

**Sunset City Corporation
City Council Minutes
March 25, 2009
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Minutes of a work meeting held March 25, 2009 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Gotchy presiding.

Mayor and Council Present:

Dan Gotchy (arrived 7:15 pm)	Mayor
James Bridges	Council Member
Cheyrl Budge	Council Member
Ricky Carlson	Council Member (Mayor Pro-Tem until 7:15 pm)
Ray Chapman	Council Member
Ryan Furniss	Council Member

City Employees Present:

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Neil Coker	Fire Chief
Mickey Hennessee	Public Works Director

Fire Fighters:

Amy Kippen	James Weston
Anthony Bott	Travis Jeffery
Ryan Rhoades	Jake Peterson
Adam Scott	Keith Holmes
Kelcee Oyler	Rebecca Davis
Justin Arbogast	Justin Webster

Excused:

Ken Eborn	Police Chief
Vicky Gold	Recreation Supervisor

Others Present:

Tena & Brian Hale

The meeting was called to order at 7:00 p.m. by Mayor Pro-Tem Carlson.

WORK SESSION

1. Discuss subdividing west section of property behind City Building into residential Lots:

Public Works Director Hennessee pointed to the maps he had set up. He outlined the four lots they are discussing. He believes with or without the fire station, these lots need to be developed and sold. He has made the lots about the same width as the ones across the street. The Public Works Department can do the improvements to the lots and most of the cost would be getting the legal descriptions and survey done. He believes each lot will sell for about \$50,000 so that would mean \$200,000 the City could use. There have been a few options for the land discussed over the years such as developing the whole area into homes, making a day park out of it and using it for the new fire station and public works building. The frontages of the four lots along 250 West are narrower than what City Ordinance allows,

but they can do what they've done before. The lots meet the minimum square footage. Impact fees were discussed and it was decided to look into them, if not for these four lots, for future business development at least. Council Member Furniss asked Recorder Hale to find out all the steps of implementing impact fees for the next Council meeting.

Director Hennessee said the lots are sloped, but they can landscape for it. He would also like to put up a solid fence around the whole area and plant trees for a buffer because, no matter what they use the remaining land for, they need to have that buffer. He pointed to the map showing UDOTs conceptual plan of the bridge over the railroad tracks on 1800 North and showed how the bridge will take out the Public Works buildings.

Council Member Carlson said he had received a couple comments from residents about using the property for a City cemetery. That was discussed and decided that would not be a good use for the land.

Director Hennessee said they needed to look at the whole picture, which includes the I-15 interchange, the bridge and widening of 1800 North. He, Council Member Budge and Treasurer/Office Manager Youngdell looked at the bridge map more closely. Mayor Gotchy asked if it wasn't the intent of Director Hennessee to store the equipment on the land left and move his office into the City Building basement. Council Member Budge said she thought that would just be temporary. Mayor Gotchy said the basement is perfectly fine for his office. Council Member Furniss asked if Director Hennessee's office wasn't portable, so they could move it wherever they wanted it. Director Hennessee said he is bringing up options so the Council can make their decision after seeing what options are available. He believes the area of the fire station and Central Park will become prime commercial land when the interchange is built and that will bring in a lot of revenue to the City. Nine tenths of Central Park is a softball field that doesn't get used much because Sunset cannot compete with larger parks in other cities. He said he believes they should focus on purchasing some of the property along the west side of the park because it is another possible location for the fire station and public works building.

Mayor Gotchy said they needed to focus on the agenda item, which is selling the properties along 250 West behind the City Building. Then they can do what they want with the rest later. Council Member Budge is concerned people will not want to purchase those lots with them being right next to the Fire Department and the sirens. Fire Chief Coker said they asked the fire fighters in Smithfield what the residents next door thought about the sirens. Before the station was built, the Fire Department agreed not to use their sirens until they were away from the fire station and out on the road going to a call. They could do that here as well.

Mayor Gotchy asked if anyone had any concerns in developing the lots for sale. Council Member Budge said she did. Council Member Bridges said he was concerned about the water table because the developer had to bring in a lot of rock to alleviate the water concern underneath the City Building when it was built. Director Hennessee said he would recommend not allowing basements under these four homes. Council Member Furniss

believes they should move ahead with subdividing and selling the lots. Council Member Carlson said they are not losing money if they don't do anything with the lots right now. Director Hennessee said this is a big decision and would like everyone to do their homework on it and give their opinions at the next meeting. They need to look at the whole picture, such as the interchange, widening and bridge on 1800 North and start addressing those issues now. They are facing some big expenditures with the fire station and public works buildings and he asked how they will come up with the money for them. Council Member Furniss said he would not feel right about raising taxes when they have an asset behind the City Building to help raise some of the money. Council Member Chapman is concerned about the width of the lot because after setbacks, it only allows for a fifty foot wide house. Director Hennessee replied people usually build similar types of homes as those already in the neighborhood and the lots across the street are the same width. Again, Mayor Gotchy asked who has a problem with selling the lots and said he knows Council Member Budge does. Council Member Carlson said he's kind of fifty/fifty on it. Council Member Bridges said he's fine with it. Council Member Chapman said they should develop them. Council Member Furniss said everyone knows how he feels. Director Hennessee advised they would need to get a market analysis done. Treasurer/Office Manager Youngdell suggested talking with the neighbors to see how they feel about building the fire station there. Director Hennessee believes that should not be tied into selling the lots; that it should be part of deciding on the fire station. If the Council decides to go forward with this, he will gather more information and become more accurate. The Council decided to go forward with gathering more information.

- 2. Discuss building future fire station:** Public Works Director Hennessee said the fire station will fit on the lot behind the City Building, but they don't want the fire trucks going through the parking lot because it was not designed for continual heavy truck use. To the east of the City Building, the Davis Weber Canal has a gravel access road that is not used often and he is pretty sure they could make a deal with them on using it. He pointed out the property the fire station currently sits on and said some of the property owners backing the west parking lot are interested in selling their back portions. He believes the City should purchase those parcels for the future development of the fire station and public works building. He just wanted to make the Council aware of an alternative location because he does not believe in making decisions with just one option. They need to also consider the rest of the City property turning into prime commercial land, what they will do with the land and what they will do with the old fire station.

Council Member Furniss stated he is hesitant to put a fire station on the major thoroughfare and asked them to consider how Syracuse built theirs off of a main street and how Clinton moved theirs off of 1800 North. Director Hennessee said Clinton moved theirs because of a commercial development deal, not because they wanted it moved off of 1800 North. He said to look at Roy's fire station being right on the main highway. Council Member Furniss said he believes the location behind the City Building is the better location because he would not want to tie up prime commercial land with City owned buildings. Building the fire station in the more centrally located area of 1800 North was discussed as being better for the City and for Falcon Hill when the interchange is put in, but it was also said a central location is mute point in a City of Sunset's size.

Obtaining the stimulus money was asked about and the latest heard from FEMA is that there has been over 10,000 inquiries for \$210 million and it should be coming out in the next four or five months. They need to prepare for this as if they won't get any of it. Financing the station and using the expected ambulance revenue to help offset the payment was discussed. Council Member Furniss said he understands Roy City does not want to renew their contract with HAFB for ambulance service and that would be a gold mine for Sunset. Mayor Gotchy would like to get some sort of timeline on all this. Chief Coker said if they get going on the fire station, they could probably get it built at about the same time they get the ambulance license.

Council Member Furniss toured the fire station in Smithfield and said it would suit Sunset's needs forever, but it is the really the only plan they've looked at. Director Hennessee said that is why he believes they need to look at all options possible. They need to do an RFP for designs to get those options. Council Member Carlson said the Mosquito Abatement District just went through this process and it gave them many options to choose from. Mayor Gotchy said this is the route he believes they should take and asked Director Hennessee to work with Chief Coker to work on the requirements for the RFP. Director Hennessee said the architects will also probably do separate needs assessments and draft their plans based on those needs.

- 3. Discuss semi truck and trailer parking ordinance:** Mayor Gotchy said he has heard a lot of pros and cons on this issue and asked Public Works Director Hennessee for his concerns. Director Hennessee believes if they allow the business on 1800 North to park a semi trailer on his property it will open the door to having a lot of semis parked at businesses on Main Street such as Smith's. He is always being asked about beautifying Main Street and he believes this would hinder that, so he is against allowing them. Mayor Gotchy agreed with him. Fire Chief Coker agreed and said he is concerned about hazardous materials because some trailers do not have the placards even when they are carrying hazardous materials. Also, he knows residents complained in the past of the semi trucks running during winter nights to keep the engines warm. Council Member Furniss said they are talking about this because a Sunset business owner put a trailer on his commercial property for temporary storage. It is hard for him to deny businesses their livelihoods. He does not want to see semi trucks parked all along Main Street or a bunch at Smith's, although he is hesitant to tell Smith's what they can and can't do on their property. He asked if Brian Hale, who is here tonight to give his input on this issue, could speak to them. Mayor Gotchy gave permission.

Brian Hale said he understands the issues and has been a truck driver for six years living in Sunset. As a long haul driver he is only home on weekends and tries to clean up his semi, which is also his living quarters during the week, when he gets home. He used to bring just the tractor part home and back it into his backyard so it wouldn't be an eyesore or be in anyone's way until he received a notice on his mailbox that he couldn't park it in the City. He understands the concerns of the Fire Chief because he sometimes hauls hazardous materials in small enough quantities that his trailer does not have to have the placards. He is looking at this issue as a citizen whose vehicle is his company vehicle just like someone who has a work truck they bring home every night. The semis can be plugged in during the winter so they don't have to idle all night. He would even be willing to obtain a permit and

pay a fee to park his truck at home. Right now he has to park at Flying J in Ogden, have his wife come pick him up, haul all his laundry and food back to the house and then haul it all back to the truck when it's time to leave again.

Mayor Gotchy said he does not have a problem with truck drivers bringing their rigs home, but he does not want semi trailers parked in the City. He does not see any difference between parking a semi truck or a motor home in a residential driveway. He said where Mr. Hunt plans to build a storage building, there are places he can put his trailer just like other businesses obtaining storage units. Council Member Furniss disagreed saying that add to Mr. Hunt's costs. He likes North Ogden's ordinance which reads, "No person shall park any bus, farm tractor, truck tractor, trailer, commercial truck or other commercial vehicle upon any street within a residential district." Chief Coker said as a resident of Sunset for 38 years he is concerned about a business parking a trailer for storage on his property and maybe never building a storage building. That would not help in beautifying the City. Possibly changing the ordinance to allow parking by permit was discussed. Council Member Furniss went back to Mr. Hunt's issue and said Mr. Hunt would probably love to be able to build a storage building now, but his business is just beginning and it will take some time to fund the building. He would hate to hinder these small businesses, which might one day grow big.

Director Hennessee reminded the Council that the Crystal Cottage Inn had asked to be able to have semi trucks and trailers parked in their parking lot so the truck drivers could spend the night in their motel. Another item is UDOT controls 1800 North and it should never have been zoned commercial without proper planning because UDOT only allows business entrances every 200 feet. While homes are a legal non-conforming status they can maintain their driveways, but once one property goes commercial it makes the next property useless for a business because it would not be able to obtain a business entrance from UDOT. On the property Mr. Hunt now owns, a previous owner wanted to have a used car lot, but he could not obtain permission from UDOT for his entrance. He believes the Council needs to look at the whole area when deciding this issue. He is against allowing trailers to be used as storage, but he does not have a problem with truck drivers parking their trucks in their driveways. However, he does feel restrictions need to be placed on them. The Council has to remember also that they denied Crystal Cottage Inn permission to have trucks parked in their parking lot. More pros, cons, past problems and other items relating to this issue were discussed.

Mayor Gotchy asked what each Council Member thought of allowing semi trailers. Council Members Chapman, Budge and Bridges all said they were against them. Council Member Carlson said he would like to review it more and Council Member Furniss agreed.

Mayor Gotchy then asked if they should further review allowing semi trucks to be parked at a truck driver's residence. Council Members Furniss, Chapman and Carlson replied yes and Council Members Budge and Bridges replied no.

Mayor Gotchy said to put the issue of semi trucks on the next agenda, but not the trailer issue.

4. **Council Member reports and general information:** Council Member Furniss stated his appreciation for all the fire fighters who attended this meeting tonight. He believes they need a new fire station and updates to the public works area, so he is thankful they came to a consensus tonight. He is also happy they will be reviewing the semi truck ordinance. He has a problem with government agencies dictating a person's livelihood.

Council Member Chapman said he is glad they are moving forward with the fire station, the public works building and the possibility of selling the lots.

Council Member Bridges believes the Council should listen to Director Hennessee because he has been in this business for a long time and is well qualified to guide them on this issue. He is also concerned about the huge amount of money they are going to have to spend with the fire station and moving the public works building in the future. This City will be in financial straights in the near future if they don't plan very carefully. They need to look at the whole picture of what is needed and how they will finance it all.

Council Member Carlson added they need to keep in mind alternate locations and options.

Public Works Director Hennessee advised he is back in negotiations with Falcon Hill in supplying some of their water. If he gets an agreement he feels comfortable with, he will bring it before the Council. There will also probably be an agreement for the City taking their storm water for a fee. The Governor's Office has some stimulus money for infrastructure and he asked everyone to contact anyone they may know in that office to help Sunset obtain some of it. Sunset's storm sewer system has a weak point that becomes full to capacity during a 100-year storm. The system can probably take Falcon Hill's constant flow, but Falcon Hill will have to design their system to retain what is produced in a 100-year storm.

Treasurer/Office Manager Youngdell reminded the Council of the Utah League of Cities and Towns Conference in April and asked them to let her know of any changes that need to be made because the registrations will be sent out on Friday.

Fire Chief Coker asked the Council, during their review of the fire station, to remember the ambulance needs to be funded and housing it has to be considered if they decide not to build a new fire station right away. Maybe if UDOT was contacted about the widening of 1800 North, they would be interested now in making a deal on the old fire station instead of waiting which would help fund a new fire station. Director Hennessee clarified that right now the environmental impact study is being conducted on 1800 North from Main Street in Sunset to 2000 West in Clinton. UDOT cannot move on anything until that study is completed; then the project will be put on a list for funding. It was a good thought, but they cannot make a deal because they have no funding for purchasing land right now. Chief Coker mentioned if they do decide to purchase and use the properties west of Central Park, he believes there are two more properties they would have to purchase. Council Member Furniss said if that is the case, maybe they can just build it behind the present fire station on

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property the City already owns. Chief Coker advised the City well is back there and the location will be a decision for the Council to make.

Council Member Chapman made a motion to adjourn. Council Member Furniss seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:35 p.m.

These minutes have been read and approved at the regular City Council meeting held **April 7, 2009.**

Dan Gotchy, Mayor

Susan R. Hale, Recorder