

**Sunset City Corporation
City Council Minutes
August 16, 2016
Page 1 of 10**

Minutes of a regular meeting held August 16, 2016 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
Trystal Peay	Council Member
Scott Wiggill	Council Member

City Employees Present:

Susan R. Hale	Recorder
Linda J. Youngdell	Treasurer/Office Manager
Ken Eborn	Police Chief
Jason Monroe	Public Works Director
James Weston	Fire Chief
Anthony Bott	Dep. Fire Chief
Jana Danzer	Court/Business License Clerk
Firefighters: Adam Scott, Skylar VanEkelburg, Jessica Tauiantuse	

Others Present:

Allyson Jackson	Sunset Citizen Corps
Jon Ellsworth	Planning Chair
Scott Stevenson	Planning Commissioner
Annie O'Connell-Torgerson	Planning Commissioner
Jeremiah Jackson	Joyce King
Wanema Butcher	Janet D. LuJan

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 Wiggill made a motion to approve the minutes of July 19, 2016 and August 2, 2016 as presented. Council Member Peay seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes, Peay and Wiggill voting yes.

Public Comments: There were none.

- 1. Discuss 2016 Roadway Improvement Project – Change order to 2300 North and award the bid for the 2016 Roadway Improvement Project:** Public Works Director Monroe explained there was \$125,000 budgeted for the project. The change order document shows the total cost is at \$125,472.15. The Central Park curb, gutter and asphalt portion in the

amount of \$6,513.75 is budgeted in a different part of the Public Works budget, so the actual 2300 North project will cost \$118,958.40 and is under budget. The project consists of multiple places on 2300 North from Main Street to the railroad tracks where they will be digging up and replacing asphalt. It includes crack sealing patches and some cracks before they do a chip seal with fog coat on top of that. That will take care of the entire road. Both he and City Engineer Nelson recommend awarding the contract to Post Asphalt so they can get started.

Council Member Noyes made a motion to award the bid to Post Asphalt for the 2016 Roadway Improvement project in the amount of \$118,958.40. Council Member Wiggill seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes, Peay and Wiggill voting yes.

2. **Sunset Youth City Council report:** Youth Mayor Furniss could not be here so Council Member Peay reported for her. The Youth City Council went to the Food Bank again last week and served dinner. That wraps up their service projects scheduled before school starts. They sold candy and soda at the 'Movie in the Park' and had a great time.
3. **Sunset City Citizen Corps report:** Allyson Jackson stated she had been asked to provide an inventory report and she has a list, but wants to check on some items before providing it. When she went through the supplies in the basement of the City Building and the CERT supplies and what is there for the City employees, should they need to shelter in place, are lumped together. There are some items on her list that are not down there, but some items were moved to the Fire Station and she has not had a chance to inventory it. The inventory list from the first CERT trailer is what she would like to duplicate in the other two trailers. Some of their budget will also be used for citizen training materials. Mainly to get a commitment for attendance, they charge \$10 for residents and \$25 for non-residents to take the CERT classes. They fill the trainees' backpacks with supplies and provide the training materials. The manuals can now be downloaded on their iPads, phones, etc. so the cost of those may be decreasing. There has been a lot of transition in the last few years, so she has decided to focus on CERT and let the Citizens Corp and other pillars go by the wayside until they can get more volunteers who can help with the programs. CERT has always been the top priority. She has a list of about 30 people who want to take the CERT classes and she is still hoping to get a class together this fall, so maybe some of those attendees will be able to help with Citizens Corp.

Council Member Bangerter said they see volunteer burn out often and said her plan is exceptional; keep the main focus on CERT and work on the rest as they can. He asked that she makes sure she does not get burned out by giving some of the burden to other volunteers as they become available. Mrs. Jackson said if she cannot get enough instructors from the Sunset pool to have a class, she will try to combine with Clinton's or Clearfield's classes because County-wide they share instructors. Council Member Wiggill agreed with what Council Member Bangerter said. He also said Mrs. Jackson is doing a great job. Mayor Macfarlane told Mrs. Jackson not to do it all herself and to delegate things to other CERT members because that is what will keep them active. Mrs. Jackson said she has met with

about 15 CERT members and they decided they will start putting an expiration date on their certifications so the members will have to attend refresher courses. A lot of the volunteers can do a little, but she has not gotten many people who can do a lot. A problem with good volunteers is that they volunteer at many places and their plates are full. She will work with Council Member Wiggill to finalize a list of items to supply the trailers with.

4. **consider approving the Interlocal Agreement between Roy City and Sunset City for the Management and Collection procedures for Sewer Services:** Recorder Hale explained many years ago, when Mr. Holbrook went to build his apartments it was discovered the land was too low to hook up to Sunset's sewer system, so an agreement was made between Sunset and Roy for the development to hook into Roy City's sewer line. Mr. Holbrook then paid Roy City for his sewer services. The developer of the Sunset Place Townhomes PUD, Joseph Cook, did not contact Roy City to see what needed to be done prior to beginning construction. The Roy City Council has held meetings to discuss how this development would affect any future development Roy may have in the area to see if they would allow the Sunset Place Townhomes to dump into their sewer line. The Interlocal agreement between Roy and Sunset that is before the Sunset Council tonight only allows 60 more homes to be hooked into their sewer line. Therefore, including Mr. Holbrook's 16 units that is the originally planned for 76 units. However, Mr. Cook's development is for 76 of his own units, so he will have to figure out something else like a lift station for 16 of his units. The agreement stipulates that the owners will pay Roy City for sewer, that he HOA will set aside money for repair or replacement of their private sewer line that connects to Roy's line and that the home owners will have to help pay for any expansion of Roy's sewer line if it is needed in the future.

Recorder Hale read an email from Mr. Cook regarding the agreement, "We have no problem with setting aside money to maintain our sewer line, but we do have a little concern about part of Paragraph 2.3 of the Interlocal agreement, which says: 'Sunset Place Townhomes will also commit to pay for its share (as calculated by percentage of its connections) of any expansion of capacity to the 6000 South line from its connection to 2700 West, should Roy City reach capacity on this line in the future.' We are concerned that this language leaves the residents open to being obligated to paying an open-ended and undetermined amount of money in the future which could, potentially be astronomical in cost. Roy City has told us that the total cost to increase the line would be in the neighborhood of \$200,000. Since we are using 10% of the capacity, I would like to request that the City insert a clause in the interlocal agreement that the Association's costs associated with that would be capped at or no more than \$20,000-\$25,000 maximum. We would like the following language to be inserted following the above sentence: 'In any event, the Association's costs associated with expansion of the 6000 South sewer line would be capped at or no more than \$25,000 maximum.'" Recorder Hale said her opinion is that the line isn't needed because 10% of \$200,000 is \$20,000 and divided by the 60 units the cost would be under \$400 per unit.

Council Member Bangerter's concern is that, because they are not residents of Roy, the residents in that development wouldn't have any voice or ample rights if Roy City decided to increase their sewer fees due to a line expansion or for other reasons. He feels Roy's Council

Members may not consider the home owners' input because they don't vote in Roy and the Roy City Council does not represent them. It was said a line expansion wouldn't just impact this development, but a lot of Roy residents as well, so there would be a lot of Roy residents at a meeting along with the Sunset residents stating their concerns.

Council Member Noyes made a motion to approve the Interlocal Cooperation Agreement between Roy City and Sunset City for the management and collection procedures for sewer services as written. Council Member Bangertter seconded the motion. Council Member Carlson said the set amount Mr. Cook wanted wouldn't work because a line expansion wouldn't be a set amount from this timeframe. He also wondered why Mr. Cook didn't just install a lift pump for the whole development instead of just the last 16 units. Council Member Noyes believes it may be logistically impossible to do the lift pump anyway. Public Works Director Monroe stated pumping the last 16 units into Sunset's line will be a nightmare so they will need to think long and hard if the City is willing to allow him to do that. It will cause tremendous problems with the sewer. The motion passed unanimously with Council Members Bangertter, Carlson, Noyes, Peay and Wiggill voting yes.

5. **Consider an ambulance replacement proposal:** Deputy Fire Chief Bott reported Ambulance 11 has gone in several times for oil leaks and other things. From November 2015 to July 2016, they have spent \$4,002.05 on it. Numerous fire departments are finding out it is better to do a cab and chassis remount. Roy City, South Davis Metro, Ogden City and Gold Cross Ambulance are doing it or about to do it because it is more cost effective. He addressed the quotes he received. Wheeled Coach's quote is the one used for Clinton City's newest ambulance with a few adjustments at \$164,200, Horton's quote was from the two new ambulances they sold Kaysville at \$232,629 each and Braun's quote was for a standard ambulance at \$184,076. Firetrucks Unlimited is a company that does the cab and chassis remounts. They have done one for Roy and two for Pleasant Grove. They would take the patient box off of Sunset's 2006 ambulance; restore the box inside and out, bringing it fully up to code and set it on a new Dodge or Chevy 3500 chassis for \$99,919. Deputy Chief Bott talked with Deputy Chief Benavides from Clinton and he recommended going with a 4500 chassis. When Dep. Chief Bott talked with Firetrucks Unlimited, he was told that would be about a \$4,200 increase. He is not interested in the new ambulances; he just got the quotes for comparison purposes. Dep. Chief Bott talked with Zions Bank on financing for 4 yearly with 50% down. On the Firetrucks Unlimited quote the payments would be \$10,856.28. He would also like to purchase a new gurney with it for \$16,017.25. The payments would then be \$12,579.34. When asked if they couldn't use the gurney they have now, Dep. Chief Bott responded the one they have now is a good powered gurney, but it is a very heavy gurney. They got to demo the new Striker gurney for three months. The gurney is being held for them and is originally \$20,000 but since they used it, it is now a 'scratch and dent' product. It is much lighter to hold while the gurney legs are going up to put the patient in the ambulance or while the legs are coming down to get the patient out of the ambulance. He worries about back injuries with their current one. He plans to fund this from the Fire/EMS Vehicle Capital Project Fund. Right now it has \$106,745 in it. He is asking to take the 50% down payment out of it. \$40,000 has been placed in the fund each year for the last two years.

Sunset City Corporation
City Council Minutes
August 16, 2016
Page 5 of 10

He is hoping that will continue and that he can take a portion of that transfer for his ambulance payment.

Council Member Wiggill said he has viewed all the material and is onboard with Dep. Chief Bott. He believes it would be beneficial to upgrade to the bigger chassis and include the new gurney.

Council Member Bangerter asked Dep. Chief Bott some questions to which Dep. Chief Bott replied the Fire/EMS Capital Project Fund was set up for ambulances and fire trucks, the trailers were purchased with a grant, the brush truck was free, the newest command vehicle was bought on a lease/purchase, the last fire truck was purchased in 2007 and it is doing well with under 20,000 miles and the 1994 fire truck needs to be replaced. Dep. Chief Bott said he is considering a box and chassis replacement for the fire truck or not buying a new one. Firetrucks Unlimited is refurbishing a lot of older trucks and is able to get the same financing and warranty as a brand new truck, so when he can he will probably go with them. Council Member Bangerter said the 2006 ambulance obviously has an engine problem and asked if they could possibly pick up a 2012 model for \$30,000 or \$40,000 and still protect the Fire/EMS vehicle fund. He does not want to lose ground on saving for a new fire truck because he knows they need to replace one. Dep. Chief Bott said it is a possibility, but he has heard people ask why all Sunset's apparatus different looking. He also asked if they can take some of the ambulance revenue to go towards the ambulance instead of the Fire/EMS fund and it was answered that is basically what happens already. Council Member Bangerter said, with the future need of a new fire station and possible tax increase, he wondered if now was the time to be purchasing new instead of a \$40,000 used ambulance. He believes the 2006 ambulance could still be sold for \$10,000 to \$12,000, but he could be wrong. He is not opposed to that, but Dep. Chief Bott is worried about buying something used from someone else and taking on their problems again, when they could get a basically brand new ambulance for about \$84,000 less than new.

Council Member Wiggill believes when things are good, they should provide the citizens with something new and more dependable. Council Member Noyes said he is impressed with the proposal, however he feels this is an item they need to discuss during the regular budget meetings. Sunset has two ambulances that are operating fine for now, even with the repairs. Council Member Wiggill said they did bring it up at budget time. He understands it may not seem like an emergency to replace the ambulance, however it continually has problems. Dep. Chief Bott said that ambulance has died on them, thankfully at a hospital, and asked what people would think if it happened on scene with a patient with a serious medical condition. He doesn't just want something new; he wants something reliable for the patients. When asked how long this cab and chassis remount will take and what they plan to do while they only have one ambulance, Dep. Chief Bott responded it would take about four months and that a Clinton ambulance is second out when the Sunset ambulance is busy.

Council Member Peay said the proposal is fabulous and likes that he is using their current budget. She also believed the Fire/EMS Vehicle Fund was for purchasing ambulances and fire trucks, so she feels Dep. Chief Bott is doing this the right way. She is all for the remount

and asked why they would go used when they need something reliable, even if it is more money. She believes if it was any other Department, the Council would have accepted the proposal with no qualms and the Fire Department needs this. Council Member Bangerter recalled denying vehicles for the Police Department in years past and denying departments new vehicles is not uncommon; it just depends on how the budget is sitting. He also stated that Dep. Chief Bott just told them how reliable the 2000 ambulance is with almost zero repairs, so believing a \$30,000 to \$40,000 used ambulance with 30,000 miles on it will be like the 2006 ambulance is uncertain. It bothers him that purchasing used was not an option brought before them along with the new and remount options tonight. Dep. Chief Bott stated he did propose purchasing a used 2000 ambulance from Farmington last fiscal year for \$20,000 including a gurney, but it was shot down. When asked if they are prepared to go without a second ambulance for four months while the new one is built, he said his risk analysis conclusion is that putting an ambulance down for four months and getting a reliable ambulance back is worth it. The total for going with the ambulance remount with the 4500 chassis and new gurney would be \$120, 136 and he does not have the payment information on that.

Recorder Hale reminded everyone, the budgeted amount in the Fire/EMS Vehicle Fund is \$40,000 to be added to the fund balance. The \$40,000 can be switched from the fund balance line item to the purchasing line item with nothing else done, but the 50% down payment would be higher than that, so the budget would have to be increased and a public hearing held to gather resident input. When Dep. Fire Chief Bott said he was under the impression he had \$106,000 in that fund, Recorder Hale agreed they did, but only \$40,000 was budgeted. For example the whole City budget could have \$4 million in the coffers, but only \$3 million budgeted to be spent. The residents have to be told how much money the City plans to spend of their money before a budget can be adopted. Council Member Bangerter explained if they were able to find a good used ambulance for \$40,000 they could purchase it without needing to open the budget. The advantage to that is to hopefully get rid of the problem ambulance and gives them another ambulance, so they can prepare for the cab and chassis upgrade with no down time. Council Member Wiggill reiterated he and the Fire Chiefs have discussed this and it was not the avenue they chose. There was further discussion before a motion was called for.

Council Member Carlson made a motion to move forward with the cab and chassis remount, including the 4500 chassis and new gurney as discussed, noting a public hearing is required first to open the budget. Council Member Wiggill seconded the motion. The motion passed 3 to 2 with Council Members Carlson, Peay and Wiggill voting yes and Council Members Bangerter and Noyes voting no.

6. **Consider Resolution 2016-16 amending Section 8.3.3 paragraph E of the Sunset Personnel Policies and Procedures and discuss the feasibility of funding the policy this year:** Council Member Noyes gave the history of this policy, noting the policy is to allow employees to cash out up to 50% or 100 hours of their accrued vacation. They are amending the policy to allow funding of the policy and amending the number of hours allowed for the cash out to be based on a graduated system of years employed with Sunset City. The

graduated system would be 50% of accrued hours or a maximum of: 20 hours for 0 to 5 years employed, 40 hours for 6 to 10 years, 60 hours for 11-15 years, 80 hours for 16-20 years and 100 hours for 21 years and over. Mayor Macfarlane said they will need to open the budget if the Council decides to fund the policy this year. A couple of Council Members wanted to know the cost before deciding that. \$26,730 needs to be added to the budget to fund the policy this year if everyone who is eligible chooses to get their cash out. Council Member Noyes said they had already agreed to amend the policy. The major concern tonight is to make it official by adopting the resolution. Recorder Hale said they could approve the resolution tonight and, in a separate motion, call for a public hearing to increase the budget for funding it.

Council Member Noyes made a motion to approve Resolution 2016-16 amending Section 8.3.3 paragraph E of the Sunset Personnel Policies and Procedures as written. Council Member Wiggill seconded the motion. The motion passed with Council Members Carlson, Noyes, Peay and Wiggill voting yes. Council Member Bangerter disclosed that his son is employed with Sunset City, so he chose not to vote on this issue.

Council Member Noyes made a motion to hold a public hearing to amend the budget to allow for the funding of this policy. Council Member Peay seconded the motion. Council Member Bangerter stated he is allowed to vote on these types of items as long as he discloses that his son is employed with Sunset, but he prefers not to at this time. The motion passed with Council Members Carlson, Noyes, Peay and Wiggill voting yes.

- 7. Mayor, Council and Department Head reports:** Council Member Bangerter stated the Planning Commission will be here tonight to discuss the general plan with the Council during the work session. He said this will be the time to express any concerns they may have because when it comes before them again, it will be to approve it.

Council Member Carlson gave kudos to the Public Works employees for overseeing the 'Movie in the Park' and preparing the park for the 'Under the Stars' car show. The car show is good for the City as it brings people into Sunset annually. When they were talking about selling the used chassis from the ambulance he recalled that Mosquito Abatement has had really good success using the website publicsurplus.com or something like that. They have received a lot more money for their vehicles than if they were using KSL, E-bay or just auctioning them off via closed bids and said that site is a possibility for selling the used ambulance chassis.

Council Member Noyes thanked Treasurer/Office Manager Youngdell and Public Works Director Monroe for getting the iPad for him. He also thanked Treasurer/Office Manager Youngdell and Recorder Hale for everything they do to help the Council in their duties.

Council Member Peay reported they are trying to come up with a different idea for the veterans' memorial so they can erect it at the City Building. She also thanked the Public Works employees for overseeing the 'Movie in the Park'.

Council Member Wiggill stated his appreciation for Fire Chief Bott's work on the ambulance presentation and for Allyson Jackson's work on the Citizens Corp and CERT. He missed the 'Movie in the Park', but asked Director Monroe to convey to his employees that the park looked awesome for the car show and said the car show was very well attended. The City has some money coming in from Proposition 1. He and Mayor Macfarlane have met with UTA before and discussed some things to use the money on like upgrading some bus stops, etc. He asked the Council to help him with ideas on what they could do with the money. Yearly, the estimate the City should receive is a little over \$50,000 annually. UTA had told them, if Sunset Public Works could prepare the concrete pads for the bus stops, they would provide upgraded shelters. Council Member Bangerter asked if he understood right that UTA, who receives their own Prop 1 money, wants Sunset to spend its Prop 1 money on their transportation issues. He has a hard time supporting that. Council Member Wiggill said they could also use the money on like bike trails or sidewalks.

Treasurer/Office Manager Youngdell, said due to the work session with the Planning Commission and lateness of time, she would speak with the Council Members separately if they have any questions of her.

Police Chief Eborn suggested using some of the Prop 1 money on installing flashing lights or a crossing guard for crosswalks at the Elementary Schools that do not meet the State standards for that. Two Officers worked the car show and there were no issues. This Monday is the first meeting for the Board selected by the State Office of the Courts to begin the selection process to replace Judge Jensen. There are nine applicants and they will interview them in two weeks to narrow the applicants down to three for Mayor Macfarlane to review and decide which one to appoint. The outside of the Winegars building has been painted and some weeds have been mowed. They also removed the old chain link fence that used to hold old appliances from an appliance store that used to be there. There are still some weeds and trees that need to be trimmed and he would like to see them replace some of the rear fencing, but they've done quite a bit. Sunset Village R.V. Storage has placed a big sign in the lot telling the owners of the trailers still left in the lot that their trailers need to be removed because the property will be changing hands soon. Council Member Bangerter stated a resident told him new vehicles have been moved onto that property and they no longer have a business license, so no new vehicles should be in there. Chief Eborn will address that with the owner.

Fire Chief Weston reported they went out on two structure fires yesterday; one in Clinton and one in West Point. He named the dates and topics of the trainings they will be holding that the Mayor and Council are welcome to attend. The tentative date for their open house is October 6th. Their Christmas party will be on December 16th and the Mayor and Council are invited. Santa around the City will be held on December 24th. They will also have CPR and blood born pathogens trainings in November and the Police or anyone else who wants the training is invited.

Mayor Macfarlane reported on the 'Change of Command' ceremonies she has attended as the HAFB Liaison and Honorary Commander of the 388th. She attended the IOC (Initial

Operational Capability) event for the F-35 to formally declare them as combat ready. Col. Murphy is leaving so at his 'Change of Command' ceremony, she was impressed that he recognized Sunset City in his speech, saying how nice it was for the community to be behind him and HAFB. She will be attending a conference for the North Davis Sewer Board in September and for Wasatch Integrated next week. The goal of Wasatch Integrated is to keep the landfill open as long as possible before having to transfer garbage elsewhere. They believe they can keep it open for 27 more years. It will be better if they can get everyone to recycle and keep waste at a minimum.

Public Works Director Monroe reported they are repainting the red curbing along 250 West before school starts so people know where they cannot park. The restroom for Central Park will be delivered on Thursday to be installed. The 2300 North roadway project will be starting soon. Tomorrow they will be digging ground so the Rachael Runyan Memorial can be installed. One of the Public Works employees will be out for quite some time due to surgery on Thursday and another employee will have surgery shortly after that. On August 26th, Elaine Runyan is holding a memorial Harley Davidson ride beginning at 10:00 a.m. from the Harley Davidson store in Riverdale, going up over Trapper's Loop where Rachael Runyan's body was found, and end at Rachael Runyan Memorial Park to dedicate the memorial. Sunset entered into a one-year lease program with John Deere for a back hoe at \$1,000 for the year. They tried to talk him into leasing two of them and selling the City's old loader and back hoe, but he didn't feel comfortable. That term has ended and the back hoe went back because the lease increased to \$9,000 a year, so thankfully he did not do that as 13 other cities did. He announced he will be promoting Skylar Bangerter to full-time on Monday. There is a lapse between 3:30 p.m. when the Public Works employees go home to 5:00 when the Office closes and a lot of people call during that period to have their water turned off or on, so he is changing Mr. Bangerter's hours to 8:30 to 5:00 for a trial period. He hopes that will avoid overtime and provide someone to take care of work orders during that time. He thanked the Council Members for replying to his email so he could promote him.

Council Member Noyes made a motion to go into the work session after a 5 minute break. Council Member Bangerter seconded the motion. The motion passed unanimously with Council Members Bangerter, Carlson, Noyes, Peay and Wiggill voting yes.

WORK SESSION

Meet with the Planning Commission to review proposed zoning changes.

Present – Mayor Macfarlane, Council Members Bangerter, Carlson, Noyes, Peay and Wiggill, Recorder Hale, Treasurer/Office Manager Youngdell, Public Works Director Monroe, Planning Chair Ellsworth and Commissioners Stevenson and O'Connell-Torgerson.

The Planning Commissioners and Council discussed the Main Street Zone proposal, which is specifically for the old Sierra RV parcel, line by line. The intent of the zone is to provide a diverse zone that accommodates neighborhoods serving retail, service and residential uses in a compact, walkable urban form. The desired form would include attached units with no single family detached type of use. It would have a medium to large footprint, meaning it

would take up most of the lot and does not leave a lot of open area. The facade would be a simple wall plane, with the buildings being built very near the sidewalk or other right of way. There would be small to no side setbacks and have a maximum of 4 stories. It should have a diverse mix of frontages on the ground floor, including retail, residential, office, etc. The feel would be urban meaning it is made for pedestrian use. Main Street has a lot of traffic so they also want to make it attractive to transit. The idea is to have mostly ground floor commercial with a mix of commercial and residential on the floors above.

They listed the types of buildings that would be allowed, including accessory buildings. They discussed the allowed height, depth and width of the buildings, stating when a new building is built within 20' of the rear lot line, the new building can only be one story taller than the allowed height of an adjacent residential building. Any building wider than 150' must be designed to read as a series of buildings no wider than 75' each to avoid a big box store look. For apartment complexes, they would require a minimum of one parking space per unit, stating that the market would determine parking more than the City would and this would encourage more efficient use of space. For service or retail uses, the City would not set a number of parking spaces because a developer will build parking spaces to satisfy its customer use during peak times. The City needs to encourage efficient use of space so it receives the most tax revenue it can out of the square footage built. Parking lots will be in the rear with some parking allowed on the street. They discussed how far awnings and other architectural features may encroach into the setbacks. They discussed what uses are permitted and what uses require a conditional use permit.

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, Peay and Wiggill voting yes.

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

The meeting adjourned at 9:55 p.m.

Approved – September 6, 2016

/s/Beverly K. Macfarlane, Mayor

/s/Susan R. Hale, Recorder