



WHITE CITY

COUNCIL MEETING MINUTES

July 2, 2026

WHITE CITY WATER IMPROVEMENT DISTRICT

999 E GALENA DRIVE, WHITE CITY, UTAH 84094

Mayor:

Mayor Allan Perry

City Council:

Council Member Greg Shelton

Council Member Linda Price

Council Member Neil Mahoney

Council Member Tyler Huish

Staff:

Rori Andreason, City Administrator; Cameron Platt, Attorney; Daniel Hoffman, Senior Accountant; Daniele Benigni, Long Range Planner; Richard Stephens, Engineer; Chief Ken Aldridge, UFA; Deputy Chief Mike Bullock, Sandy City Fire; and Detective Josh Smith, UPD; Chief April Morse, UPD; and Chief Jason Mazuran, UPD.

6:00 P.M. – WORKSHOP

Mayor Allen Perry called the meeting to order at 6:00 p.m.

1. PUBLIC COMMENTS

Amber Gustavason, 943 Buddlea Dr., expressed her appreciation to the Mayor and City Council for prohibiting fireworks this season due to the high fire danger and dry conditions. Misty Riley, 1250 E. Forgetmenot Ave., spoke regarding the fireworks ban and residents awaiting a response from Governor Cox. She emphasized that communications regarding matters affecting the community should come from the City first and requested that future communications be distributed to all residents.

Robert Frome, 949 Statice Ave., referenced an email he had sent to the Mayor and City Council expressing concerns about wildfire preparedness. He asked whether the City is coordinating with the local water district to ensure an adequate water supply for firefighting efforts and whether it is communicating with the United Fire Service Authority to confirm readiness for potential fires. He also inquired about the City's wildfire prevention planning, including coordination with White City, Salt Lake County, and other agencies to remove combustible vegetation such as dead trees and underbrush. Finally, he asked what measures the City is taking to encourage residents to continue watering their properties to help reduce fire hazards throughout the community.

2. DISCUSSION/CLARIFICATION OF AGENDA ITEMS

None

3. DISCUSSION ON FIREWORKS IN 2026

Mayor Perry explained that the statewide fireworks ban was issued through the Governor's executive order and implemented by the State Forester due to extreme fire danger. He noted that several municipalities supported the order and that White City waited for the official written

directive before taking action. Once received, the City announced through its website and social media that it would support the Governor's and State Forester's fireworks ban to help reduce wildfire risk.

The Council clarified that the statewide fireworks ban remains in effect through July 21 and discussed whether additional restrictions would be considered for Pioneer Day. Updating the City's fireworks restriction map was also discussed; however, City Attorney, Cameron Platt, noted that the deadline to amend the map had already passed.

The Council reviewed White City's current fire restrictions in comparison to Salt Lake County's Stage 2 fire restrictions. It was noted that White City's ordinances differ in certain areas, including regulations related to work activities near dry vegetation. While White City does not prohibit all open fires citywide, it does restrict open fires within 300 feet of dry vegetation. Council acknowledged that these provisions could be amended in the future if desired.

The Council also discussed methods for communicating emergency information to residents. Mayor Perry stated that the City has previously used the CodeRED notification system but has experienced issues related to compromised data and is exploring alternative notification services. City Administrator, Rori Andreason, reported meeting with representatives from TextMyGov as a potential replacement. The Council expressed support for implementing a new resident notification system to improve public communication and agreed to continue the discussion at a future meeting.

4. INTRODUCTION OF BEN GUSTAFSON, EMERGENCY PLANNER

Ben Gustafson introduced himself as the Municipal Emergency Planner with UFA. He provided an overview of his professional background, which included serving as a public safety dispatcher, working in emergency management for Taylorsville City, coordinating disaster response with the American Red Cross, and participating in responses to major incidents, including large wildfires and the Las Vegas shooting. He also previously served in internal emergency management for The Church of Jesus Christ of Latter-day Saints before joining UFA.

Ben explained that his approach to emergency management is centered on three key principles: partnerships, planning, and priorities. He emphasized the importance of collaborating with local partners and regularly reviewing emergency plans to help protect White City residents.

The Council asked about methods for improving public emergency communications. Ben recommended using multiple, redundant communication methods to ensure residents receive timely information. He discussed the IPAWS (Integrated Public Alert and Warning System), which functions similarly to an Amber Alert by using cellular networks to send geographically targeted emergency notifications. He offered to assist the City in evaluating and implementing this resource. City Administrator, Rori Andreason, noted that TextMyGov is compatible with IPAWS. Ben also stated that, when necessary, emergency notifications may include door-to-door communication.

The Mayor and Council expressed their appreciation for Ben's experience and welcomed him as a partner in strengthening White City's emergency preparedness efforts.

5. INTRODUCTION AND DISCUSSION ON DOOR-TO-DOOR SALES REGULATIONS

Cameron Platt reviewed the County's solicitation regulations, which have been adopted into White City's municipal code. He explained that the City will need to coordinate with the MSD to ensure the registration and enforcement process is implemented effectively. The ordinance requires door-to-door solicitors to register and obtain an identification badge. It also establishes permitted solicitation hours of 9:00 a.m. to 9:00 p.m., provides penalties for unregistered solicitors, and allows violations to be issued when solicitors disregard posted "No Soliciting" signs.

The Council asked whether a single solicitation license could be valid throughout Salt Lake County. Cameron explained that each municipality is required to maintain its own registration process. He also noted that some solicitors may hold a state registration, which can create confusion for residents who may assume it authorizes solicitation within the City when a local registration is still required.

Cameron suggested the Council consider revising the permitted solicitation hours, noting that 9:00 p.m. may be too late for residential neighborhoods.

Mayor Perry asked the Council to continue reviewing the ordinance and bring forward any recommended revisions for future discussion.

6. INTRODUCTION AND DISCUSSION ON ACCESSORY STRUCTURES AND FREESTANDING CARPORT REGULATIONS

The Council discussed potential updates to the City's carport regulations. It was noted that representatives from the MSD Planning Department and Code Enforcement should be involved in future discussions to provide technical guidance and assist with implementation.

The Council reviewed the current ordinance, which requires detached carports to be located at least six feet from the primary structure. Side-yard setback requirements currently range from one to six feet, depending on the location of the property and adjacent lots.

Council members discussed whether the existing requirements are primarily intended for aesthetic purposes, fire safety, or both. It was acknowledged that these considerations may vary depending on the property and circumstances.

The Council agreed to continue evaluating whether carports should be permitted, where they should be allowed, and what size limitations should apply. Council members will review the existing regulations and bring recommendations for possible code amendments at a future meeting.

7. INTRODUCTION AND DISCUSSION ON SHORT TERM RENTAL REGULATIONS

Planner, Daniele Benigni presented an overview of White City's current regulations and potential policy options for short-term rentals (STRs). He explained that the City has received resident complaints regarding issues such as noise, parking, trash, parties, and difficulty contacting property owners. Following the Council's strategic planning meeting, staff was directed to research how other municipalities regulate STRs and identify potential solutions for White City.

Daniele reviewed the City's existing ordinance, noting that while STRs are currently permitted under certain conditions, the code provides limited guidance on licensing,

operations, and enforcement. Staff identified approximately 16 existing STRs operating within White City.

The Council reviewed the City's authority to regulate STRs, including the ability to establish licensing requirements, determine where STRs are permitted, limit the number of rentals, require owner occupancy, and impose business license fees and applicable taxes.

Daniele also explained that state law limits enforcement based solely on online listings, requiring municipalities to rely on complaints or investigations to address violations. He discussed both the potential benefits and challenges associated with STRs, including increased tourism and economic opportunities, balanced against concerns related to neighborhood character, parking, noise, and housing availability. It was noted that many of these impacts can be addressed through well-defined local ordinances.

Daniele recommended gathering additional public input through surveys or community meetings before proposing ordinance changes. He suggested next steps include further research, public engagement, and continued discussions with the Council, staff, and the City Attorney to determine appropriate regulations.

Council members requested additional information on how other cities have regulated STRs and whether those regulations have successfully reduced neighborhood impacts. City Attorney Cameron Platt, clarified that while state law limits enforcement based solely on online listings, those listings may be used to initiate investigations into potential violations once local regulations are established.

Mayor Perry directed staff to continue researching successful STR policies in neighboring communities, including Sandy City and Salt Lake County, and asked Council members to review the information and bring additional questions and recommendations to a future meeting.

8. DISCUSS FUTURE AGENDA ITEMS

None

9. CLOSE WORKSHOP MEETING

Mayor Perry closed the workshop meeting

BUSINESS MEETING – 7:11p.m.

1. WELCOME AND DETERMINE QUORUM

Mayor Perry stated the Quorum was present with Council Member, Greg Shelton virtually present, allowing the meeting to proceed.

2. DISCUSS FINANCIAL REPORT

The Council reviewed the financial report and discussed projected revenue trends. It was noted that municipal revenues are down and the MSD is projecting a decrease in sales tax revenue for the upcoming year.

3. ENGINEERING UPDATE

City Engineer, Richard Stephens, provided an update on current and upcoming engineering projects throughout White City.

He reported that Salt Lake County has completed asphalt overlay projects on various city streets, and the Marble Street storm drain project has been completed along with White City Water's water main improvements.

Current design projects include the addition of a sidewalk on Onyx Street and intersection improvements at Onyx Street and Sego Lily Drive. Richard Stephens noted that a crosswalk at 1280 East is not feasible due to grade requirements; however, a crosswalk will be located at the intersection.

Richard Stephens also provided updates on several planning studies currently underway, including a transportation utility fee study, a street lighting master plan, Big Bear Park improvement planning, a citywide drainage system evaluation, and the Transportation Master Plan. The Transportation Master Plan includes roadway cross-section evaluations, future traffic projections, roadway capacity needs, and safety improvements. He stated that draft materials, including the master plan and story maps, will be shared with the Council for review as they become available.

In response to Council questions regarding traffic safety near Larkspur Elementary School, Richard Stephens explained that planned improvements include drainage upgrades at Larkspur Drive and Peony Way, a raised crosswalk within the school zone, and a raised trail crossing at the Sandy Canal Trail to help reduce vehicle speeds. Additional traffic calming measures may be considered if needed after the improvements are completed.

Richard Stephens said he anticipates completing the design for the Onyx Street and Sego Lily Drive improvements by the end of September, with construction potentially beginning next year.

Council Member Linda Price requested that potholes at the intersection of 1300 East and Sego Lily Drive be addressed.

4. UNIFIED FIRE AUTHORITY REPORT

Sandy City Fire Chief Ryan McConaghie and Deputy Chief Mike Bullock provided a quarterly fire update. They reported 30 medical calls and four fire calls in June, with a quarterly total of 76 medical calls and 12 fire calls.

Chief McConaghie addressed previous communication concerns and acknowledged a delay in reaching out to Mayor Perry regarding fire-related matters. He apologized for the delay and expressed appreciation for the City's support of the statewide fireworks restrictions.

Chief McConaghie provided updates on wildfire mitigation efforts, including work being conducted in the Dimple Dell area in coordination with Sandy City, forest lands, and state agencies. Sandy City secured a three-year mitigation grant to support wildfire prevention projects throughout the community. Efforts include removing dead vegetation, reducing tall grasses, and creating defensible space around properties. Chief McConaghie reported that three fires have occurred in the Dimple Dell area within the past three weeks, but crews were able to respond quickly and prevent the fires from reaching nearby homes.

Chief McConaghie emphasized the importance of coordination with forestry officials, state lands, and fire agencies when addressing wildfire risks. Residents were encouraged to create defensible space around their homes to help reduce the potential for fire spread.

The City has placed community-wide fireworks restriction signage throughout Sandy City. Chief McConaghie reported that Sandy City received 12 calls related to illegal fireworks use. Residents were reminded to call 911 for immediate emergencies involving fire or smoke and to use the non-emergency dispatch line for other fireworks concerns.

Chief McConaghie reported that Sandy City Fire has hired three new employees and is now fully staffed. The department is also awaiting delivery of a new brush truck and has budget approval for a new ambulance to replace aging equipment.

The Chief announced the second annual Firefighter Breakfast, scheduled for August at the new Fire Station 31 from 8:00 a.m. to 10:00 a.m.

Deputy Chief Mike Bullock reminded residents that vehicle-pedestrian accidents have been increasing and encouraged everyone to use caution, especially during the summer months when more pedestrians are outdoors.

Chief Jon Wilde with UFA provided an update in Chief Ken Aldridge's absence. He thanked the City for its communication and efforts regarding the fireworks ban and reported that some UFA personnel are currently assisting with wildfire response efforts in southern Utah.

Chief Wilde also discussed the importance of defensible space and encouraged residents to think of their properties in three zones:

- **Zone 1 (0–5 feet from the home):** Keep areas clear of combustible materials such as stacked firewood, outdoor furniture, and other items that could catch embers.
- **Zone 2 (5–30 feet from the home):** Reduce fire hazards by maintaining vegetation, keeping grasses short, and preventing dry vegetation buildup.
- **Zone 3 (30–100 feet from the home):** Reduce heavier brush and vegetation to limit potential fire spread.

It is encouraged that residents to continue wildfire prevention efforts and remain aware of conditions that could increase fire risk.

5. UNIFIED POLICE DEPARTMENT REPORT

Detective Josh Smith and Chief April Morse reported in today's meeting. They mentioned the White City 5k being very successful and that they are honored to help out with community events.

Detective Josh Smith provided a monthly report for the UPD. He reported 106 calls for service, resulting in 40 reports. Of those reports, six were handled over the telephone, one was submitted online, and the remaining reports were completed through in-person interactions. Detective Smith noted the value of officers continuing to engage directly with residents and work within the community.

Detective Smith reviewed reported incidents for recurring locations and did not identify any current patterns or problem addresses. There was an increase in traffic-related incidents, although most involved property damage only. A slight increase in domestic-related calls was also reported, with the majority not involving criminal activity.

Detective Smith reminded residents to be mindful of personal valuables and encouraged them to consider whether items are needed and to not leave valuables in vehicles to prevent theft.

Chief April Morse provided additional UPD updates, including the distribution of commemorative lapel pins celebrating the U.S. 250th anniversary. She noted that officers purchased the pins themselves and may wear them throughout the year.

Chief Morse reported that UPD has transitioned its information technology services away from the County. Although the transition had initial challenges, the system is now functioning more smoothly, with an anticipated savings of approximately \$1 million. She also provided an update on departmental restructuring, including the appointment of Justin Hoyle as Assistant Chief and the transition back to a civilian Human Resources Director, with interviews currently underway.

Residents were reminded that the UPD non-emergency number is 801-840-4000. Chief Morse clarified that Sandy City uses a separate dispatch system, and residents should continue to call 911 for emergencies.

UPD increased staffing throughout the holiday weekend to assist with fireworks enforcement and coordinated with UFA regarding procedures for addressing and, if necessary, confiscating illegal fireworks.

6. ACTION ITEMS

6.1 APPROVE MINUTES OF JUNE 4 & 11, 2026

MOTION: Council Member Linda Price **MOVED** to approve the Minutes of June 4, 2026 and June 11, 2026. The motion was **SECONDED** by Council Member Neil Mahoney. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry	Aye
Council Member Neil Mahoney	Aye
Council Member Greg Shelton	Aye
Council Member Tyler Huish	Aye
Council Member Linda Price	Aye

The motion passed unanimously.

6.2 DISCUSSION AND POSSIBLE ACTION TO ADOPT ORDINANCE 2026-O-02 AMENDING TITLE 1 OF THE WHITE CITY MUNICIPAL CODE REGULATING GENERAL PROVISION CODE AMENDMENTS

The Council discussed the holiday hours language and questioned whether it applied to White City as they do not currently have an office. City Attorney, Cameron Platt, explained that the language could be removed if desired; however, the Council agreed to leave it in place for potential future use.

MOTION: Council Member Linda Price **MOVED** to adopt ordinance 2026-O-02, Amending Title 1 of the White City Municipal Code regarding general provision code amendments. The motion was **SECONDED** by Council Member Tyler Huish. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry	Aye
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Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Tyler Huish Aye
Council Member Linda Price Aye
The motion passed unanimously.

**6.3 DISCUSSION AND POSSIBLE ACTION TO ADOPT ORDINANCE 2026-O-03
AMENDING TITLE 11 CHAPTER 34 OF THE WHITE CITY MUNICIPAL CODE
REGULATING E-BIKES AND OTHER MOBILITY DEVICES**

The Council discussed proposed speed limits for e-bikes and other mobility devices, including whether to align with Salt Lake County's 20 mph limit or maintain White City's proposed 15 mph limit. After discussion, the Council supported keeping the maximum speed at 15 mph. The Council also reviewed provisions allowing riders under the age of 14 to use sidewalks when necessary while following applicable regulations.

MOTION: Council Member Tyler Huish **MOVED** to adopt ordinance 2026-O-03, Amending Title 11 Chapter 34 and to include optional sections 120 and 130 of the White City Municipal Code regulating e-bikes and other mobility devices. The motion was **SECONDED** by Council Member Neil Mahoney. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Tyler Huish Aye
Council Member Linda Price Aye
Council Member Greg Shelton Abstained
The motion passed 4-1 in favor.

**6.4 DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 2026-07-01
APPOINTING MEMBERS TO THE BIG BEAR PARK MASTER PLAN COMMITTEE**

After discussion, Council decided that a closed discussion will be necessary and decided to move this to the end of the agenda.

MOTION: Council Member Neil Mahoney **MOVED** to table the discussion and possible action to adopt resolution No. 2026-07-01 appointing members to the Big Bear Park master plan committee to the end of the agenda. The motion was **SECONDED** by Council Member Linda Price. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Tyler Huish Aye
Council Member Linda Price Aye
The motion passed unanimously.

7. COUNCIL REPORTS

7.1 Mayor Allan Perry

Greater Salt Lake Municipal Services District

Mayor Perry reported that the Salt Lake County Council has provided notice of its intent to withdraw from the MSD and SLVLESA. He also noted that MSD is planning a public finance training for council members and staff, tentatively scheduled for late August. Additionally, MSD continues its search for a Director of Finance and Economic Development.

Council of Governments

Nothing to report

Unified Police Department/SLVLESA

Mayor Perry announced the appointment of Assistant Chief Justin Hoyle. He also reported the contribution to the UPD budget decreased by approximately one-quarter this year. While the overall UPD budget increased by 1.44%, most of that increase was due to individual cities funding additional services specific to their communities. Mayor Perry expressed appreciation for UPD's efforts to maintain a relatively neutral budget overall.

7.2 Council Member Tyler Huish

Unified Fire Authority

Council Member Tyler Huish reported that the UFA budget has been approved.

Unified Fire Service Area

Council Member Tyler Huish reported that the budget and tax rate have been approved. He noted that there was no increase in the tax rate, with any additional tax revenue resulting solely from new growth within the service area. He also reported that overall revenues have increased compared to the previous fiscal year.

7.3 Council Member Linda Price

Mosquito Abatement District

Council Member Linda Price reported that the District approved its budget with no tax increase. The District is fully staffed with 25 seasonal employees and interns. Due to current water conditions, mosquito activity is more concentrated, and crews are focusing on increased treatment efforts, including residential fish and horse trough inspections, catch basin treatments, wetland monitoring, and weekly trap placement. She also noted that the District's black fly program is available to respond to screw worm concerns if needed.

Salt Lake County Animal Control

Council Member Price reported that there was no Animal Services meeting. She shared holiday safety reminders for pet owners, including keeping pets indoors during fireworks, walking them earlier in the day, ensuring identification is current, and providing a safe, secure place for pets during the evening.

7.4 Council Member Greg Shelton

Wasatch Front Waste & Recycling

Council Member Greg Shelton said he had no report as he was traveling and was unable to attend the meeting.

7.5 Council Member Neil Mahoney

White City Community Council

Council Member Neil Mahoney reported that the White City Community Council's annual 5K had a record turnout of approximately 100 participants. Preparations are also underway for the upcoming Car Parade and Last Blast of Summer events.

He provided a brief update on improvements to the Sego Lily corner lot, including volunteer landscaping efforts, irrigation planning, and pollinator garden installation, with work expected to begin in August.

Following a Council question regarding liability for the landscape agreement, City Attorney Cameron Platt, stated that he would review the matter further.

8. CITY ADMINISTRATOR REPORT

Rori Andreason, City Administrator, had nothing to report.

9. ATTORNEY REPORT

Cameron Platt, City Attorney, had nothing to report.

10. CLOSED SESSION TO DISCUSS CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL

Attendees: Mayor Allan Perry
Council Member Neil Mahoney
Council Member Greg Shelton
Council Member Tyler Huish
Council Member Linda Price
Rori Andreason, City Administrator
Cameron Platt, City Attorney

MOTION: Council Member Neil Mahoney **MOVED** to go into closed session as allowed under Utah Code Ann. 52-4-205 to discuss the character, professional competence or physical or mental health of an individual related to the Master Plan Park Committee, the motion was **SECONDED** by Council Member Linda Price. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote. The vote was as follows:

Mayor Perry	Aye
Council Member Shelton	Aye
Council Member Huish	Aye
Council Member Price	Aye
Council Member Mahoney	Aye

The motion passed by unanimous vote.

The Council went into closed session at 8:30 p.m.

MOTION: Council Member Tyler Huish **MOVED** to reconvene into open session. The motion was **SECONDED** by Council Member Neil Mahoney. Mayor Perry called for discussion on the motion There being none, he called for a vote. The motion passed by unanimous vote.

The Council reconvened at 8:59 p.m.

**6.4 DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 2026-07-01
APPOINTING MEMBERS TO THE BIG BEAR PARK MASTER PLAN COMMITTEE**

MOTION: Council Member Tyler Huish **MOVED** to adopt Resolution No. 2026-07-01 appointing members to the Big Bear Park Master Plan Committee with Section 3 called out specifically, the committee shall consist of 5 residents and 2 Council members as follows:

Council Member Greg Shelton
Council Member Linda Price

Residents:

Jason Malczyk
Christopher McDonald
Janene Cardenaz
Alexis Snider
Jamie Broadhead

The motion was **SECONDED** by Council Member Greg Shelton. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry	Aye
Council Member Neil Mahoney	Aye
Council Member Greg Shelton	Aye
Council Member Tyler Huish	Aye
Council Member Linda Price	Aye

The motion passed unanimously.

10. ADJOURN

MOTION: Council Member Tyler Huish **MOVED** to adjourn. The motion was **SECONDED** by Council Member Linda Price. Mayor Perry called for the question, there being none, he called for a roll call vote.

Mayor Allan Perry	Aye
Council Member Neil Mahoney	Aye
Council Member Greg Shelton	Aye
Council Member Tyler Huish	Aye
Council Member Linda Price	Aye

The motion passed unanimously.

Mayor Perry declared the meeting adjourned at 9:01 p.m.

Rori L. Andreason

Rori L. Andreason, City Administrator/Recorder

Approved this 6th day of August 2026.