

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

The Garden City Planning Commission held their regularly scheduled meeting on Thursday, October 22, 2009 at the Garden City Lakeview Center located at 69 N. Paradise Parkway. Commission Chair Jennifer Huefner opened the meeting 7:05 p.m.

Commission Members Present:

Scott Gough
Jennifer Huefner
Greg Bills
Frank Smith
DJ Ballingham
Excused: Pat Argyle

Others Present:

Sharlene Millard	Dennis Bullock
Anita Weston	Brian Lyons
Bryan Burr	Doug Griffin
Larry and Lana Hodges	Bess Huefner

MINUTES

The minutes of May 28, 2009, August 27, 2009, September 24, 2009 and the special meeting of October 15, 2009 were presented. Commission Member Ballingham made the motion to accept the minutes as currently presented. Commission Member Gough seconded the motion. All in favor and the motion carried.

CONFLICT OF INTEREST

Commission Member Smith said since we're discussing roads, he has a vague conflict with the road across his subdivision.

No other conflicts were stated.

PHASE I, RIDGE AT SHUNDAHAI, Bryan Burr

Phase I of this project is just the part that fronts the road. They just need to partition the two lots. No roads are needed for these lots.

There were no questions from the Planning Commission.

Commission Member Ballingham made the motion to accept the project as currently presented. Commission Member Bills seconded the motion. All in favor and the motion carried.

Larry Hodges said he represents Hodges Irrigation. He wondered how digging into the hillside of the canal will be handled. Mr. Burr said the doesn't know if the new owner will want to dig back there or not. He said there's still a couple hundred feet before they hit the canal. Mr. Hodges said there's a lot of springs in that area and they flow year-round. There is seepage from the canal. Mr. Burr said the primary purpose of this is to make a parking lot for Bear Lake Funtime and doesn't think Mr. Hirschi will dig deep into the hill. Mr. Burr is selling the lot. Commission Chair Huefner said the new owner will have to address that issue.

Mr. Burr said Phase II will be going above the road where there's a proposed access. There will be a culvert through the subdivision for the canal. Lana Hodges said there are procedures that need to be followed with the canal company. Mr. Burr said they may just have to culvert the whole thing.

ACCESS ROAD DISCUSSION, Dennis Bullock

Mr. Bullock owns the property above Harbor Village. The town now has a two-access requirement in the subdivision ordinance. It's going to be almost impossible to make two roads. He wondered if they made one main road with a wider right-of-way, then everyone else could have their accesses off of that road. There is water available for the area through the elk ridge tank.

Mr. Bullock said he's counted about 23 property owners that live up there. They all seem excited for this to happen.

They would use the main road off 200 N. through the first phase of Elk's Ridge. They would eventually make it a wider road when a certain amount of people would be up there.

There was discussion about placement of the road.

Commission Chair Huefner said that's such a large area and with putting many homes up there, she thinks we still need to find a way to have a secondary access or make the right-of-way 100'.

Commission Chair Huefner said they need to make the road and as new developer's come in, they would have to enlarge it to meet their needs.

Commission Member Ballingham suggested making sure the right-of-way continues along his property. If not, the lots behind will only have limited access. It needs to be defined and determined on a map. Commission Chair Huefner said it could get smaller as they go up. It wouldn't need to be 100' to the top.

Mr. Smith asked about the necessity of having a 100' right-of-way.

Commission Chair Huefner said if it's really that restrictive that we cannot get another road back in there, we need to side on too much than too little.

Commission Member Bills said having the larger access takes the burden off of having the second access.

Brian Lyons feels 100' is too much, 80' would make more sense to him. Commission Member Gough said we can't guess what density the housing will be. There could eventually be a large density up there. Commission Member Ballingham said the right-of-way could be for ATV trails, etc.

Mr. Bullock reviewed what he understood; above Elk's Ridge phase I, where Phase II comes out, we'll have a 100' right of way up to the edge of his property, then a 50' right of way and building a 30' gravel road to city standards. Then other subdivisions accesses could come onto that.

Commission Member Ballingham said there are others that will need to look at this too, not just the Planning Commission. Mr. Smith said the road through Phase I of Elk's Ridge is a 50' right of way with a 24' road.

TRAINING

There is no training tonight.

ADJOURNMENT

Commission Member Gough made the motion to adjourn the meeting at 8:05 p.m. Commission Member Smith seconded the motion. All in favor and the meeting closed.

APPROVED:

ATTEST:

Jennifer Huefner

Assistant Clerk