

**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, November 6, 2019 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:05 p.m.

Planning Commission Members Present:

Lance Bourne, Chair
Susann House
Todd Stevens
Jared Hislop
Dan Kurek
Joey Stocking

Excused: Lindsey Thompson

Others Present:

Sharlene Millard	Burt Carlisle
Anita Weston	Clair Webb
Conner House	Steve Talbot

ROLL CALL

Commission Chair Bourne asked for a roll call: Commission Chair Bourne, Commission Member House, Commission Member Kurek, Commission Member Stevens, Commission Member Hislop, Commission Member Stocking.

MINUTES

Public Hearing of October 2, 2019

Commission Member Stocking made the motion to approve the minutes of the Public Hearing of October 2. Commission Member House seconded the motion. All in favor and the motion carried.

Regular Meeting of October 2, 2019

There was discussion on a change in the minutes.

Commission Member Kurek made the motion to accept the minutes with changes that Joey stated. Commission Member House seconded the motion. All in favor and the motion carried.

ORDINANCES

#19-20

No Council Members came to explain what was wanted with this ordinance. Commission Member Kurek explained that there are so many new materials out there that can be used now days; it would be too numerous to put in the ordinance. Commission Chair Bourne said he still doesn't want to just have metal buildings. He would hate to not have any standards. Commission Member Hislop said he would like more context before they make any decision about what to change.

There will be more discussion if a Council Member comes. Maybe they can explain it.

#19-21

Everyone thinks this ordinance looks really good.

Commission Member Kurek made the motion to approve Ordinance #19-21. Commission Member House seconded the motion. All in favor and the motion carried.

#19-22

Commission Member Stocking made the motion to approve Ordinance #19-22. Commission Member Kurek seconded the motion. All in favor and the motion carried.

NEW STAGE AT BEAR LAKE ADVENTURE PARK, Clair Webb

Commission Chair Bourne asked about the parking at the Adventure Park. Mr. Webb said he has the original parking up there which handles about 37 parking stalls. There are 25 parking spaces along the road. It's actually on Norm Mecham's land, but he said Mr. Webb could use it. With the new land, there's room for an additional 25-30 more spaces. There could be as many as 100 parking spaces.

The limit of people at the Adventure Park is 400 right now. It might grow every year. Commission Chair Bourne said we don't really have guidelines for parking with that type of business. We may just have to look at this next year and see how things are going.

Mr. Webb said the activities at the park will end before the concert starts, however, the restaurant will remain open. The stage will be wood and metal beams. It will match the siding of their building.

Commission Chair Bourne said they need to talk with the Town Council about Shundahai's egress/ingress. The road should be private. Mr. Webb said Mr. Mecham deeded most of the roads to Shundahai, but not their road. There was a question and discussion about the lot line adjustment/lot split. Mr. Webb thinks it's already been taken care of, but it was stated it hasn't gone through the town approval process.

There was discussion about the road being public or private.

Commission Chair Bourne said the Planning Commission needs to figure out the road, parking and the property needing a lot line adjustment. Mr. Webb said he's not creating another lot; it shouldn't need a lot line adjustment. Commission Chair Bourne is concerned about a lot line adjustment on a piece of land that has several acres.

Commission Chair Bourne would like to let him do this for another year and then figure out the parking after next year.

Commission Member Kurek made the motion to approve the stage at Bear Lake Adventure Park, contingent on reviewing the parking in one year from now to see if we need to make any adjustments, lot line adjustment or lot split. Commission Member House seconded the motion. All in favor and the motion carried.

MISCELLANEOUS

Commission Member House said we were supposed to look at the RV campground ordinance. Commission Chair Bourne if someone comes in, they need sewer dumps and water. They need to have sanitary conditions. Even if that means power and water to every lot.

Commission Chair Bourne agreed that they need to follow the RV ordinance and have power and water to every lot, maybe have an RV park needing 5 acres.

Commission Member Kurek suggested having it go into a Commercial zone. KOA had a minimum of about 8 RV's per acre and Bear Lake KOA exceeded that minimum. Commission Member House asked if cabins can be in an RV park? Commission Chair Bourne talked about tiny homes also needing to be in the ordinance. There was discussion about having cabins in the RV park.

Commission Chair Bourne said we better get these things in the ordinance in case someone wants to come in and do different things. He thought we should get with the Moldenhauer's about planning an RV park.

Next month, we'll look at creating campgrounds. Look through #11C-706-F and 11C-800 and get prepared. Commission Chair Bourne with talk with one of the Moldenhauer's and get information about campgrounds.

No comments from the Sanitation Dept.

ADJOURNMENT

Commission Member Stevens made the motion to adjourn the meeting. Commission Member Kurek seconded the motion. All in favor and the meeting closed at 6:05 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk