

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
September 2, 2010  
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Minutes of a special Planning Commission meeting held **September 2, 2010**, at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Gabbert presiding:

**Planning Commission Members Present:**

Jason Gabbert	Chair
Tena Hale	Commissioner
Brian Cobb	Alternate Commissioner

**Excused:**

Randy Feik	Commissioner
David Hackett	Commissioner
Brian Parker	Alternate Commissioner
Brad Weller	Commissioner
Linda Youngdell	Treasurer/Office Manager

**Employees and Officials Present:**

Susan Hale	City Recorder
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**Others Present:**

Chris Partridge	Bonnie Allen
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Chair Gabbert opened the meeting at 6:35 p.m., welcoming everyone in attendance and making Alternate Commissioner Cobb a voting member.

**1. Request for Temporary Conditional Use Business License from Bonnie Allen to run a shaved ice stand at 327 West 1300 North:**

Chair Gabbert asked the representative from Bonnie Allen to introduce himself and explain the request. Chris Partridge introduced himself as Bonnie Allen's brother who explained his sister, who lives in Sandy, purchased a shaved ice cart a while ago that was used for a fundraiser for a swim team. She has decided to put it to use again. They would like to put it at 327 West 1300 North. Commissioner Hale noticed on the application that it will be nieces and nephews running the stand and inquired if they have food handlers permits. Mr. Partridge responded that the ages are 14 to 17 years of age. When a 14 year old works, there will be two working. He is aware of one of the youth having their food handlers permit, but not sure about the others. The trailer is self contained and has batteries, which can be charged and used without power or an extension cord could be run to the laser tag store and they would pay them for the power. The business would be run for the remaining year to see how it does and then she will look at running it through the entire summer next year. Commissioner Cobb thanked them for their interest in opening the business in Sunset. Commissioner Cobb asked if there was any future in expanding. Mr. Partridge stated that it will be shaved ice and possibly pre-packaged snack foods. Chair Gabbert asked where the stand will be located on the property. Mr. Partridge believes they are thinking about having it closer to the building for security reasons and if they run an extension cord from the building it would not need to go across the entire parking lot. Chair Gabbert asked Recorder

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Hale about the extension cord and what type of sign can be used. Recorder Hale replied that the Fire Chief, upon his inspection, would address the extension cord and they will need to call into the office in order to get the sign requirements.

Motion: Alternate Commissioner Cobb made a motion to recommend the approval of Bonnie Allen's shaved ice stand to the City Council for a conditional use temporary business license with the conditions being they check with the Fire Department concerning the extension cord and to check the with the Recorder Hale about the requirements and placement of the sign. Commissioner Hale seconded the motion. The motion passed unanimously.

Chair Gabbert informed Mr. Partridge that this will go before City Council on September 7, 2010 at 6:30 p.m. Chair Gabbert will also be there to present it to the City Council.

**2. General Information**

Chair Gabbert went to St. George a few weeks ago and likes the way they have developed St. George Blvd. and their use of roundabouts. Alternate Commissioner Cobb explained that he has driven 1,800 miles in a semi and roundabout need two lanes to be used safely. Commissioner Hale agrees with Alternate Commissioner Cobb.

Recorder Hale stated they received a Moderate Income Housing Plan Biennial Report from the Division of Housing and Community Development. Director Hennessee can complete the report if they would like him to, but we need to know if the Planning Commission wants to complete the questionnaire and if so, get it on the next Planning Commission agenda. It was decided that the Planning Commission would like it put on their next agenda.

Alternate Commissioner Cobb feels that serving on the Planning Commission is an awesome experience. It is fortunate that the City allows residents to serve without the schooling that some larger cities require.

Commissioner Hale made a motion to adjourn. Alternate Commission Member Cobb seconded the motion.

The meeting adjourned at 7:00 p.m.

These minutes have been read and approved at the Planning Commission meeting held October 21, 2010.

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Jason Gabbert, Chair

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Linda J. Youngdell, Treasurer/Office Mgr.