

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, September 7, 2022, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:15 p.m.

Planning Commission Members Present:

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

Others Present:

Sharlene Millard
Nadine Sprouse
Glen Gillies, via phone
Matt Goodell
Mark Smoot
Joy Fox
Teri Eynon
Elizabeth Taggart
Bess Huefner

Peni Stevens
Brad and Jayne Davis
Lance Anderson
Rhonda Goodell
Art & Pegge Stowers
Norm Mecham
Claudia Conder
E. Travis Littledike

ROLL CALL

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

APPROVAL OF MINUTES

Public Hearing August 3, 2022

Commission Member Stevens made the motion to accept the Public Hearing minutes. Commission Member Argyle seconded the motion. All in favor and the motion carried.

Regular Meeting August 3, 2022

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

SEASON'S AMENDED PUD AND RE-ZONE

They have not arrived yet.

AMENDED SUBDIVISION FOR LOTS 77 AND 78 OF BRIDGERLAND PLAT A

Commission Chair Kurek said he's talked with Peni Stevens and the Dean's, who are their neighbors. They have reached an agreement, so things have been worked out between them. The house encroached onto the neighbor's lot about 40 years ago. The new boundary line helps the house meet the setbacks.

Commission Chair Kurek said Bridgerland was created years ago before the current ¾ acre stipulation for that area, so their lots are smaller.

Commission Member Thompson made the motion to approve the amended subdivision for Lot 77 and 78 of Bridgerland, Plat A. Commission Member House seconded the motion. All in favor and the motion carried.

ARCHITECTURAL STANDARDS, PARKING, LANDSCAPING FOR FAMILY DOLLAR

Alexis Riggs said they want minimal landscaping because of the maintenance of it. They are working on getting access off of Highway 89 but can still use the entrance within that subdivision. She understands that road will be paved and all of the 4 lots within the subdivision will be responsible for that.

She explained how they could change the parking if they shift the building and garbage, but there were no drawings. Commission Chair Kurek said she will have to work with the County Sanitation Dept. As far as the sign, she'll need to follow the ordinances.

Commission Member Argyle made the motion to deny. Commission Member Moldenhauer seconded the motion. There was discussion about the entrances being close to the highway. The motion didn't carry.

There was discussion about not having good plans showing parking and landscaping. It was brought to their attention that these lots have already been approved, we just need to approve their architectural standards, parking and landscaping. She'll need to talk with the city about how far apart her entrances can be.

Commission Member Thompson asked for a vicinity map when she comes again.

Quinn Dance said she will need to be able to discuss access, storm water drainage, canal improvement resolution (if it passes). Commission Member House reminded her to follow the city color palette for her building.

Commission Member House made the motion to deny. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

OSPREY HEIGHTS

This has been cancelled for this month.

BEAR LAKE RV RESORT CONDITIONAL USE PERMIT FOR PARK MODELS

Spencer Crabb explained that park model is an RV and is built to the RV code. It is under 299-399 sq. ft. They are proposing 74 park models. Commission Chair Kurek explained the recent canal problems and asked them to bring in fill.

Mr. Crabb said they're trying to bring in more park models and get more RV's off the road. The park models will be owned and maintained by the Sun Group. They will be rented during their rental season;

i.e. early spring to when substantial snow falls. They will be rented nightly, not monthly. The Planning Commission doesn't want it to become a trailer court.

Mr. Crabb said there is designed parking of 1 ½ spots for each unit and overflow parking as well. As far as the canal, they will be building further away than the canal setback. There was discussion about raising the park models so as to not having to excavate but that could add several feet to each building. As far as piping the canal, Mr. Crabb said that could be millions of dollars and they've gone through all of the approvals with it being open. Their upmost important is the safety of their guests, but right now, they plan on leaving it open.

Commission Member House made the motion to approve the Conditional Use Permit for Bear Lake RV for permanent Park Models as long as it goes to Town Council. Commission Member Moldenhauer seconded the motion. Motion didn't carry. It was explained that they wouldn't be on the Town Council agenda until the following month because their meeting is tomorrow and they're not on the agenda.

Commission Member House made the motion to approve the Conditional Use Permit for Bear Lake RV for the permanent park models as long as the final plat is approved by Town Council. Commission Member Thompson seconded the motion. All in favor and the motion carried.

FINAL PLAT APPROVAL FOR BEAR LAKE RV RESORT

Mr. Crabb explained a few minor changes that were made on the Preliminary Plat; re-integration of the secondary road from the glamping area and bringing the grade up to city standards, re-allocating glamping units near the canal, and minor modifications to the two amenity areas on the map. They started working with Rocky Mtn. Power two years ago on helping to enlarge their substation due to their project. Since then, there has been so much growth that they are just going to take care of it to serve their customers.

Mr. Crabb said they have finalized their agreement with the town. They will be making a contribution to help with Paradise Parkway. They are working with the Mayor and Council on that.

Commission Chair Kurek asked about access to the irrigation. Mr. Crabb said there will still be access to the irrigation canal. They will be running a temporary line to service all of those residential homes along the frontage, so they won't be interrupted as much as possible. They are working with the irrigation company and planning a diversion in the future. They are still working on their construction drawings. Those who have water rights will always be able to have access to the canal from the front entrance. They will be replacing the irrigation pipes. Commission Member Bjoralt said she's got a filter at her own property, and she likes having it right there. She thinks filters should be moved to people's own property.

Commission Chair Kurek talked about storm water drainage and showed pictures of Norm Mecham's swails. They work great! Quinn Dance said they need more information and they're in the process of providing that. They are planning to retain up to a 100 yr. storm onsite with an emergency overflow. We don't require any other developers having more than that.

Commission Member Thompson asked about being able to have a trail near the canal. Mr. Crabb said he's already talked with the council about this and where Paradise Parkway hasn't even been developed yet in that area, it will be best suited along the parkway.

Commission Member Argyle made the motion to approve the final plat design for Bear Lake RV Resort. Commission Member Moldenhauer seconded the motion. Motion didn't carry.

Quinn said they are still working on construction plans for drainage, and it may affect the plat, but he thinks everything else is on there.

Commission Member Argyle made the motion to approve the plat design contingent upon the correct construction drawings showing drainage. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

AMENDING DEVELOPMENT PLAN AND PHASE 1 OF BEAR LAKE RENTAL RESORT PUD

Lance Anderson showed what was originally approved and explained what they are amending with the recent plans. He talked about the additional parking that the city was going to help with, but they are just doing single family buildings right now.

There was discussion about using the future city parking in that area for their business. Mr. Smoot said the city has parking along 75 W. that help those businesses. Commission Member House wondered if they could have off premise parking for their business. There was discussion about developers creating roads, not the city and ways to slow the traffic down on the bike path.

Mark Smoot said "now's the time". He encouraged them to talk with the town council and Mayor that if commercial development is going to happen on 2nd North that while construction is going on, it would be nice to have a master plan and plan what they would like to happen in that city right of way. Otherwise, they'll put in curb and gutter and the city will have 30' of dirt and existing road. They need to create more organized parking for those businesses that don't have parking. Commission Chair Kurek wondered about having a 3-way stop at 200 N. and 100 W. It would allow for parking and slow the traffic down.

Mr. Smoot said it's the town's responsibility to work on 200 N. The parking in front is what they would like for parking of the business on the corner of 200 N. Not for the rest of the PUD. The road inside the PUD was approved as a one-way 20' road because it's a one-way road. Quinn wondered about lining it up with Berry Blossom. There was discussion about how to approve this project.

Commission Member Argyle made the motion to approve the amended PUD Development Plan and amendment to Phase 1. Commission Member House seconded the motion. All in favor and the motion carried.

MISCELLANEOUS

Mr. Smoot said last year he stored about 6 boats from the marina, and he took payment for it. He was told that this year he needs to get a permit to do it. There's not really anyone else with the room to store them. He's not asking for anything tonight, but it's in a C-3 zone. The only zone that would allow for commercial parking lots is C-2. He wondered about getting a Conditional Use Permit and the clause that if something isn't listed in that zone, the Mayor and Planning Commission Chair can add it if they feel that it would work in that area.

People are looking for parking. He has available parking. Commission Member House said if he's not taking money, it won't be a commercial parking lot.

Commission Chair Kurek said he'll talk with the Mayor about that. Mr. Smoot said he would like the Planning Commission to encourage the discussion about parking with the Town Council.

SEASON'S AMENDMENT AND RE-ZONE

Rhonda Goodell said the parking lot is just for the Season's. It's engineered now and the second lot should be ready to get a building permit on it. She plans to put in a garage with living space above for the cleaners. The parking portion will be the only portion to be added to the PUD. The second lot is more personal.

Commission Chair Kurek asked about the power pole along 100 W. Mr. Hunt said yes, it's there.

Quinn wondered about the site plan and the road lining up with Season's Lane. Mrs. Goodell said Bear Lake Escape would like to use that, but she has concerns about everyone using their amenities. She would like to just have an emergency entrance between the subdivisions. Quinn said the town would like them to have a through road, but it will be private until it happens. Mrs. Goodell asked if the town pays her to buy their road. Quinn explained that it's usually an improvement provided by the developers.

Mrs. Goodell said she doesn't want Bear Lake Escape's traffic on their road.

Mr. Hunt talked about showing the 15' wide dedication as required by the engineer so if it needs to be widened, they can do that. They discussed parking for STR's. Mrs. Goodell said it will just be dirt until the owners pay into it and can get it paved. It was said that they already have all the required parking for STR's, the parking lot is just overflow. After more discussion, Commission Chair Kurek said this is just for an amendment of the PUD and a re-zone.

Commission Member Stevens made the motion to amend the PUD and re-zone for the Season's.

Commission Member Thompson seconded the motion. All in favor and the motion carried.

Commission Member House told Mrs. Goodell that when they get to the point of paving, they will need to follow the code.

ORDINANCES

#22-04, Changing Parking Requirements

Commission Member House made the motion to approve #22-04. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

#22-05, Changing Short Term Rental Parking Requirements

Commission Member Argyle made the motion to approve. Commission Member House seconded the motion. All in favor and the motion carried.

#22-13, Changing Building Permit Requirements

Commission Member Argyle made the motion to approve. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

MISCELLANEOUS

Commission Member Bjoralt expressed her frustration with approving developments and then they don't follow through with what was approved. Whose job is it to check on them? After some discussion, Mayor Leonhardt said if the Planning Commission sees something that isn't done, they should tell someone. There is so much going on and we only have one full time guy to do it. Commission Member Bjoralt said we need to do something about this. Our city is lacking. Glen Gillies said the day after she called him, he was at both places. She agreed and wondered what the timeline is. Mr. Gillies said that is what should be stipulated by the Planning Commission.

Mr. Gillies said at the meeting something can get approved, but it doesn't have a timeframe on it.

Mayor Leonhardt said the Planning Commission approved a few things tonight with stipulations. Who is going to follow up to see that those stipulations are done? It shouldn't be approved until you see that they're ready.

Commission Member Bjoralt would like to have more places for commercial parking lots.

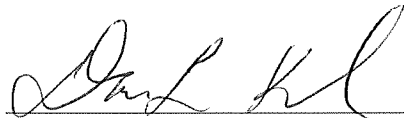
Mayor Leonhardt said we're not perfect and we can get better. But we also need some help. If you see something that needs to be done, just let us know. Commission Member Bjoralt just wondered how things are supposed to be done and when is Glen supposed to check on it. Mr. Gillies asked why is it his job? It's not in his job description. He's doing other jobs.

ADJOURNMENT

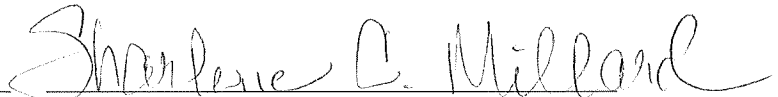
Commission Member House made the motion to adjourn. Commission Member Thompson seconded the motion. All in favor and the meeting closed at 8:32 p.m.

APPROVED:

Attest:



Dan Kurek, Chair



Shariene Millard, Assistant Clerk



Please sign your name

9-7-22

Art Stowers

Peggy Stowers

Nadine Spruill

Pam Stowers

9-7-22

Jay H Davis

Tom Davis

Jay Fox

Norm Meckam

Jeri Cyron

Mark Sweet

CLAUDIA CONDER

ELIZABETH TROTT

E. TRAVIS LITLEDIKE

LANCE ANDERSON

Don Hufner