

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

The Garden City Planning Commission held a Public Hearing on Wednesday, August 6, 2014 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 4:58 p.m.

Planning Commission Members Present:

DeWayne Gifford
Lance Bourne, Chair
Mike Schiess
Susann House
Jim Hanzelka, via phone

Others Present:

Sharlene Millard
Gary Cox
Anita Weston
Randall Knight
Bess Huefner

CONDITIONAL USE PERMIT DEFINITION

No one was in the audience. The Planning Commission discussed the definition of the Conditional Use Permit.

ADJOURNMENT

Commission Member Schiess made the motion to the close the Public Hearing. Commission Member Gifford seconded the motion and the meeting closed at 5:03 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, August 6, 2014 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:03 p.m.

Planning Commission Members Present:

DeWayne Gifford
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Others Present:

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MINUTES

Commission Member House made the motion to accept the minutes of June 6, 2014. Commission Member Schiess seconded the motion. All in favor and the motion carried.

PARKING ORDINANCE #14-03

Commission Member House discussed what Fire Chief Mike Wahlberg has said about parking. Occupancy is really objective to everything. The city would have to come up with a plan for the occupancy, not him. Commission Chair Bourne said we need to think about seating capacity; some of the area in kitchens and restrooms shouldn't be in the computation for parking and sometimes the seating is outside which should be added. Currently, Darin Pugmire would have to have 53 parking spaces. Each building and each business is different.

Jim Hanzelka said the fire chief doesn't look at occupancy numbers and doesn't hold any impact of what we're doing here.

Commission Member Schiess said it sounds like we have a fairly unique system here. We can never dictate how many people will come in and use these restaurants. So, whatever guess we make, there will be times that it won't be adequate. He said our ordinance should reflect the safest type of an application we can have under normal circumstances. If the rain comes or the wind blows and everyone comes off the lake to get a bite to eat, there's not going to be enough parking for them. Unless we are outlandish in providing parking places, our ordinance is always going to be in question. So, do we base

that formula on seats in a restaurant or square footage of the building? The formula may work better for one business than another.

There was discussion about the size of buildings and the differences of businesses. They also wondered what "gross leasable area" means.

Commission Member Schiess said he's figured seating for restaurants and fast foods with both the figures of building size and seating. They end up being about the same. He doesn't think we should re-do the parking ordinance unless we come up with figures of why we need to.

After discussion, it was decided to not change the ordinance for right now. They would like to come up with a definition for "gross leasable area".

Randall Knight talked about the differences in buildings and needing the occupancy posted. He also said the Fire Chief determines occupancy, not parking.

Commission Member Schiess said that at Darin Pugmire's business, 30% of the people park, the rest walk in from off the street. The town is trying to create a walking city. It was discussed that we can require parking, but some businesses only have parking on the highway and UDOT is very strict about it.

Commission Member Gifford said our job is safety and he feels that we owe something to LaBeau's and Hometown to keep them safe. Commission Member Schiess said we can't control UDOT. Commission Chair Bourne said we also have the shuttle now, which can help with parking.

Commission Member House made the motion that we leave 11C-303-E the way that it is, but that we find a definition for gross leasable area. Commission Member Gifford seconded the motion. All in favor and the motion carried.

Commission Member Gifford will come up with the definition for gross leasable area.

CONDITIONAL USE PERMIT DEFINITION

After discussion, the Planning Commission would like to have three definitions ready for next month.

Commission Member Schiess made the motion that we take these two or three different definitions and present them at our next meeting and then digest them and see how they apply to us. Commission Member Gifford seconded the motion. All in favor and the motion carried.

RE-ZONE DISCUSSION

There was discussion of where to put the Commercial 2 zone. We can add to the area later if we want to do that.

Commission Member Schiess made the motion to take sections 36-04-00-008 and 36-04-00-011, which is approximately 5 acres, and re-zone those two parcels to include Commercial C2 zoning. Commission Member House seconded the motion. All in favor and the motion carried.

The hotel zone will still be added to the zoning map when it's approved.

Commission Member House made the motion that we change the current C2 zone to a C3 zone. Commission Member Gifford seconded the motion. All in favor and the motion carried.

DISCUSSION OF ZONING MAP WITH RE-ZONE CHANGES

The map should be ready for next month.

DISCUSSION OF PROPOSED HOTEL/MOTEL ZONE

The map with the proposed zones is not ready. The proposed areas are: the gravel pit in Shundahai, part by Negus', by Hodges Canyon and east of 300 W, going north. Commission Chair Bourne and Commission Member Gifford will have this ready for next month.

Commission Chair Bourne said as of right now, he doesn't want to see high rises on the beach. He feels we need to protect our view corridors.

They don't want to list a height because in the areas proposed - they shouldn't decrease property values by blocking views of the lake.

Randall Knight would like to see that we put in the ordinance about the height of trees not blocking others' views. Commission Chair Bourne said we could put in the ordinance to review the trees when they come in for review, as part of the landscaping. Commission Member House said it would be better to say to plant trees that will only grow so high, not tell people which types of trees to plant. That's too much micro-managing. Commission Chair Bourne said he doesn't want to mess with trees.

MISCELLANEOUS

Gary Cox said Raspberry Days went really well. The cell service was, again, terrible.

An amended subdivision, Spinnaker Point, will be coming in to change their plat. Can the preliminary and a final plat approvals be at the same meeting? The Planning Commission said no.

There was discussion about Zips. They're doing better than they thought they would do. It may help others to make their places nicer.

There was discussion about the shuttle. It was stated that it's been really helpful. They discussed where the stops are. We currently don't have Ideal Beach as a stop, but if we get a second shuttle, it will be included.

There was discussion about an old sign at Merlin's that had to be taken down years ago. It was explained that it was a flashing sign, but now they've incorporated it into a monument sign. The city used to encourage the monument signs.

ADJOURNMENT

Commission Member Schiess made the motion to adjourn the meeting. Commission Member House seconded the motion. The meeting closed at 6:47 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk