

**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 3, 2024, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5:24 p.m.

Town Council Members present:

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

Others Present:

Shalie Argyle  
Jayne Davis  
Brad Davis  
Council Member Menlove  
Bess Huefner  
Quinn Dance  
Lance Anderson

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, and Commissioner Argyle.

**Approval of Minutes**

CM Bjoralt made the motion to approve the minutes of the June 12, 2024, Planning Commission Public Hearing. CM Ward seconded the motion. All in favor and the motion carried.

CM Ward made the motion to approve the minutes of the June 12, 2024, Planning Commission Meeting. CM Bjoralt seconded the motion. All in favor and the motion carried.

**Discussion/Approval of Subdivision Plat, Final Approval for Crystal View Estates Phase 1 and 2. (Elk's Ridge Phase 3 also formerly The Fell). Elevate Development Group, Tim Aalders, and Lance Anderson.**

Quinn went over his list of comments. They are checking on the boundaries, and they can be a minor edit potentially. There is a new signature block that is new for public works. Quinn noted the water shares that would be required prior to recording. Lance asked if there is a fee in Lieu of water, and Quinn said it is an option. Quinn said the rest of the comments are mostly for the construction drawings. Lance said the street through Lakeview needs to be improved, and it is part of the MOU that it gets completed to have the required ingress/egress. Lance said they need to fix the cul-de-sac on Crystal View Circle and shorten it by 100ft. It must be 1000ft not 1100ft. Quinn said they require any grade of more than 25% to be notated on the final plat as non-buildable. He said he hasn't completed all the storm water review.

The commission said there is really nothing to approve at this time, and Lance agreed that this is more of a work meeting.

Quinn said they need to make sure cul-de-sac meets the new ordinance. He said the measurements must be shown on the final plat. CC Kurek said a keynote on the plat showing the dimensions of the cul-de-sac should be fine.

Quinn said the density calculation needs to be provided if Lance is doing density based.

Lance said they won't need to bond because the infrastructure will go in before. Lance said they received the agreement for the Garden City Canyon access.

Lance said he thinks everything is in order, but this is mostly a work meeting. Lance went over the attorney's comments with the commission. Lance said he needs to double check and verify the easements on the title report.

Martell asked about the cluster development remaining as the  $\frac{3}{4}$  acre. He said if the open space by the water tank is included, it works. Lance said they need to link phase 1 and 2. A table needs to calculate the open space for each phase. There was discussion about the open space and what it is dedicated for.

Lance said the open space could be part of the CC&R's that are recorded with phase 1. To avoid different phases being sold off, it would need to be encumbered. There was further discussion about the open space.

No motion made – Lance will be back next month.

**Training**

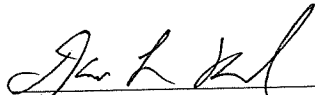
**Miscellaneous**

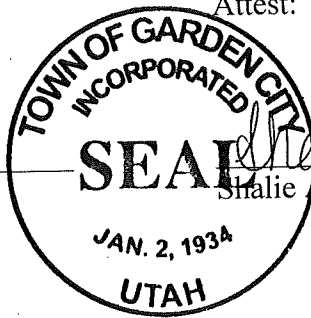
**Adjournment**

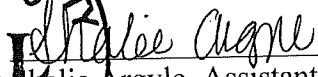
There being no further business, Commission Member Argyle made the motion to adjourn the meeting at 6:26 p.m. Commission Member Ward seconded the motion. All in favor and the motion carried.

APPROVED:

Attest:

  
Dan Kurek, Chairman



  
Shalie Argyle, Assistant Town Clerk