

**Sunset City Corporation
City Council Minutes
February 26, 2015
Page 1 of 5**

Minutes of a special meeting held February 26, 2015 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Macfarlane presiding.

SPECIAL SESSION

Mayor and Council Present:

Beverly Macfarlane	Mayor
Ryan Furniss	Council Member
Chris Hadley (via phone)	Council Member
Trystal Peay	Council Member
Jake Peterson	Council Member
Kevin Snow	Council Member

City Employees Present:

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
Jason Monroe	Public Works Director
Brett Jamison	Police Sgt.
Marcus Garcia	Firefighter/Pubic Works
Firefighters: Tyler Argyle, Brody Ward, Matthew Mahony, Kyle Wood, Andrew Sanchez, Tyler Atkinson, Justin Fritz, Joni Goodman	

Excused:

Travis Carter	Interim Fire Chief
---------------	--------------------

Others Present:

Joshua Cook	Sunset Place Townhouses
Bryon Saxton	Standard Examiner
Scott Stevenson	Alternate Planning Commission Chair
Spring Carter	Michelle Argyle
Rayola & Jeremy Brown	Adam Scott
Joyce King	Wanema Butcher
Ellen Cutler	Stanley Griffiths
Janet Lujan	Dan Nelson

The meeting was called to order at 6:30 p.m. by Mayor Macfarlane.

Mayor Macfarlane gave the invocation and led the Pledge of Allegiance.

Approval of Minutes: Council Member Peterson made a motion to approve the minutes of February 17, 2015 as amended. Council Member Furniss seconded the motion. The motion passed unanimously with Council Members Furniss, Hadley, Peay, Peterson and Snow voting yes.

Public Comments: Joyce King said at last Council meeting there was discussion about drug testing and Council Member Furniss said the statute was clear to him and it did not need to be changed. When she read what was shown on the television, she thought it said drug use can be checked for after the fact if they chose to. She feels the police and fire employees should be drug tested before they are hired. She does not believe the statute is clear unless what was shown was abbreviated. She would like the Council to make sure the employees are being drug tested before hiring, not after.

Scott Stevenson stated a lot has been said about the Fire Department. As a citizen he wants to be protected. He does not care if that means the service comes from Roy or Clearfield. He is glad the Fire Department is here, but he feels it is time to see if they are providing the required service to the City 24/7. He said it was great they will be appointing a new Fire Chief tonight. He believes the Council needs to decide if the Department is providing the best service. If it is not, and his taxes go up, he is okay with that if it means getting the service he may require, regardless of where it comes from.

Jeremy Brown said there was bad blood between himself and the Fire Department when he left. He would much rather keep the Department in Sunset because they have the best response time in the nation. He worked with good firefighters and would lay his life down for any one of the brotherhood. He knows the appointment of the new Chief is in Gods hands.

- 1. Presentation of townhome development preliminary plan and schedule a public hearing to receive citizen input on a Planned Residential Unit Development (PRUD) at approximately 2562 North 475 West:** Alternate Chair Stevenson explained there will be a Home Owners Association (HOA) which will own the street and maintain all roadways, utilities, landscaping and snow removal for the development. There will be 79 units with one water meter per unit. The Commissioners asked them to follow the landscaping requirements and tree planting list or provide recommended trees on the properties. They asked them to plant one tree per 50 lineal feet along the western border, which is along the UTA right of way. Irrigation for the rest of the property will probably be drip irrigation. They are considering having a gate across the entrance to the property with a timer so it will open and close automatically during the peak in and out loading of the property or it may be left open during the day and closed only at night. If they are going to have the gate the Commissioners asked that the gate be placed inside the property about two car lengths to prevent some back up on the public street. The fire and police will have codes to the gate. The fire hydrant loop will be done as a continuous loop at the onset of the project and there will be three fire hydrants within the development. This development will be done in phases so at the end of each phase, they will build a temporary hammerhead of compacted soil and road base at the end of the asphalt so a fire truck can get in and out. A hammer head is an area big enough for a fire truck to do a three point turn around. Phase 1 will consist of 5 buildings on the west side and four more on the east side of the entry road. The units will be sold for about \$129,000 to \$135,000. The development will have an entry monument that is unobtrusive, but makes the development stand out, and it will have unique street names.

Chair Stevenson said the recommendation of the Planning Commission to the City Council is to approve the preliminary plat and PRUD classification of the property currently named Celeste Place Townhomes at approximately 2562 N. 475 W. with the following conditions: 1) the design standards discussed and the examples are continued and maintained so the Planning Commission and Council can continue to view them as part of their exhibits, 2) the streets will remain private, 3) the landscaping will fall within the regulations and recommendations that the City has currently set, using the City's approved tree and shrubbery planting list, 4) follow the recommended standards for the entry sign and lighting and 5) to stay within the density described on their existing plat of 16 units per acre for a total of 79 units on these five acres.

When asked about the noise buffer along the UTA right of way, Mr. Cook said he will talk to the contractor and UTA to determine whether to plant fast growing trees or to install a 10 to 12 foot vinyl fence to block the train sound and sight. He would prefer the fence for a solid sound brake and hopefully they could put in on top of the retaining wall. Council Member Snow asked for the total number of phases and the timeline for the project to be completed. Mr. Cook said there are seven phases and should take 2 ½ to 3 years for completion. This is all economy driven; if the units sell faster than planned, they may do it in 3 or 4 phases. Council Member Peterson said the development looks pretty packed with only one entrance. Mr. Cook said they just finished a similar project on Redwood Road and it turned out really well. It brought in a lot of young families and it really revitalized that area of South Salt Lake. This site will bring in young airmen with families. The units are owner occupied, there will be a park with a commercial grade playground, walking paths, the yards will be 100% landscaped with mostly flower beds in the front and grass in the rear, the other common areas not paved for parking will also be grass and the HOA will professionally maintain the landscaping and snow removal. Each unit will be about 1,300 square feet with three bedrooms, two and a half baths, there will be a 2 inch firewall sheetrock between each unit and they will be very sound proof between units. The single entrance is limited due to the townhomes owned by Mr. Holbrook and the Commissioners felt that 160 vehicles is an acceptable amount. The plan is preliminary and has been reviewed by all departments except the Fire Department. Due to the possibility of the project not being completed, Council Member Snow wondered if there could be some sort of guarantee the development would be finished in five years or so. Mr. Cook believes the market is there to finish the development and he feels pretty safe in saying it will be completed within five years, barring a major disaster. The major infrastructure will be done upfront.

Council Member Furniss made a motion to approve the preliminary plat for approximately 2562 N. 475 W. with the conditions imposed by the Planning Commission and Council. Council Member Hadley seconded the motion. The motion passed unanimously with Council Members Furniss, Hadley, Peay, Peterson and Snow voting yes.

Council Member Snow made a motion to schedule a public hearing for March 17, 2015 to accept public comment on a PRUD designation at approximately 2562 N. 475 W. Council Member Peay seconded the motion. The motion passed unanimously with Council Members Furniss, Hadley, Peay, Peterson and Snow voting yes.

- 2. Consider appointment of Fire Chief:** Mayor Macfarlane explained the process by which the Fire Chief was selected. An interview committee was formed consisting of two Council Members and three Fire Chiefs. The top four applicants were interviewed by Mayor Macfarlane and she contacted their references. Based on the committee interviews, her interviews and reference checks, she would like to appoint James Weston as the new Fire Chief. He has been an Assistant Fire Fighter in Sunset and she listed some of his credentials. He told her he would keep the fire staff as is for now until he can see what is happening.

Council Member Peterson said he was not on the committee, so he wanted to make sure they are hiring the most qualified person. He asked if he has a driver's license, is an Officer II, A/EMT certified, has all the NIMS Emergency Management Courses IS120, IS238, IS235, IS248, IS241A, IS242A and IS244A. Council Member Furniss said he did an evaluation of all the applications based on the job requirements and he was one of two who had every single one of them. Council Member Peterson asked, when Mr. Weston left the Department, if he left as re-hirable. Mayor Macfarlane said he did.

Council Member Hadley made a motion to approve the appointment of James Weston as Fire Chief. Council Member Snow seconded the motion. The motion passed 4 to 1 with Council Members Furniss, Hadley, Peay and Snow voting yes. Council Member Peterson voted no.

Mayor Macfarlane thanked Interim Chief Carter for all his hard work. He did a great job for the City. This was a hard decision to make.

- 3. Consider employment requisition to advertise for a new Public Works employee:** Public Works Director Monroe explained when Corey Wilson left, the Operations Manager position became open. He does not feel he has adequate knowledge of the employees, so doesn't want to fill that position yet. He proposed to hire an entry level Maintenance I, II or III employee, depending on their qualifications. He will then revisit the Operations Manager position within a year to 18 months when he has had time to get to know the employees' capabilities. When asked what will happen when he is not there to be in charge, he stated the four employees have done a fantastic job of covering that. He feels he can trust them to make decisions when he is not available. He would like all of them to learn to handle the Director position because the more people who are able to handle it, the better the whole Department will be. When asked what will happen if none of the current employees are capable of the position, Director Monroe said to hire outside would then be adding a new employee and he would have to seek Council approval. He feels confident one of the existing employees will be able to fill that position when the time comes.

Council Member Snow made a motion to advertise for a Public Works employee. Council Member Peterson seconded the motion. The motion passed unanimously with Council Members Furniss, Hadley, Peay, Peterson and Snow voting yes.

- 4. General information:** Mayor Macfarlane retracted a statement she made during the last Council meeting and that is she was able to read their emails because she cannot read the Council Members' emails and neither can the staff.

Sunset City Corporation
City Council Minutes
February 26, 2015
Page 5 of 5

Council Member Hadley has spoken about website options for the Citizens Corp. He has some plans to move forward with website development.

Council Member Snow talked with Bernie at Rocky Mountain Power who said the street lights on Main Street will be installed within a month and the installation of lights at Sierra R.V. will also be free. He will also be changing out three lights so they match the others and that will cost about \$1,000. At their next meeting they will talk about residential lighting. There will be a Mosquito Abatement meeting tomorrow to discuss hiring a contractor to begin the new building.

Council Member Peterson reminded the other Council Members that the Mayor is the City Administrator; not Treasurer/Office Manager Youngdell, who gets a lot of the work dumped on her. He asked them to try not to push everything onto one person. He thanked all the employees for their hard work.

Mayor Macfarlane reported UTA is gearing up to put signs, lights and a camera at the railroad crossing on 1800 North so the engineers can see if there is anything in the way of the train. She has received pictures of their progress. She does not take the Mayor's job lightly; she tries to look out for their safety, the employees and the needs of the City. It is a lot more than a part-time job. She is hoping, with a new Public Works Director and Fire Chief, they can move forward in an innovative and cost effective way that will help Sunset grow. She noted there is a place on the City website to sign up for volunteering and asked anyone who wants to be involved to sign up. The City will run well as long as everyone works together. She thanked everyone for their support.

Council Member Furniss made a motion to adjourn. Council Member Peay seconded the motion. The motion passed unanimously with Council Members Furniss, Hadley, Peay, Peterson and Snow voting yes.

The meeting adjourned at 7:25 p.m.

Approved – April 7, 2015

/s/Beverly K. Macfarlane, Mayor

/s/Susan R. Hale, Recorder