



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING
COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING
COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING
COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING
COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING
COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing



Sunset City Corporation

200 West 1300 North, Sunset City, Utah 84015

801-825-1628 ☎
www.sunset-ut.com 🌐

PLANNING
COMMISSION:

Laura Penman
Scott Stevenson
Mike Rigley
Judy Justice
Mike Hartwick

SUNSET CITY PLANNING COMMISSION MEETING AGENDA

Sunset City Hall
Thursday, July 10th, 2025
6:30 pm

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Planning Commission will hold a meeting on July 10, 2025 at Sunset City Hall, 200 W. 1300 N. Sunset, Utah. Said meeting will begin promptly at 6:30 p.m. If you have information or items for the Board's consideration, it is necessary that the information is furnished at least 10 business days prior to the scheduled meeting to give the needed time to study your request. The agenda shall be as follows:

A. WELCOME & ROLL CALL

B. PUBLIC COMMENT

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to three minutes per person. Please note that no action(s) will be taken during public comment.

C. CONSENT AGENDA

1. Approval of Minutes – June 12, 2025

D. ACTION ITEMS

2. Discuss External Accessory Dwelling Units
3. Discuss Short Term Rentals
4. Planning Commission Training: Your Land Your Plan, Modules 5-8 – Time: 25 Minutes –
Materials: ULCT Your Land Your Plan Online Curriculum

E. REMARKS/GENERAL UPDATES

5. Planning Commission
6. City Staff

F. ADJOURNMENT

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should contact the Sunset City Office at 801-614-9102 at least three days prior to the meeting.

Certificate of Posting and Notice

I, Sarah Markel, certify that I am the Deputy Recorder of Sunset City, Utah and that the foregoing Planning Commission Agenda was posted on this 3rd day of July, 2025 at the following locations: the bulletin board at Sunset City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pmn>, on the City website at <http://www.sunset-ut.com>, emailed to local newspapers and delivered to each Commission Member.

Sarah Markel, Deputy City Recorder

PLANNING COMMISSION SUPPORTING DOCUMENTS

For supporting documents for 07/10/2025, please visit the following link:

https://drive.google.com/drive/folders/1rL3e4OiHHCay55c_xWLK7m1JlvATerZw?usp=sharing