

MINUTES OF THE  
WORK MEETING OF  
THE PLANNING COMMISSION  
OF GARDEN CITY, UTAH

The Garden City Town Council and Planning Commission held a work meeting on Monday, November 11, 2013 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Mayor Spuhler opened the meeting at 1:00 p.m.

Council and Commission Members Present:

Lance Bourne, Chair  
Jim Hanzelka, via phone  
Jim Stone  
John Spuhler, Mayor  
Brian House  
Danny White  
Darin Pugmire  
Chuck Stocking  
Mike Schiess

Others Present:

Sharlene Millard  
Travis Hobbs  
Riley Argyle  
Andy Stokes  
Kathy Hislop  
Zan Murray  
George Peart  
Jay Christopherson

Mayor Spuhler said it's important to have everyone on the same page. We can all improve and get better at doing things the right way. We need to have an attitude within the city that we don't have to please everyone. He's thought of all the subdivisions that have gone in in the last 20 years. They all have their own issues. There have been a lot of developments that have been approved that weren't right and have taken a lot of time and money to correct. We shouldn't have to feel pressured to make a decision. These are important decisions to make.

He talked about some comments on KSL about developing in Garden City. The comments were very negative. It's our job to communicate between the council and commission and make development a positive experience. They talked about a water model showing sizes of lines and the loop system they're asking the Water's Edge to put in.

Commission Member Stone suggested making sure one member of the Town Council is at the Planning Commission and vice versa. Mayor Spuhler suggested having a monthly meeting so that everyone can be on the same page. Travis Hobbs suggested that they could talk about water information also – more of a communicational meeting. Mayor Spuhler said we should adopt doing an extra meeting every month and also do some training at the meeting.

When you have ordinances, you have to follow them. If we find some vague ordinances, we could clean them up a little.

There was discussion about the parking ordinance and height in different zones and looking at developer's plans. Some plans are very deceptive.

We do need to work with the developer's but our job is to protect the city. Mayor Spuhler said we need to be aware that if we approve something for someone, we'll also need to do it for someone else.

There was discussion about when a variance is needed. They will decide if there is a hardship.

Zan Murray talked about the negotiated parking that the Water's Edge was submitting. He thinks that it's very viable if the town is willing to negotiate. It may need to be revised a little, but he does like plan.

Mr. Murray said when a developer is asked to bring some information to a meeting and they don't bring it to the meeting, most commission and council meetings would just table the meeting until they have the information. If the information is not in the packet, they shouldn't even get on the agenda. It was stated that that shouldn't be the responsibility of those in the office because they don't go to every meeting. Danny White, as the administrative officer, should have a checklist.

Mr. Murray said these individuals are trying to progress through a project and we have a responsibility as a community to be timely with our reviews. But if there is a complex development we have the provisions in and we just have to stand our ground as a community to protect our interests. It's okay to table it.

There was discussion about bonding. Mayor Spuhler said the infrastructure and amenities have to be bonded. The challenge is we have to finish and manage it if they go belly up. Do we want to bond for the buildings and amenities. We should think about it. Mr. Argyle suggested making the developers put in the water and amenities before they get a building permit.

Mr. Hobbs talked about developers selling lots before any amenities are in. Kathy Hislop said they can sell lots as soon as their plat is recorded. Mr. Hobbs asked if the town could hold up a plat from being recorded until their amenities are in. Mrs. Hislop said if it can be done, it would need to be in the ordinance that we can do that.

There is also a buyer beware situation for people buying lots in a development. The town can't control everything.

Mayor Spuhler said he would like Danny White to disseminate the information to each board of what the other board is requiring, and to the Engineer also. Council Member Darin Pugmire said each board also needs to do their due diligence. They should be reading their minutes before the meeting, etc. If you don't have time to do that, then step down.

When someone tables a decision, it does need a second with a roll call vote, the same as any other motion.

George Peart said we need to be careful in these meetings not to encourage members of the board to make a certain decision. That's their calling.

Mrs. Hislop said the more you learn the ordinances, the more prepared you'll be.

Mr. Murray will prepare a list of items that are required that we've been asking for - for the next meeting.

Mr. Murray said there are impact statements that can be done according to our ordinance. There are certain reports that need to be taken care of. He said there are extreme, overboard and reasonable. He's tried to give advice on what he thought was reasonable, but everyone has a different opinion.

Mayor Spuhler said this can be a great thing for the city, but it does need to be done correctly.

Commission Chair Bourne said it would be good for all of us to read the ordinances. Mayor Spuhler said it's okay to slow down. Look at this long-term and do our best job possible.

ADJOURNMENT

Mayor Spuhler closed the meeting at 3:06 p.m.

APPROVED:

ATTEST:

---

Lance Bourne, Chair

---

Sharlene Millard, Assistant Clerk