

MINUTES OF THE  
PUBLIC HEARING OF  
GARDEN CITY, UTAH

The Garden City Planning Commission held a Public Hearing on Wednesday, April 3, 2013 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:00 p.m.

Commission Members Present:

Mike Schiess  
DeWayne Gifford  
Lance Bourne, Chair  
Dallas Solum  
Nate Gracey

Others Present:

Sharlene Millard  
Anita Weston  
Gabe Lleras  
Leonard Chandler  
Randall Knight  
John Jensen  
Nate Parry

Marty Phipps  
Kathy Hislop  
Brian House  
Danny White  
George Peart  
Darin Pugmire

CONDITIONAL USE FOR LAZY D RANCH

Gabe Lleras said they're wanting to add one more home at approximately 840 View Point Dr. It's family owned, no rentals, same as before.

There was no comment from the audience.

ADJOURNMENT

Commission Chair Bourne closed the Public Hearing at 5:01 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, April 3, 2013 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:02 p.m.

Commission Members Present:

Mike Schiess  
DeWayne Gifford  
Lance Bourne, Chair  
Dallas Solum  
Nate Gracey

Others Present:

Sharlene Millard	Marty Phipps
Anita Weston	Kathy Hislop
Gabe Lleras	Brian House
Leonard Chandler	Danny White
Randall Knight	George Peart
John Jensen	Darin Pugmire
Nate Parry	

CONDITIONAL USE FOR LAZY D RANCH

Commission Chair Bourne explained that this home needs a Conditional Use Permit. The Lazy D Ranch is a beautiful place. It's not an established subdivision. They vacated their subdivision a few years ago. That is why they have to come in for a Conditional Use Permit for every home added to it.

Commission Member Gifford made the motion to accept this as written, a conditional use permit for Lazy D. Ranch, for a new home at approximately 840 View Point Dr. Commission Member Schiess seconded the motion. All in favor and the motion carried.

MINUTES  
March 6, 2013

Commission Member Schiess made the motion to accept the minutes of March 6, 2013, as they are written. Commission Member Solum seconded the motion. All in favor and the motion carried.

PARKING FOR SUBWAY, John Jensen and Marty Phipps

This is for the Subway to come in at the Bear's Den Bear Lake on N. Bear Lake Blvd. Commission Chair Bourne said he's had a chance to go out and measure and look at the area. The Planning Commission

can only look at the parking plan that was presented 2 weeks ago. He's talked to most of the members of the Town Council. They agree that parking is when a car stays on the lot. They can't count the gas pump area as parking. Marty Phipps said he disagrees. He's watched through the window and see that people park there and don't even buy gas. He made the original parking plan with Darin Pugmire's requirements. They're not increasing their retail space, they're taking away from what retail space they have. The parking from their original permit should still stand. Commission Chair Bourne said they've never had the parking that was required. It's a mess in the back of the store and no one can park there. Mr. Phipps said this is the push that it's taken to get it done. Commission Chair Bourne said he's seen some improvement.

John Jensen and Mr. Phipps both want parking for their customers. It took 5 months to get the Subway here. Commission Chair Bourne said they can have a special meeting to work this out. Some of the measurements match up, some don't. He said in the back, there are about 3 stalls that they wouldn't even be able to back out of.

Commission Chair Bourne would like to sit down with them next week and see if they can make it work. Mr. Phipps said they have closed the Ice Cream store and Laundromat. Lance said they still need to count it in the square footage. It's leasable space.

Commission Chair Bourne said as a Planning Commission, it's their job to make it flow well and be safe for the public.

Commission Chair Bourne said this doesn't fit our parking ordinance; one out of every 10 parking stalls has to be a large stall. He suggested we re-group and have a meeting next week.

Mr. Phipps said there's a door on the south side that will be opened up so the customers can go out on the deck during the summer. He really hopes they'll funnel through his store first. Commission Chair Bourne said there needs to be access from the back of the building.

Commission Chair Bourne would really like to see this happen. He suggested they all get together later and work this out.

Commission Member Gifford explained that the KOA no longer sells gasoline, so the Texaco will be hit even harder now. He thinks a Subway will be very busy, because it takes so long to get lunch here in town.

Commission Chair Bourne said this parking doesn't meet what's in our ordinances today. Mr. Phipps asked what needs to be done so they can get it approved. Commission Chair Bourne said there will need to be lighting in the back parking lot, overflow parking, make sure back door is usable, paint diesel area green, the storage sheds need to be moved from the egress/ingress. He said they want to work with them to get this right.

Subway plans on being opened 7 days a week all year long and they will have breakfast.

Commission Member Gifford is concerned about the parking in the back. He wondered how people can go in and out at the same time. Mr. Phipps said there is plenty of room. It's easier to see now that a lot of the garbage is gone.

Commission Chair Bourne said he's willing to do a work meeting with them next week. He would like to make sure this is done right.

There was discussion of how to apply for a variance. There was also a question about the dumpsters. Mr. Phipps said he's talked with the county about getting dumpsters with lids.

Commission Chair Bourne said if the propane tank is accessible to cars, it needs to be barricaded or buried.

There will only be one exit from the parking in the back of the building.

Commission Chair Bourne said we want to make sure there is a full 26' along the north side so cars can pass each other and the stalls need to be 9 x 20.

It was decided that they would meet next week and have a work meeting to go over the parking.

#### PARKING FOR SUNRISE RESORT, Nate Parry

Commission Chair Bourne wants to see exactly where their property is and to see their parking. Mr. Parry showed him a map of his area. They do have oversize parking already. Mr. Parry said on the outside, they're fixing the stucco and roof. Commission Chair Bourne would like to see the calculation of square footage for parking. The paper he brought only said adequate parking.

Their garbage cans are inside their parking and their parking will stop for everyone else that is using it, it will only be for Sunrise Resort and Worldmark does have the right to use some of their parking. But Worldmark told Mr. Parry that they have sufficient parking on their own property, they just struck the deal with Frank Smith so they could use the oversize parking.

Mr. Parry said Sunrise Resort is not a hotel, it's a mansion and classified as an R2. It will be under their Business License as a home they're renting. Mr. Parry said he'll be up to 92 stalls of parking for 20 bedrooms. He feels that would be really sufficient. Commission Chair Bourne said if they need more parking, they could put temporary parking on the grass on the east side of the building.

Commission Chair Bourne need square footage of the building and for parking also.

Commission Chair Bourne said he doesn't see any red flags. You have the space to do what you need, Just need to see that type of stuff. Stucco meets the architectural standards.

Mr. Parry said they're cleaning it all up. There were transients living in the basement, they're re-doing the pool, putting stucco on the condo's, etc. There are still 20 condo's that are owned by individual people. Their water line goes underneath his building. He has a huge amount of power there also. The building is 18,000 sq. ft.

He'll get the square footage for parking and get on the agenda for next month.

There was no approval tonight, it will be next month.

BUILDING INSPECTOR, George Peart

Tom Bashford did just talk with Mr. Peart about getting a building permit for the shed building at the Bear's Den Bear Lake. He told Mr. Bashford to wait until they decide where it's going. But now, it looks like they'll be moving it. Commission Chair Bourne said it will need to go and the propane tank turned and barricaded.

Mr. Peart asked if the Conditional Use Permit for Lazy D was approved. It was.

Mr. Peart said if Nate Parry's project is being approved for a Short Term Rental, he'll only need 20 parking spaces. Commission Chair Bourne said they have a lot of grass they could park large amounts of people.

Mr. Peart asked about the Subway parking. Commission Chair Bourne said they did address the issue.

Mr. Peart said we have one new building permit for Connor Ward. He isn't doing a lot split right now.

RENEGADE RACING

Danny White said he's talked with Dustin Hansen. He will at least put the rock on the sign this year. He's working to make those improvements like he's committed to. Mr. Hansen's saying that it was always going to be done in phases. He's going to put the stone up around the pillars this year. The initial plans showed restrooms on site.

FISH POND

Brian House said we'll get water when the canal gets water. Mr. White said we'll order a couple more truckloads of bentonite to help prevent leakage. He's still working on developing a master plan.

ADJOURNMENT

Commission Member Schiess motion to adjourn at 6:19 p.m. Commission Member Solum 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