

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

The Garden City Board of Adjustments held a meeting on November 1st, 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 2:06 P.M.

Board Members present:

Scott Tolentino
Barbara Turnbow
Emily Stocking
Jennifer Casillas

Others Present:

Martell Menlove
Shalie Argyle
Lance Anderson
Courtney Ekstrom
Kc Liao
Su-ling Liao
David Anderson
Parker Anderson

Roll Call:

Board Chair Tolentino called for roll call:
Member Turnbow, Member Stocking, Member Casillas (joined late).

Mr. Lance Anderson, engineer representing owners for The Fell Subdivision, is requesting a variance for the road grade to exceed the current Garden City Ordinance for the proposed The Fell Subdivision.

Mr. Anderson says they have tried a lot of different options and were unable to make them work. They are asking for a variance to allow them up to a 12% grade. As they get to the upper part of the property it flattens out to a 4 % to 6% grade. Due to the steepness of the canyons and mountains, they cannot use that route going farther up the canyon.

Member Turnbow asked if Mr. Anderson was aware of what a 12% grade road is like. Mr. Anderson stated that he currently lives on the 12% grade road. Member Turnbow said the steep grades are hard to maneuver. She thinks the grade needs to stay within the cities current ordinance and is 100% against a 12% grade road.

Mr. Anderson said they cannot meet the lower grade.

Member Stocking went up to the project with a firefighter and an EMT. The firefighter said the current fire engine would not be able to make it up the road. They were extremely worried about getting a firetruck and even an ambulance up that steep grade. Member Stocking went up the Elks Ridge Road and not the proposed area.

Mr. Anderson said they have looked at many different options. In his professional opinion he believes a 12% grade is reasonable, but more than 12% is not.

Board Chair Tolentino read through the current Garden City Ordinance, which states; The variance board may grant up to 10% for a short distance, but 12% for a long distance would be above what the variance board can grant. ½ mile of the road is over a 10% grade. Board Chair Tolentino says there may be properties within Garden City that just aren't developable. It makes it hard to justify.

Member Turnbow is looking at it from a safety perspective and thinks it's a safety nightmare.

Mr. Anderson said paving the roads would be a better option than gravel. It is a south facing road and it may thaw off better. It would be a private road. They have made it more of a cluster development to contain the buildable area within the less steep areas. Mr. Anderson said he has been to an AEG meeting, Planning Commission and now the Variance Board. The homes would need fire sprinklers in the house.

Member Casillas joined the meeting at 2:20.

Member Casillas asked for a recap. Member Casillas and Member Turnbow both feel that a 12% grade is too steep, especially during the winter months.

Board Chair Tolentino asked for public comments:

Board Chair Tolentino read from the ordinance that the board may grant up to 10% for 200ft. Board Chair Tolentino feels it is a safety issue, especially in the winter. The board needs to look at the ordinance the way it is written currently. If the ordinance is re-written in the future, they could look at this again. Chairman Tolentino asked if there was any other discussion. Seeing none, a vote was called for.

Member Turnbow made a motion to deny the variance request for the road grade.

Member Stocking seconded the motion.

A vote was taken; All in favor, and the motion carried. The vote was unanimous to oppose the variance request.

Approval of minutes:

Member Turnbow made a motion to approve the minutes as outlined on the agenda.

Member Stocking seconded the motion.

A vote was taken; All in favor and the motion carried.

Adjournment:

Meeting adjourned at 2:35 p.m.

Approved:

Scott Tolentino

Scott Tolentino, Board Chairman



Attest:

Shalie Argyle

Shalie Argyle, Assistant Town Clerk