

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
May 17, 2012
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Minutes of a regular Planning Commission meeting held **May 17, 2012** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Hale presiding:

Planning Commission Members Present:

Tena Hale	Chair
Scott Stevenson	Commissioner
Brian Parker (left at 7:00 p.m.)	Commissioner
Jonathan Ellsworth	Alternate Commissioner

Employees and Officials Present:

Jake Peterson	Council Member
Ryan Furniss	Council Member
Linda Youngdell	Treasurer/Office Manager

Excused:

Jason Gabbert	Commissioner
Brad Weller	Commissioner

Others Present:

Guy Larson	Reagan Outdoor Advertising
Joe Martinez	

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

REGULAR MEETING

1. Conditional Use Request to move the existing billboard sign located at approximately 1825 North Main about 225 feet to the North:

Chair Hale turned the time over to Guy Larson who is representing Reagan Outdoor Advertising. Maverik is in the process of purchasing the property there to build a convenience store and gas station in the future. Reagan Outdoor Advertising has a billboard on that property and Maverik has asked them to relocate it to the northern portion of the property. Reagan has no problem doing so, but they need to obtain a permit from Sunset City and the State of Utah. The Commissioners had a site plan that showed where the billboards current location is and where Maverik's proposed egress is. Currently the sign is 14' x 48' and the new sign will be the same size and height. The existing sign is on two poles and no longer meets code so they will be replacing it with a new sign that will be on a single pole and will be a 'V' sign.

Commissioner Parker clarified the new sign will still be on Maverik property at the northern end. Commissioner Stevenson asked how tall the current billboard is. Mr. Larson said State Statute allows the sign to be 65' tall. He does not know what the height is of the current sign. Commissioner Stevenson clarified Mr. Larson was giving a gentleman's agreement that the new sign would not be any higher than the existing sign and said the Commissioners need to

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emphasize the new sign stays the same height as the existing one. He asked if Mr. Larson had spoken to Tanner Transmission yet because the sign would abut their property. Mr. Larson said they had not, but believed the sign will be high enough that it will not impede anything on their property. He said the last time they were before the City about the Lutz property sign, they were allowed to trim any trees that interfered with their sign's visibility. He asked to do so again with the trees on the east side of Main Street if they grow too tall. Chair Hale said they will need to make sure the new sign meets all the existing codes.

Motion: Commissioner Parker made a motion to recommend to the City Council the approval of moving the sign providing the sign conform to State Codes. Commissioner Stevenson seconded the motion. The motion passed unanimously.

Chair Hale advised this item will go before the City Council on June 5, 2012 at 6:30 p.m.

Chair Hale asked if they should go into the work meeting tonight because the major portion of the general plan is still not here due to Commissioners Weller and Gabbert not being here nor having sent anything on the general plan. The Commissioners decided to go ahead with the work meeting.

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

WORK MEETING

1. General Plan:

Commissioner Stevenson said they know there will be an impact to the fire station and/or the public works buildings so he suggested putting some of the 1800 North study items into the plan with the possible solutions. The residential lots along 1800 North are already zoned commercial, but the lots are small so the City will have to work to facilitate the joining of the lots in the event of big commercial development. He would like to put their vision of the corridor into the general plan so UDOT has some direction. Alt. Commissioner Ellsworth mentioned setting an aesthetic standard for development in the corridor. Treasurer/Office Manager Youngdell advised when the General Plan was revised in 2001, the Georgian theme was discussed based on the columns and look of the City Building.

Chair Hale suggested breaking up section four, come up with some ideas and if Commissioners Weller and Gabbert come to the next meeting with it all done then they can merge the two. At least then they will have something; right now they have nothing and they are behind schedule. She understands everyone has busy schedules and hers is just as busy, but they have to get this finished and hold the public hearing. After more discussion they decided Commissioner Stevenson would do section 4.2, Alt. Commissioner Ellsworth will do section 4.3, Chair Hale will do section 4.4 and Commissioner Parker will do section 4.5. Section 4.1 will not need a lot of changes.

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They discussed meeting in small groups, putting everything all together and hold a special meeting on June 7th to go through the sections and make any changes necessary. Then on June 21st they can have the whole document together, do a final review and schedule the public hearing. Hopefully, they can get it to the Council by July 17th. It was suggested to have a weekly report on where everyone is at. That way it reminds everyone to be diligent. Commissioner Ellsworth suggested using Google doc so they can all work on it online and be able to see what's been done. They would all need to have a Gmail account. Commissioner Ellsworth will set it up and email everyone with directions on how to use it.

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

REGULAR MEETING

Motion: Commissioner Ellsworth made a motion to adjourn. Commissioner Stevenson seconded the motion.

The meeting adjourned at 7:15 p.m.

These minutes have been read and approved at the Planning Commission meeting held August 16, 2012.

Tena Hale, Chair

Linda J. Youngdell, Treasurer/Office Mgr.