

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

The Garden City Planning Commission held a special meeting on Thursday, September 17, 2020 at the Pineview Building located at 69 N. Paradise Parkway, Building B. Commission Chair Dan Kurek opened the meeting at 4:09 p.m.

Commission Members Present:

Dan Kurek, Chair
Todd Stevens, via phone
Kendra Bjoralt
Burt Carlisle
Joey Stocking

Excused: Susann House

Mike Moldenhauer

Others Present:

Sharlene Millard
Glen Gillies
Doug Johnson via phone

John & Kristie Nelson
Jim Wise

ROLL CALL

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

DISCUSSION/RE-ZONE, Psion Homes, John Nelson

Mr. Nelson thanked the Planning Commission for coming. He knows everyone is very busy. He said he is here for the re-zone only and he has a conceptual drawing of his project. He said he has changed the parking and has a cross section of what the slope of the hill will be. He has met the slope of what is in the ordinance. He will have a virtual tour up soon so that we can see what the homes will look like.

Commission Member Carlisle asked if he has thought about switching the parking for the above units. Mr. Nelson said they have gone up there twice and shot elevations, it's just really steep on the south side. Mr. Nelson said they added more common area in the center. There are two different footprints; one will be a two car deep garage that a boat can be put in. The center units are a little wider. They just added more of the smaller footprint in the center to keep the number of 164 units the same.

Commission Chair Kurek said we don't need to get into that. This is just for a re-zone. Mr. Nelson said he just wanted some input.

Commission Member Bjoralt said she does wonder where the snow will be plowed. The streets are not very wide and no where to push it to. And if you add snow and 164 garbage cans at the same time, she thinks he needs to think about that.

Commission Member Stocking is concerned about the width of the roads. There is nowhere for people to walk or ride their bikes to the bike path. The number of parking spaces concerns him especially oversize

Parking. He's glad he's moved some parking above the canal, but that will make it hard to use in the winter. He would rather see oversize parking down lower.

Commission Member Stevens said we can guess these will be used for short-term rentals. He wondered if Mr. Nelson is familiar with the occupancy and parking requirements for short-term rentals? Mr. Gillies said he and Mr. Nelson have spent a lot of time talking about parking. Mr. Nelson said he understands the rules for the short-term rentals. He's meeting the requirements for roads, and knows the concerns with roads, those issues can be looked at.

Commission Member Bjoralt questioned having an area for dumpsters. The Commission stated that the County doesn't want that. She said she's concerned with having a turn-over at the home and no where to put the garbage. They agreed. She thinks it would be good to have an overflow place for garbage with all the people that will be there and only having one black can. Commission Member Stevens is concerned about 164 garbage cans on the hill and with the winds we have, they'll be all over. Mr. Gillies said they can't be left out on the street.

Commission Member Stocking suggested having a site visit before his next meeting to get a good idea of the land.

Commission Member Stocking made the motion to accept the re-zone. Commission Member Bjoralt seconded the motion. Roll Call vote: Commission Member Stocking for, Commission Member Bjoralt for, Commission Member Stevens for, Commission Member Carlisle for, Commission Chair Kured for.

ADJOURNMENT

Commission Member Stocking made the motion to close the meeting. Commission Member Carlisle seconded the motion and the meeting closed at 4:21 p.m.

APPROVED:

ATTEST:

Dan Kurek, Chair

Sharlene Millard, Assistant Clerk