



Regular City Council Meeting Minutes

Tuesday, August 18, 2020 at 6:30 pm

Attendees: Mayor Pro-Tem Wiggill, Council Member
Bangerter, Council Member Macfarlane, Council Member
Noyes, Council Member Smalling, Recorder Hale,
Treasurer/Office Manager Youngdell, Police Chief Eborn,
Public Works Director Monroe. Joel Stephen, Auzi Anwar and
Dax Gurr - Lakesite Auto Sales, Cynthia Paige. Excused -
Mayor Madsen

**PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Council
will hold a regular meeting at the date and time noted above.
It will be held following social distancing rules in the Sunset
Room of the Sunset City Office Building, 200 West 1300 North,
Sunset, Utah.**

Any information or items for the Council's consideration must be furnished at least
seven (7) working days prior to the scheduled meeting to give the needed time to
study the request.

REGULAR SESSION

- 1. CALL TO ORDER & WELCOME by Mayor Pro-Tem Wiggill**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE by Council Member Noyes**
- 3. APPROVAL OF MINUTES - August 4, 2020 and August 11, 2020**

Minutes:

Council Member Bangerter made a motion to approve the minutes of August 4, 2020 and August 11, 2020. Council Member Smalling seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

- 4. APPROVAL OF VOUCHERS - \$290,397.71**

Minutes:

Council Member Bangerter made a motion to approve the vouchers for Kapp Auto Sales, Holtz Industries and Staker & Parson Companies totaling \$290,397.71. Council

Member Noyes seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

5. PUBLIC COMMENTS

Minutes:

There were none.

PUBLIC HEARING

6. To gather public input on re-zoning Sunset City owned property located at 200 West 1300 North from C-2 Commercial to R-3 Residential Multi-Family Dwellings

Minutes:

Council Member Noyes made a motion to go into the public hearing. Council Member Macfarlane seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes. Council Member Bangerter explained the Council would like to build a Veteran's Memorial Park behind the City Building with multi-family dwellings on the section facing 250 West. Cynthia Page asked for clarification on the location of the park and housing. Council Member Bangerter reiterated the park will be behind the City Building and the homes facing 250 West would be multi-family type homes. Council Member Bangerter made a motion to go back into the regular session. Council Member Macfarlane seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

Agenda Items

7. Consider Ordinance 2020-03 amending the zoning map of Sunset City

Minutes:

Council Member Bangerter made a motion to adopt Ordinance 2020-03 amending the zoning map of Sunset City. Council Member Smalling seconded the motion. The motion passed unanimously with a roll call vote. Council Member Bangerter - yes, Council Member Macfarlane - yes, Council Member Noyes - yes, Council Member Smalling - yes.

8. Request for a conditional use by Lakesite Auto Sales to sell used automobiles at 1689 N. Main Street

Minutes:

Recorder Hale read the body of this agenda item. Dax Gurr stated he is the owner of the building, Joel Stephen said he is the sales person for the business and Auzi Anwar said he is the owner of the business. Mr. Gurr stated there is a section of concrete they could fit one or two cars on. Altogether they came up with 12-15 parking stalls. He understood they will have to provide 9 parking stalls for

customers and the rest can be used for the cars that are for sale. Lakesite's lease with him states they can have up to 5 cars for sale, which works for them because they do online sales. He does not intend to asphalt any of the gravel areas and the lighting is not an issue. With the current use of the other building, he is allowed to have some cars parked in the back and he is concerned he will be cited for having cars parked back there. Council Member Bangerter assured him that won't happen. Council Member Smalling suggested he have the vehicles for sale marked so that won't happen because the Planning Commission was adamant all cars be parked on a non-permeable surface. Mr. Gurr would like to get them moved in as soon as possible, so he asked if they could have 60 or 30 days to get the lines painted. It was discussed and decided they would give him 45 days. Council Member Bangerter made a motion to approve the conditional use for Lakesite Auto Sales to sell used automobiles at 1689 N. Main with the following conditions: 1) minimum parking for 9 customers for all businesses on the property; 2) all 9' x 18' parking stalls will be painted; 3) any additional parking stalls created will govern how many vehicles may be on the lot for sale; 4) all parking of vehicles will be on a non-permeable surface; 5) owner will install adequate lighting for security and Mr. Gurr would have 45 days from today to get the lines painted. Council Member Noyes seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes,

9. Consider preliminary approval of the Sunset Town Center Multi Use project to be located at approximately 305 West 1300 North

Minutes:

No one was in attendance to present the proposal. Council Member Bangerter made a motion to table this item until such time as they can be here. Council Member Macfarlane seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

10. Consider appointing Cynthia Paige to the Planning Commission as an Alternate Member

Minutes:

Mayor Pro-Tem Wiggill asked Cynthia Paige to tell them about herself. Mrs. Paige said she moved to Utah in 2013 and purchased her house in Sunset last year. She is from California and a retired teacher. She listed her teaching positions and memberships in different groups. She applied for this position because she wanted to be involved in the City. Council Member Smalling made a motion to appoint Cynthia Paige to the Planning Commission as an Alternate Member. Council Member Macfarlane seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

11. Consider appointing Alternate Commissioner Laura Penman as a full Commissioner and Commissioner Steve Pease as an Alternate Commissioner

Minutes:

Council Member Bangerter said Alternate Commissioner Penman has been a member for several years and has a good attendance record. Commissioner Pease has retired and wants to do other things so he may not be able to attend some of the meetings. Council Member Bangerter made a motion to appoint Alternate Commissioner Laura Penman as a full Commissioner and Commissioner Steve Pease as an Alternate Commissioner. Council Member Noyes seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

12. Consider changing the regular Planning Commission meeting day from the second Wednesday of every month to the second Thursday of every month

Minutes:

Council Member Bangerter explained Planning Chair Ellsworth is moving and Commissioner Stevenson had begun having a hard time attending on Wednesdays, but could stay on if they changed the day back to Thursday. Council Member Bangerter made a motion to change the regular Planning Commission meeting day to the second Thursday of every month. Council Member Smalling seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

13. Mayor, Council and Department Head reports

Minutes:

Council Member Macfarlane said she talked to Mayor Madsen, but apologized for not telling the Council Members about the volunteers who painted the fire hydrants. They divided the City into five quadrants to paint them. She believes there were about 200 people that came last week and finished two quadrants. They will do another one next Saturday. The residents trimmed around the hydrants and thanked the volunteers for painting them. The last two quadrants have not been scheduled yet. The senior center is still open for pick up lunches and the transportation programs. Everything is based on reservations. She is trying to get a program started through their website to use the Sunset pickle ball courts. She has received some complaints about the weeds at Winegars. There have been donation requests mailed about donations to the police and a resident asked her if they could just donate directly to the Sunset Police Department. Chief Eborn said he would feel better if a donation came through the City Council. Treasurer/Office Manager Youngdell said they could also come to Administration to receipt the money in. Council Member Bangerter expressed his concern that 200 people came together to

paint fire hydrants and none of the Council Members were invited. Upon hearing the City was purchasing the paint and supplies, his concern was if the purchase was budgeted. Council Member Macfarlane said Mayor Madsen was on board with it and she never questioned it. Council Member Bangerter stated he had a draft of the Request for Proposal for the park/housing project behind the City Building, if the Council wanted to view it after the meeting so they would know what was being done. He hoped to have it finalized by August 28th so it can go out by September 1st. If the Council doesn't feel comfortable with it, they can discuss it at the September 1st Council meeting and put it out a few days later. He thanked the City Employees for what they do and welcomed Mrs. Paige to the Planning Commission. Council Member Smalling thanked the Planning Commission for what they do. She attended the last one and said it was very interesting to watch. She was shocked that the business owners requesting the conditional use was not prepared at all and was disrespectful to the Commissioners. She said she would also like to be invited to help paint the fire hydrants. Council Member Noyes was not concerned about the fire hydrant painting, but was concerned that he didn't know it was happening and was unable to answer a resident's question about it. He wondered if there was a better way to get information about a utility increase out, other than just on the utility bill because he doesn't believe a lot of people read it.

Public Works Director Monroe stated the budget for beautification has been surpassed with purchasing the paint and supplies for the fire hydrants so far. He was not aware there were still more quadrants to do, so they'll have to find the money somewhere else. The only downside of this is that each Bishop organizing their quadrant wants so many different types of brushes, etc. His time frames sometimes have not met with their's because of the two big projects Public Works is already working on. When asked if they should be given a time frame to call him, he said it would do no good because both Bishops called him on Sunday, which is outside his work hours. He is trying hard to make it work. He reported there is now a problem with the dumpster program because the landfill is no longer allowing the dump trailers to back up on the pad, dump and drive away. They now have to go down to where the big dump trucks go through all the debris. They are pulling these trailers with pick up trucks and doing this has already started tearing apart the one trailer that hauls both roll-offs. Therefore, he has decided to bring the dumpsters to the shop and dump them in the big dumpster and now it has to be emptied quite often. He has received the truck and garbage can dumping equipment, but they are struggling to get it mounted. He has a professional coming tomorrow to see if it's doable and he is also looking at maybe getting a flat bed for that truck at about \$2,500 to \$3,500. There will be a meeting about getting the kids across the 800 North road project on Thursday. Some waterlines have been tied in to the Weber Basin lines, with the rest to be completed by the end of next week and they can

begin on the curb & sidewalk, then the asphalt. The 250 West storm water/ADA ramp project will begin tomorrow from 1800 North to Sunset Jr. High School. If the Council receives any calls about getting police donation mailings, Police Chief Eborn asked them to tell the residents to do their homework because some may only give five cents for every dollar to the police and some just want to get people's information to sell to others. The Ordinance employee has been told to do the job with a smile and to always try all avenues before actually issuing a citation as a last resort. He was also asked to find out what help is out there for the people who need it and pass that information along to them. When asked if he was being protected with all that is going on, Chief Eborn said he is in civilian clothes with a yellow vest that has "Ordinance Enforcement" written on it. He told him to not get in any verbal confrontations and to leave if it looked like that was going to happen. He also mentioned working with the Clearfield Police Department to make it safe for the kids to cross 800 North to get to Doxey Elementary. Treasurer/Office Manager Youngdell advised there is a list of assistance programs on the City website, so the Ordinance Enforcer may want to check it out. She mentioned the Thursdays the Planning Commission meeting was moved to is also small claims court night, so when everything returns to normal some Planning Commission meetings might have to be held in the Sunset Room if court is still in session by 6:30 p.m. Mayor Pro-Tem Wiggill said, with the comment that was just made, it heightens the importance of getting a good mic and speaker system in the Sunset Room. He has received a number of calls saying how good Main Street looks with the dead trees being removed. Public Works had dug a hole in his street to fix something and his neighbors were very impressed by the quality of work that was conducted and how nice the employees were. The North Davis Fire District Board hopes to adopt their budget on Thursday. They held a truth in taxation hearing to increase their property tax rate and there was only one resident at the hearing. As the cost of doing business is constantly increasing, he believes they should continually increase taxes in small increments instead of waiting until a large increase is needed.

WORK SESSION

14. Update on the CARES Act funding purchases

Minutes:

Council Member Noyes made a motion to move into the work session. Council Member Bangerter seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes. Treasurer/Office Manager Youngdell said Public Works Director Monroe has purchased the truck and refuse machine and she has purchased an intercom system for the front door and the portable temperature machine. She still needs to

purchase a laptop for the Mayor and the iPads. They discussed the disposal of the old iPads and how much better the newer model is than the ones purchased many years ago, which is important for virtual meetings. Council Member Bangerter mentioned they were still waiting on bids for the heating and a/c system for the City Building. He said the Council had asked the Department Heads to see what wages had been used on time spent on training and planning for COVID-19. They also need to start planning for the second tranche. Council Member Bangerter made a motion to go back into the regular session. Council Member Macfarlane seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

REGULAR SESSION

15. Adjourn - 7:50 p.m.

Minutes:

Council Member Bangerter made a motion to adjourn. Council Member Smalling seconded the motion. The motion passed unanimously with Council Members Bangerter, Macfarlane, Noyes and Smalling voting yes.

Compliance

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Sunset City Offices, (801) 825-1628, at least 48 hours in advance of the meeting.

Agenda posted in accordance with Utah State Code Annotated 52-4-202(3) and provided to the Standard Examiner.

Susan R. Hale,
Sunset City Recorder