

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 9, 2013 at the Garden City Lakeview building located at 69 N. Paradise Parkway. Commission Vice Chair Dallas Solum opened the Public Hearing at 4:45 p.m.

Commission Members Present:

Dallas Solum
Jim Stone
Nate Gracey
Chuck Stocking
Excused: Lance Bourne

Others Present:

Sharlene Millard
Anita Weston
George Peart
Bill England
Danny White
Randall Knight

SIGN ORDINANCE DISCUSSION

Bill England asked if this ordinance is close to approval. Danny White said we're getting close. We just have a few items to finish and hope to approve it next month.

Mr. England talked about the cost of a newly constructed sign for a new business. He said by the time you have it engineered and engineered to install it, it will cost a couple thousand dollars just to put up a sign.

Mr. White said he's been doing some research. He said that's unfair for businesses. Mr. England reminded the Planning Commission that a lot of businesses are only here for 3 months and they struggle. Mr. White said that it is being required by the IBC that any freestanding sign or sign that projects from a buildings must have engineering instructions, but doesn't have to be installed by a licensed contractor. He wants to talk with the Commission tonight about the size of a sign being installed by a licensed contractor.

Commission Member Stone said he doesn't think it's fair to not be able to have a sign that says 50% off without it being engineered. Also, we should let local businesses, like

Chad's ice cream put up a sign outside his store. It won't do any good to have them up inside his building. We should be supporting them. Mr. White said people take advantage of it and it's hard to write an ordinance without those people.

Mr. England said he understood that one purpose of this new ordinance was to make it easy to read. This isn't any easier to read. It's still hard to understand.

Commission Member Stone said it's only fair to have more participation at another public hearing. He feels like we're pushing it through. Mr. White said he's also had meetings and by the end, not very many were even there. We need to get this in place so new businesses have something to go from.

Mr. England said he feels banners should be able to be up longer. Our season is so short.

ADJOURNMENT

Commission Vice Chair Solum adjourned the Public Hearing at 5:15 p.m.

APPROVED:

ATTEST:

Dallas Solum, Vice 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 9, 2013 at the Garden City Lakeview building located at 69 N. Paradise Parkway. Commission Vice Chair Dallas Solum opened the meeting at 5:15 p.m.

Commission Members Present:

Dallas Solum
Jim Stone
Nate Gracey
Chuck Stocking
Mike Schiess
Excused: Lance Bourne

Others Present:

Sharlene Millard
Anita Weston
George Peart
Danny White
Randall Knight
Brian House

MINUTES

November 7, 2012

Commission Member Gracey made the motion to approve the minutes for November 7, 2012 as currently written. Commission Member Stocking seconded the motion. All in favor and the motion carried.

December 5, 2012

Commission Member Stocking made the motion to accept the meeting minutes of December 5, 2012 the way they are written. Commission Member Gracey seconded the motion. All in favor and the motion carried.

SIGN ORDINANCE

#12-18

Chuck Stocking went over some items in the sign ordinance that he had questions about with Danny White.

A member of the audience, Randall Knight, talked about anti-american flags or swastikas. He doesn't think we should allow them. He suggested putting "no anti-American political flags" in the ordinance. Mr. White said he will look into how he can change that.

Mr. White asked the Commission what they thought of having some type of cut-off for a freestanding sign of more than \$1,000 needing an engineer, which is what Logan uses. Commission Chair Solum talked about the sign legs at Renegade Racing. Mr. White said they would have to have the sign installed and they've already exceeded their time. Mr. Peart said they were approved for a sign before they even put up the raceway. Mr. White said he is pursuing action on it.

Commission Member Stone talked about the local businesses and having such expenses for signs. Mr. White said he appreciates Mr. Stone looking out for the other local business owners. If Commission Member Stone can come up with another solution, he'll be happy to work with him.

Mr. White said the town did receive funds to create an informational kiosk, which will highlight local businesses and explained how businesses will be on the kiosk. It will be located between Jake's Place and the entrance to the LDS Church house.

The Commission went through the sign ordinance and discussed different aspects of it. Mr. White said he will look into changing certain items.

Commission Chair Solum said he would like to see the Commission go through this page by page, other than jumping around. We'll do that for next month. If there are any other questions, please let Mr. White know.

SIGN DEFINITION ORDINANCE

#12-19

There was no discussion. The Commission felt like they have gone through both enough.

CANAL SAFETY DISCUSSION

It was discussed that we are going to adopt the state's requirement for canal safety. Building Inspector, George Peart said in some areas there isn't a recorded easement. Where there has been subdivisions put in, they have the right of ways through those areas. We are required to let the canal company know if a subdivision application comes within 100' of the canal and they should have 30 days to respond.

Mr. White said we need a natural hazard ordinance instead of having a setback ordinance. He will be working with JUB updating our general plan, and about getting an ordinance defining flood areas and canal right of ways and what will be safe there. It may take 3-4 months to get to it.

George Peart said the town should officially find out from the canal companies if they are in compliance with the states #HB-298. The Planning Commission is required by law to contact the canal companies if a subdivision wants to come in and would be within 100' of the canal. They get 30 days to respond. He said Garden City is in a unique situation because they are trying to protect the city, but they're also major shareholders in the canal company.

Brian House also recommended when they do the ordinance to put in there where the canal companies can open up the gates to relieve some of the water.

MISCELLANEOUS

There were no comments.

Commission Vice Chair Solum said we all have 30 days to do our homework then we'll go through it page by page.

ADJOURNMENT

Commission Member Schiess made the motion to adjourn meeting at 6:40 p.m. Commission Member Stocking seconded the motion. All in favor and the meeting adjourned.

APPROVED:

ATTEST:

Dallas Solum, Vice Chair

Sharlene Millard, Assistant Clerk