

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

The Garden City Planning Commission held their regularly scheduled meeting on Thursday, September 24, 2009 at 6:30 p.m. at the Garden City Lakeview Center located at 69 N. Paradise Parkway. Commission Member Frank Smith opened the meeting at 7:00 p.m.

Commission Members Present:

Frank Smith
Scott Gough
Greg Bills

Others Present:

Sharlene Millard
Anita Weston
Ted Holmberg
Bobbie Coray

FINAL APPROVAL FOR PHASE I, Ridge at Shundahai

This has been postponed until next month.

CONCEPTUAL DEVELOPMENT DISCUSSION, Ted Holmberg

Mr. Holmberg said his company owns the property west of the town office. He wanted to meet with them conceptually to be able to work together and have it work to everyone's benefit.

He said he would like to bring in a bank, grocery store and fueling island along with other buildings.

He would like to have his road meet with the future condo road north of the town complex. Commission Member Smith said he'll need to have two entrances. Mr. Holmberg feels that if it's a commercial project, that they may not need the two entrances. Commission Member Smith said it's more for safety than anything. Mr. Holmberg said he's already talked with Jennifer Huefner, but he had an idea to join the parking lot of his project to the complex between buildings A and B to provide a secondary access.

Commission Member Gough feels that may work, or making a larger entrance on the highway. But UDOT is rough to work with.

Mr. Holmberg said he'll talk with UDOT.

Commission Member Smith thinks connecting parking lots might be a good idea, or extend the road to the north of the town property. Mr. Holmberg said he requested an easement for a sewer outlet there, the Town Council wanted to review it and wait to see what we had in mind before any approval. Mr. Holmberg thinks that would be the best place, but he thinks without tearing the shed down, it wouldn't be wide enough. He hopes we can work together so it will work for everyone.

Commission Member Gough said to make sure there will be plenty of parking.

Commission Member Smith said if we can make it work, we want to make it work. Mr. Holmberg works with Lakeshore Land, LLC out of SLC. He asked if we could produce a letter stating that he's been here and we've heard his idea of the project.

Mr. Holmberg asked about the commercial zones and the first 200' being C1. He's wondering how he can get everything to work if he has to follow that. Commission Member Bills said they were trying to lead the town in a general direction, but it doesn't mean it can't be changed. Commission Member Gough said it was to make it look nice along the corridors. Commission Member Smith said it shouldn't matter with what he is doing, unless they were having industrial along the road.

Mr. Holmberg said if there is something the community needs, he could include it in his plan.

There was discussion about winter and the snowmobile trail. Mr. Holmberg thought that snowmobile/atv rentals might be a good idea to have in his project.

ADJOURNMENT

Commission Member Gough made the motion to adjourn meeting. Commission Member Bills seconded it and the meeting closed at 7:23 p.m.

APPROVED:

ATTEST:

Commission Member

Assistant Clerk