

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
July 15, 2010
Page 1 of 3**

Minutes of a regular Planning Commission meeting held **July 15, 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 Parker	Alternate Commissioner

Excused:

Randy Feik	Commissioner
Brad Weller	Commissioner

Employees and Officials Present:

Ray Chapman	Council Member
Neil Coker	Fire Chief
Linda Youngdell	Treasurer/Office Manager

Absent:

David Hackett	Commissioner
---------------	--------------

Others Present:

Mahammed Ammar	Rocky Mountain Aluminum Art LLC
Nehro Ammar	Rocky Mountain Aluminum Art LLC
Matt Aubrey	T & M Automotive Specialist

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

Minutes: Commissioner Hale made a motion to approve the minutes of April 29, 2010 as written. Alternate Commissioner Parker seconded the motion. The motion passed unanimously.

Minutes: Alternate Commissioner Parker made a motion to approve the minutes of June 29, 2010 as written. Commissioner Hale seconded the motion. The motion passed unanimously.

1. Temporary Business License Request / Rocky Mtn. Aluminum Art LLC / 2275 North Main:

Chair Gabbert asked Mahommed Ammar to step up to the podium and explained that this will be a temporary business to be located at 2275 North Main. Mr. Ammar has high quality aluminum statues that he would like to sell for 15 days. He has had this business for 5 years and will be selling the art temporarily at the Sunset property.

Motion: Commissioner Parker made a motion to recommend the approval of Rocky Mountain Aluminum LLC to the City Council for a temporary business license with a

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
July 15, 2010
Page 2 of 3**

maximum of 15 days from the property located at 2275 North Main. Commissioner Hale seconded the motion. The motion passed unanimously.

2. Conditional Use Business License Request / T & M Automotive Specialists / 2117 North Main:

Chair Gabbert turned the time over to Matt Aubrey who explained that he would like to open an automotive specialists shop where he will do pretty much everything except for body repair and alterations. Mr. Aubrey has background with this type of business and knows what is expected of him for hazardous waste containment. There are even businesses that will provide the containers and will pay them to haul it off. His father and himself have both been mechanics for some time. Mr. Aubrey stated that it only makes sense to follow the codes and what is expected of him. Alternate Commissioner Parker asked why he wants to open his own business. Mr. Aubrey stated that it will not be too expensive for him because the building is pretty much ready and he would like to plan for his families future. Mr. Aubrey has a 2 post 10,000 lb and a 4 post 16,000 lb. lift on the way. This is all the equipment he needs to meet the production needs of a shop. Mr. Aubrey does not plan on having a pit at the business. Commissioner Hale asked what size of vehicles he will be working on. Mr. Aubrey will service 1 ton trucks and smaller. It would require a lot more insurance if he wanted to work on semi trucks. This may be something that he will look at in the future, but not at this time. Mr. Aubrey and his partner will work at the business. If they get busy, he may hire one to two more employees as needed. Mr. Aubrey does not oppose working a 10 hour day on Saturdays, if the customer base needs him to. Mr. Aubrey has an alignment machine and he is in the process of getting an emissions machine. Commissioner Hale asked about tires. Mr. Aubrey said at this time it is not feasible for him to get into tires and the cost for disposals. Chair Gabbert asked if the building electrical was adequate. Mr. Aubrey will need to add more outlets, but will get the building permits needed. Chair Gabbert asked about the building be sprinkled. Mr. Aubrey stated it is. Chief Coker asked if there would be any chemicals being washed into the storm sewer. Mr. Aubrey stated no, they would use absorbent pads. Chief Coker asked Mr. Aubrey to check when the sprinkling system was last inspected.

Motion: Alternate Commissioner Parker made a motion to send this to the City Council with the Planning Commission's recommendations being that he follow City and State regulations and follow his business plan. Commissioner Hale seconded the motion. The motion passed unanimously.

3. Alternate Planning Commission Member Interview:

Chair Gabbert asked Bryan Cobb to step forward and explain why he would like to serve on the Planning Commission as an Alternate Planning Commission Member. Mr. Cobb stated he has served on the Planning Commission as both Planning Commissioner and Planning Commission Chair. He resigned when he made an employment change that required to him travel from state to state. Mr. Cobb has decided to go back into his previous field which is a house painter.

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
July 15, 2010
Page 3 of 3

Motion: Commissioner Hale made a motion to recommend that Bryan Cobb be appointed as an Alternate Planning Commission Member to the City Council. Alternate Commissioner Parker seconded the motion. The motion passed unanimously.

4. General Information:

Alternate Commissioner Parker asked about setting conditions and if the City Council can add to conditions if the Planning Commission has not recommended something, but they feel the need due to a different picture that they have of the City. Treasurer/Office Manager Youngdell stated that yes they could.

Commissioner Hale reminded everyone about Fun Days.

Council Member Chapman reminded the Planning Commission they needs to be cautions when someone appears before them saying they know the codes, that the Planning Commission does not dismiss other questions because they think the person knows the codes. He feels that the Planning Commission did a great job with both businesses that appeared before them tonight.

Chair Gabbert expressed his appreciation for Council Member Chapman and Chief Coker.

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

The meeting adjourned at 7:02 p.m.

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

Jason Gabbert, Chair

Linda J. Youngdell, Treasurer/Office Mgr.