

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
February 19, 2009
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Minutes of a regular Planning Commission meeting held **February 19, 2009**, at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Cobb presiding:

Planning Commission Members Present:

Bryan Cobb	Chair
Jason Gabbert	Commissioner
Brian Parker	Commissioner
Brad Weller	Alternate Commissioner

Employees and Officials Present:

Linda Youngdell	Treasurer/Office Manager
Ray Chapman	Council Member
Neil Coker	Fire Chief

Excused:

Chad Bangerter	Commissioner
Chris Haller	Commissioner

Others Present:

Norm Robins	Re/Max Realty
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Chair Cobb opened the meeting at 6:30 p.m., welcoming everyone in attendance and making Alternate Commissioner Weller a voting member.

Minutes: Commissioner Gabbert made a motion to approve the minutes of January 15, 2009 as amended. Commissioner Parker seconded the motion. The motion passed unanimously.

1. Continue working on allowing apartments to be converted into condominiums:

Chair Cobb turned the time over to the Department Heads to address the Planning Commission about condominium conversions. Treasurer/Office Manager Youngdell began by apologizing for both Public Works Director Hennessee and Recorder Hale's absence tonight and said they provided their comments and she will be happy to address these with the Commissioners. Director Hennessee suggests the following changes to the ordinance: 1) Page two he suggesting an impact fee possibly be implemented, 2) also on page two, he feels that four copies would be sufficient rather than fifteen, 3) Page three, the reference to 50 amp service needs to be changed to 100 amp service, 4) throughout the document certain codes are referred to and the City follows only the NEC Electrical and ICC Codes. These are the only codes they need to refer to, 5) separation of the utilities, which means there can be no utility run through any common walls, 6) there is going to be a change to the code that will possibly require the building to be sprinkled, 7) possible smoke detectors that can notify adjacent units, 8) reference to the board of appeals, should be Board of Adjustment, 9) refers to the Fire Chief as the Fire Marshall. Treasurer/Office Manager Youngdell passed out information from Director Hennessee about suggestions for sound walls. Recorder Hale also

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feels 15 copies are excessive and that some of the areas that say Mayor should be changed to City Council. Recorder Hale's biggest concern is the home owners association. She does not believe that it can be operated in a feasible way with only four units. She suggested a minimum limit.

Chief Coker reported that most of what he was going to address has already been covered. He does agree with the safety factor of the smoke detectors notifying adjoining units. Chief Coker asked if the ordinance really needed to be so specific with codes put into the ordinance; if the code could just be referenced by saying they would need to be compliant with the current codes. Chair Cobb stated he is also aware of the square footage being lowered to what needs to be sprinkled.

Chair Cobb asked Chief Coker if he had any concerns about the building in question being so close to the rear fence. He asked this for the reason of fire access. The two end units have gates, but the middle two would not. Chief Coker said the code states the Fire Department needs to have access of 150 feet from the front to any part of the building. They will also use ladders to go over fences. Chief Coker informed the Commissioners that if there is any renovation of any type, the building must be brought up to code. Treasurer/Office Manager Youngdell said she was by Director Hennessee to inform them of this also. Chief Coker's last comment was to try not to make an ordinance a code book. Treasure/Manager Youngdell suggested that one of the Planning Commissioners be assigned to oversee this project, go meet with the Department Heads and try to get this project to progress so when it comes before the Commissioners it doesn't stall. Commissioner Parker stated that Treasurer/Office Manager Youngdell had suggested this at a prior meeting and thought Commissioner Haller was going to do it. Chair Cobb stated that as Chair, he will take on the responsibility.

Mr. Robinson asked if the Planning Commission has a list that they can provide to him, so he will know what they need to comply with. Chair Cobb informed Mr. Robbins that they only have the ordinance that is in being drafted. Treasurer/Office Manager Youngdell reported that this ordinance is a draft version and the Planning Commission isn't ready to send this to the City Council. There are still zoning issues and fine tuning of the ordinance that need to take place. She reiterated that this is why she had suggested that one of the Commissioners spearhead this so it progresses and Chair Cobb has agreed to be that person. Commissioner Parker had given Mr. Robbins a copy of a draft at a prior meeting.

Council Member Chapman reminded the Commissioners that they need to present it to the City Council when it is completed. The City Council will then review it and make necessary changes but will not be the ones doing a lot of research of what should be required. That is why they have asked the Planning Commission to work on this.

Motion: Commissioner Gabbert made a motion to table this item until next months meeting. Alternate Commissioner Weller seconded the motion. The motion passed unanimously.

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2. General Information:

Treasurer/Office Manager Youngdell reported that there is a training that will be hosted by Utah Leagues of Cities and Towns. This training is on Powers and Duties of the Planning Commission and General Land Use issues. The training will be March 10, 2009 from 6:30 to 8:00 p.m. She strongly suggested that they attend. Commissioner Parker had to leave early, but asked her to inform the Commissioners that he has been given a church calling that is going to occupy a lot of his time. He would like to remain on the Planning Commission, but would need to miss every third meeting and he would also need to leave early from some of the others. He requested that he be changed to an Alternate Commissioner. This will be an agenda item for next month. Treasurer/Office Manager Youngdell reminded everyone that Commissioner Haller has requested a possible field trip for the April meeting if there is nothing that is going before the Planning Commission.

Alternate Commissioner Weller asked that the information that is being emailed to him not be given to him in hard copy also.

Commissioner Gabbert made a motion to adjourn.

The meeting adjourned at 7:00 p.m.

These minutes have been read and approved at the Planning Commission meeting held April 16, 2009.

Bryan L. Cobb, Chair

Linda J. Youngdell, Treasurer/Office Mgr.