

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, March 5, 2025, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chairperson Kurek opened the meeting at 5:01 p.m.

Planning Commission Members present:

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

Others Present:

Shalie Argyle
Council Member Menlove
Steve Talbot
Jayne Davis
Brad Davis
Norman Mecham

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 Willmore.

Oath of Office

Shalie Argyle did the Oath of Office for Commission Member Willmore.

Conflict of Interest

Commission Member Eborn needs to complete the Conflict-of-Interest form.

Approval of Minutes

CM Bjoralt made the motion to approve the minutes of the February 5, 2025, 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 February 5, 2025, Planning Commission Meeting. CM Woods seconded the motion. All in favor and the motion carried.

Discussion/Approval of Architectural Standards, Parking and Landscaping for the Livingston Homes 16 Plex. Located at 305 N 300 W. Scott Livingston

Mr. Scott Livingston said he owns one lot, and he has a note on the other lot. Dan Kurek said the property is still in the Commercial Zone. There was no rezone needed. The Planning Commission approved the lot split at a previous meeting. The paperwork has not been completed to be recorded.

Mr. Steve Talbot from Rich County Sanitation discussed the best options for the dumpster locations. The complexes will be 1 bedroom, 2 bedrooms and 3 bedrooms. Mr. Talbot said they would need two dumpsters and suggested keeping the dumpsters in an enclosure.

Mr. Livingston gave a quick description: It will be fully landscaped, and the parking will be asphalted. There are 8 units per building (2 buildings) and a garage across the parking lot. The garages will have the option to be rented or not. The parking spot will be assigned per how large of a unit. There will be more garages than units and the garages are optional to rent.

CC Kurek mentioned that Scott could go to Town Council and ask for different setbacks. Scott will need to put a fence up unless the neighbors agree on no fence. CM Menlove clarified that if the parking is 9x18 these will not qualify for a short-term rental. CM Menlove asked if this required visitor parking?

CM Bjoralt mentioned that some of the garages will have to be used for parking, or there won't be enough outdoor parking to meet the code. CC Kurek asked if there will be any ADA units. Scott said not ADA, but the ground level units would be doable. CC Kurek asked about visitor parking. As per code 11C-305 computation of off-street parking spaces: more than 4 units require 1 guest space. CM Bjoralt asked where visitors should park? Some of the units will have to have an assigned garage to leave space for visitor/guest parking.

CM Ward made the motion to approve the Architectural Standards, Parking and Landscaping for the Livingston Homes 16 Plex with the condition that 3 of the uncovered parking spaces will be designated as visitor parking. CM Woods seconded the motion. All in favor and the motion carried.

Training

Miscellaneous

There were some questions and discussion about the RV Storage Ordinance that was on the previous months meeting.

Discussion about commercial condominiums and adding it to the ordinances and possibly adding it as a conditional use to the commercial zone. CC Kurek said they would need to be part of an HOA. These would all need to be built to commercial building code. Each unit would need to have their own tax id. CC Kurek would like the commission to look through this draft ordinance and come back with ideas next month.

There was a discussion about another food truck location. The Commission would like to see what other cities are doing with food trucks. What do they charge for the license?

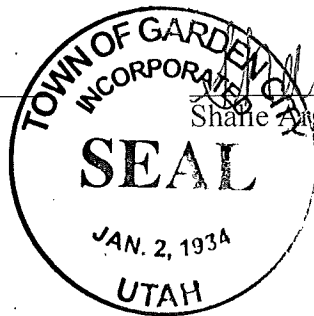
Adjournment

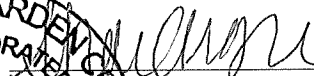
There being no further business, Commission Member Ward made the motion to adjourn the meeting at 6:17p.m. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:


Dan Kurek, Chairman




Shane Angyle, Assistant Town Clerk