

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, December 4, 2024, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5:06 p.m.

Planning Commission Members present:

Dan Kurek, Planning Commission Chair
Kendra Bjoralt, Planning Commission Vice Chair
Amy Ward
Megan Woods

Excused:

Mike Moldenhauer
Jared Argyle
Travis Eborn

Others Present:

Shalie Argyle
Quinn Dance
Council Member Menlove
Tyson Lund
Norman Mecham
Scott Livingston
Kristina Livingston

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.

Approval of Minutes

CM Bjoralt made the motion to approve the minutes of the November 6, 2024, Planning Commission Meeting. CM Ward seconded the motion. All in favor and the motion carried.

CM Bjoralt made the motion to approve the minutes of the November 6, 2024, Planning Commission Public Hearing. CM Ward seconded the motion. All in favor and the motion carried.

Discussion/Approval for an Amended Subdivision for Sweetwater Townhomes to allow different unit types and update the phasing plan. Tyson Lund

Tyson explained the changes that they are making to the project. They removed a unit and changed unit sizes. They are just trying to figure out what units are in demand. This will reduce the project by 3 units in Phase 1.

Quinn had some questions about storm water, and if the infrastructure can stand alone in Phase 1. Tyson said phase 1 is complete. Tyson said the piping is complete to Sweetwater.

CM Bjoralt asked if all the parking met all the requirements. Tyson said they haven't changed any of that from the final approval.

CC Kurek said they will need to have to make sure the egress and ingress are complete, or there would need to be a turn around in Phase 1. CC Kurek made clear that they need to have the second egress. Tyson said the road would need to be dedicated to HOA.

CM Ward made a motion to approve Sweetwater Townhomes phase 1 and 1B with the condition that the secondary access will be shown on the plat. CM Woods seconded the motion. All in favor and the motion carried.

Discussion/Approval for an Amended Subdivision/Lot Split for parcel #41-17-25-0001 to split into two lots, each being .47 acres. Teri Eynon, Norm Mecham

Norm said they need to split this lot so Scott can purchase the 1st lot and build the 1st building. Scott plans to purchase the second lot, and then encumber the lots at a later date.

Quinn said they won't be able to have another access off 300 W. The access will have to come from the Bear Hollow access. Scott plans to do the north lot first. CM Bjoralt asked about the one-way street around Bear Hollow. CC Kurek said they can either widen the first 50 feet, or there would need to be access granted through the south lot to the exit.

CM Bjoralt made a motion to approve the lot split for parcel #41-17-25-0001 to split into two lots.

CM Ward seconded. All in favor and the motion carried.

Discussion/Approval to rezone parcel #41-17-25-0001 from a C1 Zone to a C3 Zone. The applicant is proposing to build two 8-plex apartment buildings. Scott Livingston

CC Kurek said the only place in the code that allows apartments is in the MFR Zone. There is

not an MFR Zone anywhere on our zoning map. The only way to fit this is to follow Ordinance 11C-1005. There is nowhere on the zoning map that allows apartments. Apartments fall under the commercial code. CC Kurek and the Mayor agree that this is a good location. The rest of the commission also likes this location for apartments since Bear Hollow is right there.

CM Woods made a motion to deny the Zone Change. CM Bjoralt seconded. All in favor and the motion carried.

CC Kurek said since there is no zone for apartments The Mayor and the Commission Chair will fall back on Ordinance 11C-1005. They will allow that to go into a zone. In next month's meeting they will add apartments as conditional use in the C1 Zone.

Scott said the intention is for long-term rentals, but if one unit isn't renting it should be an option to short-term rent. If he did short-term rent a unit, the parking would need to meet short-term rental parking standards. Currently this project is planning to follow commercial parking.

CM Bjoralt and CM Ward do not want apartments in the C1 Zone.

The mayor is OK putting apartments in this location. There will be a change to the ordinance next month to possibly allow apartments as a conditional use in the C1 Zone.

Ordinance Discussion/Approval:

#24-29 – An Ordinance Updating the Building Permit Ordinance

CM Bjoralt made a motion to approve Ordinance #24-29 An Ordinance Updating the Building Permit Ordinance.

CM Woods seconded. All in favor and the motion carried.

Training

Miscellaneous

Discussion about apartments, and which zone they fit it.

Adjournment

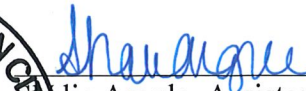
There being no further business, Commission Member Bjoralt made the motion to adjourn the meeting at 6:31 p.m. Commission Member Ward seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:


Dan Kurek, Chairman




Shalie Argyle, Assistant Town Clerk