argyle made a motion to deny the rezone for the property located at 665 S Bear Lake Blvd. CM Eborn seconded. All in favor and the motion carried.

6. Ordinance Discussion/Approval

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

Discussion about the lodging house definition and if the city needs to keep this definition.

CM Argyle made a motion to deny ordinance #26-19. CM Eborn seconded. All in favor and the motion carried.

The Commission wants to find out why the city has a lodging house definition. If so there needs to be parking requirements.

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

CM Eborn made the motion to approve ordinance #26-20 adding communication towers to the conditional uses in the C3 Zone. CM Argyle seconded. All in favor and the motion carried.

7. Miscellaneous

The Commission discussed the proposed commercial zoning updates. Members all agreed that the charts Travis provided are much easier to understand.

CC Kurek stated that he would like to meet with Quinn to gain a better understanding of how the proposed commercial zoning revisions could best be implemented for Garden City.

CM Eborn requested that the Commission review the definition of a lodging house and the Highway Commercial zoning district at the next meeting.

CM Argyle left the meeting at 7:00PM.

CM Bjoralt is concerned with the tower going up at the Bear Lake Adventure Park and if they need a permit to place the towers.

8. Adjournment

There being no further business, Commission Member Eborn made the motion to adjourn the meeting at 7:25 p.m. CM Woods seconded the motion. All in favor and the motion carried.

APPROVED:

Dan L Kurek

Dan Kurek, Chairman

ATTEST:

TOWN OF GARDEN CITY INCORPORATED SEAL JAN. 2, 1934 UTAH

Shalie Argyle

Shalie Argyle, Assistant Town Clerk