

**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, December 4, 2019 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
Susann House
Lindsey Thompson
Dan Kurek
Joey Stocking

Excused: Jared Hislop
Todd Stevens

Others Present:

Sharlene Millard	Terri Eynon
Norm Mecham	Howard Pope
Randall Hansen	Anita Weston
Anita Weston	Mark Smoot
David Baird	Glen Gillies, via phone

ROLL CALL

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

APPROVAL OF MINUTES

November 6, 2019 Public Hearing

Commission Member Kurek made the motion to approve the minutes of the Public Hearing. Commission Member House seconded the motion. All in favor and the motion carried.

November 6 2019 Regular

Commission Member Stocking made the motion to approve the minutes of our regularly scheduled meeting of November 6th. Commission Member Kurek seconded the motion. All in favor and the motion carried.

PRELIMINARY OF PHASE 2, WATERDANCE, Norm Mecham

Mr. Mecham said he has talked with Zan Murray about the location of the water. He said it's correct as shown. Mr. Murray talked with him about pull-throughs with the parking. He said they have more than adequate parking for the nightly rentals.

He is planning on doing all of the buildings in the next phase. He may do them as groups. Commission Chair Bourne asked him to show the oversize parking on the final plat. It just needs to be somewhere in the PUD.

Mr. Mecham said the setbacks from the south line is 30' and 20' from the road. He meets that.

Commission Chair Bourne also asked Mr. Mecham to have elevations and landscaping for final. Mr. Mecham said he can have a turn-around at the end of the phase. He likes to have it out of the phase so when it's recorded, it's not locked into that. His parking lot stalls are 20' long.

Commission Member Thompson made the motion that we approve the Preliminary of Phase 2 of Waterdance. Commission Member House seconded the motion. All in favor and the motion carried.

PRELIMINARY OF PHASE 2, LONG RIDGE, Jeff Jorgensen

Mr. Jorgensen handed out an explanation of items Zan had on his list. Commission Chair Bourne said there's a power line on the rear of the lot, but he doesn't see an issue with it. Mr. Jorgensen explained the lots and a piece of property that will be dedicated to the city. The power line won't be on anyone else's property.

Mr. Jorgensen said Lot 19 and 20 we'll have to give a radius on the corners, so it will change the boundary a little. The site plan shows it. So their acreage will change slightly. It will still have $\frac{3}{4}$ acre per lot.

They discussed some items on Zan's list.

There was discussion about Paradise Parkway. Commission Member Stocking asked if the city has an agreement for the 60' coming from Shundahai. Mr. Jorgensen said this is the alignment that Zan came up with. It's a private road 20' wide. They're building it 80' wide. The city will pay 1/3, they'll pay 1/3 to at least get it roughed in. They'll put in the top cap of 20' and when the city wants to finish Paradise Parkway, the city will just need to add gravel and asphalt and it's done.

Mr. Jorgensen said that Persimmon Dr., which connects their subdivision will be built to the same standards as the current Persimmon Dr.

Commission Member Thompson said the Sanitation people weren't able to come tonight, but were wondering what they were going to use – cans or dumpsters. Mr. Jorgensen said that's a good question. They suggested using black cans per property. There was discussion about future phases maybe using dumpsters because some of the hills are pretty steep.

Mr. Jorgensen showed the drainage pond. There was discussion about active and passive open space.

Commission Member Stocking questioned the Development Agreement about the road. Mr. Jorgensen will get that fixed.

Mr. Jorgensen asked about putting some of the land into Phase 2 or leave it open for Phase 3. They'll probably rough it in for Phase 2, but it won't be asphalted until Phase 3. He asked them for their advice. Commission Member Stocking said they could do it like another lot they did and Mr. Jorgensen thinks he'll do that. They hope to have it ready to sell lots the first of spring.

Commission Member Stocking made the motion to approve the Preliminary for Phase 2 of Long Ridge contingent upon meeting Zan's requirements and changing the Paradise Parkway easement to 80' in the lower section. Commission Member House seconded the motion. All in favor and the motion carried.

REVIEW OF FOOD TRUCK ZONE, Mark Smoot

Mr. Smoot said lessons were learned. They started too late. Competition for trucks up here have similar barriers that businesses have; i.e. places for people/employees to stay. The commissary issues are challenging. It's hard to have the food trucks come up when they can't re-stock quickly and there's no where to stay. He had one of the truck owners want to manage it for him. But that turned out to not be a good experience.

He's in talks with Conestoga Ranch in using a couple tents or building a wagon for a "food truck" and using their kitchen as a commissary because that would meet the Health Dept's requirements.

He's not confident to get someone up here to stay all week unless they can nail it down now. There's not even a place to put up a camper in the summer.

Mr. Smoot said he's going to keep trying it. It might be best to start the middle of June or first of July until mid-August.

He said the "container" that is still there will be gone for this summer.

RV/CAMPGROUND DISCUSSION

There was discussion about making sure that hook-ups are supplied. They thought that would be important. It would be nice if they had a dump site. Electricity would be nice, but not always necessary. They talked about park models vs. camping cabins. Park models are on foundations, but cabins come in on wheels. But they're close to the same thing.

Commission Member House was thinking of combining the campground and RV ordinances. Leave the Mobile Home Park alone – it's different.

There was concern of turning an RV campground into individual lots and selling them. They also talked about sizes and percentage of cabins in the campground. Commission Member House will work on it.

MISCELLANEOUS

There were no comments.

ADJOURNMENT

Commission Member Stocking made the motion to adjourn. Commission Member Kurek seconded the motion. All in favor and the meeting closed at 6:25 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk