

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

The Garden City Planning Commission held a Public Hearing on Wednesday, July 11, 2012 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building B. Commission Chair Lance Bourne opened the Public Hearing at 4:55 p.m.

Commission Members Present:

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

Others Present:

Sharlene Millard	Harold Stack
Brian House	Don Webb
Joan Akre	John Spuhler
Danny White	Anita Weston
George Peart	

CONDITIONAL USE PERMIT FOR FARMER'S MARKET

Mayor Spuhler feels this is a repeat approval. Anita Weston asked why this is not a transient business. Commission Member Stone said because it's a city sponsored activity. Mayor Spuhler explained that the town has put Farmer's Markets as a Conditional Use within the commercial zone.

Mayor Spuhler talked about projects coming in for discussion. They should not be approved unless it's written on the agenda that way. If so, the approval will be invalid. He also talked about projects that come in and don't always give plans to everyone. He would like to make sure plans get to the clerk for their files. He encouraged them to keep their plans. He said a lot of times, we try to help people get on the schedule at the last minute and they don't always have their plans, and then we don't have anything to go back on. It always gets us in trouble later.

Danny White said he hopes to be the link between all of these projects, the Planning Commission and the Town Council.

ADJOURNMENT

Commission Member Solum made the motion to close the Public Hearing of July 11. Commission Member Stone seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:

Lance Bourne, 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, July 11, 2012 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building B. Commission Chair Lance Bourne opened the meeting at 5:12 p.m.

Commission Members Present:

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

Others Present:

Sharlene Millard	Harold Stack
Brian House	Don Webb
Joan Akre	John Spuhler
Danny White	Anita Weston
George Peart	

MISCELLANEOUS

Mayor Spuhler told the Planning Commission that if there's any training they want to attend, the town will pay for it. He said training is really important to know the processes.

Commission Member Schiess said he has been to some training and it was extremely interesting. It would be great to take advantage of that.

CONDITIONAL USE FOR FARMER'S MARKET, Melissa Spuhler

Commission Member Solum made the motion that we approve the Garden City Farmer's and Artisan's Market to be performed every Friday at 5:00 – 8:00 p.m. from Memorial Day through Labor Day, excluding Raspberry Days. Commission Member Schiess seconded the motion. All in favor and the motion carried.

STAFF MISCELLANEOUS

Building Inspector, George Peart said he's given out 18 building permits. He encouraged the Planning Commission to look at lots within proposed subdivisions that will be next to a canal. Once they're approved, they can build and Lochwood right now is a mess.

He said as far as the Renegade Raceway, they actually started before they came in and it was confusing for all of us.

Mayor Spuhler said we need to do a better job to shut those types of situations down. It just creates too many issues.

There was discussion about approving new subdivisions. We need to be very careful if they're at least 100' from the canal.

APPROVAL OF MINUTES

Commission Member Stone made the motion to approve the minutes of the June 6, 2012 meeting. Commission Member Stocking seconded the motion. All in favor and the motion carried.

CONFLICT OF INTEREST

Commission Member Stone stated his conflict of interest with Pickleville Commons.

PICKLEVILLE COMMONS, Don Webb

Mr. Webb is very concerned about the new engineer's comments. He wants to make sure that his paper is a legal document and frustrated that he has to capitalize a word within his plat among other items. Mayor Spuhler explained that we're changing engineers and our old engineer hardly gave us any information and this new one is giving a lot of information. He feels it's nice to have an engineer that picks up on that type of information. Unfortunately, Mr. Webb is caught in the middle of the change.

Danny White said once this is approved, it is a legal and binding document.

Mr. Webb said he's frustrated with his own engineer and after all time we've worked on this project, does he need to follow the new engineer and his rules? He said it will cost him between \$10-25,000 to change this now. Mr. White said that this is stuff his engineer should have caught. Mr. Webb agrees, but asked why our engineer didn't catch it at preliminary? He feels that all of this should have been caught at preliminary, not get through preliminary approval and then change rules on him for final. He is also frustrated with his engineer because he thinks they sent over the old plans because our engineer talks about a berm. There isn't one with his new plan.

Commission Chair Bourne said we'll just table this for now. He had a conversation with our attorney. Mr. Webb will need cc&r's, current title report and dumpster location, which Commission Chair Bourne will talk to them about. Our Attorney is worried about the parking. It can be confusing and chaotic, because it's gravel and there won't be any lines. He wondered if there was any way to clean that up a bit. Commission Member Stone suggested putting in landscape and some railroad ties.

Mr. Webb wanted to make sure the town's attorney is asking for what's in the ordinance, not just his opinion. He wants to know exactly the Planning Commission wants him to come back with and have it ordinance and legal driven, not opinion driven.

Commission Member Schiess said he would like to read through the ordinance and become familiar with it.

There was discussion about how to mark the gravel where parking will be. Mr. Webb understands that the parking needs to be shown.

Commission Member Schiess said there are several businesses here in town that don't have enough designated parking and it creates a hazard.

Mr. Webb said whatever you make him do; everyone else will need to do it too. Every time you issue a business license in commercial, you have to treat them the same too. Mayor Spuhler said we treat everyone the same through the ordinances.

Mr. Webb is also frustrated with what the county wants for dumpster location. Commission Member Schiess said Mr. Bowers with the sanitation dept. will come out and help you figure it out. Mr. Webb said maybe he'll just do parking in front of the units with landscaping in the middle. He said he'll figure it out.

Mr. Webb withdrew his request for this time.

Commission Member Schiess wanted explanation of the parking ordinance.

Danny White said Mr. Webb's engineer should have caught all of this and shouldn't charge to make it right.

MISCELLANEOUS

Commission Chair Bourne said we've made many changes to the parking ordinance. Town Council Member Darin Pugmire wanted to talk about changing some parking, but Commission Chair Bourne feels like we really need a lot of parking for short term rentals. He doesn't want to reduce it. We can review the ordinance.

Anita Weston said Council Member Pugmire talked with the Town Council last month about parking at businesses. Some have too many parking spaces and some too little and short term rentals don't seem to have enough. He was hoping to find a better way to figure parking.

Commission Member Solum talked about the speed limit in front of his house. It was explained that it's the states responsibility and they won't do anything to lower the speed limit. Commission Member Solum said there's never a sheriff around to enforce the speed limit. Every holiday is a situation out of control.

Commission Chair Bourne said Council Member Pugmire isn't here tonight to talk about parking, but he wanted to review it. He said the ordinance states that one out of every ten parking spaces is to be reserved for double parking for RV's. He feels that's on the light side.

He's not sure what changes Council Member Pugmire would like to see, but he feels if you have a nightly rental, you need to have enough parking. He doesn't want it reduced. We also don't have on street parking.

Kathie Anderson said the state won't put in a crosswalk or signs until there are 1.5 deaths. Anita Weston said UDOT doesn't want to put crosswalks on streets where the speed limit is 40 mph or more. The pedestrian thinks they should be safe walking through it at any time and a car can't always stop. Randolph and Paris can have 25 mph because they're county seats.

Commission Member Solum said we have a real problem with people in town not taking care of their garbage. There's literally trash, lawn clippings, etc. dumped in front of yards. We have ordinances but we're not enforcing very much.

Commission Member Schiess talked about 3 or 4 historic roads that access the lake. Those are no longer available to us. He understands that property owners can't block off the accesses. Council Member House told him to talk with Mayor Spuhler, he's been working with the accesses.

ADJOURNMENT

Commission Member Schiess made the motion to adjourn the meeting at 6:41 p.m. Commission Member Stocking seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk