



Sunset City Corporation

200 West 1300 North • Sunset City, Utah 84015 • 801-825-1628

CITY COUNCIL AGENDA REGULAR MEETING

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Council will hold a regular meeting at 6:30 p.m. on Tuesday, January 16, 2024 at 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 ten (10) working days prior to the scheduled meeting to give the needed time to study the request. Agenda shall be as follows:

REGULAR SESSION

- A. CALL TO ORDER & WELCOME
- B. INVOCATION AND PLEDGE OF ALLEGIANCE by Council Member Smalling
- C. APPROVAL OF MINUTES – January 2, 2024
- D. PUBLIC COMMENTS

AGENDA ITEMS

1. Recognize Chad Bangerter for Time Served with Sunset City
2. Consider and Approve Updates to the Youth City Council Charter
3. Information from SentinelOne for the State of Utah Cyber Project
4. Update from Victim Advocate Celeste Hopkins
5. Recommendation and Approval for U-HAUL Tenant Improvements
6. Recommendation and Approval of Resolution 2024-04 from Planning Commission for Planning Outpost to Complete State Mandated Changes to Subdivision Ordinances
7. Discuss and Possible Action for Property Located at 1913 N 400 W
 7. (A) (Dependent on 7.) Consider and Approve Resolution 2024-03 Listing Agreement with Summit Sotheby's International Realty Company
8. Mayor, Council and Department Head Reports
9. Adjourn Regular Session and move into the Work Session

WORK SESSION

1. Discuss the Lead & Copper Service Project
2. Motion to Adjourn

Possible closed session for reasons allowed by Utah State Code 52-4-205.

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 three (3) working days prior to this meeting. Anchor location for electronic meetings by telephone device is 200 W 1300 N, Sunset UT 84015. With the adoption of Ordinance 1-6-3, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance. Posted and e-mailed to local newspaper – January 12, 2024

Nicole Supp, Recorder

Sunset Youth City Council Charter 2024

Article I: Name and Purpose

Section 1: The official name of this organization shall be the Sunset Youth City Council, hereinafter referred to as the SYCC.

Section 2: The purpose of the SYCC is to provide a platform for young residents to actively engage in local governance, serve their community, foster community connection through planning/execution of community events, and gain valuable leadership skills and experience.

Article II: Membership

Section 1: Eligibility

1.1 Any resident of Sunset between the ages of 11 and 18, still attending school, is eligible to apply for membership.

1.2 Any resident who meets the above terms is allowed to apply to join SYCC.

Section 2: Term

2.1 Members shall serve until either graduation from high school or choosing to end their position.

2.2 Members must inform the SYCC leader of their decision to end their position.

2.3 Members who engage in disruptive or disrespectful behavior within the council will face dismissal from their position.

Article III: Structure

Section 1: Council Positions

1.1 The SYCC shall elect positions, including a Youth Mayor, Mayor Pro-Tem, and Secretary.

1.2 Elected positions shall serve a term of one year.

1.3 A re-election shall be held to choose a new member for the position after the term is finished.

1.4 SYCC will consist of no more than 15 members at one time.

Section 2: Meetings

2.1 Regular meetings shall be held bi-monthly on the first and third Tuesdays unless otherwise stated by the SYCC leader.

2.2 Special meetings may be called by the SYCC leader or upon request of a majority of the members.

Section 3: Attendance

3.1 All members shall only miss regularly scheduled meetings with prior notice given to the SYCC leader at least 24 hours before the meeting.

3.2 Members may only miss four (4) meetings in one year before discussion of dismissal from SYCC (dependent on individual circumstances).

3.3 Members must commit to showing up to all events and community service projects unless prior approval is given by the SYCC leader to miss an event/project.

3.4 Missing more than three (3) SYCC events or projects will result in dismissal from SYCC.

Article IV: Responsibilities

Section 1: Community Engagement

1.1 Members shall actively participate in and/or help to facilitate yearly community events for Sunset City.

Section 2: Community Service

2.1 Members shall work together to plan and execute at least three (3) local community service projects each year, which provide some type of benefit or assistance to our community.

Article V: Amendments

Amendments to this charter may be proposed by any SYCC member and require a two-thirds majority vote for approval, as well as presentation to and approval from the Sunset City Mayor and Council.

Article VI: Ratification

This charter shall be ratified upon approval by a majority of the current SYCC members.

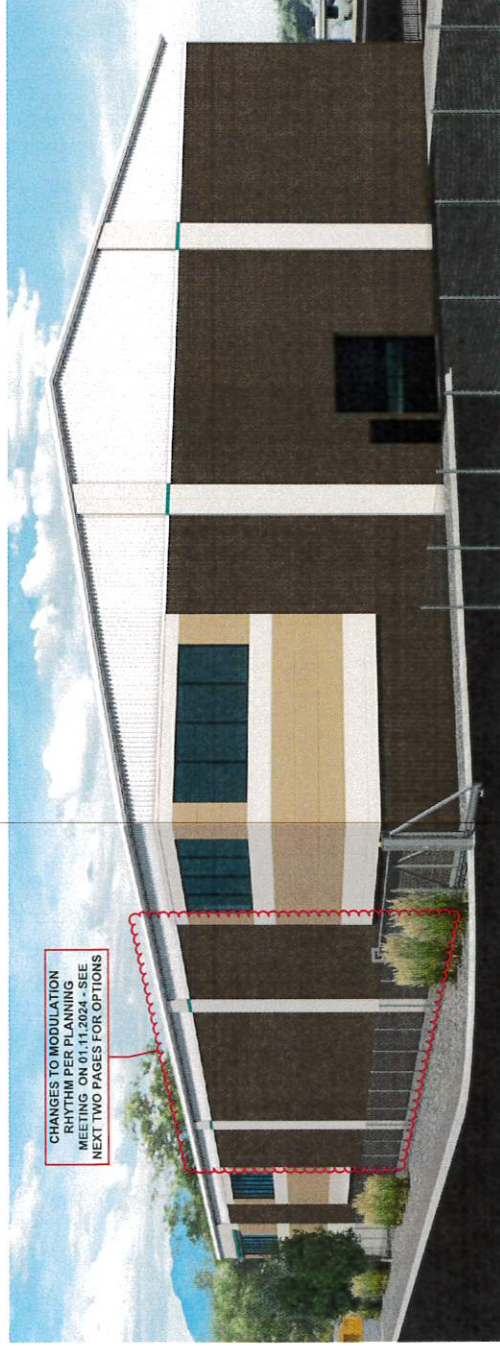
UHAUL INTERNATIONAL

CONCEPT - JANUARY 2024
1200 N MAIN STREET
SUNSET UTAH 84015



CHANGES TO MODULATION
RHYTHM PER PLANNING
MEETING ON 01.11.2024 - SEE
NEXT TWO PAGES FOR OPTIONS

PERSPECTIVE LOOKING SOUTHWEST



CHANGES TO MODULATION
RHYTHM PER PLANNING
MEETING ON 01.11.2024 - SEE
NEXT TWO PAGES FOR OPTIONS

PERSPECTIVE LOOKING NORTHEAST

Zoning Information

Project Name: U-Haul Moving & Storage of Hill Field
Municipality: City of Sunset

Parcel No. / Acre / Area: 1 / 13.226 acres / 576,124 s.f.

Zone: C2 - Commercial

Uses: Automobile & Truck Rental -CUP

Equipment Storage -CUP

Storage facilities - CUP

Warehousing & storage establishments - CUP

Vehicle -CUP

Display-CUP

Retail - permitted

Max. Lot Coverage; 50% = Required / 16% Proposed
Setbacks (Principal structures); Required Provided

Front lot line 10 ft. 10 ft.

Side lot line N/A 10 ft.

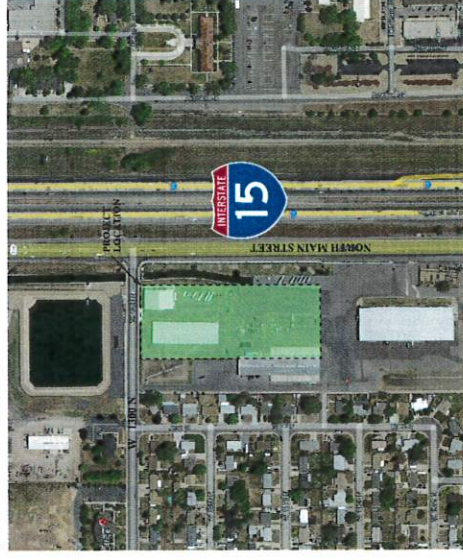
Rear lot line 15 ft. 15 ft.

Height Limit: 35 ft. or 2.5 stories

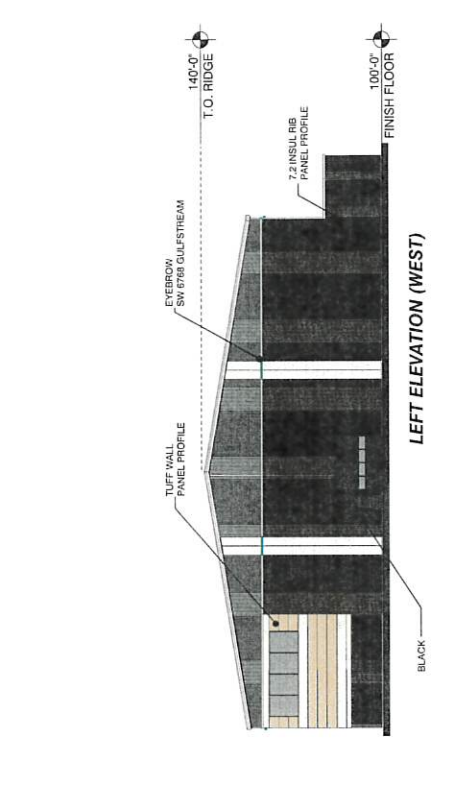
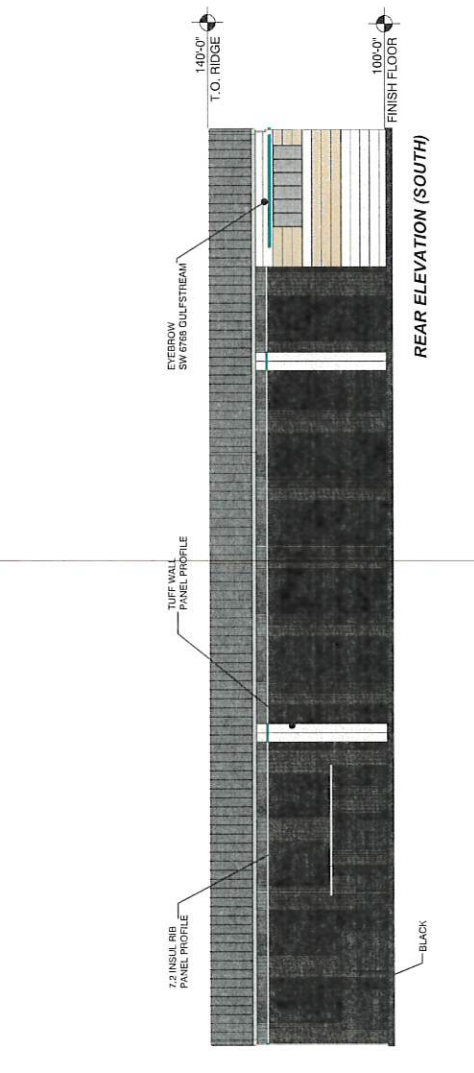
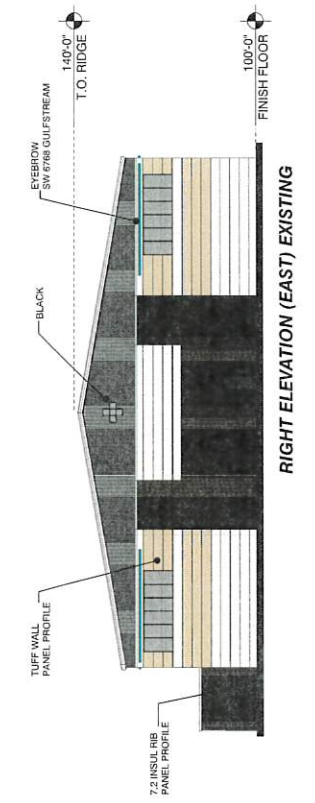
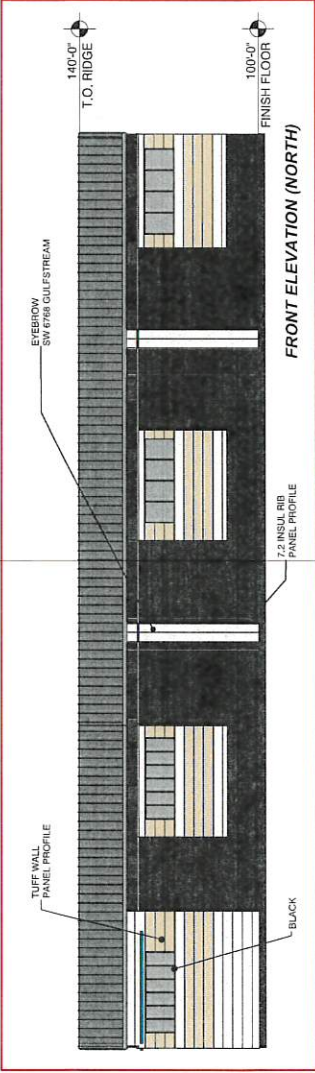
Parking; Retail = 1 sp. / 100 s.f. of floor space in building

Existing spaces = 31

PROJECT LOCATION:



OPTION B



MATERIALS PALETTE



INSULATED METAL PANEL
7.2 INSUL RIB PANEL PROFILE
MANUFACTURER: MBCI
COLOR: SW 7040 SMOKEHOUSE



INSULATED METAL PANEL
TUFT WALL PANEL PROFILE
MANUFACTURER: MBCI
COLOR: SW6106 LATTICE



EYEBROW
COLOR: SW6768 GULFSTREAM



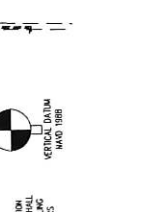
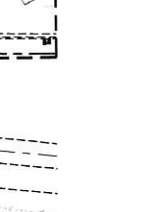
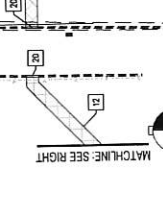
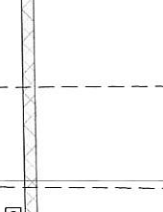
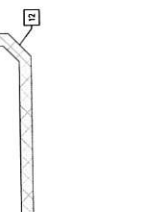
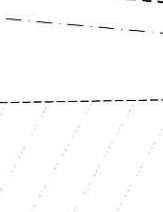
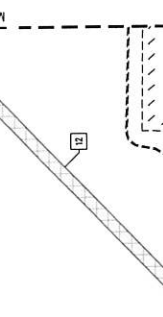
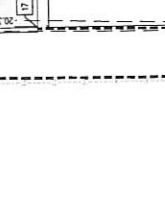
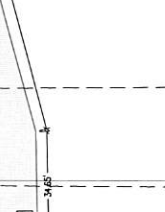
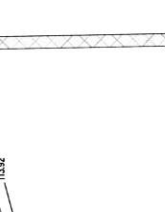
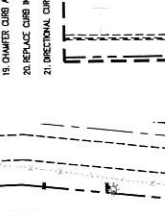
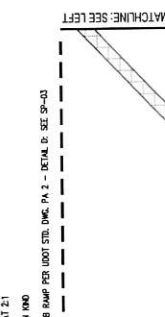
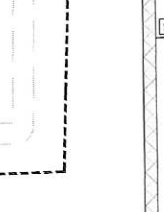
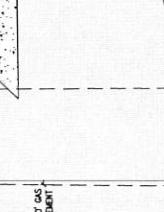
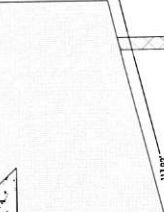
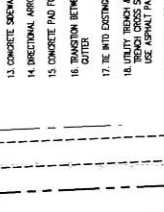
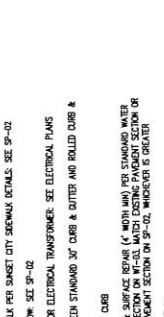
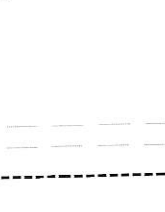
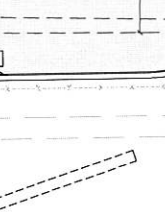
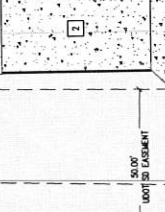
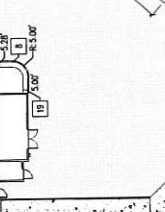
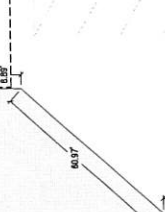
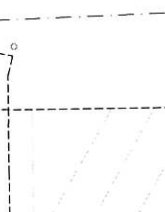
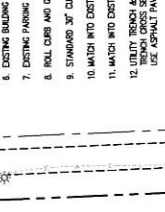
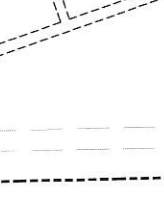
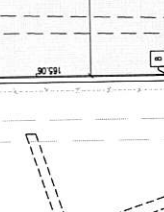
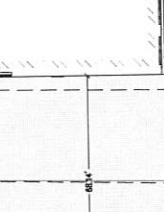
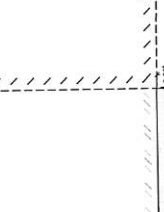
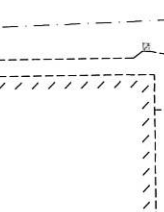
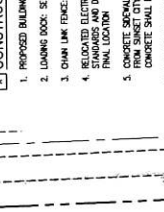
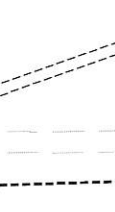
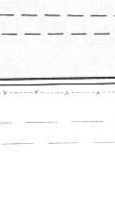
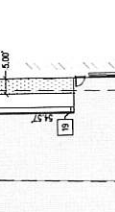
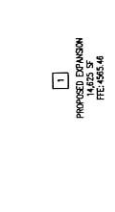
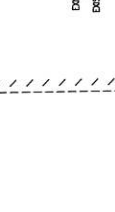
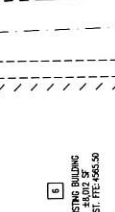
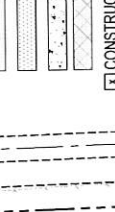
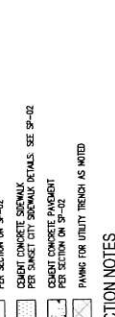
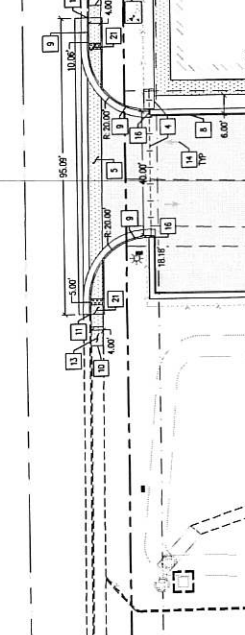
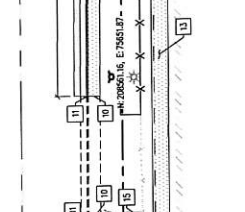
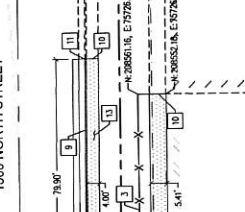
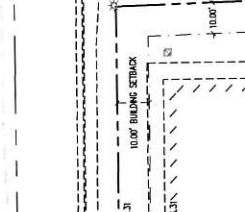
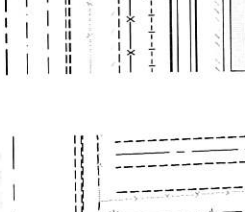
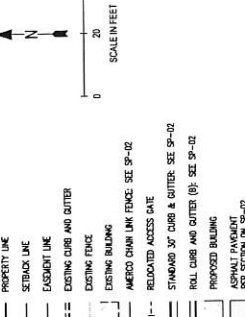
INSULATED METAL PANEL
7.2 INSUL RIB PANEL PROFILE
MANUFACTURER: MBCI
COLOR: POLAR WHITE



INSULATED METAL PANEL
TUFT WALL PANEL PROFILE
MANUFACTURER: MBCI
COLOR: SW7036 ACCESSIBLE BEIGE



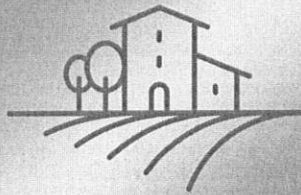
ACCENT
COLOR: COAL BLACK



CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS FROM THE CONTRACTOR'S RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

VERTICAL DATUM
 MVD 1988

13 - PROJECT: 133-0000 - Hillside
 12/11/2023 1:55:00PM - User: csm
 133-0000-001 U-BOX BUILDING EXPANSION SITE PLAN SP-01.DWG



Planning Outpost

Will your City's subdivision ordinance be compliant by '24?

Passage of Utah State Senate Bill 174 enacted **state-mandated** changes that must be made to your City's Subdivision Ordinances by this next year.



Fortunately, Department of Workforce Services Housing & Development Division have tiers of **funding up to \$14,000** available for consulting assistance with this huge endeavor. This **grant** requires **no match** and allows cities to select and directly work with vetted consultants.

PLANNING OUTPOST is a **highly-qualified** firm selected through the State's procurement process **for this very work**. Valerie Claussen and her exceptionally skilled team are **passionate** about land planning and will **help navigate** implementing the requirements of this new legislation. We will **guide** you from the first steps of identifying deficiencies to the last steps of **facilitating** ordinance **adoption**.

Please call today to discuss your City's Subdivision Ordinance revision needs & opportunities for obtaining this funding!



(385) 432-6262



val@planningoutpost.com

www.planningoutpost.com



Nicole Supp <nsupp@sunset-ut.com>

Subdivision ordinances

1 message

Laura Penman <foreverascout@gmail.com>
To: Nicole Supp <nsupp@sunset-ut.com>

Tue, Jan 9, 2024 at 5:55 PM

Hello Nicole.

The Planning Commission would like to formally recommend Valerie Clawson with Planning Outpost to do the subdivision ordinances for Sunset City.

Thank you.
Laura Penman
Sunset Planning Commission Chair



Nicole Supp <nsupp@sunset-ut.com>

FW: SB174 Subdivision Ordinance State grant

Dustin Ericson <DEricson@dainesjenkins.com>

Thu, Jan 11, 2024 at 12:35 PM

To: Nicole Supp <nsupp@sunset-ut.com>

Nicole,

I reviewed the proposal letter for the subdivision ordinance updates. Legally, it is valid and in good form. While I know you are aware, please make sure the council understands the maximum billing limits allowable by this agreement.

Thanks,

Dustin D. Ericson

Daines & Jenkins, LLP

108 North Main Street

Logan, Utah 84321

(435) 753-4000

(435) 753-4002 (Facsimile)

**CONFIDENTIALITY NOTE:**

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SentinelOne®

The State of Utah has partnered with SentinelOne to ensure cybersecurity protection across all municipalities. These products and services are available to you at **no cost**. Platform training and onboarding support are also provided to you at **no cost**.

Why SentinelOne?

SentinelOne is a leading enterprise security provider known for their user-friendly platform and innovations in AI-driven protection. They consistently rank high on third party testing and customer satisfaction.

How do I participate?

Simply scan the QR code below or reach out to one of the key contacts to get started.



Scan to learn more and get started.

Singularity Platform

Singularity Complete

Industry-leading Endpoint Protection (EPP) & Endpoint Detection & Response (EDR)

- Device & Firewall Control, Application Risks
- Multi-tenancy for granular control per locality
- Single agent for Endpoint & Cloud

VIGILANCE Respond Pro Managed Detection & Response (MDR)

- 24x7 Monitoring & Triage
- Forensic Investigation
- Emerging Threat Guidance & Hunting Services

Singularity Ranger Insights

- IoT Visibility & Control
- Unmanaged Asset Discovery
- Vulnerability Management

Key Contacts

Utah Cyber Center	cybercenter@utah.gov
Jeremiah Christiansen	jeremiahc@sentinelone.com
Justin Brant	justin.brant@sentinelone.com

Innovative. Trusted. Recognized.



A Leader in the 2021 Magic Quadrant for Endpoint Protection Platforms



Record Breaking ATT&CK Evaluation

- 100% Protection. 100% Detection.
- Top Analytic Coverage 3 Years Running
- 100% Real-time with Zero Delays



99% of Gartner Peer Insights™

EDR Reviewers Recommend SentinelOne Singularity



RESOLUTION NO. 2024-04

A RESOLUTION APPROVING THE PROPOSAL FOR SUBDIVISION ORDINANCE REVISIONS BY PLANNING OUTPOST.

Whereas, the City Council wish to enter into an agreement with Planning Outpost to complete the Subdivision Ordinance updates in compliance with Senate Bill 174; and

Whereas, the services rendered by Planning Outpost will be billed directly to the Utah State Department of Workforce Services, and not exceed \$14,000.00; and

Now, Therefore be it resolved by the Sunset City Council that the attached Agreement be approved and that the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

Approved and adopted by the Sunset City Council this 16th day of January, 2024.

D. Howard Madsen, Mayor

Attest:

Nicole Supp, Recorder



Local Government
& Land Use Consultants

930 Chambers St, Suite 2
South Ogden, Utah 84403

January 9, 2023

VIA EMAIL Nicole Supp (nsupp@sunset-ut.com)

Re: **Proposal for Subdivision Ordinance Revisions—SB 174 Compliance**

Dear Ms. Supp:

We appreciate the opportunity to respond to your request for proposal. This proposal is regarding **Subdivision Ordinance Revisions for SB 174 Compliance** for professional land use consulting with the following scope of work and identified phases and deliverables:

Planning Outpost Scope of Work:

Phase 1.0 – SB 174 Subdivision Memo & Draft Subdivision Ordinance (50%)

- Provide an Intake form to the City to be filled out by the City.
- Request and review existing subdivision ordinances and administrative procedures.
- Compare existing ordinance to new state law subdivision regulations.
- Draft subdivision analysis memo comparing City ordinance with SB 174 and City policy considerations.
- Review the memo with City staff.
- Conduct up to three, 2-hour virtual sessions with staff to walk through, confirm, and update the subdivision process.
- Update memo to Final

Deliverable 1.0 Draft and Final SB 174 Subdivision Memo (2-3 weeks)

Phase 2.0 – Revised & Final Subdivision Ordinance (40%)

- Draft Final Subdivision Ordinance with additions/deletions
- Review Final Subdivision ordinance with additions/deletions with client.
- Develop subdivision slide deck for presentations.
- Review and update presentation with client
- Update slide deck to final
- Planning Commission (1) and City Council (1) staff support (virtual attendance)

Deliverable 2.0 Draft and Final Subdivision Ordinance (2-3 weeks)

Phase 3.0 – City Adoption Process (10%)

- Up to one (1) Planning Commission meeting
- Up to one (1) City Council meeting
- Staff support (virtual attendance, possible in-person)

Deliverable 3.0 Facilitate Ordinance Adoption (2 weeks)

Professional services rendered by Planning Outpost will be billed directly to the Utah State Department of Workforce Services. This hourly billing amount **will not exceed fourteen-thousand dollars (\$14,000)** to complete the scope of the work.

The following is the firm's fee structure:

- ❖ *Professional Planner (AICP)* \$150/hour
- ❖ *Research Analyst/Administrative* \$75/hour

Time spent on your behalf includes time for travel to and from meetings. Miscellaneous and incidental costs and expenses may be advanced by our firm as necessary and will be included in the amounts billed to this project. In addition to the foregoing, any and all out-of-pocket and direct cost expenses the firm incurs in connection with this matter will also be documented and billed to this project.

City's Commitment and Scope

The City's role and anticipated tasks in the project are the following:

- Complete project intake form within three days of engagement
- Provide to consultant existing documents relevant to subdivision processing.
- Have key stakeholders and decision makers review the proposed changes to the subdivision ordinance in a timely manner.
- Be responsible for preparing and advertising for the public hearings.
- Present and direct the adoption process of the revisions to the subdivision ordinance by both the Planning Commission and City Council
- Provide a Deliverable Acceptance Form upon completion of each of the three phases of the project.

We understand the time sensitive nature of this project in proceeding as expeditiously as possible and have the capabilities and capacity to provide the needed professional services accordingly. Please review this letter carefully and, if the terms, scope of work and the billing arrangements that will be processed and conducted through the Utah State Department of Workforce Services grant, meet with your approval, please sign this letter and return it to me so that we may begin work. We look forward to working with you on this project.

Sincerely,



Valerie Claussen, MPA, AICP
PLANNING OUTPOST

AGREED

I have reviewed this letter and I agree to the terms and conditions of the professional services being rendered and the billing arrangements.

Sunset City

By: _____
Name Date

RESOLUTION NO. 2024-03

A RESOLUTION APPROVING THE LISTING AGREEMENT WITH SOTHEBY'S, FOR THE SALE OF REAL PROPERTY LOCATED AT 1913 N 400 W AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF.

Whereas, the City Council of Sunset City (the "Seller") has determined that the selling of the property described in the Listing Agreement presented at this meeting is for a valid public purpose and is essential to the operations of the Seller; and

Whereas, the Seller wishes to enter into an agreement between Summit Sotheby's International Realty (the "Company") and Sunset City Corporation. The Seller grants the Company, including Joe Maylin to act as the authorized selling agent for the property described therein; and

Whereas, the City Council has reviewed the form of the Listing Agreement and has found the terms and conditions thereof acceptable to the Seller, including payment of 6% of the sale price to the Company when/if the property sells; and

Now, Therefore, be it resolved by the Sunset City Council as follows:

SECTION 1. The terms of said Listing Agreement are in the best interests of the Seller for the sale of the property described therein.

SECTION 2. The appropriate officers and officials of the Seller are hereby authorized and directed to execute and deliver the Listing Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Listing Agreement for and on behalf of the Seller.

Approved and adopted by the Sunset City Council this 2nd day of January, 2024.

D. Howard Madsen, Mayor

Attest:

Nicole Supp, Recorder