

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

The Garden City Planning Commission held a Public Hearing on Wednesday, March 6, 2013 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, #C. Commission Chair Lance Bourne opened the meeting at 4:43 p.m.

Planning Commission Members Present:

Lance Bourne, Chair  
Jim Stone  
Dallas Solum  
Mike Schiess  
DeWayne Gifford

Excused: Nate Gracey

Others Present:

Sharlene Millard  
Danny White  
Parker White  
John Spuhler, Mayor  
Randall Knight  
Andy Stokes  
Ted Wilson

ORDINANCE DISCUSSION

#13-03 – Sign Ordinance

Commission Chair Bourne wondered why A-frame signs aren't in the ordinance or the definitions. That's one thing that was a problem last year. He suggested putting it in definitions and having it under temporary signs within the ordinance. Some of the realtor's are wondering if they can put the arrow signs at the entrances of subdivisions, so he thinks we should add in there that no arrow signs are allowed at the entrances, just one on the property.

There was discussion about temporary signs being up for 5-10 day increments. They don't want the banners, etc. to be up only on Thursday, Friday, Saturday and Sunday. Mayor Spuhler wondered about adding more time for the winter months and less time for the summer, because everyone will put them up in the summer and it will just be sign chaos. That defeats the whole purpose. Every day would seem like a grand opening. He wondered what would be reasonable for temporary signs.

Danny White said he's worked on this a little bit. He suggested temporary signs be up no more than 21 days for June, July and August. They could also be utilized for another 21 days from September to May.

Commission Member Stone said we need to support the businesses. He thinks we need to support the locals, even if they're from another community. That's part of our legacy here in Bear Lake.

Ted Wilson talked about open signs. Andy Stokes said open signs are not temporary signs, but there are stipulations where you can put them and they can't flash.

Commission Chair Bourne said he's also concerned about having a lot of signs. There is a place in town that has 3 businesses, but 5 "open" signs. That's overkill.

Mr. Stokes said a lot of the concerns about signs were originally from businesses. He's been working on how to check on businesses and how long they keep their signs up. He's trying to simplify it so he can keep better track of it. He extended the time limit to 50 days, but limited it to 10 consecutive times.

Mayor Spuhler talked about putting some of the temporary days being in the winter. This would give them more flexibility then, but most of the people close up for the winter, so it wouldn't be overwhelming. It would only be for businesses that are open in the winter.

#13-04 - Definitions

Commission Chair Bourne said we don't have a definition for A-frame signs

ADJOURNMENT

Commission Chair Bourne closed the Public Hearing at 5:14 p.m.

APPROVED:

ATTEST:

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Lance Bourne, Chair

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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, March 6, 2013 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, #C. Commission Chair Lance Bourne opened the meeting at 5:14 p.m.

Planning Commission Members Present:

Lance Bourne, Chair  
Jim Stone  
Dallas Solum  
Mike Schiess  
DeWayne Gifford  
Chuck Stocking

Excused: Nate Gracey

Others Present:

Sharlene Millard  
Danny White  
Parker White  
John Spuhler, Mayor  
Randall Knight  
Andy Stokes  
Ted Wilson  
George Peart

APPROVAL OF MINUTES

Public Hearing of February 6, 2013

Commission Member Gifford made the motion that we accept the Public Hearing as written.

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

Regular Meeting of February 6, 2013

Commission Member Solum made the motion to approve the meetings of February 6, 2013 as written.

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

TEMPORARY SIGNS

There was discussion about how long to let temporary signs stay up. Mayor Spuhler said the city is exempt from the ordinance and we can have community event signs up. That would include the Demolition Derby and the Rodeo.

Commission Chair Bourne said we've listened to the business owners and have really tried to do what they want.

There was discussion of how long to let temporary signs be up. Some suggestions were 14 days for summer ; 50 days for the whole year; 3 - 10 consecutive days in the summer, unlimited in the winter; Summer is considered Memorial Day to Labor Day or June, July and August.

Commission Member Gifford made the motion that we accept as we talked about, unlimited signage for one sign temporary sign in the wintertime and 3-10 days periods on the signs in the summertime - June, July and August. Commission Member Solum seconded the motion. All in favor and the motion carried.

Commission Member Stocking went over some more questions in the sign ordinance.

Residential Real Estate signs are not permitted at entrances to subdivisions. Mr. Stokes said right now it says it has to be on the individual parcel of property. The directional signs section got taken out and changed. It's no longer 3 directional signs. It can be out for the duration of the event, but as soon as it's done, it has to be taken down.

Commission Chair Bourne suggested having a person at the open house if there are directional signs during an event. Mayor liked that suggestion. It will give our real estate businesses a benefit.

Commission Member Gifford asked about signs being unsightly. Mr. Stokes explained the ordinance is more for when the signs need to be taken care of and cleaned up.

#### STAFF MISCELLANEOUS

##### George Peart, Building Inspector

Mr. Peart said there is a new hair salon at the Juniper Woodworks building. Nate Parry came in for a family retreat center. They're going to do it in Harbor Village. It's already approved for a remodel. Mayor Spuhler thought it was for weddings. The parking is on the west side. Mayor Spuhler talked about that building only having one water meter. There was discussion about turning them over to collections if they don't pay their water bill.

Mayor Spuhler said Hodges Canal Co. got some information about a proposed house being built near the canal and the canal company took it to the board and they told them they had to follow the setbacks and easement. So it's good they were able to talk with them about that and now it's documented.

Commission Chair Bourne would like to talk with Nate Parry about the change of use and address parking at their new business at Harbor Village. Also the Subway in the Bear's Den building should come in to address parking and sanitation.

There was discussion that the building next to the Bear's Den also will be trying a new business for this year.

Mr. Peart asked about the second access for Lochwood. They've got the access ready, but it's not open. He asked the Planning Commission what should be done. Mayor Spuhler explained the situation and asked Mr. Stokes to talk with them.

Mr. Peart also brought it to the Commission's attention that there are some street signs missing in Harbor Village. Mr. Stokes said they have ordered some, and will check to see if that's one that has come. Commission Member Stocking said there is also some missing in Buttercup.

#### MISCELLANEOUS

Mayor Spuhler talked about lake accesses just south of Azure Cove and east of Buttercup. The property owners would be very hard to work with, but we could open them up. He's not afraid of the fight, but it will need to start with the Planning Commission. There was discussion about buildings that have been built over the accesses. Mayor Spuhler suggested getting a piece of land that could be used as a parking lot and the people could walk down to the beach from there.

#### DEFINITIONS

Commission Chair Bourne said he hasn't seen a definition for A-frame signs. Mr. Stokes said our last definitions ordinance was longer than our ordinance. He hasn't tried to define every sign, but the definition is more broad. The A-frame sign is temporary because it's not attached to a fixture.

#### MISCELLANEOUS

Commission Chair Bourne said we had a meeting with Norm Mecham about the Water's Edge. If that doesn't work for him, he wants to come in with another plan.

Commission Member Solum asked about Renegade Racing and finishing their sign. Mayor Spuhler talked about him finishing what he committed to for the Planning Commission or his Business License will be taken away.

Mayor Spuhler encouraged the Planning Commission to take training. The city will pay for it.

#### ADJOURNMENT

Commission Member Schiess made the motion to adjourn the meeting at 7:00 p.m. Commission Member Stocking seconded the motion. All in favor and the meeting adjourned.

APPROVED:

ATTEST:

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Lance Bourne, Chair

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Sharlene Millard, Assistant Clerk