

**Sunset City Corporation**  
**City Council Minutes**  
**August 1, 2017**  
**Page 1 of 6**

Minutes of a regular meeting held August 1, 2017 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Macfarlane presiding.

**REGULAR SESSION**

**Mayor and Council Present:**

Beverly Macfarlane	Mayor
Chad Bangerter	Council Member
Ricky Carlson	Council Member
Norm Noyes	Council Member
Scott Wiggill	Council Member

**City Employees Present:**

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Jason Monroe	Public Works Director
Ken Eborn	Police Chief

**Excused:**

Jake Peterson	Council Member
---------------	----------------

**Others Present:**

Kristen Horrocks	Maniac Vapor
Collin Wheelwright	Maniac Vapor
Brad Ling	UHaul of Utah
Malorie Brask	Better City
Laura Penman	Jeremiah J. Jackson
Marcus Murdock	Jason Kendall
Janice Hulse	Sandy Bybee
Joyce King	Wanema Butcher
Janet D. LuJan	Austin-Arlo Doyle
Terry Avondet	

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

Council Member Carlson gave the invocation and led the Pledge of Allegiance.

**Approval of Minutes:** Council Member Wiggill made a motion to approve the minutes of May 18, 2017 and June 6, 2017 as presented. Council Member Noyes seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes and Wiggill voting yes.

**Public Comments:**

Terry Avondet, of Clearfield, said she had recently listened to the minutes from the previous City Council meeting and was shocked that no motion was made when Mayor Macfarlane asked for a

**Sunset City Corporation**  
**City Council Minutes**  
**August 1, 2017**  
**Page 2 of 6**

motion to appoint herself and Council Member Wiggill to the North Davis Fire District (NDFD) Board. She questioned why the Council would “pull such a childish stunt”.

Michael Love also spoke of the event from the previous City Council meeting. He said refraining from making a motion was the choice of the Council, whether people agree with it or not. Mr. Love then thanked the City for putting together Fun Days and said it was very enjoyable.

Janet LuJan described Sunset City as “loving kindness”.

Arlo Doyle wanted to publicly state that he was pleasantly surprised by Mayor Macfarlane’s decision to nominate Council Member Wiggill to the NDFD Board, along with herself. However, he was disappointed at the reaction from the rest of the Council Members during that meeting. Mr. Doyle said that perception is people’s reality and that includes people’s perception of politicians. He enjoyed the conversation he had with Mayor Macfarlane, Council Member Bangerter and Council Member Wiggill during Fun Days.

- 1. Update on West Davis Corridor:** Marcus Murdock explained he had been working with Randy Jefferies on this project by helping with public outreach. Earlier in July, they released the final EIS for the West Davis Corridor and they were now in the public comment period, which ends August 31<sup>st</sup>. Mr. Murdock presented a video which gave a summary of the project.

Mayor Macfarlane asked about the two phases of the project. Mr. Murdock explained the first phase, which was already fully funded, would extend from Farmington to Antelope Drive. The second phase would stretch from Antelope Drive to 1800 North in Clinton. Funds had not yet been allocated to the second phase.

Council Member Carlson noted that the corridor narrowed to two lanes as well as the bridges, at the northern end of the road. He asked if there were plans to extend that road farther north and widen the road. Mr. Murdock said that there were plans to extend the corridor, but the plan through 2040 only went to 1800 North. When the road is extended and widened in the future, they will change the bridges to carry only northbound traffic and construct new lanes going southbound.

Council Member Bangerter asked for clarification on the “noise reduction pavement”. Mr. Murdock said that he did not know the engineering behind the pavement type, but it would be similar to what was used on Legacy Parkway. When asked about the cost of the project Mr. Murdock said the complete project would be \$725 million in today’s dollars. The first phase, which was funded, would \$610 million dollars, and Phase 2 would be \$115 million. Council Member Bangerter asked if they had heard of any citizen groups who would fight the construction of the Corridor like those who fought against Legacy Parkway. Mr. Murdock had not heard of any such groups and reported they had been very open with the community about the project and had tried to get as much information out there as possible.

2. **Consider a conditional use request for Maniac Vapor to be located at 2465 N. Main, #24:** Collin Millwright, an associate of Jason Jones, said that he would be representing Maniac Vapor during the meeting. Kristen Horrocks was also present representing the company.

Council Member Bangerter explained that the applicants had approached the Planning Commission and received permission to move forward with manufacturing the vapor that is used in e-cigarettes. The Fire Department had met with the applicants and did not find any issues with the application. The Planning Commission recommended that the City Council approve the conditional use permit with the conditions 1) that the business meets the recommendations and has the approval of the Fire Inspector and 2) that they keep up with the waste disposal process. Council Member Bangerter explained that Maniac Vapor had issues with theft from their garbage cans when they first came into the City, but they quickly resolved the problem. The second condition was an assurance that they would keep disposing of their waste efficiently.

Council Member Bangerter made a motion to approve the conditional use request for Maniac Vapor to be located at 2465 N Main Street, #24. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes and Wiggill voting yes.

3. **Consider a conditional use request for UHaul to be located at 1200 N. Main:** Council Member Bangerter reported this proposal had been heard by the Planning Commission on two occasions and the applicant had been working on the proposal to better meet the City's vision for the property. After working with Better City, Council Member Bangerter and the City Council have realized that their vision may not be the best solution for the property because of drainage issues that any other developer would have to face. After considering the most recent proposal, the Planning Commission recommended that the City Council approve the conditional use permit.

Brad Ling, with UHaul of Utah, explained Mayor Macfarlane had expressed her concerns about the previous proposal and asked that the development look more retail than warehouse. Mr. Ling took that information to the CEO of the company and was told to give Sunset the final view of the project. Now, rather than spacing out development, they would build the final product upfront. This was a \$10 million commitment on their part. Mr. Ling explained their intent was to maintain the existing building and utilize the existing showroom. They would conduct all their business from that location. The remainder of the facility, which had been used previously for RV repairs, would probably remain empty for the time being. They would then erect a 99,000 square foot, three-story, climate controlled storage facility. The footprint of the building would be approximately 33,000 square feet. Another portion of the property would for covered RV storage. They would also construct a 5,000 square foot building on the other corner of the property to use as a loading dock. Mr. Ling explained it would be easier for semi-trucks to deliver to this location than to have them come all the way into the middle of the property. The primary access to the property would be from Main

Street rather than 1300 North. They would also attempt to utilize the signage that already existed on the property.

Mayor Macfarlane thanked Mr. Ling for accommodating their requests and said she liked the new proposal. She was looking for a project that would add to the community and she believed this project could do that. It was noted that a 1,000-gallon propane tank would be installed on the property and Council Member Bangerter stated there would be no hazards with a tank of that size. Regarding drainage, Mr. Ling said they had not done the engineering for the project yet, but they were willing to comply with all storm water regulations.

Council Member Bangerter made a motion to approve a conditional use request for UHaul located at 1200 N. Main. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes and Wiggill voting yes.

- 4. Approve the Sunset Room of the Sunset City Building as a polling location and vote center for the 2017 Primary and Election:** Recorder Hale explained State Code 28-5-403 and 28-3-703 mandates that the City Council approve the polling location and vote center for the upcoming elections.

Council Member Wiggill made a motion to approve the Sunset Room of the Sunset City Building as a polling location and vote center for the 2017 Primary and Election. Council member Carlson seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes and Wiggill voting yes.

- 5. Mayor, Council and Department Head reports:** Council Member Bangerter thanked everyone who worked to make Fun Days run smoothly and made specific mention of the Police Department's involvement. The car show was smaller than it had been in the past, but there were a few other car shows in the area on that same day. Council Member Bangerter spoke about the donations that had been received for the event and suggested the City consider seeking donations early next year for Fun Days. He commented that the economy had changed and he felt that people were more willing to donate to the community. Mayor Macfarlane said she appreciated that Council Member Bangerter had spoken with each of the award recipients at the car show. Council Member Bangerter commented on the carnival and said it was a tradition the City should continue to uphold. He thanked Mayor Macfarlane for participating in the car show.

Council Member Carlson also commented on the success of Fun Days and thanked the Fire District for their work. He thanked Public Works for setting up the horseshoe pits, which had been very popular. He noticed they were low on booths this year and said he thought it may have been caused by the weekly Farmer's Market in Ogden, which takes place every Saturday. Normally, Fun Days takes place over the weekend of July 24<sup>th</sup> and he recommended that this remain the same in the future. It would be simpler for the residents to remember and plan around the event if it took place on the same weekend every year. Mayor Macfarlane agreed.

**Sunset City Corporation**  
**City Council Minutes**  
**August 1, 2017**  
**Page 5 of 6**

Council Member Noyes stated the City should express appreciation to the LDS Church for their help with the Fun Days breakfast. It takes an entire community to pull off an event of this size and people should be recognized for their help.

Council Member Wiggill thanked the Fire Department and CERT for their help in securing the firework area for Fun Days. He reported that the Emergency Preparedness group compiled a list of classes that would be available through Clearfield City and the list would be available to the public.

Treasurer/Office Manager Youngdell reminded the Council that there would not be a meeting held on August 15<sup>th</sup> because of the Primary Election. The City Council would meet again on August 22<sup>nd</sup>. She reported the new credit card system was working well and many residents were utilizing it.

Police Chief Eborn echoed the comments made about Fun Days and told three stories about residents and police personnel who went above and beyond to help others in the community. He applauded these individuals for their selfless service and kindness.

Public Works Director Monroe also thanked staff for the work they put into Fun Days. In preparing for next year, he asked that the City Council consider not holding Fun Days on the fourth weekend in July. With the 24<sup>th</sup> being on a Tuesday, it gives Mr. Monroe one less day to prepare for the event. He reported that shutoffs would be taking place that week. Mr. Monroe said mud volleyball had not been successful this year, so they would not be offering it next year. Council Member Bangerter suggested the skate competition include scooters next year. Director Monroe reported that one of the Public Works employees had given his two-weeks' notice, so a position would need to be opened up to replace him. Regarding the road project on 1400 North, Director Monroe explained the core samples showed several different problems with the road. The City had not received any contracts back from the CDGB Grants, so they would not be able to put the project out for bid yet. It was likely that the project would cost \$100,000 more than what was originally anticipated if they wanted the project completed before the end of the year. At the request of Mayor Macfarlane, Director Monroe explained a little bit about liquid road and polymer modified master seal from Seal Master. The company donated some product to the City and applied it to the road in front of Mayor Macfarlane's home. The product is popular in Colorado and Arizona, but was still experimental in Utah. If the product holds up to Utah weather, it would be a much cheaper alternative to other road repair options. Mayor Macfarlane reported that Seal Master would be coming to check on the applied product every month to see how it fairs in this location.

Mayor Macfarlane reported she had met with the Council of Governments in Bountiful this summer and they were able to discuss some funding issues and the upcoming elections. She also met with NDFD since the last City Council meeting and she felt that some compromise could be made on the representative positions. The NDFD would be making some changes that would better serve Sunset City, such as increasing fire personnel at the Clearfield station and the West Point station. They would also be making some administrative changes, including the hiring of more Battalion Chiefs. Mayor Macfarlane also met Rachel Loftus

with the Division of Water Quality regarding the City well. Staff sent in a change order request to have the City well and Martin Springs added into Weber Basin, however the Division of Water Quality said they would not take Martin Springs because the well was shallow and should not be mixed with the City well water. Mayor Macfarlane explained Wasatch Regional Transportation now has an interactive map on their website where City Officials and residents can make comments. She showed the City Council the website. Mayor Macfarlane then added her comments about Fun Days and thanked everyone for their hard work. She said they lived in a beautiful City and she was proud to work with the City Council Members and employees.

**CLOSED SESSION**

**Call a closed session in accordance with Utah State Code 52-4-205(1)(d) to discuss the purchase, exchange or lease of real property.**

**Present:**

Beverly Macfarlane	Mayor
Chad Bangerter	Council Member
Ricky Carlson	Council Member
Norm Noyes	Council Member
Scott Wiggill	Council Member
Susan R. Hale	Recorder

Council Member Carlson made a motion to go into the closed session after a short break. Council Member Bangerter seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes and Wiggill voting yes.

Recorded minutes are being kept as required by State Code 52-4-206.

Council Member Bangerter made a motion to go back into the regular session. Council Member Carlson seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes and Wiggill voting yes.

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

The meeting adjourned at 8:55 p.m.

Approved – September 5, 2017

/s/Beverly K. Macfarlane, Mayor

/s/Susan R. Hale, Recorder