

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
April 19, 2012
Page 1 of 3**

Minutes of a regular Planning Commission meeting held **April 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
Brad Weller	Commissioner
Scott Stevenson	Alternate Commissioner

Employees and Officials Present:

Jake Peterson	Council Member
Linda Youngdell	Treasurer/Office Manager

Excused:

Brian Parker	Commissioner
Jonathan Ellsworth	Alternate Commissioner

Others Present:

Dan Watson

Chair Hale opened the meeting at 6:30 p.m., welcoming everyone in attendance and making Alternate Commissioner Stevenson a voting member.

Minutes: Commissioner Weller made a motion to approve the minutes of March 22, 2012 as amended. Commissioner Gabbert seconded the motion. The motion passed unanimously.

REGULAR MEETING

1. Conditional Use Request to have a dwelling connected with a business at 1691 North Main #4 in basement of commercial building:

Chair Hale asked Dan Watson to step up to the podium and explain his request. Mr. Watson stated that he would like to operate a telecommunication office from this location rather than driving to West Jordan every day. Mr. Watson schedules appointments. He also plans on living in the facility. Chair Hale turned the time over to the Commissioners to ask questions. Commissioner Weller asked if the basement area was properly heated. It is. Alternate Commissioner Stevenson asked if there would be customers coming to the property and informed Mr. Watson that he would need to get a business license. Chair Hale reviewed the ordinances that a dwelling, single-family is a conditional use and can be used by an employee of business in conjunction with any commercial establishment, said dwelling to be part of the business structure. This means that in order for Mr. Watson to live there, there must be a business that complies with the C-2 zoning requirements. Mr. Watson understands that.

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
April 19, 2012
Page 2 of 3**

Motion: Alternate Commissioner Stevenson made a motion to recommend the conditional use of the dwelling in conjunction with the business to the City Council. Commissioner Gabbert seconded the motion. The motion passed unanimously.

2. Planning Commission Member resignation and selection of replacement:

Chair Hale informed the Commissioners that David Hackett has had to resign from the Planning Commission due to his job schedule. Both Alternate's Stevenson and Ellsworth are qualified in filling the position. Alternate Commissioner Stevenson was asked if he was interested in the position. Alternate Commissioner Stevenson replied yes, he also would support Alternate Commissioner Ellsworth.

Motion: Commissioner Weller made a recommendation to recommend to the City Council that Alternate Commissioner Stevenson be appointed as a Planning Commission Member due to seniority. Commissioner Gabbert seconded the motion. The motion passed unanimously.

3. General Information:

Commissioner Hale would like a calendar with the dates of the Council meetings, Board of Adjustment and Planning Commission Meetings. They have had one in past years and she would like one for this year.

Motion: Commissioner Weller made a motion to go into a work meeting. Alternate Commissioner Stevenson seconded the motion. The motion passed unanimously.

WORK MEETING

1. General Plan:

The Commissioners reviewed the template that Alternate Commissioner Ellsworth had emailed them. Commissioner Parker is working on the updates for the Capital Improvement dates. Treasurer/Office Manager Youngdell suggested that he get with Interim Public Works Director Noyes. Alternate Commissioner Stevenson reviewed maps and feels they need to show zoning and include multi family units. Commissioner's Weller and Gabbert stated that they have had computer issues and have nothing to present tonight. Chair Hale asked each Commissioner to continue to progress on their section of the plan. A work meeting will be scheduled for May 3, 2012 at 5:30 p.m.

Motion: Alternate Commissioner Stevenson made a motion to go back into a regular meeting. Commissioner Gabbert seconded the motion. The motion passed unanimously.

REGULAR MEETING

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

The meeting adjourned at 6:30 p.m.

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
April 19, 2012
Page 3 of 3**

These minutes have been read and approved at the Planning Commission meeting held April 19, 2012.

Tena Hale, Chair

Linda J. Youngdell, Treasurer/Office Mgr.