

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
September 9, 2015
Page 1 of 3**

Minutes of a Planning Commission meeting held **September 9, 2015** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding.

Planning Commission Members Present:

Jonathan Ellsworth	Chair
Jason Gabbert	Commissioner
Brad Weller	Commissioner
Annie O'Connell-Torgersen	Commissioner
Scott Stevenson	Commissioner

Employees and Officials Present:

Jake Peterson	Council Member
Susan R. Hale	Recorder

Excused:

Brian Parker	Commissioner
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Others Present:

Rochelle Morgan	Rochelle's Auto Sales, LLC
Rodney Morgan	Rochelle's Auto Sales, LLC

Chair Ellsworth called the meeting to order at 6:30 p.m. He recognized Council Member Peterson, and excused Commissioner Parker from the meeting and making Alternate Commissioner Annie O'Connell-Torgersen a voting member.

Approval of Minutes: Commissioner O'Connell-Torgersen made a motion to approve the minutes of May 21, 2015 as presented. Commissioner Gabbert seconded the motion. The motion passed unanimously.

Approval of Minutes: Commissioner O'Connell-Torgersen made a motion to approve the minutes of June 18, 2015 as presented. Commissioner Gabbert seconded the motion. The motion passed unanimously.

- 1. Consider the conditional use business license request for Rochelle's Auto Sales, LLC to be located at 1101 North Main:** Chair Ellsworth invited the applicant to approach the microphone and introduce themselves and the business. Rochelle Morgan stated that she was the owner of the business which would be used car sales. She stated that they would have five to eight cars for sale on the lot with prices ranging from \$2,500 to \$3,500. Mrs. Morgan confirmed that she does not have previous experience with car sales, but her husband Rodney Morgan has been in the business for over 10 years.

Commissioner Stevenson was concerned that there would not be enough space on the lot for the number of parking spaces they would need for the business. He estimated eight stalls would fit on the lot, but that would not leave room for customer and employee parking. Mrs.

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
September 9, 2015
Page 2 of 3

Morgan stated that there would be one salesperson as well as herself, and she would not always be at the place of business.

Upon questioning, Mr. Reynolds confirmed that there would be no maintenance or washing of the vehicles on site. There was also a discussion regarding the poor drainage in the parking area, and the Commission suggested that the applicants speak with the landlord about fixing the issue.

There was a discussion regarding parking. Commissioner O'Connell-Torgersen stated that the ordinance requires a stall size of nine feet by 18 feet, and it was determined that parking would be allowed along the side of the building. The Commission concluded that the applicants could have up to twelve parking spaces using the standard stall size indicated.

Motion: Commissioner Weller made a motion to recommend the Conditional Use business license for Rochelle's Auto Sales, LLC to the City Council, with the following conditions:

- 1) No more than 12 cars on location.
- 2) Hours: 10 a.m. to 6 p.m., Monday through Saturday.
- 3) No onsite maintenance or washing.
- 4) Stall spaces need to be the standard stall size of 9 feet by 18 feet.

Commissioner O'Connell-Torgersen seconded the motion. The motion passed unanimously.

2. Review of Sign Standard: Chair Ellsworth briefly reviewed the past discussions, as Commissioner O'Connell-Torgersen had not been present for those meetings. After some discussion, Commissioner Weller expressed that he felt this review was premature and there was no need to make a final decision as this time. The Commission chose to table the discussion, and that future discussions would be under General Information. Chair Ellsworth and Commissioner Stevenson would continue to work on the details of the sign standard.

3. Bike trails discussion to integrate the proposed bike loop with the new lane on Main Street: Commissioner Weller presented the information regarding the possible integration of the new bike lane on Main Street. He stated the UDOT had striped a bike lane on Main Street and that the City had the opportunity to loop that into Sunset City. Commissioner Weller presented the current bike loop, and the Commission discussed what would need to be done to complete the loop. It was determined that they would need to approach the City Council regarding funding. Council Member Peterson suggested that they talk with engineering about road widths and other requirements for bike lanes prior to approaching the City Council. He also stated the Mayor MacFarlane was in favor of bike trails within the City.

4. General Information

Commissioner Weller welcomed Annie O'Connell-Torgersen to the Planning Commission.

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
September 9, 2015
Page 3 of 3**

Commissioner Weller made a motion to adjourn. Commissioner O'Connell-Torgersen seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:40 p.m.

These minutes have been read and approved at the Planning Commission meeting held February 10, 2016

Jonathan Ellsworth, Chair

Linda J. Youngdell, Treasurer/Office Mgr.