

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
December 16, 2010  
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Minutes of a regular Planning Commission meeting held **December 16, 2010**, at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Commissioner Weller presiding:

**Planning Commission Members Present:**

Jason Gabbert	Chair (arrived late)
Tena Hale	Commissioner
David Hackett	Commissioner
Brad Weller	Commissioner
Bryan Cobb	Alternate Commissioner
Brian Parker	Alternate Commissioner

**Excused:**

Council Member Chapman

**Absent:**

Randy Feik	Commissioner
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**Employees and Officials Present:**

Linda Youngdell	Treasurer/Office Manager
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**Others Present:**

Matthew Aubrey	T&M Automotive Specialists
Scott Stevenson	Resident

Commissioner Weller was selected to conduct the meeting due to Chair Gabbert not being present. Permission has been given to the Planning Commission to allow Chair Gabbert to participate with the meeting via phone. Chair Gabbert will be late.

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

**1. T&M Automotive request to modify their conditional use business license to include sales and installation of tires and performance of safety and I/M testing at 2117 North**

**Main:**

Commissioner Weller asked Matthew Aubrey to step up to the podium. Mr. Aubrey would like to install tires and conduct safety and I/M testing at his current place of business. He plans on storing the tires outside in the parking lot unless the City has a problem with this. Has a security fence that goes all around his property and it is gated. He will eventually build stands for the tires. Mr. Aubrey also wants to bring in an emissions machine. Commissioner Hale stated that when Mr. Aubrey first applied for his license, he told the Planning Commission that it was not feasible for him to get into tires and asked what has changed. Mr. Aubrey answered he is bringing a member into his LLC that has more operating capital and that is his specialty. Commissioner Hale asked if there will be

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additional employees. Mr. Aubrey responded that at this time he will just be bringing on the additional LLC Member. Alternate Commissioner Parker inquired how big the storage area would be. The back portion of the parking lot will be used. He has not made any concrete plans at this time, due to not being approved. Wheels are also a possibility of being sold because wheels and tires go hand in hand. Wheels will not be stored outside. Alternate Commissioner Parker asked about the certification on an I/M machine. Mr. Aubrey informed the Commissioners that the new member will be certified and he plans on getting certified at a later date. Commissioner Hackett stated that after reviewing the minutes and plans from the last time he appeared before them, the Fire Chief had brought up the fire sprinkling system in the building. Mr. Aubrey said that the system has been inspected and is certified. Commissioner Hackett addressed the racks for the tires to get them off the ground. The more stuff on the ground allows housing for rodents. Mr. Aubrey stepped up to the bench and reviewed it with Commissioner Weller. Mr. Aubrey does not want to limit himself with how many tires he will have at the business. Commissioner Weller suggested that the more valuable tires be moved inside at night to avoid theft. Commissioner Weller would also like Mr. Aubrey to contact Davis County Mosquito Abatement.

Motion: Commissioner Hale made a motion to recommend to the City Council that the Conditional Use Business License for 2117 North Main be allowed to include the sales and installation of tires and the performance of safety and emission inspections. The conditions being that they get racks for the tires at a future time and contact Mosquito Abatement. Commissioner Hackett seconded the motion. The motion passed unanimously.

This item will go before the City Council on December 21, 2010

**2. Schedule Public Hearing for proposed Sound Wall Ordinance:**

Commissioner Weller informed the Planning Commissioners that they need to schedule a Public Hearing for the proposed sound wall ordinance.

Motion: Alternate Commissioner Cobb made a motion to schedule a Public Hearing for January 20, 2011. Commissioner Hale seconded the motion. The motion passed unanimously.

**3. Alternate Planning Commission Member Interview:**

Commissioner Weller asked Scott Stevenson to tell them something about himself and why he wants to serve on the Planning Commission. Mr. Stevenson said that he has lived in Sunset for two years and moved here from Midvale. His background is in Civil Engineering. The company he works for are consultants for UDOT and various other entities, mostly cities and UTA. His focus is in the transportation realm of traffic signals. Commissioner Hackett asked how long Mr. Stevenson plans to live in Sunset. Mr. Stevenson responded three to five years. Alternate Commissioner Parker is impressed with Mr. Stevenson's application. Mr. Stevenson wants to get involved. Alternate Commissioner Parker looks forward to hearing Mr. Stevenson's ideas. Alternate Commissioner Cobb asked if Mr. Stevenson is required to

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travel with his job. Mr. Stevenson replied that most of his traveling is within Utah. The Planning Commission meets once a month and it is important that the Commissioners try to attend the meetings so that they can keep up on the issues at hand. Commissioner Weller informed Mr. Stevenson that each Commissioner is from a different background and they do not agree on all issues. Mr. Stevenson understands that and he would participate in the issue, and respect the others' views. He will support what is decided by the Planning Commission, even if he does not personally agree with it. Commissioner Weller informed Mr. Stevenson that there are times that the Planning Commission has worked hard on an issue, but when it has gone before the City Council, they have not agreed with the Planning Commission. The Planning Commission needs to not take it personally and understand that they may not understand the Council's direction of the City. The Planning Commissioners expressed their thanks to Mr. Stevenson for applying.

Motion: Commissioner Hale made a motion to recommend to the City Council that Scott Stevenson be appointed as an Alternate Planning Commission Member. Chair Gabbert seconded the motion. The motion passed unanimously.

This item will go before the City Council on January 20, 2011.

**4. General Information**

Chair Gabbert reminded everyone to either call or send an email when they receive an agenda to inform Treasurer/Office Manager Youngdell if they need to be excused or if they will be in attendance. This is needed to verify that the Planning Commission will have a quorum.

Alternate Commissioner Parker reported that he should be finished with school in May.

Treasurer/Office Manager Youngdell reminded the Commissioners that the 1800 North EIS comments are due and she encouraged them to make comments.

Commissioner Weller reminded the Commissioners to put some thought into who they want to select to be the Chair and Alternate Chair for 2011.

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

The meeting adjourned at 7:27 p.m.

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

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Jason Gabbert, Chair

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Linda J. Youngdell, Treasurer/Office Mgr.