

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
June 18, 2009
Page 1 of 3**

Minutes of a regular Planning Commission meeting held **June 18, 2009**, at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Alternate Chair Gabbert presiding:

Planning Commission Members Present:

Jason Gabbert	Alternate Chair
Chad Bangerter	Commissioner
Randy Feik	Commissioner
Brad Weller	Commissioner

Employees and Officials Present:

Linda Youngdell	Treasurer/Office Manager
Ray Chapman	Council Member (arrived at 6:43 p.m.)

Excused:

Bryan Cobb	Chair
Bryan Parker	Alternate Commissioner

Others Present:

David Hackett
Earl & Jan Hammon
Anita Hunter

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

Minutes: Commissioner Bangerter made a motion to approve the minutes of May 21, 2009 as written. Commissioner Feik seconded the motion. The motion passed unanimously.

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

Alternate Chair Gabbert asked Earl and Jan Hammon to review their temporary produce stand application. Mrs. Hammon explained that they have operated this temporary business from 1200 North Main for the last nine years. They would like to operate the business from July 10, 2009 through October 7, 2009. The Planning Commission felt that the Hammon's are familiar with the City Ordinances and know what is expected of them. Since the produce is an unprocessed product they are not required to have food handler permits. It was suggested that they be open longer in the evening than they have been in the past. Mr. Hammon will try to stay open later, but when they are out of produce they close down for the day. They do not sell anything that is not picked the same day.

Motion: Commissioner Bangerter made a motion to send Mountain Country Produce before the City Council with the Planning Commission's approval. Commissioner Feik seconded the motion. The motion passed unanimously.

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES**

June 18, 2009

Page 2 of 3

2. Temporary Business License Request / Anita Hunter / 2353 North Main:

Alternate Chair Gabbert asked Anita Hunter to review her application to open a shaved ice stand. This is a business that she started a few years ago to teach her children about business and money management. Previously they have run their business up at the Hill Air Force Base pool. They recently purchased a trailer and would like to run the business from the front section of the building closest to the drive through pharmacy in Smith's parking lot. They like this location because it will be safe for children to come out of Smith's and go to their stand without having to walk through the parking lot. She will be open seven days a week from 11:00 a.m. to 9:00 p.m. weather permitting. This will be a family run business and her children will also work there. They live 15 minutes away. Commissioner Feik is a little concerned about the ages of the children being left there to work the business. The business is at a safe location with a lot of adults around. No vehicles will be attached to the trailer. Commissioner Weller suggested that both temporary businesses contact

Motion: Commissioner Bangerter made a motion to send this shaved ice temporary business to the City Council with the Planning Commission's approval. Commissioner Feik seconded the motion. The motion passed unanimously.

3. Planning Commission Applicant Interviews:

Alternate Gabbert stated that they received an application from David Hackett. He asked Mr. Hackett to introduce himself and explain why he would like to serve on the Planning Commission. Mr. Hackett said he has lived in Utah for 23 years and in Sunset for the past 8 years. He likes the area and feels it would be good to take part in the City. Mr. Hackett feels that there needs to be better community/business combination to allow the City to meet financial needs. Each of the Commissioners was given the opportunity to ask Mr. Feik questions.

Motion: Commissioner Feik made a motion to recommend to the City Council that David Hackett be appointed as an Alternate Planning Commission Member. Commissioner Bangerter seconded the motion. The motion passed unanimously.

4. Condominium Conversion Ordinance:

Commissioner Bangerter reported that he was assigned at the last Planning Commission meeting to find and insert definitions into the Condominium Ordinance. Commissioner Bangerter thanked Treasurer/Office Manger Youngdell for the help she gave to him as he worked towards fulfilling his assigned task. He asked if everyone has had the opportunity to read the definitions and if there were any questions. There were none. Treasurer/Office Manager Youngdell explained that there were some highlighted areas in the e-mail that she had sent to each Commissioner. These areas are suggestions from the Public Works Director. The Planning Commission discussed these suggestions, the minimum transferable years and the addition of imposing other property owner's views when landscaping.

Motion: Commissioner Bangerter made a motion to recommendation to send this ordinance to the City Council with Director Hennessee's suggestions, five years minimum transferable

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
June 18, 2009
Page 3 of 3

and landscaping does not impose on the views and rights of the other owners. Commissioner Feik seconded the motion. The motion passed unanimously. Commissioner Weller recused himself from voting due to him having friends that own property within the City.

5. General Information

Commissioner Bangerter thanked the temporary business license owners for doing business in our City. He feels that both businesses will benefit Sunset. He thanked the Planning Commission and Treasurer/Office Manager Youngdell for all of the hard work on the Condominium Conversion Ordinance. He reminded everyone about Fun Days.

Council Member Weller would like to do away with mailing agendas and the agenda packets. He also inquired about Chair Cobb. He then asked if the electronic meeting ordinance had passed the City Council. It was explained that it had, with the approval of the Mayor. He encouraged all the Commissioners to attend other surrounding Cities Planning Commission Meetings along with City Council Meetings.

Commissioner Feik made a motion to adjourn.

The meeting adjourned at 7:26 p.m.

These minutes have been read and approved at the Planning Commission meeting held August 20, 2009.

Alternate Chair Gabbert

Linda J. Youngdell, Treasurer/Office Mgr.