

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
March 25, 2015
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Minutes of a Special Planning Commission meeting held **March 25, 2015** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding:

Planning Commission Members Present:

Jonathan Ellsworth	Chair
Jason Gabbert	Commissioner
Brad Weller	Commissioner

Employees and Officials Present:

Jake Peterson	Council Member
Linda Youngdell	Treasurer

Excused:

Brian Parker	Commissioner
Scott Stevenson	Commissioner

Others Present:

Curtis Mitchell

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

SPECIAL MEETING

- 1. Request Conditional Use business license for MB Auto & Performance to be located at 2441 North Main #7:** Chair Ellsworth asked Curtis Mitchell to approach the microphone and tell them about his proposed business. Mr. Mitchell explained that he would like to open a repair shop where he will do general repair and maintenance as well as dig into the diesel market. Mr. Mitchell feels there is a need for this in that area. He has a strong background in diagnostic areas. He is currently a full time mechanic and does some side work at his house. He would like to start small and see how this does. He will continue working at his full time job and work at this business after he gets off of work, or on his days off. As he gets additional cliental, he would like to eventually run this business full time. Chair Ellsworth stated that Mr. Mitchell had listed his hours of operation as 8:00 am – 9:00 pm. Monday through Friday. Mr. Mitchell has listed these hours because if he has already put in a full day at work, he could work a few hours after he gets off. Saturdays will be appointment only. Commissioner Weller asked if he had been inside the unit and if it will work for this business. Mr. Mitchell replied yes that he has walked through the unit and there are some minor things like remodeling the office to make it nicer for the customers. Commissioner Gabbert asked if the unit has enough space for what he wants to do. Mr. Mitchell intends to have three hoists, which the unit has room for. Commissioner Gabbert has gone to the property and it looks like parking is pretty tight with the surrounding businesses. The Manager of the property told him that the existing businesses located within the complex are parking there due to it not being

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utilized. He has also been told he can use the back of the building for parking. Chair Ellsworth questioned if Mr. Mitchell will be adding additional signage. Mr. Mitchell will be utilizing the existing pole sign. Commissioner Weller asked about the storage of flammable material. Mr. Mitchell works in this industry and understands how to store these items including the rags that are used. Commissioner Weller confirmed that there is equipment that should be arriving soon. Mr. Mitchell stated he has not signed the lease, but plans on signing in April if the City approves of the business. Mr. Mitchell informed them he will get the required insurance. Commissioner Weller stated that the Building Inspector and Fire Department will need to inspect the property. Mr. Mitchell apologized for missing the meeting on March 19th; this is the first time he has done something like this and didn't realize he needed to attend. Commissioner Weller addressed the noise and the impact it will have on the surrounding businesses. Mr. Mitchell stated that there is a church in the unit next to the one he would like to rent, and they are not there during the times he will be open. The unit on the other side is not rented.

Motion: Commissioner Weller made a motion to recommend this Conditional Use business license to the City Council. They must meet the requirements of the Building Inspector and Fire Inspector and that the storage of flammable material be stored and disposed of properly. Commissioner Weller seconded the motion. The motion passed unanimously.

Chair Stevenson informed Mr. Mitchell this will go before the City Council on April 7, 2015 at 6:30 pm.

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

The meeting adjourned at 6:40 p.m.

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

Jonathan Ellsworth, Chair

Linda J. Youngdell, Treasurer/Office Mgr.