

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

The Garden City Planning Commission held a Public Hearing on Wednesday, November 5, 2014 at the Lakeview Building located at 69 N. Paradise Parkway, Building C. Chair Lance Bourne opened the meeting at 4:35 p.m.

Planning Commission Members Present:

Lance Bourne, Chair
DeWayne Gifford
Mike Schiess
Jim Stone
Susann House

Excused: Pat Argyle, Jim Hanzelka, Steve Arnold

Others Present:

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| Sharlene Millard | Joe Hansen |
| Gary Cox | Norman C. Hansen |
| Howard M. Pope | Doug Johnson |
| Connie Weber | James J. Wise |
| Ted Wilson | Rodney Green |
| Darin Pugmire | Tammy Green |
| Joey Stocking | |

ROLL CALL

Commission Chair Bourne asked for a roll call. Commission Chair Bourne, Commission Member Gifford, Commission Member Stone, Commission Member House and Commission Member Schiess.

PUBLIC HEARING

Connie Weber asked about the hotel/motel zone. Commission Chair Bourne explained that the Planning Commission has gone around town and tried to find areas that additional height wouldn't impact existing subdivisions or homes. He explained where the areas are. He said it's an overlay zone so it could also remain as the same zone, just add another layer to it that would allow the additional height. It's an addition to the present zone. We aren't restricting the height, it will be up for review. We aren't forcing this onto anyone. There will be a bigger variety of uses in those areas.

A member of the audience asked about the height that a fire truck can reach with the higher height of buildings. Commission Member House said that's already come up and they would have to get trucks that could reach higher. Commission Chair Bourne said they would also be required to have sprinkler systems.

Ted Wilson asked how the town will be getting water for the hotels. Commission Chair Bourne said they have Elk's Ridge and the Town Council is working on buying Shundahai's tank. Mr. Wilson said the town doesn't have either one yet.

City Administrator, Gary Cox, said we have the Water Treatment Plant and an adequate line along 300 W. that would supply a large business or industry and the city is working on some PRV valves and improvements in the water system which will give more pressure. We've been working on it for the last 6 months and putting money aside to help pay for them. We're also working on getting tanks for adequate water.

Mr. Wilson said the Planning Commission worked and fought hard to get everything above the canal $\frac{3}{4}$ acre. He's wondering why we're now changing the zone to having other zones above the canal. Commission Chair Bourne said the Planning Commission is trying to get the hotels on a relatively flat area – at least where the parking lots should be. It's an overlay zone, we're not changing the zone.

Ms. Weber asked about the hotel that the town bought because it wasn't working. She wondered about another hotel coming in. Commission Chair Bourne said we're just opening the possibility that it could happen.

Commission Chair Bourne said we'll be removing the area on Hodges Canyon because we don't have the infrastructure to support it. The homeowners in that area were in the audience and said they don't want it there.

Doug Johnson asked about the property value. Commission Chair Bourne thought it would raise the value. Commission Member Stone said it wouldn't raise the value until the hotel is built.

Mr. Johnson said he owns the property to the north of Lochwood. He is next to the canal area that is being proposed. He said it's about the same grade. He wondered about including his 5.3 acres as part of the hotel/motel zone. Commission Chair Bourne said it can be re-zoned later, but not now.

Mr. Wilson asked about the short term rental zones. Commission Chair Lance said he's talked with the Mayor and areas he has suggested for short term rentals. He read from the list of those who will and will not be included. If an HOA is currently not allowing them, then they won't be in the short term rental zone. Their HOA has to allow them. If you're not in an HOA, you can't do a short term rental. However, if they have a license now, they are grandfathered as long as they keep their license renewed.

Mr. Wilson talked about short term rentals and said they have $\frac{1}{2}$ ruined this town.

Mr. Pope asked how the short term rental zone will be enforced. Gary Cox said the city already has in place a system where they can give out fines.

ADJOURNMENT

Commission Chair Bourne closed the Public Hearing at 5:05 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, November 5, 2014 at the Lakeview Building located at 69 N. Paradise Parkway, Building C. Chair Lance Bourne opened the meeting at 4:35 p.m.

Planning Commission Members Present:

Lance Bourne, Chair
DeWayne Gifford
Mike Schiess
Jim Stone
Susann House

Excused: Pat Argyle, Jim Hanzelka, Steve Arnold

Others Present:

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| Howard M. Pope | Doug Johnson |
| Connie Weber | James J. Wise |
| Ted Wilson | Rodney Green |
| Darin Pugmire | Tammy Green |
| Joey Stocking | Randall Knight |

ROLL CALL

Commission Chair Bourne asked for a roll call. Commission Chair Bourne, Commission Member Gifford, Commission Member Stone, Commission Member House and Commission Member Schiess.

MINUTES

Public Hearing

Commission Member Schiess made the motion to accept the minutes of October 4, 2014, as they are recorded. Commission Member Gifford seconded the motion. All in favor and the motion carried.

Regular Meeting

Commission Member Gifford made the motion to accept the Planning Commission minutes of October 4, 2014 as it is written. Commission Member Schiess seconded the motion. All in favor and the motion carried.

ORDINANCE DISCUSSION/APPROVALS

#14-14, Gross Leasable Area

Commission Chair Bourne suggested taking out the part about calculating parking. He doesn't know if we even need a definition for Gross Leasable area.

Commission Member Schiess made the motion that we accept that except for the sentence that reads “for the purposes of trip generation and parking generation calculations, the floor area of any parking garages within the building should not be included within the GLA of the entire building.” We’ll strike the whole sentence. Motion died for lack of second.

Commission Member Schiess made the motion that we accept this definition – #60 – Gross Leasable Space Area with the exception of that one sentence that I identified. Commission Member Stone seconded the motion. All in favor and the motion carried.

#14-15, Rezone

Commission Chair Bourne said he wants to group all of the re-zone discussions/approvals on the agenda as one. He wants to strike out the Hodges Canyon part of the hotel zone. We’ll go ahead with the other locations. Commission Member Schiess said we’re looking for the opportunity for someone to come in and go higher than the 35’ height.

Commission Member Schiess made the motion that we overlay 3 areas within the Garden City limits for a hotel zone; excluding the Hodges Canyon proposed area, but including the Cedar Ridge area and the area south of Lochwood. He thinks they are appropriate areas for an overlay hotel zone. Commission Member House seconded the motion. All in favor and the motion carried.

#14-18, Lots in Subdivisions should be surveyed

Commission Member Schiess made the motion that we make that change in #11E-203 procedure, item #A1, each lot within a subdivision must be surveyed and have permanent markers. That puts the responsibility on the developer. Commission Member House asked if we need to add permanent “property” markers. Commission Chair Bourne said no, we’re fine without it. Commission Member Gifford seconded the motion. All in favor and the motion carried.

#14-19, Homes can be built in all Commercial zones.

Council Member Darin Pugmire said Council Member Bruce Warner wants to take out homes in commercial zones. Commission Member House said most of Garden City is commercial.

Commission Member Stone made the motion on #3d on the agenda - #14-19 Homes allowed in all commercial zones. Commission Member House seconded the motion. All in favor and the motion carried.

Parking/walking in downtown area.

Commission Chair Bourne said he is really pleased with what the city has done. The grants from the State of Utah has really helped us. The north side of the park is now done and thinks we’ll be working on the city park shortly and the parking by LaBeau’s and 75 N. by the lake. Gary Cox said they will be expanding the park on both sides for more parking. It will be paved. Also, we’re working on funds for a boardwalk from 350 S. connecting to the current boardwalk.

Commission Member Stone said Scott Tolentino mentioned there’s a property owner that hasn’t complied with his Quonset hut. Gary Cox said we’ve already taken care of it and we’ll be tearing it down and getting rid of it.

Commission Chair Bourne said the Town Council and Mayor have really worked hard to make good changes. Some people have really complained about that pond, but it’s beautiful and he’s getting compliments because it’s so nice to be able to use the pond for fishing.

Short Term Rental Zones discussion

Commission Chair Bourne talked more about the short term rental zone. Commission Member Gifford said he thinks there will be people that will be pretty upset by us taking away their chance to keep their house. He wondered if there's a way to protect those who aren't in an HOA situation. Commission Chair Bourne said this would protect them. Commission Member House explained that you would have to be in an HOA that allows short term rentals in order to have one.

Commission Member Gifford said we are making one subdivision more valuable by allowing them. Commission Chair Bourne said he feels it can de-value their property if they're allowed but then if you're someone who wants to come in and do short term rentals, it would be more valuable. There are two sides to that. Commission Member Stone said it's our responsibility to take care of our community and the citizens.

Mr. Wilson said he developed Bridgerland. Most of the people that bought there bought because it was single family residential. He respects what we're doing because that's what needs to be done. He's worked with the customers and they don't want that type of thing next to them. The roads aren't even designed for that amount of people. He feels the Planning Commission is doing an excellent job.

Gary Cox said it's also good because it makes it more fluid. As the people that live decide what they want, then we can address that and make changes as needed. The city now gives out a license to areas that don't allow short term rentals, it gets really confusing to people wanting to do the rentals.

Council Member Pugmire said in his opinion a short term rental is a commercial business. It shouldn't be allowed in residential zones.

Sign Ordinance

Joey Stocking said the Chamber is having a meeting tomorrow at noon. Afterwards they're working on the sign ordinance. He invited anyone from the Planning Commission to come and talk with them about it. The Moldenhauer's, Bill England and others are trying to put something together. It is now down to 8 pages. Gary Cox is supposed to work on the illustrations. He'll get us a copy for our meeting next month.

MISCELLANEOUS

Commission Member House talked about a parking ordinance on the West Hollywood website. She will send it to them.

Commission Chair Bourne said a few places around town need to be cleaned up. He talked about Chevron's mess, a trailer on 75 N. and trailers across from the cemetery. He said we should be proud to live here. Gary Cox said he'll take pictures of them and send them a nuisance citation. The judge can work with them.

ADJOURNMENT

Commission Member House made the motion to adjourn the meeting. Commission Member Stone seconded the motion. All in favor and the meeting closed at 5:51 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk