

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, July 10, 2019 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Bourne opened the meeting at 5:00 p.m.

Commission Members Present:

Susann House
Lance Bourne, Chair
Dan Kurek
Joey Stocking
Lindsey Thompson

Excused:

Todd Stevens
Jared Hislop

Others Present:

Sharlene Millard
Chris Shurian
Anita Weston
Steve Talbot

ROLL CALL

Commission Member Bourne, Commission Member House, Commission Member Kurek, Commission Member Stocking.

MINUTES

Public Hearing, June 5, 2019

Commission Member Kurek made the motion to approve the minutes of the Public Hearing of June 5th. Commission Member Stocking seconded the motion. All in favor and the motion carried.

Regular Meeting June 5, 2019

Commission Member Stocking made the motion to approve the regular meeting minutes of June 5th. Commission Member House seconded the motion. All in favor and the motion carried.

FINAL OF PHASE 8A, WATER'S EDGE, Chris Shurian

There was discussion as to whether this should be a final or preliminary. Commission Chair Bourne said if they've followed the Development Plan this can be a final. Mr. Shurian said he's followed the plan, and this is just a phase of it.

There was discussion about the ingress/egress being just south of Cody's. Also, as you go out of the hotel, there will be an ingress/egress on 50 S. It's a temporary access. Mr. Shurian said they will show that on the plans.

Commission Member Stocking said we also need the bylaws showing maintenance of the open spaces. Mr. Shurian said as of right now, they just want to build one. When they start putting in more, they'll re-plat it and get the by-laws then. The Planning Commission said that would be fine.

Mr. Shurian said they will take care of Zan's concerns and show them on the plat.

There was discussion about the sanitation needs for the project. Mr. Shurian asked Mr. Talbot what he may need for his development. Mr. Talbot said he prefers the black cans, but with the turnovers, dumpsters may work better. He just asked them to leave room for them to empty the dumpsters.

Mr. Shurian said they will sell the units individually. Commission Member Kurek said to make sure the utilities are separate.

Commission Member Kurek made the motion to approve Water's Edge, Phase 8A with the changes of Zan's notes taken care of and the egress on the plat so you can see the in and out of that, probably present and future. Commission Member House seconded the motion. All in favor and the motion carried.

MISCELLANEOUS

Commission Member Stocking is concerned that we don't have a good definition that explains how far apart an egress/ingress can be from each other. He thinks we should look at that so people could plan for that. Commission Chair Bourne said we have had a few similar situations and we just had them work with UDOT. He thinks that would be a great question for Zan.

ADJOURNMENT

Commission Member House made the motion to close the meeting. Commission Member Stocking seconded the motion. All in favor and the meeting closed 5:45 p.m.

APPROVED:

ATTEST:



Lance Bourne, Chair



Sharlene Millard, Assistant Clerk

