

**MINUTES OF THE
PUBLIC HEARING OF
THE PLANNING COMMISSION OF
GARDEN CITY, UTAH**

The Garden City Planning Commission held a Public Hearing on Tuesday, November 24, 2009 at 5:45 p.m. at the Garden City Lakeview Center located at 69 N. Paradise Parkway, Building C. Commission Member Frank Smith opened the Public Hearing at 5:48 p.m.

Commission Members Present:

Greg Bills
Frank Smith
Scott Gough
Jennifer Huefner
Pat Argyle

Others Present:

Sharlene Millard	Gloyd & Nadine Sprouse
Ted Holmberg	Ken Hansen
Anita Weston	Dan Kurek
Brian House	Rod Thompson
John Spuhler	Bess Huefner
Bobbie Coray	

ORDINANCE CHANGES

#09-09 There were no comments from the audience.

#09-10 There were no comments from the audience.

ADJOURNMENT

Commission Member Smith closed the Public Hearing at 5:50 p.m.

APPROVED:

Attest:

Jennifer Huefner

Assistant Clerk

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

The Garden City Planning Commission held their regularly scheduled meeting on Tuesday, November 24, 2009 at 6:00 p.m. at the Garden City Lakeview Center located at 69 N. Paradise Parkway, Building C. Commission Chair Jennifer Huefner opened the meeting at 6:00 p.m.

Commission Members Present:

Greg Bills
Frank Smith
Scott Gough
Jennifer Huefner
Pat Argyle

Others Present:

Sharlene Millard	Gloyd & Nadine Sprouse
Ted Holmberg	Ken Hansen
Anita Weston	Dan Kurek
Brian House	Rod Thompson
John Spuhler	Bess Huefner
Bobbie Coray	Kathy Hislop

SEASON'S FINAL FOR PHASE III, Rod Thompson

Mr. Thompson said the only change they may make would be with the clubhouse. The Marriott management may want to have an indoor pool for year-round amenities. Everything else should be okay. Commission Chair Huefner said the open space looks like it will fit the ordinance.

Commission Member Gough said they've looked at the 200' setback for the commercial zone and it looks like it meets it. They've also gone over the parking requirements and it looks like its also been met. Everything looks good.

Commission Member Argyle asked if they still plan on starting with the building process on 100 W. and going towards 300 W.? Mr. Thompson said yes. She asked about the amenities and wants to make sure they are going to get done. Mr. Thompson said it's mandatory with the Marriott people.

Commission Member Gough made the motion to approve the final approval for Phase 3 of the Season's as outlined. Commission Member Bills seconded the motion. All in favor and the motion carried.

DISCUSSION ABOUT FUTURE PROJECT, Ted Holmberg

Mr. Holmberg owns property to the west of the town complex. He is proposing putting in a new development that will include a bank and grocery store. He would like to be able to use our parking lot for an access in and out of his development. It would be like what Logan has.

Mr. Holmberg requested having a recorded sewer easement from the town for sewer to be put under the roads on the north and south of the office building and conference center.

Mr. Holmberg showed 2 proposals that he's wanting the town to look at. Both of which are roads on the north and south of the office. He said he would control traffic with signage and striping and maybe a table bump, not a speed bump. He said it would help the flow of traffic and will be a benefit for the town's complex because we will have another access to 300 W.

Commission Chair Huefner said our ordinances stipulate that parking lots connect. It won't be a road, just connecting of the parking lots.

John Spuhler said he's concerned about the kids being around the Library. Especially in the summer, people don't worry about speed limits.

Commission Member Argyle said she likes the continuity. It's what we've been looking for. Mayor Hansen said the biggest overall usage of the entrance will be on the 89 interconnect. The grocery store will attract a lot of business. He likes not putting up fences. He would like to see nicely landscaped islands.

Commission Member Bills asked about the camping spots. Mayor Hansen said it will take away two or so spots. It's not a big issue. The skating could be moved to the other park.

Mr. Holmberg said he's here this evening to see if we like the idea or not, before they put much money into this. He would like to get the easements and record them and get moving forward. He said we might need to throw some stop signs in to slow down the traffic. Mayor Hansen said the more convenient you make it, the better it will be for everyone.

Town Clerk, Kathy Hislop asked Mr. Holmberg if he knew how much space there is between the parking on the south side of this building? Mr. Holmberg said he's walked it and thinks there's 50'.

Commission Member Gough said he thinks it's a good idea. He doesn't think he needs an easement between the buildings, but the sewer on the back road would be a good idea.

There were no more comments from the Planning Commission. Commission Chair Huefner excused the Town Council to go to their meeting.

ORDINANCES

Commission Member Gough made the motion to approve the ordinance changes of #09-09 and #09-10 as written. Commission Member Smith seconded the motion. All in favor and the motion carried.

MINUTES

Commission Member Bills made the motion to approve the minutes of the Planning Commission meeting as of October 22, 2009. Commission Member Gough seconded the motion. All in favor and the motion carried.

MISCELLANEOUS

Commission Member Argyle said she is concerned with the creek on Phase II of the Ridge at Shundahai. Commission Chair said they require, in the ordinance that they work with the canal company and go through their procedures.

Commission Member Bills said it's not just that section of the canal, he thinks it's the whole canal. He also thinks the legislature is going to control the whole state on that. Commission Member Bills thinks that if the area is fixed, it will cause problems somewhere else.

There was discussion about whose responsibility it is to fix the canal; the canal company's or the developer's.

The Planning Commission also discussed concerns about the development of The Lodge at Bear Lake – Norm Mecham's development. They want to watch it closely and don't like some of the things that were approved preliminarily.

SUBDIVISION/PUD CHECKLISTS

Commission Member Gough made the motion to approve the subdivision and PUD checklists as written. Commission Member Bills seconded the motion. All in favor and the motion carried.

Commission Chair Huefner would like to delete a portion of the ordinance that states that the chairman can make minor changes to a plat after approval. She doesn't want that responsibility. She wants the whole Planning Commission to look through the ordinance and see if they have any changes to make.

ADJOURNMENT

Commission Member Argyle made the motion to adjourn the meeting at 7:05 p.m. Commission Member Gough seconded the motion and the meeting adjourned.

APPROVAL:

Attest:

Jennifer Huefner, Chair

Assistant Clerk