



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 service from it, go online 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

Rori L. Andreason, City Recorder

Approved this 6th day of March, 2025.