



WHITE CITY COUNCIL MEETING AGENDA

August 7, 2025

6:00 PM

White City Water Improvement District

999 E Galena Drive, White City 84094

****AMENDED****

PUBLIC NOTICE IS HEREBY GIVEN that the White City Council will hold a regular meeting on the **7th day of August 2025** at the White City Water Improvement District, 999 E Galena river, 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. 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.***
- 2. Discussion/Clarification of Agenda Items**
- 3. Discus Limitations on posting signs on public property [*Paul Ashton, Attorney*]**
- 4. ***ADU Committee Update [Council Member Tyler Huish]***
- 5. ***Civic Center Committee Update [Rori Andreason, City Administrator]***
- 6. Discuss future agenda items**
- 7. Close Workshop Meeting**

BUSINESS MEETING

1. Welcome and Determine Quorum

- 2. Unified Fire Authority Report [*Chief Ken Aldridge*]**
- 3. Unified Police Department Report [*Detective Josh Smith, Chief April Morse*]**

4. ACTION & DISCUSSION ITEMS

4.1 Approve Minutes of July 10, 2025 [*Rori Andreason, City Administrator*]

4.2 Discussion and Possible Action Consider **Resolution No. 2025-08-01 Authorizing the Publication and Distribution of a Candidate-Profile Newsletter [*Rori Andreason, City Administrator*]**

4.3 ****Discuss Process for Establishing a Master Park Plan Committee [Daniel Torres, Economic Development Manager]**

5. COUNCIL REPORTS

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

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

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

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

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

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

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

6.2 Strategy sessions to discuss pending or reasonably imminent litigation.

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

6.4 Discussion regarding deployment of security personnel.

6.5 Other lawful purposes as listed in Utah Code 52-4-205

7. ADMINISTRATOR REPORT

8. ADJOURN

ZOOM MEETING

Topic: White City Council Meeting

Time: Aug 7, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85347303412?pwd=eRvk6MF2i5osx8vcobCrzmVGj7oGcy.1>

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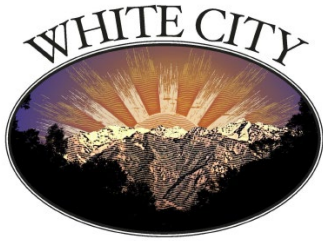
Meeting ID: 853 4730 3412

Passcode: 083874

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: August 6, 2025



WHITE CITY COUNCIL MEETING MINUTES

July 10, 2025, 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; Daniel Hoffman, Accountant; Daniel Torres, Economic Development Manager; Chad Anderson, Engineer; Shad Cook, Planner; Chief Ken Aldridge, UFA; Chief Mike Bullock, Sandy Deputy Fire Chief; Chief April Morse, UPD; and Chief Jason Mazuran.

6:00 PM – Workshop

Mayor Flint called the workshop meeting to order at 6:00 PM and confirmed that all Council Members were present.

1. PUBLIC COMMENTS

Heidi Savage, 1204 E 10600 South, said as neighbors, a group of them including Mike and Charity Wild, Dan and Deanna Beerman, Bill Stoddard, Jim and Cindy Mitchell, Mike and Cindy McCarty and Mrs. Stone met together to discuss the proposed change to the municipal code. They sent an email to the City Council. She said Mr. Smith makes the argument that a commercial landscaping contract yard fits within the definition and the spirit of an agricultural business, and that will not have any more impact on their neighborhood than the commercial nursery that he is currently allowed to run. She said they don't agree with that. When you look at a landscaping contracting yard, it is the equivalent of an active storage yard. It functions as a full-scale operations center. It includes daily movement of trailers and equipment through dispatch, material handling, etc. all taken from Mr. Smith's definition of a landscape contractor. These jobs typically involve outdoor stockpiles of mulch, soil, gravel, boulders and pavers all which contribute to dust, and they introduce a steady stream of classified vehicles into the local roads. These industrial rhythms that you would find in a commercial contracting yard affect the residents that live there, and they are different than the residential or agricultural rhythms that they are currently enjoying in their homes. They wanted to look at the difference between a landscaping yard and a commercial nursery. She said they looked at other cities and what they say about when they allow a landscaping contracting yard and what the agricultural restrictions would be. Generally, they are included in industrial zones and manufacturing zones, and

generally, excluded or limited in agricultural zones. She said they tried to educate themselves about what other cities around them are doing. In general, Utah tries to protect agricultural zones from the encroachment of those commercial and industrial uses like a landscaping yard would be. If you look at White City's actual code, Title 19.42.340 says a storage and salvage yard are not permitted uses within White City. The code goes on to deal with materials like what would be used in a landscaping storage yard. She said the code already gives guidance. She asked that if the Council was going to allow this, the 11 specific requirements listed in the code be applied to this landscaping storage yard. She really asked that the Council not approve the request at all because even with the 11 requirements, it feels incompatible with what they would want and what would be beneficial for their neighborhood.

Debbie Smith, Alex Smith's wife, said they are sad. They are normal people, and this has been a stressful situation. She said for the last 30+ years, Alex has worked on his own and become successful. His size might be intimidating, but he is really a teddy bear. She said she felt that people had taken things out of context. Alex currently has a nursery on his property, and they are trying to do their best to make the area look good.

Dave Coccimiglio, said he supported this use and making this landscaping yard equal to the one directly next door, which has had no complaints. As a nursery, he can have trucks coming in and out and have materials delivered. This landscape yard would be more restrictive, limiting access to the private drive. The Agricultural zone has dust, animals, manure, and rocks and that's not ruining the community. He said let the man run his business.

Charity Wild, 1240 E 10600 S, said Mr. Smith is trying to put in a commercial use. The Rawlins next door are running a landscape business quietly with little impact on the private lane. Mr. Smith has much more impact on their lane. She suggested putting a wall along the private lane like Mr. Smith did in the front and back of the yard. She said the code says a masonry wall is needed.

Alex Smith said he is running a permitted use as a nursery and has access rights to the private lane as others do running their own commercial business boarding horses, which creates dust. He said he barely uses the lane and part of his proposal is to not use the lane at all by gating it off for business purposes. It should not be a concern. He said his operation is under conditions of hours of operation, noise and dust control, and as a nursery is allowed to store manure, plants, and sand legally. They can have semi-trucks delivering material while horse operations can have hay delivered. He said he is trying to lessen the impact by applying for this landscaping business. He said other permitted uses include a dog kennel, and manure manufacturing, which he is not proposing. The impact he is proposing is much less. He said he is trying to work with the community. The rental on the property has not caused any heartache on the street. He said he is getting new renters there and there will be a stipulation that they do not use the private lane. He asked for consideration to allow him to do this. He said he will try to

be upholding to a strong standard to the neighborhood and to service the people on the east bench. He said he is a blue-collar worker doing beautiful landscapes. He has received no explanation of denial from the Planning Commission. He said the landscaping business has a lesser impact on what they can do. He said he is not a bad guy in this situation.

Mike McCarty, 10750 S 1225 E, said as Alex has indicated, the other landscapers have been great neighbors. Today his property has been a buffer zone. These events are good to get together to chat. He said he was sorry to see a cellular tower built in their area. He said he spoke to Alex Smith about the zoning changes; they didn't come to a common ground, but Mr. Smith is a good guy. He said the neighbors and community are looking for a quality of life. Mr. Smith's property is more profit and loss.

John Behunin, 9614 S 500 W, said he lived in the community two blocks east for about 15 years. He is still active in the community and has known Mr. Smith personally for 10 years. He said he is also a landscape contractor. He said he looked in other cities for a landscape yard, so he's been through this process and bumped up against city concerns. He said Mr. Smith's property is permitted to have a landscape nursery. A landscape nursery has materials and plants to sell and install. He said he didn't understand how a city can just rewrite what a landscape nursery means in order to whittle out what they don't want. If it's a permitted use for a nursery, then it's a nursery. He said Mr. Smith is willing to work within the bounds of what the community wants within reason.

Cindy Williams Mitchell, 10692 S 1225 E, said as she hears all of these things, she supports what Heidi presented and asked Mr. Smith to conform to what's already allowed. She said Mr. Smith has come to her home and talked to her stating other neighbors were supporting him, but the neighbors said they have not. She said Mr. Smith doesn't live there and wouldn't want this put in his own backyard. It's an income for Mr. Smith. This is a family neighborhood and they've tried to teach values. This is not something she wants in her backyard. She is concerned that adding this is taking away the jewel they have maintained in this community. White City is lucky to them; they are not something that can be found everywhere. She said what they have is unique and precious.

Jim Mitchell, 10692 S 1225 E., said Mr. Smith brought up trucks coming in and out the neighborhood. He said they do have garbage and hay trucks once in a while, but a landscaping business would have trucks on an ongoing basis. He encouraged the Council to deny this request and let Mr. Smith run his nursery without a landscaping yard.

Alex Smith presented a petition that has been submitted by people in favor of his landscaping business.

Paul Ashton, Attorney, said a decision won't be made on the landscaping business until the end of the meeting.

2. DISCUSSION/CLARIFICATION OF AGENDA ITEMS

No items were discussed.

3. DISCUSS MSD PARK PLAN STUDY UPDATE

Daniel Torres, Economic Development Manager, discussed a grant opportunity to create a master parks plan for Copperton, Magna, and White City who have almost regional size parks. This plan will look at what's in the parks and will take an inventory. The plan will include operation costs and will look at regional and national trends in parks to align. They look at who is using the parks and when they are using them. They look at the level of service, who and what the parks are serving and if they are primarily used for non-sport recreation activities or leagues and align the future park development and amenities for that. There's been a lot of discussion about Big Bear Park and master planning the park. This is a good time to do that and look at funding opportunities. Planning will help to get support from the community and find out the needs. It aligns funding programs, and defines benefits from having the plan. He does not have a dollar amount yet since they are still developing the scope and would like a breakdown for Copperton, Magna, and White City to have a specific master plan for each park.

Greater Salt Lake Municipal Services District: Parks Master Plan

—
July 8, 2025

Cost & Funding

- MSD was awarded a State Outdoor Recreation Planning Assistance (ORPA) grant for a MSD-wide Parks Plan
 - Award amount: \$50,000
- Extend an opportunity for interested Cities or Towns to participate in Parks Master Plans for their individual parks

Plan Structure and Purpose

- Establish a MSD (System-Level) Parks Plan,
 - Individual sections for each community that have a park(s)
- Include individual Park Master Plans for:
 - Copperton
 - Kearns*
 - Magna
 - White City

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- Review existing general plans and parks/recreation documents
 - Use Placer AI for current/future user trends
 - Conduct Recreational Sports Trend Analysis
 - Identify local/regional/national trends in amenities & community wellness

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- Define a classification for parks:
 - Neighborhood
 - Community
 - Regional
 - Determine LOS for:
 - Individual park types
 - Community-wide systems (parks, rec, trails)
 - Develop LOS-based standards for new development

Development Policy & Standards

- Define park standards and land dedication for new development
- Align park planning with growth and demographics
- Establish open space size standards by classification
- Set preferred development guidelines for parks/trails
 - Coordinate with Active Transportation Plans
- Propose implementation policy framework

Activity & Facility Assessment

- Inventory recreation activities provided by the public and private sectors
 - Identify surpluses, redundancies, deficiencies
- Determine needed facilities to support these activities

Capital Planning & Financial Analysis

- Analyze current/projected parks -related finances
 - Capital and Operational Costs
- Update or create Capital Improvement Plan (CIP)
- Identify funding sources:
 - Local funds
 - District Funds
 - State/federal grants
 - Private contributions

Community Specific Park Designs

- Prepare Park Master Plans for major parks:
 - Copperton Park (Copperton)
 - Copper Park (Magna)
 - Magna Neighborhood Park (Magna)
 - Big Bear Park (White City)
 - Others?

Council Member Huish said he thinks the plan is great and is looking forward to it. The economies of scale are great if other communities need this master plan; hopefully there are

savings there. In previous meetings there were concerns from the public, so this is what they are looking for before anything else moves forward in the park.

Mayor Flint suggested getting the plan from Salt Lake County Parks and Recreation.

Daniel Torres said he would like to leverage the great relationship White City has with Salt Lake County Parks and Recreation. He said they meet quarterly with them and doesn't want to recreate the wheel.

5. DISCUSSION OF FUTURE AGENDA ITEMS

Council Member Huish said he would like to look at the actual code that Code Enforcement is enforcing and maybe come back with some modifications for Title 19.

Mayor 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. DISCUSSION AND APPROVAL OF FINANCIAL REPORT

Dave Sanderson said the financial report was dated as of May 31, 2025, which is the most current information he had. The ARPA funds are 100% spent. If the ARPA funds are removed from the equation, the budget is at 50% with 9% of the year left. The second report is the net MET tax funds with projections for current year. These funds will roll into capital improvement projects or will be brought back for budgeting. The last report is regarding the liquor funds. The distribution is higher, so it shows a small increase. These funds must be used for DUI beer buys in convenience stores.

Council Member Price seconded by Council Member Cardenaz, motioned to accept the financial report. The motion passed by unanimous vote.

3. UNIFIED FIRE AUTHORITY REPORT

Chief Ken Aldridge said UFA approved the FY2026 budget. They are creating a fourth battalion with three new battalion chief promotions. The fourth battalion will be housed out of

Station 110 in Cottonwood Heights. He explained the fireworks restrictions stating they are expecting red flag conditions. Vendors can sell fireworks beginning June 24th and ending July 25th and beginning December 29th and ending December 31st and then two days before and after the Chinese New Year. Dates for legal discharge will be two days before the legal events from 11:00 am to 11:00 pm, and on the 4th and 24th of July that is extended to midnight. UFA is starting a low acuity unit. That program launches on August 1st and will be operating Monday through Thursday out of Station 101 in Millcreek. It will be staffed by experienced EMT's and will respond to low acuity medical calls in Millcreek, Holladay, and the northeast corner of Taylorsville. Those calls will be non-life threatening in nature and don't require a full paramedic or heavy apparatus response. The goal is to improve efficiency and ensure lifesaving advance support units remain available for more critical emergencies. The EMS Division is offering CPR certifications every month. The course is intended for individuals who need to maintain a certification; it's 4 hours and costs \$60. Chief Aldridge said in addition to the firework restrictions the wildfire risk has elevated to a stage 1 restriction which means no open fires of any kind.

3.1 Sandy City Fire Report

Chief Mike Bullock said Sandy Fire had 21 calls in the month of June. He reiterated the firework restrictions and the restricted areas above 1300 East and Dimple Dell area.

Mayor Flint said after the fireworks on the 4th of July, a resident asked her when the city was going to no longer allow the fireworks. There are many dry properties within the city and Dimple Dell. The dry yards are causing a higher fire risk. One resident saw hot embers on the roof of a house. The only way the fireworks were maintained before was because every home had a green lawn that was watered down. She is giving a one-year warning to maintain the yards or the fireworks may be taken away. There are dry yards on every street.

Council Member Shelton said he saw the Sandy fire restriction map but there was no coordination between Sandy and White City listed on the websites.

Mayor Flint said the maps are not legible on cell phones.

4. UNIFIED POLICE DEPARTMENT REPORT

Chief Morse said there were over 38 reports in the last month but nothing concerning or alarming. There were 10 public order cases, eight public peace cases, which were mostly suspicious. She said with the funds allocated through the beer tax; they have been able to buy camera equipment to help with the park security. There was a total of 17 additional shifts for the month of June to conduct speed enforcement. They made 85 stops and issued over 45 citations. During the month of July, they had a lot of specialty positions open, which they want to fill because specialized training cannot be staffed by overtime. Only high-level officers get selected

for those positions. She said they lost four officers in July and have the potential to lose up to seven. She is proud of their officers, but it does develop staffing issues when they move to other positions. She said she does wish them luck in their new adventure. She said they are noticing a trend of people seeing something of concern or violations and going directly to social media to send out the information instead of calling the police. She asked all residents to please call the police to report concerns or violations.

5. ACTION ITEMS

5.1 Approve Minutes of June 5 and June 12, 2025

Council Member Shelton, seconded by Council Member Huish, motioned to accept the minutes of June 5 and June 12, 2025. The motion passed by unanimous vote.

5.2 CONSIDER RESOLUTION NO. 2025-07-01 APPOINTING WESTON MILLEN AS A FULL-TIME PLANNING COMMISSION MEMBER WITH A TERM EXPIRING FEBRUARY 28, 2027

Council Member Price, seconded by Council Member Cardenaz, motioned to approve Resolution No. 2025-07-01 Appointing Weston Millen as a Full-Time Planning Commission Member with a Term Expiring February 28, 2027. The motion passed by unanimous vote.

5.3 CONSIDER RESOLUTION NO. 2025-07-02 APPOINTING CHRISTOPHER HUNTZINGER AS A FULL-TIME PLANNING COMMISSION MEMBER WITH A TERM EXPIRING FEBRUARY 28, 2027

Council Member Price, seconded by Council Member Shelton, motioned to approve Resolution No. 2025-07-02 Appointing Christopher Huntzinger as a Full-Time Planning Commission Member with a Term Expiring February 28, 2027. The motion passed by unanimous vote.

5.4 CONSIDER ORDINANCE NO. 2025-O-05 APPROVING A TEXT AMENDMENT TO TITLE 19 OF THE WHITE CITY MUNICIPAL CODE REGARDING A PROPOSED LANDSCAPING BUSINESS LOCATED AT 1226 E 10600 S

Shad Cook said Alex Smith, the applicant, owns property located at 1226 E 10600 S in White City. The property is currently used as a plant nursery (approved in 2024 as a permitted

use in the A-2 zone) and is approximately 1.22 acres in size. In March of last year, Mr. Smith applied to rezone his property from A-2 to CMU. The request was denied.

This proposed ordinance amendment was written by the applicant, with the intent being to introduce a new use to the ordinance that would allow him to operate his landscape business - without opening the door to other high impact uses that typically come with a commercial or industrial zone. This involves defining the use, adding that use to the land use table in Chapter 19.26 as a permitted use in the A-2 zone, and addition a set of use standards to Chapter 19.42 of the White City Code.

Mr. Smith provided a written narrative in addition to the use definition, updated schedule of permitted uses, and proposed use standards. The primary reasoning behind the request is two-fold: first, he feels a landscape contractor yard is similar in intensity to other agricultural- based businesses allowed in the A-2 zone, and second, there is currently a landscape contractor business located in an A-2 zone on property adjacent to his (see attached narrative).

The White City Planning Commission first heard this item at the May 20th, 2025 Planning Commission meeting. The Planning Commission continued the item, giving time for further legal analysis and for the applicant to work with staff and neighboring property owners to refine the proposed ordinance.

The updated ordinance was heard at the June 24th, 2025 meeting. The planning commission voted unanimously to deny the text amendment due to general plan considerations and public input.

PROPOSED ORDINANCE CHANGES

19.04 Definitions

19.04.090 Use Definitions

96. “Landscape Contractor Yard” means any area of land used by a landscape contractor for storage, maintenance, or processing of materials and equipment incidental to the business of landscaping installation, hauling, excavation, or similar activity and including any area of land used for the incidental repair of machinery used for any of the above listed activities. For the purposes of this definition, a “landscape contractor” is a company who agrees to furnish materials or perform services at a specified price for construction of landscaping improvements.

Table 19.26.030 – Schedule of Permitted Uses		
Use Categories	Zones	
COMMERCIAL:	A-1	A-2
Bed and Breakfast Homestay	P	P
Daycare/Preschool Center	P	P
Dog breeding establishment; dog kennel; dog pound; dog training school	X	P
<u>Landscape Contractor Yard</u>	<u>X</u>	<u>P</u>

Chapter 19.26 Agricultural Zones

Chapter 19.42 Specific Use Standards

19.42.225 Landscape Contractor Yard

- *The site must be located on a property that has primary access to a street designated as a Principal or Minor Arterial on the UDOT Functional Classification Map. Private streets may not be used for business purposes.*
- *The area used for outside storage of landscape materials or equipment may not exceed fifty percent (50%) of the total lot area.*
- *Stored materials and equipment shall be screened by a minimum six-foot high opaque fence. The required screening shall be established prior to the use of any area for outside storage.*
- *Each Landscape Contractor Yard shall include a masonry wall along the entirety of each public street frontage. This wall shall be constructed at the front setback line required for buildings in the underlying zone. The outdoor storage area may not be closer to the street than the front facade of the building*
- *Outside storage areas shall be maintained in a clean, neat, and orderly condition. All loose materials shall be stored in designated containers.*
- *The presence of hazardous materials, junk, junk cars, or debris is prohibited.*
- *Vehicles on site shall be limited to Class 5 and below.*
- *All buildings shall be located at least 20 feet from any property line.*
- *No outdoor telephone bell or paging system may be used.*
- *A minimum site area of one (1) acre is required.*

- *Employee parking areas shall comply with the specifications set forth in section 19.48.030, and 19.48.050.*
- *Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m. However, loading and unloading of landscape materials and the operation of heavy equipment or machinery shall be limited to the hours of 8:00 a.m. to 6:00 p.m. The Planning and Development Services Director may further limit hours or activities as necessary to mitigate impacts on adjacent residential uses.*
- *All driveways, approaches, and outdoor work areas must be surfaced with an all-weather material.*

ISSUES TO CONSIDER

- *Most A-2 zoned property in White City would not qualify for this use, due to use standard #1. This may create confusion for residents when reviewing the schedule of allowed uses in Agricultural zones.*
- *Bulk landscape material is typically delivered using vehicles larger than Class 5. Should the Council be inclined to adopt these changes, a distinction could be made between the business vehicles and incidental delivery vehicles for restocking purposes.*
- *The MSD is aware of one legal nonconforming landscape business operating in White City. Allowing a landscape contractor yard in the A-2 zone could help bring that business back into compliance with the current ordinance.*
- *This proposal does not suggest adding this use to any of White City's commercial or mixed-use zones, only to the A-2 Agricultural Zone.*
- *The A-2 areas in White City are currently limited to the Southern Spur Character Area and the 10600 South Corridor Character Area, as identified in the 2022 General Plan. The Planning Commission and Council should consider whether this use would meet White City's vision for the development of these areas.*
- *The Planning Commission recommended denial of this change due to general plan considerations and public input.*

STAFF ANALYSIS

- *The White City Code of Ordinances allows property owners within White City to apply for a Text Amendment. The White City Council takes formal action on a request after receiving a recommendation from the Planning Commission.*
- *Chapter 19.16 includes guidelines and factors that the Council may take into account when considering a text amendment. The Planning Commission recommendation and the Council decision are matters of legislative discretion, so additional factors may also be considered.*

Table 19.16-2: Guidelines for Considering Zoning Map & Text Amendments		
FACTORS	MAP AMENDMENTS	TEXT AMENDMENTS
1. The proposed amendment is compatible with the Adopted General Plan.	X	X
2. The proposed amendment promotes the public health, safety and welfare.	X	X
3. The proposed amendment is a more suitable zoning classification for the property than the current classification.	X	
4. The proposed amendment is compatible with the intent and general purposes of this Ordinance.	X	X
5. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.	X	X
6. The proposed amendment benefits the citizens of the Municipality as a whole.	X	X
7. The proposed amendment does not create a significant number of nonconformities.	X	X
8. The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.	X	

CONCLUSION AND POSSIBLE ACTIONS

The White City Council should consider motions to approve, deny, alter, or remand for further review and consideration.

- **Approve:** The Council supports the text amendment as currently written and approves application OAM2025-001340.
- **Approve with Modifications:** The Council supports the text amendment and approves application OAM2025-001340, subject to the following modification(s),

- **Remand for Further Review:** The Council determines that application OAM025-001340 is remanded to the White City Planning Commission for the following reason(s),
- **Deny:** The Council does not support the text amendment and denies application OAM2025- 001340 for the following reasons,

As text amendments are legislative decisions, planning staff recommended that the Council consider the intent and purpose of the adopted general plan, and whether this change will help implement the goals and objectives of that plan.

Council Member Price expressed concern with the size of trucks that would be used as well as the materials that would be stored. She said it's a horse area and the horses hear the noise whether it's at 8 am or 2 in the morning.

Council Member Huish said he chaired the General Plan group so he felt he could help interpret what they were trying to do with the General Plan. He said he read through the opposition letter and the information provided by Mr. Smith as well. His understanding is there are 14 lots that are in the A-2 zone. The information shows four in opposition and Mr. Smith has provided six in favor, and the addresses are all within the A-2 zone. So, 10 of the 14 are represented and he was unaware of what the other four opinions were. He said he would assume that Rawlins Landscaping is one that did not respond, but would probably approve of this as well. So that would make seven in favor of these changes. He said if something like this was approved, he wanted to make sure there were ordinances in place to make sure Mr. Smith stays within the limitations and what the penalties would be. He said he was concerned that the infrastructure would not be able to hold the weight of some of the vehicles and wasn't sure if that's the responsibility of White City or the property owner.

Paul Ashton said for purposes of history, there was an administrative determination of what was included in the term nursery, and it excluded expressly landscaping. That was one of the conditions when the Council looked at the nursery issue.

Shad Cook said there are two different nurseries included in the White City Code. In the A-2 zone there's the nursery and greenhouse use and that was never defined in the ordinance. The commercial nursery use was defined, so an administrative determination was made by the Planning and Development Services Director to define the nursery and greenhouse use and how it differs from the commercial nursery.

Council Member Huish said if they were to move forward, he would recommend some modifications. Instead of public facing, include a solid fence to help with the noise on all property lines. He said there were some things in the letter of opposition that he felt were included to be

intentionally unreasonable as well as some double standards. For example, inoperable vehicles. He said when he looks at those properties, he sees lots of vehicles that he's pretty sure are not all operational. The other is they were asking for a setback of 30 feet from residential. If that were the case, 90% of this property would be unable to move forward. He said he felt that was done to potentially make it impossible for this request to move forward.

Council Member Shelton said the 30 ft setback is a standard already in place for residential and commercial.

Mayor Flint said there is a well that has a recharge zone that goes directly south across 10600 South and into the agricultural area, so she asked if there has been a review for source protection.

Shad Cook said if this use was approved, the applicant would still need to go through a land use review at which time the applicant would be required to work with White City Water because the property is in a groundwater protection zone where these uses are restricted uses.

Mayor Flint asked what the reasons were for the Planning Commission to deny the request.

Shad Cook said there were two reasons given that included general plan considerations and one commissioner said one of the 10600 S. corridor character area in the general plan included more of a boutique shop use. The other reason they gave was public input.

Council Member Huish said he took into consideration the opposition and those in favor of the proposed text amendment. He said approval of this request would be the majority and would bring Rawlins Landscaping into compliance, although he had never heard a concern about Rawlins Landscaping.

Council Member Cardenaz said that it was interesting that Council Member Huish had never heard a concern about Rawlins Landscaping because over the past two years the Council has heard plenty of concerns from the neighbors. He said taking that into account and the comment from Cindy Mitchell, stating it would take away from the jewel of White City, he felt this would take away from that area.

Council Member Cardenaz, seconded by Council Member Shelton, motioned to deny Ordinance 2025-O-05 regarding a Text Amendment to Title 19 of the White City Municipal Code Regarding a Proposed Landscaping Business located at 1226 E 10600 S. The motion passed with 4 in favor and 1 opposed. Council Member Huish casting the opposing vote.

6. DISCUSSION ITEM

6.1 DISCUSS AMENDMENTS TO TITLE 12 OF THE WHITE CITY MUNICIPAL CODE REGARDING CODE ENFORCEMENT

Paul Ashton said staff provided a copy of Title 12 dealing with code enforcement. There was a miscommunication with the land use attorneys, and they didn't realize White City had already adopted the amended title in January. He said he asked counsel to take a look at Title 12 to see what can be done to strengthen it. He said the city is moving towards allowing an administrative law judge process instead of a justice court. He said the city is looking for compliance rather than charges. This information will also be passed onto attorneys for other cities.

Mayor Flint said there are many houses where there are several abandoned cars.

Paul Ashton said Code Enforcement will not go out and give violations unless a complaint is filed. If the public has issues with a property, complaining on social media will not do anything. They need to file a complaint on the city website which starts the process.

Mayor Flint said the health department needs to be brought in on these issues.

Paul Ashton said he just met with the Salt Lake County Health Department. They are great at issuing a complaint and then closing the file. They don't leave it open to proceed. He said the city's attorneys will file a notice of violations which will go to the Administrative Law Judge, then serve the Health Department with a subpoena and make them explain why the file was closed.

Council Member Huish explained his concerns about code enforcement and wanted to move for more active code enforcement, such as patrolling all of the streets.

Paul Ashton said it's a matter of money.

Council Member Shelton said his understanding is code enforcement does that.

Paul Ashton said it depends on the city.

Council Member Shelton said he spoke to Code Enforcement and they said they will look at the entire street when they go out on a complaint.

Daniel Torres said the Code Enforcement Supervisor would be happy to come out and speak to the Council if desired.

7. COUNCIL REPORTS

7.1 Greater Salt Lake Municipal Services District/Council of Governments

Mayor Flint said the MSD Board has been discussing whether they should have two meetings a month. The issue is it's hard to find dates that everyone can attend. The suggestion was made to keep the second meeting scheduled in case its needed. There was a policy and bylaw change because the state changed a few things that authorized an alternate for the designated representative on the MSD Board. They also discussed the designation of when to have elections for officers on the MSD Board. The MSD has also hired an IT Director who is very impressive with 25 years' experience.

Michelle, 1147 E Sego Lily, said the 40 mph constant cars speeding past her house is a problem. There are two schools the kids have to cross the street to get to.

Mayor Flint said Chief Morse would meet with her to discuss this issue further.

7.2 Unified Fire Authority/Unified Fire Service Area

Council Member Huish said Sherri Jackson, on Millcreek Council, is replacing Mayor Silvestrini on the UFA and UFSA board. The UFA FY2026 budget was approved. Regarding UFSA, the tax rate is changing from 0.013 to 0.01650. It essentially equates to a 25% to 27% increase. He said he is concerned by that knowing that most of White City's services come from Sandy City. A lot of that funding will probably be going to the growth areas in the county and not necessarily increasing services in White City. The second part of that, the current budget adjustment increased Sandy City by \$150,000 due to higher taxes. He thought that was interesting because he thought Sandy City was on a fixed cost contract with UFSA to provide services to White City, so it didn't make sense to him as to why they got additional money because of taxes. So those are some ongoing concerns as he sits on these boards where they've had increases year after year which in general helps other communities and growth cities. Salt Lake County and our special districts will be meeting with a facilitator to work out differences of opinion on funding from the County.

7.3 Mosquito Abatement/Salt Lake County Animal Control

Council Member Price said their season is in full swing, they have everyone hired. So far, they do not have any reportable cases of mosquito born disease. She said they had an audit which was very successful with no remarks. The tax notice shows the same level this year as last year; however, they will be proposing a tax increase in 2026. They are anticipating a .99 cent increase.

Council Member Price said there was no meeting for animal control. They are doing major construction on the facility which is expected to continue to early fall; however, they will remain open and will continue as a no kill shelter.

7.4 Unified Police Department/SLVLESA

Council Member Cardenaz said the FY2026 budget has been approved. He said SLVLESA met with a facilitator where they had open discussions and were trying to find common ground. There has been a lot of tension since splitting from the Sheriff. He said he is looking forward to what comes out of the upcoming meetings. He said they continue talking to make sure everyone receives adequate police services in a fair and equitable way. He said shared services are also being audited to make sure they know where the costs are going.

7.5 Wasatch Front Waste & Recycling District

Council Member Shelton said WFWRD adopted a new policy addressing district property meaning the trash cans and adding language in the police that restricts people from taping signs and notices on the cans. Their legal counsel said what can be done when people do it anyway because that's what's happening. He said they are hoping cities will adopt or more forceable enforce no solicitation restrictions. He said WFWRD has looked at additional options for cleanup. They are also looking at doing away with reservable dumpsters and just adding them into the SCRP program, making it bigger. He said they are interviewing candidates for the general manager position. They had 17 applicants, which have been narrowed down to four candidates. They will whittle those applicants down to the top two to conduct interviews.

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

No closed session was needed.

9. Adjourn

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

Mayor Flint declared the meeting adjourned at 8:12 p.m.

Rori L. Andreason, City Recorder

Approved this 7th day of August, 2025.

WHITE CITY, UTAH

RESOLUTION NO. 2025-08-01

A RESOLUTION OF THE WHITE CITY COUNCIL AUTHORIZING A CITY NEWSLETTER CONTAINING NONPARTISAN CANDIDATE PROFILES TO BE DISTRIBUTED MORE THAN SIXTY (60) DAYS PRIOR TO THE GENERAL ELECTION

WHEREAS, under Utah municipal law, local governments are permitted to provide neutral, informational materials to their residents, so long as they remain nonpartisan and nondiscriminatory;

WHEREAS, White City desires to inform its residents about the individuals seeking local elective office by providing factual, verified candidate profiles in a city-sponsored newsletter;

WHEREAS, the City Council finds that distributing this nonpartisan newsletter more than sixty days before the General Election—beyond the campaign-finance regulated “communication window”—will allow adequate voter information while preserving compliance with Utah election law and avoiding perception of campaign contributions or expenditures by the City;

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

SECTION 1. Authorization

The City Manager (or designated official) is authorized to prepare and distribute a **nonpartisan City Newsletter** containing factual candidate profiles for all duly qualified local candidates (mayoral, council, other local office) to every registered voter’s household via postal mail and/or electronic delivery **not earlier than 75 days before** and arriving **at least 61 days in advance** of the General Election.

SECTION 2. Content Standards

1. **Neutral and Equitable Presentation:** Each candidate receives an equal-length biography, non-editorial description of background, qualifications, and campaign platform—prepared from public sources or candidate-submitted statements.
2. **No Endorsement:** The newsletter will contain no language supporting or opposing any candidate.
3. **Disclosure Notice:** A clearly marked statement such as:

“This newsletter is published by White City as a neutral, factual resource for voters. It is not campaign material nor authorized by any candidate or political committee.”

4. **Verification:** Candidate statements must be verified and approved by the City’s legal counsel prior to publication.

SECTION 3. Timing

Distribution shall be scheduled so that **residents receive the newsletter at least 61 days before** Election Day, to keep it clearly outside the regulated campaign window.

SECTION 4. Fiscal Considerations

All costs for preparing and distributing the newsletter shall be included in the current budget cycle; the newsletter shall be considered informational and not subject to campaign expense rules under state campaign finance laws.

SECTION 5. Administration

The City Administrator, in coordination with the City Attorney, is authorized to adopt reasonable administrative procedures to implement this resolution—including form, layout, verification process, disclaimers, and mailing logistics.

PASSED AND ADOPTED this ____ day of August, 2025, by the White City Council.

WHITE CITY, UTAH

By: _____
Paulina F. Flint, Mayor

ATTEST:

APPROVED AS TO FORM:

Rori L. Andreason, City Clerk/Recorder

City Attorney

VOTE OF COUNCIL:

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