

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

The Garden City Planning Commission held a Public Hearing on Thursday, October 15, 2009 at the Lakeview Center located at 69 N. Paradise Parkway. Commission Member Scott Gough opened the meeting at 6:45 p.m.

Commission Members Present:

Pat Argyle
Greg Bills
Scott Gough

Others Present:

Sharlene Millard
Anita Weston
Gabriel Lleras
Nate Parry
Joan Akre
Dan Kurek
Steve Arnold

Rod Thompson
Scott Galbraith
Ken Hansen
Carol Bills
Laraine Schnetzer
Kathy Hislop

SEASON'S AMENDMENT TO MASTER PLAN, Rod Thompson

No comments from the audience.

CUP APPLICATION TO BUILD CLUSTER DEVELOPMENT, Nate Parry,
DellLoy Hansen

Gabe Lleras showed a map of the subdivision. Nate Parry explained where the homes are located.

ADJOURNMENT

Commission Member Gough adjourned the meeting at 7:50 p.m.

APPROVED:

ATTEST:

Commission Member

Assistant Clerk

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

The Garden City Planning Commission held a special meeting on Thursday, October 15, 2009 at the Lakeview Center located at 69 N. Paradise Parkway. Commission Member Frank Smith opened the meeting at 7:00 p.m.

Commission Members Present:

Pat Argyle
Greg Bills
Scott Gough
Frank Smith

Others Present:

Sharlene Millard
Anita Weston
Gabriel Lleras
Nate Parry
Joan Akre
Dan Kurek
Steve Arnold

Rod Thompson
Scott Galbraith
Ken Hansen
Carol Bills
Laraine Schnetzer
Kathy Hislop

CONFLICT OF INTEREST

No conflicts were stated

SEASON'S MASTER PLAN AMENDMENT, Rod Thompson

Mr. Thompson and Mr. Galbraith showed the plans and what has changed from the original master plan. They added a lot near 100 West. They showed the amendment, phase 2 and phase 3 plans.

Commission Member Argyle asked about the roads, turnaround and fire dept. approval. Fire Chief Dan Kurek said the fire lanes need to be marked. No turnaround is needed because the buildings are sprinkled.

Commission Member Argyle asked about the parking. Mr. Galbraith said each unit comes with a garage or carport. Then there are various places throughout the development for parking.

Each unit will be 1500 to 1800 sq. ft. These units will all be used for rentals. They showed the parking for boats and trailers.

Mr. Thompson said there are no water issues. They do need to buy more, but are working with the engineer for that.

Mr. Thompson said they would like to build this as fast as possible. The clubhouse will be part of the third phase. This development will not be gated.

Commission Member Gough made the motion to approve the addition of the changes on the Season's Master Plan as shown. Commission Member Argyle seconded the motion. All in favor and the motion carried.

SEASON'S FINAL FOR PHASE II, Rod Thompson

Commission Member Argyle made the motion to pass Phase 2 of the Season's as presented to us tonight. Commission Member Gough seconded the motion. All in favor and the motion passed.

SEASON'S PRELIMINARY AND CONCEPTUAL FOR PHASE III, Rod Thompson

Mr. Thompson said there will be an office manager who will be on-site all the time.

Commission Member Gough made the motion to approve the Preliminary for Season's, Phase 3. Commission Member Bills seconded the motion. All in favor and the motion carried.

CONDITIONAL USE PERMIT FOR A CLUSTER DEVELOPMENT, Lazy D, Nate Parry

Mr. Parry said this subdivision is un-platted. They would like to build 2 homes on this lot. There are a few existing homes on there now. Mr. Lleras said they would eventually like to put in more homes.

Commission Member Smith talked about them doing this to circumvent the subdivision ordinance. Mr. Lleras said this is a one-owner piece and will be like a family compound. It could only be sold as one-piece. They already have a tennis court and other open space. Commission Member Argyle said she is concerned about having angry neighbors by having many more homes. Mr. Lleras said they were upset because they thought it would be commercial.

Commission Member Argyle wants to make sure the roads and water conditions are being met. Mr. Lleras said they have an 8" water line. They have a bulk meter at the entrance and the sewer was upgraded a few years ago.

They have a dumpster on the lot now.

Mr. Lleras asked about putting in other homes in the future. He was told they will have to come in for a conditional use permit for each house they add to the lot.

Commission Member Smith said we could approve the two homes tonight and well do research for next time to know if they can come in for more.

The subdivision won't be called Lighthouse Point, but Lazy D.

Commission Member Smith read the concerns of Jennifer Huefner, Chairman.

They will not be renting any of the buildings.

Commission Member Argyle read from the approval list for Conditional Use Permits.

Commission Member Bills made the motion to approve the Conditional Use Permit for the Lazy D Ranch for 2 homes with the stipulation that there are no rentals. Commission Member Gough seconded the motion. All in favor and the motion carried.

Steve Arnold of Ideal Beach was here to express feelings about the Lazy D project. He said if they aren't going to rent, and it's a family compound, he's okay with it.

MISCELLANEOUS

There was discussion about the Season's project and the open space. The engineer calculated it as 21% and the PUD ordinance says 30%. They want to bring it up when they come back for final on Phase 3.

Commission Member Bills would also like to stipulate that there is no occupancy in Phase 3, until the clubhouse is done. They also want to make sure to look at their parking.

Commission Member Argyle said the Season's looks really nice and it will be an asset to our community.

ADJOURNMENT

Commission Member Smith closed the meeting at 8:05 p.m. Commission Member Gough seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:

Commission Member

Assistant Clerk

