

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

The Garden City Planning Commission held a public hearing on Wednesday, March 6, 2024, 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.

Town Council Members present:

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

Others Present:

Shalie Argyle	Kent Smedley
Mayor Leonhardt	Joy Smedley
Council Member Menlove	Michael Taylor
Nate Smoot	Norm Mecham
Rose Noorda	
Bess Huefner	
John Curtis	
Teri Eynon	
Jason Foster	

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 Woods, Commission Member Moldenhauer, and Commissioner Argyle.

Discussion for a rezone to revert the zoning from Water's Edge PUD back to the underlying zone of C1. Located at 50 S Bear Lake Blvd. Teri Eynon, Norm Mecham

Teri commented that it's not all zoned C1. There is a large portion that is Beach Development.

Mr. Curtis submitted a letter and also commented that he is opposed to the PUD being set aside. He stated that there were purchasers of units that are relying on the PUD. He believes there are

detrimental effects to Garden City, the banks, and the purchasers. He said the banks are open to modifications to the PUD, but they are not in favor of removing the PUD. Mr. Curtis said without the PUD there would not be enough open space. Mr. Curtis believes Mr. Mecham should be required to abide to the PUD. Mr. Curtis said they would like to work out modifications to the PUD with Mr. Mecham. He believes that removing the PUD will create legal issues. CC Kurek asked how many acres Water's Edge currently has? Without purchasing more land, they do not meet the requirements of a PUD. CM Argyle asked why it's damaging to the city? Mr. Curtis said people are relying on the PUD. CM Argyle asked how many units have been sold, and Mr. Curtis said there are 7 or 8 units under contract of the 32. CM Bjoralt asked about the people relying on the PUD, and how does that make Mr. Mecham responsible for building amenities when it's his property? Mr. Curtis said the PUD allowed for shared infrastructure and easements. CM Bjoralt believes they can have their own infrastructure.

Kent Smedley commented. He owns a condo in the Lake Meadow Lodge Subdivision and is concerned with how long the project has gone on. He asked if there something that can be done to put a timeline on the project.

Jason Foster commented. He is adjacent to the property on the south side. He is concerned about the parking. He also said they have had a loud generator running day and night.

There were no other comments.

Ordinance Discussion:

Ordinance #24-07 – An Ordinance updating the building permit ordinance.

CM Kurek reviewed the updates to this ordinance.

No comments from the public.

Ordinance #24-08 – An Ordinance updating requirements for a PUD/PRUD

CM Kurek reviewed the updates to this ordinance.

Bess asked who would be doing the approval? She mentioned we may want to specify that.

Ordinance #24-09 – An Ordinance updating the height definition

CM Kurek reviewed the updates to this ordinance.

Public comment asking how the 35' is measured.

Ordinance #24-10 – An Ordinance updating conditional uses in Commercial Zones

CM Kurek reviewed the updates to this ordinance.

Bess asked if there are any of these containers that are grandfathered.

Ordinance #24-11 – An Ordinance adding storage shed to definitions

CM Kurek reviewed the updates to this ordinance.

No Comments from the public.

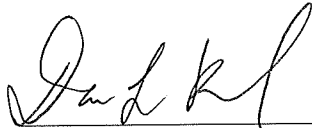
Ordinance #24-12 – An Ordinance updating PUD/PRUD Development Plan Requirements

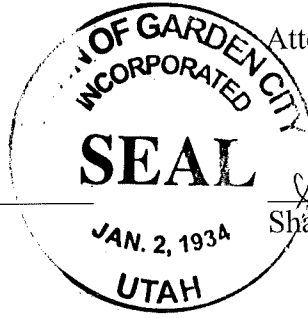
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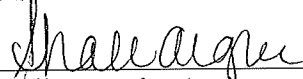
Commission Member Bjoralt made the motion to adjourn the public hearing at 5:24 p.m.
Commission Member Eborn seconded the motion. All in favor and the motion carried.

APPROVED:


Dan Kurek, Chairman



Attest:


Shalie Argyle, Assistant Town Clerk