

**MINUTES OF THE
GARDEN CITY
PLANNING COMMISSION
REGULAR MEETING**

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, July 6, 2022, at the Garden City Office, located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:06 p.m.

Planning Commission Members present:

Dan Kurek, Chair
Susann House, Vice-Chair
Kendra Bjoralt
Todd Stevens
Mike Moldenhauer
Jared Argyle
Wes Thompson

Others Present:

Sharlene Millard	Kacy Jones
Samantha Coontz	Steve Talbot
Bess Huefner	Nadine Sprouse
Joanne Cates	Derek Danklef, via phone

ROLL CALL

Commission Chair Kurek asked for a roll call. Commission Member House Commission Member Bjoralt, Commission Chair Kurek, Commission Member Stevens, Commission Member Moldenhauer, Commission Member Argyle, Commission Member Thompson.

APPROVAL OF MINUTES

Public Hearing June 1, 2022

Commission Member Stevens made the motion to approve the minutes of the Public Hearing of June 1, 2022. Commission Member Argyle seconded. The motion. All in favor and the motion carried.

Regular Meeting June 1, 2022

Commission Member Bjoralt made the motion to approve the minutes of the Planning Commission meeting of Wednesday, June 1, 2022. Commission Member Moldenhauer seconded the motion. All in favor and the motion carried.

BEAR LAKE CANDY CO. CONDITIONAL USE PERMIT FOR CONTAINER, Samantha Coontz, Kacy Jones

There was discussion about the attorney/engineer letter. Having this container isn't part of the pre-planned PUD. So there is a process that it would have to go through before it could be there. Commission Member Kurek said there's also a concern with all of the traffic coming off and onto the

road in that area. Where Fizz goes, they go big and there's not enough parking for it. Commission Member House said all of the parking is already allocated for the PUD.

Commission Member Argyle said he is concerned personally about the time period not being defined. There is no end date. Also, he thinks the cars will want to park on Bear Lake Blvd. and try to access from there. We should be a little cautious.

Commission Member Bjoralt was concerned about where the access is for the Fizz.

Commission Member House made the motion to deny the Conditional Use Permit for the Bear Lake Candy Co. Commission Member Argyle seconded the motion. All in favor and the motion carried.

BEAR LAKE KOA CONDITIONAL USE PERMIT FOR FENCE, Joanne Cates

Joanne Cates explained the map showing the parking. She said she got approved by the main KOA to put up an 8' privacy fence from the corner of the KOA fence line to the Andersen's fence line. Phase 2 will be an 8' privacy fence behind the Argyle's fence and will be put in this Fall. It will close the whole field in. It will be safer for the campground.

There was discussion about this request not needing a Conditional Use Permit because it will need a fence anyway by the ordinance and they're planning on putting one in.

Commission Member Argyle made the motion to deny the Conditional Use Permit. Commission Member Moldenhauer seconded the motion. All in favor and the motion carried.

LONG RIDGE PRELIMINARY PHASE 6, Jeff Jorgensen

Mr. Jorgensen talked about the ingress/egress and issues that the Engineer brought up. They will build a gravel road so that people can get from Moonlight Dr. to Persimmon. He would like an amendment of the Development Agreement to build Homestead Rd. but that is a Town Council issue.

The storm water easement was discussed.

Commission Member Stevens asked about snow removal being done on Homestead Rd. Mr. Jorgensen said they didn't maintain it last year because the city told them they don't want anyone driving on that road.

Mr. Jorgensen said he's getting water from Swan Creek Canal.

Wes Thompson questioned the wetlands and noxious weeds. Mr. Jorgensen said it's within the city and they maintain it. He said it's in their Open Space Maintenance Plan that he sent regarding that. Mr. Thompson asked about the storm water retention. Quinn Dance said the Planning Commission can look at it, but the State oversees it.

Steve Talbot of the Sanitation Dept. said if Garden City doesn't take control of roads they will need to have dumpsters. If they do take control of the roads, they can use garbage cans.

Commission Member Argyle made the motion to approve phase 6 of Long Ridge under the condition that they complete the gravel road along Homestead allowing for egress and ingress. Commission Member Stevens seconded the motion. No one in favor. After discussion, they started a new motion.

Commission Member Argyle made the motion to approve phase 6 which is currently labeled Phase 5 in Long Ridge, upon the following 3 conditions: 1) complete the gravel road allowing for ingress and egress allowing for access from Persimmon to Moonlight, 2) expand the frontage of Lot 60 to allow for the driveway, and 3) that we allow a 20' easement for the storm drainage along the backs of Lots #64, 65 And 69. Commission Member House seconded the motion. All in favor and the motion carried.

CONESTOGA FINAL PHASE 2 & 3, Seth Porter

Seth Porter said all of the parking will be on the footprint as outlined. If they need more, there's a place in their common area that has signs showing where to park. It's not designated for certain lots. There's a lot of room by the clubhouse area as well.

The 20' wide roads in the motorcoach area are one-way roads.

Commission Chair Kurek went through the Attorney's letter. Items #3-6 still remain outstanding. Mr. Porter said the title report and CCR's were all re-sent in May. The water rights have been taken care of also. Quinn Dance said he'll make sure before recording.

Mr. Porter said they plan on having a lot of native vegetation and trees for privacy landscaping. There are no plans for a future trail by the canal as of now. Commission Chair Kurek said it will be a nice flat place for a walking trail in the future. Mr. Porter said they don't have a problem with putting in one in the future. They also plan on helping with the bike path in front of their development.

Quinn Dance said there are a few things that Steve Wright, Conestoga's engineer, is trying to finish up. Mr. Porter said he's finished now. There are items that he would like recorded, but everything that is required is on the plat. He may record other pages also.

There was a question about the canal being finished by Fall. Quinn Dance said what's up there is permanent. There is potential for piping but will happen in that channel.

Wes Thompson questioned the storm water pond and what happens if it goes over? Quinn Dance said typically the homeowner has to keep enough for a 100-year storm onsite. They also allow for it to hit the public drainage system.

Commission Member Moldenhauer made the motion to approve the final of Phase 2 & 3. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

DANKLEF RE-ZONING, Derek Danklef

This property has a fraction across the highway. He doesn't anticipate doing anything on that side. Mr. Danklef said he doesn't have any plan set in place yet. He wanted to get the zone changed before he hires engineers, etc. He wants to avoid spot zoning and wondered about using the same zone as the project next to him. He wants to have single family homes on lots about 12,000 sq. ft. He wants the Recreational Residential zone.

Commission Member House said from what she sees, it's zoned C1 and C3. Most of it is C1 and that zone doesn't allow homes to be built close unless they're part of a business. C3 allows single family

dwellings. Most of your property allows single family dwellings. He will have to be 300' off the highway.

Commission Member House told him to look at the Municipal Code and the zoning. Look at C1 and C3 zoning. That will actually tell you what you can build. There are lot size restrictions. You just need to read the code and see what fits with what you want to do.

Mr. Danklef asked about the walkway required. Commission Member House said the city would like to have an easement along the canal for a trail. The walking trail easement at the canal has to have 33' on both sides of the canal. You will also have to make sure that people below you can use the water from the canal.

Commission Member Argyle said if you look under 11C-1504-A-3, the C3 zone, it talks about it right there. So there's no need for a zone change.

Commission Chair Kurek said you're past the AEG meeting stage. Since there wasn't the AEG meeting, he can feel free to contact all of the entities individually for their concerns. Commission Member House told Mr. Danklef to go through our city code to know what is expected with his project.

Quinn Dance told him to look for his "thru roads". There's a possibility of connecting to adjacent developments.

If he wants to connect to the highway, he'll need to contact UDOT. Mr. Danklef said he understands that. He was told there's also a chance to connect with 300 W. from the highway. He'll need to look at our zoning map, general plan and the municipal code on our website. It's steep in that area, and Garden City requires 8% grade or less for roads. He will also need to look up the subdivision ordinance.

Commission Member Stevens made the motion to deny the zone change. Commission Member Moldenhauer seconded the motion. All in favor and the motion carried.

MISCELLANEOUS

Steve Talbot said this is the first year we've seen rate.

Wes Thompson wants the inspector to watch for noxious weeds.

Commission Member Bjoralt said we don't have enough code enforcement.

Commission Chair Kurek said the canal companies got together today and said any new development next to the canal will have to pipe the canal by them.

Council Member Menlove would like our zoning map to be updated to show the roads around Hwy 89 and 300 W. to show what we really want to do. He also said we didn't discuss ordinances tonight. Commission Chair Kurek said we need to have a discussion with the Town Council and Planning Commission about that.

Quinn Dance said they would like to have another meeting about the general plan and line the parcels up with the zones better. And if they're missing something, it needs to get in there.

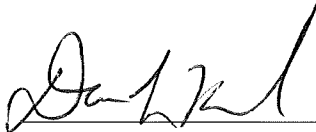
ADJOURNMENT

Commission Member Stevens made the motion to adjourn the meeting. Commission Member House

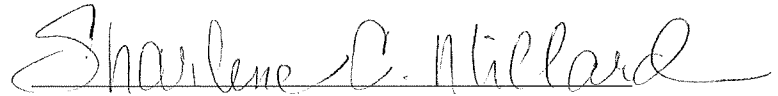
seconded the motion. All in favor and the meeting closed at 6:41 p.m.

APPROVED:

ATTEST:



Dan Kurek, Chair



Sharlene Millard, Assistant Clerk

