

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

The Garden City Planning Commission held a regular meeting on Wednesday, January 3, 2024, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5: 10 p.m.

Town Council Members present:

Dan Kurek, Planning Commission Chair  
Kendra Bjoralt, Planning Commission Vice Chair  
Amy Ward  
Megan Woods  
Jared Argyle  
Mike Moldenhauer

Others Present:

Cathie Rasmussen  
Mayor Leonhardt  
Council Member Menlove  
Barry Henline  
Norm Mecham  
Teri Eynon  
Steve Talbot  
Quinn Dance  
Brad & Jayne Davis  
Austin Clark  
Tyson Lund  
Eric Thomas  
Bryce Dalton  
Preston Thomas

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 Woods Commission Member Moldenhauer, and Commissioner Argyle.

**Approval of Minutes**

CM Bjoralt made the motion to approve the minutes of the December 6, 2023, Planning Commission Public Hearing. CM Ward seconded the motion. CM Ward, aye; CM Bjoralt, aye; CM Woods, Aye; CM Argyle, present; CM Moldenhauer, aye. Motion carried.

CM Bjoralt made the motion to approve the minutes of the December 6, 2023, Planning Commission Meeting. CM Ward seconded the motion. CM Ward, aye; CM Bjoralt, aye; CM Woods, Aye; CM Argyle, present; CM Moldenhauer, aye. Motion carried.

### **Food Truck Rezone Discussion/Approval**

Create a Food Truck Zone at 105 W Logan Road. Barry Henline

CM Argyle asked if there was a document showing the parking intentions for the space. Mr. Henline explained how they usually park. He said they do try and paint the road base with parking space.

Henline is waiting to hear from the power company to see about putting in power, water, etc. and pads for each food truck. There will be tables. The restrooms inside Fusion 89 will be accessible to food truck patrons as well.

CM Ward clarified that only 6 food trucks will be allowed. The commission discussed possible future growth and allowing additional food trucks. Henline would like to put in power for enough stalls and still meet the parking requirements.

Mayor Leonhardt said that the Town Council does not need to see it. When asked, he responded that Food Trucks can license in Salt Lake and run anywhere in the state. The town asks that they get a sales tax license in Garden City so that the taxes come back to the town. Council Member Menlove asked about the person leasing the space should have a business license. Mayor Leonhardt said that that is not required by the state.

CM Argyle would like to see a map of the parking stalls. Henline said that he will provide copies of that to the Planning Commission for the February meeting. Henline asked about a mobile office being in the Food Truck Zone. CM Kurek said, "no. They are not selling food. It's not a food truck."

CM Woods made the motion to deny the application for food truck zone based on seeing the parking spaces. CM Bjoralt seconded the motion. All in favor and the motion carried.

**Water's Edge PUD Phase 2, Preliminary Plat: Teri Eynon asked to go after Sweetwater Townhomes so Norm Mecham, who just stepped out of the meeting, could be present.**

### **Discussion/Approval Sweetwater Townhomes Subdivision Final Plat – Tyson Lund**

Mr. Lund handed information to the Planning Commission members.

Mr. Lund reviewed the comments and responses between them and JUB.  
Mr. Dance said they need the recorded easement document. He asked them to clarify that sewer is for storm and sanitary.

Lund said the Title Report lists the exceptions and is in the packet.  
CCR reference in the owner dedication. Lund said that the plat and the CCRs will match when they are recorded. Dance said there's a blank space in the owner dedication where they can reference the recording of the CCRs.

Construction plans are still being reviewed by JUB. A lot of the construction requirements are on the final plat and many of these items will be resolved on the final plat.

They are working with the Town Council to replace the culvert under the road. They will provide the labor to do it. They plan to partner with the city to work with UDOT. The culvert is too high right now for proper drainage.

Their roads will not be public. They don't feel they will be subject to dead-end street ordinance. Mr. Dance reviewed the ordinance and concerns with the commission, suggesting they take the road a few more feet in order to allow people to be able to back up and turn around.

CM Woods asked where is the snow going to go? Lund said they'd use loaders. As private roads, it's their issue to resolve.

The new plat shows updated radius of the curb corners. They are waiting for the recorder to come back with approval of the street names and addresses. Additional curb data will be on the construction drawings. Address signs will be above the stop signs.

CM Kurek asked about Pickleville Parkway traffic. Dance said their construction drawings show a paved section of Pickleville Parkway.

CM Ward asked if the wetland issue has been resolved. She missed the meeting where that was discussed. Lund said that with what they've done, and Army Corps of Engineer has authority over it.

Dance said they need more information on the clubhouse and pool in order to finalize water shares.

Lund reviewed additional comments and responses from JUB with the Planning Commission.

Additionally, the ditches cannot be covered because they are cultural.

Steve Talbot said that Sanitation is very pleased with what they've done to take care of the

dumpster needs. There are a couple that are in a pretty tight space, and if they can't dump them, they won't, but it looks really good.

CM Argyle made the motion to approve the Final Plat for Sweetwater Townhomes Subdivision conditioned upon meeting the list of requirements from the attorney and engineer packet. CM Moldenhauer seconded the motion. All in favor and the motion carried.

**Discussion/Approval Waters Edge PUD Phase 2 – Preliminary Plat Discussion/Approval – Norm Mecham and Teri Eynon**

Norm Mecham handed a map to Commission Members from 2015. The 3<sup>rd</sup> page, the grey part, is what he now owns. He intends to follow the PUD Master Plan that was approved. The green area is what's happening right now. They plan to do a mirror image of Cody's restaurant building which is all under one owner. They plan to have lot lines between the shops so there will be different owners.

Quinn Dance asked about minimum lot sizes and setbacks and fitting this into the ordinance. Mecham commented that the Town Council is currently reviewing this ordinance as a possible conditional use. Teri Eynon added that as a PUD, setbacks are negotiable.

CM Kurek read a letter from Mr. Chris Shurian regarding Waters Edge PUD. CM Kurek said he will get a copy to Mr. Mecham.

Quinn Dance said it doesn't show them tying into 50<sup>th</sup> South. Mr. Mecham said that he has no problem with that, but he doesn't want there to be a problem with water and road access with Mr. Shurian owning the other property where the master meter is and the main approved ingress/egress. Mr. Mecham would like to have his own bulk meter for this phase is possible so as not to be dependent upon working with the other owner in the PUD. Mr. Dance discussed ordinance and Public Works requirements involved with a PUD, private roads, and bulk meter requirements.

Mr. Mecham recognizes that there are some other sewer line and easement issues that will need to be resolved and feels they should be able to work it out. Mecham said that he is not inclined to take care of the storm water, that was brought up by Mr. Shurian, that will not be on Mr. Mecham's property. He stated that the current Waters Edge has enough retention for what they are currently building, so Mr. Mecham will have its own storm water retention for Phase 2.

Steve Talbot discussed dumpster placement with Mr. Mecham. He approved where Mr. Mecham proposed placing dumpsters.

Austin Clark asked if he could ask a question. He is concerned that without designating use for the lots, the parking in that area will be affected. Teri Eynon stated that parking for the PUD has already been approved.

CM Moldenhauer made the motion to approve the Water's Edge PUD Phase 2 Preliminary Plat. CM Argyle seconded the motion. All in favor and the motion carried.

**Ordinance Discussion:**

Ordinance #24-01 – An Ordinance updating the final plat ordinance.

CM Moldenhauer made the motion to approve Ordinance #24-01 – An Ordinance Updating the Final Plat Ordinance. CM Argyle seconded the motion. All in favor and the motion carried.

Ordinance #24-02 – An Ordinance Updating Building Regulations.

CM Woods is concerned about the verbiage being arbitrary.

CM Ward made the motion to approve Ordinance #24-02 – An Ordinance Updating Building Regulations. CM Moldenhauer seconded the motion. All in favor and the motion carried.

**Training**

There was training earlier on how developers obtain water shares.

**Miscellaneous**


No miscellaneous business.

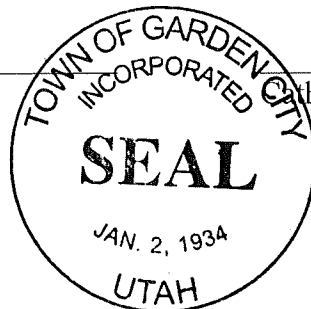
**Adjournment**

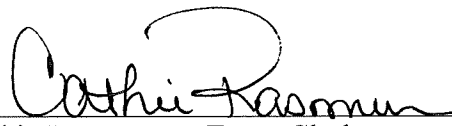
There being no further business, Commission Member Argyle made the motion to adjourn the meeting at 6:44 p.m. Commission Member Ward seconded the motion. All in favor and the motion carried.

APPROVED:

Attest:

  
Dan Kurek, Chairman  
Attest:



  
Cathie Rasmussen, Town Clerk