

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

The Garden City Planning Commission held a Public Hearing on Wednesday, October 1, 2014 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the Public Hearing at 5:00 p.m.

Planning Commission Members Present:

DeWayne Gifford
Jim Hanzelka
Steve Arnold
Lance Bourne
Pat Argyle
Mike Schiess

Excused: Jim Stone
Susann House

Others Present:

Sharlene Millard	Darin Pugmire
Gary Cox	Lana Hodges
Anita Weston	Carol Hanzelka
Randall Knight	

ROLL CALL

Commission Chair Bourne asked for a roll call. Commission Chair Bourne, Commission Member Gifford, Jim Hanzelka, Steve Arnold, Commission Member Argyle, Commission Member Schiess, Gary Cox.

PUBLIC HEARING

Gross Leasable Space

Commission Chair Bourne explained that the Planning Commission is trying to make a definition for gross leasable area to help with calculating parking.

Steve Arnold said if we require every business to have a required amount of parking, we won't have any businesses; they'll be taking up our parking lots. He talked about Lava and Hawaii being walking places. All of the parking is off the road. He thinks it's good for business. He doesn't know if we need to require parking for every business. There are exceptions, like handicapped, etc. Commission Chair Bourne said we have to require some parking; obviously they will have employees and customers.

Jim Hanzelka said every time we start talking about parking, we have a lot of "what if's". He wondered about having a nominal amount of parking but allow businesses to come up with a plan of their own. It's impossible to codify. Gary Cox said if business owners come in with a business plan, they can come up with their own ideas how to get more business, i.e. shuttle. Commission Chair Bourne said he likes that idea, but we're making so many changes right now, he would like to wait for the park to get finished, etc.

Darin Pugmire said he gave his plan months ago, it must not have worked for us. Commission Member Schiess said he put Mr. Pugmire's plan to the test and sometimes it was viable, sometimes it wasn't. Until we have a way to control the people that come and use those businesses, we decided to leave it the way it is.

Jim Hanzelka asked why we want to use gross leasable space, and not net leasable space?
There was discussion of parking.

ADJOURNMENT

Commission Chair Bourne closed the Public Hearing at 5:18 p.m.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk

MINUTES OF THE
PLANNING COMMISSION MEETING OF
GARDEN CITY, UT

The Garden City Planning Commission held their regularly scheduled meeting on Wednesday, October 1, 2014 at the Garden City Lakeview Building located at 69 N. Paradise Parkway, Building C. Commission Chair Lance Bourne opened the meeting at 5:18 p.m.

Planning Commission Members Present:

DeWayne Gifford
Jim Hanzelka
Steve Arnold
Lance Bourne
Pat Argyle
Mike Schiess

Excused: Jim Stone
Susann House

Others Present:

Sharlene Millard	Darin Pugmire
Gary Cox	Lana Hodges
Anita Weston	Carol Hanzelka
Randall Knight	

ROLL CALL

Commission Chair Bourne asked for a roll call. Commission Chair Bourne, Commission Member Gifford, Jim Hanzelka, Steve Arnold, Commission Member Argyle, Commission Member Schiess, Gary Cox.

OATH OF OFFICE

Steve Arnold received his Oath of Office. Commission Chair Bourne welcomed Mr. Arnold to the Planning Commission.

MINUTES

September 3, 2014

Commission Member Gifford made the motion to accept the minutes of September 3, 2014, the Public Hearing, Commission Chair Bourne added Planning and Zoning meeting as it is written. Commission Member Schiess seconded the motion. It was decided to separate the motions for each meeting.

Public Hearing, September 3, 2014

Commission Member Schiess made the motion to accept the minutes of the Public Hearing of September 3, as they are written. Commission Member Gifford seconded the motion. All in favor and the motion carried.

Regular Meeting, September 3, 2014

Commission Member Schiess made the motion to approve the minutes of our regular Planning Commission meeting of September 3, 2014, except for the change in the header that says; Public Hearing should be changed to regular meeting. Commission Member Gifford seconded the motion. All in favor and the motion carried.

DISCUSSION/APPROVAL FOR GROSS LEASABLE AREA

#14-14, Gross Leasable Area

Commission Member Steve Arnold said he feels that the city is strangling businesses with their parking requirement; he would rather go with the "net" instead of "gross" area. He suggested taking "gross leasable space" out of the parking ordinance. There was discussion about using "gross" or "net" for parking calculations. Commission Member Argyle said none of this is a solution for what we're looking for. We're trying to make this a walkable community. We're making it so that no other businesses can even come in. There was discussion about parking and walking communities.

Commission Chair Bourne thinks we should table this and re-think it.

Commission Member Schiess made the motion that we table the conversation of gross leasable space area, #14-14 until next month. Commission Member Gifford amended the motion to ask someone to do this, to make sure, it gets done. They chose Commission Member Gifford to have this done for next month. Commission Chair Bourne said let's come up with a walkable district. Motion died for lack of second.

Commission Member Gifford said he will take the responsibility and will contact some of the homeowners and see if they have available land to help with this. Gary Cox will bring the proposed parking throughout town. He said he will send it to them by e-mail.

Commission Member Schiess made the motion that we table the discussion #14-14, gross leasable area, definition until next month. Commission Member Gifford seconded the motion. All in favor and the motion carried.

Commission Member Argyle suggested getting more bike racks and benches throughout town.

#14-15, Hotel/Motel Zone

Commission Chair Bourne said we have to make the best decisions we can for Garden City. If someone comes in today for a sexually explicit business, and we don't have a plan, we can't say no. They could go in anywhere. We don't want it in downtown. It's our duty to put it where we want it.

Commission Member Argyle said we talked with Mr. Mecham and he was agreeable to change the zone as long as residential could still be there, but homes aren't allowed in all the commercial zones. Commission Chair Bourne said we need to add that residential homes can be there.

Commission Chair Bourne again explained where the hotel/motel zones will be and there was discussion about the hotel zones and more about parking. Commission Chair Bourne would like to meet at the office and plan out the zones on a map. The other commission members will come in later to make sure it's what they're thinking of.

Commission Member Schiess made the motion that we table #4b and #7. Commission Member Arnold seconded the motion. All in favor and the motion carried.

RE-ZONE

Lana Hodges said she is adamantly against changing the zone south of Ideal Beach. She doesn't understand why we need 48 acres to put a sexually oriented business and suggested putting it in the gravel pit. South of town is not the place to have it. Commission Chair Bourne said no matter where we put it; it's going to be by someone's place. No one wants to have it next to them. Ms. Hodges suggested making a zone specifically for a sexually oriented business.

Mr. Hanzelka suggested putting it west in Garden City canyon.

Commission Member Schiess made the motion to table this for tonight until we have a better understanding of where we want it to go. Commission Chair Bourne said it's following our master plan. Commission Member Arnold seconded the motion. All in favor and the motion carried.

Commission Member Schiess went through the ordinance and said he thinks having the industrial zone in the center of town is a good place for it.

Commission Member Arnold said the master plan is ruining Garden City. He doesn't want anything to change at those beautiful fields south of Ideal Beach. He doesn't like the zone being pushed to that area. The people in that area won't want it to change. He's against it.

ZONING MAP

Commission Chair Bourne wants to table #6

MISCELLANEOUS

There was discussion about an overlay zone for short term rentals. George Peart strongly suggested that we have a larger fee on short term rentals based on the approved occupancy. If a rental is approved for higher occupancy, they should pay a higher renewal fee. Commission Chair Bourne said that is a Town Council decision.

George Peart said there aren't a lot of building permits being issued. He said it's pretty expensive to build in Garden City right now. Commission Member Argyle said she knows of people who want to do a great project in Garden City, but once they split it into lots; they have to pay a monthly water fee. She didn't think it's right because they're just trying to make it. Council Member Pugmire said they can encumber their lots and unencumber when they want to sell them. There was discussion about water rates, connection fees and second homeowners paying higher taxes, water and sewer throughout the whole year even when they're not here. Council Member Pugmire said most of those taxes are with the county.

Commission Member Argyle said she's talked with someone who wants to do "glamping". A type of camping that is with tents with bunkbeds and restrooms inside. The tents would be taken down during the winter. She wondered how that would be classified. Commission Chair Bourne said it looks like it would be good for the city. We would just need to put it in a zone as a Conditional Use Permit. He suggested having them go below the canal with a bridge over the canal.

DISCUSSION OF SIGN ORDINANCE

Commission Chair Bourne said we need to work on the sign ordinance this winter. Commission Member Schiess said last month they decided to have pictures of signs with the regulations for each sign underneath it. Council Member Pugmire suggested looking at Laketown's sign ordinance.

Council Member Pugmire suggested having the Public Hearing during the regularly scheduled meeting. He also suggested having a time when members of the audience could speak for 2 minutes during the regular meeting. There was discussion about Conditional Use Permits.

ADJOURNMENT

Commission Member Argyle adjourned the Planning & Zoning meeting of October 1, 2014 at 7:55 p.m. All in favor and the meeting adjourned.

APPROVED:

ATTEST:

Lance Bourne, Chair

Sharlene Millard, Assistant Clerk