

**MINUTES OF THE MEETING
OF THE BOARD OF ADJUSTMENTS
OF GARDEN CITY, UTAH**

The Garden City Board of Adjustments held a meeting on June 14th, 2022 at the Garden City Pineview room, located at 69 N. Paradise Parkway, Bldg. B. Board Chairman Scott Tolentino called the meeting to order at 4:01 PM.

Board Members present:

Scott Tolentino, Chair

Barbara Turnbow

Emily Stocking

Jennifer Casillas (by phone)

Others Present:

Martell Menlove

Seth Porter

Shalie Argyle

ROLL CALL:

Board Chair Tolentino called for a roll call of Board Members present: Board Chair Tolentino, Barbara Turnbow, Emily Stocking, and Jennifer Casillas (by phone).

Variance request submitted by Conestoga Ranch. They are requesting a variance on two roads requiring grades exceeding the 8% maximum stipulated by the Garden City Code. Section 11E-514.B.3

Mr. Porter explains the variance Conestoga Ranch is requesting. The project will exceed the 8% grade on 2 separate sections. The approved plan has two dead ends and a hammer head. The new plan would have a looped road, or a continuous curved road but it would exceed grade. The grade would be 10% in two sections. Mr. Porter says the 10% grade would not be on a corner, but a curve.

Member Turnbow asked why they changed the project that was approved?

Mr. Porter said it was a better flow of traffic and better setup for the property to have it curve around.

Discussion about what homes/lots it would affect.

Board Chair Tolentino went over the letter received from Sunrise Engineering.

Discussion about the plan.

Member Turnbow asked how different it was from the original plan approved. Mr. Porter says they were able to add 2 more homes/lots with the road being connected.

Board Chair Tolentino explains the 5 requirements to grant a variance.

Board Chair Tolentino feels that Mr. Porter meets some of the requirements, but doesn't feel there is a special circumstance attached to the property, which is one of the requirements.

Mr. Porter explains the plan that is currently approved.

Board Chair Tolentino says for emergency vehicles and plows the connected road would be better than backing out.

Discussion of ways to help minimize the slope.

Board Chair Tolentino asked for any comments.

Member Turnbow made the motion to deny the Conestoga Ranch variance request. Member Casillas seconded.

Discussion about the current ordinance. Member Stocking doesn't feel that the current ordinance is very well written.

Mr. Porter believes it follows the ordinance.

Martell has some questions about the definition of a curve and a corner?

Board Chair Tolentino has concerns about the access to a couple lots. Their driveways would need to be extremely steep.

Board Chair Tolentino doesn't think the 5 requirements were met. The special circumstance being one, and it's not an unreasonable hardship.

Member Turnbow thinks the original plan that was approved is a good option.

Discussion about what was originally approved.

Board Chair Tolentino is worried about the precedent it would set.

No more comments

The board took a vote on Member Turnbow's motion to deny the variance request on the road grade for Conestoga Ranch. Member Turnbow, aye; Member Casillas, aye; Member Stocking, Nay; doesn't feel the ordinance is written well enough. Variance denied. Board Chair Tolentino feels some of the requirements were met, but not all of them.

APPROVAL OF MINUTES for this meeting held June 14, 2022. The minutes will be prepared and mailed or e-mailed to each member of the Board of Adjustments. The Board Members will have ten (10) days to review the minutes and submit any changes to the clerk. If after ten (10) days, there are no changes, the

minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board Members are all in agreement.

Member Turnbow made a motion to approve the minutes. Member Stocking seconded. All in favor and the motion carried.

ADJOURNED meeting at 4:40 PM.

APPROVED:

Scott Tolentino 8/29/22

Scott Tolentino, Chairman

ATTEST:

Shalie Argyle

Shalie Argyle, Assistant Town Clerk