



Sunset City Corporation

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

Mayor:
Scott Wiggill
Council:
Nancy Smalling
Nakisha Rigley
Hope Thompson
Ricky Carlson
Katherine Hunter

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, August 18, 2026 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 OR INSPIRATIONAL THOUGHT AND PLEDGE OF ALLEGIANCE by Council Member Rigley
- C. PUBLIC COMMENTS – *This is an opportunity to address the City Council regarding your concerns or ideas. Please limit your comments to three (3) minutes per person. Please note that no action(s) will be taken during public comment.*
- D. APPROVAL OF MINUTES – August 4, 2026
- E. APPROVAL OF VOUCHER – In the amount of \$21,636.00 for a Big T Recreation for Final Invoice For the New Playground and Swings at the Rachael Runyan Park
- F. MOTION TO GO INTO A PUBLIC HEARING

PUBLIC HEARING

- G. To Solicit Input from Sunset City Residents for the Ordinance 2026-04 Amending Sections 3-10-1, "Definitions," and 3-10-2, "License Required for Rental Dwellings," of Chapter 10, "Rental Swelling License," of Title 3, "Business and License Regulations," of the Sunset City Code
- H. Motion to go back into the Regular Session

AGENDA ITEMS

- 1. Consider and Approve Ordinance 2026-04 Amending Sections 3-10-1, "Definitions," and 3-10-2, "License Required for Rental Dwellings," of Chapter 10, "Rental Swelling License," of Title 3, "Business and License Regulations," of the Sunset City Code
- 2. Consider and Approve a \$200 Donation to Sunset Elementary for Spirit Shirts
- 3. Mayor, Council and Department Head Reports
- 4. Adjourn

Possible closed meeting 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.

Certificate of Posting and Notice

I, Nicole Supp, certify that I am the City Recorder of Sunset City, Utah and that the foregoing City Council Agenda was posted on August 14, 2026 at the following locations: the bulletin board at City Hall, on the Utah Public Meeting Notice Website at <http://www.utah.gov/pnw>, on the City website at <http://www.sunsetut.gov/>, emailed to local newspapers and delivered to each Council Member.

Nicole Supp, City Recorder

**Sunset City Corporation
City Council Minutes
August 4, 2026
Page 1 of 19**

Minutes of a regular meeting held August 4, 2026 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Wiggill presiding.

REGULAR SESSION

Mayor and Council Present:

Scott Wiggill	Mayor
Ricky Carlson	Council Member
Nakisha Rigley	Council Member
Nancy Smalling	Council Member
Hope Thompson	Council Member (Electronically)

City Employees Present:

Brett Jamison	Police Chief
Jason Monroe	Public Works Director
Recorder Supp	Recorder

Others Present:

Beverly Macfarlane	Sunset
Brenda Ewell	Sunset
Neil Coker	Sunset
Marcia Hamblin	Sunset
Aaron Leach	UTOPIA
Nicole Cottle	UTOPIA

Excused:

Katherine Hunter	Council Member
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The regular session was called to order at 6:32 p.m. by Mayor Wiggill.

Council Member Carlson gave an inspirational thought and led the Pledge of Allegiance.

Public Comments: Neil Coker - 1240 N 450 W - Mr. Coker stated that it had been a long time since he had appeared before the City Council to request money and explained that he was doing so that evening. He explained that he was volunteering with the Sunset Elementary PTA, which was raising funds to purchase a school spirit T-shirt for every student. The shirts would help promote school pride and would likely be worn every Friday for Spirit Day. Mr. Coker stated that the information requested donations between \$500 and \$1,000; however, he had learned that donors could use the QR code to access the donation site and contribute any amount they wished. Businesses that donated would have their name or logo placed on the back of the shirt. Mr. Coker stated that he thought it would be nice for Sunset City to be one of the sponsors of Sunset Elementary and asked if the Council had any questions.

Mayor Wiggill asked if any Council Members had questions and asked whether the City had funds set aside for donations of this type. Recorder Supp confirmed that the City had funds available. Recorder Supp explained that Sunset Elementary was not one of the specifically listed recipients but stated that the Council could change the designated recipient. Council Member

Thompson recalled that the Council had previously changed the donation fund so that it no longer contained specifically listed recipients and instead remained available until organizations or individuals came before the Council to make a request. Mayor Wiggill agreed and stated that, after Council Member Thompson mentioned it, he recalled that the Council had removed the restrictions and left the funding open for requests.

Mayor Wiggill asked whether anyone had additional comments regarding donating the \$200 toward the Sunset Elementary spirit shirts, separate from any personal donations Council Members might choose to make.

Council Member Carlson asked what minimum donation was required to have a logo placed on the shirt. Mr. Coker stated that he did not know the exact amount but believed it was probably around \$200. Mr. Coker stated that if the City donated \$200, he would do his best to have the City's logo placed prominently near the top center of the shirt.

Council Member Carlson stated that if the required amount for having the City's logo placed on the shirt was higher than \$200, he would suggest combining additional personal resources to reach that amount.

Mayor Wiggill stated that the Council would agree to the \$200 request, which was the maximum amount the City could contribute. Mayor Wiggill suggested collecting personal donations from willing Council Members, office staff, or others to combine with the City's \$200 contribution and make one larger donation. Mayor Wiggill clarified that, at that point, the City and Council could contribute \$200 toward the request. Mr. Coker expressed appreciation for the donation. Council Member Carlson went back to his question about the minimum donation necessary to have a logo placed on the shirt. Mr. Coker stated that he did not believe there was a minimum donation requirement and stated that the PTA's next meeting would be on the 12th and he could ask then.

Mayor Wiggill asked Mr. Coker to send the information to Office Manager Supp so it could be distributed to the Council. Mayor Wiggill also stated that he would personally organize a collection from willing Council Members or members of the Police Department to increase the overall donation and asked Mr. Coker to let the PTA know that an additional contribution could be forthcoming.

Beverly Macfarlane questioned the procedure because the Council was currently in the public comment portion of the meeting. Mrs. Macfarlane asked whether the matter needed to be placed on the agenda before the Council could take action.

Mr. Coker stated that anyone with additional questions could contact them. Mayor Wiggill thanked Mr. Coker for attending and for their time. Mr. Coker thanked the Council.

APPROVAL OF MINUTES: Council Member Smalling made a motion to approve the meeting minutes from July 21, 2026 as presented and Council Member Rigley seconded the motion. The motion passed unanimously with Council Members Carlson, Rigley, Smalling and Thompson voting yes.

Regular Meeting

1. **Consider and Approve Franchise Agreement with Utopia Fiber:** Mayor Wiggill introduced the first agenda item, consideration and approval of a franchise agreement with UTOPIA Fiber. Mayor Wiggill stated that Nicole Cottle and Wayne Pyle were expected to speak on behalf of UTOPIA Fiber and invited the representatives forward.

Ms. Cottle thanked the Mayor and Council and introduced herself as Nicole Cottle, Deputy Director of UTOPIA Fiber. Ms. Cottle explained that Wayne Pyle was unfortunately unable to attend but that Aaron Leach, UTOPIA Fiber's Chief Technology Officer, was present and could answer technical or logistical questions. Ms. Cottle stated that she could answer other questions and thanked the City Recorder for providing direction regarding information the Council might be concerned about in connection with the request.

Ms. Cottle explained that UTOPIA Fiber was an interlocal entity created by 21 Utah cities and had been in place since 2002. UTOPIA provided fiber-to-the-home service in those 21 member cities but also had fiber infrastructure in almost every other city in Utah. Ms. Cottle explained that UTOPIA frequently served government buildings and schools outside its member cities and had a significant contract with the State of Utah related to service for public schools. Because of those services, UTOPIA sometimes needed to request franchise agreements from cities that were not formal members of the interlocal entity.

Ms. Cottle explained that UTOPIA needed to provide service within Sunset City and wanted to respect the City's processes and comply with all permitting requirements. Ms. Cottle referenced presentation slides identifying UTOPIA's 21 member cities, including West Valley City, Orem, and Centerville, and noted that West Valley City was one of UTOPIA's founding members.

Ms. Cottle explained that UTOPIA Fiber operated differently from a standard cable company because it was a governmental interlocal entity and operated an open-access network. Ms. Cottle compared UTOPIA's role to an airport, explaining that UTOPIA constructed and maintained the infrastructure while private-sector providers used the network to provide services directly to customers. In the case of schools and other entities, a service provider used UTOPIA's infrastructure to deliver the actual service. Ms. Cottle emphasized that UTOPIA's open-access model differed from a traditional for-profit provider such as Comcast or Xfinity.

Ms. Cottle referenced a presentation slide showing some of UTOPIA's service providers and explained that the information did not necessarily apply directly to the current situation because UTOPIA's presence in Sunset City would initially be limited to particular clients. Ms. Cottle explained that UTOPIA's system used fiber directly to the end user rather than a shared line, which provided a different type of network and helped prevent slowdowns or interruptions associated with shared infrastructure. Ms. Cottle then referenced the proposed route shown on the presentation map and offered to have Mr. Leach explain who UTOPIA would be serving and answer additional questions.

Ms. Cottle stated that UTOPIA understood the importance of being cautious with City streets and restoring any areas affected by construction. She stated that UTOPIA had agreed to the terms of the proposed franchise agreement, which specifically addressed construction, excavation, trenching, restoration, and related processes.

Mayor Wiggill asked whether Council Members had any questions and recognized Council Member Carlson. Council Member Carlson stated that he lived on 930 North and had already observed work occurring along that street. Council Member Carlson noted that the route displayed on the map on the big screen did not appear to show work extending down 930 North.

Mayor Wiggill asked Mr. Leach to introduce himself for the record, explaining that Wayne Pyle had originally been expected to attend. Mr. Leach introduced himself and began addressing Council Member Carlson's question.

Mr. Leach stated that he did not know all of the specific details regarding the work on 930 North but could research the matter and provide an answer. He reviewed the map with the Council to identify the location being discussed. Council Member Carlson clarified that the street was 930 North.

Mr. Leach identified the general route on the map and explained that the planned infrastructure would travel north. Council Member Carlson stated that he had observed crews working around or lifting portions of sidewalks in the area.

Mr. Leach stated that the crews might not have been UTOPIA crews because there was other telecommunications activity occurring in the area and said he would need to verify it. Council Member Carlson stated that the boxes and other infrastructure appeared identifiable as UTOPIA.

Mr. Leach stated that UTOPIA could investigate the work. He explained that it was possible the work involved a spur from the main route or placement of a box because UTOPIA needed to install boxes periodically along its infrastructure.

Council Member Carlson asked whether all of UTOPIA's infrastructure would be underground. Mr. Leach confirmed that the infrastructure would be underground and stated that UTOPIA attempted to use directional drilling whenever possible. Council Member Carlson stated that this was what he had assumed.

Mr. Leach explained that UTOPIA's infrastructure was typically installed between 24 and 36 inches deep because that method helped minimize disruption to existing City infrastructure.

Council Member Carlson stated that he currently had Quantum Fiber service at their residence and that Connex also provided service within the City. Council Member Carlson asked whether UTOPIA's infrastructure would create additional choices for

residents or whether existing providers would use the lines UTOPIA installed along the proposed route.

Mr. Leach stated that residents could have additional choices. Mr. Leach explained that, as Ms. Cottle had previously described, UTOPIA worked with retail service providers that marketed services in different areas, including greenfield developments and businesses. UTOPIA attempted to facilitate those opportunities because it supported public-private partnerships that expanded access to services. He reiterated that UTOPIA did not provide the retail service itself but instead provided the infrastructure used by service providers. The individual resident or business would be the customer of the selected service provider.

Council Member Carlson asked whether the service providers essentially rented UTOPIA's infrastructure. Mr. Leach explained that, as part of the fee structure, service providers paid a percentage for using UTOPIA's facilities to reach customer locations.

Mayor Wiggill asked whether there were any additional questions or concerns.

Council Member Smalling asked whether the route shown on the map represented the full extent of the planned infrastructure or whether it would eventually extend through the entire City. Mr. Leach explained that the currently proposed route was limited but stated that if service providers identified and sold additional service opportunities, UTOPIA would evaluate opportunities to expand.

Council Member Smalling asked whether the limited route was primarily because schools were located within those areas and whether that was why UTOPIA had selected those portions of the City. Mr. Leach explained that UTOPIA attempted to serve governmental entities whenever possible.

Mr. Leach explained that many service providers did not have infrastructure connecting directly to the data centers used by the Utah Education and Telehealth Network (UETN), while UTOPIA already had that connectivity. He stated that this was one reason UETN valued UTOPIA connections because UTOPIA could provide schools with high-speed services relatively easily and connect those services back to UETN's data centers.

Council Member Carlson asked whether AT&T had recently purchased Quantum Fiber. Mr. Leach stated that AT&T had recently purchased it and expressed the opinion that competition was beneficial for the City. Mr. Leach stated that increased competition generally helped drive prices down, which benefited customers.

Mayor Wiggill asked whether there were any additional questions and specifically asked Council Member Thompson whether she had any questions that evening since she was participating electronically. Council Member Thompson stated that she did not have additional questions because Council Member Carlson had already asked the questions she had.

Mayor Wiggill thanked Mr. Leach and Ms. Cottle for their presentation. Mayor Wiggill asked whether the Council had any additional questions or concerns regarding the franchise agreement and, after discussion concluded, requested a motion to approve the agreement.

Council Member Rigley made a motion to approve the UTOPIA Franchise Agreement, and Council Member Carlson seconded the motion. The motion passed unanimously with a roll call vote with Council Members Carlson, Rigley, Smalling and Thompson voting yes.

2. **Updates from Municipal Coordination Team Member, Beverly Macfarlane on the UDOT 1800 North Project:** Mrs. Macfarlane stated that she was happy to see Brenda Ewell in attendance because Ms. Ewell was the reason she had become involved with the 1800 North project Municipal Coordination team.

Mrs. Macfarlane explained that the Municipal Coordination Team met quarterly and had been involved with the project for approximately eight or nine months. Several items discussed at the most recent meeting had caused concern, including the bus stops affected by the project. Mrs. Macfarlane explained that while serving as Mayor, she had worked toward having Sunset City's bus stops covered and asked Mayor Wiggill to explain the conversation he had recently had regarding the issue.

Mayor Wiggill stated that after being contacted by Mrs. Macfarlane, he had reached out to Paul Ray regarding the bus stops that had been removed as part of the 1800 North project. Mr. Ray had a meeting scheduled for Thursday and had informed Mayor Wiggill that replacing the bus stops was part of the project plan, although they might not be returned to their exact previous locations. Mayor Wiggill stated that he had expressed concerns on behalf of himself and community members regarding Sunset's wind conditions and the significant use of the bus stops and emphasized that the replacement stops needed to be covered. Mr. Ray explained that many covered bus stops had historically been paid for by advertisers. Mayor Wiggill noted that at least one of the stops removed during construction had previously been covered and requested that all replacement stops along Main Street be covered. Mr. Ray agreed to communicate Sunset City's concerns and the importance of covered bus stops at the Thursday meeting and would report back afterward.

Mrs. Macfarlane emphasized that covered bus stops were extremely important for Sunset City residents because more people were using public transportation. She recalled that when she had previously worked on the issue, funding had not been available during the applicable budget cycle, and the project was supposed to be considered during a future budget session but never occurred. Mrs. Macfarlane thanked Mayor Wiggill for following up because UDOT representatives had indicated during the Municipal Coordination Team meeting that the bus stops were a UTA responsibility rather than a UDOT responsibility, requiring the City to take an additional step.

Mrs. Macfarlane also discussed concerns regarding schoolchildren traveling through the construction area. Because school was not currently in session, the effectiveness of the

arrangements could not yet be evaluated. Mrs. Macfarlane stated that student safety remained a pivotal concern and recalled previously advocating for a crossing over the roadway. Although that proposal had not moved forward, project representatives had conducted considerable education with students regarding the project and were aware that student safety was a significant concern. Mrs. Macfarlane asked the Mayor and Council to monitor the situation when school resumed and report any problems. Mrs. Macfarlane noted that contractors received incentives when community complaints were minimized and stressed the importance of addressing potential issues before problems occurred rather than afterward.

Mrs. Macfarlane then discussed a tour the Municipal Coordination Team had taken of the project area, including the viaduct and areas near Hill Air Force Base. Mrs. Macfarlane stated that from the tour location she could see Sunset and surrounding areas. Project representatives showed the group the planned Three Gate Trail along the east side of the freeway, which would include a significant walking and bicycle trail running north and south. The trail was expected to connect to Sunset City's existing trail system. Mrs. Macfarlane stated that representatives also showed the group the location of the north gate and the north and south interchanges. Mrs. Macfarlane showed the Council a short video clip taken during the tour identifying the location of Sunset's gate and the surrounding interchange areas and stated that several additional videos had been taken for the community's records.

Mrs. Macfarlane stated that a MIDA representative had ridden with her during the tour and had shown her where their office was located. Mrs. Macfarlane asked about annexation and future development and was informed that MIDA had approximately 583 acres available for development, some of which had previously been associated with Sunset. Mrs. Macfarlane asked what was planned for property on the west side and was told that the development was expected to include retail uses, housing, and a movie theater.

Mrs. Macfarlane shared that Charlie's Service was also represented on the Municipal Coordination Team and that its representative had been diligent regarding access to driveways during construction. Mrs. Macfarlane discussed a safety concern when exiting Don's Meats because vehicles entered directly into the construction area. At her request, a caution sign had been installed to warn motorists that roadwork was occurring. Mrs. Macfarlane stated that navigating the area had been difficult and that the signage was necessary for safety.

Mrs. Macfarlane also discussed the construction of the overpass and stated that she had questioned how the structure would be supported because the visible concrete components did not initially appear substantial. Project representatives explained that three different types of earth were being used, along with material placed over them, to stabilize and support the structure.

Mrs. Macfarlane stated that she had also asked about the railroad. Project representatives indicated that the 1800 North project did not include work on the railroad; however, the

area was wide enough to accommodate another track in the future. Mrs. Macfarlane suggested that the City could potentially follow up with the railroad regarding the possibility of another FrontRunner stop in the area because many people might use it.

Mrs. Macfarlane informed that she had also been concerned that the roadway appeared very close to existing homes. Project representatives explained that there would be approximately four feet of sidewalk along with an additional area of land separating the roadway from the homes.

Mrs. Macfarlane reported that project representatives had attended local city celebrations to answer questions, including Sunset City's celebration. When asked about the most common concern they had received from the public, representatives stated that many people wanted to know when the West Davis Corridor would be completed. Mrs. Macfarlane stated that the corridor was expected to extend to Roy and be completed within approximately two years. The remaining work was expected to progress more quickly because fewer homes and properties would need to be acquired. Mrs. Macfarlane recalled that while serving as Mayor and participating on the transportation committee, property had to be acquired before construction of the West Davis Corridor could proceed. The extension toward Roy was expected to face fewer of those challenges.

Mrs. Macfarlane continued the update and identified three primary concerns: schoolchildren, bus stops, and landscaping along the new roadway. Mrs. Macfarlane stated that Sunset City already had concerns with landscaping in certain areas and asked project representatives who would be responsible for landscaping properties affected by construction. She was informed that homeowners along the project area, extending toward 2000 North, had already received compensation and signed agreements related to restoring landscaping and reconnecting irrigation or water systems to their homes.

Mrs. Macfarlane expressed concern that although homeowners had received the money, there was no guarantee they would actually use it to restore their landscaping. Mrs. Macfarlane suggested that the Council discuss whether the City needed to put requirements in place to ensure that affected properties were properly landscaped. Several properties were already significantly disturbed by construction, and some were rental properties. Mrs. Macfarlane stated that she did not want the completed project to create another unattractive area because property owners had received compensation but failed to restore their yards.

Mrs. Macfarlane acknowledged the concern and stated that she did not know exactly how the City could address the landscaping issue but believed the Council needed to discuss options for ensuring homeowners completed the work. Mrs. Macfarlane noted that two or three of the affected homes were known rental properties, meaning the City might need to communicate with landlords rather than tenants. Mrs. Macfarlane explained that the issue was being brought to the Council's attention so it could determine an appropriate solution. She did not want Sunset City to have a brand-new roadway and attractive improvements around the junior high school, park, and pickleball courts while nearby properties remained unfinished or poorly maintained.

Mrs. Macfarlane stated that the Municipal Coordination Team would likely have approximately four additional meetings and would participate in additional tours. If future information appeared relevant to the Council, Mrs. Macfarlane would return and provide another update. Mrs. Macfarlane asked whether the Council had found the project information interesting and stated that the construction work occurring in the area was impressive.

Council Member Smalling asked for clarification regarding the location and naming of the north gate.

Mrs. Macfarlane clarified that the location would be considered the 1800 North Gate. Mrs. Macfarlane also stated that she had asked project representatives about signage identifying Sunset City. She noted that Clearfield and Hill Air Force Base were identified on freeway signage, but Sunset City was not clearly identified. Council Member Smalling stated that she had been told the overpass would have "Sunset" incorporated into the concrete. Mayor Wiggill clarified that the identification would be on the bridge.

Council Member Smalling explained that "Sunset" would be incorporated into the bridge in a manner similar to other interchanges where the location or street name was incorporated into the structure. Mrs. Macfarlane stated that project representatives had not been aware of that detail.

Mrs. Macfarlane reiterated that she wanted adequate signage directing travelers to Sunset City because she frequently had to tell people to use the Clearfield exit when providing directions. Mrs. Macfarlane asked the Council to contact her with questions or concerns received from community members so those concerns could be brought to the Municipal Coordination Team.

Mrs. Macfarlane explained that the coordination team included representation from the school board, the project contractor, Charlie's, Clinton City, and other affected entities. Mrs. Macfarlane also reported that a Clinton representative had raised concerns about the large utility boxes installed along the roadway. Homeowners had known utility boxes would be installed but had apparently not understood how large they would be or exactly where they would be placed in relation to their properties. Because the boxes had already been installed, there was little that could be done at that point.

Mayor Wiggill thanked Mrs. Macfarlane and asked whether there were any additional questions or concerns, specifically calling on Council Member Thompson. There were none.

Mayor Wiggill stated that if the City received complaints or other information that needed to be shared, the City would make sure Mrs. Macfarlane received it. Mayor Wiggill also invited Mrs. Macfarlane to contact the Office Manager and request placement on a future agenda if additional project information arose that should be presented to the Council.

Mrs. Macfarlane emphasized that concerns needed to be addressed before the project was completely finished because accomplishing changes afterward would be much more difficult. Mrs. Macfarlane specifically stated that she would continue watching to see how the Council addressed the landscaping issue because it was an important matter that needed to be monitored. Mayor Wiggill thanked Mrs. Macfarlane. Mrs. Macfarlane thanked the Council.

3. **Mayor, Council and Department Head Reports:** Chief Jamison reported that the Police Department had recently hired a Code Enforcement Officer who had started on Sunday. The officer was expected to be actively working in neighborhoods primarily on Wednesdays, Thursdays, and Fridays. Chief Jamison stated that he had recently driven through areas of the City and observed numerous properties with code enforcement concerns. Mayor Wiggill commented that the Code Enforcement Officer had a significant job ahead.

Chief Jamison agreed and stated that he had recently issued notices at several properties. He explained that sometimes simply issuing a notice resulted in property owners bringing their properties into compliance within two or three days because the notice demonstrated that the City was monitoring the situation.

Chief Jamison then updated the Council regarding Police Department staffing concerns and reported that the Department was currently down two officers. Chief Jamison stated that Officer Brian Rosario, who had been hired in November, had submitted an immediate resignation the previous evening after accepting a position with Clearfield. The officer cited better opportunities and higher compensation as reasons for leaving. Chief Jamison clarified that the officer was not suggesting Clearfield was a better city but that the employment opportunity was better.

Chief Jamison stated that Officer Rosario's primary concern with Sunset's Police Department had been the possibility of having only one officer working at a time, which the officer viewed as a significant officer-safety issue. Chief Jamison stated that he had personally worked under similar staffing conditions but acknowledged the Department had struggled to become fully staffed.

Chief Jamison reported that law enforcement agencies throughout Davis County currently had vacancies, creating a competitive employment market. Officers could move to other agencies for higher pay, potentially less individual workload, and larger patrol crews. Officer Rosario had specifically mentioned that he would be working with a six-person crew at the new agency compared with occasionally working alone in Sunset.

Chief Jamison stated that the Department also had officers in training and employees using vacation time, leaving the Department at minimum staffing levels. Chief Jamison and Lieutenant Arbogast were both covering patrol shifts to maintain coverage. Chief Jamison described the staffing situation as concerning and stated that another employee was also considering returning to a previous corrections position, citing both financial considerations and the nature of that work.

Chief Jamison stated that he had reviewed approximately 75 to 80 applications received by the Department. Approximately 90 percent of the applicants had either not attended the police academy or had previously been fired or terminated from one or more agencies. Chief Jamison explained that many applicants appeared to be moving between agencies while attempting to reenter law enforcement after previous terminations, which made recruitment difficult.

Chief Jamison stated that the competitive employment market made it challenging for Sunset City to attract qualified candidates. He explained that the City needed candidates who genuinely wanted to work in Sunset and perform the responsibilities required of the position. Chief Jamison also expressed concern that some newer officers entering the profession had a different perspective regarding law enforcement duties.

Chief Jamison referenced discussions with Officer Rosario regarding enforcement philosophy. Officer Rosario had indicated a preference for educating individuals rather than issuing citations. Chief Jamison stated that education could be appropriate in some circumstances, such as certain speeding violations, but explained that other violations, including driving without insurance, required enforcement because of the potential consequences to other motorists and families. Chief Jamison stated that differing perspectives on law enforcement responsibilities had become an additional recruitment and retention challenge.

Chief Jamison described the staffing situation as stressful and stated that Officer Rosario had submitted the resignation effective immediately, met with Chief Jamison the following morning, and returned City equipment. Chief Jamison had encouraged the officer to provide the Department more notice, particularly because existing employees were already on vacation and shifts now needed to be covered for the following several weeks.

Chief Jamison stated that he had met with Mayor Wiggill regarding staffing and that overtime would unfortunately be necessary to maintain coverage. The Department intended to do everything possible to fill the vacancies. Chief Jamison explained that although the City could advertise for lateral transfers, Sunset had difficulty competing with the compensation experienced officers received from other agencies. The Department had spoken with individuals from Clinton who had expressed interest, but Sunset could not competitively match their year-for-year compensation.

Chief Jamison stated that the Department would work through the situation and ultimately become fully staffed. Ideally, the Department hoped to hire one experienced lateral officer and one new officer so the staffing structure would include both experience and an opportunity to develop a newer employee.

Chief Jamison noted that the staffing shortage was not unique to Sunset City. Layton reportedly had nine openings, and another area agency had two sergeant positions it could not fill internally because so many employees were relatively new. Chief Jamison stated that Clinton's top 11 employees reportedly had less than two years of total experience.

Chief Jamison reiterated confidence that Sunset would eventually find the right people but expressed concern about adding overtime to officers who were already working under difficult staffing conditions.

Chief Jamison asked Council Members and others to share information about Sunset's openings with anyone who might be a qualified candidate. Chief Jamison stated that he was already communicating with a few potential candidates and hoped to have better staffing news at the next meeting.

Council Member Smalling asked whether officers from neighboring agencies, such as Clinton, could work secondary employment shifts for Sunset City as a form of "moonlighting" to temporarily assist with staffing.

Chief Jamison explained that secondary employment for law enforcement officers involved several restrictions. One significant issue was liability if an officer employed full-time by another agency were injured while working for Sunset City. The officer's primary agency could then be affected by an injury that occurred during secondary employment. Similar concerns had arisen with reserve officers and other staffing arrangements.

Chief Jamison stated that approximately a year earlier, Davis County personnel had offered to help Sunset with coverage if needed. However, the County was now facing its own staffing and budget challenges and was operating with limited personnel in its assigned areas. Chief Jamison reiterated that most agencies were facing similar difficulties. He stated that he and Lieutenant Arbogast were willing to work patrol shifts as necessary and that the Department would do everything possible to work through the staffing shortage quickly.

Mayor Wiggill asked whether Council Members had any additional questions or concerns for Chief Jamison.

Council Member Carlson asked whether the Department would generally try to have two officers working simultaneously when fully staffed.

Chief Jamison explained that with full staffing, the Department would generally have two officers working except when an employee was on vacation or attending training. There would still be a coverage gap during certain early-morning hours. He explained that the Department could adjust scheduling and that the additional staffing hours provided by two additional officers would significantly improve coverage.

Chief Jamison stated that the Department had never had a true opportunity to experience the intended staffing model because each time it approached having the 11th officer fully in place, another staffing change occurred. He believed operations would run very smoothly once all positions were filled. A police academy class was scheduled to graduate on the 15th of the month, and Sunset's openings had been posted. Chief Jamison hoped qualified graduates who had not yet accepted positions elsewhere might apply.

Mayor Wiggill asked Council Member Thompson whether they had any questions or concerns for Chief Jamison.

Council Member Thompson asked for clarification regarding the two vacancies. Council Member Thompson noted that Chief Jamison had identified one recent resignation and asked whether the second vacancy was the position that had remained open after Officer Baca left. Chief Jamison confirmed that staffing remained affected by that previous vacancy. Council Member Thompson asked whether another officer had also recently left. Chief Jamison clarified that Officer Graham, who had been hired previously, had resigned approximately four weeks after being hired.

Chief Jamison explained that the Department was technically still attempting to fill the positions associated with Officer Baca's departure and Officer Graham's resignation. Council Member Smalling acknowledged the clarification.

Mayor Wiggill added that the Department had also never successfully maintained the newly authorized 11th officer position. Chief Jamison agreed and stated that the Department had effectively had the 11th position filled only very briefly before another vacancy occurred. As a result, the Department had never had an opportunity to operate consistently with all 11 positions filled.

Mayor Wiggill thanked Chief Jamison for the report and stated that, based on discussions at regional meetings, many surrounding cities were also experiencing law enforcement vacancies. Mayor Wiggill acknowledged that Chief Jamison was in a difficult position and recalled at least four individuals who had joined Sunset's Police Department for only a short period of time. Each had been given an opportunity to become part of the team, but all except one were no longer involved in law enforcement. Mayor Wiggill stated that recruitment was extremely competitive, with Syracuse, Clinton, Weber County, Davis County, Kaysville, and other agencies recruiting from the same pool of applicants.

Mayor Wiggill added that Sunset City had a great deal to offer prospective officers and recognized Chief Jamison for making significant improvements during the previous year to create a positive and supportive working environment that provided opportunities for employees. Mayor Wiggill acknowledged the stress associated with the staffing situation but expressed confidence that the City and Department would work through it together. Mayor Wiggill also recognized Chief Jamison and Lieutenant Arbogast for covering patrol shifts as needed and expressed appreciation for their willingness to continue serving in that capacity. Mayor Wiggill then called on Council Member Rigley for their report.

Council Member Rigley reported that the next Wasatch Integrated Waste Management Board meeting would not be held until September because the Board took a short break during the summer. Council Member Rigley stated that she was continuing to organize the Mental Health Fair. Interest had been limited so far, but she hoped to receive greater participation from nonprofit organizations. She emphasized that she wanted the event to remain focused on nonprofit resources rather than having a large disparity between

organizations providing resources and vendors selling products or services. She wanted the event to remain true to the original purpose for which it had been created and hoped to receive additional responses from nonprofit organizations. Mayor Wiggill thanked Council Member Rigley and called on Council Member Smalling for their report.

Council Member Smalling stated that she did not have much to report because their assigned boards had not met since the previous City Council meeting. However, as a member of the Fire Board, Council Member Smalling commented on the significant amount of smoke throughout the City and State and the resulting poor air quality. Council Member Smalling recalled having served as a firefighter for three years and stated that grass fires were among the most difficult fires to fight because of the heat, smoke, odor, and strenuous working conditions. She expressed appreciation for firefighters and encouraged everyone to keep firefighters and their families in their thoughts and prayers.

Council Member Smalling also encouraged residents to look toward the west in the evenings to appreciate the sunsets, which had been particularly colorful because of the smoke. Council Member Smalling stated that she had taken a photograph in which the sun appeared fuchsia pink. Although the unusual colors were reportedly caused by the fires, Council Member Smalling stated that she tried to find a silver lining in difficult circumstances and encouraged everyone to appreciate living in Sunset City and the surrounding area. She noted that after posting one of the sunset photographs, a Council Member from a neighboring city commented that the photograph demonstrated how Sunset City had earned its name. Council Member Smalling again encouraged everyone to remember firefighters and their families, noting that firefighters could be away from home for much of the summer while their families maintained things at home. Mayor Wiggill thanked Council Member Smalling and called on Council Member Carlson.

Council Member Carlson continued the discussion regarding fires and referenced a recent apartment building fire in Midvale that had spread quickly and required assistance from agencies as far away as Park City. Council Member Carlson stated that incidents such as that demonstrated the importance of agencies being able to assist one another. He also reported being excited to see photographs from Chief King showing the new ladder truck on the production floor and looked forward to the future push-in ceremony for the apparatus. Mayor Wiggill thanked Council Member Carlson and called on Council Member Thompson.

Council Member Thompson reported that her UTA meeting would not occur until Thursday but that she had recently attended a Restoration Advisory Board (RAB) meeting. Council Member Thompson reported significant progress in obtaining access to properties for air sampling since mailers had been sent allowing property owners to schedule their own appointments. At the previous meeting, approximately 42 properties had not been accessed. That number had been reduced to only 12 properties. Council Member Thompson stated that this represented substantial progress after years of attempting to complete the testing.

Council Member Thompson explained that because mailers containing a QR code that allowed residents to schedule appointments online had been successful, the program would continue using that approach during 2026–2027. A Spanish-language version of the mailer would also be created. Council Member Thompson explained that other cities, had encountered situations where residents who did not speak English might have discarded the English-language notices. Providing the information in Spanish was intended to improve participation. Council Member Thompson stated that additional outreach would also occur through city newsletters, websites, and social media in affected areas in an effort to have the remaining properties receive at least their initial testing.

Council Member Thompson then provided an update regarding the PFAS investigation and explained that PFAS referred to per- and polyfluoroalkyl substances; known as Forever Chemicals. Two additional sites containing significant PFAS levels had been identified as a result of construction activity. Council Member Thompson stated that the two new sites would continue to be monitored and that monthly testing would be conducted on soil, groundwater, surface water, and sediment to determine whether mitigation efforts were working. Mayor Wiggill thanked Council Member Thompson for the information.

Mayor Wiggill noted that someone in the audience had a question and recognized Mrs. Macfarlane.

Mrs. Macfarlane asked about the soil testing. Mrs. Macfarlane stated that she had raised the issue during a Municipal Coordination Team meeting and had been told that construction extended deep enough that Sunset City should not have to be concerned about drainage associated with the issue. Mrs. Macfarlane asked Council Member Thompson whether she was receiving the same information.

Council Member Thompson stated that this was generally what representatives had communicated. However, Council Member Thompson explained that a geologist who had spoken to the RAB indicated that the situation was somewhat more complicated. When the concern had been raised, representatives explained that PFAS monitoring was relatively new, having developed significantly within approximately the previous 10 years, and that complete information was not yet available. Although current information did not indicate something the City needed to be particularly concerned about, monthly testing of the affected areas would continue to ensure that conditions did not develop into a concern. Mayor Wiggill thanked Council Member Thompson and Mrs. Macfarlane for sharing the information. Mayor Wiggill then called on Recorder Supp and asked whether she had anything to report.

Recorder Supp reminded everyone that the Under the Sun Car Show would be held this upcoming weekend at Rachel Runyan Park from approximately 9:00 a.m. to 3:00 p.m. Recorder Supp also reminded everyone that the America250 Birthday Bash would be held the following weekend, August 15, at Rachel Runyan Park beginning at 6:00 p.m. Recorder Supp encouraged residents to submit Acts of Kindness recognizing neighbors,

friends, or anyone they knew who was doing something positive in the community. She stated that the City's Acts of Kindness thermometer had not been moving and that office staff wanted to see additional submissions. Residents were encouraged to nominate neighbors, friends, or others they observed performing acts of kindness.

Mayor Wiggill stated that he had also planned to discuss the Acts of Kindness initiative and thanked Recorder Supp for bringing it up.

Mayor Wiggill thanked Recorder Supp and continued discussing the Acts of Kindness initiative. Mayor Wiggill stated that he had originally hoped the initiative would receive significant participation and had set a goal of reaching 250 Acts of Kindness by the America250 barbecue in two weeks. The City remained well short of that goal.

Mayor Wiggill encouraged residents who knew someone who had done something kind, helped another person, or performed even a simple act of kindness to visit the City's webpage and submit that person for recognition. Mayor Wiggill explained that the City planned to place the names of individuals recognized for Acts of Kindness into a drawing during the barbecue and award prizes. Mayor Wiggill stated that he hoped to have a much larger collection of names available for the drawing.

Ms. Hamblin from the audience commented that many people performed acts of kindness specifically because they did not want to receive recognition. Mayor Wiggill stated that he understood that perspective and explained that this was why other people needed to recognize those individuals. He reminded residents that anyone who did not use a computer, did not have access to one, or only had a basic telephone could contact the Mayor or office directly for assistance submitting an Act of Kindness nomination.

Mayor Wiggill stated that many people routinely did special things for others and were good neighbors, and the America250 initiative provided an opportunity to recognize those positive actions throughout the community. Even if individuals did not seek recognition, Mayor Wiggill encouraged residents to submit their names.

Mayor Wiggill then provided additional details regarding the America250 Birthday Bash on August 15. The event would be a citywide celebration beginning at 6:00 p.m., with food provided, including hot dogs, chips, drinks, and additional treats. A movie in the park would begin at approximately 8:30 p.m., followed by a fireworks display at approximately 10:00 p.m. Mayor Wiggill recognized the significant amount of work performed by City staff, the Acts of Kindness effort, and the America250 Committee, which included members of the City Council. Mayor Wiggill encouraged residents to invite their neighbors and help spread the word so as many people as possible could attend and enjoy an evening together as a community.

Ms. Hamblin asked how seating would be arranged for the America250 Birthday Bash and specifically expressed concern regarding available seating. Mayor Wiggill explained that most, if not all, of the City's picnic tables would likely be available during the barbecue portion of the event. Mayor Wiggill stated that information regarding seating

could also be shared with the senior group. Attendees were encouraged to bring lawn chairs and blankets. The movie would be shown in the upper portion of Rachel Runyan Park, where attendees could sit on the grass, watch the movie, and then turn toward the fireworks display afterward. Mayor Wiggill again encouraged attendees to bring lawn chairs and blankets and hoped the weather would be comfortable that evening. Ms. Hamblin acknowledged the information.

Mayor Wiggill then discussed the recent fire near the railroad tracks in Sunset City. He stated that following a previous fire in Roy, to which local agencies had also responded, lessons had been learned regarding the potential fire danger along the railroad corridor. Mayor Wiggill expressed concern that Union Pacific had not adequately controlled weeds along its portion of the railroad right-of-way.

Mayor Wiggill reported that when the Sunset fire occurred, North Davis Fire District, Clinton, Roy, Hill Air Force Base, and Syracuse responded. Because of the coordinated response, the fire was brought under control quickly before significant damage occurred. One shed located very close to the fire was lost.

Mayor Wiggill compared the Sunset incident with the tragic fire in Weber County where families had lost their homes. He stated that losing a home involved much more than losing a physical structure because homes contained memories, photographs, computer files, and irreplaceable personal belongings. Mayor Wiggill expressed sympathy on behalf of the group for the families who had lost not only their homes but also lifelong memories.

Mayor Wiggill stated that he had contacted both UTA and Union Pacific regarding weed mitigation along the railroad corridor. Union Pacific had not yet provided a response. UTA had scheduled an appointment for area mayors to tour the railroad corridor in a truck through Davis County so UTA could demonstrate the weed-control work for which it was responsible.

Mayor Wiggill explained that UTA was responsible for maintaining the east side of the tracks and that areas maintained by UTA near railroad crossings appeared to be well maintained. He stated that he had been told Union Pacific's weed-control work was performed by a contractor and expressed concern that the work was not being performed adequately. Mayor Wiggill was waiting to hear from Union Pacific regarding what corrective action would be taken because the fire hazard would remain unless the weeds were properly mitigated.

Mayor Wiggill also reported that the Fire Department had responded to a total of 45 emergency calls within Sunset City during the previous month, along with 19 fire calls. He noted that the number represented frequent responses within the City and thanked Fire Department personnel for their work. Mayor Wiggill stated that the Department's work could sometimes go unrecognized until residents personally needed emergency services but noted that Council Members who served on the Fire Board had seen the quality of the Department's response to both fires and medical incidents.

Mayor Wiggill also discussed the new ladder truck and stated that it was expected to be completed in approximately two months. Once completed, the apparatus would either be delivered or picked up and brought back to the area. The new apparatus would give the District two ladder trucks. The existing ladder truck would remain operational as a backup apparatus. Mayor Wiggill acknowledged that maintaining the older ladder truck involved additional expense but stated that keeping it operational was considered necessary until a future determination was made that the backup apparatus was no longer needed.

Mayor Wiggill commended the City's administrative staff and stated that they did an outstanding job supporting City operations every day.

Mayor Wiggill then recognized Officer Ulm for assistance provided during an incident near the Mayor's residence. He explained that Officer Ulm had assisted a neighbor, and another neighbor later contacted Mayor Wiggill specifically to recognize the officer's efforts. The neighbor reported that Officer Ulm had been kind, had calmed the situation, and had helped a resident who had locked belongings inside their vehicle work through the stressful situation. Mayor Wiggill stated that he had also discussed the positive feedback with Chief Jamison and emphasized the importance of recognizing City employees when they provided exceptional service. Mayor Wiggill stated that Officer Ulm was an asset to the City's team.

Mayor Wiggill also recognized the Public Works Department and stated that the City's parks looked excellent. Mayor Wiggill explained that if residents noticed watering issues at Central Park, the 1800 North project had disrupted portions of the park's irrigation system. A crew was actively locating irrigation lines and working to reconnect the system so the park would remain attractive and accessible after the project was completed.

Mayor Wiggill highlighted the new playground equipment and pickleball courts at Rachel Runyan Park. Residents who attended Sunset City Days had an opportunity to see the improvements, and the City received numerous positive comments regarding both projects. Mayor Wiggill noted that the new playground equipment had remained busy throughout the evening during the celebration and expressed satisfaction with the work that had gone into completing the improvements. Mayor Wiggill stated that the City would continue looking for opportunities to make additional improvements in the future.

Mayor Wiggill asked whether the Council had any additional comments, questions, or concerns. He shared that there would not be a work session following the meeting and requested a motion to adjourn.

Council Member Carlson made a motion to adjourn, and Council Member Rigley seconded the motion. The motion passed unanimously with Council Members Carlson, Rigley, Smalling and Thompson voting yes.

The Regular meeting adjourned at 7:42 p.m.

Approved – August 18, 2026

Scott Wiggill, Mayor

Nicole Supp, Recorder

DRAFT

SUNSET CITY CORPORATION

VOUCHER APPROVAL FOR INVOICES OVER \$15,000.00

Date: August 4, 2026 – August 18, 2026

DATE	VENDOR	DESCRIPTION	DEPARTMENT	AMOUNT
8/14/2026	Big T Construction	Final Payment on Playground Equip. For Rachael Runyan Park	Parks	\$21,636.00
			Total	\$21,636.00

Mayor

Council Members

City Recorder

City Treasurer

Date



Big T Recreation
9180 S. 500 W. Suite A
Sandy, UT 84070
801-572-0782
Taft@bigtrec.com

NEW ADDRESS

Please update our mailing and office address in your system

INVOICE

Date	Invoice #
05/11/2026	7388
Terms	Exp. Date
Net 30	07/16/2026

Shipping Address
Sunset City 200 W 1300 N Sunset, UT 84015

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Playground Structure	Sunset City Playground Option 1 - Revised Equipment Available on State Contract PA4281 Playworld Design with Mighty Descent slide 4 Bay Swings - 3 Belt Seats - 2 Toddler Swings - 1 ADA Swing - 1 Swing Along Swing	1	45,930.00	45,930.00
Freight	Freight	1	4,406.00	4,406.00
Installation	Installation of Playground Equipment	1	13,220.00	13,220.00
Surfacing	160 Cubic Yards of Engineered Wood Fiber Delivered *Installation added back onto Big T Scope Added \$800	1	5,200.00	5,200.00
Independent	Swing Mats	4	220.00	880.00

Please contact us with any questions or concerns P: 801.572.0782 or E: taft@bigTrec.com or merit@bigTrec.com. We thank you for your business.

Subtotal	69,636.00
Tax	0.00
Payments	48,000.00

Amount Due	\$21,636.00
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Please take note of our
new address listed above

ORDINANCE NO. 2026-04

AN ORDINANCE OF SUNSET CITY, UTAH, AMENDING SECTIONS 3-10-1, "DEFINITIONS," AND 3-10-2, "LICENSE REQUIRED FOR RENTAL DWELLINGS," OF CHAPTER 10, "RENTAL DWELLING LICENSE," OF TITLE 3, "BUSINESS AND LICENSE REGULATIONS," OF THE SUNSET CITY CODE

WHEREAS, Sunset City (the "City") is authorized under Utah law to regulate rental dwellings within its municipal boundaries for the protection of the public health, safety, and welfare; and

WHEREAS, Chapter 10 of Title 3 of the Sunset City Code, "Rental Dwelling License," governs the licensing and regulation of rental dwellings within the City; and

WHEREAS, the City Council finds it necessary and appropriate to amend Sections 3-10-1, "Definitions," and 3-10-2, "License Required For Rental Dwellings," of said Chapter 10 to clarify certain defined terms and eligibility criteria used throughout the chapter; and

WHEREAS, the City Council has determined that this amendment is in the best interest of the health, safety, and welfare of the residents of Sunset City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SUNSET CITY, UTAH, AS FOLLOWS:

SECTION 1. AMENDMENT.

Sections 3-10-1 and 3-10-2 of Chapter 10, "Rental Dwelling License," of Title 3, "Business and License Regulations," of the Sunset City Code are hereby amended as set forth below.

Section 3-10-1, "Definitions," of Chapter 10, "Rental Dwelling License," of Title 3, "Business and License Regulations," of the Sunset City Code is hereby amended to read as follows (deleted text shown in ~~striketrough~~; new text shown as underlined):

3-10-1: DEFINITIONS:

For the purpose of administering and enforcing the provisions of this chapter the following definitions shall apply:

BUSINESS: The rental of one or more residential units within the City.

DISPROPORTIONATE RENTAL FEE: A fee adopted by the City to recover its disproportionate costs of providing Municipal services to residential rental units compared to similarly situated owner occupied housing.

DISPROPORTIONATE RENTAL FEE REDUCTION: A reduction of a disproportionate rental fee as a condition of complying with the requirements of the City's Good Landlord Program.

DWELLING: A building or portion thereof used or designated for residential occupancy and which includes kitchen and bathroom facilities. The term "dwelling" includes fraternity, sorority,

rooming, and boarding houses, but excludes hotels, motels, bed and breakfast establishments, and apartment hotels.

EXEMPT BUSINESS: The rental of a residential unit within a single structure that contains:

- A. No more than four (4) residential units; and
- B. One unit occupied by the owner and/or owner occupant.

GOOD LANDLORD TRAINING PROGRAM: A program offered by the City to encourage business practices that are designed to reduce the disproportionate cost of Municipal services to residential rental units by offering a disproportionate rental fee reduction for any landlord who:

- A. Completes a Landlord Training Program provided by the City; or
- B. Is an exempt landlord;
- C. Implements measures to reduce crime in rental housing as specified in a City ordinance or policy; and
- D. Operates and manages rental housing in accordance with an applicable City ordinance.

LANDLORD: A person, persons, and/or legal entity, or a landlord's agent who rents to tenants one or more legally established dwelling units.

OWNER: The person having ownership. Person includes any individual, group of individuals, partnership, corporation, association, or other legal entity.

OWNER OCCUPIED: Refers to a situation in which a rental dwelling unit is occupied by any person who is related within the second degree of consanguinity to an individual on a recorded deed as an owner of the property.

RENTAL DWELLING: A building or portion of a building that is:

- A. Used or designated for use as a dwelling by one or more persons and:
 - 1. Available to be rented, loaned, leased, or hired out for a period of one month or longer; or
 - 2. Arranged, designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer, whether or not an owner, agent, or rental manager is in residence. (Ord. 2017-12, 11-21-2017)

Section 3-10-2, "License Required For Rental Dwellings," of Chapter 10, "Rental Dwelling License," of Title 3, "Business and License Regulations," of the Sunset City Code is hereby amended to read as follows (deleted text shown in ~~strikethrough~~; new text shown as underlined):

3-10-2: LICENSE REQUIRED FOR RENTAL DWELLINGS:

A. Business License Requirement: It is unlawful for any person, as owner, lessee, or agent thereof to keep, conduct, operate, or maintain any rental dwelling within the limits of the City, or cause or permit the same to be done, unless such person holds a current, unrevoked business license for such dwelling.

An owner of multiple rental dwellings or multiple buildings containing rental dwellings is required to obtain only one regulatory business license for the operation and maintenance of all such rental dwellings.

B. Evaluation: An evaluation will be conducted for each rental dwelling to determine eligibility for a rental dwelling business license. Eligibility for a rental dwelling license will be determined on the basis of the following criteria:

1. Rental dwelling(s) is located within zoning districts which allow the same type of occupancy and residential uses, and
2. A business license shall be issued to the owner when all application and eligibility requirements of this chapter and other applicable ordinances have been fulfilled.

C. Nontransferable: A rental dwelling business license is not transferable between persons or structures, and persons holding such licenses shall give notice in writing within forty eight (48) hours to the License Office after having transferred or otherwise disposed of the legal or equitable control of any premises licensed under these provisions. Such notice of transferred interest shall include the name and contact information regarding persons succeeding to the ownership or control of the premises.

D. Owner Is Liable: If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee and the variable fees as set forth in the consolidated fee schedule.

E. Exception: A business license for a rental dwelling unit shall not be required for a rental dwelling unit which is ordinarily owner occupied but is temporarily rented because:

1. The owner is placed in a hospital, nursing home, assisted living facility, or other similar facility; or
2. The owner has a bona fide, temporary absence of three (3) years or less for activity such as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling shall not qualify for this exemption.
3. As used in this subsection, "owner occupancy" means:
 - a. A ~~retired~~ person who possesses fifty percent (50%) ownership or more in the dwelling and said dwelling is the primary residence of such person; or
 - b. A family trust created for the primary purpose of estate planning by a trustor who created the trust, placing the dwelling in such trust, and whose primary residence is such dwelling. (Ord. 2017-12, 11-21-2017)

SECTION 2. EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and publication or posting as required by law.

PASSED AND ADOPTED by the City Council of Sunset City, Utah, this 4th day of August, 2026.

Scott Wiggill, Mayor

ATTEST:

Nicole Supp, City Recorder

SECTION 2. EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and publication or posting as required by law.

PASSED AND ADOPTED by the City Council of Sunset City, Utah, this 18th day of August, 2026.

Scott Wiggill, Mayor

ATTEST:

Nicole Supp, City Recorder

Council Member Carlson:	☐ AYE	☐ NAY	☐ ABSTAIN	☐ ABSENT
Council Member Thompson:	☐ AYE	☐ NAY	☐ ABSTAIN	☐ ABSENT
Council Member Smalling:	☐ AYE	☐ NAY	☐ ABSTAIN	☐ ABSENT
Council Member Rigley:	☐ AYE	☐ NAY	☐ ABSTAIN	☐ ABSENT
Council Member Hunter:	☐ AYE	☐ NAY	☐ ABSTAIN	☐ ABSENT