

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

The Garden City Planning Commission held a Public Hearing on Thursday, March 20, 2014 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Vice Chair Mike Schiess opened the meeting at 4:35 p.m.

Planning Commission Members Present:

Susann House
Jim Stone
Mike Schiess
Pat Argyle

Excused: Lance Bourne

Others Present:

Sharlene Millard	Brett Oxboro
Riley Argyle	Skip Duffin
Gary Cox	Kathy Hislop
Sim Weston	Travis Hobbs
Bruce Warner	Jade Willis
Darin Pugmire	Rhonda Willis

ROLL CALL

Commission Member Schiess, Commission Member Stone, Commission Member Argyle, Commission Member House, City Administrator Gary Cox all stated they were present.

RODEO CONDITIONAL USE PERMIT, Jade Willis

Mr. Jade Willis asked if there are any questions concerning the rodeo coming in during the summer months.

Mr. Sim Weston said he appreciates those who are here taking their time to help on the Board. Mr. Jade Willis has talked with him and agreed not to hold the rodeo on Raspberry Days weekend. He would like that to be in writing in the agreement in case the rodeo is sold to someone else.

Commission Member Argyle said she understands that he wants to protect the rodeo in Laketown, but what about someone that comes in and wants to sell drinks and we tell him that he can, other than on Raspberry Days. She's been to the rodeo and sometimes she can't even get a seat. She doesn't know if it's the Planning Commission's duty to tell them they can't do a rodeo on Raspberry Days.

Mr. Weston said 24 years ago, when Raspberry Days started, Garden City approached Laketown and asked if they would do a rodeo. They've worked really hard to do it. Some years it's been hard to keep it going. He feels this is a community affair and it could hurt the integrity of their rodeo to have another

one. It's not a private rodeo. It's for the community.

Mr. Willis asked where the money goes. Mr. Weston said it goes in a pot to put in for bleachers and other things to make the next rodeo better.

Mr. Willis said he doesn't think his rodeo in Garden City is going to hurt their rodeo in Laketown. He feels it would bring in better quality contestants and the pots will be better because there will be two rodeos 10 miles away from each other. We're both amateur rodeos. It will be good for hotel rooms, gas and camping spots. At the Laketown's rodeo, the cowboys have to leave right after the rodeo because there are no hotel rooms. He doesn't want it written that he can't do a rodeo during Raspberry Days. He made an arrangement with the Raspberry Days committee to move the fair to where they want to put the rodeo, but they've said they can't change locations that fast.

Commission Member Argyle doesn't feel we should put it in writing that they can't have a rodeo during Raspberry Days. We can't cripple businesses who want to come in by telling them it's great they're coming, but they can't be open during Raspberry Days.

Council Member Bruce Warner said he's here as a citizen. The Town Council approved the business license subject only to the decision of the Planning Commission. But, there was a healthy discussion about this. We have to do what is good for Garden City. He feels it's anti-competitive to have a government entity go against another entity.

Brett Oxboro said competition is good. It keeps everyone honest. It will make us and Laketown put on an even better rodeo.

City Administrator Gary Cox said he agrees with Council Member Warner. We don't have the right to limit someone's business.

Council Member Warner said it should be between the two gentlemen to work it out. The rodeos don't have to be at the same time; hopefully they can work it out between them. Commission Member Argyle said the Planning Commissions job is to follow the ordinances. It doesn't say when we can tell them they can't do business.

Gary Cox said what is good for Garden City will spread through the communities around.

Mr. Weston said we've been working together for years to get the rodeo done early so that people could see the fireworks. He was assuming that we were working together. He didn't realize what was good for Garden City, wasn't good for the community. He even tried to have the parade there to help out with Raspberry Days. If he needs to close the gate at Laketown's rodeo, he'll do it.

Mr. Oxboro said he put a rodeo on in Laketown a few years ago for the 4th of July, but lost money. It's not guaranteed here that they'll make money. If they do something here for the summer, Laketown's not being told they can't do something. They've got to fight the same fight. Travis Hobbs said he's glad that these guys are coming in. He enjoys the Raspberry Days rodeo and he'll continue to go. But wouldn't it be wrong to tell a business when and how someone could run their business. What if they do a rodeo during the day here and an evening one in Laketown? He feels Bear Lake needs more night activities.

Mr. Willis said he doesn't have lights or water; he'll have to start earlier than Laketown's. Laketown's rodeo starts at 7:30p.m. He said Mr. Oxboro has put everything on the line this year to help Mr. Willis

get this going. He wants to make it worth his time. He suggested starting their rodeo at 6-6:30 p.m. and Laketown's could start 7:30-8:00 and maybe the fireworks could be pushed back a little so people can go to everything.

Commission Vice Chair Schiess thanked them for their comments. He said none of us really know what will happen with the rodeo here in Garden City. But we're here as a Planning Commission to make the decision with conditions that we would let them come here. We have not made any stipulations to say that they can or cannot come in during a certain time.

A month ago, the comment was clearly stated that they don't want to be in conflict with other rodeos because they recognize and understand that the same people that would go to their rodeo would go to Laketown's rodeo. They were going to do something separate or distinct from Laketown, but it sounds like that's changed. He appreciates the emotion that is being spent here on protecting both elements of this. It's really up to the businesses as to who is going to promote better, have better cowboys, better animals and better presentation. He understands the impact for Laketown but doesn't think there's any limit to what they can each do to perfect each rodeo.

Riley Argyle said they're not asking to be on the Raspberry Days brochure. That's still Laketown's rodeo.

Mr. Willis said he's not asking to bring in a bar or something would hurt the community. He's not asking to bring in alcohol. He doesn't want to injure this community in any way. He's bringing in a wholesome, family activity. But there are two gas stations within a mile of each other. About 10 restaurants close together. Everyone is fighting for their slice of pie.

Commission Vice Chair Schiess closed the Public Hearing at 5:08 p.m.

APPROVED:

ATTEST:

Mike Schiess, Vice Chair

Sharlene Millard, Assistant Clerk

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

The Garden City Planning Commission held a special meeting on Thursday, March 20, 2014 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Vice Chair Mike Schiess opened the meeting at 5:08 p.m.

Planning Commission Members Present:

Susann House
Jim Stone
Mike Schiess
Pat Argyle

Excused: Lance Bourne

Others Present:

Sharlene Millard	Brett Oxboro
Riley Argyle	Skip Duffin
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ROLL CALL

Commission Member Schiess, Commission Member Stone, Commission Member Argyle, Commission Member House, City Administrator Gary Cox all stated they were present.

SIM WESTON'S COMMENTS

Mr. Weston said he's already spoken his concerns.

RODEO CONDITIONAL USE PERMIT, Jade Willis

Commission Vice Chair Schiess said we understand Mr. Weston's concern with competition. Mr. Weston said if someone wanted to put a rodeo in Woodruff while Mr. Willis is putting on his rodeo in Randolph, wouldn't he be concerned about taking some of the crowd? It is a concern.

Mr. Willis said he won't be on Dee Hildt's property at all. Everything will only be within the city. He showed on a map where the property he wants to use is. It is basically west of the KOA. He will have more than enough room on the 14 acres without touching Mr. Hildt's property.

Commission Vice Chair Schiess asked if they had a Development Plan drawn to scale? Mr. Willis said he's asked and asked if things are needed and is very frustrated that he wasn't told he needed to have that here. It was explained that he did ask if he needed anything but was told no. Gary Cox suggested he draw something up now to show what his plans are. He asked Mr. Willis and Mr. Oxboro how long they

have been doing rodeos? They have been doing them for over 25 years. Mr. Cox said if he can draw the map to the Planning Commissions satisfaction, he thinks we should trust them to get a professional one in a week. He is in support that we're counting on their experience.

Commission Member Argyle said she has a problem with just trusting the experience. If we did that for everyone, we will have a mess. Mr. Willis said he could have put the rodeo on the corner across the street, but he didn't because he felt it would be dangerous, he's putting this in a private field off the main road to help with traffic, and he's putting in right of ways and wants this to look professional. But he's also out of time. He can't be put off for another 4 weeks or it just won't get done.

Commission Member House said she has a problem – the commercial zone says buildings need to have a roof. Mr. Willis said the Town Council told him he needs one permanent structure, everything else could be portable. He's got an announcer booth with a roof and two other buildings with roofs. Commission Member House suggested doing it as a matinee and not overlap with Laketown's rodeo.

Commission Member Stone said he knows Laketown has made a lot of sacrifices for the Raspberry Days rodeo. He thinks Garden City needs one here and it's at a great location. He would like to see the gentlemen work together with the timing of their rodeos. He doesn't want to burn the bridge with Laketown if the rodeo in Garden City doesn't work out. He said you hate to lose someone who has scratched your back for years. He would like to see everyone succeed.

He said he doesn't think we'd need to put in a lot of conditions. They'll do a great job and they're going by the ordinances. Don't let anyone tell you that you need a big professional sketch. You don't.

Commission Vice Chair Schiess said we need a plan so we can explain it if someone asks us about it. He wants it to show the boundaries of the property he'll use, the equipment he'll be bringing in. That needs to be a condition for the motion. Also anything that is about the safety in our community needs to be highlighted.

Gary Cox said as the Ordinance Enforcement Officer for the community, please coordinate with him and he'll coordinate with the sheriff.

Commission Member House said she won't approve it until she sees the map. Mr. Willis showed how it can be set up. It will really depend on the sun, the event, etc. He will need portapotties. He'll need to show egress/ingress. They have water rights in a canal next to them. They'll have a water truck. He showed a drawing of the area, where tickets and concessions will be sold, loading pens etc. They plan on having an ambulance on site.

Skip Duffin said according to ordinance 11C-502-K their conditional use can be revoked if failure to comply.

Commission Member House said the building inspector needs to be able to approve the structure. Commission Member Argyle asked if they're bonded. Mr. Willis said they will be.

Mr. Willis asked if he can open it up to people that just want to ride their horses. The Planning Commission didn't feel a few horses would create much dust. But if there is much dust, they will need to control it. It is on the application that they can bring in other events. Commission Member Stone said he wouldn't just limit it to weekends. Mr. Willis said he has a full time job and a ranch. He doesn't know how much more he can do.

Commission Member House brought up the building with a roof again. Commission Vice Chair Schiess said we can't expect a rodeo in this rural area to have a roof. Commission Member Stone said we're making a decision with conditions, so it won't matter. It's for an open arena rodeo.

Commission Member Argyle made the motion to pass this special meeting of March 20th, 2014, the application for Bear Lake Rodeo and events under these conditions: Dust control will be taken care of; we need a plan for Mr. Willis to meet with Mr. Cox and give us a plan, building safety with the building inspector. There will need to be ingress/egress on the property, there will be portapotties or bathrooms set up, water to be provided and to the property for dust control, appropriate amount of parking for the events, the fences to be maintained and to control the animals to be in the events, plan to be completed and to us by March 26th. Commission Member House seconded the motion. All in favor and the motion carried.

Commission Member House asked them to please cooperate with Laketown.

Mr. Willis asked about how soon he can start prepping the ground. Commission Member Argyle said to get a hold of George Peart and he'll do a site plan and shoot it.

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 6:00 p.m.

APPROVED:

ATTEST:

Mike Schiess, Vice Chair

Sharlene Millard, Assistant Clerk