

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

The Garden City Planning Commission held a Public Hearing at the Garden City Lakeview Building located at 69 N. Paradise Parkway on Wednesday, October 3, 2018. Commission Chair Lance Bourne opened the meeting at 5:00 p.m.

Planning Commission Members Present:

Lance Bourne
Susann House
Lindsey Thompson
Joey Stocking
Dan Kurek
Jared Hislop

Excused: Jim DeGroot

Others Present:

Sharlene Millard
Anita Weston
Scott Livingston
Mike Leonhardt
Ron & Kathy Bentley
Trent & Brenda Biesinger

Glen Gillies
Nadine Sprouse
Alan Arthur
Drew Hislop
Clark Thornock

CONESTOGA, RE-ZONE AND CONDITIONAL USE PERMIT, Clark Thornock

Mr. Trent Biesinger said they're concerned with not knowing what type of people will be staying at the employee housing. They don't live here full-time but they rent their house out and he's concerned of vandalism and theft.

Kathy Bentley is concerned of what it will look like. A picture of the trailers was shown to her.

Lindsey Thompson said she's lived by Conestoga and it's a party every night. It wasn't very fun living by them. On the other hand, Mark Smoot has employee housing also by them and they're quiet. If there's problems, they are fired.

Clark Thornock of Conestoga Ranch was there. He said they are no longer looking at the option of the 7-bedroom units. Now they're looking at putting 5 one bedroom duplexes there. This is designed to be permanent housing to put in seasonal employees.

ADJOURNMENT

Commission Member House made the motion to adjourn the meeting. Commission Member Thompson seconded the motion and the meeting closed at 5:15 p.m.

APPROVED

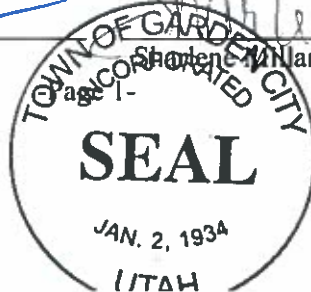
ADJOURNMENT



Lance Bourne, Chair



Sharlene C. Millard, Assistant Clerk



MINUTES OF THE
PLANNING COMMISSION MEETING
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ROLL CALL

Commission Chair Bourne asked for a roll call vote. Commission Chair Bourne, Commission Member House, Commission Member Thompson, Commission Member Stocking, Commission Member Kurek, Commission Member Hislop.

MINUTES

Commission Member Kurek made the motion to approve the minutes as written. Commission Member Stocking seconded the motion.

RE-ZONE FROM C-3 TO RR FOR EMPLOYEE HOUSING, Conestoga, Clark Thornock

Commission Chair Bourne said employee housing is really important to our businesses. Commission Member Kurek thinks it's a good idea to help the businesses. Commission Member Stocking wondered why we're changing the zone. They read through the ordinances and definitions and after much discussion, they think it should be okay to leave the zone as C-3.

Commission Chair Bourne said since they're presenting something different than what was presented, we can't approve this tonight.

Commission Member Hislop said as a property manager for rentals, and has employee housing, he said he's seen both sides of it. But most people and damage issues are really mostly good.

Commission Member Stocking said if he doesn't re-zone, he will have to build a fence between his property and the commercial property next to it. Commission Member Bourne said if he decides to leave it as C-3 he will need a 30' setback with 8' and 10' on the sides.

Commission Member Kurek asked the Planning Commission if they all agree that he could just stay with the C-3 zone. They all agreed. Commission Chair Bourne said we won't ask him to re-zone for next month, but he will need to bring in a new layout, know his parking and show architectural standards.

Commission Member Stocking made the motion to delay this vote until next month when we get a new drawing. Commission Member Kurek seconded the motion. All in favor and the motion carried.

CONDITIONAL USE PERMIT FOR EMPLOYEE HOUSING, Conestoga, Clark Thornock

Commission Member Stocking made the motion to delay this vote until next month when we get a new drawing. Commission Member Kurek seconded the motion. All in favor and the motion carried.

DISCUSSION ABOUT CHANGING A ZONE, Alan Arthur and Scott Livingston

Alan Arthur said they are looking at some property by Bluewater's storage property to put their business of Sturdy Structures. They would just have a shop and a storage area for equipment in the future with additional storage that could be potentially leased out. It is now a Residential Estate zone and they would like to change it to a C-2 zone which would allow a carpentry shop.

Commission Member House said she knows that the people across the road are not in favor of a business there.

Commission Chair Bourne said he knows Sturdy Structures does a good job. We could ask them to do something nice on the front of the building.

Commission Member Hislop said his only concerns would be that people have to go by another shop along Kimball Lane and he thinks it would be nice if they would put a fence on the north and south of the property line. Mr. Arthur said a partner in his property also does fencing, so that might come in nice.

Mr. Arthur said that Norm Mecham would like to maintain the ownership of the back of this lot but to go ahead and change the zone. They don't know what his future plans are for it.

Commission Member House said Bluewater was going to give the city about 60' in the front along Kimball Road to help widen it. The Planning Commission is concerned about re-zoning the back half without knowing what he wants to do with it. It was stated that the lot split will have to be done first then the re-zone can happen.

Commission Chair Bourne said they wouldn't be able to store chunks of asphalt or other items.

Mr. Livingston said they will build furniture, etc. in their shop.

Commission Member Stocking wanted to make sure we're not spot zoning. After discussion, Commission Chair Bourne said this is undeveloped land and it would be fine to do it here. They are not sandwiched between two other zones.

It was stated that if they come in for a re-zone, they won't need to come in for a Conditional Use Permit because it will be a permitted use in that zone.

MISCELLANEOUS

Mayor Leonhardt asked the Planning Commission to open their ordinance books. He said their Attorney was looking over the final plat for Bear Lake Escape. He asked them to look at #11E-510-J and talked about the current zone having two zones. It's a PUD, which is an overlay of the current zones.

There was discussion about a PUD being an overlay.

There was a question about someone bringing in a food truck business to the old RV park across from Bear Lake Pizza. He would like to let each food truck have one pad with water, sewer and power. It was stated that having water and sewer to the food trucks no longer makes them food trucks. They would be a legitimate business which will need their own parking and architectural standards, etc.

Commission Chair Bourne said businesses here make a big sacrifice to be here and they've paid for water and sewer to be established here. They get pretty upset when others come in. They don't want competition. Mayor Leonhardt said the state has passed a law that we cannot keep food trucks out. But they cannot be on Hwy 89 or SR30. They will be a legitimate business they will have sewer and water, but if they want to be a food truck, they need to be self-contained. Commission Chair Bourne said there is power there, but it may need to be charged. It's currently in the C-3 zone.

Commission Chair Bourne said this sounds like it's similar to the sexually oriented business. If they come, we are prepared. We need to make decisions ahead of these businesses coming in. It's good to see our city grow.

Mayor Leonhardt said when a food truck comes in, Garden City won't get the taxes generated from them. So that will be going back to the Legislature next year. He wondered where their parking will be.

Commission Chair Bourne said this is a chance for us to figure out where to put the food trucks and get a definition and start working with this. Mayor Leonhardt said the state already has a definition. He is concerned that people may use the parking for Bear Lake Pizza and walk to the food trucks. Bear Lake Pizza's parking isn't even enough for them.

ADJOURNMENT

Commission Member Stocking made the motion to close the meeting. Commission Member Kurek seconded the motion. All in favor and the meeting closed at 6:28 p.m.

APPROVED

ADJOURNMENT



Lance Bourne, Chair



Sharlene Millard, Assistant Clerk

