



WHITE CITY COUNCIL MEETING AGENDA

March 6, 2025

6:00 PM

White City Water Improvement District
999 E Galena Drive, White City 84094

PUBLIC NOTICE IS HEREBY GIVEN that the White City Council will hold a regular meeting on the **6th day of March 2025** at the White City Water Improvement District, 999 E Galena Drive, White City, Utah as follows:

This meeting will be held at the anchor location and electronically for members of the staff and/or public that cannot attend. Those interested in attending electronically should follow the information noted at the end of this agenda. **Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

6:00 p.m. - WORKSHOP

1. Discussion/Clarification of Agenda Items
2. Discuss White City Master Drainage Plan [*Chad Anderson, Engineer*]
3. Discuss Weight Restrictions on Sego Lily [*Council Member Tyler Huish*]
4. Discuss Justice Court Services for White City [*Council Member Tyler Huish*]
5. Discuss future agenda items
6. Close Workshop Meeting

BUSINESS MEETING

1. Welcome and Determine Quorum

2. Financial Report [*Dave Sanderson, Financial Manager*]
3. Unified Fire Authority Report [*Battalion Chief Kenneth Aldridge*]
4. Unified Police Department Report [*Detective Josh Smith, Chief April Morse*]

5. **Public Comments** -- (*Limited to 3 minutes per person*) Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the Council at this point by coming to the table and giving their name for the record. *Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.*

6. ACTION ITEMS

- 6.1 Approve Minutes of February 6, 2025 [*Rori Andreason, City Administrator*]

6.2 Consider **Ordinance No. 2025-02** An Ordinance of White City Council Amending Title 8 of the White City Municipal Code, Provisions on Animals *[Paul Ashton, Attorney]*

6.3 Consider **Ordinance No. 2025-O-03** An Ordinance Setting Forth the Election Process for White City's Five-Member Form of Government Pursuant to Utah Code Section 10-1-201.5(H.G. 35-2024 Legislative Session) and to Enact Conforming Edits to Title 2 of the White City Municipal Code to Comply with this Ordinance *[Paul Ashton, Attorney]*

7. COUNCIL REPORTS

7.1 Greater Salt Lake Municipal Services District/Council of Governments *[Mayor Paulina Flint]*

7.2 Unified Fire Authority/Unified Fire Service Area *[Council Member Tyler Huish]*

7.3 Mosquito Abatement/Salt Lake County Animal Control *[Council Member Linda Price]*

7.4 Unified Police Department/SLVLESA *[Council Member Phillip Cardenaz]*

7.5 Wasatch Front Waste & Recycling District *[Council Member Greg Shelton]*

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

8.1 Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual.

8.2 Strategy sessions to discuss pending or reasonably imminent litigation.

8.3 Strategy sessions to discuss the purchase, exchange, or lease of real property.

8.4 Discussion regarding deployment of security personnel,

8.5 Other lawful purposes as listing in Utah Code 52-4-205

9. ADJOURN

ZOOM MEETING

Topic: My Meeting

Time: Mar 6, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82875109577?pwd=pP6Fn5Lc67Wp0etUF6PosWuhdtLbGV.1>

Meeting ID: 828 7510 9577

Passcode: 381954

Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of White City, will make reasonable accommodation for participation in the meeting. To request assistance, please call (385) 468-6703 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: White City website at whitecity.utah.gov and the State Public Notice Website at <http://pmn.utah.gov> . Pursuant to State Law and White City Ordinance, Councilmembers may participate electronically. Pursuant to Utah Code Ann. § 52-4-205, Parts of Meetings may be Closed for Reasons Allowed by Statute.

POSTED: March 4, 2025

White City Storm Drain Master Plan

March 2025



Prepared By:



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1. Introduction

White City is located in Salt Lake County, Utah and is an enclave of Sandy City. This storm drain master plan documents the existing storm drain system within White City, outlines the hydrologic model assumptions and results for the system, and identifies the proposed projects needed to provide adequate drainage throughout the City.

White City is fully developed and has reached buildout conditions. Therefore, additional capacity in the existing storm drain system will not be consumed by future development. The improvement projects identified in this storm drain master plan will accommodate the anticipated peak runoff flows for the City's buildout conditions.

1.1 Study Area

The area of evaluation for this study matches the city limits of White City, with the inclusion of additional drainage areas outside of city limits that contribute runoff to the City's system. These additional areas allow for increased accuracy in model system results. Additional drainage areas include Eastmont Middle School, portions of 1300 East, Turquoise Way, 9880 South, 1045 East, 9400 South, and Webster Drive. Due to the City having reached buildout conditions, the city limits are not anticipated to change in the future.

1.2 Definitions

The following definitions are provided to clarify commonly used terms and to ensure consistency in nomenclature.

Curve Number - A numerical representation of the stormwater runoff potential for an area, with higher numbers representing higher amounts of runoff.

Impervious Surface - Any hard surface area which prevents or reduces the penetration, absorption, or entry of water into the ground, or any hard surface area which causes water to run off the surface in a greater quantity or at an increased rate of flow from that present under natural conditions, pre-existent to development. Common impervious surfaces include, but are not limited to, roofs, sidewalks, concrete or asphalt paving, walkways, patios, decks, driveways, parking lots, storage areas, trafficked or compacted gravel, road base, or other surfaces which similarly impede the natural infiltration of storm and surface water.

Infiltration - The downward movement of water from the surface to the subsoil. The infiltration capacity is expressed in terms of inches per hour.

Outfall - The point, location, or structure where stormwater or drainage discharges from a storm drain pipe, ditch, or other conveyance to a receiving body of water.

Runoff - Precipitation, snow melt, or irrigation water that runs off the land into streams or other surface water. It can carry pollutants from the air and land into the receiving waters.

Spread Calculations - A calculation of water spread width or area on a road or storm conveyance system based on maximum flow, water depth, water velocity, and flow area.

Storm Drain - A closed conduit for conveying stormwater that has been collected by inlets or other means.

Storm Drain System - The City's storm drain system comprised of stormwater facilities, improvements, streets, gutters, drains, swales, detention basins, property, or other interests therein made, constructed, or acquired by the City for purposes of managing and controlling stormwater.

Stormwater - Water produced by storms, surface drainage, snow and ice melt, and spring flows and drainage. Stormwater does not include infiltration.

Subcatchment - A defined area used to calculate stormwater runoff which drains to a designated location.

Storm frequency - A measure of the relative risk that the precipitation depth for a particular design storm will be equaled or exceeded in any given year. This risk is usually expressed in years. For example, a storm with a 100-year frequency will have a one percent chance of being equaled or exceeded in any given year.

Storm duration - The length of time of a storm event, from the beginning of rainfall to the point where no further accumulation of precipitation is occurring.

Storm intensity - The rate at which precipitation accumulates during a storm event.

Storm depth - The total depth of precipitation produced by a storm event.

1.3 Projected Growth

As stated previously, White City is fully developed and has reached buildout conditions. According to the United States Census Bureau, White City had a population of 5,407 in 2010 and 5,768 in 2020. Only small fluctuations in population are anticipated in the future; therefore, future population projections were not required for this study and were not calculated.

1.4 Stormwater Quality

In recent years, the Environmental Protection Agency (EPA), and subsequently the State of Utah, has emphasized the importance of monitoring the quality of the stormwater being discharged from storm drain systems. White City is covered as a municipality under a joint Municipal Separate Storm Sewer System (MS4) with Salt Lake County. The City is required to comply with stormwater quality regulations set forth by the permit. The Utah Pollutant Discharge Elimination System (UPDES) permit requires that the City develop a program to regulate stormwater quality by setting and implementing goals in six minimum control measures:

- 1) Public education and outreach
- 2) Public involvement and participation
- 3) Illicit discharge detection and elimination
- 4) Construction site runoff management
- 5) Post-construction runoff management
- 6) Pollution prevention and good housekeeping practices

Although this Master Plan does not address stormwater quality in detail, the implementation of the plan does have a significant potential impact on stormwater quality. Uncontrolled discharges due to insufficient capacity or unmaintained infrastructure often leads to the introduction of pollutants into the stormwater. Providing the necessary infrastructure to properly collect and convey stormwater is vital in maintaining the quality of stormwater in the City.

2. Existing System

White City's existing storm drain system consists of inlets, manholes, pipes, gutters, ditches, and natural channels. The existing system is shown in Figure A-1 in Appendix A. The natural channels play a vital role in the system as many components of the storm drain system discharge directly to Dry Creek, which runs through the middle of the City.

The storm drain system in White City is very small, with most of the stormwater conveyance taking place in gutters along the sides of the streets. Existing gutter condition throughout the City was assessed as part of this study, the results of which are included in Appendix C – Gutter Conditions. Figure 2-1 shows a gutter style that is used in many locations throughout the City.

A summary of the City's existing storm drain pipes is provided in Table 2-1 and Table 2-2, which provide the corresponding diameters and roughness used in the model. The system has a total of 22,364 feet, or 4.2 miles, of storm drain pipes that convey stormwater runoff.



Figure 2-1: Common Gutter Style in White City

Table 2-1: Existing Storm Drain Pipes

Pipe Size (in)	Length (ft)
8	60
12	502
15	2,860
18	6,105
24	3,962
30	160
36	2,595
42	5,552
48	562
54	4
Total	22,364

Table 2-2: Existing Storm Drain Pipe Materials and Manning's N

Pipe Material	Manning's N
Reinforced Concrete (RCP)	0.013
High-Density Polyethylene (HDPE)	0.012
Polyethylene (PE)	0.012
Corrugated Metal (CMP)	0.022
Polyvinyl Chloride (PVC)	0.012
Steel	0.012

The existing conditions and capacity of the Sandy Irrigation Canal were unknown and, therefore, were not considered in the calculations or hydrologic model for this report.

3. Computer Model Development

Innovyze's InfoSWMM software was used to create a model of the existing storm drain system. An important tool of this software is its ability to interface with Esri ArcGIS software for a seamless transition between Geographic Information System (GIS) data and network modeling.

3.1 Hydrologic Information

The model evaluated a 10-year, 3-hour storm event, which utilized Salt Lake County's modified Farmer-Fletcher storm distribution. The Farmer-Fletcher distribution was developed in 1971 using local Utah recording gauges from storm events across the Wasatch Front. A storm depth of 1.1 inches was used, which was obtained from the National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server (NOAA, 2024). Figure 3-1 shows the storm distribution that was used in the model for the 1.1-inch storm depth.

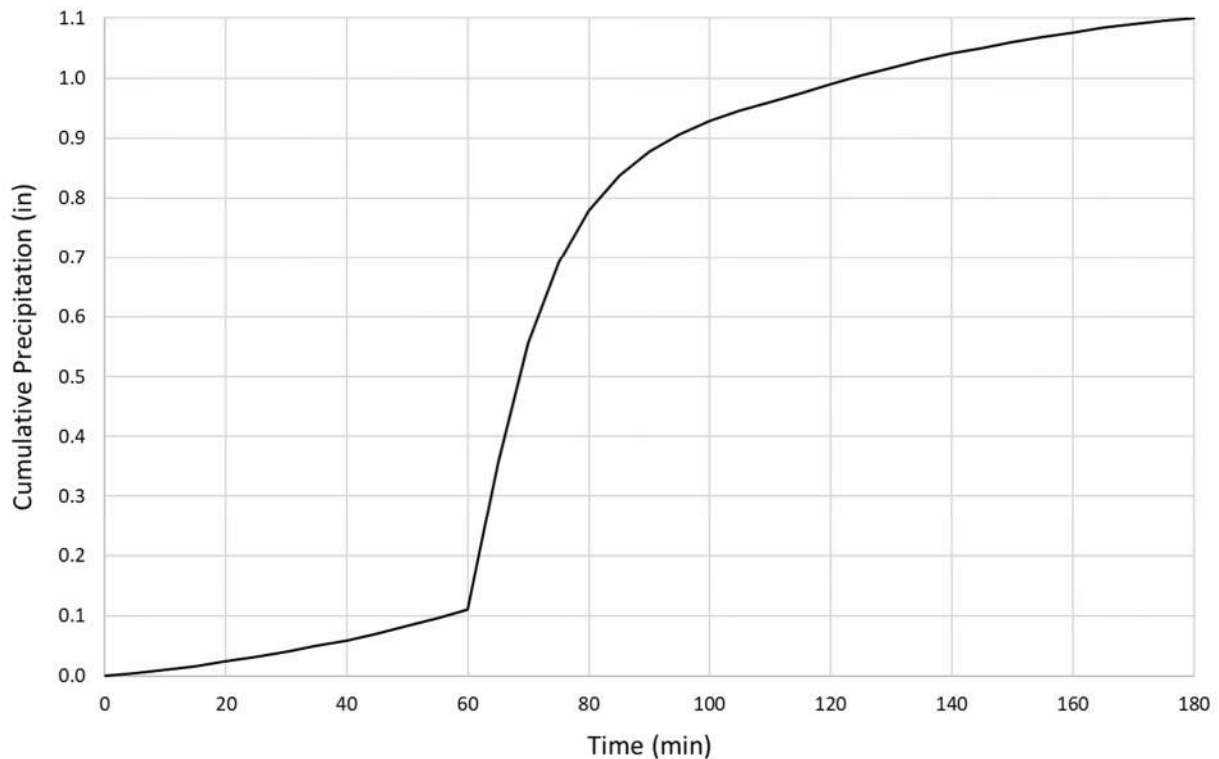


Figure 3-1: 10-year, 3-hour Storm Distribution

3.2 Model Input Data

The storm drain model requires pipe information, soil types, land use types, subcatchment slopes, and other information to evaluate the effects of the storm on the storm drain system. GIS data for the storm drain pipes was obtained from White City, and junctions were added to

the model at the ends of each storm drain pipe from the GIS data to represent manholes, inlets, or locations where two storm drain pipes converge.

Land use for the model study area was determined using aerial imagery, with most of the land use being residential homes with 0.20 acre lots. The land use was broken into five categories: commercial, institutional, mixed use, open space, and residential.

Soil data was downloaded from Esri's ArcGIS SSURGO Downloader and was used to define soil types throughout the service area (Esri, 2024). Based on the soil data, all soil within White City is Type-A soil.

The SCS (Soil Conservation Service) curve number data is a function of soil type and land use and was taken from the Natural Resources Conservation Service (NRCS) *Technical Release 55: Urban Hydrology for Small Watersheds* (TR-55) (NRCS, 1986). The SCS curve numbers that were used in the model for the five land use categories with Type-A soil are shown in Table 3-1.

Table 3-1: Curve Numbers

Land Use	Curve Number
Commercial	89
Institutional	84
Mixed Use	90, 83, 73, 70, 66, 64*
Open Space	39
Residential	70

*Based on weighted average of commercial, residential, and impervious area land uses. Subcatchment SUB41 = 64, SUB07 = 66, SUB38 = 70, SUB44 = 73, SUB50 = 83, SUB47 = 90

Information regarding the gutters, such as condition and observed stormwater ponding, was obtained through field reconnaissance work. Gutters were added to the model in key locations to support stormwater conveyance through the model and to allow for stormwater spread calculations. The City was also broken up into 52 subcatchments that were assigned runoff information based on the underlying land use, soil type, and slope. Subcatchments were broken up by drainage area based on City topography, with flows within a subcatchment draining to a common point. The model subcatchments are shown in Figure A-4 of Appendix A.

3.3 Assumptions

The storm drain pipe GIS data provided by the City contained information such as pipe size, pipe material, upstream invert elevation, and downstream invert elevation, all of which were used in building the model. While most of the pipes in the City's GIS data contained the

information described, some data was missing. For areas where data was missing, additional data was obtained using Salt Lake County's Public Works Interactive map. If data remained unknown after utilization of these two data sources, for example if pipe size or material data was missing, the immediate upstream and downstream pipe size or material was reviewed and used to fill in the missing data. If an invert elevation remained unknown, the invert elevations upstream and downstream of the missing data point were used to linearly interpolate the missing value. Existing storm drain pipe conditions were not known, and thus were assumed to be in working condition for the model.

To determine the model junction depths, Salt Lake County's Public Works Interactive map was used. In locations where data was unavailable, the difference between the surface elevation, which was determined from LiDAR data that was obtained from the Utah Geospatial Resource Center (UGRC) Raster Data Discovery (UGRC, 2024), and the pipe invert elevation was calculated and assigned as the junction depth.

For the stormwater spread calculations, road, gutter, and property slopes were assumed to be constant with a cross-slope of 2%, with road and gutter slopes spanning from the crown of the road to the bottom of the gutter, and property slopes spanning from the bottom of the gutter on to the property.

4. System and Model Analysis

4.1 Model Scenarios and Results

The storm drain model was used to analyze the performance of the system using the 10-year, 3-hour storm event. Two different scenarios were modeled: the existing system and the existing system with improvements. The existing system scenario was used to identify existing deficiencies in the storm drain system, while the existing system with improvements scenario was used to identify the required system improvements to mitigate the deficiencies. Model results indicate that the existing system is hydraulically sound and working as intended, with no major deficiencies observed. System improvements to assist in the continuation of the system's functionality and in the reduction of storm gutter spread and flooding risk are part of the projects identified in the Capital Improvement Plan. Tables containing model results can be found in Appendix D – Model Data.

4.2 Gutter Condition Analysis

As part of the system analysis, existing gutter condition throughout the City was assessed and recorded. Gutter condition varied significantly throughout the City, with condition ranging from new to significantly deteriorated. Gutters in poor condition contained areas with spalling, cracking, blockage, depression and settling, or uplift. For detailed information on the sections of

gutter in poor condition, such as the form of deterioration and location, see Appendix C – Gutter Conditions. Due to the City’s reliance on gutter systems for stormwater conveyance, maintenance of gutter systems is an important aspect of ensuring the system continues to function as intended. Gutter conditions were assessed and considered when identifying potential improvement projects, with sections that were identified to be in poor condition being included in the Capital Improvement Plan.

4.3 Spread Calculations

Spread calculations were performed at five locations, which were strategically chosen based on areas observed by the City to have significant stormwater spread during large storm events. The spread calculations were based on stormwater flows, depths, and velocities that were obtained from the hydrologic model at the five locations.

Stormwater spread represents the distance stormwater spreads into the street and onto property along the street during a storm event. In areas with roll-back gutter, the total calculated spread was assumed to be evenly divided between the street and the property. Spread calculations assist in the evaluation of the impacts of stormwater runoff on the surrounding environment and highlight areas of possible concern that have need for improvement. Acceptable stormwater spread is defined by the Greater Salt Lake Municipal Services District as spread without encroachment into the travel lane. Approximate street widths and shoulder measurements were considered as part of this determination.

The stormwater gutter spread calculation results are shown in Table 4-1 and are displayed in Figure A-3 in Appendix A. The values in Table 4-1 represent stormwater spread at the respective locations, with acceptability and spread capacities included.

Table 4-1: Stormwater Gutter Spread Calculation Results

Location	Stormwater Spread into Road		Acceptable Spread* (ft)	Spread into travel lane	
	Pre-Project (ft)	Post Project (ft)		Pre-Project (ft)	Post Project (ft)
Zinnia Way (East Side)	7.9	3.75	3.75	4.2	0
Zinnia Way (West Side)	7.4	3.75	3.75	3.6	0
Peony Way (East Side)	6.5	3.75	3.75	2.8	0
Peony Way (West Side)	6.1	3.75	3.75	2.3	0
Sego Lily Drive & Marble Street (North Side)	5.1	5.1	11	0	0
Sego Lily Drive & Marble Street (South Side)	4.7	4.7	11	0	0
Sego Lily Drive & White City Trail (North Side)	4.1	4.1	11	0	0
Sego Lily Drive & White City Trail (South Side)	2.6	2.6	11	0	0
Sego Lily Drive & Galena Drive (North Side)	4.4	4.4	11	0	0
Sego Lily Drive & Galena Drive (South Side)	3.2	3.2	11	0	0
*Acceptable spread defined as capacity for spread width on road-side prior to travel lane encroachment					

The spread calculation results assisted in identifying potential improvement projects and were a primary factor considered for the Capital Improvement Plan.

5. Capital Improvement Plan

The improvements identified in this master plan are critical to its successful use. The following section provides a summary of the improvement projects that were identified as part of the modeling effort.

5.1 Recommended Projects & Costs

The recommended projects listed in Table 5-1 were created based on results from the hydrologic model, spread calculations, and discussion with the Greater Salt Lake Municipal Services District staff. A brief description of each project is given in this section. It is important to note that Project 1 must be completed prior to Project 2 and Project 3, as the pipe installation included in Project 1 is required for Project 2 and Project 3 to function as intended.

Table 5-1: Capital Improvement Projects

Project No.	Description	Location	Estimated Construction Cost
1	Inlet and Storm Drain Pipe Addition	Sandy Irrigation Canal, Larkspur Drive	\$407,000
2	Inlet and Storm Drain Pipe Addition	Peony Way	\$551,000
3	Inlet and Storm Drain Pipe Addition	Zinnia Way	\$441,000
4	Inlet and Storm Drain Pipe Addition	Marble Street	\$32,000
5	Serpentine Way Gutter Replacement	Serpentine Way	\$41,000
Total Capital Improvement Project Cost			\$1,472,000

Project 1: The purpose of this project is to remove stormwater from the old Sandy irrigation canal and to provide supporting infrastructure for future projects that reduce stormwater spread on Peony Way and Zinnia Way. To accomplish this, new 18" reinforced concrete pipe (RCP) will be added to the old Sandy irrigation canal (just south of Larkspur Drive) and along Larkspur Drive (through the intersections of Zinnia Way and Peony Way), ending with a connection to the existing system near the intersection of Larkspur Drive and 700 East. See Figure A-6 in Appendix A for project locations. Concept level project design and vicinity are displayed in Figure 5-1.

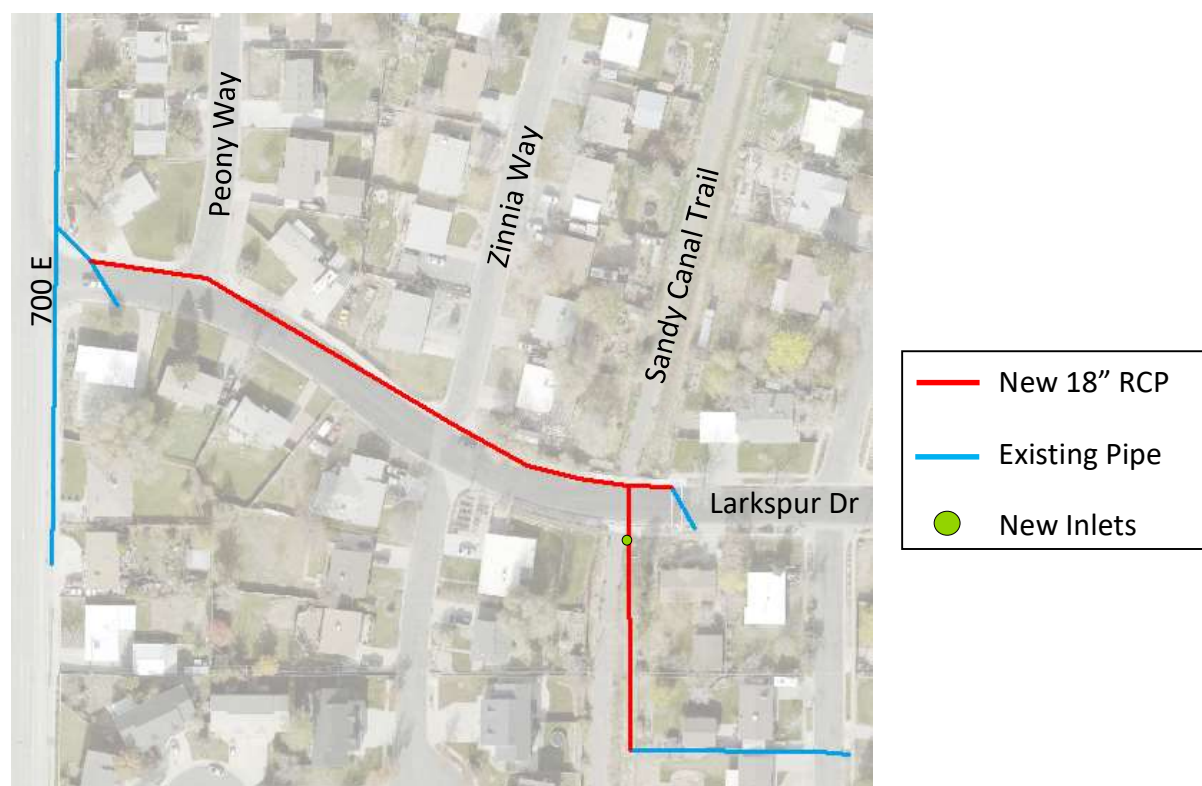


Figure 5-1: Project 1

The City has expressed concern with stormwater spread on Zinnia Way and Peony Way, both of which rely on gutters for stormwater conveyance. The old Sandy Irrigation Canal is still used but not regularly maintained for stormwater conveyance, with current canal conditions including vegetative overgrowth and reduced conveyance capacity. This project will allow stormwater in the old Sandy Irrigation Canal to be collected and added to the storm drain system in Larkspur Drive and will also provide an opportunity for future projects that reduce stormwater spread on Zinnia Way and Peony Way. The model indicates that the downstream pipe along 700 East has capacity for the additional flows resulting from this project, but it is important to note that any existing flows from Sandy City upstream of the modeled system and pipe at 700 East are unknown and have not been included in this analysis.

Project 2: The purpose of this project is to reduce stormwater spread and its encroachment into the travel lane along Peony Way by adding new storm drain pipe and inlets to Peony Way. To accomplish this, new 18" RCP will be added along the east side of Peony Way, a new storm drain inlet will be added to the east side of Peony Way (approximately 927 ft. north of the intersection of Peony Way and Larkspur Drive), a new storm drain inlet will be added to the west side of Peony Way (approximately 623 ft. north of the intersection of Peony Way and Larkspur Drive), new 18" RCP will be added to connect the new storm drain inlet on the west side of Peony Way to the new 18" RCP on the east side of Peony Way, and the new 18" RCP

along the east side of Peony Way will be connected to the new 18" RCP in Larkspur Drive, as described in Project 1. It is important to note that this project can only be completed following the implementation of Project 1 and the ensuing storm drain pipe installation on Larkspur Drive. Project locations can be found in Figure A-6 of Appendix A. See Figure 5-2 for concept level project design and project vicinity.



Figure 5-2: Project 2

Project 3: The purpose of this project is to reduce stormwater spread and its encroachment into the travel lane along Zinnia Way by adding new storm drain pipe and inlets to Zinnia Way. To accomplish this, new 18" RCP will be added along the east side of Zinnia Way, two new storm drain inlets will be added to the east side of Zinnia Way (one inlet approximately 705 ft. north of the intersection of Zinnia Way and Larkspur Drive and one inlet approximately 70 ft. north of the intersection), a new storm drain inlet will be added to the west side of Zinnia Way (approximately 589 ft. north of the intersection of Zinnia Way and Larkspur Drive), new 18" RCP will be added to connect the new storm drain inlet on the west side of Zinnia Way to the new

18" RCP on the east side of Zinnia Way, and the new 18" RCP along the east side of Zinnia Way will be connected to the new 18" RCP in Larkspur Drive, as described in Project 1. It is important to note that this project can only be completed following the implementation of Project 1 and the ensuing storm drain pipe installation on Larkspur Drive. Project locations can be found in Figure A-6 of Appendix A. See Figure 5-3 below for concept level project design and immediate project vicinity.

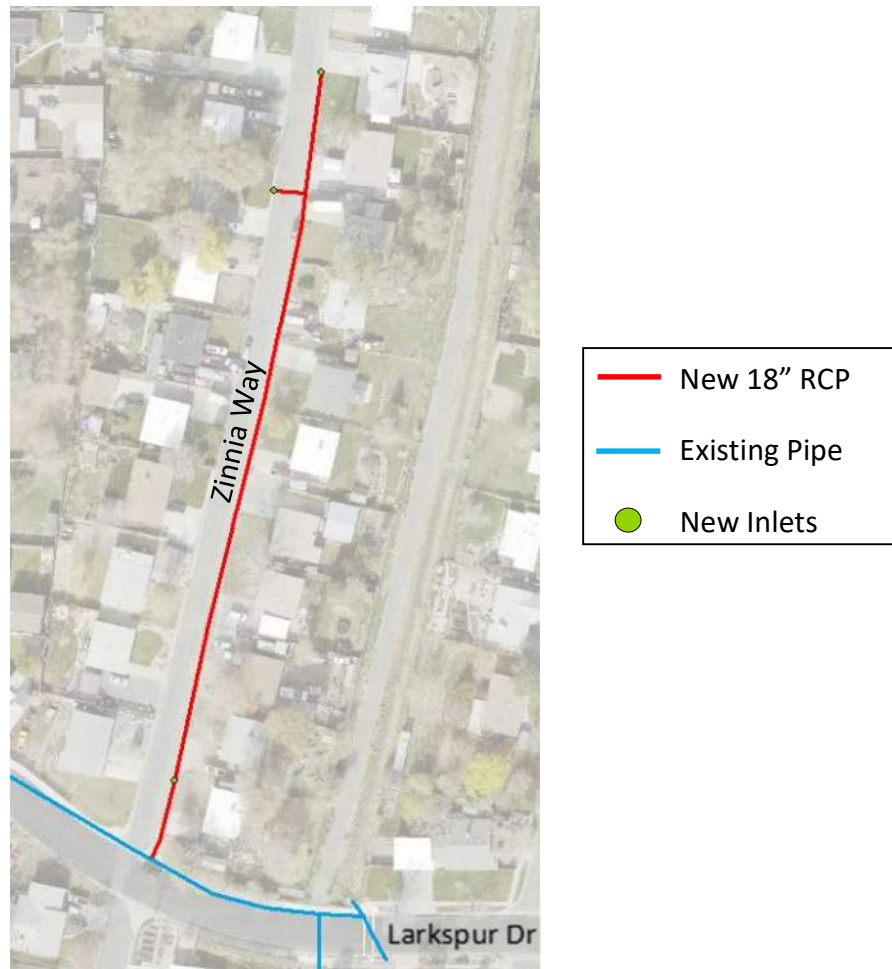


Figure 5-3: Project 3

Project 4: The purpose of this project is to reduce flooding during large storm events at the intersection of Sego Lily Drive and Marble Street by adding an additional inlet on the northwest corner of the intersection and connecting it to the existing system. The new inlet will collect stormwater runoff at the intersection, which will reduce flooding during large storm events by collecting runoff that bypasses upstream inlets due to the steep slope of Sego Lily Drive and Marble St. Project locations are displayed in Figure A-6 of Appendix A. See Figure 5-4 for concept level project design and project vicinity.

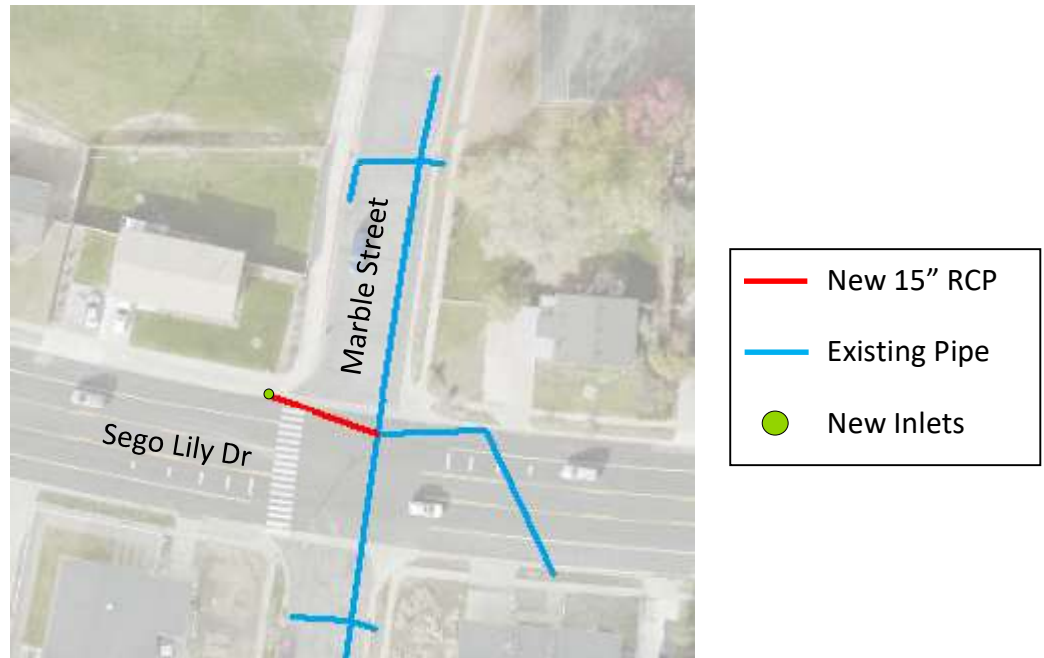


Figure 5-4: Project 4

Project 5: The purpose of this project is to reduce the risk of flooding and improve the overall functionality of stormwater conveyance on Serpentine Way by replacing approximately 530 linear feet of deteriorated or poor functioning gutter at various locations along Serpentine Way. Based on the field reconnaissance and gutter condition analysis that were performed for this study, Serpentine Way was observed to contain large amounts of gutter in poor condition. Gutters are the only stormwater conveyance method for the majority of Serpentine Way, presenting the need for adequate gutter condition to effectively convey stormwater. This project both improves overall functionality and aesthetics of Serpentine Way's gutters, while also reducing the risk of future flooding by improving its capacity for stormwater conveyance. Project locations can be found in Figure A-6 of Appendix A. See Figure 5-5 for the project area and Table 5-2 for a list of gutter locations, deficiencies, and replacement quantities along Serpentine Way. For current gutter conditions and field reconnaissance data, see Appendix C – Gutter Conditions.



Figure 5-5: Project 5

Table 5-2: Project 5 Details

Gutter Location	Deficiency Description	Panels for Replacement
1211 E Serpentine Way, north side	Broken up, blocked curb	2
1126 E Serpentine Way, south side	Sunken Curb	1
1024 E Serpentine Way, both sides	Spalling	5
1019 E Serpentine Way, south side	Broken/blocked curb	2
1009 E Serpentine Way, both sides	Broken up, deteriorated, blocked curb	8
1007 E Serpentine Way to 996 E Serpentine Way, both sides	Spalling	30
996 E Serpentine Way, south side	Severely sunken curb	1
914 E Serpentine Way, south side	Broken, cracked, depressed curb	2
906 E Serpentine Way, south side	Broken, cracked curb	1
895 E Serpentine Way, south side	Broken, cracked curb	1

The project cost estimates shown in Table 5-1 were prepared using the following assumptions and conditions:

- Within travel areas of the roadway sections, imported material is required throughout the trench.
- Roadway restoration includes six inches of asphalt pavement, a 2-ft. T-patch on each side of the trench, and imported backfill material throughout the 4-ft. wide trench in the roadway.
- A 30% contingency was included to account for inflation, unanticipated conditions, and engineering services.

Detailed cost estimates for each project can be found in Appendix B.

In addition to the capital improvement projects listed and proposed in this report, it is important to note the existence of two additional proposed projects from the Sandy City Public Utilities Storm Drain Master Plan that impact White City's storm drain system (Sandy City Public Utilities, 2022). These projects, designated with Project IDs P18 and P19 in the report, are proposed in coordination with Sandy City, the Greater Salt Lake Municipal Services District, and Salt Lake County's Parks and Recreation department, and include piping along Sleepy Hollow Lane and the addition of a detention pond near the LDS Church Farm, north of Big Bear Park, to allow for piping of the Sandy Irrigation Canal from Sleepy Hollow Lane to 9400 South, along 9400 South to 700 East, and down 700 East. The purpose of these projects is to allow for an additional city trail to be built over the current existing canal and to resolve concerns about the current maintenance levels of the canal.

5.2 Maintenance

It is vital for the City to perform effective maintenance of the storm drain system to preserve the current level of service it provides to the City. Lack of proper maintenance will lead to the deterioration of the storm drain system components and the accumulation of sediment, debris, and weeds. Failure of the stormwater system would not only influence the health and safety of the residents but would also undermine the aesthetic value created from a properly maintained system.

It is recommended that the storm drain system be well maintained, and that in agreement with their contract, it is also recommended that the City regularly coordinate with the Greater Salt Lake Municipal Services District for required maintenance activities and prioritization of major improvements. The construction of additional facilities in the future increases the maintenance burden. Existing and future operating costs need to be addressed as part of an overall financial analysis of the storm drain system. It is imperative that sufficient maintenance manpower and equipment are made available to ensure proper function and a high level of service to the community.

It is also recommended that a system condition assessment of White City's existing storm drain system be performed on a rotational basis to assist with maintenance of the City's system. By assessing current system conditions rotationally every five years, infrastructure issues can be identified and resolved proactively, prior to failure. Regular system condition assessments will increase system longevity and will aid in preserving funds by avoiding large-scale rehabilitation and installation projects. The assessment should also include the collection of GIS data for pipe sizes, pipe material, pipe invert elevations, manhole and inlet rim and invert elevations, infrastructure installation date, etc. Collecting and maintaining detailed GIS data will allow the City to improve its storm drain system asset management efforts and will provide the City with the data needed for future storm drain system improvement projects.

5.3 Funding Source Options

The City is currently funded for public works through the Greater Salt Lake Municipal Services District, which obtains revenue from various taxes, permitting fees, and licensing fees. Additional funding for the identified improvement projects, as well as the continual maintenance of the system, can come from a variety of sources. Possible funding options for the City could include user fees, grants, loans, and bonds. The following list describes each of these options for potential funding.

1. **User Fees:** Regular assessment of monthly fees to existing residents. These fees generally pay for regular operation and maintenance expenses.
2. **Grants and Loans:** Grants and low interest loans can be used to fund storm drain improvement projects. Projects would need to be evaluated individually to determine the loans or grants for which they qualify. It is recommended that the City discuss the specific projects with a funding team to identify all potential funding options.
3. **Bonds:** The City may issue a bond to pay for larger improvement projects that require a significant one-time payment.

6. Conclusion

In conclusion, it is recommended that White City complete the following actions to improve and maintain their stormwater system:

1. Implement the recommended projects outlined in this storm drain master plan. Each project was identified in coordination with the Greater Salt Lake Municipal Services District to verify the project's validity. It is anticipated that with the completion of the recommended projects, there will be no remaining deficiencies identified by the storm drain hydrologic model.
2. Regularly evaluate and replace depreciating portions of the storm drain system to keep the infrastructure current. This may include, but is not limited to, deteriorating concrete infrastructure, rusted metal infrastructure, and infrastructure that has exceeded its expected useful life. Depreciating portions of the storm drain system can be identified by means of the recommended system condition assessment.
3. Continue with current maintenance efforts on storm drain system infrastructure. Consistently checking and maintaining storm drain system infrastructure is essential to the success of the storm drain system as whole.
4. Regularly update the Storm Drain Master Plan to assist in identifying necessary efforts to adequately operate, maintain, and manage the storm drain system.

7. References

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Appendix A – Figures

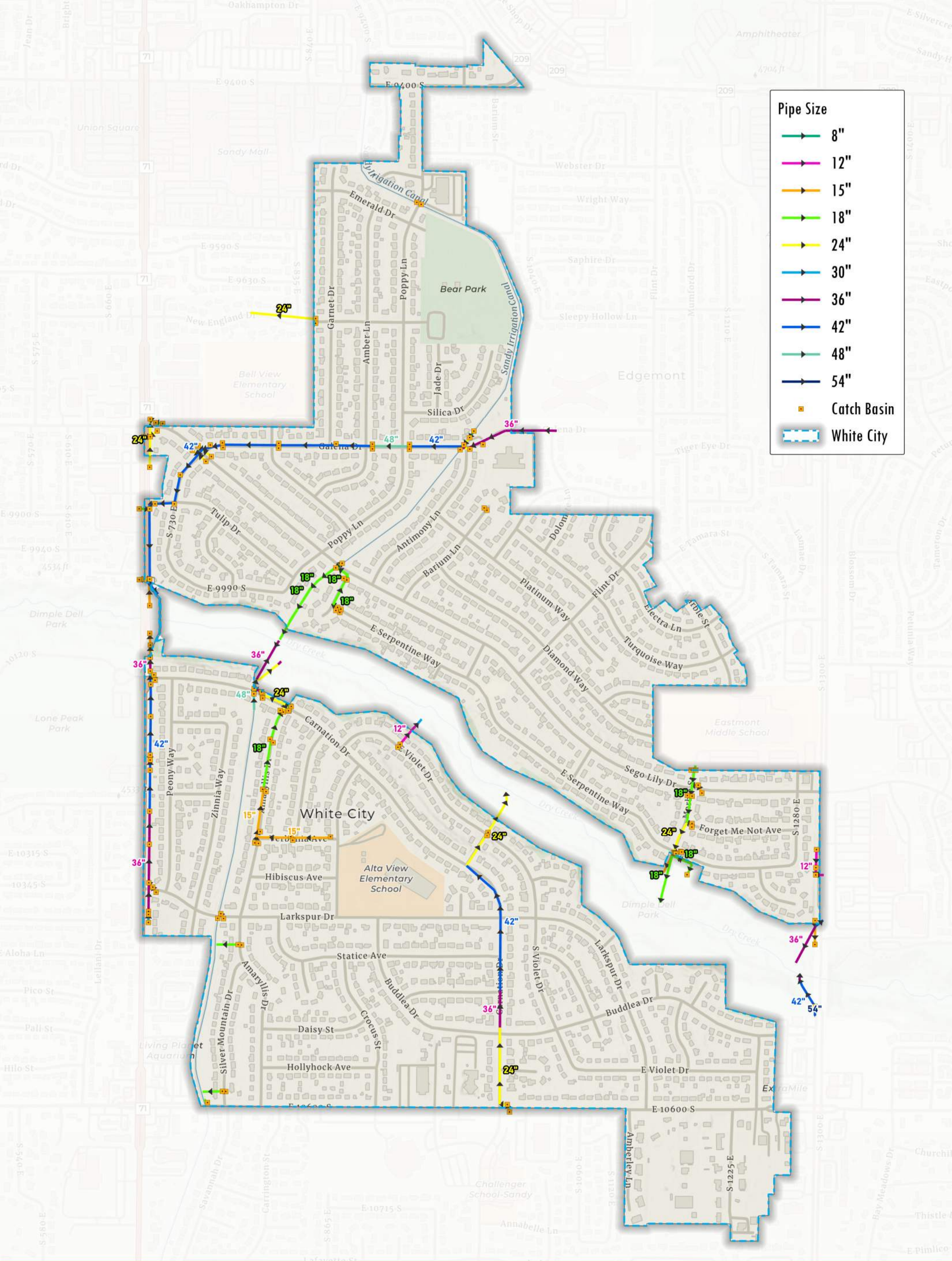
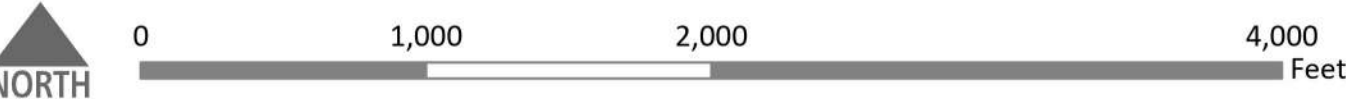


Figure A-1: Existing System

White City Storm Drain Master Plan



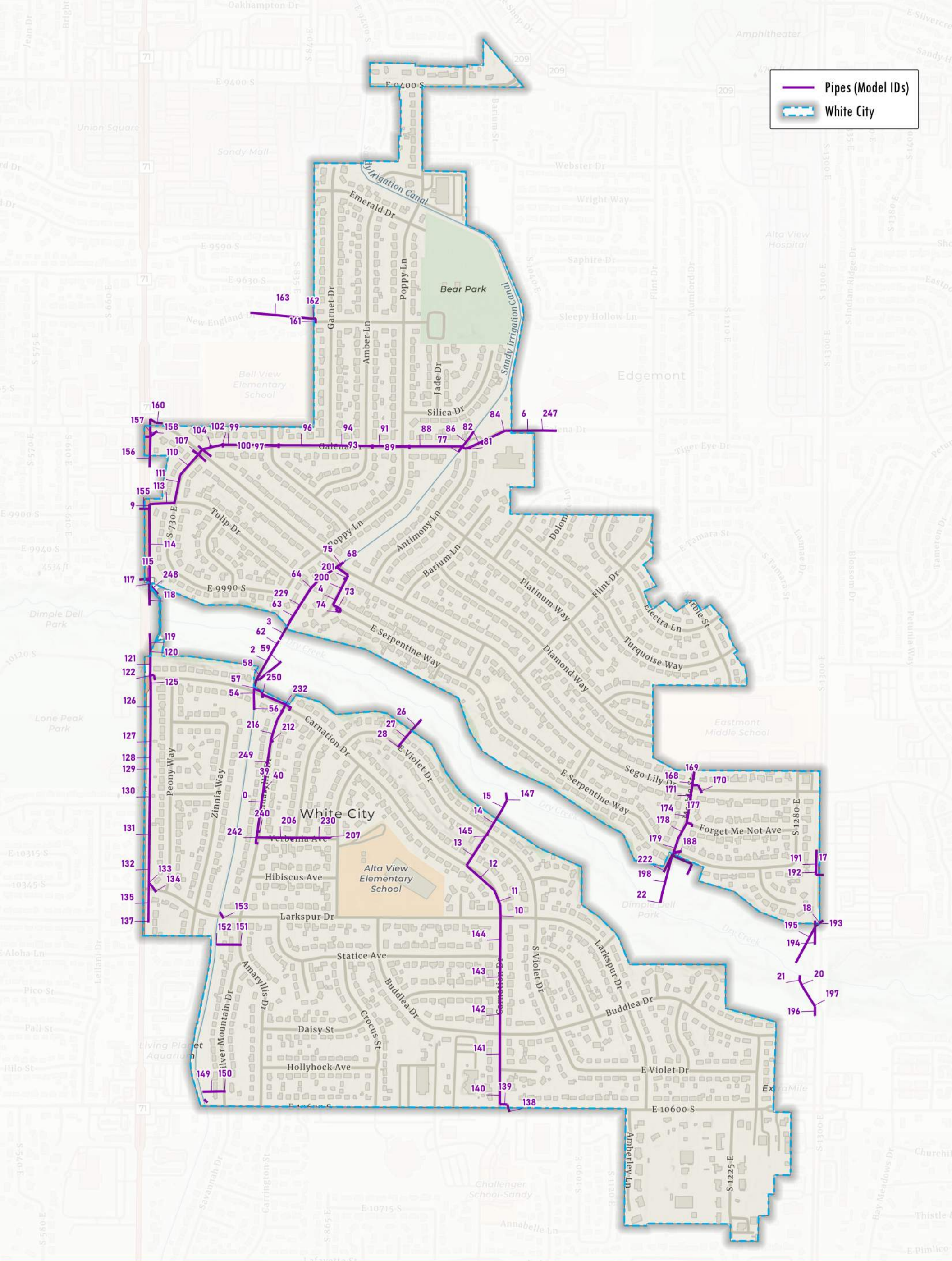


Figure A-2: Existing System (Model)

White City Storm Drain Master Plan



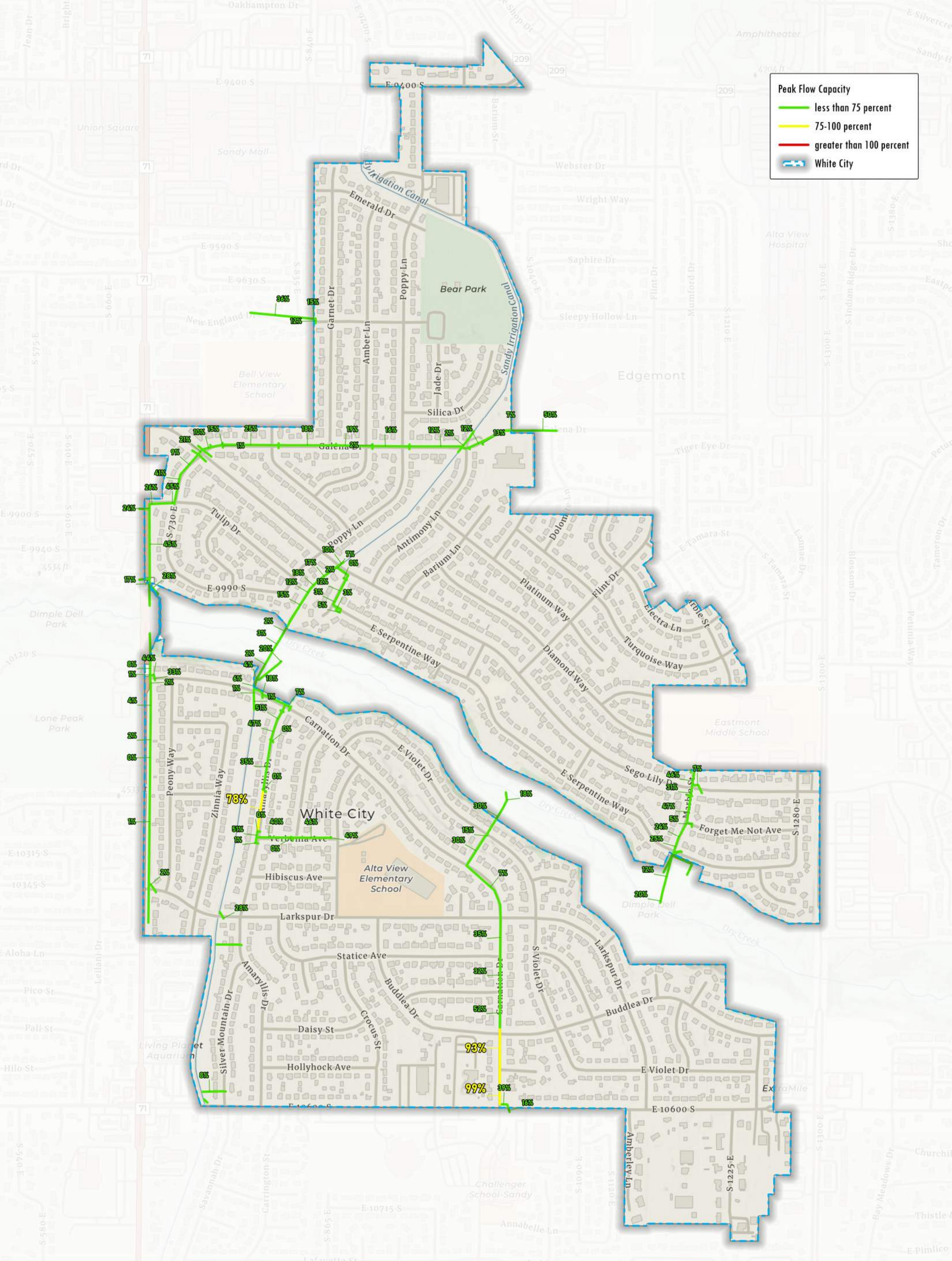


Figure A-3: Pipe Capacity at Peak Flow

White City Storm Drain Master Plan



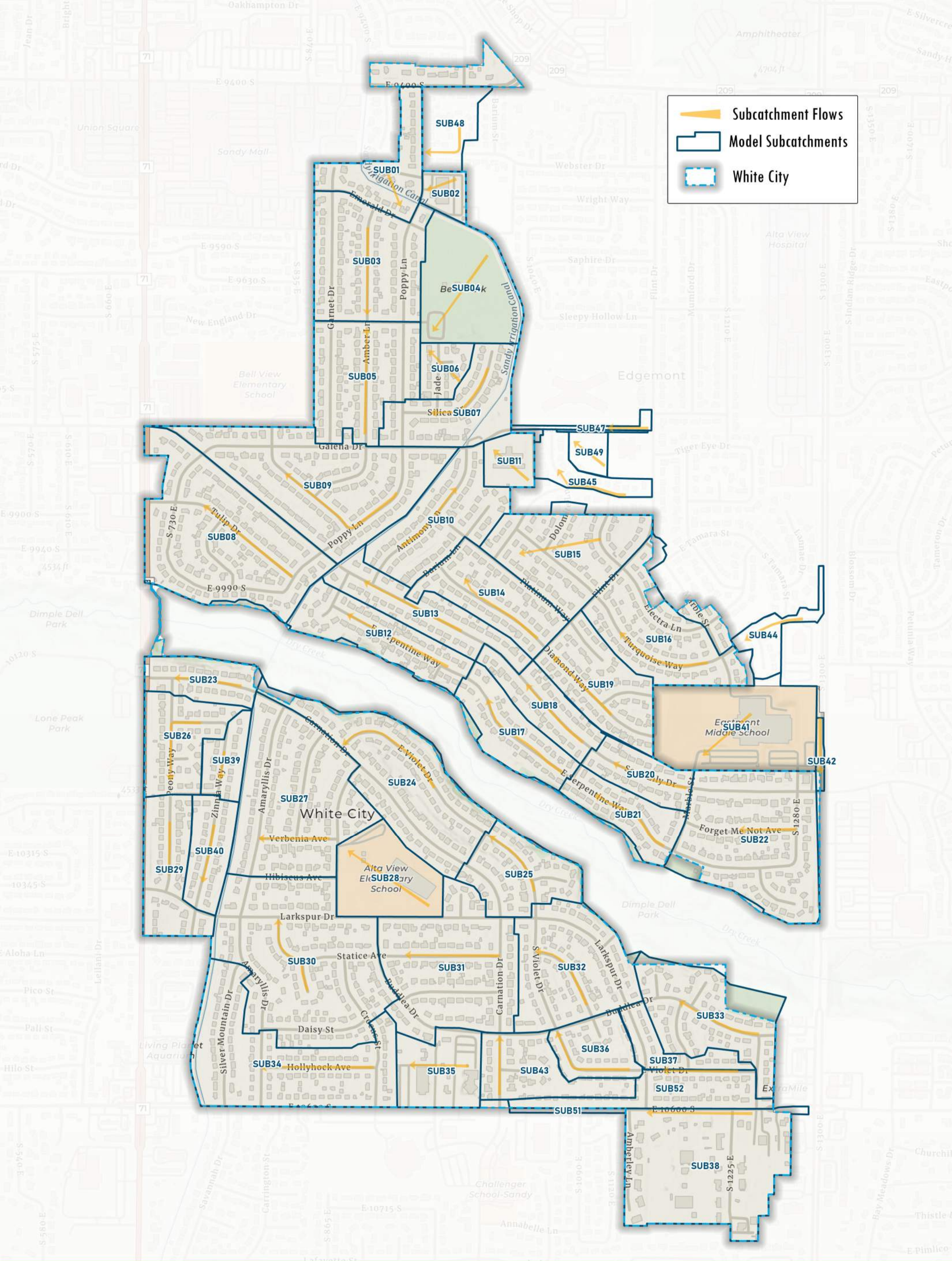
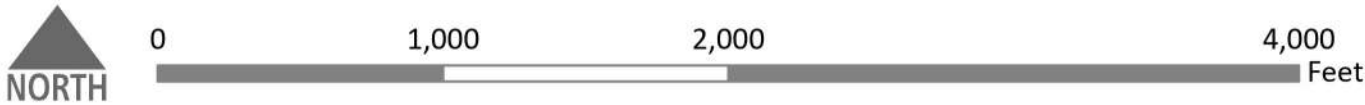


Figure A-4: Model Subcatchments

White City Storm Drain Master Plan



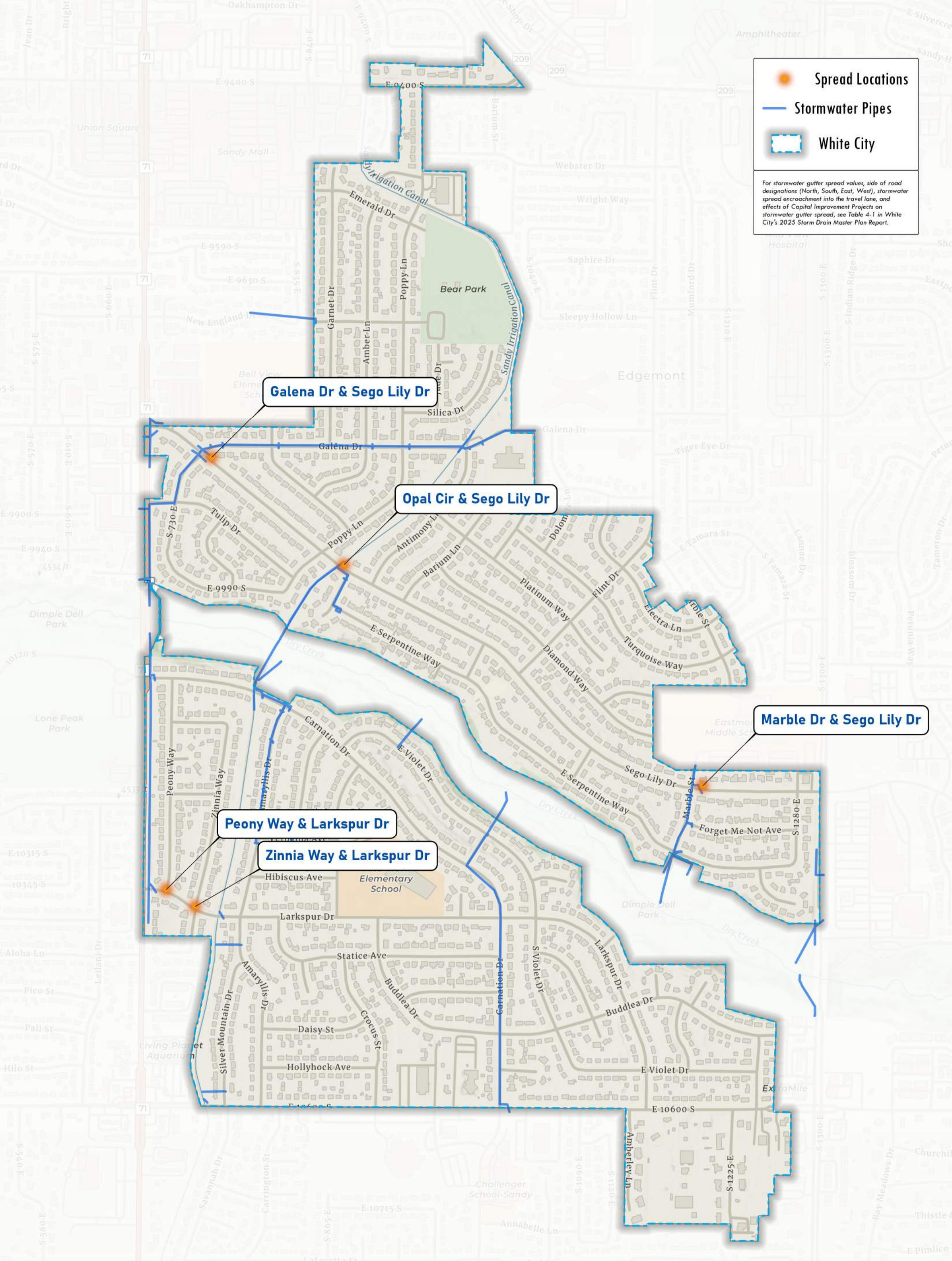
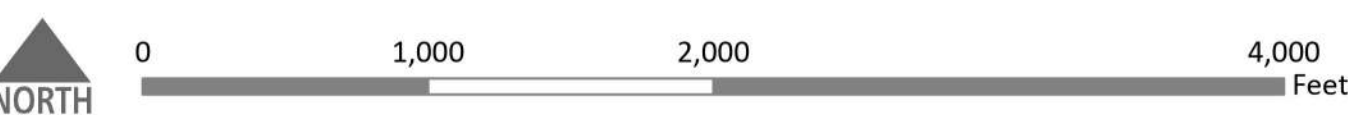


Figure A-5: Stormwater Gutter Spread Locations

White City Storm Drain Master Plan



Appendix B – Cost Estimates



J-U-B ENGINEERS, INC.

392 East Winchester Street, Salt Lake City, UT 84107 - 801.886.9052

Owner: Salt Lake County, White City

Project: White City SD Masterplan

Rev Date: 12-20-2024

Engineer's Opinion of Probable Construction Cost
Project 1: Sandy Irrigation Canal and Larkspur Dr

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	\$15,000	\$15,000
2	Traffic Control	1	LS	\$3,000	\$3,000
3	Prepare and implement SWPPP	1	LS	\$5,000	\$5,000.00
4	Canal clearing and grubbing	2000	SF	\$5	\$10,000
5	Roadway Excavation	370	CY	\$24	\$8,889
6	Fence Removal and Replacement	120	LF	\$25	\$3,000
7	Furnish and Install Concrete Manhole	2	EA	\$10,000	\$20,000
8	Furnish and Install Inlet Box in Ditch	1	EA	\$7,000	\$7,000
9	Furnish and Install 18" RCP	820	LF	\$250	\$205,000
10	Imported Pipe Foundation Material	115	TON	\$35	\$4,018
11	Imported Bedding Material	422	TON	\$35	\$14,768
12	Granular Barrow	205	TON	\$30	\$6,150
13	Asphalt T-Patch Coverage (6")	417	SY	\$27	\$11,259
				Construction Subtotal	\$313,100.00
				30% Contingency	\$93,930
				TOTAL COST (Rounded)	\$407,000.00

*Unit price estimate to replace corresponding bid item in Base Bid

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for White City permitting are not included.

3 - Costs are estimated in 2024 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.



J-U-B ENGINEERS, INC.

392 East Winchester Street, Salt Lake City, UT 84107 - 801.886.9052

Owner: Salt Lake County, White City

Project: White City SD Masterplan

Rev Date: 12-20-2024

Engineer's Opinion of Probable Construction Cost
Project 2: Peony Way

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	\$19,000	\$19,000
2	Traffic Control	1	LS	\$4,000	\$4,000
3	Prepare and implement SWPPP	1	LS	\$5,000	\$5,000
4	Clearing and grubbing	4750	SF	\$5	\$23,750
5	Roadway Excavation	569	CY	\$24	\$13,653
6	Fence Removal and Replacement	590	LF	\$25	\$14,750
7	Furnish and Install Concrete Manhole	2	EA	\$10,000	\$20,000
8	Furnish and Install Inlet Boxes	2	EA	\$5,900	\$11,800
10	Furnish and Install 18" RCP	960	LF	\$250	\$240,000
11	Imported Pipe Foundation Material	134	TON	\$35	\$4,704
12	Imported Bedding Material	494	TON	\$35	\$17,289
13	Granular Barrow	240	TON	\$30	\$7,200
14	Asphalt T-Patch Coverage (6")	208	SY	\$27	\$5,616
15	Furnish and Reinstall Curb Panels	930	LF	\$40	\$37,200
				Construction Subtotal	\$424,000
				30% Contingency	\$127,200
				TOTAL COST (Rounded)	\$551,000

*Unit price estimate to replace corresponding bid item in Base Bid

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for White City permitting are not included.

3 - Costs are estimated in 2024 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.



J-U-B ENGINEERS, INC.

392 East Winchester Street, Salt Lake City, UT 84107 - 801.886.9052

Owner: Salt Lake County, White City

Project: White City SD Masterplan

Rev Date: 12-20-2024

Engineer's Opinion of Probable Construction Cost
Project 3: Zinnia Way

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	\$15,000	\$15,000
2	Traffic Control	1	LS	\$3,000	\$3,000
3	Prepare and implement SWPPP	1	LS	\$5,000	\$5,000.00
4	Clearing and grubbing	3600	SF	\$5	\$18,000
5	Roadway Excavation	444	CY	\$24	\$10,667
6	Fence Removal and Replacement	220	LF	\$25	\$5,500
7	Furnish and Install Concrete Manhole	2	EA	\$10,000	\$20,000
8	Furnish and Install Inlet Boxes	3	EA	\$5,900	\$17,700
10	Furnish and Install 18" RCP	750	LF	\$250	\$187,500
11	Imported Pipe Foundation Material	105	TON	\$35	\$3,675
12	Imported Bedding Material	386	TON	\$35	\$13,507
13	Granular Barrow	188	TON	\$30	\$5,625
14	Asphalt T-Patch Coverage (6")	208	SY	\$27	\$5,616
15	Furnish and Reinstall Curb Panels	720	LF	\$40	\$28,800
				Construction Subtotal	\$339,600
				30% Contingency	\$101,880
				TOTAL COST (Rounded)	\$441,000

*Unit price estimate to replace corresponding bid item in Base Bid

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for White City permitting are not included.

3 - Costs are estimated in 2024 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.



J-U-B ENGINEERS, INC.

392 East Winchester Street, Salt Lake City, UT 84107 - 801.886.9052

Owner: Salt Lake County, White City

Project: White City SD Masterplan

Rev Date: 12-20-2024

Engineer's Opinion of Probable Construction Cost
Project 4: Sego Lily Dr and Marble St

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (5%)	1	LS	\$2,000	\$2,000
2	Traffic Control	1	LS	\$1,000	\$1,000
3	Prepare and implement SWPPP	1	LS	\$1,000	\$1,000
4	Roadway Excavation	30	CY	\$24	\$711
5	Furnish and Install Inlet Boxes	1	EA	\$5,900	\$5,900
6	Furnish and Install 15" RCP	50	LF	\$225	\$11,250
7	Imported Pipe Foundation Material	7	TON	\$35	\$245
8	Imported Bedding Material	26	TON	\$35	\$900
9	Granular Barrow	13	TON	\$30	\$375
10	Asphalt T-Patch Coverage (4")	33	SY	\$27	\$891
Construction Subtotal					\$24,300.00
30% Contingency					\$7,290
*Unit price estimate to replace corresponding bid item in Base Bid					
TOTAL COST (Rounded)					\$32,000.00

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for White City permitting are not included.

3 - Costs are estimated in 2024 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.



J-U-B ENGINEERS, INC.

392 East Winchester Street, Salt Lake City, UT 84107 - 801.886.9052

Owner: Salt Lake County, White City

Project: White City SD Masterplan

Rev Date: 12-20-2024

Engineer's Opinion of Probable Construction Cost
Project 5: Serpentine Way

Pay Item Reference	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization and Demobilization (10%)	1	LS	\$3,000	\$3,000
2	Traffic Control (5%)	1	LS	\$2,000	\$2,000
3	Prepare and implement SWPPP	1	LS	\$1,000	\$1,000
4	Existing Curb Removal	530	LF	\$5	\$2,650
5	Adjusting Subgrade and Backfilling using Granular Barrow	66	TON	\$30	\$1,988
6	Furnish and Install Curb Panels	530	LF	\$40	\$21,200
Construction Subtotal					\$31,900.00
30% Contingency					\$9,570
*Unit price estimate to replace corresponding bid item in Base Bid					
TOTAL COST (Rounded)					\$41,000.00

1 - Soft costs for construction assistance, administration, inspection, project closeout, or public involvement are not included.

2 - Costs for White City permitting are not included.

3 - Costs are estimated in 2024 dollars and should be inflated appropriately to the mid-point of the anticipated construction year for budgeting purposes.

Appendix C – Gutter Conditions

Gutter Conditions - High Priority

Gutter Location	Deficiency Description	Panels for Replacement	Appearance
9532 S Poppy Ln, east side	Sunken curb	1	
Intersection of Barium Ln and Diamond Way, near 9958 Barium Ln	Spalling, curb depression	2	
1150 Sego Lily Dr South side	Sunken, broken curb	2	
1076 E Sego Lily Dr south side	Broken up, spalled, depressed curb	1	

Gutter Conditions - High Priority

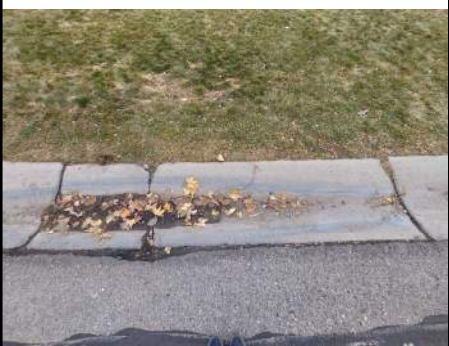
Gutter Location	Deficiency Description	Panels for Replacement	Appearance
1212 E Forget Me Not Ave, south side	Broken up, blocked curb	2	
1211 E Serpentine Way, north side	Broken up, blocked curb	2	

Gutter Conditions - High Priority			
Gutter Location	Deficiency Description	Panels for Replacement	Appearance
1009 E Serpentine Way, both sides	Broken up, deteriorated, blocked curb	8	
996 E Serpentine Way, south side	Severely sunken curb	1	

Gutter Conditions - High Priority			
Gutter Location	Deficiency Description	Panels for Replacement	Appearance
914 E Serpentine Way, south side	Broken, cracked, depressed curb	2	
906 E Serpentine Way, south side	Broken, cracked curb	1	
895 E Serpentine Way, south side	Broken, cracked curb	1	
10039 S Opal Cir	Broken cracked, depressed curb	4	

Gutter Conditions - High Priority			
Gutter Location	Deficiency Description	Panels for Replacement	Appearance
10455 Violet Dr, east side	Sunken curb	3	
1085 E Buddlea Dr, north side	Sunken curb	2	
10495 S Columbine Way, east side	Sunken curb	2	

Gutter Conditions - Moderate Priority

Gutter Location	Deficiency Description	Panels for Replacement	Appearance
9484 S Poppy Ln, east side	Spalling, curb depression	3	
9633 S Garnet Dr, east side	Spalling, curb depression	5	
9969 S Antimony Ln, both sides	Depressed curb	3	

Gutter Conditions - Moderate Priority			
Gutter Location	Deficiency Description	Panels for Replacement	Appearance
929 E Galena Dr, south side	Sunken curb	1	
Intersection of Cobalt Ln and Turquoise Way	Spalling, curb depression	4	
9929 Dolomite Ln east side	Broken curb	1	

Gutter Conditions - Moderate Priority			
Gutter Location	Deficiency Description	Panels for Replacement	Appearance
10299 S 1280 E, east side	Spalling	2	
1126 E Serpentine Way, south side	Sunken Curb	1	
1019 E Serpentine Way, south side	Broken/blocked curb	2	

Gutter Conditions - Moderate Priority

Gutter Location	Deficiency Description	Panels for Replacement	Appearance
1007 E Serpentine Way to 996 E Serpentine Way, both sides	Spalling	30	
9918 730 E, West side	Broken curb	2	
729 Larkspur Dr, south side	Depressed curb, blocked by vegetation	2	

Gutter Conditions - Moderate Priority

Gutter Location	Deficiency Description	Panels for Replacement	Appearance
10339 Violet Dr, SE corner	Spalling	4	
942 E 10465 S	Depressed curb	4	

Appendix D – Model Data

Subcatchment Model Data								
ID	Area (ac)	Land Use	Soil Type	Composite CN	Flow Length (ft)	Peak Runoff (cfs)	Time of Concentration (min)	Depression Storage (in)
SUB01	8.5	Residential	Type A	70	1,897.13	0.47	37.3	0.43
SUB02	2.6	Commercial	Type A	89	605.04	2.00	11.2	0.12
SUB03	17.9	Residential	Type A	70	1,630.13	1.01	37.0	0.43
SUB04	14.7	Open Space	Type A	40	1,210.00	0.00	71.9	1.56
SUB05	15.6	Residential	Type A	70	1,434.69	0.89	35.7	0.43
SUB06	3.5	Residential	Type A	70	358.38	0.29	12.6	0.43
SUB07	11.9	Mixed Use	Type A	66	1,515.24	0.59	35.6	0.52
SUB08	28.4	Residential	Type A	70	1,888.18	1.51	41.1	0.43
SUB09	27.3	Residential	Type A	70	1,931.63	1.42	42.8	0.43
SUB10	13.6	Residential	Type A	70	1,316.18	0.87	28.2	0.43
SUB11	3.6	Commercial	Type A	89	731.62	2.83	10.2	0.12
SUB12	11.0	Residential	Type A	70	1,298.01	0.75	23.5	0.43
SUB13	10.1	Residential	Type A	70	1,661.94	0.57	36.3	0.43
SUB14	11.1	Residential	Type A	70	1,340.42	0.66	32.5	0.43
SUB15	15.9	Residential	Type A	70	1,532.07	0.93	34.0	0.43
SUB16	16.3	Residential	Type A	70	1,379.61	1.04	28.1	0.43
SUB17	9.0	Residential	Type A	70	1,156.57	0.63	22.7	0.43
SUB18	7.4	Residential	Type A	70	1,271.59	0.45	30.9	0.43
SUB19	12.1	Residential	Type A	70	1,346.18	0.72	32.9	0.43
SUB20	6.0	Residential	Type A	70	1,005.87	0.40	25.3	0.43
SUB21	7.4	Residential	Type A	70	1,017.95	0.53	20.6	0.43
SUB22	24.8	Residential	Type A	70	1,374.44	1.66	24.7	0.43
SUB23	6.4	Residential	Type A	70	813.81	0.50	15.7	0.43
SUB24	21.0	Residential	Type A	70	1,846.89	1.29	30.2	0.43
SUB25	10.2	Residential	Type A	70	864.12	0.78	16.9	0.43
SUB26	9.6	Residential	Type A	70	995.27	0.64	24.8	0.43
SUB27	25.1	Residential	Type A	70	1,028.77	1.76	22.0	0.43
SUB28	11.0	Institutional	Type A	84	1,469.03	3.93	27.3	0.19
SUB29	9.8	Residential	Type A	70	861.35	0.65	25.7	0.43
SUB30	32.4	Residential	Type A	70	1,869.40	1.78	38.5	0.43
SUB31	23.2	Residential	Type A	70	1,794.37	1.23	41.0	0.43
SUB32	17.4	Residential	Type A	70	1,520.32	1.07	30.6	0.43
SUB33	15.6	Residential	Type A	70	1,100.05	1.07	23.4	0.43
SUB34	23.6	Residential	Type A	70	2,035.80	1.32	37.2	0.43
SUB35	10.6	Commercial	Type A	89	851.77	8.08	11.3	0.12
SUB36	6.5	Residential	Type A	70	1,330.92	0.54	12.1	0.43
SUB37	4.5	Residential	Type A	70	1,333.69	0.32	20.2	0.43
SUB38	25.9	Mixed-Use	Type A	70	1,490.41	2.26	31.6	0.43
SUB39	4.2	Residential	Type A	70	646.62	0.33	16.6	0.43
SUB40	6.5	Residential	Type A	70	971.25	0.89	21.2	0.21
SUB41	19.4	Institutional	Type A	65	1,432.17	2.27	29.4	0.27
SUB42	0.8	Streets and Roads	Type A	98	564.25	1.63	6.8	0.01
SUB43	9.0	Residential	Type A	70	1,437.88	13.27	22.0	0.21
SUB44	3.8	Mixed Use	Type A	73	1,110.58	7.19	13.1	0.19
SUB45	4.4	Residential	Type A	70	1,315.36	6.63	21.1	0.21
SUB46	0.3	Streets and Roads	Type A	98	698.87	0.75	2.9	0.01
SUB47	1.0	Mixed Use	Type A	90	1,282.60	2.23	11.9	0.05
SUB48	6.1	Residential	Type A	70	1,174.49	10.76	14.6	0.21
SUB49	2.1	Open Space	Type A	40	418.93	0.92	14.2	0.78
SUB50	0.2	Mixed Use	Type A	83	286.13	0.68	3.2	0.10
SUB51	0.7	Streets and Roads	Type A	98	892.36	1.88	5.6	0.01
SUB52	8.5	Residential	Type A	70	2,430.72	9.57	35.4	0.21

Existing Pipe Model Data								
ID	LENGTH (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Maximum Velocity (ft/s)	Percent Capacity
0	329.708	15	0.516	0.012	5.025	5.744	5.932	78%
1	391.579	18	0.511	0.012	8.133	2.803	3.759	35%
10	87.434	42	2.572	0.012	174.786	11.806	10.346	7%
100	22.904	30	0.175	0.012	18.569	0.155	0.244	1%
102	91.819	42	1.198	0.012	119.302	17.363	3.872	15%
103	19.19	24	5.427	0.012	57.095	0.75	3.13	3%
104	72.022	42	2.778	0.012	181.664	17.367	5.777	10%
105	43.262	24	0.578	0.012	18.63	0.729	1.157	3%
106	88.799	24	2.208	0.013	33.614	1.418	1.157	4%
107	48.712	42	0.595	0.012	84.099	17.924	4.979	21%
108	56.069	24	0.018	0.012	3.273	0.341	1.265	10%
11	123.028	42	2.572	0.012	174.786	11.807	10.348	7%
110	213.06	42	3.555	0.012	205.511	17.908	7.891	9%
111	223.08	42	0.161	0.012	43.785	17.84	3.494	41%
112	7.261	18	1.377	0.012	13.356	1.509	4.092	11%
113	150.887	42	0.139	0.012	40.662	18.619	4.266	45%
114	545.039	42	0.145	0.012	41.496	18.597	5.552	45%
117	37.617	42	1.037	0.012	110.982	18.59	7.001	17%
12	288.308	42	2.572	0.012	174.786	11.806	8.512	7%
121	107.603	36	0.214	0.012	33.406	1.71	1.738	8%
122	35.384	48	6.628	0.012	400.615	1.713	3.256	1%
123	31.195	18	2.886	0.012	19.333	1.628	2.297	44%
124	42.699	18	0.703	0.012	9.539	0.341	0.351	33%
125	68.275	42	0.132	0.012	39.573	1.546	3.266	2%
126	249.371	42	0.16	0.012	43.653	1.548	2.023	4%
127	299.21	42	0.157	0.012	43.198	1.551	2.126	2%
129	78.833	42	1.37	0.012	127.579	1.55	3.446	1%
13	305.653	24	2.572	0.012	39.301	11.798	11.365	30%
130	319.102	42	0.232	0.012	52.487	1.551	3.014	1%
131	260.681	36	0.326	0.012	41.26	1.553	2.59	1%
132	298.688	36	0.056	0.012	17.085	1.555	1.953	1%
133	45.326	18	3.008	0.012	19.738	1.562	3.489	2%
138	60.115	15	2.413	0.013	10.034	2.484	6.422	16%
139	59.113	24	3.555	0.013	42.652	11.889	8.165	39%
14	214.255	24	13.69	0.022	49.46	15.038	12.5	30%
140	279.91	24	0.672	0.013	18.54	11.885	6.596	99%
141	316.034	24	0.32	0.013	12.789	11.867	4.676	93%
142	287.545	36	0.118	0.013	22.935	11.851	3.599	52%
143	302.254	42	0.139	0.013	37.504	11.827	3.4	32%
144	273.555	42	0.099	0.012	34.242	11.807	5.215	35%
145	24.296	15	2.759	0.022	6.34	0.783	2.229	15%
146	4.876	24	15.354	0.022	52.381	12.427	12.467	24%
147	61.287	24	13.035	0.013	81.677	15.037	19.73	18%

Existing Pipe Model Data								
ID	LENGTH (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Maximum Velocity (ft/s)	Percent Capacity
148	36.54	18	3.149	0.022	11.014	8.078	6.806	73%
149	154.295	18	2.366	0.013	16.158	1.321	5.513	8%
15	76.071	24	13.69	0.022	49.462	15.037	14.516	30%
150	26.398	18	2.425	0.013	16.358	1.322	5.535	8%
153	43.058	24	3.579	0.022	25.289	6.909	7.1	28%
154	15.862	24	7.396	0.022	36.355	6.909	8.885	19%
161	36.821	15	3.914	0.022	7.552	0.889	2.591	12%
162	25.866	24	9.123	0.022	40.376	5.937	7.255	15%
163	483.807	24	1.515	0.022	16.455	5.936	4.81	36%
165	36.677	18	2.427	0.012	17.729	2.27	3.944	13%
168	119.376	18	0.218	0.013	4.902	2.269	3.125	46%
169	46.662	15	12.659	0.013	22.983	1.633	6.191	7%
171	81.788	18	0.648	0.013	8.456	2.602	3.5	31%
174	212.671	18	0.273	0.013	5.486	2.601	3.22	47%
176	3.646	18	9.924	0.013	33.09	1.662	8.69	5%
177	40.576	15	6.644	0.013	16.651	1.662	8.664	10%
178	131.218	24	0.64	0.013	18.1	4.259	4.635	24%
179	126.307	24	0.586	0.013	17.316	4.258	3.336	25%
187	25.478	18	0.432	0.013	6.902	4.257	5.401	62%
198	304.229	18	12.344	0.013	36.905	4.257	11.335	12%
199	38.434	18	1.379	0.013	12.336	0.744	3.039	7%
2	300.317	36	15.138	0.013	259.508	4.6	12.503	2%
200	219.57	18	0.492	0.013	7.367	0.744	3.026	12%
201	36.896	18	1.437	0.013	12.59	0.744	3.93	7%
205	110.745	18	1.608	0.013	13.318	0.744	2.764	7%
206	270.068	15	2	0.012	9.897	3.93	5.821	40%
207	7.546	15	1.325	0.012	8.056	3.934	5.336	49%
211	6.851	15	0.015	0.012	0.846	0.172	0.818	2%
214	9.865	15	0.01	0.012	0.705	0.058	0.856	8%
216	162.965	18	1.105	0.012	11.96	5.564	6.434	47%
217	74.553	18	0.939	0.012	11.027	5.564	6.252	51%
22	73.917	18	4.225	0.013	21.591	4.257	9.496	20%
225	7.976	18	0.013	0.013	1.176	0.744	2.271	74%
226	20.917	18	0.43	0.013	6.89	0.744	2.6	13%
227	151.696	18	0.488	0.013	7.337	0.744	2.653	12%
228	81.992	18	0.476	0.013	7.245	0.744	2.643	12%
229	305.346	18	0.482	0.013	7.294	0.744	2.672	12%
230	308.127	15	1.493	0.012	8.551	3.933	7.05	46%
231	59.228	24	1.013	0.012	24.667	5.568	6.166	23%
232	47.167	18	2.545	0.012	18.154	1.294	3.252	7%
235	10.484	18	0.954	0.012	11.114	1.294	3.87	12%
236	18.829	30	1.062	0.012	45.798	6.833	5.598	15%
238	28.391	18	4.019	0.013	21.058	0.773	3.294	3%

Existing Pipe Model Data								
ID	LENGTH (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Maximum Velocity (ft/s)	Percent Capacity
239	30.527	18	2.851	0.013	17.737	0.256	2.003	3%
241	44.597	15	0.897	0.012	6.628	0.441	0.462	1%
242	50.16	15	1.196	0.012	7.654	5.747	5.066	51%
244	2.532	15	0.039	0.012	1.391	0.286	2.03	3%
247	108.167	36	0.001	0.013	2.028	1.022	1.831	50%
248	103.906	42	0.366	0.012	65.914	18.59	5.887	28%
249	391.579	18	0.511	0.012	8.133	2.803	3.759	35%
250	193.003	24	2.54	0.012	39.056	6.836	6.713	18%
251	61.34	36	1.092	0.012	75.519	6.833	5.348	9%
3	167.372	18	26.306	0.012	58.366	1.461	13.866	2%
4	223.063	18	0.421	0.012	7.387	0.359	2.581	3%
5	27.839	15	0.467	0.012	4.782	0.773	3.223	3%
54	42.696	48	0.703	0.012	130.442	1.472	1.682	1%
55	13.688	48	4.681	0.012	336.674	6.008	3.833	2%
56	110.179	48	0.29	0.012	83.864	1.012	1.402	1%
57	72.057	48	0.736	0.012	133.46	6.91	6.051	6%
58	190.471	24	17.751	0.022	56.321	2.265	4.539	4%
59	33.772	36	0.03	0.013	11.477	2.261	2.676	20%
6	292.696	36	2.202	0.013	98.978	6.881	7.969	7%
61	19.179	24	5.326	0.012	56.557	2.27	8.71	4%
62	48.036	36	7.999	0.013	188.636	4.584	11.177	3%
63	291.429	18	0.645	0.012	9.14	1.461	5.104	15%
64	87.848	18	0.444	0.012	7.582	1.462	3.096	18%
65	150.29	18	0.492	0.012	7.985	1.462	3.377	17%
66	20.878	18	0.431	0.012	7.472	1.462	3.334	38%
67	8.063	18	2.357	0.012	17.471	1.462	4.247	6%
68	110.752	18	1.436	0.012	13.636	0.359	2.128	2%
69	34.903	18	1.92	0.012	15.768	0.359	3.483	2%
7	19.19	24	5.427	0.012	57.095	0.75	3.13	3%
72	40.422	15	1.311	0.012	8.014	0.359	2.622	3%
74	27.538	15	1.453	0.012	8.435	0.33	3.552	5%
75	52.926	18	1.19	0.012	12.416	1.106	4.379	10%
78	31.145	24	7.988	0.013	63.939	6.994	9.236	12%
79	23.959	36	3.174	0.013	118.822	9.563	7.816	8%
8	42.735	42	0.421	0.012	70.738	18.618	6.061	26%
80	36.606	24	2.131	0.013	33.026	9.563	7.616	29%
82	104.172	36	1.344	0.013	77.325	9.566	5.285	12%
83	24.567	18	12.179	0.022	21.662	2.831	5.414	13%
84	204.644	36	2.202	0.013	98.984	7.077	6.665	7%
85	17.06	24	16.15	0.012	98.49	2.232	5.712	2%
88	411.912	42	2.171	0.013	148.237	17.306	8.315	12%
9	36.627	42	0.519	0.012	78.502	18.655	5.227	24%
91	288.1	48	0.597	0.013	110.989	17.303	6.458	16%

Existing Pipe Model Data								
ID	LENGTH (ft)	Diameter (in)	Slope (%)	Manning's N	Capacity @100% Manning's (cfs)	Peak Flow (10-year, 3-hour)	Maximum Velocity (ft/s)	Percent Capacity
93	15.209	15	17.42	0.013	26.961	0.592	1.475	2%
94	282.653	42	0.828	0.013	91.544	17.448	7.424	19%
96	446.767	42	0.951	0.013	98.131	17.431	6.772	18%
99	433.697	42	0.47	0.013	69.002	17.389	3.284	25%

White City > General Fund

Budget Report Yearly

58.60%

1/31/2025

Revenues

	Actual to 1/31/2025	FY 2025 Budget	Projected
Municipal Telephone franchise tax	3,498	-	10,000
Municipal electric franchise tax	23,062		50,000
Natural gas franchise tax	15,530		50,000
Sales tax	540,955	900,000	900,000
Franchise tax	2,343	7,500	7,500
Transportation sales tax	50,361	85,000	85,000
Class C road funds	138,155	230,000	230,000
Business licenses	2,238	1,000	2,500
Building permits	16,088	25,000	25,000
Other permits	-	10,000	10,000
Zoning-land use permits	-	-	-
Grants care funds	-	-	-
ARPA funding	682,646	682,646	682,646
Engineering services	1,566	1,000	2,000
Planning services	-	25,000	25,000
Code enforcement fines	-	1,500	1,500
Justice court fines	20,232	30,000	30,000
Miscellaneous	6	-	10
Interest earnings	32,198	-	72,000
Transfers in	499,992	499,992	499,992
Total Revenues	\$ 2,028,870	\$ 2,498,638	\$ 2,683,148

Expenses - Administration

Wages	41,875	82,500	82,500
Employee Benefits	3,203	9,000	9,000
Awards, Promotions & Meals	5,063	-	7,500
Subscriptions/Memberships	350	4,070	4,070
Printing/Publications/Advertising	2,618	5,000	5,000
Office expense and supplies	1,140	1,070	1,150
Attorney-civil	24,588	75,000	75,000
Attorney- land use	-	10,000	10,000
Training and seminars	-	7,070	7,070
Web page development/maint	2,760	17,686	17,686
Software streaming	386	500	2,500
Payroll processing fees	324	900	900
Communications	-	4,000	4,000
Contributions/special events	-	53,161	53,161
Credit card and bank expenses	-	535	535
Insurance	9,740	16,000	16,000
Workers comp insurance	84	1,200	1,200
Postage	1,333	2,000	2,000
Professional & technical	54,162	132,900	132,900
UFA Emergency services	-	-	-
SL (Client) County support services	122	65,000	65,000
Cares act expenses	-	-	-
ARPA expense	682,646	682,646	682,646
Justice Court remediation -UPD	-	5,000	5,000
Rent	164	2,400	2,400
Non classified expenses	-	5,000	5,000
Total Administration	\$ 830,558	\$ 1,182,638	\$ 1,192,218

58.60%

1/31/2025

Expenses - Transfers

Transfer to General fund

Transfer to Capital projects

Total Transfers**Total Expenses****Surplus/Deficit**

Actual to 1/31/2025	FY 2025 Budget	Projected
804,143	1,316,000	1,316,000
-	-	-
<u>\$ 804,143</u>	<u>\$ 1,316,000</u>	<u>\$ 1,316,000</u>
<u>\$ 1,634,701</u>	<u>\$ 2,498,638</u>	<u>\$ 2,508,218</u>
<u><u>\$ 394,169</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 174,930</u></u>

Liquor Fund
Budget Report Yearly

58.60%

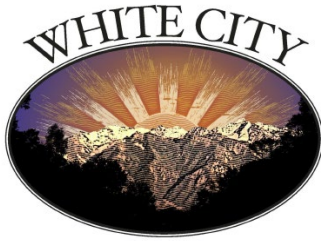
1/31/2025

Revenues

	Actual to 1/31/2025	FY 2025 Budget	Projected
State Liquor Alltoment	6,861	-	6,861
Miscellaneous	-	-	-
Interest earnings	-	-	-
Transfers in	-	-	-
Total Revenues	\$ 6,861	\$ -	\$ 6,861

Expenses - Administration

Beer expenses	6,861	-	6,861
Non classified expenses	-	-	-
Total Administration	\$ 6,861	\$ -	\$ 6,861



WHITE CITY COUNCIL MEETING MINUTES

February 6, 2026, 6:00 PM

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

Mayor: Mayor Paulina Flint

City Council: Council Member Greg Shelton
Council Member Linda Price
Council Member Phillip Cardenaz
Council Member Tyler Huish

Staff: Rori Andreason, City Administrator; Paul Ashton, Attorney; Dave Sanderson, Financial Manager; Chief Kenneth Aldridge, UFA; Chief April Morse, UPD; Detective Josh Smith, UPD; Daniel Torres, and Chad Anderson, Engineer.

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. Update and Discussion on Detached Accessory Dwelling Units

Paul Ashton discussed current proposed legislation affecting detached accessory dwelling units.

Daniel Torres said on September 5th, 2024, staff was directed by the White City Council to create a survey to distribute to White City residents to gather public opinion regarding detached accessory dwelling units (DADUs). The results of this survey would provide staff members with useful information that would inform staff in addressing criteria in the State mandated annual moderate income housing report for the City.

The survey was available online and the link to the survey was distributed via social media, and postcard mailed to White City residents. The survey was made available in hard copy form after hearing concerns from residents who had trouble accessing and navigating the online version. The hard copy version was distributed and collected at the White City Water Company building.

Industry standards suggest that a statistically valid response rate is about 5%-30% of the population. The target goal was to collect around 270 responses which represents roughly 5% of White City's population, which makes the survey "statistically valid".

RESULTS

While there were 286 survey respondents. 12 respondents indicated they were not residents of White City, and their responses were not included in the following results as the goal of this survey was to collect the opinions of White City residents.

Of those who indicated they were White City residents, there were 274 survey respondents. 268 of these respondents used the online survey method, while 6 respondents utilized the hard copy survey method. The following results are based off the questions from the survey which can be found in Attachment 1 of this report.

Homeowners: 257 respondents or 94% of respondents indicated that they are homeowners.

Time in White City: 115 respondents or 42% of respondents indicated that they have lived in White City for more than 20 years. Only 29 respondents or 10% of respondents indicated that they have lived in the city for 2 years or less.

Support for DADUs: 149 respondents or 54% of respondents indicated that they “agree” or “strongly agree” with Question 4 (Question 4 of the survey asks if the respondent would support the construction of DAUDs in their community). 98 respondents or 35% of respondents indicated that they “disagree” or “strongly disagree” with question 4. 11% of respondents indicated “neutral” on Question 4 (see *Figure 1.1*). 6 respondents skipped this question.

Demographic Breakdown: Most respondents who indicated they “agree” or “strongly agree” to Question 4, also indicated that they belong to age groups of 30-39 years and 40-49 years. Most respondents who indicated they “disagree” or “strongly disagree” to Question 4, also indicated that they belong to age groups of 40-49 years and 60-69 years (see *Figure 1.2*).

Agreement on DADU's: The following are common restriction respondents indicated they would like to see if DADUs were allowed in White City (see *Figure 1.3*):

- DADUs should be owner occupied
- The property should have adequate onsite parking
- The DADU should be located in the rear yard of the property.
- There should be a maximum size imposed on DADUs

Common Concerns for DADU's. The following are common concerns from respondents regarding the construction of DADUs in White City:

- There may be a lack of infrastructure to efficiently support the construction of DADUs (i.e. water, sewer and other utilities).
- The volume of vehicles may increase in the City which might lead to more parking and traffic issues.
- Increased crime might follow with more renters in the city.

- The character of the community may change (i.e. it will become denser through physical space and population).
- Property owners that do not live within the City may rent these DADUs to people who are disinvested in the community.
- Enforcement for the proper permitting and maintenance of a DADU may be challenging.

Common Benefits for DADU's. The following are common benefits respondents indicated regarding the construction of DADUs in White City:

- DADUs may provide lodging/housing for family members and friends.
- It may provide passive income to homeowners.
- DADUs may provide more affordable housing for the community.

SUBCOMMITTEE RECOMMENDATIONS

With 54% of survey respondents being in favor of DADU's and 35% of survey respondents not in favor, the subcommittee determined there are more residents that are in favor of permitting DADUs in White City than those who are not. Residents in favor of DADU's are on average younger than those who oppose DADU's. This may suggest a difference in perspective regarding housing types among different generations. However, most of the respondents in favor of DADUs indicate that they would support reasonable restrictions to DADUs in White City. The Subcommittee recommends that the Council direct staff to draft ordinance language that would permit DADUs in White City with the following restrictions:

- A cap shall be placed on the number of DADUs permitted in White City
- Properties with DADUs must be owner occupied
- DADUs must be located in the rear yard of the property
- Properties must have adequate onsite parking to accommodate a DADU
- Properties with a DADU must be at least 9,000 sqft.
- Only one accessory dwelling unit is allowed per single-family lot.
- The DADU are limited to maximum size of 600 or 700 sqft.
- No short-term rentals are allowed in an ADU
- DADU must be designed in a way that aesthetically fits within the city
- Properties with DADUs must receive approval from the water and sewer providers
- Inspections for health, safety and compliance are required every 5 years.

Council Member Linda Price said the committee discussed an accessory dwelling unit above the garage, which may be preferred so it doesn't take away from the footprint of the lot.

Mayor Paulina Flint emphasized the importance of contacting the utility providers prior to allowing the detached accessory dwelling units. She also discussed the issue with homeowners creating accessory dwelling units without notifying the City. There are several that are not in compliance that need to be addressed.

Paul Ashton recommended holding off on any further action until after the legislation session ends in March.

3. Update and Discussion on Community Civic Center

Paul Ashton said he and Daniel Torres have been meeting with the two architectural firms to clarify what the City needs are. They are not looking at locations, only what the City needs in a civic center. Daniel has been instructed to come up with a modified request for qualifications.

Daniel Torres said Engineering has proposed developing a pool of architectural firms for these kinds of projects which will provide a more simplified procurement process. They will be working on creating that pool. Then will come back to Council to discuss next steps.

Council Member Tyler Huish said he felt that would be a better direction to assess the needs. He said in a prior meeting an architect was discussing the building at Wheeler Farm and mentioned that the City would need something larger than 6000 sq ft. He would rather look at the needs first.

Daniel Torres said there were a few discussions with an architect that are working with other entities on civic centers. However, it has always been the direction to discuss what the needs of the City are first.

Mayor Paulina Flint closed the workshop meeting.

BUSINESS MEETING

1. Welcome and Determine Quorum

Mayor Flint stated a quorum was present allowing the meeting to proceed.

2. Financial Report

Dave Sanderson, Financial Manager, presented a financial report dated December 31, 2024. He identified where the google fiber franchise taxes were noted on the financial report. None of the MET taxes have been reported yet from the Municipal Services District. Other than that, everything is in line.

Council Member Linda Price said Quantum Fiber is moving into the City and needs to be paying a franchise fee.

Paul Ashton said the City does not have a franchise agreement with them, so they are in violation. He said he would follow up with them. He said they used to be called Century Link.

Council Member Tyler Huish said the ARPA funds look like they are duplicated on the financial report. Dave Sanderson said he would correct that.

Council Member Huish, seconded by Council Member Price, moved to accept the financial report with the correction of the ARPA duplication. The motion passed by unanimous vote.

3. Unified Fire Authority Report

Unified Fire Authority (UFA) Battalion Chief Ken Alldridge discussed the Utah firefighters who went to California to help with the fires. They spent a full two weeks in California providing mutual aid which is part of being in the fire service. He provided a recruit camp update and mentioned that UFA is hosting monthly CPR classes. The class schedule can be accessed on www.ufa.org/classes.

4. Unified Police Department Report

Detective Josh Smith reported on the number of calls for January. He said the year started off with good numbers, at 30 calls for the month. He discussed the reasons for the calls to include ungovernables and public order, which is responding to family members who call in well-fare checks and citizen assists. He said they've received quite a few traffic complaints on Sego Lily so they are providing more enforcement there.

Chief Morse said UPD has applied for some machinery, lidars and traffic control devices that will show the speed of traffic. Chief discussed a recent issue with ICE and UPD. ICE called for an assist, which UPD will always respond to in order to make the situation is stabilized and everyone is safe. When officers arrived, ICE had an individual retained. They learned that this individual said a naughty word to the ICE officers, and he was driving by. The ICE officers said the individual swerved towards them and they wanted him to be cited. UPD officers did further investigation into the situation and found that the individual could not change lanes because there was another car there, so the citation was dismissed. Chief Morse said UPD officers are not federal officers and will not act as such. UPD will continue to ensure their process of making sure everyone is safe and will not change their law enforcement process.

The Council expressed their appreciation for the great work UPD does for the City.

5. PUBLIC COMMENTS

There were no public comments.

6. ACTION ITEMS

- 6.1 APPROVE MINUTES OF SEPTEMBER 5TH, OCTOBER 3RD, NOVEMBER 14TH, DECEMBER 5, 2024 AND JANUARY 2, 2025**

Rori Andreason said there was a backlog of minutes due to the volume of work the MSD Recorder was doing with all of the different entities of the MSD. A second recorder was hired; however, the first recorder has now left the MSD for a position with another city. A typist was hired by the MSD to catch up on the minutes for the City.

Council Member Huish indicated a correction to the December 5th, 2024 minutes.

Council Member Cardenaz, seconded by Council Member Huish, motioned to accept the minutes for September 5th, October 3rd, November 14th December 5th, 2024 and January 2, 2025 with the correction noted. The motion passed by unanimous vote.

6.2 COMMUNITY COUNCIL FINANCIAL REPORT AND REQUEST FOR FUNDING FOR 2025

Jill Mojabi said she was asked to put together a report of year end numbers for the Community Council. She also submitted a request for funding for the year 2025.

Mayor Flint suggested adding costs for a vendor to set up and tear down of the booths.

The Council discussed the funding needs of the Community Council for all of the events including Southeast Township Days.

Mayor Flint said since the City is taking over the newsletters, the Community Council may want to add funding for advertisements.

6.3 CONSIDER RESOLUTION NO. 2025-02-01 APPOINTING OF CHRISTY SEIGER WEBSTER AS A PLANNING COMMISSION MEMBER FOR WHITE CITY FOR A THREE-YEAR TERM ENDING FEBRUARY 2027

Rori Andreason said Christy Seiger Webster desires to be reappointed to the Planning Commission for a term ending February 2027. The terms are three years; however, due to some technical difficulties Christy's appointment is a year late.

Council Member Shelton, seconded by Council Member Price, motioned to approve Resolution No. 2025-02-01 appointing Christy Seiger Webster as a Planning Commission Member for White City for a Three-Year Term ending February 2027. The motion passed by unanimous vote.

6.4 CONSIDER RESOLUTION NO 2025-02-02 CONFIRMING THE APPOINTMENT OF CHRISTY SEIGER WEBSTER TO THE DETACHED ACCESSORY DWELLING UNIT COMMITTEE (DADU)

Rori Andreason explained that Robert Frailey has resigned from the Detached Accessory Dwelling Unit (DADU) Committee. Christy Seiger Webster has expressed interest in serving on the DADU Committee in his place.

Council Member Shelton, seconded by Council Member Cardenaz, motioned to approve Resolution No. 2025-02-02 Confirming the Appointment of Christy Seiger Webster to the Detached Accessory Dwelling Unit (DADU) Committee. The motion passed by unanimous vote.

6.5 CONSIDER RESOLUTION NO. 2025-02-03 APPROVING AN AMENDED CONTRACT BETWEEN WHITE CITY AND POSITIVE IMPACT CONSULTING, LLC (RORI L. ANDREASON) FOR MUNICIPAL AND RECORDER SERVICES

Rori Andreason reviewed the additional recorder duties she would be providing to White City in her contract as City Administrator and City Recorder.

Council Member Shelton, seconded by Council Member Cardenaz, motioned to approve Resolution No. 2025-02-03 Approving an Amended Contract between White City and Positive Impact Consulting, LLC (Rori L. Andreason) for Municipal and Recorder Services. The motion passed by unanimous vote.

6.6 CONSIDER RESOLUTION NO. 2025-02-04 APPROVING AN AMENDED AGREEMENT BETWEEN WHITE CITY AND ASHTREE LEGAL SERVICES, LC D/B/A/ PAUL ASHTON ESQ. FOR LEGAL SERVICES

Mayor Flint said it was time to review and approve an amended contract with Paul Ashton for legal services for White City. The amended contract has a fixed monthly cost rather than hourly and includes his lobbying efforts for the City.

Council Member Huish, seconded by Council Member Price, motioned to approve Resolution No. 2025-02-04 Approving an Amended Contract between White City and Ashtree Legal Services, LC d/b/a Paul Ashton ESQ. for Legal Services. The motion passed by unanimous vote.

6.7 CONSIDER RESOLUTION NO. 2025-02-05 APPROVING AN AMENDED AGREEMENT BETWEEN WHITE CITY AND DS ACCOUNTING SERVICES, LLC (DAVE SANDERSON) FOR FINANCIAL SERVICES

Mayor Flint said it was time to renew the contract with Dave Sanderson for Accounting Services for the City.

Council Member Shelton, seconded by Council Member Huish, motioned to approve Resolution No. 2025-02-05 Approving an Amended Contract between White City and DS Accounting Services, LLC (Dave Sanderson) for Financial Services. The motion passed by unanimous vote.

6.8 DISCUSSION AND CONSIDERATION OF APPROVING THE WHITE CITY FY2026 PROPOSED BUDGET AND CAPITAL IMPROVEMENT PROJECTS

Dave Sanderson reviewed the FY2026 proposed budget in detail with the Council.

Mayor Flint, seconded by Council Member Price, motioned to approve the preliminary budget for FY2026. The motion passed by unanimous vote.

Chad Anderson, Engineer, reviewed the proposed Capital Improvement projects for White City for FY 2026.

The Council expressed appreciation for the MSD pursuing grants for projects, so the cost does not affect White City residents. A few items mentioned by the Council to consider are as follows:

- Streetlights on Violet Drive
- Streetlight study and streetlight repairs
- Curb and gutter repair
- Asphalt repair

6.9 CONSIDER ORDINANCE NO. 2025-O-02 AMENDING TITLE 8 OF THE WHITE CITY MUNICIPAL CODE REGARDING ANIMALS

Paul Ashton asked that this item be deferred until the next meeting.

Council Member Shelton, seconded by Council Member Cardenas, motioned to defer this item until the next meeting. The motion passed by unanimous vote.

7. COUNCIL REPORTS

7.1 Greater Salt Lake Municipal Services District/Council of Governments

Mayor Flint reported that the Salt Lake PW Operations has showcased a three-year maintenance plan from 2026 through 2028. She feels this will be very beneficial to all the cities in the MSD. The MSD has updated the lease agreement for the engineers with Salt Lake County until they move to the new building. As of January 1, 2025 the engineers were officially MSD employees. She reported that 34 of the 43 contracts assigned to the MSD have been completed.

She said the Sherriff's department is contracting with the MSD for an Administrative Law Judge. The MSD should be moved into their new building by mid-March. She also mentioned that Nicole Smedley, Recorder, has accepted a position working for Draper City.

7.2 Unified Fire Authority/Unified Fire Service Area

Council Member Huish reported that the chair and vice-chair for the UFSA will continue until the next year. He said at the meeting a master plan for the Magna training center was presented, which was very interesting. Fire School 101 is back again; he recommended everyone attend on March 21st. He reported on the service members that went to California to assist with the fires. The Sandy City Fire Chief is planning on presenting in April on defensible space because the gulley is in a similar situation as California.

7.3 Mosquito Abatement/Salt Lake County Animal Control

Council Member Price said during winter the Mosquito Abatement gets ready for spring. They reviewed conferences for the next year. She mentioned they are still operating at 2012 levels of funding. The new manager is more forward thinking, so she thinks they will be looking at raising their tax rate. The average cost per household based on a \$620,000 home will go up from \$3.06 to \$4.09 a year. She said they are very frugal. Some of the board members mentioned that they are very interested in obtaining a drone, so they don't have to rent one when needed. They feel they could get a lot more out of a drone to be used for areas they cannot get into. They are also going to increase the seasonal hires by one or two individuals. The product they use has also taken a huge jump in price. They prefer to use a product that is more effective than the cheaper ones.

Council Member Price said the Salt Lake County Animal Control mobile unit that came to Bear Park was booked out. Overall, the mobile unit is booked out a month in advance. So, if you're looking for getting service from it, go inline and schedule asap. She asked if the City could look at a policy limiting professional dog walkers to six dogs with physical collars. A gentleman also asked if there could be a senior citizen discount on the licensing fee. She said having animal control come out is expensive and there are still issues with the bird flu, which can be an issue with animals.

7.4 Unified Police Department/SLVLESA

Council Member Cardenaz mentioned the change in the board members for UPD. He also said he has accepted the vice-chair board position for SLVLESA.

7.5 Wasatch Front Waste & Recycling District

Council Member Shelton said a few new council members have joined their board. He said he is now Chair of the Board with Emily Gray service as Vice-Chair. He discussed transitioning to different trucks that have better resale value. They will also be tracking the wear

and tear and fuel consumption of the newer trucks. He also mentioned that Herriman has officially gone out for RFP for a price check.

8. Closed Sessions if Needed as Allowed Under Utah Code Ann. §52-4-205

No closed session was needed.

9. Adjourn

Council Member Shelton, seconded by Council Member Huish, motioned to adjourn. The motion passed unanimously.

Mayor Flint declared the meeting to be adjourned at 8:46 pm.

Rori L. Andreason, City Recorder

Approved this 6th day of March, 2025.

WHITE CITY, UTAH

Ordinance No. 2025-O-02

AN ORDINANCE OF WHITE CITY COUNCIL AMENDING TITLE 8 OF THE WHITE CITY MUNICIPAL CODE, PROVISIONS ON ANIMALS

WHEREAS, White City ("White City") adopted each county ordinance in effect at the time of its incorporation as a Metro Township pursuant to Utah Code Ann. Subsection 10-2a-414(3)(2023), which ordinance continued in force upon its conversion to a City, pursuant to Utah Code Ann. § 10-1-201.5(6)(2024), and White City has authority to amend or repeal such ordinance when it determines it is necessary; and

WHEREAS, White City is a municipality and has authority to regulate and enforce its code pursuant to Utah Code; and

WHEREAS, White City has authority to adopt ordinances and land use controls necessary for the use and development of land within its municipal boundaries in accordance with the Municipal Land Use, Development, and Management Act, ("MLUDMA"), Title 10, Section 9a, Utah Code, to protect public health, safety, and welfare; and

WHEREAS, the White City Council deems it necessary to amend sections of Title 8 of the White City Municipal Code re Animals in order to ensure compliance with State Statute, encourage conformity with the White City General Plan, promote ease of use for residents and staff, and preserve the unique character of the White City community; and for the protection and preservation of the public health, safety and general welfare.

BE IT ORDAINED BY WHITE CITY COUNCIL as follows:

1. The attached Sections of Title 8 are hereby repealed and replaced in their entirety as set forth in the attached **Attachment 1**, all other non-amended sections of Title 8 to remain the same until such time as dealt with by the City.
2. Severability. If a court of competent jurisdiction determines that any part of these Ordinances is unconstitutional or invalid, then such portion(s) of these Ordinances, or specific application of these Ordinances, shall be severed from the remainder, which shall continue in full force and effect.
3. Implementation. White City staff are instructed to take administrative steps needed to incorporate the amended sections, as set forth in Attachment 1, for publication in Municode, including but not limited to making any formatting, grammatical, or other non-substantive changes to the Ordinances that may be needed.
4. Posting and Effective Date. After White City staff have prepared Attachment 1 for publication to Municode, the staff shall post the attached summary pursuant to Utah Code § 10-3-711(1)(b); and publish Attachment 1 to Municode. This ordinance will become effective as of the date the summary is posted and Attachment 1 is published to Municode.

PASSED AND ADOPTED this _____ day of _____ 2025.

Paulina F. Flint, Mayor

ATTEST:

APPROVED:

Rori Andreason, Clerk/Recorder

City Attorney

Voting

Mayor Flint voting	_____
Council Member Shelton voting	_____
Council Member Price voting	_____
Council Member Cardenaz voting	_____
Council Member Huish voting	_____

Date ordinance summary was posted on the Utah Public Notice Website:

Effective date of ordinance:

**SUMMARY OF WHITE CITY
ORDINANCE NO. 2025-O-02**

On the ____ day of _____, 2025 the White City Council enacted Ordinance No. 2025-O-02 that adopts amended sections of Titles 8 (Animals) of the White City Municipal Code (“**WCMC**”) and repeals and replaces in their entirety the prior versions of said sections of Title 8.

WHITE CITY COUNCIL

Paulina F Flint, Mayor

ATTEST

APPROVED AS TO FORM:

CITY ATTORNEY

Rori Andreason, Clerk/Recorder

Voting:

Mayor Flint	_____
Council Member Shelton	_____
Council Member Price	_____
Council Member Cardenaz	_____
Council Member Huish	_____

A complete copy of Ordinance No. 2025-O-02 is available in the office of the White City Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah.

ATTACHMENT 1

8.01.010 Definitions

As used in Chapter 8 the following terms shall have the definitions provided herein.

"Abandonment" means placing an animal in an environment where the animal is separated from basic needs such as food, water, shelter or necessary medical attention, for a period longer than twenty-four hours or if an animal is found to be an Animal at Large 3 or more times in any 7 day period. Abandonment includes failure to reclaim an animal seventy-two hours beyond the time agreed upon with a kennel, grooming service or similar facility. Abandonment includes failure to reclaim a pet from an animal shelter beyond seventy-two hours of notification or refusal to sign relinquishment authorization.

"Adequate space" means that when a dog is fixed to a tether, fastener, chain, tie, or other restraint, the dog is able to easily stand up, sit down, turn around, lay down, and make all normal bodily movements and interact safely with the environment and with other animals that may be in the immediate area.

"Allow," for the purposes of this Title 8, shall include human conduct that is intentional, deliberate, careless, inadvertent or negligent in relation to the actions of an animal.

"Animal" means every nonhuman species, both domestic and wild.

"Animal at large."

1. "Animal at large" means any animal, whether licensed or unlicensed, which is not under physical restraint imposed by the owner or handler (i.e., caged, enclosed or on a leash), or is not capable of being immediately controlled by the owner or handler when off the premises of the owner. Cats are excluded from this definition.
2. An animal is considered an "animal at large," regardless of whether the animal is under physical restraint or capable of being immediately controlled, unless:
 1. The owner or handler has in his or her possession instruments necessary to clean up after the animal; and
 2. The owner or handler does remove the animal's feces to a proper trash receptacle.
3. An animal is considered an "animal at large," regardless of whether the animal is under physical restraint or capable of being immediately controlled, if the animal is not vaccinated and licensed in accord with federal, state and local laws and is wearing or displaying all tags required by law to evidence such licensing and vaccination. The owner or handler must be in possession of instruments necessary to physically restrain the animal.

4. A dog is not an "animal at large" in areas not specifically prohibited or restricted by Section 8.04.170 so long as the owner or handler is capable of being in immediate control and has the means to physically control the animal.

"Animal boarding establishment" means any commercial establishment that takes in animals for the purpose of providing temporary shelter or care and charges a fee for such service.

"Animal control officer" means any person designated by the state of Utah as a peace officer as defined in Utah Code § 53-13-101, (1953) et seq., as amended; or individual otherwise designated by a White City or by Salt Lake County as an officer who is authorized by law to perform the duties specified by this Title 8.

"Animal exhibition" means any display of, event or contest involving animals.

"Animal grooming parlor" means any commercial establishment maintained for the purpose of offering cosmetological services for animals for a fee.

"Animal shelter" means any facility owned, operated or maintained for the care and custody of seized, stray, homeless, quarantined, abandoned, unwanted animals or animals held for the purpose of protective custody under the authority of this Title 8 or state law.

"Animal under physical restraint."

1. "Animal under physical restraint" means any animal under the physical control of its owner or person over the age of twelve years having charge, care, custody or control of the animal, by the means of a leash, tether, or other physical control device or enclosure. A leash or tether shall not exceed eight feet in length when in close proximity to animals or people. Animals confined in or upon a motorized vehicle shall be considered physically restrained; provided, that the animal's body parts cannot extend beyond two inches from the vehicle when the vehicle is not in motion and not more than the length of the distance from the animal's shoulders to the tip of its muzzle when the vehicle is in motion. Animals upon the real property of their owner, or upon the property of another (with prior written permission of the property owner) and under direct adult supervision shall be considered under physical restraint.
2. "An animal capable of being immediately controlled" shall mean an animal within the sight of the owner or handler and which responds to command of said owner or handler and that is subject to being immediately placed under physical restraint by said owner or handler. An animal is subject to being immediately placed under physical restraint only if the owner or handler is in possession of a leash and the animal is wearing a collar, harness or similar device to which said leash may be attached.

"Bite" means an actual puncture, tear or abrasion of the skin, inflicted by the teeth of an animal

"Cat" means any feline of the domesticated types more than four months of age. Any feline of the domesticated types less than four months of age is a kitten.

"Cattery" means an establishment where cats are boarded, bred, bought, sold or groomed for a fee.

"Commercial animal establishment" means any pet shop, animal grooming parlor, guard dog location or exhibition, riding school or stable, zoological park, circus, rodeo, animal exhibition, cattery, kennel or animal breeding or housing facility.

"Coop" means a free-standing building for the feeding, watering and sheltering of fowl.

"Dangerous animal" means any animal, including invertebrate species, that would be a hazard to public health and safety should the animal escape. "Dangerous animal" includes those animals meeting the definition of "vicious animal" as set forth in this title and constrictor snakes in excess of ten feet in length.

"Director" means the director of the Salt Lake County division of animal services or other individual designated by White City.

"Division" means the Salt Lake County division of animal services.

"Dog" means any canis familiaris more than four months of age. Any canis familiaris less than four months of age is a puppy.

"Dog breeder" means any person within unincorporated Salt Lake County who, having the care of or responsibility for one or more female dogs, permits the whelping of litter of dogs. A veterinarian providing services within a veterinarian-client-patient relationship, and has no ownership interest in the animals, is not included in this definition.

"Domesticated animals" means animals accustomed to living in or about the habitation of man, including but not limited to cats, dogs, ferrets and livestock. "Domesticated animal," however, shall not include "exotic animals."

"Domestic fowl" means any of a variety of ducks or adult female domesticated chickens and baby ducks or chickens of either gender, not over 20 weeks in age, but not to include adult male chickens or other bird species, unless otherwise permitted by law.

"Enclosure."

1. For fowl, "Enclosure" means a fenced or sturdy wire pen containing a coop that allows domestic fowl access to the coop while remaining in an enclosed pen.
2. For all other animals, "Enclosure" means any structure of sufficient strength and height to prevent an animal from escaping its primary confines.

"Euthanasia" means the humane destruction of an animal accomplished by a method approved by the most recent report of the American Veterinary Medical Association Panel on Euthanasia that results in unconsciousness and immediate death, or by a method that causes painless loss of consciousness and death during such loss of consciousness.

"Exotic animal" means any animal whose native habitat is not indigenous to the continental United States, excluding Alaska, except tropical fish, fur-bearing animals commercially bred for the furrier trade, and birds. Constrictor snakes in excess of ten feet in length are defined as dangerous animals.

"Extreme weather conditions" means weather conditions of extreme heat or cold that are likely to endanger an animal confined in such temperatures.

"Feral Cat" means any free roaming, homeless, wild or untamed cat.

"Feral Cat Colony" means a group of free roaming, homeless, wild or untamed cats living together in an area.

"Ferret" means any domestic *Mustela putorius* (except the black footed ferret) more than three months of age. Any *Mustela putorius* less than three months of age is a kit.

"Found" means to be personally observed by an animal control officer or to be documented by photograph or video recording.

"Guard dog" means any dog that will detect and warn its handler that an intruder is present in or near an area that is being secured and will attack a human pursuant to training or its handler's command.

"Handler" is any person who has physical control, i.e., the charge, care, control, custody or possession, or responsibility for the same, of an animal at any given time. An "owner" shall be presumed to have ultimate responsibility for the physical control of the animal and may divest himself/herself of such responsibility only by the transferring of, or giving permission for, actual physical control of the animal to a legally responsible adult person of age eighteen or more. Whenever such other person of the requisite age has responsibility for physical control of the animal, such person shall be the "handler." At all other times, the "owner" shall be presumed to be the "handler."

"Holding facility" means any pet shop, kennel, cattery, animal grooming parlor, riding school, stable, animal shelter, veterinary hospital, or any other such facility used for holding animals.

"Kennel" means a commercial establishment having three or more dogs for the purpose of boarding, breeding, buying, grooming, letting for hire, training for fee, or selling such dogs.

"Leash" or "lead" means any chain, rope, or device of sufficient strength used to restrain an animal.

"Livestock" means animals kept for husbandry, including but not limited to fowl, ratites, horses, mules, burros, asses, cattle, sheep, goats, llamas, swine and other farm, hoofed domesticated animals, excluding dogs, cats and ferrets.

"Nuisance."

1. "Nuisance" means any animal or animals that unreasonably annoy humans, endanger the life or health of other animals or humans, or substantially interfere with humans', other than their owner's, enjoyment of life or property.
2. The term "public nuisance animal" shall mean and include, but is not limited to, any animal that:
 1. Is found at large;
 2. Damages the property of anyone other than its owner;

3. molests or intimidates neighbors, pedestrians or passersby by lunging at fences, chasing, or acting aggressively towards such person(s), unless provoked by such person(s);
 4. Chases vehicles;
 5. Makes disturbing noises, including, but not limited to, continued and repeated howling, barking, whining, or other noise which causes unreasonable annoyance, disturbance or discomfort to neighbors or others;
 6. Causes fouling of the air by odors and thereby creates unreasonable annoyance or discomfort to neighbors or others;
 7. Causes unsanitary conditions in enclosures or surroundings where the animal is kept or harbored;
 8. Defecates on any public sidewalk, park or building, or on any private property without the consent of the owner of such private property, unless the handler of such animal shall have in his or her possession the instruments to clean up after his or her animal and removes the animal's feces to a proper trash receptacle;
 9. Is offensive or dangerous to the public health, safety or welfare by virtue of the number and/or types of animals kept or harbored;
 10. Attacks people or other animals, whether such attack results in actual physical harm to the person or animal to whom or at which the attack is directed;
 11. Has been found by a court, any other commission or board lawfully established under Utah law, or hearing officer of White City, to be a public nuisance under any other provision(s) of Utah law, common law, or based on a the circumstances or a combination of circumstances described in this section;
 12. Cannot be restrained by normal restraints, such as standard leashes, standard chains or muzzles; or
 13. Cannot be effectively controlled by its owner or handler.
3. The fact, or evidence of the fact, that the factors alleged to have caused the animal to be a nuisance are inherent and/or natural behavior for such animal, or the action of the owner or animal are otherwise legal, shall not negate or excuse a charge of nuisance.

"Owner" means any person, partnership, corporation or any other type of entity or association having title to, or custody of, or keeping, or harboring one or more animals. An animal shall be deemed to be harbored if it is fed and sheltered for a period of twenty-four consecutive hours or more, or fed for a period of two or more days.

"Performing animal exhibition" means any spectacle, display, act or event in which animals are used to provide a performance, whether a fee is charged or not.

"Pet" or "companion animal" means any animal of a species that has been domesticated to live in or about the habitation of humans, is dependent on humans for food and shelter and is kept by its owner for pleasure rather than utility and/or commercial purposes.

"Pet shop" means any commercial establishment containing cages or exhibition pens wherein dogs, cats, birds or other pets, are kept, displayed and sold.

"Provoked" means any deliberate act by a person towards a dog or any other animal done with the intent to tease, torment, abuse, assault or otherwise cause a reaction by the dog or other animal; provided, however, that any act by a person done with the intent to discourage or prevent a dog or other animal from attacking shall not be considered provocation.

"Quarantine" means the isolation of an animal in an enclosure so that the animal cannot have physical contact with other animals or persons without recognized authority to be near or about the quarantined animal.

"Riding school" or "stable" means an establishment which offers boarding and/or riding instruction for any horse, pony, donkey, mule or burro, or which offers the use of such animals for hire.

"Single-Family residential lot" means a single parcel in a primarily residential zone that is occupied by one single-family detached home. For the purposes of Chapter 8.12 of these ordinances single family residential lots shall also include single parcels in a primarily residential zone occupied by a lawful duplex.

"Species subject to rabies" means any species that has been reported to the Center for Disease Control and Prevention to have contracted the rabies virus and become a host for that virus.

"Stray" means any animal at large, as defined in this chapter.

"Tether" means any chain, rope, cable, or device attached to a fixed object and used for restraining a dog. The tether must be of sufficient strength to restrain the dog and be appropriate to the breed, age, size, and weight of the dog and is attached to the dog by a properly applied collar, halter or harness configured so as to protect the dog from injury or entanglement with objects or other animals.

"Veterinarian" means any person properly licensed under the laws of the state of Utah to practice veterinary medicine.

"Veterinary hospital" means any establishment operated by a licensed veterinarian for surgery, diagnosis and treatment of diseases and injuries of animals.

"Vicious animal" means:

1. Any animal which, in a threatening and terrorizing manner, approaches any person upon the streets, sidewalks or any public grounds or places in an apparent attitude of attack;
2. Any animal with a known propensity, tendency or disposition to attack or to cause injury or otherwise endanger the safety of human beings or animals; or
3. Any animal which bites, inflicts injury, assaults or otherwise attacks a human being or domestic animal on public or private property.

Whether an animal has been properly licensed under the provisions of this title shall have no relevance to the determination of whether an animal is a "vicious animal" as defined in this section.

"Wild animal" means any animal of a species that in its natural life is usually untamed and undomesticated, including hybrids and animals which, as a result of their natural or wild condition, cannot be vaccinated effectively for rabies. These animals, however domesticated or tamed, shall include, but are not limited to:

1. Alligators and crocodiles;
2. Bears (Ursidae). All bears, including grizzly bears, brown bears, black bears, etc.;
3. Cat Family (Felidae). All except the commonly accepted domesticated cats, including cheetah, leopard, lion, lynx, panther, mountain lion, tiger, wildcat, etc.;
4. Dog Family (Canidae). All except domesticated dogs, including wolf, part wolf, fox, part fox, coyote, part coyote, dingo, etc.;
5. Porcupine (Erethizontidae);
6. Primate (Hominidae). All nonhuman primates;
7. Raccoon (Procyonidae). All raccoons, including eastern raccoon, desert raccoon, ring-tailed cat, etc.;
8. Skunks;
9. Venomous fish and piranha;
10. Venomous snakes or lizards;
11. Weasels (Mustelidae). All including martens, wolverines, black-footed ferrets, badgers, otters, ermine, mink, mongoose, etc.

For the purpose of this section, animals that are kept commercially or ranched shall not be wild animals.

"Zoological park" means any facility, properly and lawfully licensed by applicable federal, state or local law, operated by a person, partnership, corporation or government agency, other than a pet shop, kennel or cattery, displaying or exhibiting one or more species of nondomesticated animals.

8.02.030 Director And Officers--Enforcement Authority

The director, his/her authorized deputies, assistants and animal control officers, or others authorized by White City, are empowered to apprehend, and transport and impound any animal found in violation of this title, including licensable animals for which no license has been procured in accordance with this title, or any licensed or unlicensed animals for any other violation thereof and issue criminal citations and/or notice of violation and stipulation for violations of this title.

8.06.010 Nuisance--Penalties For Allowing

An owner or person having charge, care, custody or control of an animal or animals creating a nuisance or which constitute a "public nuisance animal" as defined in this title shall be guilty of allowing a nuisance in violation of this title and subject to the penalties provided in this title.

8.10.010 Violation Of Title--Penalties

1. Any person who violates any mandate or prohibition contained in this title or Section 19.04.305 of the Salt Lake County Code of Ordinances shall be penalized according to the provisions of this title or the provisions of Section 1.12.010 of the Salt Lake County Code of Ordinances.
2. Any person who violates any provision of this title shall be subject to civil penalties and fees as adopted by the City.
3. In addition to criminal penalties, civil fines, and fees, the City may seek other relief to prevent threats to public safety or public nuisance including, but not limited to, permanently enjoining the housing of an animal at a property, requiring the installation of means of confinement to prevent an animal from escaping the property at the owner's expense, seizing an animal, destroying an animal, or seeking other measures to prevent threats to public safety and public nuisance, including muzzling, tethering, or confining an animal consistent with the requirements of this title.
4. To obtain an injunction, the City need only establish a violation of this title by a preponderance of the evidence.

8.10.020 Issuance Of Criminal Citations--Notice Of Violations And Stipulation

1. A peace officer and/or animal control officer is authorized to issue a criminal citation to any person upon a charge of violating any provisions of this title and to any person upon a charge of violating Section 19.04.305 of the Salt Lake County Code of Ordinances. The form of the citation, and proceedings to be handled upon the basis of the citation, shall conform to the provisions of the Utah Code of Criminal Procedure, including, but not necessarily limited to, Utah Code §§ 77-7-18 through 77-7-22, (1953) as amended.
2. Where violations of Title 8 of this Code of Ordinances or of zoning ordinance Section 19.04.305 are observed, an animal control officer may issue a notice of violation. The notice of violation shall state, with reference to the pertinent sections of this title, the action necessary to abate the violation, the compliance date by which the violator must comply, any fines or fees which may accrue, and how the notice may be appealed.
3. With approval of the Mayor, animal control officers may enter into stipulations and settlements with owners to resolve violations.

8.10.030 Violation--Procedure For Court Orders

Court orders or administrative hearing orders pursuant to this title shall be obtained according to the procedures set forth in title 12 of this code.

WHITE CITY, UTAH

Ordinance No. 2025-O-03

AN ORDINANCE SETTING FORTH THE ELECTION PROCESS FOR WHITE CITY'S FIVE-MEMBER FORM OF GOVERNMENT PURSUANT TO UTAH CODE SECTION 10-1-201.5 (H.B. 35 - 2024 LEGISLATIVE SESSION) AND TO ENACT CONFORMING EDITS TO TITLE 2 OF THE WHITE CITY MUNICIPAL CODE TO COMPLY WITH THIS ORDINANCE.

WHEREAS, the municipality of White City (“**White City**”) incorporated as a metro township on January 1, 2017; and

WHEREAS, the laws governing metro townships required: (a) the White City Council (“**Council**”) to consist of five members who were elected at large; and (b) for the Council, rather than the voters of White City, to elect one Council member to serve as the Mayor of White City; and

WHEREAS, during the 2024 legislative session, the Utah Legislature passed H.B. 35, which converted the metro townships of Copperton, Kearns, Emigration Canyon, Magna, and White City into cities and towns based on their population effective May 1, 2024, see Utah Code §10-1-201.5; and

WHEREAS, on May 1, 2024, White City became a City pursuant to Utah Code § 10-2-301(2)(e); and

WHEREAS, among other things, H.B. 35 required: (a) White City to operate as a five-member council forms of government under Title 10, Chapter 3b, Part 4 of the Utah Code until such time as they elect (if they elect) to convert to a different form of municipal government; and (b) for the then-existing Mayor to stand for election at-large at the next municipal election in 2025, meaning that the position of Mayor will be separate from the at-large Council seats; and

WHEREAS, to comply with H.B. 35, the Council must reduce its at-large seats from five to four pursuant to its authority under Utah Code § 10-1-103;

WHEREAS, to comply with H.B. 35, the Mayor shall be elected at-large by the electorate rather than by Council; and

WHEREAS, the White City Council believes, in order to simplify the at-large election process and to allow the electorate to focus upon which offices are being voted upon, it is appropriate to adopt a per seat, at-large, election process such that the electorate may vote for each seat that is up for election and not have to choose more than one candidate per race on the ballot; and

WHEREAS, to accomplish the forgoing, the Council members shall be assigned individual Seats designated as Seats A, B, C and D; and

WHEREAS, the Council desires to make conforming edits to repeal and replace Title 2.04 of the White City Municipal Code, which governs White City's form of government and related matters involving Council administration, to reflect White City's status as a five-member council form of municipal government.

NOW, THEREFORE, BE IT ORDAINED BY THE WHITE CITY COUNCIL AS FOLLOWS:

1. Enactment: The Mayor and Council's at-large voting seats are numbered as follows, provided that nothing in this Ordinance shall change the term of a Council member, with the exception of the Mayor, whose term shall conclude on December 31, 2025, pursuant to H.B. 35 and Utah Code § 10-1-201.5:

- a. Mayor: Paulina Flint with a term ending December 31, 2025
- b. At-Large Seat A: Greg Shelton with a term ending January 31, 2027
- c. At-Large Seat B: Linda Price with a term ending January 31, 2025
- d. At-Large Seat C: Phil Cardenaz with a term ending January 31, 2025
- e. At-Large Seat D: Tyler Huish with a term ending January 31, 2027

2. Modifications to Chapter 2.04 of the White City Municipal Code: Chapter 2.04 of the White City Municipal Code is repealed and replaced in its entirety with the ordinance attached hereto as **Exhibit 1**.

3. Severability: If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of this ordinance, or specific application of this ordinance, shall be severed from the remainder, which shall continue in full force and effect.

4. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

5. Effective Date: This Ordinance shall go into effect on April 1, 2025.

[Execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Copper Council on this ____ day of March 2025.

WHITE CITY COUNCIL

By: _____
Paulina Flint, Mayor

Approval To Form

ATTEST:

By: _____
Rori Andreason, Clerk

WHITE CITY COUNCIL VOTE:

Mayor Flint voting _____
Council Member Shelton voting _____
Council Member Price voting _____
Council Member Cardenas voting _____
Council Member Huish voting _____

(Complete as Applicable)

Date ordinance summary was published on the Utah Public Notice Website per Utah Code §10-3-711: _____

Effective date of ordinance: April 1, 2025

**SUMMARY OF
WHITE CITY
ORDINANCE NO. 2025-O-03**

On March ____, 2025, the White City Council enacted Ordinance No. 2025-O-03 to modify the at-large seats of the Council and enacting repealing and replaced Chapter 2.04 of the White City Municipal Code to comply with H.B. 35, effective April 1, 2025, pursuant to Utah Code §§ 10-1-103, 10-3b-401, et seq., and 10-3-205.5.

WHITE CITY COUNCIL

By: _____
Paulina Flint, Mayor

ATTEST:

By: _____
Rori Andreason, Clerk

WHITE CITY COUNCIL VOTE:

Mayor Flint voting	_____
Council Member Shelton voting	_____
Council Member Price voting	_____
Council Member Cardenas voting	_____
Council Member Huish voting	_____

A complete copy of Ordinance No. 2025-O-01 is available in the office of the White City Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah.

EXHIBIT 1

CHAPTER 2.04 -- CITY COUNCIL

2.04.010 Form of Government

White City operates as a five-member council form of municipal government pursuant to applicable state law, and the powers of municipal government are vested in a council consisting of five members, one of which is the Mayor.

2.04.020 Powers and Duties

The Council shall be the governing body of White City and may exercise those powers and authorities and be bound by those duties and responsibilities set out in state law and in White City's ordinances.

2.04.30 Elections to the Council and Mayor

1. The Council shall consist of a Mayor elected at-large and four Council members, elected at-large. Each of the members shall have been a registered voters of the City for at least one year immediately preceding the general election, and have been an registered voters of the City for at least one year immediately preceding the general election, and elected by the qualified registered voters of the City.
2. All elections to the Council shall be held on a per-seat, single member at-large basis. For the purpose of electing Council members, there shall be individual Seats known as Council Seat A, B, C, and D.

2.04.040 Term Of Office

Council members shall be elected at the next municipal election preceding the expiration of the term of office of incumbents. Council members shall be elected for four-year terms pursuant to state law. Each Council member shall hold office for the term of which elected and until a successor is elected and has qualified as provided in state law.

2.04.050 Vacancies

When a vacancy occurs in the Council, through ineligibility, resignation or death of an incumbent or of an officer-elect before qualifying, or refusal to act, or for any other reason, the vacancy shall be filled as provided in state law.

2.04.060 Mayor Pro Tempore and Appointment of Staff

- A. With the consent of the Council, the Mayor shall designate a Council member at a duly noticed and open Council meeting to serve as the Mayor Pro Tempore to carry out all duties and responsibilities of the Mayor when the Mayor is absent or unable to perform his or her duties. The recorder shall

enter in the minutes of the Council meeting the appointment of a Council member as Mayor Pro Tempore.

- B. The Council may make such staff appointments as are necessary for the proper conduct of its business.
- C. The Mayor shall be responsible for the conduct of all meetings, overseeing the preparation of the agenda by the recorder for all meetings, and meeting the needs of the Council between meetings, including the providing of assistance and the gathering of information for the Council and the performance of duties assigned by the Council or by ordinance, the plan or by law.
- D. If the Mayor or Mayor Pro Tempore are unable to act, the remaining Council members present at a duly noticed open meeting shall, by an order entered in their minutes, select one of the members to act as Mayor temporarily.
- E. The recorder shall administer oaths to any person when necessary in the performance of official duties.

2.04.070 Powers And Duties of Mayor

- A. The Mayor shall:
 - 1. Be the chief executive officer of White City and shall have such powers and duties as are prescribed by state law and White City's ordinances;
 - 2. Be a regular and voting member of the Council;
 - 3. Serve as the Chair of the Council and preside at all Council meetings;
 - 4. Exercise ceremonial functions on behalf of White City; and
 - 5. Except as otherwise limited by state law or White City ordinance, have the powers and duties described in Utah Code §§ 10-3b-104 and 10-3b-402 or applicable successor statute.
- B. The Mayor may not veto any ordinance, tax levy, or appropriation passed by the Council.

2.04.080 Powers and Duties of Council

- A. The Council shall exercise any executive or administrative power and perform or supervise the performance of any executive or administrative duty or function of White City that has not been given to the Mayor under state law and White City's ordinances.

B. The Council may by ordinance:

1. Pursuant to state law and White City's' ordinances, remove from the Mayor any power, duty, or function of the Mayor pursuant to state law, excluding the Mayor's legislative powers, judicial powers, ceremonial functions, position as Chair of the Council, and any ex officio position the Mayor may hold;
2. Reinstate to the Mayor any power, duty, or function previously removed under this Section;
3. Delegate to the Mayor any executive or administrative power, duty, or function of the Council;
4. Assign any or all Council members, including the Mayor, to supervise one or more administrative departments of White City;
5. As provided in state law and this Title, appoint a City Manager or Administrator to perform executive and administrative duties or functions that the Council by ordinance designates to the City Manager or Administrator; and
6. Dismiss a City Manager or Administrator appointed by the Council.

C. Removing or reinstating to the Mayor a power, duty, or function under this Section requires the affirmative vote of the Mayor or all Council members except the Mayor.

2.04.090 Recorder-Minutes

- A. The White City recorder, or designee, shall provide copies of the minutes of all meetings of the Council to Council members in a manner and within the times as established by the Council and agreed upon by the recorder.
- B. In accordance with state law, the books, records and accounts of the Council must be maintained at the office of the recorder and open at all times during usual business hours for public inspection.
- C. The records and minutes of the Council must be signed by the Mayor and the recorder.

2.04.100 Council Meeting

- A. All meetings of the Council must be public, except as provided in this chapter and by state law. Official action may be taken by the Council only in open public meetings unless otherwise permitted by state law.
- B. The Council shall conduct its business in accordance with the Utah Open and Public Meetings Act, Chapter 4 of Title 52. Utah Code Annotate, 1953, as amended, as it now exists or as it may hereinafter be amended.

- C. The Council conducts the following types of meetings:
 - 1. Regular Meetings;
 - 2. Special Meetings;
 - 3. Closed Meetings;
 - 4. Work and other Meetings; and
 - 5. Emergency Meetings.
- D. The Council shall give public written notice at least once each year of its annual meeting schedule for regular meetings. The public notice shall specify the date, time and place of such meetings.
- E. The Council, by majority vote of the members present, may direct the removal of any person who willfully disrupts a Council meeting to the extent that orderly conduct is seriously compromised.
- F. The attorney and auditor or their designees may attend and assist the Council at all meetings but shall attend and assist the Council at all meetings when requested.

2.04.110 Work Meetings

- A. The Council shall conduct its regular work sessions at the hour and place designated by the Mayor.
- B. Work meetings shall be scheduled or cancelled as the public business requires and shall consist of discussion, review, testimony, requests and information from White City's officers and staff, presentations by the public, review of regular meeting agendas, preparation for regular meetings, and such other matters and activities as may be necessary or scheduled by the Mayor in consultation with the Council.
- C. Work meetings shall be open to the public in accordance with state law and public notice shall be given of all meetings in the same manner as required for regular meetings.
- D. A quorum of Council members is necessary to conduct work meetings.

2.04.120 Regular/Special Meetings

- A. The Council shall:
 - 1. By ordinance prescribe the time and place for holding its regular meeting; and
 - 2. Hold a regular meeting at least once each month.

- B. The Mayor or two Council members may order the convening of a special meeting of the Council.
1. Each order convening a special meeting of the Council shall:
 - i. be entered in the minutes of the Council; and
 - ii. provide at least three hours' notice of the special meeting.
 2. The recorder shall serve notice of the special meeting on each Council member who did not sign the order by delivering the notice personally or by leaving it at the Council member's usual place of abode.
 3. The personal appearance by the Council member at a special meeting of the Council constitutes a waiver of the notice required under this Section.

2.04.130 Closed Meeting

- A. A closed meeting of the Council may be held upon the affirmative vote of two-thirds of the members present at an open meeting for which notice has been given in accordance with state law; provided, however, that a quorum must be present.
- B. No closed meeting is allowed except for matters exempted from open meetings under the Utah Open and Public Meetings Act, as it now exists or as it may hereinafter be amended.
- C. No official action may be taken at a closed meeting.
- D. The reason or reasons for holding a closed meeting and the vote thereon shall be entered in the minutes of the meeting.

2.04.140 Emergency Meetings

When, because of unforeseen circumstances, it is necessary for the Council to hold an emergency meeting to consider matters of an emergency or urgent nature, the normal notice requirements for a meeting may be disregarded and the best notice practicable given to the Council members and the public. No such emergency meeting of the Council shall be held unless an attempt has been made to notify all Council members and a majority of the Council votes in the affirmative to hold the meeting. Action may not be taken at an emergency meeting unless a quorum is present. A record shall be kept of the means utilized to contact the members and the number voting and names of the members voting to hold the meeting.

2.04.150 Additional Committees

- A. The Council may establish additional committees as it deems appropriate and may convene committee meetings at any time for the purpose of study, discussion, investigation, formal hearings or inquiries, workshops, training, or presentations by or responses from citizens or other interested persons or groups.
- B. No official action may be taken in committee meetings other than the adoption of non-binding recommendations to the Council.
- C. Committee meetings shall be open to the public in accordance with state law and public notice shall be given of all committee meetings in the same manner as required for regular meetings.

2.04.160 Agenda

- A. An agenda shall be prepared by the recorder in consultation with the Mayor or the Mayor Tempore in the Mayor's absence in advance of each meeting, including emergency meetings to the extent possible. The agenda shall be published as provided by state law at least twenty-four hours in advance of the meeting.
- B. Matters received from any member of the Council or the Mayor shall be placed on the agenda. Requests for matters to be placed upon the agenda by persons other than Council members or Mayor, shall be placed on the agenda at the discretion of the Mayor.
- C. The Council, for its regular, special and committee meetings, shall announce and post its agenda and provide notice of such meetings, in accordance with the provisions of state law, at least twenty-four hours prior to the convening of the Council meeting and posted on the Utah Public Notice Website. Written notice of the agenda and meeting shall be posted at the office of the Council or the meeting location, as the case may be. For an emergency meeting, public notice and notice to the news media shall be given as may be practical under the circumstances.
- D. The agenda may be changed by a majority vote of the Council, but no action may be taken on new matters introduced to the agenda unless twenty-four hours' notice has been duly given to the public or unless the matter is of an emergency nature, as approved by a separate majority vote of Council members present.
- E. All agenda items pertaining to pending or proposed actions shall be considered as proposals for adoption. In the absence of a motion to adopt, postpone, or table pending or proposed actions, the Mayor shall, upon the conclusion of discussion on the matter, declare that the proposal fails adoption or, at the Mayor's discretion, declare the matter to be held over for a subsequent meeting.

2.04.170 Public Hearing§.

- A. Public hearings shall be deemed to include only those hearings specifically noticed and required to be conducted by the Council by state law or otherwise for the purposes of providing opportunities for the general public to comment upon and make inquiries or presentations with respect to specific

proposals or matters under consideration by the Council including, but not limited to, planning and zoning, ordinances, budget hearings, hearings on the proposed issuance of bonds or debt, or other matters of significant public interest. The Council at its discretion may schedule public hearings for other matters under consideration.

- B. Public hearings may be held as part of a regular special, committee, emergency or other meeting of the Council. The decision to conduct a public hearing shall be made by the Council at a regular, special or emergency meeting.
- C. Schedules for public hearings shall be announced by the Mayor and public notice shall be given in the manner required for any public meeting of the Council as required by law and this chapter. The notice shall include the specific subject matter of the public hearing as well as the time, date and place thereof.
- D. At the beginning of any public hearing, the Mayor may publicly state the rules of conduct for such public meetings including any time limits on speakers' presentations, any requirement of submitting materials in writing with sufficient copies for all Council members and the recorder, and such other rules as may be reasonably necessary for the proper and expeditious conduct of the public hearing.
- E. Public hearings shall be opened upon the declaration of the Mayor that the Council is at that time in a public hearing and the Mayor shall state the specific purpose of that public hearing. Upon the conclusion of the public hearing and a motion duly made, seconded, and carried by a majority of the Council, the Mayor shall declare the public hearing concluded or continued to another date, if permitted by law. The Mayor shall state the conditions of any continuance.
- F. Where permitted by state law, the Council may rehear any matter decided after a public hearing where an aggrieved person files a written request for rehearing that includes new evidence which the Council determines to justify reconsideration of its decisions. A request for rehearing shall be filed within ten days from the date of the original decision. If a request for rehearing is granted by the Council, the rehearing shall follow the same procedures as the original hearing. No rehearing shall be allowed on any matter where a rehearing would be contrary to state law.

2.04.180 Form Of Action

The Council may take action in the form of ordinances, policies, resolutions, motions upon requests or memorials.

- A. Ordinances.
 - 1. The Council, except as expressly limited by statute, shall exercise its legislative powers through ordinances and may adopt any ordinance to regulate, require, prohibit, govern, control or supervise any activities, business, conduct, or condition.
 - 2. All ordinances must be in written form before a vote is taken.

3. Any ordinance passed by the Council shall contain and be in substantially the following order and form:
 - i Ordinance number and date;
 - ii A title which indicates the nature of the subject matter of the ordinance;
 - iii An explanation stating the need or reason for the ordinance and summarizing its contents;
 - iv An ordaining clause which states “The White City Council ordains as follows;”
 - v The body or subject of the ordinance;
 - vi When applicable, a statement indicating the penalty for violation of the ordinance;
 - vii A statement indicating the effective date of the ordinance;
 - viii A signature line for the Mayor;
 - ix An attestation line for the recorder;
 - x The votes of the Council members;
 - xi A space to indicate when the ordinance is posted pursuant to state law; and
 - xii An ordinance summary if required by statute.
4. Except in exigent circumstances, or when directed by a majority of Council members present, all ordinances, including ordinances relating to planning and zoning matters, shall be introduced in writing and read or described to the Council prior to the Council's consideration for adoption of the ordinance. Copies of the proposed ordinance shall be noticed and posted in accordance with state law, along with the agenda for the meeting at which the ordinance is to be considered.
5. Upon adoption, each ordinance shall be signed as required within five days.

B. Resolutions.

1. The Council may exercise all administrative powers by resolution, including, establishing fees and rates for municipal services, administrative policies and guidelines, and the use and operation of White City property.
2. Resolutions shall be considered and adopted in those matters required by law or otherwise and

may be used for policy declarations and proposals not appropriately addressed by ordinance and may be used to exercise Council authority in matters of statements of policy and communication.

3. Resolutions shall be in a form and contain sections substantially similar to that prescribed for ordinances, excluding those requirements that pertain to the posting of ordinances and ordinance summaries.
4. The Council may not impose a punishment, fine, or forfeiture by resolution.

C. Memorials.

1. Memorials shall be adopted in the form of resolutions or motions, as may be deemed appropriate, and shall be used as a statement of policy to respond to or commend persons or groups for notable activities which have been called to the attention of the Council.
2. Memorials may be considered and adopted at the same meeting in which they have been proposed and, in all events, shall be recorded in the minutes.

D. Policies, Procedures, Rules and Regulations.

1. Policies, procedures, rules and regulations shall be considered and adopted in those matters determined to be appropriate by the Council and not prohibited by statute.
2. Policies, procedures, rules and regulations shall be presented, considered and given notice in the same manner as prescribed for ordinances and shall be in such form as directed by the Council.

E. All resolutions, policies, procedures, rules, regulations and ordinances shall be numbered, recorded and maintained in accordance with provisions of state law.

2.04.190 Quorum

The number of Council members necessary to constitute a quorum is three.

2.04.200 Rules Of Order and Procedure-General

Procedural rules or order and procedure not specifically provided herein or by state law, or White City ordinance, shall be regulated, interpreted and construed in accordance with the Council's Rules of Order and Procedure as may be adopted by resolution from time to time by the Council.

2.04.201 Board Appointment Duties and Responsibilities

Pursuant to and in accordance with all applicable provisions of these ordinances, of the plan, and of the laws of the state, the appointment and reappointment of members of boards within the jurisdiction and under the appointment or consent power of the Council shall be as herein provided.

- A. All board appointments or reappointments of Council members shall be made annually with the consent of a majority of the Council.
- B. The following shall apply to board appointments involving individuals who are not members of the Council:
 - 1. Boards whose members hold terms of three years or less, board members may be reappointed to a consecutive term on their respective boards with the consent of a majority of the Council; and
 - 2. For boards whose members hold terms of longer than three years, no board member shall be reappointed to a consecutive term on the same board unless, for good cause shown and to prevent significant disruption of current board activities, the Council approves such reappointment.
 - 3. The restrictions upon the reappointment of board members, as provided under this section, shall be limited to the extent that this section may be in direct conflict with federal or state law and where the appointment of board members is set out by or limited under the laws of the United States or the state of Utah.
- C. When representing White City or the Council on any board or similar organization, Council members shall vote according to the will of the Council on those matters for which the Council has taken an official position. In the absence of an official position by the Council, Council members shall exercise their best judgment to determine how best to vote in accordance with the best interests of White City.