

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
April 21, 2011
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Minutes of a regular Planning Commission meeting held **April 21, 2011** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Hale presiding:

Planning Commission Members Present:

Tena Hale	Chair
Brian Parker	Commissioner
Brad Weller	Commissioner
Scott Stevenson	Alternate Commissioner (arrived at 6:35 pm)

Employees and Officials Present:

Ray Chapman	Council Member
Linda Youngdell	Treasurer/Office Manager

Excused:

Jason Gabbert	Commissioner
David Hackett	Commissioner
Bryan Cobb	Alternate Commissioner

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

Minutes: Commissioner Parker made a motion to approve the minutes of March 17, 2011 as amended. Commissioner Weller seconded the motion. The motion passed unanimously.

1. Alternate Planning Commission Member Interview:

Chair Hale stated that the Planning Commission has received an application from Jonathan Ellsworth who would like to serve as an alternate on the Sunset City Planning Commission. Chair Hale asked Mr. Ellsworth to step up to the podium and turned the time over to the Commissioners to ask questions.

Commissioner Parker addressed question #3 in which Mr. Ellsworth had listed improved walking and biking mobility. He asked about Mr. Ellsworth background. Mr. Ellsworth worked for a company for three years in transportation planning. With the improvements that Salt Lake has made, it confirms his feelings that bicycling is getting more and more popular. Commissioner Parker asked about a walkable community. Mr. Ellsworth said it could be as simple as making roads narrower and separating people from the traffic. Commissioner Parker feels that Mr. Ellsworth would be a great asset to the Planning Commission.

Alternate Stevenson addressed the reference to the commercial center on the corner of 1300 North and 250 West. Mr. Ellsworth feels that this site has an incredible potential for

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development. He feels that this could be a potential city center in conjunction with the City Building.

Commissioner Weller asked Mr. Ellsworth why he would like to serve on the Planning Commission. Mr. Ellsworth has recently been laid off and feels that he now has the time and feels that with his background he should be involved. He has lived in Sunset for one year. He has worked in transportation and been involved in transportation projects, real estate projects and General Plan development. Mr. Ellsworth feels that Sunset is a unique City. The Planning Commission has helped develop the General Plan. This helps them understand what the goals of the City are. Commissioner Weller stated that the Planning Commission is a recommendation board only and has no legislative role. Commissioner Weller asked what Mr. Ellsworth knows about Falcon Hill. Mr. Ellsworth feels it has the potential to bring jobs and opportunity to connect the east and west sides of I-15. Sunset could capitalize on attracting businesses through Sunset and housing. It could help shape Sunset for years to come. Commissioner Weller asked How Mr. Ellsworth would handle it if he has a different opinion on something that the Planning Commission is working on. Mr. Ellsworth feels it is important to develop a coherent argument and understand where the other Planning Commissioners are coming from and try to come to a consensus. He would respect the decision of the Planning Commission and support that they have ruled in the best interest of the City even though it may not be what he feels would be best. Commissioner Weller stated that during Public Hearings it can get heated. Mr. Ellsworth feels that he has dealt with this in the past and feels it is important to answer the questions straight forward and remain calm. Commissioner Weller asked how he would react if he is not chosen to serve on the Planning Commission. Mr. Ellsworth would continue to be involved in the community whether he serves on the Planning Commission or not. Mr. Ellsworth feels there is leadership in the City and has been mostly impressed. Commissioner Weller stated that 1800 North is a state road and asked what impact Mr. Ellsworth feels it will have on Sunset when the road is widened. Mr. Ellsworth feels that it will be a major impact. The City needs to be able to stay connected and that can be done if planned for.

Chair Hale asked what he feels is Sunset's best assets. Mr. Ellsworth feels socially there are a lot of lifelong residents and there is an established character. Economically it is close to commuter rail stops and close to the freeway. Sunset is in a great position and the City needs to figure out how to utilize this. Chair Hale asked if Mr. Ellsworth has read the General Plan. Mr. Ellsworth feels that the General Plan needs some improvement. He made a proposal to the City Council earlier this week to contract with them to make improvements to the General Plan. He feels that the plan needs to be more specific and plan for specific areas better. Chair Hale stated that earlier in tonight's meeting, Mr. Ellsworth made mention that some of his interest in becoming a Planning Commission Member was due to lack of employment and now having time. Does he feel that he would still have the time if his employment status changed. Mr. Ellsworth reported that he has just recently got a new job and would still like to serve. Chair Hale asked Mr. Ellsworth if he does become a Planning Commissioner and is hired by the City if he feels that would be a conflict of interest. Mr.

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Ellsworth feels it would be a conflict of interest and he would most likely resign as a Commissioner until the contract work is complete.

Commissioner Parker made a motion to recommend to the City Council that Jonathan Ellsworth be appointed as an Alternate Planning Commission Member. Commissioner Weller seconded the motion. The motion passed unanimously.

2. General Information

Commissioner Parker was involved in working on the General Plan. He is now wondering who really is required to make sure it is getting followed. Treasurer/Office Manager Youngdell stated that it is mainly the City Council, but the Planning Commission needs to remember to follow it when they are addressing items that go before them.

Chair Hale asked how many Planning Commissioners would be interested in ordering new shirts similar to the City Council. Treasurer/Office Manager Youngdell asked them to go to the website of the company that she has been ordering through and see if there is a style they would be interested in. There are a few new Planning Commission Members and they need to get their shirts. The other shirts will need to be paid for by the Commissioner ordering the shirt.

Commissioner Weller informed the Commissioners that he is still trying to make contact with Mayor Bangerter to ask him if the Planning Commission and Board of Adjustment can have a summer barbeque. He also feels that the Planning Commission by-laws need to be reviewed since they have new members and possibly there are areas that need to be updated. Commissioner Weller has found 1958 & 1964 aerial photographs of Sunset City. He showed these maps to the Commissioners by way of his lap top and projector. In 1958 there were not a lot of homes and no freeway. Commissioner Weller pointed out some interesting items on the photographs including the main entrance into Hill Air Force Base, Commander's housing, Sunset Elementary, a green church and he also showed houses on the other side of the canal. Commissioner Weller then showed the aerial photograph from 1964 which shows I-15, dirt forming overpasses, an explosion of home development and additional development at Hill Air Force Base. Commissioner Weller is working on getting aerial maps of Roy and South Weber. He will email these to anyone who would like them.

Alternate Commissioner Stevenson made a motion to adjourn. Commissioner Parker seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:30 p.m.

These minutes have been read and approved at the Planning Commission meeting held June 16, 2011.

Tena Hale, Chair

Linda J. Youngdell, Treasurer/Office Mgr.