

MINUTES OF THE
PLANNING COMMISSION MEETING OF
GARDEN CITY, UTAH

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, October 4, 2023, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:13 p.m.

Planning Commission Members Present:

Dan Kurek, Chair
Kendra Bjoralt
Wes Thompson
Amy Ward
Megan Woods
Mike Moldenhauer

Excused: Jared Argyle

Others Present:

Shalie Argyle	Rocky Tremblay	Jared Argyle-By Phone
Pat Argyle	Janice Tremblay	
Martell Menlove	Martell Menlove	
Steven Talbot	Travis Spriet	

1. Roll Call

Commission Chair Kurek asked for a roll call. Commission Chair Kurek, CM Bjoralt, CM Ward, CM Thompson, CM Woods, CM Moldenhauer.

2. Approval of Minutes

a. Public Hearing

CM Bjoralt made a motion to approve the minutes of the Public Hearing meeting for September 6, 2023. CM Moldenhauer seconded. All in favor and the motion carried.

b. Regular Meeting

CM Moldenhauer made a motion to approve the minutes of the Planning Commission meeting for September 6, 2023. CM Bjoralt seconded. All in favor and the motion carried.

c. Public Hearing for Special Meeting held on August 15, 2023

CM Bjoralt made a motion to approve the Public Hearing for the Special Meeting held on August 15, 2023. CM Ward seconded. All in favor and the motion carried.

3. Discussion of amending the Raspberry Patch #1 Plat, vacation of common areas 1 and 2, lot line adjustment between the former common area 1 with Lot 14, parcel boundary adjustment between dumpster area and Raspberry Patch Road, parcel boundary adjustment between the Argyle parcel and the former common areas 1 and 2, Jared Argyle

Jared explained that he reached out to all homeowners in Raspberry Patch 1 and 2 that he was able to get information for. There is an agreement in place to protect the homeowners. There can be no structures in common area 1. Jared is buying the land from Dennis Bullock to put in a new dumpster area with pavement and enclosing the dumpsters. Jared has tried to contact the Flints, but was unsuccessful. Jared said there really is no other parcel to place the dumpsters. CC Kurek spoke to sanitation and the space needs to be a 75ft x 100ft area. Jared said it's 100ft long by approximately 50ft wide. CC Kurek asked how many homeowners Jared was able to get in contact with? It was 67% yes and 5% no, but two owners later

changed their vote to yes. Jared said the HOA is in line with. If this goes through Dennis Bullock will then turn the roads over to the HOA. CM Thompson asked if Jared would be part of the HOA, and Jared said they are vacating the HOA. CM Thompson asked about the trench that was dug for flooding and if it can stay. Jared said the plan is to keep the trench, but possibly move it to the north. Pat addressed the concerns of Joseph Tang about Mr. Argyle not being able to build on the common ground. It is in the agreement that Jared cannot build structures on the common ground. CM Thompson asked about the attorney comments and if they have been resolved? CM Thompson said most of the issues look like they have been resolved. Steve Talbot thanked everyone for trying to resolve the dumpster issue. CM Moldenhauer made a motion to approve the amendment of Raspberry Patch 1 plat, and vacation of common areas 1 and 2. CM Woods seconded. All in favor and the motion carried.

4. Discussion of Ordinances:

#23-20 – an Ordinance updating exceptions to flying closer than 1,000 feet.

CM Thompson made a motion to approve Ordinance #23-20 updating exceptions to flying closer than 1,000ft. CM Bjoralt seconded. All in favor and the motion carried.

#23-21 – an Ordinance updating that storage structures, etc. can be no closer than 300' to Hwy 89, SR30 or 300 West.

CM Thompson made a motion to approve Ordinance #23-21 updating that storage structures, etc. can be no closer than 300' to Hwy 89, SR30 or 300 West. CM Woods seconded. All in favor and the motion carried.

#23-22 – an Ordinance removing cluster development from Conditional Uses in the Hillside Estates Zone.

CM Ward made a motion to approve Ordinance #23-22 removing cluster development from Conditional Uses in the Hillside Estates Zone. CM Bjoralt seconded. All in favor and the motion carried.

5. Training

6. Miscellaneous

CM Bjoralt asked about the parking issue at the Harbor View Townhomes. She said you have to drive through unit 3's parking to get to unit 1 and 2. CC Kurek said Rocky Mountain Power has to move the transformers.

CM Thompson mentioned the maintenance plans for open space.

7. Adjournment

CM Moldenhauer made a motion to adjourn the meeting. CM Ward seconded. All in favor and the motion carried. The meeting adjourned at 5:58p.m.

APPROVED:


Dan Kurek, Chair

ATTEST:


Shalie Argyle, Assistant Clerk

