

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

The Garden City Planning Commission held a Special meeting on Wednesday, October 22, 2020 at the Pineview Building located at 69 N. Paradise Parkway, Building B. Commission Chair Dan Kurek opened the meeting at 5:05 p.m.

Commission Members Present:

Susann House
Dan Kurek
Kendra Bjoralt
Joey Stocking

Excused: Todd Stevens

Mike Moldenhauer
Burt Carlisle

Others Present:

Sharlene Millard
Glen Gillies
Howard Pope, via phone

Steve Talbot
Garth Day

ROLL CALL

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

DISCUSSION/APPROVAL OF FINAL OF PHASE 2, BEAR LAKE ESCAPE, Garth Day

Mr. Day showed the plans of Phase 2 and said it was approved over 2 years ago, and for whatever reason was never recorded. The ordinance says we need to go through this again, so that's why he's here. He said nothing in the zone or design has changed. One thing that has changed, is there will be a temporary turn-around or hammerhead at the end of the lane of Phase 2.

Commission Chair Kurek said he's gone over this with the Mayor. He said it's not needed now, and won't be needed until the end of the project. As far as Bear Lake Escape being able to use the road by the Season's, Commission Chair Kurek said there should be an MOU in place so they can use the road. Mr. Day said the master plan shows the road going all the way through. They would prefer to be able to use it. They would prefer to use a circle turn-around and not a hammerhead. He was told that the turn-around needs to be 96'. Mr. Day said they build it at 110'. He said it may be a good idea for the city to have the turn around listed before the plat is recorded just to protect the city in case another phase doesn't happen.

Mr. Day said they also need to have a new title report drawn up and the CCR's need to be refreshed. They should be the only things that the Attorney required.

Commission Chair Kurek explained that this has already been approved by the Town Council. If the Planning Commission approves it, the approval will just go to the Mayor and Howard Pope. They will

be the last source of approval. Mr. Day said they just need to be able to pour concrete.

The garages are one-car garages and are fairly small. There is a parking apron for parking. There was discussion about someone parking in front of the garage and then someone can't go down the road. It's too close. They will pave and stripe the parking to the south and there should be more parking than phase I.

Commission Member Stocking asked if the parking will be assigned or just general parking. Mr. Day said he's not sure how that will work.

Commission Member Stocking asked if there is a landscaping plan. Mr. Day said it will be landscaped like Phase I. The bike path is on the south side of the road. It will be 5' wide.

Steve Talbot said if these are short-term rentals, their garbage will be exponential. So, the black cans that are being used are not enough. He thinks they should have another area for enclosed dumpsters. The area will need to be larger than 2' around the dumpster. Every 6 units need a dumpster and that's for a regular family not rentals.

Commission Member Stocking made the motion to approve Phase 2 of Bear Lake Escape with the stipulation that we get a title report, the current CCR's are amended to include Phase 2, or they already do, there is a 96' or wider diameter turn-around put at the end of Season's Lane. Commission Member House seconded the motion. All in favor and the motion carried. Roll Call Vote: Commission Member Stocking for, Commission Member House for, Commission Member Bjoralt for, Commission Chair Kurek for.

MISCELLANEOUS

There was discussion about differences of hammerheads/turnarounds, parking on roads and black cans vs. dumpsters.

Commission Member Stocking would like to work on a few ordinances to clear things up about roads.

Commission Chair Kurek said he had a meeting today about the requirements for a special meeting. The special meetings will now cost \$500.00 and only one total per month and one per project. AEG meetings will also be \$500.00 deposit.

There was discussion about the roads at Paradise Townhomes possibly connecting with Lochwood.

Commission Member Bjoralt questioned the extra parking for Paradise Townhomes that is about a mile away near the park. She wondered how that is supposed to work. How are people going to leave their expensive toys that far away? Glen Gillies said it will have lights and be asphalted.

ADJOURNMENT

Commission Member House made the motion to close the meeting. Commission Member Stocking seconded the motion. All in favor and the meeting closed at 5:50 p.m.

APPROVED:

ATTEST:


Dan Kurek, Chair


Sharlene Millard, Assistant Clerk

-Page 2-

1934

UTAH