

MINUTES OF THE
PUBLIC HEARING OF THE
PLANNING COMMISSION OF
GARDEN CITY, UTAH

The Garden City Planning Commission held a Public Hearing on Wednesday, March 4, 2015 at the Garden City Lakeview Building, located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 4:48 p.m.

Planning Commission Members Present:

Lance Bourne, Chair
DeWayne Gifford
Steve Arnold
Pat Argyle
Excused: Jim Hanzelka, Jim Stone, Susann House

Others Present:

Kathy Hislop	Sydney Brown
Cindy McLaughlin	Elke Brown
Bud Surles	Margaret Surles
Daniela Mahr	Tom Wendrick
Kelly Akin	Tom Hedges
Mike Knapp	Rich Smart
Anita Weston	Randall Knight
George Peart	

ROLL CALL

Commission Chair Bourne asked for a roll call; Commission Chair Bourne, Commission Member Gifford, Commission Member Arnold, Commission Member Argyle.

CONDITIONAL USE PERMIT, RV PARK

There were no comments from the audience.

PRELIMINARY PLANS FOR RV PARK

There were no comments from the audience.

#15-13, AN ORDINANCE UPDATING RV PARKS

Commission Chair Bourne explained a couple changes he wanted to make. Anita Weston asked about moving the fees to the fee schedule. George Peart wondered if it could be put in the Conditional Use if RV Parks will be open year-round or seasonal? Commission Member Arnold said it would put constraints on them if we require them to be open. It's better for them to figure out what they can do, but if they are open it should be required that they have an on-site manager.

ADJOURNMENT

Commission Member Argyle made the motion to close our meeting of March 4. Commission Member Gifford seconded the motion. All in favor and the meeting closed at 4:56 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, March 4, 2015 at the Garden City Lakeview Building, located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:00 p.m.

Planning Commission Members Present:

Lance Bourne, Chair
DeWayne Gifford
Steve Arnold
Pat Argyle
Jim DeGroot
Excused: Jim Hanzelka, Jim Stone, Susann House

Others Present:

Kathy Hislop	Sydney Brown
Cindy McLaughlin	Elke Brown
Bud Surles	Margaret Surles
Daniela Mahr	Tom Wendrick
Kelly Akin	Tom Hedges
Mike Knapp	Rich Smart
Anita Weston	Randall Knight
George Peart	Matt Phillips
Chuck Stocking, via phone	

ROLL CALL

Commission Chair Bourne asked for a roll call; Commission Chair Bourne, Commission Member Gifford, Commission Member Arnold, Commission Member Argyle, Commission Member DeGroot.

APPROVAL OF MINUTES

Public Hearing, February 4, 2015

Commission Member Gifford made the motion to approve the minutes as written. Commission Member Arnold seconded the motion. Commission Member Argyle abstained from voting as she wasn't here last month. Commission Member DeGroot abstained because he wasn't a member at the time. The others were in favor and the minutes were approved.

Regular Meeting, February 4, 2015

Commission Member Gifford made the motion to approve the minutes of the Planning & Zoning meeting. Commission Member Arnold seconded the motion. Commission Member Argyle abstained from voting as she wasn't here last month. Commission Member DeGroot abstained because he wasn't a member at the time. The others were in favor and the minutes were approved.

OATH OF OFFICE

Commission Member Jim DeGroot received his Oath of Office. Commission Chair Bourne welcomed him to the Planning Commission.

DISCUSSION/APPROVAL

Preliminary Plans for RV Park, Mike Knapp

Commission Chair Bourne said we have a new set of plans. He talked about needing a 50' turnaround. The emergency vehicles need to get to the canal. They are planning on one bridge. Commission Chair Bourne would like to see two. Mr. Knapp said they have reduced the amount of glamping so they could meet the canal setbacks. The emergency vehicle can go across the bridge.

Mr. Knapp said the glamping sites above the canal could hold 80 people. Commission Member DeGroot would also like him to have two bridges. Commission Chair Bourne said the second one could just be a walking bridge. He asked about the dumpster locations. Mr. Knapp said he's put a lot of time into that, but would like to have a dumpster at the exit area and other trash cans throughout the park that they would empty daily into the dumpster. Commission Chair Bourne said as long as it's in a safe spot.

Mr. Knapp said they will have gates that will be closed at night, but keypads for those who are staying and for emergency vehicles. Commission Member DeGroot said all roads in Garden City have to be at least 24' wide. There's a road to the storage sheds that is only 14'. He would like to see that it will be a 24' road. He said the turn-around also has to be a 50' radius.

Mr. Knapp said they won't be able to do that. He'll put in a trail then. He won't be putting in roads to all the camp spots. He'll put in trails. He said that's ridiculous. Garden City has trails.

Mr. Knapp said they won't be doing phases. They have already committed to put in the infrastructure, but the event tent won't be done this year. There was discussion about the size of roads and quality of the road base. Mr. Knapp said the parking lot and road will not have gravel this year. It will have road base with crushed pea gravel. The RV spots will be cement. They plan on getting about 300 trees. Commission Chair Bourne said the open space and parking look good. He said things flow pretty well, but there does need to be the 24' road with 50' radius turn-around.

Commission Member Argyle suggested putting a gate or something around the dumpsters, otherwise, everyone will be using it since it's next to 300 W.

George Peart asked about a written agreement with the canal companies. Mr. Knapp said he has both contracts and will get the office a copy. Mr. Knapp said they will have a culvert instead of a bridge because it's stronger.

Commission Member DeGroot said if they have a chain or something over the maintenance road, showing that it's not for public use, he'd be comfortable letting it be a 14' wide road. Commission Member Arnold agreed.

Commission Member Argyle made the motion that we pass the glamping part as presented with the exception of the road becoming 24' wide with a 50 foot radius turn-around, the garbage cans so there's not a lot of backing up, but there will be something solid that way, having a footbridge and a locking gate close to the storage units so that will just be a maintenance path. Commission Member Arnold seconded the motion. All in favor and the motion carried.

Conditional Use Permit for RV Park, Mike Knapp

Commission Member DeGroot made the motion to approve the Preliminary Plans with the changes that we made for the Conditional Use for the Glamping part. Commission Member Gifford seconded the motion. All in favor and the motion carried.

PARKING & ARCHITECTURAL STANDARDS FOR CREPES AND COFFEE, Elke Brown

Mrs. Brown said the building will be made out of wood siding, which follows the architectural standards. The business will be take-out only, but there will be some patio sitting in the front. They will have about 20 different types of crepes; breakfast, lunch and dinner type, and coffees; iced teas, cappuccino, lemonades, smoothies, etc.

The front of the building will have an arbor for those standing in line. There is a privacy screen for those standing in line for the restroom. There is a unisex handicapped restroom. There is an ordering window and a pick-up window. She said you won't be loading your own crepes, but you can watch them load it through 3 windows. She showed her parking. She has 8 regular size and one over-sized parking. If more come, they can park in the rear overflow parking. Commission Chair Bourne suggested having a sign stating that there is parking in the rear. If they park in the front, UDOT may come in and stop it. It's a state right-of-way.

George Peart asked if 20' is wide enough for the entrance. After discussion, it was decided that it needs to be 24'. No permit from UDOT will be needed because there is an existing entrance. But Commission Member DeGroot said it might be good to talk with them to make sure, because they can make your life miserable if not.

George Peart said the arbor will be part of the setback. Mrs. Brown asked about a 4' x 8' sign. Commission Chair Bourne said we're working on our sign ordinance right now, we prefer monument signs, but a 4' x 8' should fall into the current ordinance. She will still need to fill out an application. She will get a dumpster.

Steve Hamblin will be working with her for commercial inspections.

Commission Member Argyle made the motion to pass Crepes and Coffee as it has been presented to us tonight with the exception of we want a 24' entrance and get a dumpster, whatever the sanitation needs. Commission Member Gifford seconded the motion. All in favor and the motion carried.

She will need to get a business license through Town Council.

ORDINANCE #15-06

Commission Chair Bourne said we want to have homes in certain commercial zones. There was a question about still allowing businesses to have homes attached to them. Commission Member DeGroot said most businesses are doing that now.

Commission Chair Bourne suggested taking out the Highway Commercial zone. He thinks we could put the industrial/manufacturing/agricultural area south of Ideal Beach along with the sexually oriented business and dog kennels. George Peart doesn't see much of a difference between C1 and C3 zones. Commission Chair Bourne said they're pretty close.

There was discussion of the zones. Commission Member Arnold said he'd be okay with the sexually oriented business south of Ideal Beach. But he would like it put in an undesirable location. Commission Chair Bourne said Town Council doesn't want homes along 300 W. Commission Member Arnold said he has 2,000 guests at Ideal Beach. Having an open dog kennel might not be very desirable. Commission Member DeGroot said landscaping is a good break for noise. They decided to get more information before making a decision/approval on this ordinance.

Commission Member Gifford made the motion to table #15-06. Commission Member DeGroot seconded the motion. All in favor and the motion carried.

SIGN ORDINANCE DISCUSSION

Chuck Stocking said Joey Stocking is very frustrated that the sign ordinance keeps getting tabled and nothing happens. Is there any way we can get it on for Public Hearing and approval next month? Commission Chair Bourne said we'll have the Clerk send out the ordinance again. We need to look at it and give her any changes.

There was discussion about signs.

ORDINANCE #15-13

Commission Member DeGroot made the motion that we pass this with three changes; the general requirement in all zones, that the fees will be by resolution and we take out #12, that we require them to have a payphone. Commission Member Gifford seconded the motion. All in favor and the motion carried.

COMMERCIAL PARKING

This will be discussed next month.

MISCELLANEOUS

Commission Member Gifford asked how 300 W. can go in if property owners are very against it. Kathy Hislop explained that there needs to be an alternate route through town. If property owners aren't willing to help, it can be taken by eminent domain, but that's not what we want to happen.

Commission Member DeGroot thinks it's a good decision to have it on the map as a plan for a future road.

George Peart thinks it's interesting that Garden City has an agricultural zone in the book, but not on the zoning map. He encouraged them to have an area for agriculture.

Commission Member Bourne would like to get a meeting set up with the Planning Commission and the Town Council to get on the same page.

ADJOURNMENT

Commission Member Gifford made the motion to adjourn the meeting. Commission Member DeGroot seconded the motion and the meeting closed at 6:53 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk