

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, October 5, 2022, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:12 p.m.

Planning Commission Members Present:

Dan Kurek, Chair
Susann House, Vice Chair
Todd Stevens
Kendra Bjoralt
Wes Thompson

Excused: Mike Moldenhauer

Jared Argyle

Others Present:

Sharlene Millard	Steve Talbot
Teri Eynon	Martell Menlove
Ken Hansen	Sheldon Sommer
Bailey	Chuck Matheny
Bess Huefner	Lance Anderson
Weston Southwick	Ernie Jones

ROLL CALL

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

MINUTES

The minutes for September will be approved next month.

PRELIMINARY PLAT FOR OSPREY HEIGHTS

Ken Hansen said the Master Plan is still in force. Master Plans don't expire. The ordinance has changed and the Master Plan doesn't expire. It's just an idea. Teri Eynon said if they stick with their same numbers, they should be able to use the old ordinance.

Teri Eynon talked about an access for Jason Thornock. She said they'll create the road right along that. She's got his legal description for the easement. For every phase they do, they'll bring in preliminary and final.

Commission Member Thompson questioned the storm water runoff. Where is it supposed to go? Ms. Eynon said the engineer is working on that. Mr. Hansen said the second egress goes all the way to Hodges Canyon by way of Paradise Parkway. Commission Member House said Paradise Parkway isn't built yet. They can't use that as their second access. Mr. Hansen said they plan on building it. The mayor has given permission to start it. It's been staked and in the plans.

Commission Member Bjoralt questioned the road and said it can be gravel. It was stated that it doesn't have to be paved, but still needs to be built to city standards.

Commission Member Thompson said there are no roads in the vicinity map. Features are not labeled, like the canal. There are no irrigation ditches. He also talked about the noxious weeds. It would be a good time to spray them again. They said it's the city's easement. Mr. Thompson said he'll talk with Glen.

Steve Talbot said they'll need to have dumpsters. They can talk with the commissioners and mayors if they want cans. Mr. Hansen asked if it would work to put them across the street from Hodges Canyon. Mr. Talbot said he would ask.

Mr. Hansen said there will be an HOA, but only for roads. He said since the town wants them to have open space, they can take care of it. As soon as the town accepts the roads, they won't have an HOA. The roads won't be paved but they will still follow city standards.

Commission Member House asked them to mark Lot 6 as unbuildable, so it stays away from the canal. Mr. Hansen said it will be encumbered. She would like to see the calculations of the Hillside Estates to see how close it is to our ordinance now. Commission Chair Kurek said it's 30.54 acres and part of the PUD so we need to see that. Mr. Hansen wondered if it was based on the density based lots ordinance, it would be 40 acres of the density based lots.

Commission Member House said she's not comfortable with approving something that may have a road coming in in the future. Mr. Hansen said it will be put in one way or another. She wants the road to be put in first.

Commission Chair Kurek said you can put it in the stipulations that there will be no building permits until the road is put in and to city standards.

Martell Menlove said he doesn't understand the original size and scope of the PUD. Also, he wondered about the road grades on the map. Mr. Hansen said that will be on the construction drawings. Martell would also like to talk with the attorney about using the old master plan being grandfathered in.

Commission Member House made the motion to deny the Preliminary Plat for Osprey Heights. Commission Member Stevens seconded the motion. All in favor and the motion carried.

BEAR LAKE VISTA'S RE-FINAL PHASE 1

After discussion, they talked about wanting the road width, fire hydrants and parking drawn out on the final plat. They said the final plat has to be really detailed. Commission Member House said by waiting, they'll have everything on the final plat. Make sure the scales match up on the construction drawings.

Commission Member Stevens made the motion to deny the final plat for Bear Lake Vista's. Commission Member Thompson seconded the motion. All in favor and the motion carried.

2ND NORTH PUD, PRELIMINARY OF PHASE 2

They looked at the plans and Mr. Anderson showed where they would like to move the bike path to the north side and have a stop sign at 100 W. Phase 2 will just be splitting the north side into lots. There are three existing buildings that will stay and one new building. They've put parking in the largest area that will be needed the most. There was discussion about how the lots can be sold off.

Mr. Anderson said he talked with the mayor and UDOT about them helping with parking at 200 N. It will work with what they're doing. Potentially UDOT and the city could help with parking. Mr. Anderson talked about private and public parking. Each lot in phase 2 will have its own parking requirements.

Commission Member Thompson made the motion to approve the 2nd North Phase 2 preliminary plat. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

DISCUSSION OF ROAD GRADE FOR NEW SUBDIVISION, LANCE ANDERSON

Mr. Anderson said he just wants their input about road grade. This project is located by the gravel pit. It is where Elk's Ridge 3 would have been, but the road is going through Garden City Canyon. They have gone through the AEG meeting. He showed a curve in the road that needs to be an 8% grade, but they can get close to a 10%. He wondered if that is something that is wanted. There is another area that is really steep. He talked about road widths and some they will just have to pave. He will also go to the Town Council to talk about it with them. Commission Member House said the variance board is who will be able to approve that if it falls within their guidelines. The Planning Commission needs to follow the ordinance.

Mr. Anderson talked about a re-zone in that area of hillside estates and a cluster development under a Conditional Use Permit. He's wondering what they're comfortable with.

He talked about another group willing to give him an easement. Then they can loop water and sewer through Foothill.

Mr. Anderson said there are 88 acres and he's right about 80 acres. He wants to do 60 units in 25 lots. He would prefer the cluster development. The road is very long and not fronted by anything, so they need the units to back that up. There was discussion about emergency vehicles not being able to get up the road. Commission Chair Kurek said you could talk with the fire chief who said the homes would then have to be sprinkled.

Commission Member House would like to know what Town Council and Variance would say about the road grades.

Commission Chair Kurek asked Martell Menlove that when Mr. Anderson goes to Town Council to please bring to the discussion of the steepness of the road, life safety and residential sprinkling systems. All of their ambulances now have 4-wheel drive and should do well on good roads.

ORDINANCE #22-16

There was discussion about changing "bond" to "building deposit" and changing "forfeit" to "forfeited".

Commission Member House made the motion to approve Ordinance #22-16 with the change of "building deposit will be forfeited" and the rest as written. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

CUP DISCUSSION

There was discussion about listing commercial parking lots in C3 zone.

MISCELLANEOUS

Commission Member House talked about ordinance #11C-302-F and said that the England's have so much stuff across the street. They're also using their parking spaces for storage. It was said that they saw him with a trailer just the other day and he's actually clearing it out. Commission Chair Kurek said he will talk with Glen Gillies about it.

There was a question about the agricultural building along 300 W. It was said that he is building it and it looks like it could possibly become commercial later. He wants to have it in the ordinance that if an agricultural building is changed to commercial that they still need to pay the impact fees and it needs to meet all commercial codes.

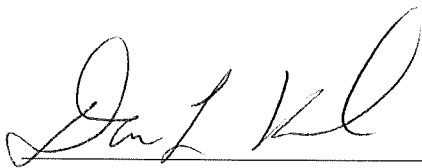
There was a question about Blue Clothing's parking. He doesn't seem to be doing what was approved. There should be fines if he doesn't follow the plan.

ADJOURNMENT

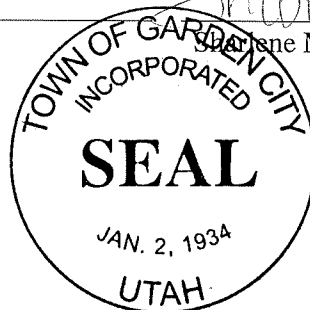
Commission Member House made the motion to adjourn the meeting. Commission Member Steven seconded the motion. All in favor and the meeting closed at 7:25 p.m.

APPROVED:

ATTEST:


Dan Kurek, Chair


Shariene Millard, Assistant Clerk



Please sign your
Name

PC10022

Steve Talbot Rich county Sanitation

Teri Exnon Real Estate of Bear Lake

Ernie Willmore - Harris Investment Group - Bear Lake Vista

Chuck Matheny " " " " "

Bess Huefner

LANCE ANDERSON, CACHE LANDMARK ENCO.

Nadine Sprouse

Jane & Brad Davis

MARTELL MENKOVE