

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

The Garden City Planning Commission held a Public Hearing on Thursday, April 23, 2009 at the Garden City Lakeview Building located at 69 N. Paradise Parkway. Commission Chair Jennifer Huefner opened the Public Hearing at 6:45 p.m.

Commission Members Present:

Jennifer Huefner, Chair  
Frank Smith  
Greg Bills

Excused: Pat Argyle

Others Present:

Sharlene Millard  
Anita Weston  
Rick Stanzione  
Adam Witsman  
Bobbie Coray

SIGN ORDINANCE #09-05

Commission Chair Huefner explained that this Public Hearing is for the proposed sign ordinance.

There was discussion about having a nice monument sign to show people who come into the town.

Commission Chair Huefner closed the Public Hearing at 6:50 p.m.

APPROVED:

ATTEST:

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Jennifer Huefner, Chair

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Assistant Clerk

**MINUTES OF THE  
REGULAR MEETING OF THE  
PLANNING COMMISSION OF  
GARDEN CITY, UTAH**

The Garden City Planning Commission held their regular meeting on Thursday, April 23, 2009 at the Garden City Lakeview Building, located at 69 N. Paradise Parkway. Commission Chair Jennifer Huefner opened the meeting at 7:00 p.m.

Commission Members Present:

Jennifer Huefner, Chair  
Frank Smith  
Greg Bills  
Scott Gough

Excused: Pat Argyle

Others Present:

Sharlene Millard  
Anita Weston  
Rick Stanzione  
Adam Witsman  
Bobbie Coray

CONCEPTUAL DISCUSSION

Mr. Rick Stanzione and Adam Witsman were here to discuss a conceptual plan they would like to present a business for boat storage, boat detailing, and retail sales. They feel the marina is growing and it's harder for people to get boat slips. They and others don't want to play the game. He would like to not have to tow their boats every year and get oversize permits, etc. They would like to propose putting in a fairly large building, 100' x 200', which could store about 30-40 boats inside. It would also be a boat detailing operation and sales of equipment, etc., it would also include an insurance office. They would write everything from auto insurance to investments, etc. Mr. Stanzione and Mr. Witsman realize it's seasonal here, but hope to assist others. They may also do a financial seminar. If it's successful, they may also do a second business. They may need the zone to be a C2 and wondered what the steps are for that.

They would like to start as soon as possible and use some of Frank Smith's land near Harbor Village. Their business will be called Rocky Mountain Resorts, LLC.

Commission Member Gough asked about the size and reminded them about height restrictions and roof pitch. Mr. Stanzione said they should only be going 25' high.

They will need a 20' door. It will be a steel building.

Mr. Stanzione feels it will be more desirable than having slips. It may also help with congestion at the marina. It will be nice to have a place for people to service their boats.

Commission Chair Huefner said currently, the land is not zoned for them to be able to do this type of business within that zone, but she thinks the way the economy is, we should work with him. She wondered about changing some of the area in that commercial zone to allow any kind of business that has to do with the marina. Mr. Smith thinks it would be great for the town.

Commission Chair Huefner said we could either do a zone change, or we could allow another type of permitted use within that zone, which would make more sense. The zone change will take longer, or they could have a special meeting.

Mr. Stanzione and Mr. Witsman were told they will need to have a barrier between their business and any residential next to them.

The decision was made to have a special meeting on May 7<sup>th</sup> to add additional uses within the commercial zone. There will also be a public hearing on the change of the ordinance. Mr. Stanzione and Mr. Witsman will not have to pay any fees as the Planning Commission is making this change.

Mr. Stanzione will prepare to come to the next regular meeting for a Conditional Use Permit for this project.

Commission Member Bills thinks more and more needs to be Conditional Use. He said to forget the hardline with the ordinances. He wonders why we're so strict. It needs to be black and white.

## MINUTES

### Public Hearing, February 4, 2009

Commission Member Bills made the motion to approve the minutes of the February 4, 2009 Public Hearing. Commission Member Gough seconded the motion. All in favor and the motion carried.

### Regular Meeting, February 4, 2009

Commission Member Gough made the motion to accept the minutes of February 4, 2009 Garden City Planning Commission meeting. Commission Member Bills seconded the

motion. All in favor and the motion carried.

Public Hearing, April 1, 2009

Commission Member Smith made the motion to accept the minutes. Commission Member Gough seconded the motion. All in favor and the motion carried.

Regular Meeting, April 1, 2009

Commission Member Gough made the motion to accept the minutes of April 1, 2009, Garden City Planning & Zoning meeting. Commission Member Bills seconded the motion. All in favor and the motion carried.

DISCUSSION/APPROVAL OF ORDINANCES:

#09-04, Architectural Standards

Commission Chair Huefner explained that this ordinance would allow more flexibility. She said we have had to have it properly noticed and have a quorum.

Commission Member Gough made the motion to accept the ordinance #09-04 updating the Architectural Standards requirement within the community commercial zone, within the Town of Garden City. Commission Member Smith seconded the motion. All in favor and the motion passed.

#09-05, Sign Ordinance

Commission Member Bills talked about monument signs; He said South Jordan has an abbreviated form of their sign ordinance. He was leaning towards it at first, but the more he's thought about it; he would really like to recommend that we do not have a sign ordinance. He would like every sign situation, regardless if it's a banner, etc., be a Conditional Use. His reason is that we can negotiate and put our own conditions on those signs, i.e. a restaurant owner wants to put up a banner about a new hamburger. He doesn't have a problem with them doing that.

Commission Member Bills said if McDonald's wanted to come in and put in a restaurant, looking through the ordinance, they wouldn't entertain putting anything in the town. Most franchises put up specific signage. He feels by making it a conditional use permit, people will come in and are willing to negotiate. It helps everybody.

Commission Member Gough suggested having a basic sign ordinance with a conditional use ordinance on top of that.

Commission Member Smith said currently, people come in to the Planning Commission for a monument sign only. There should be outlines and conditions for other signs. The town should have jurisdiction over it.

Commission Chair Huefner said we're trying to simplify the ordinance and make it easier to understand.

She feels we should make the monument signs and the freestanding signs the same height, and that we shouldn't specify setbacks for signs. Most business owners will put their signs in the best place to be seen. Commission Member Bills said they would also be resolved when they come in for a Conditional Use Permit. Commission Chair Huefner would like to have a basic framework ordinance for signs.

Commission Chair Huefner talked about a sign with electronic features, and people could advertise on it without owning the property. Commission Member Bills said his vision is to have every sign a conditional use permit. He feels when someone comes in for a permit, they should pay an annual fee so the inspector can check it every year and make sure it looks nice and is taken care of. Once it doesn't meet the maintenance qualifications, the money can be used to take down the sign.

Commission Member Bills made the motion to recommend ordinance #09-05 to the Town Council with the changes that we applied. Commission Member Smith seconded the motion. All in favor and the motion carried.

#### #09-06, Sign Definition

There will be definitions added for Monument and Market Signs.

Commission Member Gough made the motion to recommend ordinance #09-06 to be given to the Town Council with the necessary changes we talked about; being that we add a definition for the monument signs and market signs. Commission Member Bills seconded the motion. All in favor and the motion carried.

#### #09-07, Affordable Housing

Commission Member Gough wondered if affordable housing is called a PUD? Commission Chair Heufner said not necessarily. They don't know if there will ever be more affordable housing here ever again.

Commission Member Smith made the motion that we recommend to the Town Council to pass Ordinance #09-07, Affordable Housing, as written and presented. Commission Member Bills seconded the motion. All in favor and the motion carried.

#### **TRAINING**

Commission Chair Huefner wants the Planning Commission to come to the special meeting after looking at the zoning map, etc., she also thinks an overlay zone is a good idea, but it would require public hearings, etc., and would take too long.

Commission Chair Huefner wondered about having an alternate member for the Planning Commission. The Commission agreed.

The training is on Conditional Use Permits. It's in the land use regulation book. Commission Chair Huefner would like the Commission to read it and be ready for discussion next month.

ADJOURNMENT

Commission Member Smith made the motion to adjourn the meeting at 9:45 p.m. Commission Member Bills seconded the motion and the meeting adjourned.

APPROVED:

ATTEST:

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Jennifer Huefner, Chair

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Assistant Clerk

