

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
November 20, 2014  
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Minutes of a regular Planning Commission meeting held **November 20, 2014** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Stevenson presiding:

**Planning Commission Members Present:**

Scott Stevenson	Chair
Jason Gabbert	Commissioner
Brian Parker	Commissioner
Brad Weller	Commissioner

**Employees and Officials Present:**

Susan Hale	Recorder
Jake Peterson	Council Member
Ryan Furniss	Council Member
Beverly Macfarlane	Mayor

**Excused:**

Jonathan Ellsworth	Commissioner
Linda Youngdell	Treasurer/Office Manager

**Others Present:**

Don Lilyquist	Maverik Convenience Store
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Chair Stevenson opened the meeting at 6:30 p.m., welcoming everyone in attendance, recognizing the Mayor and Council Members present.

Chair Stevenson informed everyone that the minutes of September 18, 2014 were not able to be approved tonight and will be on the agenda for the next meeting.

**Approval of Minutes:** Commissioner Weller made a motion to approve the minutes of October 16, 2014 as amended. Commissioner Gabbert seconded the motion. The motion passed unanimously.

**REGULAR MEETING**

- 1. Request Conditional Use business license for Maverik convenience store to be located on the Northwest corner of Main Street and 1800 North:** Chair Stevenson turned the time over to Don Lilyquist who is representing Maverik. Mr. Lilyquist stated that the property is currently under contract. The property under contract does not include Saigon Market; they are still working with the owner of Saigon Market. The convenience store will be located to the rear of the property with six (6) gas dispenser islands with fuel tanks between the store and Main Street. They have submitted an application with UDOT and have verbal approval to access the roadways as shown on the plan. They are open 24 hours 7 days a week and will be applying for a beer license. The Sunset store will be the newer plan and similar to the store in Roy. Mr. Lilyquist presented a drawing

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of the front and side elevation and stated that they would have a second customer entrance on the south side of the building and have a picnic area. The dumpster will be in an enclosed area. If they obtain the Saigon Market, it may change the current footprint slightly to the south. Chair Stevenson asked Recorder Hale about the restrictions for the beer license. Recorder Hale responded that it is 600 feet from a school. The State Code will need to be clarified if it is walking distance (door to door or from property) to property. Council Member Furniss believes it is walking distance. He also asked about the directional lighting due to elevation change of the abutting property. Mr. Lilyquist replied that the parking lot lights are shielded and can be directed so that the light source is on their property and does not impact the surrounding residents. Chair Stevenson addressed the signs on the property. One of the signs is a billboard sign and will be moved to the north of the property. Commissioner Weller asked if they will have propane on the property. Mr. Lilyquist stated that they have the Blue Rhino, but no tank to refill propane. Google Earth was viewed and Mr. Lilyquist stated 3 homes and most of the trees will be removed. There will be a retaining wall at the back of the property due to elevation change. Commissioner Weller asked if there will be in house snow removal or a contractor. Mr. Lilyquist replied that it will be a contractor. Mr. Lilyquist has had Geotech done on the property and they did not hit water until 25'. Mr. Lilyquist will comply with all landscape, building and fire codes. Council Member Peterson asked about the storm water retention and delivery trucks. Mr. Lilyquist showed where the storm water may be, but it has not been engineered yet and he showed where the delivery trucks would go. Mr. Lilyquist said that as long as they have one full access, everything will be fine. He stated that raised medians kill business, explaining what happened in Sandy. Council Member Furniss stated that he is in full support of this project.

**Motion:** Commissioner Parker made a motion to recommend a conditional use business license to the City Council with the conditions all building and fire codes are met, the beer licensing is cleared and that lighting is not bothersome to the residents. Commissioner Weller seconded the motion. The motion passed unanimously.

**2. Address Additions to the General Plan:** Chair Stevenson stated that Commissioner Ellsworth is not here tonight and he is the one doing the overlay that he wanted to discuss. Chair Stevenson is working on getting the ped ramps addition added to the map. Commissioner Stevenson reported that he did attend the 1800 North meeting last night. Commissioner Parker was not able to attend the 1800 North meeting last night and asked Chair Stevenson to give an overview of that meeting. Chair Stevenson reported on what he had heard during that meeting. The preferred plan is the one where the Army rail house stays. EIS has to come back from the Federal Government, then legislative action is required for funding.

**Motion:** Commissioner Weller made a motion to table this agenda item until the next Planning Commission Meeting. Commissioner Gabbert seconded the motion. The motion passed unanimously.

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3. **General Information:** Chair Stevenson has had a request from Mayor Macfarlane to address the economic development they foresee coming to 1800 North and the sign ordinance. He asked Council Member Peterson if he knew what she wants them to do. Council Member Peterson believes the Mayor wants them to have it addressed in the General Plan before the 1800 North project begins. Chair Stevenson said that the Planning Commission can recommend, but it is outside of the realm of the Planning Commission's roll to make decisions. The sign ordinance is in chapter 9. Council Member Furniss believes the Mayor wants things more uniform and not hodge podge. Chair Stevenson asked the Commissioners to look at how they could include signs in their architectural plans and come with some ideas to the next meeting. Commissioner Weller thought that maybe they could apply certain stipulations to 1800 North, plus some to the north/south because the City already has existing billboards, etc. Chair Stevenson reminded the Commissioners that this will be their homework.

**Motion:** Commissioner Weller made a motion to adjourn. Commissioner Parker seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:15 p.m.

These minutes have been read and approved at the Planning Commission meeting held December 18, 2014.

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Scott Stevenson, Chair

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Linda J. Youngdell, Treasurer/Office Mgr.