

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

The Garden City Planning Commission held a Public Hearing on **Wednesday, August 5, 2026, at 5:00 p.m.** at the **Garden City Lakeview Building**, located at **69 N. Paradise Parkway, Building C**. Commission Vice Chair Bjoralt opened the meeting at 5:01 p.m.

**Planning Commission Members present:**

Dan Kurek, Planning Commission Chair – By Phone  
Kendra Bjoralt, Planning Commission Vice Chair  
Amy Ward  
Travis Eborn  
Megan Woods

**Excused:**

Jared Argyle  
Alan Arthur

**Others Present:**

|                           |                                       |
|---------------------------|---------------------------------------|
| Shalie Argyle             | Eric Thomas                           |
| Council Member Brad Davis | Genneva Blanchard                     |
| Jayne Davis               | Britton Black                         |
| James Sitz                | Ben Oviatt                            |
| Lana Hodges               | Jason Thornock                        |
| Larry & Donna Parker      | Todd Mckinnon                         |
| Dana Hudrlik              | Sheldon & Jessica Sommer              |
| Nadine Sprouse            | Norm Mecham                           |
| Mayor Argyle              | Steve Talbot – Rich County Sanitation |
| Jeff Hodges               |                                       |

**Via Teleconference**

Dan Kurek, Planning Commission Chair

**1. Roll Call**

Commission Vice Chair Bjoralt asked for a roll call of Commission Members present:

Commission Member Bjoralt, Commission Member Ward, Commission Member Eborn, Commission Member Woods.

**2. Discussion– Preliminary PUD Phase Approval – Osprey Heights Phase 1**

Previously had final approval. This plat is to widen the entrance and add 4 lots at the beginning of Osprey Heights Blvd.

**Location:** Parcel #41-28-000-0126, 41-29-000-0037, 41-29-000-0025, and 41-29-000-0053

**Applicant:** Norm Mecham

Lawrence Barker owns the lots east of Osprey Heights. He has an easement and he cannot get into his lot from the digging and rock that has been put down. He just wants to make sure he has access to his lots.

No further comments.

### **3. Discussion – Preliminary Subdivision – Chatos Land Bear Lake**

The applicant is proposing to subdivide a 7.8-acre parcel into 5 lots.

**Location:** Parcel #41-29-000-0028

**Applicant:** Jason Thornock

No Comments.

### **4. Discussion - Preliminary Subdivision Phase 2 – Sweetwater Resort**

The applicant is proposing a subdivision with 64 single-family lots on approximately 20 acres. Phase 2 of the Sweetwater Townhomes subdivision.

**Location:** Parcel #36-04-000-0055

**Applicant:** Genneva Blanchard, Bear Lake Towns, LLC

Lana Hodges is a neighbor to this project and owns 24 acres that parallels this project. Her property is zoned agricultural and she wants them to understand that there will be cows on her property. She would like them to put up a permanent fence.

Brad Davis asked about the phases continuing without even completing the first phase. He also asked how much infrastructure has been completed. Quinn explained the bond which allows them to move onto other phases. If they do not complete the infrastructure within the timeframe the city can pull the bond.

Dana Hudrlik asked about the water for these developments and the treatment plant capacity. CM Eborn mentioned there is a well being drilled. Quinn explained that the new well does not need to go through the treatment plant and it will add additional flow. Quinn explained that the new well will feed the demand on the south end of town.

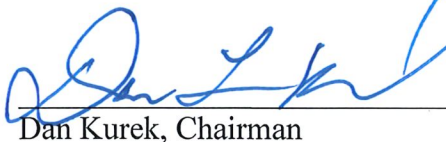
Mayor Argyle mentioned that the size of the lots does not meet the ordinance.

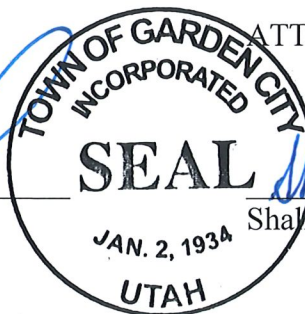
### **5. Adjournment**

Commission Member Ward made the motion to adjourn the public hearing at 5:11 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