

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 16, 2008
Page 1 of 5**

Minutes of a regular Planning Commission meeting held **October 16, 2008**, at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Cobb presiding:

Planning Commission Members Present:

Bryan Cobb	Chair
Chris Haller	Commissioner
Brian Parker	Commissioner
Chad Bangerter	Alternate Commissioner
Brad Weller	Alternate Commissioner

Employees and Officials Present:

Linda Youngdell	Treasurer/Office Manager
-----------------	--------------------------

Excused:

Dee Sanford	Commissioner
Jason Gabbert	Commissioner

Others Present:

Norm Robbins	Re/Max Realty
--------------	---------------

Chair Cobb opened the meeting at 6:35 p.m., welcoming everyone in attendance. Alternate Commissioners Bangerter and Weller will be voting members during tonight's meeting.

Minutes: Alternate Commissioner Bangerter made a motion to approve the minutes of September 18, 2008 as amended. Commissioner Haller seconded the motion. The motion passed unanimously.

1. Discussion on turning apartment buildings into condominiums for individual sale:

Chair Cobb reported that the Planning Commission has been working on allowing apartments to be turned into condominiums. He asked the Commissioners if they have looked over the information that he had emailed them and asked for any comments. Alternate Commissioner Bangerter has spoken to the Fire Chief and reported that there are no issues from the Fire Department. They have also received comments from Director Hennessee, whose concerns were the separation of utilities.

Alternate Commissioner Weller has spoken to a friend who is a property manager that has dealt with this in the past. His friend could not see any problems. He feels that it is a stabilizing factor to turn apartments into condominiums because of the turn around of renters vs. home owners and the home owner's responsibility to take care of yards.

Commissioner Haller reminded the Commissioners that there is not an ordinance established for apartment conversions. He feels it is a good idea to pursue this, but an ordinance needs to be drafted.

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 16, 2008
Page 2 of 5

Motion: Commissioner Haller made a motion to table this agenda item until the next Planning Commission Meeting. At that meeting they should come up with a preliminary ordinance and follow the public input process from there. The motion was seconded by Commissioner Parker. The motion passed unanimously.

2. **General Plan:** Chair Cobb turned the time over to Carla Wiese and Garth Day from Day & Associates. Ms. Wiese reported that she changed some of the content on page 22. This information was added due to the information she was able to receive from UDOT. They are currently doing an Environmental Assessment study and it could take several years to complete. Mr. Day reported that 1800 North will be UDOT's number one priority.

Mr. Day asked the Commissioners, if they make the minor changes that will be made tonight, if they were ready to present this to the City Council. The Planning Commissioners felt that they were.

Chair Cobb asked that there be changes to the Fire Department and Police Department sections. He feels that there is information in there that has nothing to do with the plan. Also with the widening of 1800 North the plan needs to address the possibility of relocating the Fire Department and the Public Works building. There were minor changes made to the plan draft. Ms. Wiese asked Treasurer/Office Manger Youngdell to provide her with the Public Works address and the City logo. There was discussion on the wording of the vision statement when it comes to voluntary. The Commissioners decided to leave it as it is written. Mr. Day reviewed the zoning and the overlays that have been added. This is a very unique way to show this. Mr. Day then stated that Planning is not an end product. Once the plan is adopted, it does not mean that their work is complete. The point of having a General Plan is that it changes with the times. Hopefully in five years, without readopting the plan, it will be a different document, due to the changes that will be made.

Chair Cobb thanked Day & Associates for all of their assistance with the Plan.

Motion: Commissioner Haller made a motion to present the General Plan to the City Council at the next City Council Meeting. Alternate Commissioner Weller seconded the motion. The motion passed unanimously.

3. General Information:

Alternate Commissioner Weller would like to see the structure of the Planning Commission Members changed. Currently they have Commissioners and Alternate Commissioners. He has done some serious research on this and would like to propose that they eliminate the position of the Alternate Planning Commissioners, making them Planning Commission Members. The reasons why are 1) When advertising for an Alternate Commissioner, he has had people tell him that their impressions of an alternate is you may or may not get to participate, you're not really a full member so what is the use. The alternate position is to fill the position if there are absent

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 16, 2008
Page 3 of 5

Commissioners. 2) He has reread the article that David Church wrote, which says that you don't necessarily need to have Alternate Planning Commission Members. The Planning Commission size can be determined by the legislative authority of the city. This means they could have one or fifty Planning Commissioners. 3) He would like to equally include everyone in the discussions and have full voting rights on the discussion. He thinks this will open up to the residents of the City that they are a full quorum, even though they only need three for a quorum. If they had eight full Commissioners when there is a position opening, there will be better response. He feels it will strengthen the quorum and present to the City that if they would like to become members, it is a worthwhile thing rather than sitting in the shadows for a year or two as an alternate and not really being able to play.

Chair Cobb elaborated that the only thing an Alternate Commissioner cannot do is vote. Everything else they have full participation in. Therefore they are fully a part of the quorum except for to vote. Alternate Commissioner Weller responded there is the title. Chair Cobb agreed that there is a different title, but if a title is that important then the person probably wouldn't want to be there anyway.

Alternate Commissioner Bangerter asked if Sunset was behind the times by having alternates. Treasurer/Office Manager Youngdell clarified that the Planning Commission use to have five members and two alternates. The Planning Commission was having a difficult time getting all of the members to attend meetings and sometimes there were more Commissioners absent than there were alternates to fill the spots. The City Council made the change to five members and three alternates. This way if there were three members absent, then they would have three alternates to take the commissioners place and be able to vote on the issues before them.

Alternate Commissioner Weller has contacted other Cities and asked them if they have a Planning Commission and how was it structured. Statistically above 85% of them had done away with the alternate position.

Alternate Commissioner Bangerter reported that he has served on both Planning Commission and the City Council. The difference of the two are, one you are voted in by the people and the other you are voluntarily going into and are appointed by the Elected Officials. He feels there is a huge difference in the two. His only question would be if they are behind the times then they need to look into it. He feels that there is still going to be the same issue if the ordinance is changed, because it is still voluntary. He gave an example of another committee he serves on. If you attend a City Council Meeting, you will see that the Mayor, Council Members, Treasurer/Office Manager Youngdell and Recorder Hale are always in attendance. They are either voted or paid and that is their job and responsibility. Alternate Commissioner Bangerter stated that there are always going to be Commissioners that are not able to make some of the meetings, but the Planning Commission is still able to conduct business. The next step could be to talk to the Mayor and get his opinion. He does agree that it could strengthen moral.

Commissioner Parker asked what the benefit is to having alternates. He can see why in the past there have been alternates. Alternate Commissioner Bangerter commented that if they had a full

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 16, 2008
Page 4 of 5

board, there would be seven people who would be sitting up on the stand, which is over doing it. Alternates can sit with the audience if needed. He does not see any pros or cons to Alternate Commissioner Wellers proposal.

Alternate Commissioner Weller knows that is a lot of people, but if you are an alternate they may have the attitude that they do not need to show up. If they are a full member they might feel that they would have more responsibility and would make more of an effort to show up.

Commissioner Haller would suggest to the Mayor that they go with the five members with one being the Chair and the Vice Chair position eliminated. He would also strongly encourage the Council Member that is the liaison to attend the Planning Commission meetings. Treasurer/Office Manager Youngdell reported that Council Member Furniss is the liaison and also serves on the Board for the Sewer District. Council Member Furniss has spoken to the Mayor and asked that possibly the Planning Commission change their meeting nights so that he can attend. Alternate Commissioner Bangerter does not feel that they would want to move the meeting, but could ask for the Mayor to ask that another Council Member attend in Council Member Furniss's place at the meetings. He also feels that they miss out not having the connection with the City Council.

Chair Cobb will discuss this with the Mayor and get his input.

Alternate Commissioner Weller reported that he attended the Falcon Hill ground breaking, stating that none of the other Planning Commission Members were in attendance. Alternate Commissioner Bangerter had an excuse because he was out of town. It was an excellent presentation and it is nice to know that Governor Huntsman is behind the project.

Alternate Commissioner Bangerter is concerned with the economy. Sunset knows that Falcon Hill will continue to build. He feels it is a great opportunity for the City to invest in properties and invest in their City. He would hate to see the opportunity go by. He asked the Commissioners to keep this in mind when they talk to the Council Members. Commissioner Haller agreed and feels it would be a good win all around. Alternate Commission Bangerter is glad to see that the General Plan is ready to be presented to the City Council and would like to see them look at it every six months to a year. He feels that his fellow Planning Commission Members have done a great job with the Plan.

Commissioner Parker feels that research has shown it is important for the City to put money into itself by purchasing less desirable areas of the community and use grant and loan programs.

Chair Cobb also feels it is important, but asked if Sunset was large enough and if they have the revenue flow to do that. He does not feel that we have the tax base to pursue this. A signal will be sent out to prospective businesses. His other concern is the development of this property. What good is it if they aren't able to develop it. He grew up in Salt Lake City and it took a great deal of grants and influence by surrounding Cities to help develop the lower income areas of the City. Once the areas were started, then people began investing in the areas. He does feel that

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 16, 2008
Page 5 of 5**

they need to plan for building a new Fire Department and Public Works building due to the widening of 1800 North.

Chair Cobb thanked everyone for their great support.

Commissioner Haller made a motion to adjourn.

The meeting adjourned at 7:29 p.m.

These minutes have been read and approved at the Planning Commission meeting held November 20, 2008.

Bryan L. Cobb, Chair

Linda J. Youngdell, Treasurer/Office Mgr.