

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, August 7, 2024, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5:04 p.m.

Planning Commission Members present:

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

Others Present:

Shalie Argyle	Steve Talbot
Council Member Menlove	Nadine Sprouse
Quinn Dance	Lance Anderson
Bess Huefner	Kelsey Chlarson
Tyce & Danielle Jensen	
Paul Cracroft	
Cindy McLaughlin	

Via Teleconference

Alana Lerwill
Jeff Lerwill

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.

Approval of Minutes

CM Bjoralt made the motion to approve the minutes of the July 3, 2024, Planning Commission Meeting. CM Ward seconded the motion. All in favor and the motion carried.

Discussion about the current food truck location. Kelsey Chlarson

There was discussion about changing the location of the food trucks. Kelsey said it is very dusty, and people have been complaining that it's not very inviting. CM Bjoralt thinks it's a great spot, and it's good to have the food trucks in one spot. CC Kurek said they aren't opposed to a second location and the Commission is open to looking at different proposed locations. CM Ward asked what the ideal location for a food truck would be. Kelsey said asphalt and grass helps. Kelsey said Aloha is for sale, and if it sales they will need to find a new spot anyways. Kelsey said they have talked to other owners who would allow them to park their food truck there, but wondered if that was allowed. She mentioned that some of the food trucks don't plat to come back because lack of business. CC Kurek is going to look through the ordinance and talk with the council members.

No Motion – Discussion only

Discussion/Approval of a temporary sign at 200 N Bear Lake Blvd for the Caribbean Cowboy located at 171 N Bear Lake Blvd. Tyce and Danielle Jensen

Danielle said they would like to add a sign with an arrow pointing to the restaurant, and a few details like a photo of their building and what they offer. It would be a removeable sign and would be 4x8 feet. They have a letter from the property owner giving permission.

CM Bjoralt made a motion to approve the temporary sign for the Caribbean Cowboy. CM Eborn seconded. All in favor and the motion carried.

Discussion/Approval of an Amended Subdivision/LLA in Raspberry Patch Estates. Located at 588 Raspberry Patch Road. Jeff Lerwill

Jeff Lerwill explained that the center lot is getting larger and the side lots are getting smaller. Jeff said there are no lean holders on the property. CC Kurek said the lots cannot be non-conforming, they are currently around ¼ of an acre. Recreational Residential needs to be 12,000 square feet. CC Kurek said these lots do meet that size requirement. CM Eborn if the home was built across the property line? Jeff said it was so close it didn't give room for proper setbacks.

CM Eborn made a motion to approve the amended subdivision located at 588 Raspberry Patch Road. CM Woods seconded. All in favor and the motion carried.

Discussion/Approval of an Amended Subdivision/LLA in Bridgerland Village Plat A. Located at 1079 Lakeview Drive. Paul Cracroft/Jason Eccher

Paul Cracroft gave a description of why they are needing to do this lot line adjustment. The home was built too close to the property line. CC Kurek said the lot is still not conforming even with

the lot line adjustment, but it is also grandfathered in. Quinn thinks the lot needs to be conforming. There was discussion about the setback and where it's measured from. CC Kurek said it would be measured from the foundation unless the home overhangs the foundation. CM Bjoralt said Paul's last name may need to be corrected on the plat, it is spelled wrong. CC Kurek said if Paul can get a letter from Bridgerland allowing them to do 8ft that the City requires, instead of the 10ft that is required by Bridgerland.

CM Bjoralt made a motion to deny the approval of the amended subdivision for the Bridgerland Plat until it's a conforming lot. CM Ward seconded. 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

Lance had two different plats for phase 2. There are two different options for the cul-de-sac. Chief Wahlberg said he is ok with 1100 ft. Quinn said Garden City requires 1000ft, but it can be changed if the Fire Chief signs off on something different.

Quinn said parking needed to be added. Lance said there is a parking diagram. The units have a single garage. Lance said these are individually owned and will NOT be short-term rentals. CM Bjoralt asked if they would designate parking spaces to each unit since they are townhomes. Lance said they hadn't thought about marking each parking space.

CC Kurek asked how far the units are setback? Quinn said the front setback is 30 feet and 15 feet on the side.

CM Woods asked if all the attorney comments have been addressed? Lance went over the comments and what has been done. Lance thinks everything has been addressed except comment #8. There was discussion about the road that continues onto the Forest Road. There was discussion about the road needing a turnaround or a hammerhead. There is only one lot, so the commission thinks the hammerhead is fine. Quinn said he has the memo for the construction drawings. The non-buildable must be removed from density based. Some of the unbuildable encroaches on 2 lots. CM Eborn asked if the shaded non-buildable areas would show on the plat so people who buy lots are aware they cannot build on a large portion of the lot. Quinn said you must show the non-buildable regardless. Quinn said what is drafted on the plat meets the current ordinance. Quinn said as it's currently proposed the roads are private, but the water is not. Lance said he cannot do a bulk meter. Discussion continued about the water and roads being private and public. The commission said this is more of a Town Council issue.

CM Eborn made a motion to approve the final plat for Phase 1 and Phase 2 of Crystal View Estates subject to Quinn's approval of the construction drawings. CM Bjoralt seconded. All in favor and the motion carried.

Ordinance Discussion:

#24-18 – An Ordinance Updating Commercial Business Parking Requirements

CM Bjoralt made a motion to approve Ordinance #24-18 updating commercial business parking requirements. CM Eborn seconded. All in favor and the motion carried.

#24-22 – An Ordinance of the City of Garden City, Utah, Repealing and Re-enacting Title 11 E Entitle “Subdivision” to comply with State Law; severability; and providing an effective date.

Waiting another month – no motion

Training

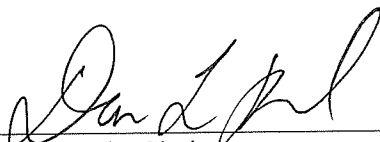
Miscellaneous

Adjournment

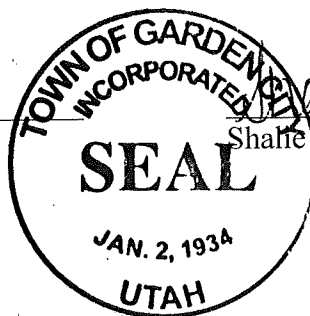
There being no further business, Commission Member Bjoralt made the motion to adjourn the meeting at 7:46 p.m. Commission Member Ward seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:



Dan Kurek, Chairman





Shahe Argyle, Assistant Town Clerk