

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

The Garden City Planning Commission held a special meeting on Wednesday, November 3, 2021, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 7:12 p.m.

Planning Commission Members Present:

Dan Kurek, Chair
Joey Stocking
Susann House
Kendra Bjoralt

Excused: Mike Moldenhauer

Todd Stevens
Burt Carlisle

Others Present:

Sharlene Millard
Chris Shurian
Nanette Parker
Glen Gillies
Quinn Dance

WATER'S EDGE RESORT, FINAL OF PHASE 8B, Chris Shurian

Commission Chair Kurek said he talked with Mr. Shurian and told him he and the Mayor would sign his plat for 8A if there were no changes. He showed the differences in what was changed.

Mr. Shurian said he's just adding more parking to improve the entrance. There's actually more parking now. He's not changing the buildings, utilities, or uses etc. The HOA owns the parking. It's common area. He's showing the parking so we'll know there's parking to support that building. He read the minutes where he was approved for preliminary on Feb. 12, 2015. He said we're doing what we've been doing. He just wants to keep going on the plan. He said it's already been approved. He shouldn't have to go through all of that again.

Commission Chair Kurek said from now on, you will need to come in for preliminary and final on each phase. We need to follow our current ordinance.

There was discussion about not being able to build without a building permit, etc. Glen Gillies read from the ordinance stating that the plat needs to be recorded before any building should be done.

There was discussion of what was previously approved and if parking should go on the plats. Commission Member House feels like Mr. Shurian told them years ago that the parking will change as they're building. She said he's kept his word on everything he's done. Commission Member Stocking said keeping his word and having legal rights to build are different. Mr. Shurian asked if he records an

easement, would that satisfy the concern? Commission Member Stocking said yes. Commission Member Bjoralt said we have to correct our mistake at some point. There was more discussion. Quinn Dance said we need the easement on the mylar in addition to hydrants, underlying parcel, etc.

Steve Talbot talked about him needing 2 dumpsters.

Mr. Shurian said he'll be out of town for the Town Council. Commission Member Bjoralt showed him another alternative by just coming to our December meeting and Town Council's meeting. It would save him going to another meeting.

Mr. Shurian wondered if he could just get the building permit application and review process going, so when this is approved by the Town Council he can come in the next day to get his building permit. Commission Chair Kurek said he still has to get the plat signed and recorded first. Glenn Gillies said it's Utah State Code.

Commission Member Stocking reminded Mr. Shurian that at some point we need to see his UDOT traffic study and Army Corp. of Engineers wetland study.

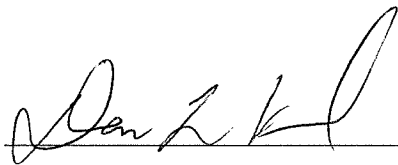
Commission Member Stocking made the motion to deny the final for Phase 8B of Water's Edge resort based on current information provided. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

ADJOURNMENT

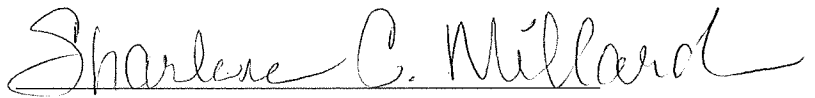
Commission Member House made the motion to close the special meeting. Commission Member Stocking seconded the motion. All in favor and the special meeting closed at 8:38 p.m.

APPROVED:

ATTEST:



Dan Kurek, Chair



Sharlene Millard, Assistant Clerk

