

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, November 4, 2020 at the Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:37 p.m.

Planning Commission Members Present:

Dan Kurek, Chair
Todd Stevens
Susann House
Mike Moldenhauer
Joey Stocking

Excused: Burt Carlisle
Kendra Bjoralt

Others Present:

Kathy Hislop	Quinn Dance
Glen Gillies	Jeff Jorgensen
Mike Leonhardt, Mayor	Nate Parry

ROLL CALL

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

APPROVAL OF MINUTES

October 7, 2020 Public Hearing

Commission Member House made the motion to approve the meeting minutes of Wednesday, October 7, 2020. Commission Member Stevens seconded the motion. All in favor and the motion carried.

October 7, 2020 Regular

Commission Member Stocking made the motion to approve the minutes. Commission Member House seconded the motion. All in favor and the motion carried.

October 22, 2020 Special Public Hearing

Commission Member Stocking made the motion to approve the minutes. Commission Member House seconded the motion. All in favor and the motion carried.

October 22, 2020 Special

Commission Member Stocking made the motion to approve the minutes with changes. Commission Member House seconded the motion. All in favor and the motion carried.

ORDINANCES

#20-09

There was discussion about changing the Architectural Standards. This will be put off until next month.

#20-10

Commission Member Stevens made the motion to approve #20-10, an Ordinance adding Employee Housing to definitions. Commission Member House seconded the motion. All in favor and the motion carried.

#20-11

Commission Member House made the motion to approve #20-11. Commission Member Stocking seconded the motion. All in favor and the motion carried.

#20-12

Commission Member House made the motion to approve #20-12. Commission Member Stevens seconded the motion. All in favor and the motion carried.

#20-13

They would like to have a workshop on this ordinance. They just need to decide who will help them. It was stated that it might be nice to include the Town Council.

#20-14

Commission Member Stocking made the motion to approve #20-14. Commission Member House seconded the motion. All in favor and the motion carried.

#20-17 Discussion

Commission Member Stocking said this is still a work in progress. It just seems to be confusing about what the right of way is compared to how much asphalt is on the road. Quinn Dance said it's good to make it clear to the developer what is expected. We just need to be sure those cross sections are updated. Commission Member Stocking asked JUB to look at the surface numbers. He's not sure of those figures. He feels like the road ordinance is the most confusing of all.

DISCUSSION/APPROVAL OF PHASE 3, LONG RIDGE, Jeff Jorgensen

Mr. Jorgensen said Phase 2 is 99.9% done and he would like to address a Phase 4 issue. He wondered if they have any questions for Phase 3. He said there are a few minor items on the construction drawings that are being fixed. The setbacks are in the development agreement. They talked about looping a water line which will help with the flow. Their power is all underground.

Commission Member Stocking made the motion that we approve the Preliminary of Phase 3 of Long Ridge at Bear Lake. Commission Member Moldenhauer seconded the motion. All in favor and the motion carried. Roll Call vote: Commission Member Stocking for, Commission Member Moldenhauer for, Commission Member Stevens for, Commission Member House for, Commission Chair Kurek for.

Mr. Jorgensen said he wanted to ask a question about Phase 4. He wants to use the density-based ordinance that he proposed to them for Phase 4. He just wants to put the Planning Commission on notice. He said he will talk to the Town Council about it.

DISCUSSION/APPROVAL OF PRELIMINARY OF PHASE 2, LEGACY BEACH, Nate Parry

Mr. Parry showed a map of the whole project. He said with doing the plat, the open space is still the same. There was discussion about whether this should be a preliminary or a final and if there's even a phase number.

There was discussion about the parking. Mr. Parry said they have a unit that they only let 22 people in and they end up bringing in 3 boats. He thinks parking is essential. They have 3 x the parking than what they were required and it all gets used.

Mr. Parry appreciated the town getting the retaining wall and fence on the south side done.

Commission Member Stocking said he will need a new mylar to be recorded. It needs to show fire hydrants, signature boxes, parking, pavilion, accessory building, etc.

Commission Member Stocking made the motion to approve the Preliminary amended development plan for Legacy Beach. 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 Moldenhauer for, Commission Member Stevens for, Commission Chair Kurek for.

MISCELLANEOUS

There were no comments.

Commission Chair Kurek said he likes the idea of training. But we should plan for it and if the meeting goes too long, we can do it the following month.

Commission Member Stocking said he'll have copies of parts of the Powers & Duties book and maybe we can just read from it and discuss it.

There was discussion about a developer wanting us to change our ordinances to help his project. Commission Chair Kurek explained what density-based means.

ADJOURNMENT

Commission Member House made the motion to close the meeting. Commission Member Moldenhauer seconded the motion. All in favor and the meeting closed at 6:49 p.m.

APPROVED:

ATTEST:



Dan Kurek, Chair



Sharlene Millard, Assistant Clerk

