

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
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Minutes of a regular Planning Commission meeting held **March 19, 2015** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding:

**Planning Commission Members Present:**

Jonathan Ellsworth	Chair
Jason Gabbert	Commissioner
Brian Parker	Commissioner

**Employees and Officials Present:**

Jake Peterson	Council Member
Linda Youngdell	Treasurer/Office Manager

**Excused:**

Scott Stevenson	Commissioner
Brad Weller	Commissioner

**Others Present:**

Joseph Cook	Developer
Cianna Penman	Resident

Chair Ellsworth opened the meeting at 6:30 p.m., welcoming everyone in attendance and recognized Council Member Peterson.

**Minutes:** Council Member Parker made a motion to approve the minutes of January 15, 2015 as amended. Commissioner Gabbert seconded the motion. The motion passed unanimously

- 1. Tentative Final Plat review for owner occupied townhome units to be located at approximately 2562 North 475 West:** Chair Ellsworth turned the time over to Joseph Cook. Mr. Cook asked if the Commissioners had seen the revised Development Agreement, which includes the items addressed at the last Planning Commission Meeting. Treasurer/Office Manager Youngdell stated that the City Council will be dealing with the Development Agreement and not the Planning Commission. She also informed Mr. Cook and the Commissioners that the City Council will be holding a work meeting after the regular meeting on April 7, 2015. Chair Ellsworth asked if this has gone before the Engineer and Attorney. Mr. Cook stated that this has gone before their Engineer. This is the same placement as the previous plan; the difference is that the signatures required on the plan have been added. The Fire Chief has submitted these plans to the State Fire Marshall for their review. Mr. Cook stated that they based this plat off of the plat that was recorded by the current owner in 1983 for what signatures are required as per Recorder Hale. Mr. Cook stated the surveyor has certified this is the proper boundary description. Mr. Cook noticed the plat shows South Davis Sewer and it needs to be changed to North Davis Sewer. A quick review of the required signatures was completed. Chair Ellsworth asked if the blocks on the new plat is the placement of the garbage dumpsters. The dumpsters will be placed on the northwest and southwest

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corners. This allows the hauler to drive straight in. The two dumpsters will be dumped twice a week. Mr. Cook also pointed out that the name has been changed from Celeste Place to Sunset Place. Chair Ellsworth noticed that there were only 78 units instead of 79. Mr. Cook stated the engineer must have changed this. Chair Ellsworth does not feel that this is a significant change. Mr. Cook stated this is not the footprint of the buildings, but the lot layout, and that is why it looks like they are close. Chair Ellsworth clarified that this has not gone before the City Engineer or the City Attorney. Mr. Cook stated it needs to be approved by the Planning Commission before it will go to the next step.

**Motion:** Commissioner Gabbert made a motion to recommend this final plat to the City Council for final approval. Commissioner Parker seconded the motion. The motion passed unanimously.

2. **Request Conditional Use business license for MB Auto & Performance to be located at 2441 North Main #7:** No one was present from MB Auto & Performance.

**Motion:** Commissioner Parker made a motion to table this agenda item until the April 16, 2015 Planning Commission Meeting. Commissioner Gabbert seconded the motion. The motion passed unanimously.

3. **Shared Solutions Discussion:** Chair Ellsworth asked if everyone has had the opportunity to read the information in the packet supplied by Commissioner Stevenson at the last Planning Commission Meeting. Commissioner Gabbert is in the middle of reviewing the information. Chair Ellsworth feels that after his review, the question they are asking is if their depiction of our land is use accurate as far as the General Plan. Chair Ellsworth feels that it is from what he has seen, but isn't necessarily accurate on what they have discussed happening on 1800 North. The incorporation of some of the future projects that have been discussed are not put into the General Plan. They provided population data compared to the West Davis Corridor to the Shares Solutions Project, which is a multimodal transportation plan for Davis County as well as economic information. According to their model, the West Davis Corridor showed a smaller increase in both households and jobs than the Shared Solutions Plan. Commissioner Parker asked if they should contact Commissioner Stevenson, who stated that he could be available by phone from 6:30 – 7:00 pm. Since it was almost 7:00 pm, a phone call was not made. Chair Ellsworth could provide to the Shared Solutions Correlation that, yes, the land use information in their model is accurate as of today. If they were to ask Sunset City to adopt the land use plan in the General Plan as they have presented, he would not recommend they do this since the Planning Commission has discussed other options. Maybe this warrants more review, but the Planning Commission could answer yes that the model does match what the City currently has. This could be reported in a letter. Chair Ellsworth needs to provide an answer to Mayor Macfarlane as soon as possible. Layton, Clearfield, Farmington and Kaysville have already replied. Council Member Peterson has received information from Mayor Macfarlane and done research. They want everyone to live, work and play in one area. This may be the waive of the future, but currently it is not. The Sierra Club feels that the corridor will be under utilized. If there

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is no corridor to the west, more traffic will come through Sunset and he feels that is beneficial to Sunset. Chair Ellsworth stated that, looking at their plan, Sunset would be bypassed, as it is now and even more so as growth continues out west. The land use would change regardless. Commissioner Stevenson had stated that he likes the idea of more multimodal transit within the region, as well as complementing a West Davis Corridor. This discussion should be put off until Commissioners Stevenson and Weller can be present. Then they could draft a letter. Commissioner Parker asked if this could be done by way of email. Treasurer/Office Manager Youngdell feels that whatever the Planning Commission decides, should be taken to the City Council for their opinion. Commissioner Parker suggests that the Planning Commission draft their thoughts by email to Commissioner Stevenson who could draft a letter to present to the City Council on April 7, 2015.

**4. General Information:**

Commissioner Parker apologized for having to be excused from so many meetings. He understands that if someone applies for the position, he is willing to move into an Alternate Planning Commission position.

Chair Ellsworth reported that he is 99% completed in the Architectural Standard and Sign Standards. He will compile and circulate a draft and asked that this be placed on the next Planning Commission Agenda.

Commissioner Parker asked if Commissioner Stevenson is continuing to work on the walkability plan. Chair Ellsworth will reach out to Commissioner Stevenson and find that out.

Treasurer/Office Manager Youngdell informed the Commissioners that at the next Planning Commission Meeting a company will be coming before them for a communications tower. Currently Sunset has two zones that are zoned C-2-C which allows for communication towers. However, Sunset does not have an ordinance that states what they have to comply with. She asked the Commissioners to do some research and come up with some conditions which could include height and width.

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

The meeting adjourned at 7:09 p.m.

These minutes have been read and approved at the Planning Commission meeting held April 16, 2015.

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Jonathan Ellsworth, Chair

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Linda J. Youngdell, Treasurer/Office Mgr.