

MINUTES OF THE
PLANNING COMMISSION MEETING OF
GARDEN CITY, UTAH

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, June 5, 2013 at the Lakeview Building located at 69 N. Paradise Parkway, Building C. Chairman Lance Bourne opened the meeting at 5:03 p.m.

Commission Members Present:

Lance Bourne, Chair
Jim Stone
Mike Schiess
Chuck Stocking

Others Present:

Sharlene Millard	Rulon Crosby
George Peart	Troy Case
John Spuhler, Mayor	Dan Fisher
Brian House	Riley Argyle

BUILDING INSPECTOR

George Peart said building permits are picking up. He thinks the overlay zoning will be good. People in certain areas should be able to voice their concerns about having short term rentals in their subdivision. It will also make it easier to say no to those areas that don't want the rentals in their subdivision.

Mike Schiess commented that Buttercup's HOA restrictions are different than the city's and he would like us to get together with what is allowed. Mayor Spuhler explained that there are so many different HOA's; it would be hard to get everyone on the same page.

Commission Chair Bourne said he will spearhead the overlay zoning and get it going. He'll talk with the HOA's and find out those who don't allow it through their bylaws.

Mr. Peart said he would really like to have a working relationship with the HOA's.

MINUTES

Commission Member Schiess made the motion to accept the minutes of May 1, 2013, as they are presently recorded. Commission Member Stocking seconded the motion. All in favor and the motion carried.

ARCHITECTURAL STANDARDS AND PARKING, Huskinson

Steve Schenk said they're working with UDOT and want to enter their business on 75 N. and exit on Bear Lake Blvd. with a right turn only. They want to get the business up and running soon and have the restrooms ready this fall. They have an ADA restroom in the building for employees. They like the new city restrooms and would like to do something similar for restrooms outside. They want to landscape with tables and awnings on the north side.

The main building will be used for a smoothie shop. There will be no cooking. The drive through is one-way. You can also walk in the front. They will fence the front so people won't walk through and will add a ramp to the building. Their property will be open part-way for walk in access. They will probably have a 3' fence along the Texaco property so people won't walk through the drive-in area and along the sidewalk

They will need to raise the windows about 18" for the drive-in and will do the same all around the building. They may put in turf instead of grass.

Commission Member Schiess asked about the radius on the back corner of the drive through. Commission Chair Bourne said it wouldn't hurt the parking to move it out a little and would help with the flow. Mr. Schenk said they will also put in a wall on the sides of the dumpster. He thinks the drive through is 12-14' wide. Parking stalls are 9' x 20'. It was suggested that he move the dumpster out a little for oversize parking.

Commission Member Schiess wondered about the possibility of opening up the easement so that the Bear's Den could have another access. He wondered whose easement it is that they want their drive through on. Mr. Schenk said he didn't know anything about the easement or how that would work with their driveway.

Commission Chair Bourne said he likes the layout, but we have an ordinance which states that for one out of every 10 parking stalls there needs to be one oversize stall. Garden City will be putting in parking on 75 N. and they're talking about taking double parking out of the ordinances, but for now, he suggested them going for a variance. They have 17 parking stalls right now. They discussed having two oversize parking stalls on the 75 N. entrance, but it would be unsafe to back out, with traffic coming in.

Commission Chair Bourne said we can't approve it now, until there are 2 oversize parking spots. He said he likes the plan, but their hands are tied with the ordinances. Commission Member Schiess wondered about encouraging a walking path near all those trees to service this area. He said that's what we're trying to encourage walking areas.

Commission Member Schiess would like to explore the easement and see if there is any way it would help both businesses. He wondered if they have talked with the sanitation about the location of their dumpster. They have not. Commission Member Schiess said they may want to talk with them because they usually don't want to back up 70 feet to get to the dumpsters.

Commission Chair Bourne said we want to be business friendly. This will be great for the city.

JAKE'S PLACE

There was discussion about how big a building can be before it doesn't need a building permit. Some thought, 120, 160 and 200 sq. ft.

Commission Chair Bourne said he thought he had up to 120 sq. ft. for a building. If he has electricity, he'll need a permit. They wondered if he's been working with UDOT. They wondered if he knows what the setbacks are.

No one came to the meeting to discuss this.

Mr. Weeks will have to work with the commercial building Inspector. Council Member Brian House said the building will have to have a foundation.

They need more information –i.e. What will the building look like, setbacks, foundation, UDOT etc. Mayor Spuhler said if it's right on the corner it may cause a big red flag.

SUNRISE RESORT, Nate Parry

Nate Parry said he's got enough parking. He feels he's at 61-66, if he had to go to the commercial code, it would go down to 70. A Boarding house would be 40. He feels he's got enough. If someone can sign off that he has 71, he feels he should be good to go.

He could make more parking in the portico. Commission Chair Bourne said he can only have parking there if someone can still get through. Mr. Parry said they can actually park more on the lawn and they have moved their dumpster away from this parking area. They are only going to allow their own people to park there. They will be starting the process of training people that they will need their own tag or they will be given a ticket. They have taken out the 4 trees so parking can be deeper. RV's are allowed along the side. Commission Chair Bourne said you can back the boats in fairly easy.

Mr. Parry said he can draw out a plan not showing the trees. Commission Chair Bourne said he would like it shown that there is temporary overflow parking on the grass. Mr. Parry said he's working with Worldmark to get some concrete barriers along the side and new street signs.

The money making part of this project is that it will be a family reunion place from June to September. In the off season, they'll close part of it so they don't have to use all the rooms. It's pretty much a large motel.

The second phase could be the part being fenced and with the completion of the project he'll finish the parking stalls.

Commission Member Schiess made the motion that we approve Sunrise Resort with the changes we've discussed; with adding the overflow area into the grassy area and a plan showing the finished project including the extra sized parking spaces as we've discussed. Commission Member Stone seconded the motion. All in favor and the motion carried.

CAMPGROUND CONCEPTUAL DISCUSSION, RULON CROSBY

1593 S. Bear Lake Blvd.

Rulon Crosby said years ago, when things were booming, he and a partner brought in a project and it needed a 2nd access, but since the Parkway hasn't been finished, they haven't been able to do their project. He's been trying to figure out what to do with his land and thinks an RV park would work. He said he just needs a Conditional Use Permit.

Mr. Crosby said there will be no permanent building added. The water, sewer, electricity will be at a building in the front. The diagram shows 15 pads laid out at 30 x 50 which is what the ord. requires. They'll have the 15 pads, but not 4 acres. The setbacks are met; the road is 24' wide. There's a nice pasture and grove of trees in the back. There's a hundred birch trees in the back, some are flowering trees, apple trees and a flowering bush. He feels he easily meets the requirement for trees.

Mr. Crosby said if and when the Pickleville Parkway is built, then they will have access on the back side. He's talked with Norm Mecham about doing some improvement up Hodges Canyon Road where it will connect with Pickleville Parkway and to propose a private access - a private access that would be usable until the city gets a full-fledged extension of the road finished.

He just wants to test the market to see if there's sufficient demand to see if people even want an RV Park. If the market is there, he would like to come in and do permanent sewer and drainage. The first phase will be a dump station.

Commission Member Schiess talked about the gigantic trees in the front that are not shown on the map. Is he anticipating cars and trailers going through the trees? Mr. Crosby said he just took his semi down it, but Commission Member Schiess said that would only make it a one way entrance. Commission Member Schiess said if someone is trying to go in and someone going out on the bike path, it could cause a big traffic jam right there.

Mr. Crosby said there's enough room by the trees that cars could use next to the highway. Mayor Spuhler said when Mr. Crosby went to the AEG meeting, it was stated that an egress/ingress would be required, and enough turn around for the fire dept. requirements, but the road has to be wide enough and the house has to have their setbacks.

Mr. Crosby said the setbacks are in place now for the house. The road is 24'; the map shows a 15' easement. Mayor Spuhler said he would also have to pave 100' past the property line. Mr. Crosby said he's happy to comply with the ordinance that pertains to the RV's, but not the other ordinances. It was explained that paving is in all zones.

Mr. Crosby doesn't want asphalt on the pretty grass. He would like to put in stones so that grass can grow in between them. There will be no dust. He'd be willing to pave it if necessary. Commission Chair Bourne said it needs to be paved with asphalt.

Commission Chair Bourne explained that the zone won't be changed because RV parks are allowed in all zones. He would have to put in a 6' privacy fence. He explained that anytime commercial property is against residential a privacy fence has to be put in.

Commission Chair Bourne said architectural standards are for the front of the buildings. Now that he's turning a home into an office, he'll need to follow the architectural standards, Commercial Building Codes and have the Fire Chief do an inspection. Mr. Crosby said if he has to meet commercial code for those buildings, he'd rather have a temporary place outside for the commercial needs and the manager can stay in the house. Mr. Crosby was frustrated that he has to follow commercial standards. Mayor Spuhler said his application stated that he wants a commercial RV park.

Riley Argyle said International Fire Code states they will need to a fire hydrant within 250' from the furthest RV for fire protection. Mr. Crosby is frustrated that there are so many rules that are not written in the RV ordinance. He thinks it's ridiculous that we're making him adhere to rules not in the

RV ordinance. He's only asking for approval for what is in the RV ordinance. There are campgrounds miles from fire hydrants. He'll talk with the fire dept. about their rules. Mr. Crosby said he has followed everything in the RV ordinance. He'll have to investigate to see if there's any reason to proceed. He doesn't want to do any construction the first year, he's not sure if the market even justifies it.

Commission Chair Bourne said these are our ordinances and we have to follow them.

Mr. Crosby asked about offering spaces for tents to see how the market is. He realizes he would need a business license and collect taxes. He doesn't think he would need to follow anything else. Commission Chair Bourne said he would need to bring in a plan and let the Planning Commission have time to go through the ordinances.

Mr. Crosby said if he goes through our process, it will take 3-4 months and he wants to start now.

Mayor Spuhler said the timeframe is correct and intentional. He could have started last fall. The problem is that we've done developments that want to get through really fast. And we end up with problems. People come and want it done now, but the process takes time.

Mr. Crosby said this doesn't require actual construction. He just wants tents in a nice cow pasture. Mayor Spuhler said you're putting a commercial business in a residential area. We don't want our city to become a tent mecca. We're trying to make the city look nice and it impacts people around you and those within the city. There are impacts so that's why we have the Planning Commission, to see if it will work there. There are also impacts with trash and sewer.

Mr. Crosby said if he had a billion dollars he couldn't meet our ordinance. He said he gives up.

APPROVAL OF BUILDING, Dan Fisher and Nate Ward

Nate Ward said they want to put a small building on 200 N. Dan Fisher owns the next lot and they will share the building. Mr. Ward has a boulder quarry, and they're proposing to put in bays on the east side. It's more of a display for people to order from. Nothing will be sold at that place. They'll bring it from the quarry. Mr. Fisher said it will clean up the lot. The rocks will be sectioned out in an orderly manner. They've moved a drop shed there. It's not going to be an office. But they will both be using it.

Commission Chair Bourne said it's a shed and they will have to work with the commercial Building Inspector. He encouraged them to have a monument sign.

The Planning Commission all thought it was a good idea. There will be concrete blocks dividing the sections and they'll also be using decorative rock.

Commission Chair Bourne said to work with Andy Stokes on the signs and Steve Hamblin to look at building

No motion was made.

OVERLAY ZONE FOR SHORT TERM RENTALS

Commission Chair Bourne said he wants to participate in the Overlay Zoning. Mayor Spuhler thinks this is a really good idea and Tony Martineau told him that if we create a zone, it should be fine. He thinks it's "do-able" and we should be find doing it.

Commission Member Schiess asked if the town could get with the HOA's and work together on their ordinances. Mayor Spuhler said there are so many HOA's and their rules are all so different, he doesn't think we could all agree.

Commission Chair Bourne said he will start meeting with the HOA presidents and then he'll start with the overlay process. He'll also get with Danny White to work with the overlay.

Danny White, who was on the conference phone said he would like them to look at the survey, question #4, page 8, it looks like the vast majority of people 26 out of 43 responded that they would like to see medium density growth with greater preservation and more open space. He wondered if they would help make that happen. He wondered about our recreational residential zone having $\frac{3}{4}$ or $\frac{1}{2}$ acre lots minimum. They agreed that having Recreation Residential a minimum of $\frac{1}{2}$ acre would be great.

Commission Chair Bourne said he would like the hillside zone on the new zoning map. The Planning Commission worked hard on it.

MISCELLANEOUS

Commission Member Schiess asked if we should have advised Mr. Crosby to look at the commercial zone? There was discussion about this. We shouldn't change zones, because it's allowed in all zones. Any business that brings in people as a business and needs to have the building used for restrooms, showers, etc. needs to have the building up to commercial standards. He also needs to make sure he follows the fire codes. There are fields all around that lot and if a spark from a campfire could start them on fire, it just needs to be safe.

Mayor Spuhler said people forget that the process does take time, but it's for a reason. Every time people come in at the last minute and we try to help them, it just causes problems. Our process does take time.

Mayor Spuhler talked about the beach parking idea. He envisions that the state may be able to help with some things he's working on. He's thinking of putting in a mass transit bus. They're ADA accessible. There will be a trolley to hold coolers, beach blankets, etc. There will be a speaker that someone could talk to the passengers and maybe advertise for the businesses and hand out coupons to them.

These trolleys could take people right down to the beach. It would be free to the customers.

ADJOURNMENT

Commission Member Schiess made the motion to adjourn. Commission Member Stone seconded the motion. All in favor and the meeting adjourned at 7:05 p.m.

APPROVED:

Attest:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk