

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
November 18, 2010
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Minutes of a regular Planning Commission meeting held **November 18, 2010**, at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Commissioner Weller presiding:

Planning Commission Members Present:

Tena Hale	Commissioner
Brad Weller	Commissioner
Brian Cobb	Alternate Commissioner

Excused:

Jason Gabbert	Chair
Randy Feik	Commissioner
David Hackett	Commissioner
Brian Parker	Alternate Commissioner

Employees and Officials Present:

Chad Bangerter	Mayor
Ricky Carlson	Council Member
Ray Chapman	Council Member
Linda Youngdell	Treasurer/Office Manager

Commissioner Weller was chosen to conduct the meeting due to Chair Gabbert not being present

Commissioner Weller opened the meeting at 6:30 p.m., welcoming everyone in attendance and making Alternate Commissioner Cobb a voting member.

1. Review the proposed sound wall ordinance:

Alternate Commissioner Weller asked Mayor Bangerter to review the proposed sound wall ordinance with Planning Commission. Mayor Bangerter explained, with the potential improvements along I-15 and 1800 North, a sound wall would prohibit the visibility of businesses from I-15, therefore impacting the local businesses. This ordinance has been reviewed by the City Attorney. Mayor Bangerter stated that he has spoken to many businesses about a sound wall and all of the ones he spoke to are against a sound wall. Commissioner Hale asked if this ordinance would be for both the east and west side of I-15. Mayor Bangerter answered will affect only the west side. Alternate Commissioner Cobb feels it is difficult to live close to I-15 and watch television or even speak on the phone. He feels it is sixes for residents who want it and businesses who do not. Mayor Bangerter stated that UDOT follows City Ordinances. If the ordinance is established they will follow it. Mayor Bangerter agrees that it would stop some vehicle noise, but with Hill Air Force Base bringing in the F35's noise is something that Sunset is not going to get away from. The railroad tracks also run through the City and for many years the whistles from the trains were a nuisance. Council Member Chapman does not feel that a sound wall is going to help with the noise very much because a lot of the sound from Main Street will bounce off the wall. Commissioner Weller understands encouraging businesses to expand. In the research that he

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has done, if a sound wall would not have been installed along I-15 when a tanker in Bountiful rolled, it would have been much worse. The sound wall contained the flames from spreading to the residential area below. Commissioner Weller has spoken to several of his neighbors who agree that the noise from I-15 is bothersome. The Planning Commission needs to try to do what is best for the residents. He is torn on an ordinance that forbids a wall in order to help the businesses and not the residents. Commissioner Weller suggested maybe allowing the sound walls within some areas and not others. He also doesn't think that noticing businesses while traveling down I-15 is a safe thing to do. Council Member Chapman, who is also a firefighter, informed the Commissioners that if there is a fire, it will travel under the wall. The problem then would be trying to get to the other side of the wall to fight the fire that has spread. Alternate Commissioner Cobb does not see a sound wall being installed blocking the view from I-15, due to the elevation difference. Mayor Bangerter stated that it is hard to foresee what is going to happen if there is a disaster. He asked the Commissioners to envision the future of Sunset City. Commercial growth within Sunset is going to be a salvation due to taxes. If businesses don't succeed, it will hurt the residents by implementing higher property taxes. Mayor Bangerter feels for the residents that it does affect. When he moved here, he was aware of where he was moving and what surrounded the area. With the development of Falcon Hill, it could bring more businesses to the City that would benefit Sunset. Mayor Bangerter does not want his feelings to impact the Planning Commission's decision. Currently the zoning along Main Street is C-2.

Motion: Commissioner Hale made a motion to recommend to submit this sound wall ordinance to the City Council. Alternate Commissioner Cobb seconded the motion. The motion passed unanimously.

2. General Information:

Commissioner Carlson stated that he is pleased with the Planning Commission's decision on the sound wall ordinance.

Mayor Bangerter reported that during a COG meeting, Sunset's Affordable Housing Plan was rated 3.1. There is grant money available and the City needs to look at how to improve their rating.

Commissioner Weller reminded the Commissioners that if they are not able to attend a meeting, they call to get excused. If they just don't show up to a meeting, they will be marked absent. At the first Planning Commission meeting in 2011, the Planning Commission will need to select a Chair and Alternate Chair to be recommended to the City Council.

Commissioner Hale made a motion to adjourn. Alternate Commissioner Cobb seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:00 p.m.

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These minutes have been read and approved at the Planning Commission meeting held February 17, 2010.

Jason Gabbert, Chair

Linda J. Youngdell, Treasurer/Office Mgr.