

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

The Garden City Planning Commission held a Public Hearing on Wednesday, January 7, 2015 at the Garden City Lakeview Room located at 69 N. Paradise Parkway, Bldg C. Commission Chair Lance Bourne opened the Public Hearing at 4:49 p.m.

Planning Commission Members Present:

Susann House
Jim Stone
DeWayne Gifford
Steve Arnold
Pat Argyle
Lance Bourne, Chair

Others Present:

Sharlene Millard
Anita Weston
Joey Stocking
Chuck Stocking
George Peart
John Spuhler, Mayor

ROLL CALL

Commission Chair Bourne asked for a roll call. Commission Chair Bourne, Commission Member House, Commission Member Stone, Commission Member Gifford, Commission Member Arnold, Commission Member Argyle.

DISCUSSION OF ORDINANCES

#15-01, Short Term Rentals need HOA approval.

Commission Member Argyle made a suggestion that if a subdivision changes their CCR's, those who are already renting should be grandfathered. Mayor Spuhler said we need to check it out before we change the ordinance. He doesn't think it's a state statute. Commission Member Arnold agreed and said if an HOA changes a rule, it's a new policy, there's no grandfathering unless it's in their CCR's. Commission Member Argyle said she will check into it.

#15-02, Buildings cannot exceed height for that zone.

Commission Chair Bourne said we're taking out the parts of the ordinance that say we can negotiate height. This will make it more black and white. Commission Chair Bourne talked about the hotel/motel zone and there are no height regulations there.

#15-03, Update height and phasing in PUD/PRUD.

There were no comments.

#15-04, Changes to all Zones.

Commission Chair Bourne said we're just cleaning up a few things in this ordinance.

#15-05, Height and Phasing in Subdivisions.

There were no comments.

#15-06, Homes built in Commercial zones.

There was a discussion about which commercial zone would be best to have residential homes in.

Commission Member Argyle said Mr. Webb wants to add to his storage sheds. She wondered if he built it closer to the road and the front would be professional looking if he could do that. Commission Chair Bourne said he will need to come before the Planning Commission and if it doesn't fit into the zone, we'll have to reject him, and then he could go for a variance. She said Epic Recreation wants to buy it and use it for boat storage. Mayor Spuhler said he understands Mr. Smoot wants to do more than just boat storage, it would be a concierge service for boats – basic mechanical work, boat wrapping, etc. It won't be an individual type of storage unit where someone can come and go at 2:00 a.m. The boats would be stored all together as one unit and operate during business hours. Commission Member Argyle asked if Mr. Webb put in a big building to store boats, could he do that? Mayor Spuhler said Mr. Smoot wants to do more of a service-related type of storage. He thought if Mr. Webb wanted to do a service-related type of business, it would be the same thing. He needs to look in the zone and see what is permitted.

ADJOURNMENT

Commission Member House made the motion to adjourn the Public Hearing. Commission Member Gifford seconded the motion. All in favor and the meeting closed at 5:11 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, January 7, 2015 at the Garden City Lakeview Room located at 69 N. Paradise Parkway, Bldg C. Commission Chair Lance Bourne opened the meeting at 5:11 p.m.

Planning Commission Members Present:

Susann House
Jim Stone
DeWayne Gifford
Steve Arnold
Pat Argyle
Lance Bourne, Chair
Jim Hanzelka, via phone

Others Present:

Sharlene Millard
Anita Weston
Joey Stocking
Chuck Stocking
George Peart
John Spuhler, Mayor

ROLL CALL

Commission Chair Bourne asked for a roll call. Commission Chair Bourne, Commission Member House, Commission Member Stone, Commission Member Gifford, Commission Member Arnold, Commission Member Argyle.

MINUTES

December 3, 2014, Public Hearing

Commission Member House said a name was wrong in the minutes.

Commission Member House made the motion to accept the minutes of the Public Hearing of Wednesday, December 3, 2014, with the change made. Commission Member Stone seconded the motion. All in favor and the motion carried.

December 3, 2014, Regular Meeting

Commission Member House said the same name is wrong.

Commission Member House made the motion to accept the minutes of the regularly scheduled meeting of Wednesday, December 3, 2014, with the change that was mentioned. Commission Member Stone seconded the motion. All in favor and the motion carried.

DISCUSSION/APPROVAL OF ORDINANCES

#15-01, Short Term Rentals need HOA approval.

Commission Chair Bourne said he really likes the way this is written.

Commission Member Gifford made the motion to accept Ordinance #15-01, the way it is written.

Commission Member House seconded the motion. All in favor and the motion carried.

#15-02, Buildings cannot exceed height for that zone.

Commission Member Gifford made the motion to accept 3B- #15-02 as it is written. Commission Member House seconded the motion. All in favor and the motion carried.

#15-03, Update height and phasing in PUD/PRUD.

Commission Member House made the motion to accept ordinance #15-03 as written. Commission Member Gifford seconded the motion. All in favor and the motion carried.

#15-04, Changes to all Zones.

Commission Member Argyle questioned the setbacks of the residential estate zone. Commission Chair Bourne wants to take out the Sexually Oriented Business and put it somewhere else. But said we'll talk about it later. Jim Hanzelka asked if we had a zone for a Kennel. It will be on the agenda for next month.

Commission Member Arnold made the motion to pass ordinance #15-04 as it is written. Commission Member House seconded the motion. All in favor and the motion carried.

#15-05, Height and Phasing in Subdivisions.

Commission Member House made the motion to approve #15-05 as it is written. Commission Member Arnold seconded the motion. All in favor and the motion carried.

#15-06, Homes built in Commercial zones.

Commission Chair Bourne said he understands that the Town Council doesn't want homes in the C2 zone, but leave them in C1 and C3. Commission Member House said the businesses in C2 are the businesses they don't really want to come in on 300 W. It's more of the Industrial zone. Commission Chair Bourne said we need to review our zones. There was discussion in housing in the different zones.

George Peart questioned a fence being required between two properties. He wondered who sets the terms on the fence. Commission Member House said there is an ordinance about fences. Commission Chair Bourne said most property owners get together and agree on the type.

Commission Member Gifford made the motion that we table 3F - #15-06 until next month or further down the road. Commission Member House seconded the motion. All in favor and the motion carried.

Commission Member Bourne asked them to come in next month with their ideas on kennels and what's in each commercial zone and see what we want to do.

SIGN ORDINANCE DISCUSSION

Commission Chair Bourne said we need to add "Feather Signs". Commission Member House showed pictures that she had taken of signs around the area. They agreed that the signs looked pretty good last year. Commission Member Stone said if signs look good and are taken care of, he thinks there's nothing wrong with that. He and Commission Member Arnold said if signs aren't taken care of they should be taken down.

Commission Member Argyle said we should just let people take control of their signs and tell them when they have bad signs and that they need to take them down. Commission Chair Bourne would like the Commission to look at the signs and come back next month with their ideas. He would also like to meet with Commission Member House, Commission Member Arnold and Joey Stocking and work on the ordinance with pictures. He would like this to be ready to go before the season starts.

Commission Member Gifford asked about a building that has an awning with sign on it. It looks like it's going to fall on someone. They decided it was up to the Town Council to let people know it's a danger. There was more discussion about existing signs and the safety with how they're built.

DISCUSSION OF COMMERCIAL PARKING

There was discussion about parking. Commission Chair Bourne said he thinks the City has done a great job with getting extra parking. Commission Member Gifford asked about letting people park on their property for a fee. Commission Member Argyle said it would be a big liability to the property owners. This will be on the agenda for next month.

STAFF MISCELLANEOUS

Commission Member Argyle brought a proposal from someone that wants to sell crepes and coffee near Fay's RV Park. They want a bathroom inside for employees and port-a-potties outside for customers. They just want to test it first before they put much money into it. She was told that it would have to have a foundation and be permanent. There was discussion about transient businesses vs. businesses here year round.

There was discussion about letting more transient businesses in town to help with the crowds. People have to wait so long to get their food. More businesses would help.

Commission Chair Bourne said to have the person talk with Bruce Warner of the Town Council. He is over business licenses.

There was discussion about the different type of businesses we could use here.

George Peart said he's working with Bryan Burr to change his shop into a residential building. He wondered if they know of any issues on the road. It's not a city road. He was told it's a private road. They don't know of any issues.

ADJOURNMENT

Commission Member House made the motion to adjourn the meeting at 6:40 p.m. Commission Member Stone seconded the motion. All in favor and the meeting closed.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk