

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
November 29, 2011
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Minutes of a special Planning Commission meeting held **November 29 , 2011** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Hale presiding:

Planning Commission Members Present:

Tena Hale	Chair
Jason Gabbert	Commissioner
Brad Weller	Commissioner
Jonathan Ellsworth	Commissioner
Scott Stevenson	Alternate Commissioner

Employees and Officials Present:

Linda Youngdell	Treasurer/Office Manager
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Excused

David Hackett	Commissioner
Brian Parker	Commissioner

Others Present:

Gerrardas Doesburg	Blow Out Auto Sales
Josh Maes	Blow Out Auto Sales
Kevin Snow	Council Elect

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

Special Meeting

1. Request Conditional Use business license for Blow Out Auto Sales at 1741 North Main to allow used cars to be sold:

Chair Hale asked the representatives from Blow Out Auto Sales to approach the podium and explain their request to the Commissioners. Gary Doesburg and Josh Maes introduced themselves. Mr. Doesburg stated they are currently located in Layton. They sell rebuilt and restored vehicles. They do not do any of the work to the vehicles; they are sent out. Alternate Commissioner Stevenson questioned the amount of vehicles that will be placed on the lot. He is not sure that the number of cars they show on their plan will fit on the lot. They also need to look at customer parking that is clearly marked. To avoid customer parking on the street. Alternate Stevenson asked if there is adequate lighting in the back parking lot. The answer was yes. Commissioner Weller asked what the hours of operation will be. It was agreed upon that they would be open 9:00 am – 9:00 pm Monday through Saturday. Minor repairs, but no mechanical, will be done on the cars. Commissioner Weller asked how many cars they will have on the lot at one time. Mr. Doesburg replied 30. Commissioner Weller would like to see the property kept up and inquired if there was anyone living on the property. The security of the property, insurance and bonding were discussed. Commissioner Weller then asked “What would possess you to move to Sunset?”

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Mr. Doesberg responded, “1900 West. It is a busy road and has a view from the freeway”. Commissioner Weller informed them there have been a lot of car businesses that have come to Sunset and not succeeded. They responded that they have many years of experience in sales & business. Chair Hale stated that one of the concerns on this lot with a prior conditional use was the washing of the cars. Mr. Doesberg stated that the vehicles will be taken off site.

Motion: Commissioner Weller made a motion to recommend this to the City Council with the following recommendations. 1) hours of operation 9:00 am – 9:00 pm, Monday through Saturday, 2) minor repairs to the vehicles, 3) limit of 30 vehicles on the lot at a time, 4) security lights/camera system be installed and 5) major repairs will be done off site. Commissioner Gabbert seconded the motion. The motion passed unanimously.

The meeting adjourned at 6:48 p.m.

These minutes have been read and approved at the Planning Commission meeting held February 16, 2012.

Tena Hale, Chair

Linda J. Youngdell, Treasurer/Office Mgr.