



WHITE CITY COUNCIL MEETING

September 5, 2024, 6:00 PM

WHITE CITY WATER IMPROVEMENT DISTRICT
999 E GALENA DRIVE, WHITE CITY, UTAH 84094

WHITE CITY COUNCIL MEETING MINUTES

Council Members Present:

Paulina Flint, Mayor
Linda Price (via Zoom)
Phillip Cardenaz
Greg Shelton
Tyler Huish

Staff Present:

Paul Ashton, Legal Counsel
Rori Andreason, Administrator
Nicole Smedley, Recorder
Daniel Torres, Economic Development Manager

Others Present:

Chad Anderson, Engineer
Morgan Julian, Long Range Planner II
Pam Roberts, General Manager Wasatch Front Waste and Recycling
Kenneith Aldridge, Unified Fire Authority
Josh Smith, Unified Police Department
Randy Thomas, Unified Police Department

6:00 PM – WORKSHOP

1. Discussion/Clarification of Agenda Items

Mayor Flint called the workshop meeting to order at 6:00 PM and confirmed that all Council Members were present. No other items were discussed.

2. White City Civic Center Presentation

Daniel Torres, Economic Development Manager, recommended the Council approve creation of a subcommittee to collaborate and determine needs for a White City civic center. He said when needs were identified, a cost proposal would be developed and presented to the Council. Mr. Torres introduced Heber Slabbert with AJC Architects, who had worked through a similar process with other municipalities and entities in the area.

WHITE CITY COUNCIL MEMBERS

MAYOR PAULINA FLINT, COUNCIL MEMBER LINDA PRICE,
COUNCIL MEMBER PHILLIP CARDENAZ, COUNCIL MEMBER GREG SHELTON,
COUNCIL MEMBER TYLER HUIH

Mr. Slabbert said he recommended a feasibility study to determine the right size and scope of the building and site improvements and establish a budget for the project. He said he had worked previously with Pathway Group (formerly Pathway Associates), a group that could help White City plan for the project and identify possible funding sources. Mr. Slabbert spoke of the importance of working with a subcommittee to help identify needs and provide data to establish a financial plan.

Mr. Torres said the subcommittee would collaborate to identify needs, engage with additional stakeholders, and report back to the Council. He said he was comfortable with proposed costs so far and supported the idea of leveraging Pathway Group to offset project costs. Responding to a question from the Council, Mr. Slabbert said the new building at Wheeler Farm was approximately 6,600 square feet. He said he suspected White City would need something a little larger, but in the same range. Mayor Flint said a resolution to establish the subcommittee would be considered later in the meeting.

3. Update on Sego Lily Construction Project

Chad Anderson, Engineer, reported the Sego Lily Construction project would be completed in October 2024, and answered questions from the Council. He explained the original plan had involved milling four inches of asphalt, but some areas of the road were found to not contain a full four inches, so the project was adjusted.

4. Discuss Restriction of Large Trucks on Sego Lily

Attorney Paul Ashton said the Engineering Department was not comfortable making recommendations as to weight limits on Sego Lily Drive until the current construction was completed. He expressed his intention to review and strengthen the ordinance in anticipation of receiving the weight recommendation from the engineers.

5. Wasatch Front Waste and Recycling District Presentation

Pam Roberts, General Manager of Wasatch Front Waste and Recycling District, provided an update on the district's operations and developments. She reported high employee satisfaction, in part attributable to the acquisition of 10 new trucks. Ms. Roberts highlighted the success of their apprentice program, noting the recent graduation of the program's first participant, and spoke of implementation of a leadership development program. She provided an update on the seasonal container reservation program (SCRAP), and said the Board was considering program adjustments to expand service and limit repeat reservations.

Ms. Roberts reported that under HB 107, haulers were required to report recycling volumes to cities. She explained the district operated as an enterprise fund under State statute, with revenues derived from resident fees, sale of old trucks, and interest earnings. The resident fee had not increased since 2018, and the Board was considering a possible increase of \$5.00-\$6.00 per household to cover increased costs, as well as the possibility of incurring debt. The district currently operated on a cash basis with no debt. Ms. Roberts answered questions and received feedback from the Council. on a cash operations basis.

6. Discuss UFA Proposed Increase

Ms. Andreason stated this item was moved to the October 3, 2024 agenda.

7. Discuss ADU Workshop

Morgan Julian, Long Range Planner, reported the MSD distributed a countywide survey to help identify barriers around construction of detached accessory dwelling units (ADUs). The survey was distributed in an effort to satisfy a criterion of moderate-income housing reporting. She showed examples of what detached ADUs might look like on different-sized lots in White City. Ms. Julian said with input from a subcommittee, staff put together the following recommended standards for consideration if the Council desired to allow detached ADUs:

- Detached ADUs only allowed on residential properties with lot size of 8,000 square feet or greater.
- Detached ADUs only allowed in rear yard of property.
- Detached ADUs shall not exceed a certain size, 600-800 square feet depending on lot size.
- Minimum setbacks for detached ADUs shall be five feet from rear and side property lines, and six feet from primary dwelling.
- Height of detached ADU limited to height of existing home, with recommended maximum of 24 feet for detached ADUs on top of garages.
- ADUs may be built on top of existing garages located only in the rear of a property, and would be exempt from setback standards if all other land use and building requirements were met

Ms. Julian said the recommended standards were reviewed and supported by the Unified Fire Department and the MSD Building Official. She suggested that restricting detached ADUs in terms of scale and location on a property would maintain the single-family character of White City. The Council would need to determine if detached ADUs would be allowed in all residential zones, or only in the R1-8 Zone, if they chose to allow detached ADUs. Ms. Julian said staff recommended holding a public input session.

Council Member Huish acknowledged concerns about widespread construction of ADUs but suggested that allowing the option for those with a need or opportunity could be beneficial. Council Member Huish also noted that offset requirements for neighboring buildings would naturally limit the number of ADUs. Mr. Ashton added that the Legislature was reviewing the matter and might establish requirements during the next Legislative Session.

Mayor Flint said White City was the second densest community in the State, and emphasized the need to address law enforcement needs, and parallel ordinances such as landlord laws. She expressed support for requiring ADU properties to be owner-occupied. Council Member Price spoke of off-street parking requirements. Mayor Flint expressed a desire to see the survey conducted by Magna, and said she wanted to be able to pinpoint on a map which properties in White City would fit within the proposed requirements.

8. Discuss Capital Improvement Requests and Budget Process

Chad Anderson, Engineer, began a discussion about the capital improvement project request and budget process. Mayor Flint appointed Rori Andreason, White City Administrator, to act as liaison and enter projects into Smartsheet. Mayor Flint stated the Sego Lily Drive construction project had taken longer than anticipated and was over budget. She said it would be difficult to move forward with any other project planning until Sego Lily Drive was complete. Mr. Anderson commented that not every project suggested and discussed would be funded. Mr. Anderson said unfunded projects suggested in prior years would be added to the list.

Responding to a question from Mayor Flint, Mr. Anderson said an environmental impact study for the 1300 East project needed to be completed before moving on to the design phase. He said a project regarding storm water coming off Eastmont Middle School was already funded. Mr. Anderson said a capital improvement project list needed to be submitted by White City by October 31, 2024.

9. Discuss Future Agenda Items

Council Member Huish mentioned upcoming events in the community, and suggested the City Council receive a report from the Community Council.

10. Close Workshop Meeting

BUSINESS MEETING

1. Welcome and Determine Quorum

Mayor Flint, presiding, called the meeting to order at 7:12 pm, and stated a quorum was present.

2. Financial Report

Financial Manager Dave Sanderson presented a financial report for the first month of the fiscal year and answered questions from the Council and Mayor.

Council Member Shelton, seconded by Council Member Huish, moved to accept the financial report as presented. The motion passed by unanimous vote.

3. Unified Fire Authority Report

Battalion Chief Ken Aldridge, Unified Fire Authority, reported on recruitment efforts and mitigation projects. He also spoke of forest management and mitigation strategies in western states.

4. Unified Police Department Report

Detective Josh Smith reported on call volumes for the previous month. He noted that Chief Randy Thomas was retiring and expressed gratitude for Chief Thomas's service. Detective Smith also conveyed appreciation for the United Fire Authority. Chief Thomas remarked that Officers Malone and Morris were both qualified candidates for the position that would become available following his retirement.

5. Public Comments

There were no public comments.

6. Action Items

6.1 Resolution No. 2024-09-01 confirming the appointment of ADU Committee Members

Mayor Flint said proposed Resolution No. 2024-09-01 would confirm appointment of Tyler Huish, Linda Price, Morgan Julian, and Robert Frailey to the ADU Committee.

Council Member Cardenaz, seconded by Council Member Shelton, motioned to approve Resolution No. 2024-09-01. The motion passed by unanimous vote.

6.2 Resolution No. 2024-09-02 confirming the appointment of White City Civic Center Committee Members

City Administrator Rori Andreason said proposed Resolution No. 2024-09-02 would confirm appointment of Paulina Flint, Greg Shelton, Rori Andreason, and Chad Anderson to the Civic Center Committee. Mayor Flint pointed out Daniel Torres, Paul Ashton, and Morgan Julian should also be included.

Council Member Huish, seconded by Council Member Cardenaz, motioned to approve Resolution No. 2024-09-02 forming the White City Civic Center Committee with those listed on the document, as well as Daniel Torres, Paul Ashton, and Morgan Julian. The motion passed by unanimous vote.

6.3 Consider Decision to Proceed with White City Civic Center Project Process

Ms. Andreason said with the Civic Center Committee formed, direction from the Council was needed to proceed with the process.

Council Member Shelton moved to proceed with the process. The motion was seconded by Council Member Cardenaz and passed by unanimous vote.

6.4 Discuss creation of Municipal Building Authority and direction to proceed

Mr. Ashton suggested the Council defer discussion regarding creation of a Municipal Building Authority (MBA) until a recommendation was received from the committee.

Council Member Cardenaz, seconded by Council Member Shelton, motioned to defer creation of an MBA, but direct staff to proceed with preparation of documentation. The motion passed by unanimous vote.

7. Administrator Report

Ms. Andreason said she had been in contact with Civic Plus regarding needed improvement in the appearance and user-friendliness of the City's website. Mayor Flint mentioned additional needed improvements. Ms. Andreason said the Council could continue with services from Civic Plus or could choose to put out an RFP. Mayor Flint expressed a desire to put out an RFP. Ms. Andreason said she would prepare an RFP.

8. COUNCIL REPORTS

8.1 Greater Salt Lake Municipal Services District/Council of Governments

Mayor Flint provided an update on Greater Salt Lake MSD and Council of Governments.

8.2 Unified Fire Authority/Unified Fire Service Area

Council Member Huish spoke of the opportunity for firefighters to go to California and Oregon to help fight fires. He explained changes to the Interlocal Agreement with Sandy. The UASD Conference was scheduled to occur November 6-8, 2024.

8.3 Mosquito Abatement/Salt Lake County Animal Control

Council Member Price reported on a recent incident at the Salt Lake County Animal Control facility and provided an update regarding South Salt Lake Valley Mosquito Abatement District. An average of 578 acres were treated for mosquito abatement in 2024. Council Member Price encouraged everyone to use DEET sprays and wear loose fitting clothing at night and early morning.

8.4 Unified Police Department/SLVLESA

Council Member Cardenaz spoke of Lt. Shane Manwaring, a new UPD hire to specialize in strategic planning, and spoke of the process to fill the position that would be open with Chief Thomas's retirement.

8.5 Wasatch Front Waste & Recycling District

Council Member Shelton reported on the 2023 Annual Fraud Risk Assessment, and said White City scored well (333/395).

9. CLOSED SESSIONS IF NEEDED AS ALLOWED UNDER UTAH CODE ANN. 52-4-205

No closed session was needed.

10. ADJOURN

Council Member Cardenaz, seconded by Council Member Shelton, moved to adjourn the meeting. The motion passed unanimously.

Mayor Flint declared the meeting to be adjourned at 8:02 pm.

Approved by the City Council the 6th day of February 2025:

City Recorder