

**MINUTES OF THE
PLANNING COMMISSION OF
GARDEN CITY, UT**

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, May 1, 2013 at the Garden City Lakeview Building located at 69 N. Paradise Parkway #C. Commission Chair Lance Bourne opened the meeting at 5:00 p.m.

Commission Members Present:

Lance Bourne, Chair
Mike Schiess
Dallas Solum
Jim Stone
Nate Gracey
Chuck Stocking

Excused: DeWayne Gifford

Others Present:

Sharlene Millard
Kathy Hislop
Anita Weston
John Spuhler, Mayor
Brian House
Randall Knight
Nate Smoot

APPROVAL OF MINUTES

April 11, 2013 Public Hearing

Commission Member Schiess made the motion that the minutes of April 11, with the one comment he made by recommending that the second exit be looked at, otherwise we accept it as written. Commission Member Solum seconded the motion. All in favor and the motion carried.

April 3, 2013 Public Hearing

Commission Member Gracey made the motion to accept the minutes of April 3, as currently written. Commission Member Schiess seconded the motion. All in favor and the motion carried.

April 3, 2013 Regular Meeting

Commission Member Schiess made the motion to accept as currently written. Commission Member Gracey seconded the motion. All in favor and the motion carried.

EPIC RECREATION RETAIL, Architectural Standards and Parking, Nate Smoot

This is for property at 201 N. Bear Lake Blvd. Commission Chair Bourne said everything looks good to him. Mr. Smoot is using the Architectural Standards and the parking looks good.

Mr. Smoot said he will be renting boats, jet ski's, kayaks, paddleboards, side by side ATV's and a few motorcycles, and street scooters. They will repair their own rentals, for now. The house is not being

used for anything. They have a lot of space for parking. Commission Chair Bourne reminded Mr. Smoot that out of every ten parking stalls, one needs to be a double one. He knows Mr. Smoot will try to accommodate them.

Mr. Smoot said they plan on having rock on the outside and a new roof. The building will be a tan/brown color, the windows will be clear. In the winter, they may rent snowmobiles.

Commission Chair Bourne made the condition that they do need to have a couple parking spots for oversized parking.

Commission Member Schiess made the motion to approve the plan as set forth with us for the Architectural Standards with a note that we take a look at the extra large parking spaces. Commission Member Gracey seconded the motion. All in favor and the motion carried.

EPIC RECREATION SHOP, Architectural Standards and Parking, Nate Smoot

This business is at 200 N. 160 W. There will be no changes on the outside of the building. It will hold their equipment in the winter and will be used to do maintenance on their equipment.

Commission Member Solum made the motion to approve it as written. Commission Member Schiess seconded the motion. All in favor and the motion carried.

SUNRISE RESORT, Nate Parry

This has been put on hold until they contact us.

PARKING ORDINANCE

Commission Chair Bourne suggested taking oversize parking off of restaurants and gift shops, but not nightly lodging. He wondered how the rest of the Planning Commission feels about it. Commission Member Stone agrees that we need to make it as easy for the small businesses as we do the big businesses. Commission Member Schiess said he sees our city center moving to 300 W. He doesn't want to be encumbered by not making enough parking for the future.

Mayor Spuhler said the city is putting in some substantial parking on 75 N. As we start to accommodate more parking, there will be more places to park and walk. A small business has a really difficult way of finding the parking. This might help relieve some of the pressure. Commission Member Schiess said if we create more parking, it will create a walking path around our city, which we want. We can get to trails, etc., without having to go through UDOT, which takes so much time. Mayor Spuhler said we are doing wetlands delineation, cultural restoration, etc., but it does take a lot of time. Commission Chair Bourne said the town has parking on 50 S., 75 N., also have parking at Raspberry Square, which is private.

Mayor Spuhler talked about creating parking near the beach and leaving more area to walk at un-used beach accesses. It won't be cheap, and there will be court battles. But it will be worth it in the future. He said Commission Member Gifford will be working with the Planning Commission. He has some documents showing the easements and Danny White can draw out the parking lots. His hope is that the state will get us some money. It will help manage the beach better if there are controlled parking lots.

Commission Chair Bourne said we'll leave our parking ordinance alone for now. Commission Member Solum would like to put something in there for the future. Commission Member Schiess agreed to leave the ordinance alone for now and we can watch during this recreation season to see if we need to change something. He would also like us to look at completing the parking lots by the beach to where we have extra parking, then we can justifiably remove it for the restaurants, etc. if we feel we need to do it later.

The Planning Commission will look at the Parking Ordinance in September.

ZONE FOR SHORT-TERM RENTALS

Mayor Spuhler said he had a meeting with George Peart about nightly rentals. There are some HOA's that don't want Short Term Rentals and some that do want them. However, there are a lot that do Short Term Rentals without having a license. It's not fair to those who pay taxes and fees. They were discussing the fire and building inspections to make sure it follows the rules.

Mayor Spuhler said George Peart suggested creating an overlay zone for Short Term Rentals. We could create a zone that shows approved and unapproved areas. Commission Chair Bourne said that's a good plan.

Mayor Spuhler said our town attorney has told us that we need to give everyone a permit regardless of where they live. But what the Mayor is asking us to do is let them know that the HOA doesn't approve it in that zone by creating the approved and unapproved areas.

Mayor Spuhler said Short Term Rentals are an important thing for our city. These people that are hiding it are being unsafe and may have big issues.

Mayor Spuhler said the Planning Commission can start looking at what HOA's approve Short Term Rentals right now. Some HOA's don't want the Short Term Rentals, so don't put it in that zone. He would like to be more harmonious and work with the HOA's.

Mike Schiess feels this new rental business is a great thing for the town. Where they rent so many different types of vehicles, it would be very helpful for us to have signs showing where the trails are. This is a great opportunity for us to create great trail signage. Mayor Spuhler said as a Planning Commission, the Planning Commission can create the signs. Just go see how many you need. The Parks, Arts and Library tax will fund a lot of those signs.

Mayor Spuhler said we will gravel 300 W. South as soon as possible and then we can create more trails.

Commission Chair Bourne will talk with the Smoot's to ask them to pass out a map to give to their clients showing the trails. Mayor Spuhler suggested using the Kiosk for information also.

There was discussion about Snowmeadows road being made into parking for the Kerasma restaurant. Mayor Spuhler said the road is supposed to be 21' wide. If an emergency vehicle needs to go through, it won't be able to. The Fire Chief is looking into it.

Commission Chair Stone talked about the bentonite at the pond at Heritage Park. There needs to be more on one end. He's had a lot of experience with bentonite and the leak would come through the deep hold or the downward dike where the pressure is.

There was discussion about the Subway being approved through the Variance Committee. Both Mayor Spuhler and Commission Chair Bourne said it was nice to see Government work. The Planning Commission couldn't approve it through the ordinances, but the Variance Board was able to through their process. Both Committees worked very hard. They were pleased with the process.

Commission Member Stocking asked the Mayor about ordering signs through the city for the Harbor Village area. Mayor Spuhler said to go ahead and have the city order them and they can reimburse us.

Commission Member Solum and Commission Member Stocking said they went to the Planning Conference. They learned about SB153 - about bonding. We're doing it differently, but will explain it when they review their information.

ADJOURNMENT

Commission Member Schiess made the motion to adjourn the meeting. Commission Member Solum seconded the motion. The meeting adjourned at 6:20 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk