

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
January 2, 2014  
Page 1 of 3**

Minutes of a Special Planning Commission meeting held **January 2, 2014** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Stevenson presiding:

**Planning Commission Members Present:**

Scott Stevenson	Chair
Jonathan Ellsworth	Commissioner
Jason Gabbert	Commissioner
Brian Parker (arrived late 6:37pm)	Commissioner
Brad Weller	Commissioner

**Employees and Officials Present:**

Jake Peterson	Council Member
Linda Youngdell	Treasurer/Office Manager
Andrea Bruening	Planning Commission Secretary
Beverly Macfarlane	Mayor
Timothy Nimtzt	Business Owner

Chair Stevenson opened the meeting at 6:30 p.m., welcoming everyone in attendance.

**Minutes:** Commissioner Ellsworth made a motion to approve the minutes of July 18, 2013 as written. Commissioner Gabbert seconded the motion. The motion passed unanimously.

**REGULAR MEETING**

**1. Request for Conditional Use Business License for TnT Copper Fabrication, LLC located at 2117 North Main for Copper Fabrication:**

Chair Stevenson read Mr. Nimtzt's letter of intent and asked Mr. Nimtzt to come forward and explain his request. Mr. Nimtzt has been working in Ogden City for the last 8 years. His target customers live in and around the Ogden area. He makes kitchen hoods, counters and backsplashes for high-end homes. He works alone and has no employees. He started his business in Santa Barbara, California. He then moved to Hawaii where he continued working in high-end homes. He gets calls from all over the Country for his products. Commissioner Ellsworth asked if Mr. Nimtzt was only going to be fabricating copper and if there was going to be any production or firing of copper. Mr. Nimtzt replied that he wasn't going to be manufacturing or firing copper. He buys large sheets of copper and then uses his tools to manipulate the copper. Commissioner Weller stated that copper is always being stolen and would like to know how Mr. Nimtzt was planning to secure his business. Mr. Nimtzt replied that he was aware of the risk and will have the property secured. Commissioner Weller asked what Mr. Nimtzt planned hours of operation are going to be. Mr. Nimtzt replied probably 9:00 a.m. – 5:00 p.m. by appointment only. Commissioner Weller asked how loud his business would be and if it would be a concern to any of the neighbors that are to the West of the property. Mr. Nimtzt replied that he wouldn't be any louder than the auto body shop that is next door to him. Commissioner Weller asked if he was going to do any smelting of the

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES**

**January 2, 2014**

**Page 2 of 3**

copper. Mr. Nimitz replied that no he wouldn't be smelting the copper. Commissioner Weller asked if he had any chemicals that he would be using for finishing of the copper. Mr. Nimitz replied that he uses light acids to change the coloring of the copper. Commissioner Weller asked if he was using the proper disposal methods for the acid. Mr. Nimitz replied that he did use proper disposal methods. Commissioner Weller asked why he wanted to move his business to Sunset City. Mr. Nimitz replied that he has been in Ogden City for 8 years working out of a smaller shop with no showroom. Commissioner Weller stated that Mr. Nimitz was looking for more square footage for a reasonable price. Mr. Nimitz said that the place in Sunset City is the same price as what he was paying in Ogden City, but has more square footage and has visibility from the highway. He plans on being in Sunset City for a long time. Mr. Nimitz stated that he has already gone before the City Council and that there are no issues. Commissioner Weller stated that he was really concerned about the security part of the business and cautioned Mr. Nimitz to be very careful because there are reports on the news all of the time about copper being stolen. Mr. Nimitz replied that he has installed 4 brand-new security cameras in and around his business. When Mr. Nimitz first moved into Ogden City he had the Ogden Taskforce come in and take a look at his security and what he was doing in his shop. And they (Ogden Taskforce) told him that as long as he keeps his equipment and materials locked up he should be fine. Chair Stevenson asked Mr. Nimitz to keep in touch with the Police Department so that they know what is in his shop and help keep an eye on it.

**Motion:** Commissioner Weller made a motion to recommend to the City Council to approve the Conditional Use Business License request for TnT Fabrication located at 2117 North Main. Commissioner Ellsworth seconded the motion. The motion passed unanimously.

**Amended Motion:** Commissioner Weller made a Motion to amend the previous Motion that there is to be no metal work after 10:00 p.m. Commissioner Ellsworth seconded the motion. The motion passed unanimously. This item will go before the City Council on January 7, 2014.

**2. Update on Architectural and Landscape standards for the General Plan:**

Chair Stevenson asked for an update on the Architectural and Landscape standards for the General Plan. Mayor Elect asked about who enforces the parking and the esthetic parts of the property. Treasurer/Office Manager Youngdell explained that when the Planning Commission recommends something to the City Council they are only recommending and that the City Council has the final say. Mayor Elect stated that she loves the General Plan. Chair Stevenson stated that he wanted to get some guidance from the City Council and the Mayor on what they would like worked on in the General Plan. Commissioner Weller stated that he felt that the newly elected Officials should be given the time to look over the current General Plan and let the Planning Commission know what the City Council would like worked on. Commissioner Ellsworth stated that he has done some work on the Architectural and Landscape standards for the Commercial Corridors in Sunset. He stated that he has a rough outline of what the Architectural and Landscape standards could look like. He stated that Sunset has the Main Street Corridor and the 1800 North Corridor and that each corridor

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
January 2, 2014  
Page 3 of 3**

might require different standards. He stated that the Commercial Code may need to be updated for what the City will need in the future. Commissioner Ellsworth stated that the Architectural standards should be kept nice yet simple. Commissioner Ellsworth stated that Sandy City is a good example of Architectural standards. Council Member Peterson stated that every time he has talked to the Mayor Elect that she has been very supportive of the General Plan and that she did invite the Planning Commission to the City Council Work Meeting on January 7, 2014 at 5:30 p.m. Council Member Peterson stated that he felt that the Planning Commission Members are more than capable of doing what the Planning Commission needs to do. That they can get recommendations from the City Council but that he doesn't think that is necessarily the direction that they as a Planning Commission need to go. He stated that the Planning Commission needs to just do their thing and go with it. Commissioner Ellsworth stated he wanted to go back and talk about the Landscaping Plan. He found some good resources for what types of plants work well in our area and will look good as well. He stated that he couldn't find anything supported by the Code. Chair Stevenson asked that the City Council would be willing to help the updated guidelines become Code. Council Member Peterson stated that the Mayor Elect plans on doing that.

**3. General Information:**

Commissioner Parker stated that there was an error in the July 18, 2013 minutes even though they were already approved. The error is in the fifth sentence down states that the Planning Commission is going approve, but should read the Planning Commission is going to approve.

Commissioner Weller stated that he would like new shirts. Chair Stevenson said he would look into getting new shirts for those Commission Members that need new shirts.

Treasure/Office Manager Youngdell stated that in the next meeting on January 16, 2014 it will be on the agenda to select the new Chair and Alternate Chair, so please be thinking about if you would be willing to serve in this position.

**Motion:** Commissioner Ellsworth made a motion to adjourn. Commissioner Parker seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:20 p.m.

These minutes have been read and approved at the Planning Commission meeting held February 20, 2014.

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Scott Stevenson, Chair

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Andrea Bruening,  
Planning Commission Secretary