

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 26, 2015
Page 1 of 3**

Minutes of a Special Commission meeting held **October 26, 2015** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding:

Planning Commission Members Present:

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

Employees and Officials Present:

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| Jake Peterson | Council Member |
| Linda Youngdell | Treasurer/Office Manager |

Excused:

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| Brian Parker | Commissioner |
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Others Present:

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| Ben Pierce | Under A Grand Auto |
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Chair Ellsworth opened the meeting at 6:30 p.m., welcoming everyone in attendance and recognizing Council Member Peterson.

- 1. Conditional Use business license request for Under A Grand Auto Sales to be located at 2029 North Main #201:** Chair Ellsworth stated that this is a Special Planning Commission meeting to hear the request for the conditional use business license request for Under A Grand Auto Sales. Owner Ben Pierce stated originally they wanted to open a used care lot at 2029 North Main #201, but have now changed the unit to #101 in the same building. They plan on having 15 – 20 used cars and plan on targeting people who can't pay a lot for a vehicle. These vehicles will be priced at \$1,000 or below. They will be ready for emissions and safety. Chair Ellsworth asked what their hours of operation will be. They plan on opening Monday thru Friday 9:00 am – 7:00 pm and 10:00 am to 4:00 pm on Saturdays. This will be sales only and no repairs will be done on the property. They will offer buy here, pay here and will carry the loans.

Commissioner Weller asked if they plan on utilizing the dirt on the west side of the property. Mr. Pierce replied yes. Commissioner Weller is concerned about EPA regulations and the oil leaking into the soil. He feels that the this area would need to be paved.

Commissioner Stevenson showed a map of the property. City ordinance requires parking stalls to be 8'x16'. Currently there is enough area for 8 vehicles. Commissioner Stevenson also informed Mr. Pierce that there needs to be adequate parking for the other business's and their customers, which are located on the same property. Mr. Pierce stated

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
October 26, 2015
Page 2 of 3

that he would like to have the customers park in the dirt. Commissioner Stevenson addressed the outdoor lighting. Currently there are lights on the side of the property and lights on the back building. Commissioner Stevenson believes that there are security concerns. Mr. Pierce feels that Sunset is a safe place and he has no worries.

Commissioner Weller stated, as it stands, there is enough area to allow 10 vehicles. Two of those vehicles will be for client and employee parking, the other eight stalls would be for vehicles that are being sold. Commissioner Weller informed Mr. Pierce that he could always come back before the Planning Commission and ask for an expansion on his license when the dirt piece of the property is paved. The signage was discussed and decided that the sign could be placed on the existing sign poles and they could put up a temporary sign until this is done.

Chair Ellsworth wanted to see a parking plan. Commissioner Stevenson has shown him some ideas, but he would like the owner to be proactive and provide a plan.

Motion: Commissioner Stevenson made a motion to recommend this to the City Council with the following conditions: 1) only allow 10 parking stalls, with one being for an employee, one being for a customer and the remaining eight for cars to be sold; 2) hours: Monday through Friday 9:00 am to 8:00 pm, Saturday 10:00 am to 4:00 pm; 3) cannot help new customers after closing hours, but can continue with customers arriving before closing time; 4) pass fire and building inspections; and 5) an expansion on the number of vehicles allowed may be allowed if the dirt area is paved. Commissioner Annie O'Connell-Torgersen seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:00 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.