

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, October 5, 2011 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:05 p.m.

Commission Members Present:

Dallas Solum
Lance Bourne, Chair
Mike Schiess
Chuck Stocking
Darin Pugmire
Nate Gracey

Others Present:

Sharlene Millard
Anita Weston
Kathy Anderson
Travis Hobbs
Skip Duffin
Jorunn Akre
Jim Stone
George Peart
John Spuhler, Mayor

Commission Member Darin Pugmire led the audience in the Pledge of Allegiance.

ROLL CALL VOTE

Commission Chair Bourne asked for a Roll Call Vote: Commission Chair Lance Bourne, Commission Member Nate Gracey, Commission Member Dallas Solum, Commission Member Darin Pugmire, Commission Member Mike Schiess, Commission Member Chuck Stocking.

OATH OF OFFICE

The Oath of Office was administered to new Planning Commission Member Nate Gracey. Commission Chair Bourne welcomed Commission Member Gracey to the Planning Commission.

Commission Chair Bourne said the order of the agenda has changed.

BULK METERS, Travis Hobbs

Mr. Hobbs passed out the new ordinance and standards book water connection section and said as we're updating our ordinances, we're finding out that we also need to update our standards book. We've had an unwritten policy in the past that a lot of developers liked – that they only have one meter in their development so they can keep their private roads private. He feels it's better to have a bulk meter so he doesn't have to rip up their roads, infrastructure and trees, etc. later on. The size of the bulk meter will depend on the size of the subdivision. It's is pretty much up to him. The developers have the choice to keep their roads private or not, but they will have to meet the towns standards.

Commission Chair Bourne asked the Planning Commission to review this and we'll vote on it next month.

FUTURE PLANS DISCUSSION, Jim Stone

Mr. Stone came to discuss some future plan ideas for his store – Bear Lake For You, located at approximately 2123 S. Bear Lake Blvd. He said there are 9 single motel units behind his store. There used to be an antique store behind there also. He's been there 12 years has and tried to re-do the rooms, but there wasn't enough parking, so he got a Conditional Use Permit for a sub shop and is just using one of the buildings. He's ready to tear down all the buildings except the shake shop and put 3 or 4 cabins and use the extra space for extra parking. He would like to improve the property and generate more revenue. He knows he would have to hook on to the water and sewer for each unit.

The cabins would be movable and have little decks on the back to view the wildlife and mountains. The lot is just under an acre. His property is within 300' of a fire hydrant. He thinks the cabins will be nicer than the KOA cabins.

Commission Chair Bourne said to talk with him and he'll help figure out the parking, etc. and he'll bring in some plans. We will schedule an AEG meeting to discuss this.

HILLSIDE ESTATES

Norm Mecham feels that most of his property is already covered through a master plan and doesn't feel like he should have to follow the new zone. He thinks a lot of people above the canal are opposed to the zone change. The salability long term is also not good. He feels ¾ acre lots don't give open space. He would prefer to buy a larger lot. Most people like the Cottages because they don't have to maintain their property, etc. Commission Chair Bourne said most people have told him that they like the idea of larger lots.

Mayor Spuhler talked about the Bear Lake Blueprint regarding zoning and growth patterns. Commission Chair Bourne talked about how we need to plan for our growth or we'll have haphazard development. We need to protect our view now or it will be gone.

Commission Chair Bourne feels it's our obligation to protect what we have today. He loves the fall colors and the wildlife. If we lose it, we'll lose it forever. Things can be re-zoned later. He thinks clustering is okay. But right now, he wants to get a vision of where we want to be in the future. He feels that it's not a good idea to have high density on the mountain because people don't know how to drive on the mountain roads and they don't come prepared.

George Peart said the county tries to have one unit per acre and have clustering with open space. There was a long discussion about the Bear Lake Blueprint and nice places for hotels. Commission Member Solum is concerned about mass clustering on the hillside. He would like to see it drawn out that some places can be set aside for clustering, others cannot. There was also discussion about open space, walking trails, etc.

Commission Chair Bourne said for the Planning Commission members to come back in November with a plan and we'll get this approved this winter.

BUILDING HEIGHT ORDINANCE

This has been tabled for tonight.

STAFF MISCELLANEOUS, George Peart

The town has bought a laser for Mr. Peart to use. The building height should be fair for everyone. He would still like to not have the homeowners present on the building height ordinance. Just a signature signed and notarized.

MISCELLANEOUS

Commission Member Solum said when he looks at the plans for the Water's Edge, he gets about 79 condo units, not 35. Mr. Mecham thought they were also lock out units. His engineer will have to look at it.

Mr. Peart told the Planning Commission that Brian Pulsipher is trying to amend the subdivision of Block A, BlueWater Subdivision. There is someone who wants to build, but the subdivision will need to be signed off first.

It was brought to the attention of the Planning Commission that Curt Knudsen of Lake Meadow Lodge is concerned about having a fence between Lake Meadow Lodge and the new Water's Edge project. Commission Chair Bourne said it's already in the ordinance that when commercial is next to residential, there needs to be a fence. They are talking with Huefner's about putting in a hedge instead of a fence between them.

MINUTES

Commission Member Solum made the motion to approve the minutes of September 7, 2011 as submitted. Commission Member Schiess seconded the motion. All in favor and the motion carried.

ADJOURNMENT

Commission Member Gracey made the motion to adjourn the meeting at 6:37 p.m. Commission Member Solum seconded the motion. All in favor and the motion carried.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk