

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
April 29, 2010
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Minutes of a special Planning Commission meeting held **April 29, 2010** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Gabbert presiding:

Planning Commission Members Present:

Jason Gabbert	Chair
Randy Feik	Commissioner
David Hackett	Commissioner
Tena Hale	Commissioner
Brad Weller	Commissioner
Brian Parker	Alternate Commissioner

Employees and Officials Present:

Chad Bangerter	Mayor
Ray Chapman	Council Member
Neil Coker	Fire Chief
Mickey Hennessee	Public Works Director
Linda Youngdell	Treasurer/Office Manager

Chair Gabbert opened the meeting at 6:30 p.m., welcoming everyone in attendance.

SPECIAL MEETING

1. Wasatch Wildlife Tannery / Conditional Use Business License Request /2114 North Main:

Chair Gabbert stated that Michael Hogenson has requested and paid for this special meeting to present a conditional use request for Wasatch Life Tannery which services include hair-on tanning and wildlife taxidermy. The hides are received and then rehydrated using salt and a pickling solution that is not hazardous. After 72 hours the hides are put into a tanning vessel where they are mixed with salt water and aluminum sulfate which absorbs into the hide. The hides are then tumbled dry in saw dust. Currently there are two tanneries in Utah, one of which is located in Tooele.

Commissioner Hale asked if they would receive hides from walk in customers. Mr. Hogenson said he possibly could receive some, but most of his hides will come from taxidermists and no green hides will be accepted. Commissioner Hale asked Public Works Director Hennessee what affects the salt solution would have on the sewer system. Director Hennessee has faxed a copy of the business application to both the Health Department and the Sewer District who will enforce their requirements. Mr. Hogenson would need to supply a letter to the City from the sewer district stating that all is okay. Mr. Hogenson stated that this process will not use any more salt then residents who have water softeners.

Commissioner Weller asked if they will do any animal mounts. The answer was no to both questions. MSDS safety acid, PH levels were discussed due to controlling bacteria on the hides. Commissioner Feik had concerns earlier until he had done some research.

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Commissioner Weller asked about monitoring the PH testing and hours of operation. Mr. Hogenson said that the PH testing is done daily and a log will be kept. Their hours of operation will be 6:00 a.m. through 6:00 p.m. daily. There will be other employees at the business from 8:00 a.m. – 4:00 p.m. because he works full time up on the base and will not be available until 3:30 p.m.

Commissioner Hackett reiterated that there will be no mounts done on the site, it will be strictly hides. There will be no out of Country hides received. Mr. Hogenson stated that hides need to be prepared properly. If they are not, there is 90% chance that the hair will fall out, therefore these hides will be rejected. Taxidermists who send the hides to him will properly prepare the hides. Commissioner Hackett asked what happens to the sawdust when he is done using it. It is used basically until it is gone.

Alternate Commissioner Parker inquired about any animal waste. Mr. Hogenson explained that there are small potato chip sized slices that air dry and harden then are discarded through the trash.

Fire Chief Neil Coker asked how much chemicals would be stored on site. There will be 500 lbs. of salt, 5 gallons of safety acid and 250 lbs. of saw dust. All of this will be stored inside the building which is sprinkled.

Mayor Bangertter is excited about this business. He made contact with Western Skies Tannery in Tooele and has no real concerns. They will need to meet the requirements of Public Works, Fire Department and the Sewer District.

Commissioner Feik made a motion to recommend to the City Council that Wasatch Wildlife Tannery be issued a conditional use business license. A letter from the Heath Department and Sewer District will need to be obtained. Commissioner Hale seconded the motion. The motion passed unanimously.

Commissioner Hale made a motion to adjourn. Commissioner Hackett seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:18 p.m.

These minutes have been read and approved at the Planning Commission meeting held July 15, 2010.

Jason Gabbert, Chair

Linda J. Youngdell, Treasurer/Office Mgr.