

**Sunset City Corporation
Planning Commission Minutes
June 8, 2016
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Minutes of a Planning Commission Special Meeting held June 8, 2016 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding.

REGULAR MEETING

Planning Commission Present:

Jonathan Ellsworth	Chair
Scott Stevenson	Commissioner
Brian Parker	Commissioner
Jason Gabbert	Commissioner
Annie O'Connell-Torgersen	Commissioner (Alternate)

Employees and Officials Present:

Linda Youngdell	Treasurer/Office Manager
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Absent:

Brad Weller	Commissioner
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Others:

Aricka Yocom	Sunset Auto Body
Benjamin Emmertson	Sunset Auto Body

Chair Ellsworth called the meeting to order at 6:30 p.m. Commissioner O'Connell-Torgersen was made a voting member for tonight's meeting.

Approval of Minutes: Commissioner Stevenson made a motion to approve the minutes of May 11, 2016, as presented. Commissioner Parker seconded the motion. The motion passed unanimously.

Commissioner Parker made a motion to approve the minutes of May 24, 2016, as presented. Commissioner Gabbert seconded the motion. The motion passed unanimously.

1. Conditional use business license request for Ricky's Towing to be located at 2123 North

Main: The business owners were present, and explained that they will be operating a second business out of the same location as Sunset Auto Body. The business license indicates that in addition to providing auto body repair and towing services, occasionally they will also provide roadside assistance.

It was noted that the business license for Sunset Auto Body does not specifically note the sale of vehicles. Anytime they are stuck with a State-impounded vehicle, the State comes and holds an auction onsite. Treasurer/Office Manager Youngdell confirmed that this is the proper procedure by which a towing company is supposed to sell their vehicles. The applicant explained that if no one attends the auction, then Sunset Auto Body is stuck with the vehicle, in which case, they have no other option but to sell the vehicle out front by any means necessary. If the car has been totaled, then they haul it off to the junk yard. It was

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noted that Sunset Auto Body is required to have a tow truck vehicle certification. Hours of operation are 8:00 am to 5:00 pm, Monday through Friday, with one employee onsite.

The Commission asked why there is a need to form a separate company, rather than housing all activities under Sunset Auto Body's business license. In response, the applicant explained that as per requirements from their insurance company, all individual tow trucks are required to be filed under separate businesses.

The applicant spoke about various improvements that have been made and are planned for the property in the future, and clarified that as of now, no new land is being acquired as part of the new business. Furthermore, the conditional use permit for Sunset Auto Body will be modified in the near future to allow the sale of vehicles, to account for any cars that aren't sold in a State auction. The area where the cars for sale are parked was then identified, and the applicant noted that typically there are only ever one or two cars parked in that location. He explained that he doesn't like to keep cars parked in the front for very long, because he prefers to keep the property looking as nice as possible. In response to a question from the Commission, it was noted that there is a chain link fence along the tree line.

Treasurer/Office Manager Youngdell explained that according to the minutes, originally a tow company was proposed for the property to the north of Sunset Auto Body. However, there were several concerns with the proposal and the Council denied the request. Instead, they indicated that Sunset Auto Body would be allowed to park the towed cars on their existing property. There was further review of previous meeting minutes, as well as subsequent discussion regarding the configuration of parking between the two businesses. The applicant stated that he is currently at max capacity, and cannot take in more cars; his work flow is consistent throughout the year.

Chair Ellsworth stated that no parking should be allowed on the front of the property, which is in line with what the City is trying to accomplish with zoning changes. Commissioner Stevenson explained that vehicles between the two businesses should be parked separately on the property. Other concerns that might be raised during the City Council meeting include weed control, maintaining adequate road base and lighting. The Commission advised the applicant to be prepared to address these issues, and later noted that Council Member Chad Bangerter is the liaison between the City Council and Planning Commission.

The applicant indicated that if his request is not approved, he will have no choice but to relocate his business outside of Sunset in order to sustain its growth. The Commission deliberated on an appropriate motion to make.

Commissioner Parker made a motion to recommend approval to the City Council for a Conditional use business license request for Ricky's Towing to be located at 2123 North Main, with the condition that sales take place anywhere other than at the front of the building, and that the side parking area be striped for stalls so as to create an orderly parking lot. Commissioner O'Connell-Torgersen seconded the motion. The motion passed unanimously.

2. **General Plan Update:** Commissioner Stevenson stated that he had nothing new to report, as he is currently still working on cross sections for the roadways. Chair Ellsworth stated that he posted the General Plan in a Word format in Google documents. He invited the Commissioners to make changes, and noted that any changes made will be shared with the rest of the Commission. He also noted that he made changes to the Main Street zone, for which they may want to hold a public hearing prior to making a recommendation to the City Council. Chair Ellsworth stated that he spoke with a developer this week regarding the Sierra RV property. While it is a valuable piece of land, the price is currently very high.
3. **General Information:** There was none.

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

The meeting adjourned at 7:18 p.m.

Approved July 13, 2016

Jonathan Ellsworth, Chair

Linda Youngdell, Treasurer/Office Manager