

**MINUTES OF THE
PUBLIC HEARING OF THE
PLANNING COMMISSION
OF GARDEN CITY, UTAH**

The Garden City Planning Commission held a Public Hearing on Wednesday, December 1, 2021, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:02 p.m.

Planning Commission Members Present:

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

Excused:

Kendra Bjoralt

Others Present:

Sharlene Millard
Kent Fisher
Jayne & Brad Davis
John Nelson
Chuck Metheny
Bess Huefner
Mark Stringham
Ellen Maynes
Mark Smoot
Ellen Maynes

Chris Shurian
Quinn Dance
Tom Urie
Greg Kloberdanz
Rodney Andersen
Bryan & Michelle Jones
Connor & Amy Ward
Howard Pope, via phone
Mike Leonhardt, Mayor

ROLL CALL

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

LIGHTHOUSE POINTE SUBDIVISION, PRELIMINARY FOR PHASE 2, Kent Fisher

Ellen Maynes said that PUD only has one ingress/egress. She's also concerned that Kimball Lane has a corner that is tight. She wondered if it could be straightened out to help the increased traffic and those who have RV's. The water pressure is bad in that area. She's installed pressure tanks and valves in the homes she's built there so that people can take a shower upstairs.

There were no other comments.

CONDITIONAL USE PERMIT FOR WEST SHORE STORAGE, John Nelson

Rodney Andersen, an adjacent property owner, said the map doesn't show that the structure is enclosed. But didn't read the letter that stated it was. His concern is the zoning. It was explained that

it's part RR and part C-1. His concern is that he'll be putting in an "Amazon" building in his neighborhood. He had to follow the criteria when he built his home. Why doesn't this developer follow the same criteria? He said he had an appraiser come out and give him an amount of the loss on his property that will happen if this building comes in and it's astounding. So that's a reason to deny this.

He doesn't want people coming onto the bike path as an ingress for safety. He would like time to research as to why the city sold property with a 30' right of way and the next door neighbor didn't even know about it.

Brad Davis questioned how many buildings and the square footage of them. He wanted to know if it will have any fire codes. He was told it will be sprinkled. The drainage is a concern.

Connor Ward didn't like the drawing that was sent. He just thought it was a parking lot. He is also concerned about traffic coming out on the bike path. He doesn't want commercial traffic in his residential zone. John Nelson said it won't be an access. It will be through a gate and for emergency.

Commission Member House explained that the building will be used for indoor storage of RV's and boats, etc. Mr. Nelson explained that most people want storage, but not outside. They would like their items to be protected. This is a pull-through storage. There will be retail/commercial up front. This is just a conceptual idea. The drawings are pretty vague. It will be a steel building with no posts inside. They've been talking about storm water. These are all items that we're working through. He's heard a lot of people asking for this type of building. It will be indoors and heated, etc.

Another member of the audience asked about the look of this building. He wondered if it's needed right there, or could he put it somewhere else?

Bess Huefner wondered about them having a fence or trees. It might make all the difference. She would like to make sure the neighbors are protected.

Michelle Jones doesn't want to have this huge building in the middle of Garden City. When people are coming down the hill, it's the first think they'll notice.

Ryan Jones said he's concerned about light pollution. Commission Chair Kurek said we have a night sky ordinance and they'll have to abide by that. It might be good to have this building here, but not right there.

Commission Chair Kurek said it will impact all of us in one way or another. Especially those of us who live here all year round.

Connor Ward wondered where all the people are that were against the RV park? Why aren't they fighting for him? He said the RV park is just in their backyard. Brad Hodges said we need to think more about where we're putting things in town.

Mark Stringham talked about his garage being right in the path when we have the 100-year storm. He would like them to think about how to deal with massive amounts of water.

There were no other comments.

ADJOURNMENT

Commission Member Stocking made the motion to adjourn the meeting. Commission Member Stevens seconded the motion. All in favor and the meeting closed at 5:28 p.m.

APPROVED:

ATTEST:

Dan Kurek, Chair

Sharlene Millard, Assistant Clerk