

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
January 19, 2012
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Minutes of a regular Planning Commission meeting held **January 19, 2012** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Hale presiding:

Planning Commission Members Present:

Tena Hale	Chair
Jason Gabbert	Commissioner
Scott Stevenson	Alternate Commissioner

Employees and Officials Present:

Susan Hale	Recorder
Jake Peterson	Council Member

Excused

David Hackett	Commissioner
Brian Parker	Commissioner
Brad Weller	Commissioner

Absent:

Jonathan Ellsworth	Alternate Commissioner
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Others Present:

Ryan Walker

Chair Hale opened the meeting at 6:30 p.m., welcoming everyone in attendance and making Alternate Commissioner Stevenson a voting member. Chair Hale recognized Council Member Peterson as their new Council liaison.

Minutes: Alternate Commissioner Stevenson made a motion to approve the minutes of October 20, 2011 as written. Commissioner Gabbert seconded the motion. The motion passed unanimously.

1. Review of the limit on household pets 10-5A-6 in order to match Davis County Animal Controls Ordinance:

Chair Hale informed the Commissioners that the City Council asked that the Planning Commission review ordinance 10-5A-6 which is Household Pets. Currently in the residential zones, household pets shall be limited to the keeping of not more than two dogs or cats, or combination thereof, four months old or older. Davis County Animal Control has a new ordinance that allows three in any combination of cats and dogs. Since the City contracts with Davis County Animal Control for their service, the Council reviewed this in the meeting on January 3, 2012 and feels that it may be best if Sunset's ordinance was the same. Since this is in the zoning regulations of the City Code, it needs to go before the Planning Commission to see if we feel the same and then send our recommendations to the City Council. Alternate Commissioner Stevenson feels that it should be removed from the zoning ordinance and follow Davis County's ordinance. Commissioner Gabbert feels that if it is

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taken out of the zoning ordinance, it would possibly need to be someplace else. Chair Hale asked Recorder Hale if she knew why this was even in our ordinance. Recorder Hale stated that Sunset has not always used Davis County Animal Control and the zoning ordinance was unclear on what residents could and could not have. This ordinance clarified that. The definition was clarified at that time also. Discussion incurred about the limit of three vs. four animals and if the aid dog would be in excess of that limit.

Motion: Alternate Commissioner Stevenson made a motion to recommend to the City Council that they remove 10-5A-6 from the ordinance and replace it with that the follow Davis County ordinance and leave the conditional use permit as sections one and two. Commissioner Gabbert seconded the motion. The motion passed unanimously.

This item will go before the City Council on February 6, 2012.

2. Planning Commission Chair and Alternate Chair Selection for 2012:

Chair Hale explained that each year the Planning Commission recommends to the City Council who they would like to serve as the Planning Commission Chair and Alternate Chair for the 2012 year. She feels that since there are only three Planning Commission Members present at the meeting, that they should possibly table this.

Motion: Alternate Commissioner Stevenson made a motion to table this agenda item until the next meeting when more members are present. Commissioner Gabbert seconded the motion. The motion passed unanimously.

3. Planning Commission Members Reappointment:

Chair Hale stated that both Jason Gabbert and David Hackett's terms have expired and if they would like to remain serving on the Planning Commission, they need to be reappointed by the City Council. Commissioner Hackett is not here tonight, so they do not know what his intentions are. Commissioner Gabbert would like to be reappointed for another term.

Motion: Alternate Commissioner Stevenson made a motion to recommend to the City Council that Jason Gabbert be reappointed to the Planning Commission. Chair Hale seconded the motion. The motion passed unanimously.

Chair Hale will find out if Commission Hackett would like to be reappointed.

4. Alternate Planning Commission Member Interview:

Chair Hale introduced Ryan Walker and explained that he has applied to serve as an Alternate Planning Commission Member. A copy of Mr. Walker's application was sent to each Planning Commission Member. Chair Hale asked him to step up to the podium and tell them a little about himself and why he would like to serve on the Planning Commission. Mr. Walker is originally from Layton. He is married and has two kids. He ran for City Council and would like to get involved in the community and have a say in what goes on. He feels he is a simple guy and is honest. Alternate Commissioner Stevenson noticed that on Mr.

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Walker's application, he would like to make sure that zoning is up to State Code. Mr. Walker explained that after speaking to the Mayor, it was one of his suggestions. Alternate Commissioner Stevenson loved that he is trying to promote business and promote a better image for the City. He asked Mr. Walker to expand. Mr. Walker would like to see educating people in trades and talents. Possibly something like a DATC technical school teaching basic skills that can be used so they can become productive. Commissioner Gabbert explained that sometimes a Planning Commissioner works really hard on a project and the majority doesn't go along with your work. Mr. Walker replied that not everyone will always agree. He is an easy going guy and a team player. Commissioner Gabbert asked if Mr. Walker is familiar with what the Planning Commission does. Mr. Walker explained his knowledge about the Planning Commission. Commissioner Gabbert explained that they are a recommendation board and the City Council makes the decisions. Chair Hale asked what skills Mr. Walker has that could help the Planning Commission solve issues. Mr. Walker can see both sides of the issues and is able to take a neutral stand when needed. Chair Hale asked what Mr. Walker feels are the Sunset's best assets. Mr. Walker responded the citizens are accepting of others. He feels that Sunset is as great place to live. Falcon Hill and the widening of 1800 North was discussed. Mr. Walker feels that these issues can be a headache for some, but it is necessary for the City to develop and it could open a lot of possibilities. Commissioner Walker has never cared about being involved before and therefore has some inexperience. He believes that since he has had children he wants to take some responsibility to what happens. If you are not participating, you have no reason to complain. He feels that Sunset will always be a small community and needs to be maintained even though he realizes the need for the monies to come into the City by way of businesses to be able to maintain the City.

Motion: Commissioner Gabbert made a motion to recommend to the City Council that Ryan Walker be appointed as an Alternate Planning Commission Member. Alternate Commissioner Stevenson seconded the motion. The motion passed unanimously.

This item will go before the City Council on February 6, 2012 at 6:30 p.m.

5. General Plan

Chair Hale stated that each Commissioner was given a section, but all Commissioners were to review the entire plan and give their opinion. Alternate Commissioner Ellsworth has reviewed the Plan and provided his thoughts for the Commissioners. Alternate Commissioner Stevenson stated that as he has reviewed other Cities General Plans, there are noticeable differences especially in the introduction. He has not made too many adjustments due to not receiving everyone's thoughts and the doing the introduction after the plan is close to completion. Commissioner Gabbert and Commissioner Weller have not been able to do too much in their section due to their schedules. Review of the comments that were made by Alternate Commissioner Ellsworth were discussed. All agreed that the members of the Commission need to be present to explain their sections and other notes to the other members. Alternate Commissioner Stevenson feels that the General Plan is to promote the

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City. Chair Hale thinks simple is better than putting in too much information that could clouds the document. Chair Hale asked Alternate Commissioner Stevenson to also look at section three, in case Commissioner Hackett does not want to be reappointed to the Planning Commission.

Motion: Commissioner Gabbert made a motion to table this agenda item, until the next regular meeting due to not all members being present at the meeting. Alternate Commissioner Stevenson seconded the motion. The motion passed unanimously.

6. General Information

Alternate Commissioner Stevenson stated that he has reviewed the by-laws that Commissioner Weller had asked them to and he does not see the need to change anything. Commissioner Gabbert thinks that this review was more for the new members to become familiar with them and to refresh the other members. Alternate Commissioner Stevenson also stated that he is concerned that Blow Out Auto is not following the parking requirements that were set on their conditional use business license. Alternate Commissioner Stevenson has received emails from Davis County Economic Development, he would like to know how Sunset can benefit from these. Council Member Peterson informed the Commissioners that he attended a meeting recently. He will be going to these meetings monthly with the next meeting being February 14, 2012

Chair Hale reminded everyone to support Sunset Sam and the Winter Fest and to continue reviewing the General Plan so they can move forward on this.

Council Member Peterson asked how long it had been since the General Plan was reviewed. Commissioner Gabbert replied three years. Council Member Peterson asked how many alternates are on the Planning Commission. He was informed that if the City Council appoints Ryan Walker there will be no more openings on the Planning Commission unless Commissioner Hackett does not want to be reappointed.

Motion: Commissioner Gabbert made a motion to adjourn. Alternate Commissioner Stevenson seconded the motion.

The meeting adjourned at 7:40 p.m.

These minutes have been read and approved at the Planning Commission meeting held March 15, 2012.

Tena Hale, Chair

Linda J. Youngdell, Treasurer/Office Mgr.