

PUBLIC NOTICE

The Garden City Planning Commission will hold their regularly scheduled meeting on Wednesday, March 4, 2015 at 5:00 p.m. at the Garden City Lakeview Center located at 69 N. Paradise Parkway, Building C.

AGENDA

1. Roll Call
2. Approval of Minutes
3. Oath of Office for new Planning Commission Member, Jim DeGroot
4. Discussion/Approval:
 - a. Conditional Use Permit application to build a high quality RV Park. This will be located west of 300 W./#41-17-00-075, 085 and will be named Conestoga. Applicant is Glampco, LLC and Michael Knapp.
 - b. Preliminary Plans for RV Park located at 300 W./#41-17-00-075, 085 and will be named Conestoga. Applicant is Glampco, LLC and Michael Knapp.
 - c. Parking and Architectural Standards for new business, Crepes and Coffee, located at 235 N. Bear Lake Blvd, Elke Brown.
 - d. #15-06, An Ordinance stating that homes can be built in specific Commercial Zones.
 - e. #15-13, An Ordinance updating RV Parks.
5. Discussion:
 - a. Sign Ordinance
 - b. Commercial Parking
 - c. Review of Permitted and Conditional Uses in all Zones.
 1. Kennel
 2. Sexually Oriented Business
6. Staff Miscellaneous
7. Adjournment

NOTE: The order of this agenda may be altered by those present if necessary.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Garden City Office at (435) 946-2901 on Monday through Friday, at least 3 working days before the meeting. The office hours are 9:00 a.m. to 5:00 p.m.

Posted this 27th day of February, 2015

ORDINANCE # 15-06

**AN ORDINANCE STATING THAT HOMES CAN BE BUILT IN
COMMERCIAL C2 AND C3 ZONES**

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Town of Garden City must have ordinances that are fair and equitable to every property owner and developer who wishes to develop in the Garden City Town limits; and

WHEREAS, the Garden City Planning Commission and Town Council realize the importance of having homes in all commercial areas; and

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance **#11C-1500 Commercial Zone** be amended as follows:

Draft

CHAPTER 11C-1500 Commercial Zone

Area		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front (Side facing road)	Side	Rear
C1	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C2	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C3	Minimum of 6000 ft.	20 Feet (unless being used for residential purpose; if being used for a residential purpose, it must meet appropriate setbacks for a single family residential zone-R1)	Ten (10) Feet	Ten (10) Feet

11C-1501 Purpose. To provide areas for community retail and service activities in locations convenient to serve the residents and is compatible to the tourism industry and to protect surrounding residential property.

11C-1502 C1 Zone.

- A. Permitted Uses.

1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
4. Hotels and Motels
5. Restaurants and Fast Food Establishments
6. Department Stores
7. **Owners of commercial properties may choose to use them as either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.**
 - a. **When commercial property is used for the establishment of a business next to a residence, the business owner will be required to provide a fence between the two properties for privacy.**
 - b. **When commercial property is used for the establishment of a residence next to an established business, the homeowner will be required to provide a fence between the two properties for privacy.**

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Department Stores

11C-1503 C2 Zone.

A. Permitted Uses.

1. Commercial parking lots
2. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
3. Commercial landscaping buildings
4. Storage sheds
5. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
6. Lumber yard, provided all uses shall be within an enclosed building
7. Small scale manufacturing, provided all uses shall be within an enclosed building.
8. **Owners of commercial properties may choose to use them as either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.**

- a. **When commercial property is used for the establishment of a business next to a residence, the business owner will be required to provide a fence between the two properties for privacy.**
- b. **When commercial property is used for the establishment of a residence next to an established business, the homeowner will be required to provide a fence between the two properties for privacy.**

B. Conditional Uses.

1. Automobile service stations for garages for repair of vehicles
2. Sexually Oriented Business
3. Farmer's & Artisan's Market

11C-1504 C3 Zone.

A. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
2. None of the uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
3. Owners of C3 Zone properties may choose to use them as either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.
 - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to provide a fence between the two properties for privacy.
 - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to provide a fence between the two properties for privacy.

B. Conditional Uses.

1. Farmer's & Artisan's Market

11C-1505 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet, unless otherwise negotiated with the Planning Commission subject to approval of the Town Council.

11C-1506 Area, Width, and Setback Regulations. See above table.

11C-1507 Landscaping and Front Elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire 10-foot front setback in C2 and 20-foot setback in C1 and C3 zone, be submitted and approved by the Planning Commission along with the front elevations of all buildings.

11C-1508 Architectural Standards. To ensure that Garden City continues to be aesthetically pleasing, all business buildings will be required to meet certain architectural standards. All

business buildings shall have an outer appearance that is consistent with surrounding structures. All business buildings shall have 3 exterior walls (one of which must face the street) that are made of wood, glass, stone, brick, or stucco. Other materials may be approved through a Conditional Use, through a presentation with the Planning & Zoning Commission and approval by the Town Council. All materials are to have an earth tone color in nature and appearance. Architecture elevations must be reviewed and approved by the Planning Commission.

Approved: _____, 2014

APPROVED:

ATTEST:

John Spuhler, Mayor

Kathy Hislop, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Huefner	___	___
Pugmire	___	___
Stocking	___	___
Warner	___	___
Spuhler, Mayor	___	___

ORDINANCE # 15-13

AN ORDINANCE UPDATING RV PARKS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Town of Garden City must have ordinances that are fair and equitable to every property owner and developer who wishes to develop in the Garden City Town limits; and

WHEREAS, the Garden City Planning Commission and Town Council realize the importance of having homes in all commercial areas; and

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance #11C-706 Recreational Vehicle Parks be amended as follows:

11C-706 Recreational Vehicle Parks

Draft

A. General Requirements.

1. ~~Location: Recreational vehicle parks are conditional uses in all zones.~~
2. Permit Required: No person, firm or corporation shall construct, enlarge, or alter any type of Recreational Vehicle Park or subdivision without first obtaining a building permit issued by the Town for the performance of such work.
3. Types of Recreational Vehicle Park:
 - a. Commercial Recreational Vehicle Parks: This type of park has unified ownership, for the purpose of providing rental space to the general public for recreational vehicles.
 - b. Private or Semi-private Recreational Vehicle Parks: This type of park has various types of ownership possibilities such as individual lot ownership (subdivision), condominium, and a unified ownership where memberships are sold.

B. Application Processing.

1. Pre-Application: A form provided by the Town shall be filed with the Town Planning and Zoning Commission by the developer for the purposes of determining the feasibility of the development and identifying approval

process.

2. Application: The developer shall file with the Commission a complete application and drawings as required by this Ordinance.
 - a. One complete set to each member of the Commission.
 - b. A filing and checking fee per the fee schedule adopted by the Town Council of Garden City shall be paid to the Town prior to any action by the Commission on the application.
 1. \$150.00 plus \$5.00 per space.
3. Review by the Commission: All recreational vehicle parks and mobile home parks are subject to review and approval by the Commission. The review shall be scheduled for the next regular meeting and held as a public hearing following receipt of complete application and provided that fifteen (15) days notice is given to adjacent property owners by the applicant. Proof of said notification shall be presented to the Commission.
4. Action Forwarded: The findings and action of the Commission shall be forwarded in writing to the applicant and the Town Council.
5. Preparation of Final Plans: Final plans for the development shall be prepared by the applicant according to the Town requirements and conditions of the Commission in such detail to provide checking of construction work. These plans shall be submitted to the Town Council along with the construction permit fee per the fee schedule adopted by the Town Council of Garden City.
6. Town Council Action: The Town Council shall at their next regularly scheduled meeting following receipt of complete final plans, review and take action on the plans and construction permit considering the following aspects:
 - a. Need for project.
 - b. Planning and Zoning Commission recommendation.
 - c. Compatibility with adjacent properties and public facilities.
 - d. Compatibility with Town's Comprehensive Plan.

C. Pre-Application

1. Contents:

- a. Pre-application form provided by the Town.
- b. Vicinity map showing the location of the project in relation to the Town and its boundaries.
- c. Narrative statement explaining the proposed size, scope, and intent of the project.

D. Application

1. Contents: Application for the construction, enlargement or alteration of a recreational vehicle park shall be made on forms provided by the Town and shall contain the following information:

- a. Names and addresses of developer and principal professional personnel involved in the plan preparation.
- b. Legal description and proof of ownership of development area.
- c. Size of proposed development in acres.
- d. Amount in acres and percent of area to be set aside for recreation or common space.
- e. Number of spaces or lots intended for development.
- f. Approximate population of development when totally occupied.
- g. Names and addresses of adjacent property owners with 300 feet of the development boundary.
- h. Recreational Vehicle Park Development Plan. A complete set of drawings of the recreational vehicle park, showing compliance with all applicable provisions of this ordinance and shall contain at least the following:
 1. Title, scale, North arrow and date. Vicinity map of reasonable size showing land uses of adjacent lands and all public and private roads within 300 feet of the development boundary.
 2. Plan drawing showing the direction of drainage with maximum contour intervals of five (5) feet.
 3. Dimensions and boundaries of development area.

4. Number, location and size of all spaces.
5. Typical layout and cross-section of a typical designated space showing all improvement and facilities.
6. Location and width of roadways.
7. Location and design of any structures built on permanent foundations.
8. Location, size and specific nature of recreational use area.
9. Location and size of water lines and their connecting point to the city network.
10. Such other detail as might be determined necessary and proper.

E. Final Plan.

1. Content. The final plan shall include all information of the application and development plan plus additional details of the public facilities and utilities to insure proper construction.

F. Standards for Recreational Vehicle Parks.

1. Size of Development. Each recreational vehicle park shall contain at least four (4) gross acres or at least fifteen (15) spaces or lots.
2. Density. Commercial type recreational vehicle park density shall not exceed eight (8) spaces per acre. Private or Semi-private recreational vehicle park density shall not exceed five (5) spaces per acre.
3. Minimum requirements for each recreational vehicle space:
 - a. 1500 square feet
 - b. Minimum width - 25 feet
 - c. Minimum rear setback - 15 feet from property line
 - d. Side yard setback from road: 6 feet
4. Parking: In addition to the parking at each space, additional parking at a ratio of one (1) space for every five (5) recreational vehicle space(s) in the park shall be provided.
5. Recreation and Play Areas: Recreation and common play areas for the development shall be provided equivalent to 10% of the gross development area, and shall consist of well-kept lawns with both scattered

trees and open space.

6. Water and Sewerage Facilities: These shall be provided in each recreational vehicle park with the following minimum standards:
 - a. Water outlets shall not be located further than 300 feet from a recreational vehicle space which is not equipped with individual water connections.
 - b. One recreational vehicle sanitary disposal station shall be provided for each 100 recreational vehicle spaces, or parts thereof, which are not equipped with individual sewer connections.
 - c. Personal Services Facility: Each park shall provide at least one personal service building containing the following facilities: showers, toilets, lavatories, and other necessary health facilities.
 - d. Solid waste disposal shall be provided with use of covered containers.

The above list of minimum facilities plus any other water, sewerage or sanitary facilities shall comply with local health codes or the standard promulgated in the Utah State Division of Health Code of Campers, Trailer Court, Hotel, Motel, and Resort Regulations Parks II and Part V.

Proper water connection to the Town networks shall be the responsibility of the Town. The owners of the development shall be responsible to provide the distribution line for water and connector fees as approved by the Town.

7. Utilities. The basic utilities shall be placed underground and located at depths sufficient to assure proper safety.
8. Roadways. Roads within recreational vehicle parks shall remain privately owned and maintained. To maintain the safety and convenience of park users, all roads shall meet the following standards:
 - a. Minimum Width: 24 feet, no parking permitted.
 - b. Surface Type: Graveled, according to Town standards.
 - c. Maximum Grade: 8%.

Turn arounds shall be provided for all dead end roads over 100 feet in length, and shall have a minimum radius of fifty (50) feet. Maximum length of 660 feet for dead end roads and designated at entrance.

9. Fire Protection. The recreational vehicle park shall provide fire protection

according to the Garden City Fire District requirements and approved by the Town Council.

10. Landscaping. The recreational vehicle parks shall be landscaped and maintained according to the following minimum standards and shall be maintained at all times:
 - a. One tree per each three (3) spaces in the park shall be planted.
 - b. Trees shall be at least three feet tall and healthy.
 11. Screening and Buffer Area. Each recreational vehicle park may be required to provide screening from adjacent uses, as determined by the Planning and Zoning Commission.
 12. Telephone. Each recreational vehicle park shall have available a pay telephone twenty-four (24) hours a day.
 13. Registration and Supervision. A manager or attendant shall be available at all times a recreational vehicle park is open and servicing the public. Every owner or operator of a recreational vehicle park shall maintain a register containing a record of all occupants of the spaces and times occupied. The record shall be retained for two (2) years and open to authorized inspection. The register shall contain the following information:
 - a. Names and addresses of occupants of park.
 - b. The make and license number of vehicles.
 - c. The date of arrival and departure of each vehicle.
 14. Permanent Alterations or Construction. There shall be no permanent construction to or alteration of any recreational vehicle placed in the recreational vehicle park. Skirting is not permitted and wheels may be removed for temporary repairs only.
- G. Bonding. Prior to issuance of a building permit under this section, a cash deposit or performance bond in the amount of 150% of cost of improvements shall be submitted to the Town to insure proper final construction including landscaping, roads, water and sewer.

11C-707 Administration and Enforcement

- A. Enforcement Authority. It shall be the duty of the Town Council and other such officials as may be determined by the Garden City Town Council to promulgate rules and regulations and to enforce this Ordinance.
- B. Mobile Home Park and Recreational Vehicle Park Business License Required. In

addition to the building permit required by this ordinance, each operator of a mobile home and recreational vehicle park shall procure an annual business license from the city.

- C. **Business License -- Suspension -- Hearing.** Whenever, upon inspection of any mobile home park or recreational vehicle park, the Town finds that conditions or practices exist which are in violation of any provision of this ordinance or of any regulation adopted pursuant thereto, the Town shall give notice of such violation in writing to the person to whom the license was issued, who shall have thirty (30) days to correct said deficiency. At the end of the period for correction of said conditions or practices specified in said notice, the Town shall re-inspect such mobile home park and if such conditions or practices have not been corrected, they shall give notice in writing to the person to whom the license was issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such mobile home park.

Any person whose license has been suspended, or who has received notice from the Town that their license will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Town Council, provided that a petition for such hearing has been filed within ten (10) days following the day on which such license was suspended.

- D. **Inspection.** The Town is authorized and directed to make inspections to determine the condition of mobile home parks or recreational vehicle parks within the Town, in order that the Town may perform its duty of safeguarding the health and safety of occupants of mobile home parks and of the general public.

It shall be the duty of every occupant of a mobile home park or recreational vehicle park to give the owner or his agent or employee access to any part of such park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the ordinance.

- E. **Variance.** An application for variance of any of the provisions of this ordinance will be considered by the Board of Adjustments Committee of Garden City. However, no variance shall be granted, until application shows undue hardship because of the characteristic of the site and adjoining property owners have had an opportunity to be heard.

- A. **Penalties.** Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding Two Hundred Ninety-Nine (\$299.00) Dollars or be imprisoned in the County jail for a period not exceeding thirty (30) days or be both so fined and imprisoned. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.



Garden City Garden City <townofgardencity@gmail.com>

Fwd: Elke Brown Crepes and Coffee (This one)

1 message

Elke Brown <elke@baicor.com>
To: townofgardencity@gmail.com

Tue, Feb 17, 2015 at 9:35 AM

I added one more note: Please use this email

Please confirm you received and let me know if you think I should send anything else?

Ok, I have attached the plans you to review.

It shows on the map to scale:

27 ft over from the south

35 ft back from the road

20 ft over from the north for drive access

We have this on a concrete pad will need to run water and electric prior to pouring the pad.

We have a hand cap bath.

Over flow parking in the back. We will build a privacy fence on the south side.

Plan;

We would like to make a crepes and coffee business:

There will be patio seating in the front.

Offer wifi and have soft music playing.

Many large 5 ft containers for creating a patio area to relax.

I hope this makes sense

Elke Brown

Plant manager

P.O. Box 725

Logan, Utah 84323

435-752-2475

www.baicor.com

elke@baicor.com

3 attachments

Crepes&Coffee_Logo.jpg
779K

WARRANTY DEED

DICK D. TYER and NELLIE O. TYER,
Trustees under that certain Declaration of Trust dated January 4, 2001 and
MONA DEGIORGIO nka RAMONA WHEELER

Grantors of College Ward County of Cache
State of Utah, hereby CONVEY and WARRANT to

GENE W. MILLER and RUTH B. MILLER, husband and wife and
DAVID LEE MILLER and ELKE R. BROWN, husband and wife
BROWN

Grantees of 935 South 400 East, Providence, Utah 84332
for the sum of TEN DOLLARS and other good and valuable consideration
the following described tract of land in Rich County, State of Utah.

Commencing at a point 27 chains, 68 links East and 4 chains and 86 links North of the Southwest corner of
Section 16, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, and running thence West 18
rods; thence North 6-1/2 rods; thence East 18 rods; thence South 6-1/2 rods to the place of beginning.
TOGETHER WITH all appurtenances and improvements thereunto belonging and together with all water and
water rights.

Tax Roll No. 41-16-00-049

WITNESS, the hand of said grantors, this 14th day of October A.D. 2005.
Signed in the presence of

Recorded OCT 19 Filing No. 66925
At 2:35 AM/PM in Book C10 Page 863
Fee 16.00 Debra L. Ames Rich County Recorder
Requested by Rich Land Title Company

Dick D. Tyer
DICK D. TYER, Trustee
Dick D. Tyer
DICK D. TYER, Individually
Nellie O. Tyer
NELLIE O. TYER, Trustee
Nellie O. Tyer
NELLIE O. TYER, Individually
Mona De Giorgio nka Ramona Wheeler
MONA DEGIORGIO nka RAMONA WHEELER

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH }
County of Cache } ss

On this 14th day of October A.D. 2005, personally appeared before me,

DICK D. TYER and NELLIE O. TYER

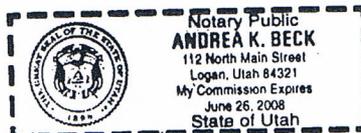
known to me to be the Trustees

under that certain Declaration of trust dated January 4, 2001

and the Trustees who subscribed the said Trust name to the foregoing instrument, acknowledged to me that they executed the
same in said Trust name, and that said Trust executed the same.

Commission expires: 6/26/08
Residing in: Logan, UT

Andrea K Beck
Notary Public



0863



RICH LAND TITLE COMPANY AB

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }
 } ss
County of Cache }

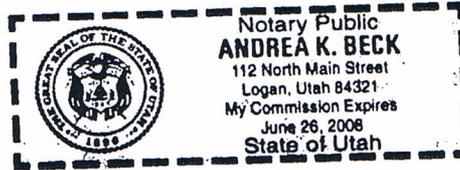
On the 14th day of October A.D. 2005
personally appeared before me

DICK D. TYER and NELLIE O. TYER and
MONA DEGIORGIO nka RAMONA WHEELER

the signers of the within instrument, who duly
acknowledged to me that they executed the same.

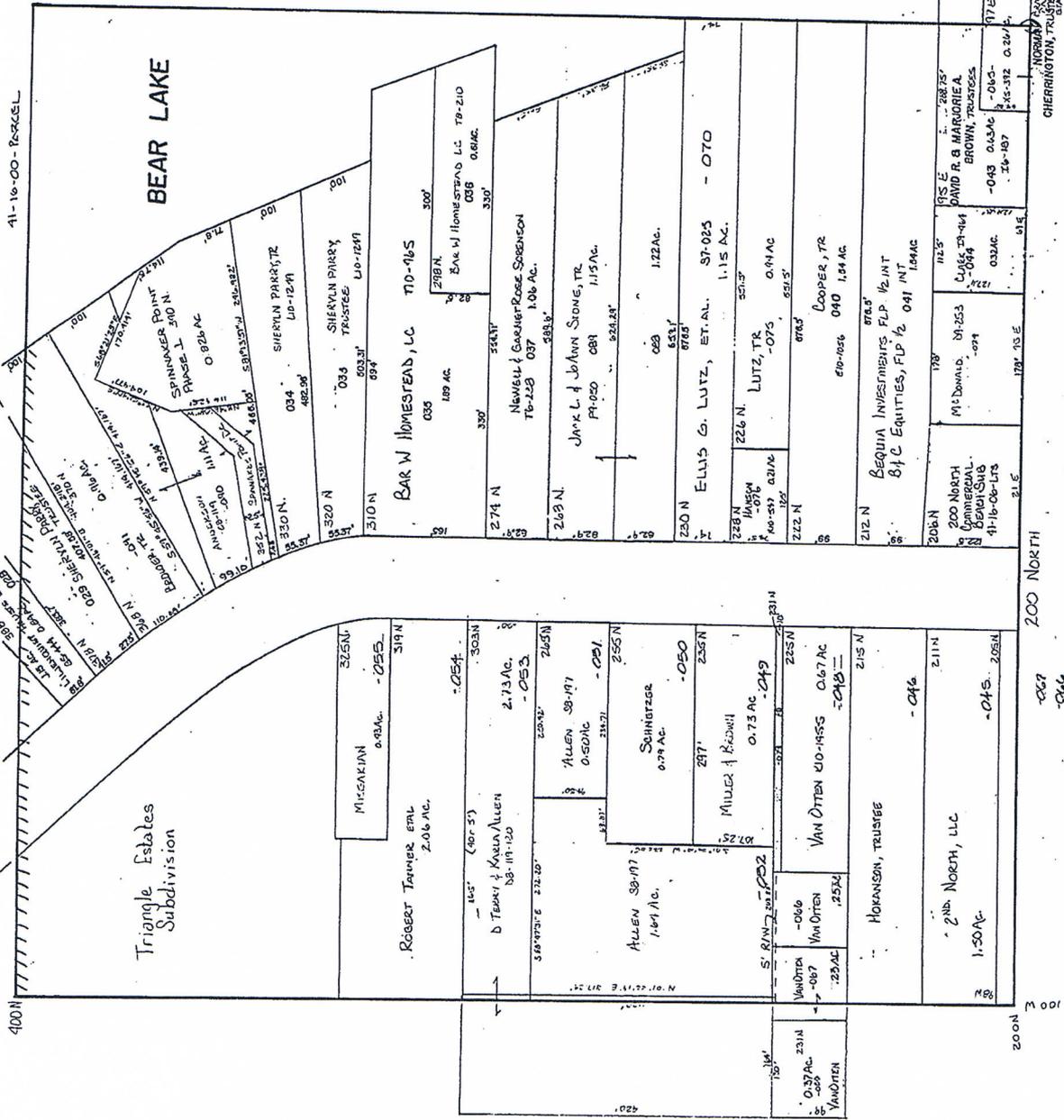

Notary Public

Commission expires: 6/26/08
Residing in: Logan, UT



RICH COUNTY

SE1/4SW1/4 SECTION 16 T. 14 N. R. 5 E. S. 1 & 8 M.
 (LOT 4)



REVISIONS	DATE	BY	DESCRIPTION

© Van Otten 100-1155 -019

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND INTEREST RECORDED AS SWAGS NO LIABILITY FOR MISTAKES IF ANY, WITH AN ACTUAL SURVEY.

Section 16, T. 14 N. R. 5 E.
 drawn by MVH date 12-80 scale 1"=100'

ALLEN SB-191

0.50 AC

-051

234.71

63.87'

255 N

SB-197

AC

SCHNETZER

0.79 AC

-050

235 N

297'

107.25'

MILLER & BROWN

0.73 AC

-049

-052

203.80

231 N

279

⊙

225 N

66

ITEN

VAN OTTEN K10-1455

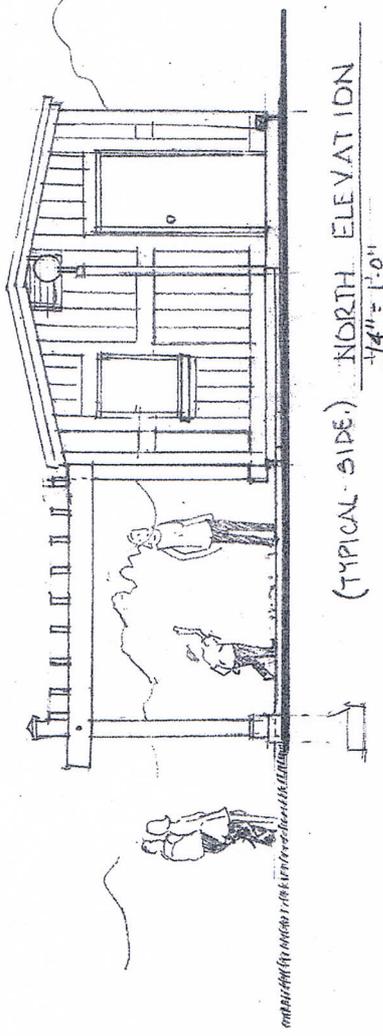
0.67 AC

125 AC

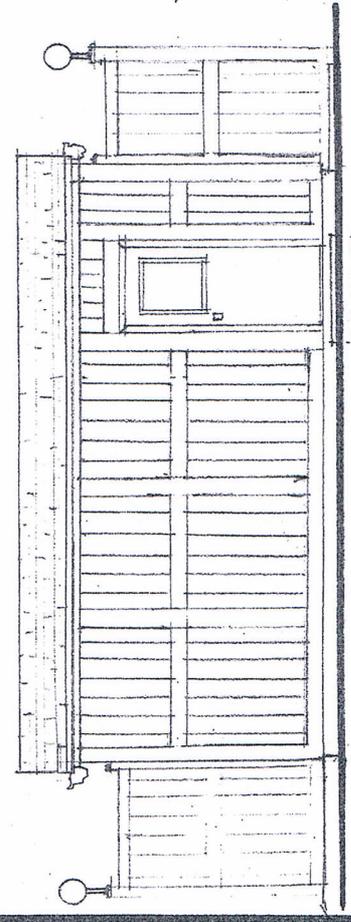
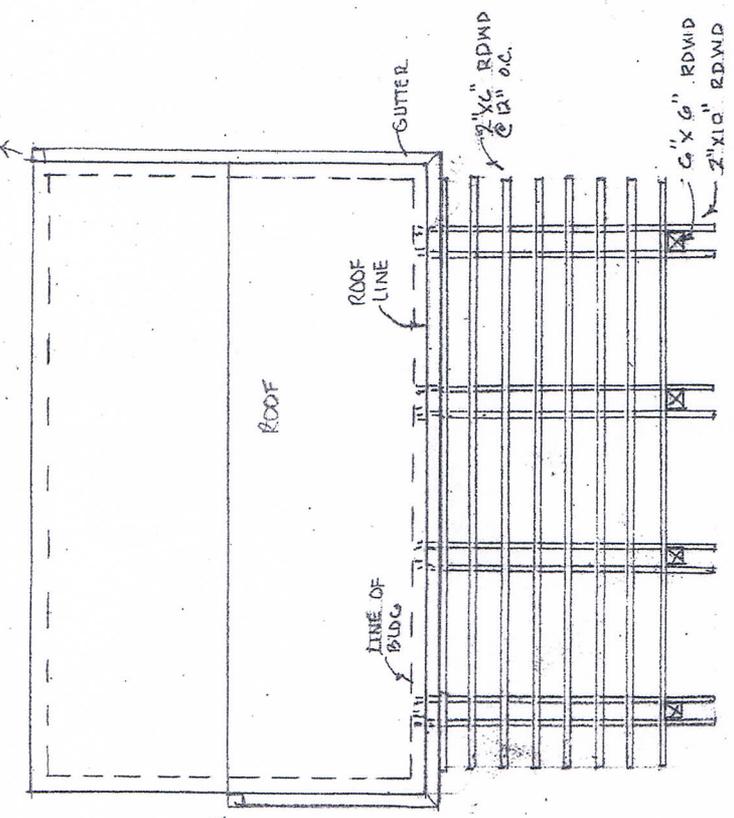
-048

215 N

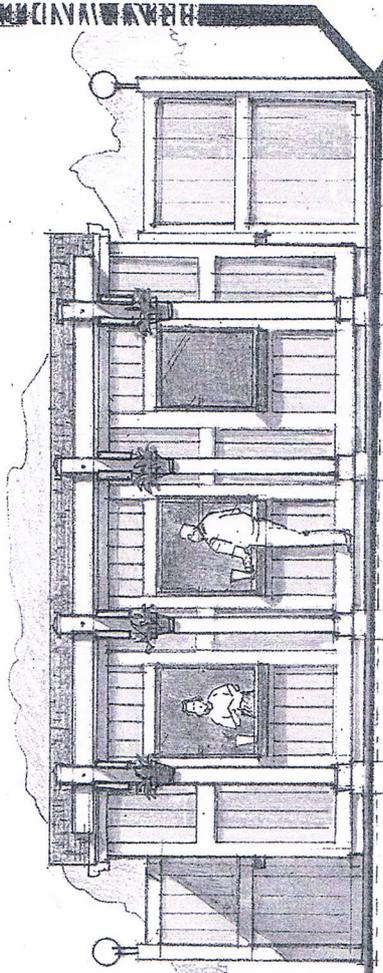
501° 24' 10" W 228.66'



(TYPICAL SIDE) NORTH ELEVATION
1/4" = 1'-0"



(REAR) WEST ELEVATION 1/4" = 1'-0"

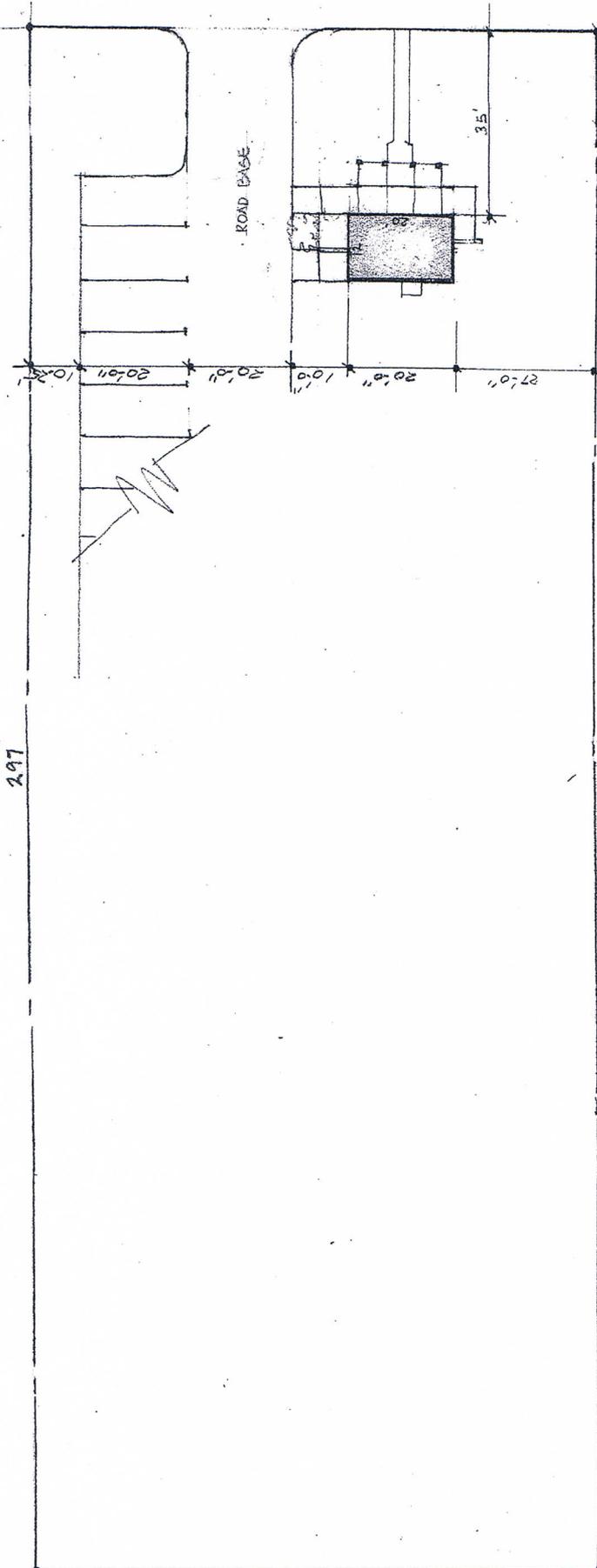


(FRONT) EAST ELEVATION 1/4" = 1'-0"
8" DIA. SONA TUBE COLUMN

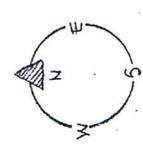


- parking -

BEAR LAKE BLVD.



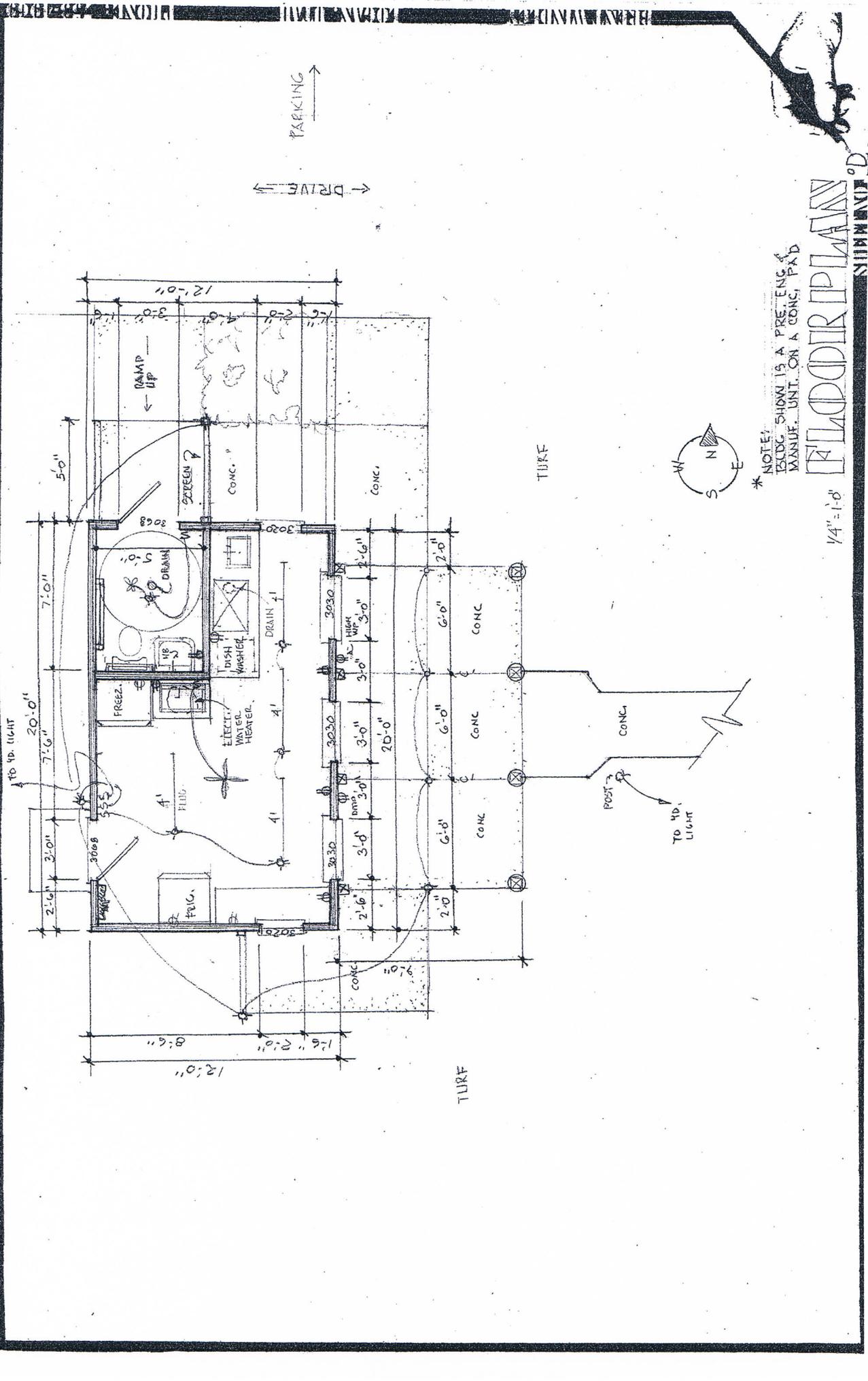
MAINTAIN 2% SLOPE AWAY FROM BLDG IN ALL DIRECTIONS.



STATE PLANNING

1" = 20'-0"

STATE PLANNING



← DRIVE →
 ↑ PARKING ↑



* NOTE: BLDG. SHOWN IS A PRE-ENGINEERED MANUF. UNIT ON A CONC. PAD

FLOOR PLAN
 STANDARD

1/4" = 1'-0"

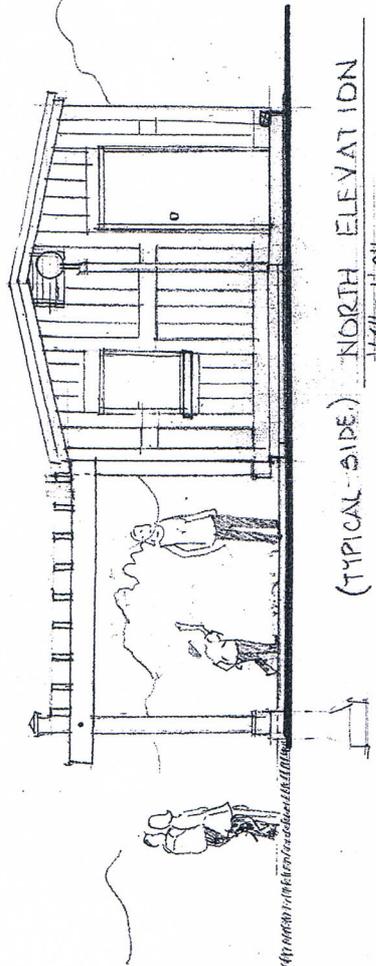
TURF

TURF

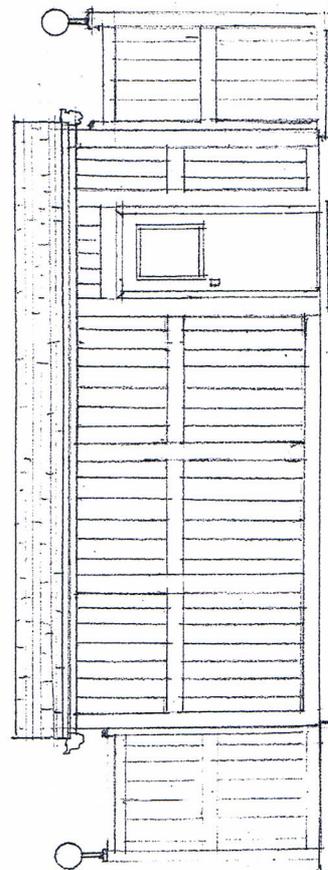
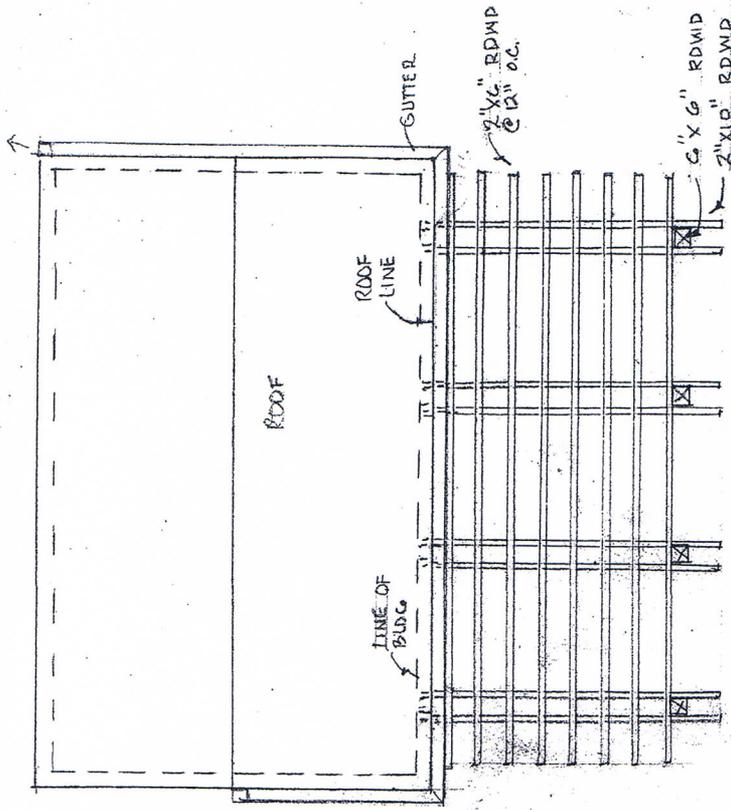
POST →

TO 40' LIGHT

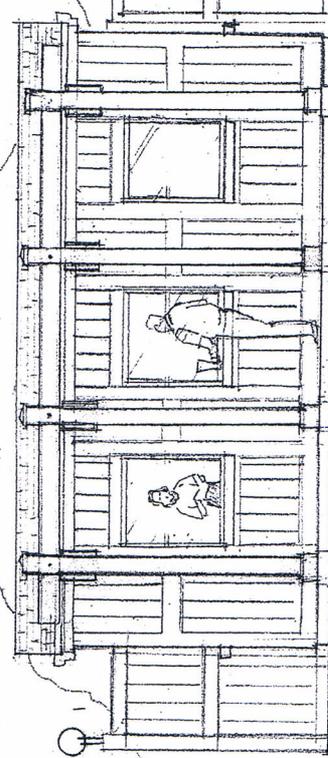
TO 40' LIGHT



(TYPICAL SIDE) NORTH ELEVATION
1/4" = 1'-0"



(REAR) WEST ELEVATION 1/4" = 1'-0"



(FRONT) EAST ELEVATION 1/4" = 1'-0"

3" DIA. SONA TUBE COLUMN

STAIRWELL