

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, September 2, 2020 at the Pineview Building located at 69 N. Paradise Parkway, Building B. Commission Chair Kurek opened the meeting at 5:00 p.m.

Commission Members Present:

Dan Kurek, Chair
Todd Stevens
Susann House
Kendra Bjoralt
Joey Stocking
Burt Carlisle

Excused: Mike Moldenhauer

Others Present:

Sharlene Millard

ROLL CALL

Commission Chair Kurek asked for a roll call: Commission Chair Kurek, Commission Member Stevens, Commission Member House, Commission Member Bjoralt, Commission Member Stocking, Commission Member Carlisle.

APPROVAL OF MINUTES

August 5, 2020 Public Hearing

Commission Member House made the motion to approve the minutes of the Public Hearing of Wednesday, August 5, 2020. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

August 5, 2020 Regular Meeting

Commission Member Stocking made the motion to approve the regular meeting minutes of Wednesday, August 5, 2020 with changes. Commission Member Stevens seconded the motion. All in favor and the motion carried.

TRAINING

The Planning Commission discussed getting some training books. Commission Member Bjoralt said we have a PRUD coming in that we don't like but don't know what our limitations are on approving it.

They listened to a couple of videos about Conditional Uses. The Ordinances should have a list of Conditional Uses and Permitted Uses in each zone. If something isn't listed, it should be prohibited. However, if someone would like something added to one of the "Uses", they can go to the Town Council to ask for it to be added.

A Conditional Use is a special permit in each zone that allows something to be done with special conditions, but those conditions have to refer back to our ordinances.

The first thing you do when you get a Conditional Use application is look in the zoning to see if it's permitted or allowed as a Conditional Use permit.

If something comes in and is listed as a Conditional Use permit, by state law, you can't just deny it without putting reasonable conditions on it.

State law states that a Conditional Use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

The conditions you impose must comply with standards in your ordinance. You just can't make conditions up.

There was discussion about Conditional Uses and PUD's. They talked about our town growing. Are we ready for it to grow?

The Planning Commission went through and discussed our PUD ordinance.

Commission Chair Kurek read from our ordinance of items that can be negotiable in PUD's: Building setbacks, yard requirements, parking requirements, internal traffic circulation, screening, fencing, landscaped areas, signs and lighting, commercial area and passive and active open spaces (open space should be 30% of development, active open spaces should be 15% of open space).

When doing a PUD, you would follow the Subdivision ordinance and the PUD ordinance.

If someone plans on having Short Term Rentals in the PUD, they have to have the parking for the rentals.

Commission Chair Kurek said he will talk with someone in another town about PUD's and get their ideas on what can be done.

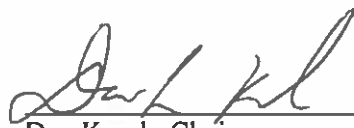
MISCELLANEOUS

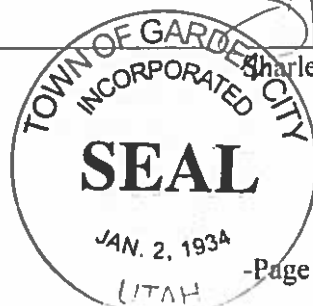
The Planning Commission talked about making ordinances adding a definition of Employee Housing and updating the Commercial zone.

Commission Chair Kurek asked the Planning Commission to read through JUB's paper on PUD's and the subdivision ordinance so we can be more prepared for our next meeting.

APPROVED:

ATTEST:


Dan Kurek, Chair




Sharlene Millard, Assistant Clerk