

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

The Garden City Planning Commission held a Public Hearing on Wednesday, November 3, 2010 at the Garden City Lakeview Room located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the Public Hearing at 5:04 p.m.

Commission Members Present:

Lance Bourne, Chair  
Pat Argyle  
Scott Gough  
Mike Schiess

Excused: Darin Pugmire

Others Present:

Sharlene Millard  
Randall Knight  
Riley Argyle  
Bobbie Coray

Kathy Hislop  
George Peart  
Bess Huefner  
Jay Davis

ORDINANCES

Building Inspector George Peart recommended that we update the ordinances for subdivisions and PUD's so permits aren't given out until the developer has done what they said they'd do. Commission Chair Bourne explained a new committee that has been working on a new policy for that.

Mr. Randall Knight asked the difference between a mobile home definition and an RV definition.

ADJOURNMENT

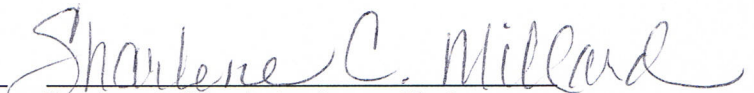
Commission Chair Bourne closed the Public Hearing at 5:06 p.m.

APPROVED:

Attest:



Lance Bourne, Chair



Sharlene Millard, Assistant Clerk

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

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, November 3, 2010 at the Garden City Lakeview Center located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:06 p.m.

Commission Members Present:

Lance Bourne, Chair  
Pat Argyle  
Scott Gough  
Mike Schiess

Excused: Darin Pugmire

Others Present:

Sharlene Millard	Kathy Hislop
Randall Knight	George Peart
Riley Argyle	Bess Huefner
Bobbie Coray	Jay Davis

MINUTES

October 6, 2010

Commission Member Schiess made the motion to approve the minutes. Commission Member Gough seconded the motion. All in favor and the minutes were approved.

ORDINANCE DISCUSSION/APPROVALS

#10-24 – Change in Definition Ordinance

#10-25 – Change in Definition Section of Mobile Home Park ordinance

#10-26 – Change in Recreational Vehicle ordinance

Mr. Knight talked about people he's seen living in the back of a camper. He said he would hate to see our community let people do that. Commission Chair Bourne said we already have a two week limit for people doing that.

Commission Member Argyle said she is worried about letting the RV park operate year-round. She wondered if we're opening ourselves up for problems.

Commission Chair Bourne said we approved them to operate year-round to help them be able to operate longer. Public Works employee Riley Argyle said they are presently on a bulk meter. Everything from their meter is their responsibility.

Town Clerk Kathy Hislop said that the owners of the Traveland RV Park talked with the Mayor and told him that since they're approved to operate year-round, they can do whatever they want in there now. She also said that RV's are temporary in an RV Park. The ordinances don't permit permanent RV's in an RV park. If they want permanent status, they should be doing a mobile home park and should have to follow the mobile home park ordinance. There was discussion about RV's vs. mobile homes and Park Models.

If they're allowed, each building in the RV park will need to have their own building permit.

Mr. Argyle said where the RV park is on a bulk meter, and the use will change to permanent housing, they'll need to be on a whole different billing system. Their bill will change a lot. They may also need to bring in more water shares because there's more units. They'll also need to get sewer to each lot. He's not sure how that will work.

Commission Chair Bourne said having sheds should be in their CC&R's.

Commission Member Gough said they're still in the planning stages now. They do still need to bring back plans and a lot of information before they can start.

Mr. Davis said their idea is that it will be a retirement community. He wants to do something nice, even adding some cabinetts. It gives them a change to be open year-round. They'll not be selling the lots, just the park models. Commission Chair Bourne said it looks to him like they'll need to split the park having some with Park Models and some with RV's. He said they're actually separate parks, he doesn't see how they can combine them.

Commission Member Argyle is concerned that permanent mobile homes start looking junky and she's not excited to have them in the middle of town. Mr. Davis said all they really want to do is keep doing what they're presently doing. He feels the Park Models are considered RV's and they should be able to put them in their RV park.

Commission Member Argyle said they may be considered RV's, but the permanency of them is the issue.

Commission Chair Bourne said he'll look into what Arizona and St. George considers their park models. Our RV ordinance presently states that RV's can stay only 120 days in a calendar year. The cabinetts at KOA don't have permanent use.

Mr. Davis said all they really want to do is keep doing what they're presently doing – other than park models and nightly rentals - only year-round.

Commission Chair Bourne said he doesn't like the idea of letting them being able to sub-lette their park models.

Mr. Davis said they have an overflow parking area and there haven't been too many problems. They just want to know what they're able to do.

Mr. Peart read from the RV ordinance. He wondered if Mr. Davis feels they fall into that category. Commission Chair Bourne said not now because they could only be there 120 days a year.

Mr. Peart told the Planning Commission that they're making an ordinance for more than just Traveland RV park. They're actually making ordinances for the future also.

Commission Chair Bourne said the Planning Commission will need to see a plan of their property, open space, density, parking, measurements, water and sewer plans and is there enough room for a storage shed?

Mr. Davis said they don't want to re-plot anything, just use what's there. He hopes the Commission can see this as a positive. He'll bring plans so they can see what they're doing.

Commission Member Gough said the tie downs will need to be strong enough for the park models.

There was discussion about making them split the park so park models could go in one section and RV's in another section.

Commission Member Argyle wondered if we could go through the minutes about KOA. She's pretty sure we've approved them to have park models.

Mr. Argyle is concerned with splitting the RV park and wondered how the water would be charged.

Commission Chair Bourne said their plans need to be re-vamped.

Mr. Knight said he doesn't want Garden City becoming an RV/mobile home park. He thinks what we have now is sufficient.

Commission Member Argyle is concerned that people with not much money move in there permanently and have a lot of stuff around their place. They will start wearing out with time and it will look like trash city.

There was discussion about the type of power needed and required.

Commission Member Schiess said Mr. Davis seems very cooperative. Why don't we just see how Arizona and St. George regulate them, get their conditions, etc., get the research done and see how they fit in with our ordinances? Then we can compare those with our ordinances. If it doesn't work, we can decide whether we want them or not. Somehow

they could let us know how they would handle it and ensure us that they won't become unsightly. First, let's get something we can define.

Commission Member Gough talked about our ordinance not allowing mobile home parks in that zone. He said that will stop them right there.

Commission Chair Bourne said he will look for zoning, allowing nightly rentals, etc. in St. George. We are unique, we're not like St. George, Park City or Jackson. We need to make sure they have CC&R's for us to look at.

#### ORDINANCES #10-27 & #10-28

#10-27 Building Permits only issued within subdivision upon completion of utilities.

#10-28 Building Permits only issued within PUD/PRUD's upon completion of utilities.

Commission Chair Bourne read through the ordinance. He explained that the heads of different entities are getting together to make sure these things are done within a subdivision before a Building Permit is issued. There was discussion about why some building permits have been issued. Commission Member Argyle thinks as a Planning Commission, they should go out and physically look at the subdivision.

Mr. Argyle said they finally do have a standards book for water and roads and gives the town teeth to make sure things are done right. There was discussion about bonding and what is promised within a subdivision. Kathy Hislop told them they can only approve what is presented to them. Not what's advertised. Commission Member Gough thinks there should be a way to protect buyers and not make Garden City a black eye.

There was discussion about creating an ordinance that all subdivisions have to develop in sequence of phases. We need to ask our attorney if this is legal.

The Planning Commission added a few changes to the ordinance.

#### NEW ORDINANCE DISCUSSION

Commercial building splits not needing 5 years to be split.

Commission Member Gough thinks commercial buildings should be allowed to be split in less than 5 years. Commission Member Argyle wondered if we really need a time frame on buildings. Commission Chair Bourne doesn't think so.

Mr. Peart said you can do that right now. Commission Member Argyle said not with the banks regulations. Commission Chair Bourne talked about being able to sell the buildings but not knowing about what will be needed as far as parking.

Mr. Peart said legally you can sell off part of a building. There are other ways to stop them – through business licenses, etc. Commission Member Gough said that's right, but banks don't want to finance without having it split.

The clerk will make up something saying that commercial building lots don't need 5 years to split.

Tent/Yurt Ordinance

Commission Chair Bourne said he doesn't have an issue with where the yurts are. But they need to meet the snowload. Commission Member Gough said yurts should be able to go anywhere there isn't utilities. They shouldn't be allowed in subdivisions or beach front, only allowed on one parcel and a minimum of 5 acres. Any yurt needs a building permit. They will need to sign a paper stating they won't get emergency services or utilities. Their toilet has to be approved by Bear River Health.

The tent definition should state that it's temporary and there's a time limit of less than 120 days.

A yurt definition should state that it's a permanent structure and stays up year round

MISCELLANEOUS

Commission Member Gough wondered about having a storage shed within the commercial zone, do they have to comply with the parking requirements. Commission Chair Bourne said you can't do that in the ordinance.

ADJOURNMENT

Commission Member Gough made the motion to adjourn at 7:10 p.m. Commission Member Schiess seconded the motion and the meeting adjourned.

APPROVED:

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Lance Bourne, Chair

ATTEST:



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Sharlene Millard, Assistant Clerk

