

**Sunset City Corporation  
Planning Commission Minutes  
May 11, 2016  
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Minutes of a regular Planning Commission held May 11, 2016 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding.

**REGULAR SESSION**

**Mayor and Council Present:**

Jonathan Ellsworth	Chair
Scott Stevenson	Commissioner
Brad Weller	Commissioner
Jason Gabbert	Commissioner
Annie O'Connell-Torgersen	Commissioner (Alternate) (Arrived late)

**Employees and Officials Present:**

Linda Youngdell	Treasurer/Office Manager
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**Excused:**

Brian Parker	Commissioner
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Chair Ellsworth called the meeting to order at 6:30 p.m.

**Approval of Minutes:** Commissioner Gabbert made a motion to approve the minutes of April 13, 2016 as presented. Commissioner Weller seconded the motion. The motion passed unanimously.

- 1. Preliminary Discussion on Use at 329 West 1300 North:** Chair Ellsworth introduced Spencer King of VK Electrical and stated that Mr. King was interested in purchasing property at the address above.

Mr. King addressed the Commission and explained that Questar Gas had plans to purchase a small portion of the subject property for a station and easement. VK Electric would like to purchase the remaining property and construct a 50 foot by 100 foot warehouse and storage building, but Mr. King wanted to be sure that his plans were within the City's vision for the area before investing in the property. Mr. King explained that VK Electric is an electrical contractor company, but they do not manufacture or build anything at their facilities. The building on this property would be used to store work trucks while allowing for work space and a few offices. The company currently has nine trucks, a few trailers, and ten employees. Mr. King stated that the business is located in West Point, but they would like to move to a location closer to the I-15 for better access. Mr. King then presented rough building plans, explaining that the building would be made of steel with five garage doors on the front. The location of the building would depend on the location of Questar's facility.

Treasurer/Office Manager Youngdell confirmed that Questar had already gone before the City Council regarding the purchase of the property.

Mr. King stated that the property sale had not been finalized yet. He also confirmed that the existing buildings on the property would be removed and the property would be covered with

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gravel. A cement pad would be laid for the foundation of the building and roughly ten feet in front of the building, and eventually the drive and parking area would be asphalted. Mr. King stated that he would prefer to have the building at the back of the property.

Ms. Youngdell reminded the Planning Commission that Mr. King had not yet paid an application fee for a conditional use permit; he just needed to know if this intended use would be possible before he purchased the property.

Commissioner Stevenson believed that the use would be within the City's vision and general plan. He suggested that some landscaping be required to improve the look of the site from the street. Chair Ellsworth commented that the City was currently working on new zoning for the area and they wanted to create a neighborhood feel. As long as the improvements made the property were attractive and fit into the rest of the neighborhood, he was not opposed to this use.

Mr. King stated that there was a road running along the back of the property, but he was not sure of the use. Ms. Youngdell stated that this was a fire lane, and suggested that he speak with the fire department if he wanted to adjust it.

Commissioner Weller stated that one of the ideas for the new zone is to bring buildings up to the sidewalk. He asked Mr. King if he would be willing to move the building closer to the front and have some outdoor storage behind the building. Mr. King stated that he would prefer to have the building near the road for security purposes, but it would all depend on where Questar puts their facility. He also confirmed that they would be willing to install landscaping along the street front.

With the comments given by the Commissioners, Mr. King stated that he would most likely move forward with the purchase of the property.

- 2. General Plan Update:** Chair Ellsworth explained that he had printed out some information regarding the Main Street Zone and intended to go through each section with the Commission. If approved, the new zone would be adopted as an ordinance and affect the Land Use section of the general plan.

Chair Ellsworth began with the summary page which explained that the existing four zones within the City would be replaced with three new zones, namely the Neighborhood Zone, Main Street Zone, and Town Center Zone. Appendix A, the general plan maps, would be altered to show the new zoning.

Section A explained the intent of the Main Street Zone. Chair Ellsworth stated that they wanted Main Street to have an urban feel, which it already has in some locations. The zone would consist of attached residential and commercial uses, including multi-use structures. The zone would also require medium to large building footprint, and no required front set back. Chair Ellsworth originally proposed a maximum of four stories, but the City Council suggested that this requirement be increased to a five story limit.

Commissioner Stevenson felt that five stories was appropriate along the street front, but not for buildings at the back of a property. He used the example of the Sierra RV property that is adjacent to single family residential along the back property line. Chair Ellsworth drew the Commission's attention to the next page of the document which states that if a building comes within 20 feet of the rear lot line, the building may not be more than half a story taller than the allowed height of the adjacent buildings. This language would limit building height in several locations along Main Street. The Commissioners agreed that this was sufficient.

Chair Ellsworth continued by reading Section C, Building Form. Within this section, the Commission discussed the required ceiling height of the first floor. They felt that the proposed height did not invite residential uses. It was decided to have a minimum ceiling height but no maximum requirement, as this would allow for a variety of uses.

The discussion turned back to the height restrictions adjacent to single family residential uses. The Commission felt that allowing 1.5 stories above adjacent uses would only allow for creative uses such as loft apartments. After some discussion, the Commission decided to change the allowed height to only one story above adjacent uses.

Chair Ellsworth continued with the building form requirements and explained that the minimum building depth would be 40 feet. He asked the Commission if this length could be utilized in residential uses. A comment was made that the 40 foot requirement was for the footprint of the building, not individual uses. Residential units could work within this requirement. Commissioner Stevenson commented that he would like to receive feedback about this proposed code from other cities that have experience with similar zones, and Chair Ellsworth confirmed that he did know of some people who could review the documents.

Chair Ellsworth then presented Section D regarding the required distance from the right-of-way or lot line. The proposed language required a zero foot setback, which would bring the building right up to the sidewalk. The ordinance would also require that 90% of the front of the building be brought up to the lot line. Commissioner Stevenson commented that his may be too high of a percentage, and suggested that it be lowered to allow for some staggering along the façade. The Commission discussed appropriate percentages, and they concluded that there would be a minimum requirement of 60% and a maximum of 90%.

In regards to side setback requirements, the code would not require a setback within the zone, but a five foot setback when adjacent to a residential neighborhood. Chair Ellsworth asked if the Commission felt comfortable with this small of a setback. Commissioner Weller felt that the setbacks should reflect the current residential setback requirement, and Treasurer/Office Manager Youngdell confirmed that this requirement is 30 feet. Chair Ellsworth presented a map depicting potential zoning in the City to assist with the discussion. The Commission agreed that 30 feet was an appropriate setback requirement.

Commissioner Weller expressed a concern about the front setback requirement of zero feet, and stated that he would prefer at least a five or ten foot setback. Chair Ellsworth clarified

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that the buildings would not be required to be at zero feet, but that it would be the minimum. The Commission then discussed the potential for a maximum front setback, and there was some question as to where the setback measurement would begin. Currently, the City measures the setback from the raised curb rather than the lot line. It was decided that more accurate information was needed regarding lot lines, and Chair Ellsworth confirmed that he would research that item further. In the interim, the language would include a ten foot minimum setback. In relation to the setback requirement, the Commission discussed the potential for planting strips between the sidewalk and building front.

In regards to parking, Chair Ellsworth explained that there would be no parking requirements in the code, but they would allow parking to be driven by the market. This is a progressive idea that allows business owners to focus on the efficiency of the lot and land use. Commissioner Weller was uncomfortable with this and suggested that at least one stall be required for residential uses, which would force a developer to provide sufficient parking. It was decided to include the requirement of one parking stall until the item was researched further. Chair Ellsworth stated that the code also requires that parking be set back a minimum of 40 feet from the front setback, which would put all parking behind the buildings. There was a concern about customers having to park in the back and walk around to the front to access a retailer. Commissioner Stevenson stated that Logan City has a similar situation on their Main Street, and all of the businesses have rear entrances to accommodate for the parking. In regards to the proposed language, the Commission agreed to remove the 40 foot minimum and simply stated that parking needs to be to the rear of the structure.

The document included language limiting awnings to a maximum of 14 feet, and Commission Weller requested that this be adjusted to 15 feet to accommodate a standard awning size. In regards to signage, the Commission chose to maintain the current signage ordinance rather than including different requirement for this zone.

Chair Ellsworth then presented the use chart for the zone and identified the permitted, conditional, and prohibited uses. The first item discussed by the Commission was drive thru retail, which was proposed as prohibited. Commissioner Weller believed that fast food restaurants wanted to come in to Sunset City, and the Sierra RV property would be a good location for that. Chair Ellsworth commented that it was proposed as prohibited because fast food restaurants were often detached and preferred not to be up to the sidewalk. The comment was made that smaller food retailers such as Fizz or In and Out Burger could fit into the architectural requirements of the zone. It was decided that drive thru retail would be included as a conditional use.

*Note: Commissioner O'Connell-Torgersen arrived at 8:10 p.m.*

The Commission then discussed large restaurants, outdoor entertainment, and daycare facilities. In regards to lodging, Chair Ellsworth explained that the difference between an inn and a hotel was the number of lodging units. Bed and breakfast establishments were also considered in this category. After some discussion, the Commission chose to combine the three uses together into the Lodging category, and Chair Ellsworth stated that he would

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research the uses further to determine if they should be permitted or conditional uses. The Commission continued to discuss the use table by addressing the difference between professional office and personal services, and it was determined that the two categories should be clearly defined in the final document.

A concern was raised with the studio category, and it was suggested that the word “instructional” be added to the title so that dance clubs would be excluded. In regards to cultural institutions, Chair Ellsworth explained that this would include museums or facilities used for arts and humanities type uses. Commission Stevenson felt that these were normally government funded facilities and may not be appropriate in a commercial zone. Based on the discussion, cultural institutions were taken off of the use table. Artisan and general productions uses were also changed to conditional uses.

Commissioner Weller reported that there were areas of the general plan with conflicting language in the general plan regarding striped bicycle lanes within the City, and he suggested that the plan be amended to allow these striped bike lanes in certain areas of the City, such as Main Street.

Chair Ellsworth stated that he would update the document with the changes discussed, and they would continue reviewing the zoning ordinance at the next regular meeting. He hoped that the Commission could finalize the language and make a recommendation to the City Council at that time.

**3. General Information:**

There was none.

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

The meeting adjourned at 8:47 p.m.

Approved June 8, 2016

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Jonathan Ellsworth, Chair

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Linda Youngdell, Treasurer/Office Manager