

**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, October 6, 2021, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 7:05 p.m.

Planning Commission Members Present:

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

Excused: Mike Moldenhauer
Kendra Bjoralt

Others Present:

Sharlene Millard
Lana Hodges
Brad Davis
Martell Menlove
Teri Eynon
Norma Mecham

Garth Day
Howard Pope
Jayne Davis
Bess Huefner
Gabe Lleras
John & Kristie Nelson

ROLL CALL

Commission Chair Dan Kurek asked for a roll call. Commission Member Stocking, Commission Member Carlisle, Commission Member Stevens, Commission Chair Dan Kurek.

MINUTES

Sept. 1, 2021, Public Hearing

Commission Member Stocking made the motion to approve the meeting minutes of the Public Hearing on September 1, 2021. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

Sept. 1, 2021, Regular Meeting

Commission Member Carlisle made the motion to approve the regular meeting minutes for Wednesday, September 1, 2021. Commission Member Stocking seconded the motion. All in favor and the motion carried.

Sept. 1, 2021, Special Meeting

Commission Member Stevens made the motion to approve the minutes of the special meeting of September 1, 2021. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

WATERDANCE, FINAL PHASE 4, Norm Mecham

Mr. Mecham said the main question from the Attorney is about the Owner's Dedication. It's the same one as on the other phases and they decided to make it more clear. There may be 2 ½ more phases. There was discussion about the angle of the road. The right of ways are angled, but the street is curved explained Commission Member Stocking.

Commission Member Stocking made the motion to approve Waterdance, Phase 4 Final plat. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

DISCUSSION ABOUT HODGES IRRIGATION, Norm Mecham

Mr. Mecham is the president of the Hodges Irrigation Co. He has started talk with the engineer about piping the canal. They're just trying to make it work. It will come down to funding. They can't be the storm water drainage for the city. He talked about different areas and where they drain. The snow melt can be so much that it just goes over the banks. It's too much for the canal. They have some areas along the canal with emergency spill-outs. They need to make sure they're maintained to get water down to the lake. If it's piped, there won't be the canal there. He just wanted to make sure that the Planning Commission is aware and thinks about the drainage alignments when developments are happening. They have significant drainage certain times of the year. He's happy to show them where the turnouts are on a map. He explained where the canal starts and finishes. He said they lose about 1/3 of the water within the first mile of the canal.

Mr. Mecham said he will talk to the county Planning Commission also. But most of the impact is in the city.

As the people build below the canal and does anything to impact the structural integrity of the canal, they would ask that a soil engineer give a soil analysis. They talked about Logan's situation and there are some areas that would be more catastrophic. People will go after the deep pockets, which will be the city. There would be matching grants to help with the piping.

ARCHITECTURAL STANDARDS/PARKING/LANDSCAPING FOR RAZZBEARY CABINS, Shawn Walker

Commission Chair Kurek said he went with friends and stayed at a place similar to this and it was so nice. They were thinking Garden City needed something like this.

Mr. Walker said they will have different options on the size of beds. There will be no stove, just a microwave and frig. The bathroom will be fully enclosed. There will be a studio apartment for the manager, storage and conference rooms in the lodge. They will each have one parking space for each cabin.

Commission Chair Kurek said it's in the C-3 zone so it allows for hotel/motels. Commission Member Stocking said because it's a hotel, they only need one parking spot per room and .02 oversize parking per room. He's got some oversize parking so he's good.

Mr. Walker said the middle area is also planned for a splash pad/pickleball/basketball area. He explained that his sanitation is planned so their trucks can easily get to the dumpsters. They will have 6 dumpsters. The road will be gravel. In between the cabins will be bushes with maybe rock or mulch. He showed the water retention ponds.

The storage structure will be those who want storage for the day, the weekend or for the winter. He will need a full-time employee to stay and live there during the summer and fall. In the winter, it will be by appointment only. He would like to have it climatized but isn't quite sure yet.

The Planning Commission said this would fit in the zone with a Conditional Use.

Some of the Planning Commission wish it were across the street in an industrial zone. It's sad to have it in that area they said. Mr. Nelson said he will follow the color palette and our ordinances and go forward.

ARCHITECTURAL STANDARDS/PARKING/LANDSCAPING FOR THAT PLACE OUTFITTERS, Joe England

Mr. England said his business is between the pavilion and the old hamburger place. His building is small – 10' x 20'. The gun smithing will be done in the shop. In the summer, he'll be taking over the pavilion area for trinket displays. He's putting in privacy fencing to separate it from the England's business. He should be able to have 4-5 parking spots. The building won't be large enough for customers to go inside.

Commission Member Stocking said he's drawn his parking to be 18' wide. Code is actually 20' wide. So he'll need to make sure he can still have enough parking. He only needs 4 parking spaces if he can get his square footage under 1500. There was discussion about the amount of parking needed for the pavilion and which parking is for Bill England. After discussion, Commission Member said there's a place for an angled parking stall, so he should be okay.

Mr. England said his customers can use the same restroom as Bear Lake Pizza and he'll be open the same hours.

Steve Talbot asked if he'll use the same dumpster as the Pizza place. Mr. Talbot said if he's throwing away boxes, he'll need his own dumpster.

Mr. England said he'll re-paint the bear but doesn't plan on any flowerpots. Commission Member Stocking said to make it look nice.

Commission Member Carlisle made the motion to approve the architectural standards, parking and landscaping for the gun shop located at 242 S. Bear Lake Blvd. Commission Member Stevens seconded the motion. All in favor and the motion carried.

FINAL FOR PHASE 3, BEAR LAKE ESCAPE, Garth Day

Mr. Day said they got their water shares by buying almost 23-acre feet from Swan Creek canal company. This project has been going since 2017 and there's been a few different owners, but he would like to get it finished. On Phase 2, most of the buildings have been built. Phase 3 has 6 more buildings/24 units. They've widened the buildings out where they could to make the parking larger.

Mr. Day said the parking was originally gravel but they have been asphaltting all of those phases. The engineer had a couple of comments on the plat, but those have been fixed. They have 37.4% irrigated green open space. Their water retention will end up back on the site. They all flow to the road. Their road will be public, but he doesn't control the Season's side of the road. They have signed an agreement that the road will be opened up. They have clean things up. They've talked with George Peart and they may change the elevation of the buildings because there's quite a slope. It may only be two steps instead of the threshold.

Mr. Day said they are putting in xero scaping areas in the first phase so if people park on them, it's okay. The further east the project goes, the better the parking should be. Commission Member Stocking would like it indicated on the last two buildings that there's no parking in front of the garages. Mr. Day said they're talking with the HOA about that.

Commission Member House made the motion to approve Bear Lake Escape, Phase 3 with the conditions of buildings being moved back. Commission Member Carlisle seconded the motion. All in favor and the motion carried.

BLUE VISTA HILLS, Hal Christensen

They didn't show up.

DISCUSSION/APPROVAL OF ORDINANCES

#21-29

There was discussion about a hammerhead. Town Council sent this back to the Planning Commission and wanted the hammerhead taken out. Commission Chair Kurek talked about the importance and need for a hammerhead. Commission Member Carlisle said it actually makes more sense than a "Y" and looks nicer. He doesn't know why it would be taken out. There's a reason that it's in the code and it works. Commission Member Stocking said it's coming from the direction of our fire authority. He likes the hammerheads. It doesn't make sense not to have them.

Members of the audience agreed and can see where the hammerhead can be of use. If Psion Homes had to have a 96' turnaround at the end of their road, they would have to cut through the mountain 60' just to do that. Why should we be more restrictive?

Commission Member Carlisle made the motion to approve Ordinance #21-29. Commission Member House seconded the motion. There was a unanimous vote to pass this.

MISCELLANEOUS

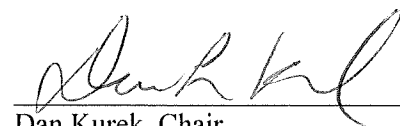
Commission Chair Kurek said he got a call from someone in Bridgerland that has a lot with natural drainage on it. There's a 30' easement and they can't build on it, but they wondered if they could put a culvert on it. He said he could just say that they would have to have a culvert in the natural drainage area large enough for 100-year storm. It would be a subdivision amendment to change the easement.

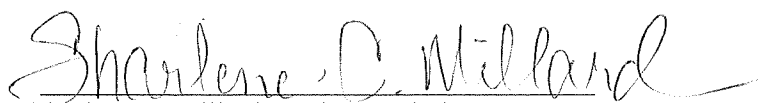
ADJOURNMENT

Commission Member Stocking made the motion to adjourn the meeting. Commission Member House seconded the motion. All in favor and the meeting closed at 9:05 p.m.

APPROVED:

ATTEST:


Dan Kurek, Chair


Sharlene C. Millard, Assistant Clerk

