

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
June 16, 2011
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Minutes of a regular Planning Commission meeting held **June 16, 2011** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Hale presiding:

Planning Commission Members Present:

Tena Hale	Chair
Jason Gabbert	Commissioner
Brian Parker	Commissioner
Brad Weller	Commissioner
Jonathan Ellsworth	Alternate Commissioner

Excused:

Scott Stevenson
Linda Youngdell

Absent:

David Hackett

Employees and Officials Present:

Ray Chapman	Council Member
Susan Hale	Recorder

Others Present:

Jan Hammon	Mountain Country Produce
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Chair Hale opened the meeting at 6:35 p.m., welcoming everyone in attendance, making Alternate Commissioner Ellsworth a voting member.

Minutes: Alternate Commissioner Ellsworth made a motion to approve the minutes of April 21, 2011 as amended. Commissioner Parker seconded the motion. The motion passed unanimously.

1. Temporary Business License Request / Mountain County Produce 1200 North Main:

Chair Hale stated that the Planning Commission has received a temporary business license request from Mountain County Produce. This business is to be located on the Sierra R.V. Property and has been there for several years. The City Council will be looking at adopting an ordinance so that repeat temporary businesses that have had no issues with the City in prior years will not have to go before them each year. This has not yet been completed, so that is why this business is before them tonight. Chair Hale asked Jan Hammon to step up to the podium and answer any questions that the Planning Commissioners have. Commissioner Parker asked about the improvements that are being made on the property and if they would be able to be in the same area as prior years. Mrs. Hammon responded that they have told her she would be able to locate in the same area. Commissioner Weller questioned the ordinance that states that a business needs to be located on an improved lot, which she will be, but it is something to be aware of in the future. Commissioner Weller asked Mrs. Hammon if she was interested in having a booth during Fun Days. Mrs. Hammon stated that none of the produce is ready yet. Last year extending the business hours was discussed. Mrs. Hammon would not like to extend the time because there are only a couple of people that come after 6:00 p.m. so it is not worth their time. Commissioner

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Weller is happy to have this business come back to Sunset. Recorder Hale stated that it would be okay with the licensing office if the dates need to be changed due to the produce not being ready yet, it if is alright with the Planning Commission. Chair Hale questioned if the awning that they run the business from would be stable and withstand up to 75 mph winds. Mrs. Hammon said that they secure it with ropes tied to fence posts so it is secure. Chair Hale also expressed her appreciation for Mrs. Hammon's interest in conducting her business in Sunset.

Commissioner Parker made a motion to recommend to the City Council that Mountain Country Produce's request for a temporary business license be issued. He would also like to allow for the dates to be changed if needed. Commissioner Weller seconded the motion. The motion passed unanimously.

Chair Hale informed Mrs. Hammon that this item will go before the City Council on June 21st at 6:30 p.m.

2. General Information

Chair Hale reminded everyone to review the flyer for the combined Planning Commission and Board of Adjustment barbeque. Brian Cobb has had to resign as an Alternate Planning Commissioner due to his work schedule.

Commissioner Weller asked everyone to let Treasurer/Office Manager Youngdell know by July 5th if they will be attending the combined barbeque. Everyone needs to bring a pot luck dessert and everything else will be furnished and paid for through the Planning Commission supply budget. Commissioner Weller referred to the Planning Commission's by-laws that if a member is unexcused for certain amount of time, they will be removed from the Planning Commission. He feels that a Commissioner is reaching that limit. He reminded the Commissioners that the General Plan needs to be reviewed.

Commissioner Parker would like copies of the maps that were presented during a prior Planning Commission Meeting. Commissioner Weller stated that the files are very large and if they would like a copy, they would need to provide him with a jump drive.

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

The meeting adjourned at 6:55 p.m.

These minutes have been read and approved at the Planning Commission meeting held November 17, 2011.

Jason Gabbert, Chair

Linda J. Youngdell, Treasurer/Office Mgr.