

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, August 3, 2022, at the Garden City Office, located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:05 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	Steve Talbot
Adam Anderson	Nadine Sprouse
Martell Menlove	Bess Huefner
Jeff & Bonnie Jorgensen	Dean Miller
Quinn Dance	Chuck Matheny
Joe Garlington	Jason Clark
Dean Miller	Weston – Civil Solutions via phone

ROLL CALL

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

OATH OF OFFICE

Wes Thompson took his Oath of Office. Commission Chair Kurek welcomed him to the Planning Commission.

MINUTES

July 6, 2022

Public Hearing

Commission Member Stevens made the motion to approve the Public Hearing minutes for July 6, 2022. Commission Member Argyle seconded the motion. All in favor and the motion carried.

July 6, 2022

Regular Meeting

Commission Member House made the motion to approve the regularly scheduled meeting minutes with the changes as mentioned. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

APPROVAL OF CONDITIONAL USE PERMIT, Dean Miller

Commission Chair Kurek said Mr. Miller wants to put in a storage container and use it for his kitchen. It will be out before the snow flies. Commission Member House wondered why he needs it when nothing else is even there. There was discussion about it.

Mr. Miller said he can't open without the kitchen. He can't get concrete right now and he needs it to be able to open up. Jason Clark said they will use the kitchen area to sell tickets so people can see the birds. It will only be for this year. It's about 50-55' away from the highway.

Mr. Miller said he can build something around it to make it look nice.

Commission Member Thompson said he sees a difference between this one and the one down the street. The other one was for a PUD and this is for a Conditional Use Permit and has a stricter use. He will need power, water and sewer. He'll have to meet the commercial code and have bathrooms. There was discussion about the use of a container. Commission Member Argyle feels like this isn't a good use for a Conditional Use Permit.

Commission Member Argyle made the motion to deny. Commission Member House seconded the motion. Roll Call vote: Commission Member House for, Commission Member Argyle for, Commission Member Bjoralt for, Commission Member Stevens for, Commission Chair Kurek for, Commission Member Moldenhauer for, Commission Member Thompson against. Motion carried.

LONG RIDGE, FINAL FOR PHASE 6, Jeff Jorgensen

He thinks they've addressed all of the issues from JUB. One issue from the attorney he would like to talk about. He said in Seth's letter, he talks about 11E-510-L which says if you've got a vacant piece of ground it should be added to the adjacent lot. He talked about the lot south of Lot 60. He said it is an actual separate lot and most will be used as a detention pond. He would like to put a note on it and make it non-buildable.

Commission Chair Kurek asked how he felt about using the non-buildable area as a trail at the canal? Mr. Jorgensen said he'll have to talk with the family about that. He said the boundary line will probably be east of this subdivision. That easement is a storm water maintenance easement. It's not a transportation easement.

There was discussion about trails at the canals. Commission Member Bjoralt talked about hating to have her children walk right by the canal. Quinn Dance said most of what they're talking about is with having the canal piped.

Commission Member Thompson talked about the noxious weeds. He gave names of someone that can help with a sprayer and get them taken care of. Mr. Jorgensen said probably about 90% of the noxious weeds up there are in areas of lots that have already been sold. They have the other 10% and are happy to help with those.

Commission Member Moldenhauer made the motion to approve the Preliminary for Long Ridge Phase 6 with conditions with line 8 being added to the notes and changing it from common area to parcel A. Commission Member Stevens seconded the motion. All in favor and the motion carried.

PARK PLACE PRELIMINARY, Adam Anderson

After hearing about some of the changes that need to be made, Commission Chair Kurek said we can't make an approval when there are big changes that need to be made. It should just be for little tweaks only. Quinn Dance looked at his plans. Mr. Anderson had someone on the phone from Civil Solutions that he wondered if there was an amended setback exhibit for that. The Civil Solutions said the setbacks are 15 front, 15 back, 7 on the side and 35' corners. It wasn't ready by the deadline, but they can be done very quickly. They can have it out electronically by tomorrow.

After discussion of some of the changes, Commission Chair Kurek asked if Mr. Anderson would prefer to have it approved this way. Mr. Anderson said no.

Commission Member Thompson questioned the 10' trail easement and water rights. Mr. Anderson said they own 9 shares right now. He will get an additional 9 soon.

Commission Member House questioned the roads being so close. Mr. Anderson said for permanent roads they are close, but it's temporary and just for the phasing. He showed the road for emergency access. Owners will only own the lot that the townhomes are set on.

There was discussion about parking boats. Mr. Anderson said for interior units, they will have bigger garages. There will be enough room to park their boats. The driveways are also longer. The smaller units will have tandem garages. You can still park a boat in those garages plus there is extra parking for those units. They won't be allowing on-street parking within that subdivision.

Steve Talbot talked with them about having dumpsters and that it would be the best way to go. They need a spot that is straight in and straight out. They think 6 dumpsters would be good. Mr. Anderson said they need to talk with the sanitation department. They would really like to use the black cans along with the dumpsters.

Council Member Menlove wondered about having a 450 W. Street. He thinks we need to look at the road structure within that property that's best for the town. He is concerned about what roads will be in there and those who develop that area also be involved with the payment of building those roads.

Bess Huefner said at the time the roads were being planned, UDOT wouldn't allow the town to use roads that would connect to the highway on the west side of town. But she wondered if it's changed.

Commission Member Argyle made the motion to deny. Commission Member Thompson seconded the motion. All in favor and the motion carried.

BEAR LAKE VISTA'S, Chuck Matheny

Mr. Matheny went over the plans with Quinn Dance on some minor changes. No taxes are owed. They need a Sewer Dist. signature block. He needs to do a calculation on water. They have a pool designer. Right of way widths; Front of building to front of building needed 60' right of way. Interior roads should be 60' wide.

Mr. Matheny showed which roads are through roads and interior. Through roads will be 66'.

Quinn Dance said each phase ends at an intersection so they use the "T" turnaround for each phase. He explained how it works. He said they will also need to adjust some curb corners. There was a discussion about the infiltration rate.

Commission Chair Kurek asked about the scaling of buildings. Some say scales are 30', but some say 60' separation. Weston of Civil Services said the scale is wrong for that area.

Commission Member Thompson said they will have 84 units, 66 extra parking stalls, 21 boat/trailer stalls. He wondered where all the boats will be stored? Mr. Matheny said they don't want any watercraft outside. Everything needs to fit in the garage or across the street where they will have a large permanent storage for that, or elsewhere. They hope to start their commercial phase next year.

Mr. Matheny said it's his vision that short-term rentals will be 25% of each phase. To make it happen, they will just have to keep track of that. He would like to have them identified. Their sanitation is in the northeast corner.

UDOT wants a middle turning lane, and acceleration/deceleration lane. They also want a right turn only when coming out of the project. And they're doing a few things that they have asked to be done.

The dumpster location sizes are 10' by 25' and there are 7 dumpsters. Steve Talbot thinks they need at least one more in each phase. After doing the calculations, they will need the size to be 10' x 80'. The dumpsters need to be off the road. Weston thinks they could even make the sizes larger.

Commission Member Thompson said he's happy to give them information on weeds in that area.

Quinn Dance said he still needs to provide water calculations. He's waiting to get information of water volume. He doesn't know if the attorney has reviewed any CCR's. They do need to have addresses on the plat. They need to show the RMP, UDOT and Pacificorp easements. The CCR's don't specifically designate the open space to a specific HOA. The title report is old, so it would be good to update that.

There was discussion about a turn-around. Commission Member House would like to see the footage on that. The turn-around can be gravel.

Commission Member House made the motion to deny. There are too many items to be finished. Commission Member Argyle seconded the motion. All in favor and the motion carried.

Some items they need to finish are: dumpsters, turn around, specs, attorney review, thick scale, title reports, name the HOA for open space in CCR's, tweak CCR's, addresses from the county.

Mr. Matheny asked about PID's. Council Member Menlove said the Town Council hasn't adopted an ordinance yet on PID's. There's some conflict within the Town Council about it right now.

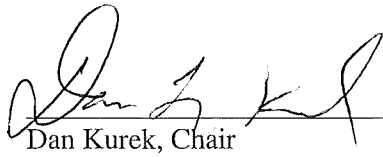
MISCELLANEOUS

Commission Member House would like to have the Caribbean Custard place to be looked at. She doesn't think it's following the plan. There's no restroom. What they're doing is not what they were approved for. Commission Chair Kurek would like to look at it with Glen.

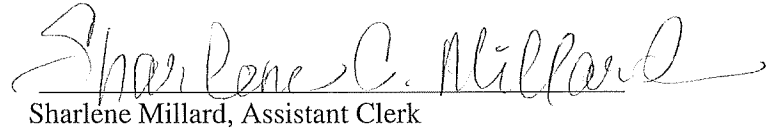
ADJOURNMENT

Commission Member House made the motion to adjourn the meeting. Commission Member Thompson seconded the motion. All in favor and the meeting closed at 6:50 p.m.

APPROVED:


Dan Kurek, Chair

ATTEST:


Sharlene Millard, Assistant Clerk

