

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

The Garden City Planning Commission held a regular scheduled meeting on Wednesday, November 2, 2022, at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Dan Kurek opened the meeting at 5:02 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	Quinn Dance
Bret & Jenny England	Adam Ramsey
Colton Briggs	Steve Talbot
Martell Menlove	Lance Anderson
Chuck Matheny	Ernie Jones
Glen Gillies, via phone	Weston Southwick, via phone

ROLL CALL

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

MINUTES

Public Hearing, September 7, 2022

Commission Member House made the motion to approve the minutes of the Public Hearing of September 7, 2022. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

Regular Meeting, September 7, 2022

Changes were made. Commission Member Thompson made the motion to approve the minutes for the regularly scheduled meeting of September 7, 2022 with changes made on Page 5. Commission Member House seconded the motion. All in favor and the motion carried.

Public Hearing, October 5, 2022

Changes were made. Commission Member Bjoralt made the motion to approve the minutes of the Public Hearing of October 5, 2022 with changes. Commission Member House seconded the motion. All in favor and the motion carried.

Regular Meeting, October 5, 2022

Changes were made. Commission Member House made the motion to approve the minutes of October 5, 2022 with the changes mentioned. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

GENERAL PLAN

Quinn Dance said he just wanted to give a general update on the mapping for the General Plan. He'll have some maps to show the public along with a Public Hearing before approval. He showed a transportation plan that their planners created. There will also be an updated zoning map with parcels on them.

THE RANCH ARCHITECTURAL STANDARDS, PARKING AND LANDSCAPING

Bret England wants to bring in about 10 small cabins to be used as a motel. He said from the floor to the peak is 16.6' and showed where the stairs come through. Commission Chair Kurek said 6'8" is the code. It will be considered a motel. Each cabin will be 15' x 32' and will have 2 parking spaces for each cabin. They talked about parking in #6. He showed a new map showing where they will park. They took the cabins on the north side and reversed them. It gives a 15' setback. The middle has green space and water retention and will have about 18' x 90' of grass and trees. They would eventually like to pave it. He went over the setbacks with Commission Chair Kurek. They want to piggyback the parking with the parking of the restaurant. There was discussion of oversized parking. The roads will have to be a 20' one-way road.

Mr. England said he's not here for approval. He just wanted to let them know his plans. It still needs to be surveyed. He still needs to show office parking, how people can back up to their cabins, show where grass and trees are, road etc.

He just wants to show us that this is what he wants to do. It still needs to be surveyed. He still needs to show office parking, how people can back up at their cabins, show where grass and trees are, road space and oversize parking.

There was concern that someone is living there right now. Mr. England said it's an office right now. No one lives there.

Steve Talbot showed them how to find the sanitation's website and they'll need to talk about where they want to put their dumpsters. They will need 2 dumpsters 8' wide, with 2' all around them. Their trucks won't back out onto the highway. The Englands said there will be enough room.

Glen Gillies said where the architect and engineer are designing those cabins, each cabin will have to be built to commercial code. But he didn't think they would need to be sprinkled where they are so small.

BEAR LAKE VISTA'S FINAL PHASE 1

Commission Member Thompson questioned the size of parking. There was discussion about residential vs. short term rental parking. They're different sizes. Ernie Jones said there is parking for 2 in the garage. They also have considerable oversize parking. They want this to function very well. They are still being restrictive for parking.

Commission Chair Kurek said this has already gone through the preliminary process without the oversize parking. Glen Gillies reminded them that the short-term rental occupancy is determined by the total

square footage, not how many bedrooms. Commission Chair Kurek agreed and added that it also depends on the parking.

Commission Member Stevens made the motion to approve the final plat for Bear Lake Vista's, Phase 1. Motion died for lack of second. Quinn Dance said he needs to finish the review of their construction drawings. Commission Chair Kurek wondered if they have approval to use the county road. They said yes. Commission Member Thompson said garages need to be designated. Mr. Jones said they comply. It's part of the envelope for the building. They won't allow the garages to be made into bedrooms.

Commission Member Stevens made the motion to approve Phase 1 of the final plat of Bear Lake Vista's subject to a drainage review from JUB. Commission Member House seconded the motion. All in favor and the motion carried.

2ND NORTH PUD FINAL OF PHASE 2

Quinn Dance said the bigger items that he needs to address are: getting existing hydrants on the plat, some setback information and some type of discussion about the paved non-motorized trail.

Lance Anderson asked about changing the name from Bear Lake Rental Resort to 2nd North Mixed Use. He wondered how the mechanism of changing the sidewalk to the north side works. Mr. Dance said you can have frontage and infrastructure be put in right now, or the ability to have that put in as parcels are developed, but some of the access points aren't determined right now, so that will come into play. Mr. Anderson said they hate to start creating some parking and have to change it according to what UDOT wants. He talked about water rights/shares and it's different for what the use is. They don't know what the use will be yet. There was discussion about the bike trail being moved to the north side. Commission Chair Kurek said he doesn't want to see the path unusable for those who use it daily.

Quinn Dance said street improvements of sidewalk or non-motorized trail and certification requirements is required, and he thinks the bike trail would meet those requirements. He's also addressed hydrants, setbacks, PUD's etc. After discussion, Mr. Anderson explained that if the town doesn't move the bike path to the north, Mr. Smoot will have to put in a sidewalk for the project. Mr. Smoot said he doesn't want to plan anything until he knows what will happen with that corridor.

Commission Member House made the motion to approve the final plat for Bear Lake Rental Resort PUD Phase 2, with the condition that it gets reviewed and approved by engineering, and that the bike trail on the south remains open and nothing done with it and people can use it until the one on the north, if it happens, is completely in and can be automatically changed for use. Commission Member Bjoralt seconded the motion. All in favor and the motion carried.

ELK'S RIDGE PHASE 2

It was stated that Elk's Ridge is a subdivision and not a PUD. Their CCR's say it's a PUD. Mr. Anderson said he will change that. He said he would like a final approval with a conditional approval subject to Quinn's review of the updated information. He talked about getting a memorandum of water rights. He needs to get water shares for 20 more lots. The others have been provided with the original Elk's Ridge memorandum. They've updated the storm plan. There was discussion about the crash gate located at the top of Raspberry Patch.

Steve Talbot asked about the dumpster locations. There was discussion about putting them by the pump house along 200 N.

Mr. Anderson said he went through the variance process just yesterday and was turned down. They said they could only grant a variance up to 10%.

Council Member Martell Menlove asked about the slope of the roads. Mr. Anderson said about 1,000 to 1,200 feet will be about 12% on the one side going up the road. Mr. Dance said the sewer line is already installed.

Council Member Menlove asked about the forest access road. Mr. Anderson said originally it went in the Garden City Canyon and through Elk's Ridge. Foothill Estates has a 1' protective easement. He wishes that the town would just condemn that easement. Their new road will provide the same access.

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

Mr. Anderson said they'll get Quinn's review and come before Planning Commission next month.

ORDINANCE #22-17

It was explained that the zoning will still be the same. The land use is more general said Quinn.

Commission Member Stevens made the motion to approve #22-17. Commission Member House seconded the motion. All in favor and the motion carried.

DISCUSSION OF #11C-505

It was questioned about moving the construction drawings to preliminary instead of final. Quinn said that would require a lot of work and money from the developer's before even getting a preliminary. It does give us a lot of information and is helpful. Garden City doesn't really address roads until the final plat. If they're interested in looking at some of the final plat requirements, some items could be moved to the preliminary. Roads and drainage are the things that could change. Maybe the changes could even be done through the definitions. Quinn said he can go over the ordinances to see if it would make sense to move some items around.

DISCUSSION OF AMENDING PUD'S AND SUBDIVISIONS #11E-528

We'll talk about this later.

DISCUSSION OF PARKING ON ROADS #10-103

Our ordinance says no parking on Garden City roads, but there's one ordinance that still says no parking from November to April. Our Administrative Judge would like it taken out. Commission Chair Kurek said he will talk with the Judge about that.

MISCELLANEOUS

Commission Member Thompson questioned the different types of Open Space. There was discussion. Commission Member House questioned signs at Blue Clothing.

Commission Chair Kurek said the markets gone down and some of the builders are stopping their building. Another builder is being sneaky and trying to split and sell an approved condo unit as two units. So, they can short-term rental the second unit.

ADJOURNMENT

Commission Member House made the motion to adjourn. Commission Member Thompson seconded the motion. All in favor and the meeting closed at 7:47 p.m.

Dan L. Kurek

Dan Kurek, Chair

Sharlene C. Millard

Sharlene C. Millard, Assistant Clerk

