



WHITE CITY COUNCIL MEETING AGENDA

October 1, 2026

6:00 PM

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

PUBLIC NOTICE IS HEREBY GIVEN that the White City Council will hold a regular meeting on the **1st day of October, 2026** at the White City Water Improvement District, 999 E Galena Drive, White City, Utah as follows:

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

6:00 p.m. – **WORKSHOP**

1. **Oath of Office – Council Member Howard VanHorn II**
2. **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.*)
3. Discussion/Clarification of Agenda Items
4. Discuss Amendments to White City Municipal Code, Title 3 [**Cameron Platt, Attorney**]
5. Discuss Amendments to White City Municipal Code, Title 2, Election [**Cameron Platt, Attorney**]
6. Presentation and Discussion over White City current code for Accessory Structures. [**Daniele Benigni - Long Range Planner I, Matt Starley - Long Range Planning Manager, Brian Tucker - Planning Manager, Lisa Watts Baskin, Land Use Attorney**]
7. Presentation and Discussion about the ADU Eligibility Tool Map for White City. [**Daniele Benigni - Long Range Planner I, MSD GIS Team Member**]
8. Discuss future agenda items
9. Close Workshop Meeting

BUSINESS MEETING

1. **Welcome and Determine Quorum**
2. Discuss Financial Report [**Mayor Allan Perry**]
3. Unified Fire Authority Report [**Chief Ken Aldridge**]

3.1 Sandy City Fire Quarterly Report [**Chief Bullock**]
4. Unified Police Department Report [**Chief April Morse, Detective Bowen Hayes**]

5. ACTION ITEMS

5.1 Approve Minutes of September 3, 2026 *[Rori Andreason, City Administrator]*

5.2 Consider **Resolution No. 2026-10-01** Appointing _____ to serve as the White City Representative on the UFA and UFSA Boards *[Mayor Allan Perry]*

5.3 Consider **Resolution No. 2026-10-02** Appointing _____ to serve on the White City Finance Committee *[Mayor Allan Perry]*

5.4 Discussion and possible action on **Resolution No. 2026-10-04** to correct the renaming of the Accessory Dwelling Committee in Resolution No. 2026-03-04 *[Cameron Platt, Attorney]*

5.5 Consider **Resolution No. 2026-10-03** Appointing _____ to serve on the Moderate Income Housing Committee *[Mayor Allan Perry]*

5.6 OAM2026-001683-Consideration of **Ordinance No. 2026-O-07** Repealing and Reenacting Chapter 19.42 of Title 19 of the White City Municipal Code to expand code sections covering Accessory Dwelling Units (ADUs) and amending Use Tables 19.28.030 and 19.30.030 *[Daniele Benigni - Long Range Planner I, Lisa Watts Baskin, Land Use Attorney]*

5.7 - REZ2026-001687 - Consideration of a rezoning **Ordinance No. 2026-O-06** to amend the official zoning map of White City. This amendment rezones Big Bear Park from R-1-8 (Single Family Residential) to PR (Park & Recreations). *[Planner: Daniele Benigni]*

5.8 Discussion and Possible Action regarding New England Drive 24-Inch Storm Drain Repair Project *[Richard Stephens, MSD Engineer]*

6. COUNCIL REPORTS

6.1 Mayor Allan Perry

- Greater Salt Lake Municipal Services District
- Council of Governments
- Unified Police Department/SLVLESA

6.2 Council Member Linda Price

- Mosquito Abatement
- Salt Lake County Animal Control

6.3 Council Member Greg Shelton

- Wasatch Front Waste & Recycling District

6.4 Council Member Neil Mahoney

- White City Community Council

7. CITY ADMINISTRATOR REPORT

8. ATTORNEY REPORT

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

- 9.1** Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual.
- 9.2** Strategy sessions to discuss pending or reasonably imminent litigation.
- 9.3** Strategy sessions to discuss the purchase, exchange, or lease of real property.
- 9.4** Discussion regarding deployment of security personnel,
- 9.5** Other lawful purposes as listing in Utah Code 52-4-205

10. ADJOURN

ZOOM MEETING

Topic: White City Council Meeting

When: Oct 1, 2026 06:00 PM Mountain Time (US and Canada)

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/82031159072?pwd=D8bO2FRnNeNhezLTQ3IR8ZaVAXScit.1>

Passcode:474731

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: September 29, 2026

White City Workshop Discussion on Accessory Structures

Presenters:

Daniele Benigni, Long Range Planner

Matt Starley, Long Range Planning Manager

Brian Tucker, Planning Manager

Date: October 1st, 2026



Purpose of Today's Discussion

- **Why** accessory structure regulations are being **discussed**?
- **Existing** community **questions** and **concerns**.
- **Desired outcome** from this workshop session.

Why Accessory Structure Regulations are being Discussed?

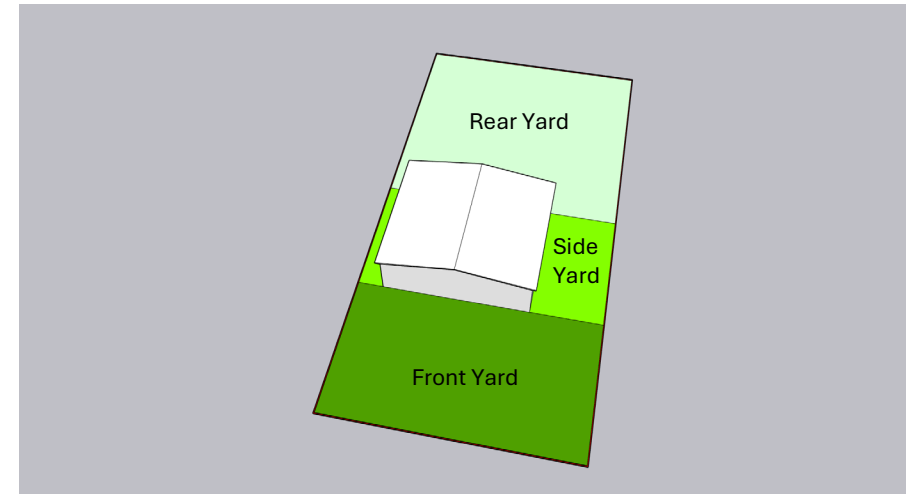
- **City Leadership** would like to **review** the **existing** zoning **code** ordinance, as well as **enforcement** procedures.

Desired Outcomes from this Workshop Session

- Understand the **current** zoning **code** ordinance.
- Understand **why** these regulations exist.
- **Identify** potential **policy** changes/direction.

Definitions from White City Code 19.04.090 Use Definitions

- **“Yard”**: means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward by buildings or structures, except as provided herein.
- **“Yard, Front”**: means a space on the same lot with a building, between the front line of the building and the front lot line, and extending across the full width of the lot. The “depth” of the front yard is the minimum distance between the front lot line and the front line of the building.
- **“Yard, Rear”**: means a space on the same lot with a building, between the rear line of the building and the rear lot line, and extending the full width of the lot. The “depth” of the rear yard is the minimum distance between the rear lot line and the rear line of the building.
- **“Yard, Side”**: means a space on the same lot with a building, between the side line of the building and the side lot line, and extending from the front yard to the rear yard. The “width” of the side yard shall be the minimum distance between the side lot line and the side lot line of the building. See “Side Yard, Interior Lot” and “Side Yard, Corner Lot”.



Definitions from White City Code 19.04.090 Use Definitions

- **“Accessory Structure”**: means a detached subordinate building or structure the appropriate use of which is subordinate and customarily incidental to the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use. Accessory structures include detached garages or carports, garden or storage sheds, and children's playhouses, but do not involve the conduct of a business.
- **“Carport”**: means a private garage not completely enclosed by walls or doors. For the purposes of this Title, a carport shall be subject to all of the regulations prescribed for a private garage.
- **“Fence”**: means any tangible barrier, latticework, screen, wall, hedge, or continuous growth of shrubs or trees with the purpose of, or having the effect of, preventing passage or view across the fence line.
- **“Garage, Private”**: means a detached accessory structure or portion of a main building designed for the parking or temporary storage of automobiles of the occupants of the premises.
- **“Accessory Use”**: means a use clearly incidental and subordinate to the existing primary use and customarily related to the primary use and located on the same lot or in the same building as the primary use.

How does the current
Code work?

How does the current Code Work?

As pointed out in the June 28, 2026 memorandum, the existing White City Code describes three main zones where accessory structures are allowed in the city and how “**Sizes**” are regulated today:

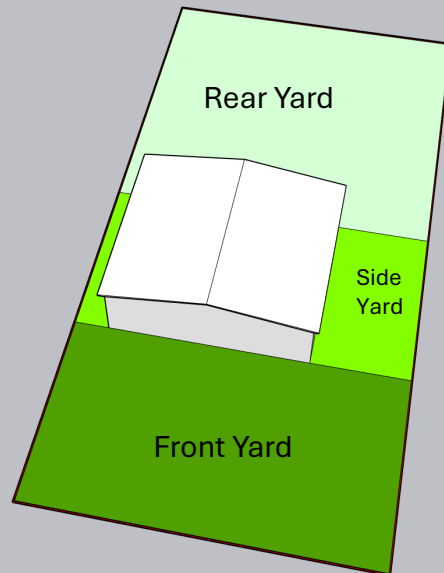
1. **Single Family Residential Zones:** No specific size/square footage. The size is controlled through the different requirements. City Attorney’s Memorandum indicated that this is a **gap** in the existing code ordinance.
2. **Medium Density Residential Zones:** Code only mentioned that the accessory structure **may not** cover **more than 25%** of the rear yard.
3. **Agricultural Zones:** Up to **14,000 sq ft** per accessory structure.

How does the current Code Work?

Typical White City Property

- **Front Yard / Side Yard / Rear Yard**

Single Family Residential



Justification / Explanation:

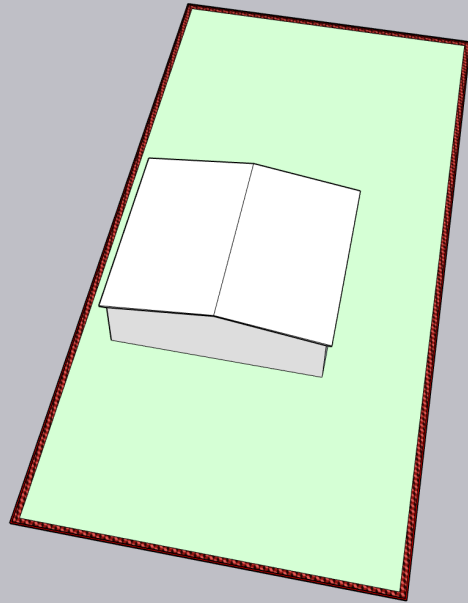
- This is the way residential properties are described in many sections of the municipal code.
 - The **front yard** starts at the street facing property line and ends at the front corner of the home.
 - The **side yard** runs from the front corner of the home to the back corner of the home.
 - **Rear yard** runs from the back corner of the home to the end of the property line.

How does the current Code Work?

Shall be located:

- at least **one foot (1')** from an interior side property line,
- at least **one foot (1')** from the rear property line.

Single Family Residential



Justification / Explanation:

- This way we ensure that we do not have any shared-wall structures between properties.

Can White City adjust this regulation?

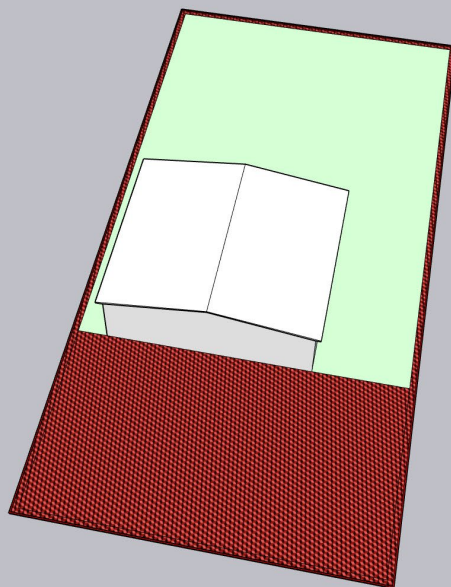
- Yes, however, staff would not recommend that they do so.

How does the current Code Work?

Shall be located:

- in the **side or rear yard**,
- **twenty feet (20')** from a street facing side property line.

Single Family Residential



Justification / Explanation:

- This is very typical in residential zones.
 - **Protects** the setback established for homes on the street.
 - **Keeps** front yards **clear**, improving visibility and safety
 - **Protects** the **aesthetical** value of the neighborhood.

Can White City adjust this regulation?

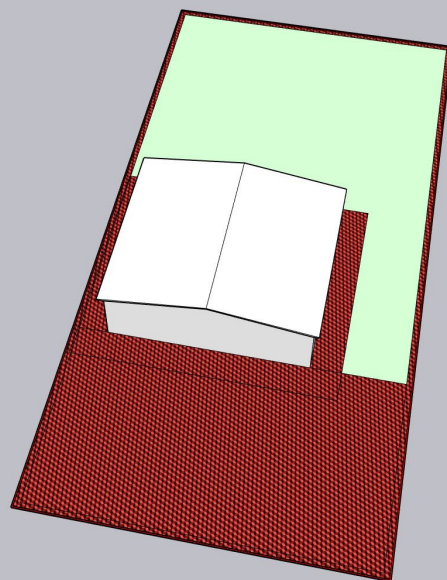
- Yes, however, staff would not recommend that they do so.

How does the current Code Work?

Shall be located:

- **6' feet** away from the dwelling.

Single Family Residential



Justification / Explanation:

- There was once a building code provision that became a standard. However, that building code regulation has since become more accommodating.

Can White City adjust this regulation?

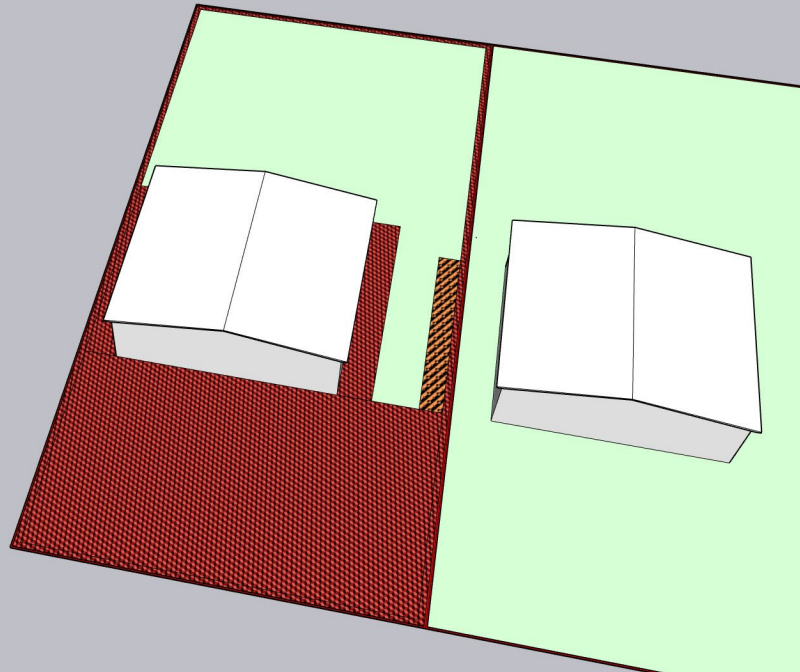
- Yes, this would be a great place to consider an adjustment.
- White City **could reduce** this buffer to **1'** (one foot)
 - With the **requirement** that any accessory structure **pass** all Building Inspection Requirements for the accessory structure in question including; wind, fire, and snow load.

How does the current Code Work?

If the property is adjacent to a property that also contains a primary dwelling;

- the **side yard setback increases to 5' Feet.**
- This conditional setback is required only in the side yard area.

Single Family Residential



Justification / Explanation:

- The **previous** county code that the city adopted **did not allow** for accessory structures in side yards in White City. When the planning team was updating the zoning ordinance, we wanted to create an opportunity for accessory structures in side yards but did not want encumbered the neighboring property with a bulky structure at the side yard.

Can White City adjust this regulation?

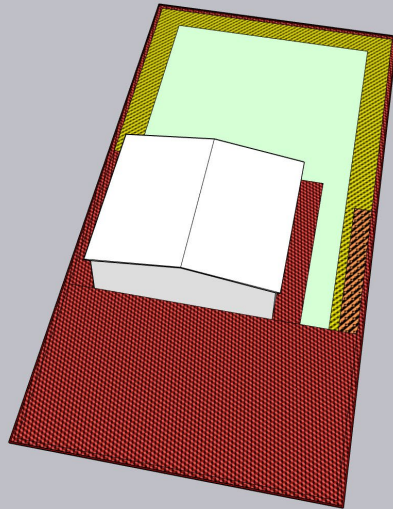
- Yes, this is also a regulation that you could adjust. It probably bears discussion from community Leadership.

How does the current Code Work?

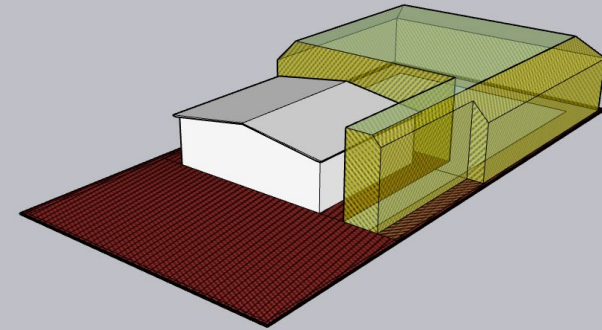
Any accessory structure taller than 14' feet:

- Shall be **set back an additional 1' (one foot) from the property line for every foot in height greater than 14' feet.**
- All accessory structures are **limited to 20' feet in height in residential zones.** In **agricultural zones** the max height is **35' feet** with **additional** requirements in **setbacks.**

Single Family Residential



Single Family Residential



20' Feet Height Max Example

Justification / Explanation:

- This limits how much an accessory structure can “loom” over adjacent properties.
- Protects viewscales for adjacent properties.

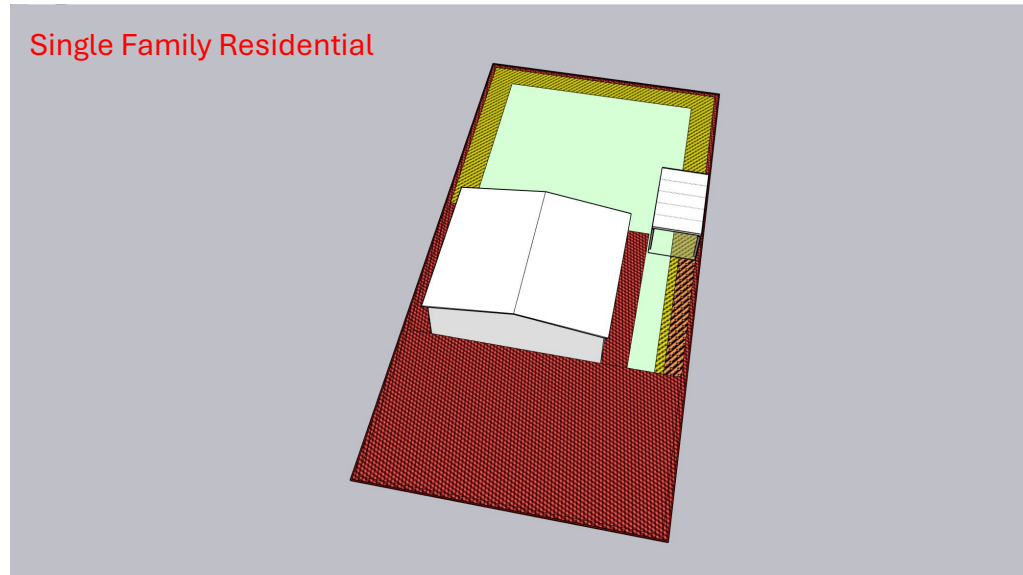
Can White City adjust this regulation?

- Yes, if there is a desire to revisit this rule the city could adjust the regulation.

How does the current Code Work?

Locating any accessory structure under 14' tall in this example:

- would need to be located within the areas that remains **green** or are **patterned yellow**.



Locating any accessory structure greater than 14' tall in this example:

- Would need to be located within the area that remains **green**.



Frequently Asked Questions

Frequently Asked Questions

1. What's the difference between a carport attached to the home vs adjacent to the home?
 1. **Carport Attached:** the carport and dwelling having a roof or wall in common.
 2. **Carport Detached:** located adjacent to a dwelling and fronting a common street.
2. What about things like pergolas/patio covers that are or aren't attached to the home;
 1. Depends on **if** they are **attached** to the home or **not**.
 2. If **attached**, **not** an accessory structure. **Must follow** the same setbacks as the primary structure.
 3. If **detached**, **then** it is **regulated** as an accessory structure.

Frequently Asked Questions

1. Why are Carports **suddenly** being **regulated** more **strictly**?
 1. MSD Chief Building Officer sent staff, including Code Enforcement, to get pictures of noncomplying structures within all jurisdictions, especially the City of Kearns, City of Magna and White City where they are the most prevalent.
2. Why have we seen carports built in locations that may not be allowed today?
 1. People see might see their neighbors having a carport where they would like to install one as well on their property.
 2. Residents might not be aware of the White City Code for Accessory Structures and its regulations or the existence of the code.

What Authority does the Council Have?

- Council has broad authority under LUDMA to regulate accessory structures.
- Council can create compliance programs.
- Council can modify setbacks, create size caps, restructure definitions, allow transitional allowances, create aesthetic guidelines, etc.

Potential Policy Options

- Refer to June 28, 2026 Memorandum for:
 - Identified **gaps** and **compliance** ideas
 - **Restructure** existing code and clarify language
 - e.g. **Add** images to code
- Create handout for residents .
- Create a website page for accessory structure with guidelines etc.. similar to some communities in other counties.

Next Steps

- Draft ordinance amendments
- Address Existing Cases

Appendix

- Accessory Structure Table
- Questions list

Existing community questions and concerns?

1. **Sizes** of accessory structures and **how** that factors **into what is allowed** in current code;
2. **Reasons** for **proximity** concerns to the home and if that's different for front, sides, rear of home (we've seen accessory carports in the community for a long time in all of these variations);
3. What's the difference between a **carport attached** to the home vs **adjacent** to the home;
4. What about things like **pergolas/patio covers** that are or aren't attached to the home;
5. What's the difference between a **fence adjacent** to the home and a **carport adjacent** to the home;
6. What are the **general safety** and/or **aesthetic concerns** that generally guide these rules;
7. Why are Carports **regulated** the way they are?
8. Why are Carports **suddenly** being **regulated** more **strictly**?
9. Why **can't** I have a **Carport** in the **front yard**?
10. Why have we **seen** carports **built** in locations that may **not** be allowed today?
11. Why is a **fence** allowed next to the **house** but **not** a **carport**?
12. What is the council **allowed** to change or alter?
13. What about **grandfathered** accessory structures?



OAM2026-001683

**OAM2026-001683
Code Reenactment
White City – City Council
October 1, 2026
Planner: Daniele Benigni**



**Municipal Services
District**

Background

- **September 2nd, 2021** : White City **pass ordinance** no. 21-09-02 **creating chapter 19.15** of the White City Metro Township Code **to regulate** Internal Accessory Dwelling Units (**IADUs**)
- **June 2nd, 2023**: White City **Repealed & Replace** its Title 19 White City Zoning Ordinance
 - **Updated** section number for Internal Accessory Dwelling Units
 - Chapter **19.42** Specific Use Standards
 - Section **19.42.030** Accessory Dwelling Units, Internal (IADUs)
- **September 5th, 2024**: White City **pass ordinance** no.2024-09-01 **establishing** an **ADU Committee**. The purpose of the committee was to **collaborate** with MSD Staff and **study** the **potential benefits** and **drawbacks** of permitting Accessory Dwelling Units (**ADUs**) within the Municipality in correlation with the Moderate Income Housing Plan and its strategies.
- **March 5th, 2026**: White City **pass ordinance** no.2026-03-04 **changing** the ADU Committee **name** from ADU Committee to **Moderate Income Housing (MIH)** Committee.

Purpose

The proposed ordinance reenactment fulfills **two** purposes.

- **First**, it establishes in-depth **requirements** and **regulations** to help White City residents wanting to create an Accessory Dwelling Unit (internal, attached, detached) within their property.
- **Second**, it **conforms** with **directions** given by the new **State Bill 284** passed in 2026 which requires all cities that submit a Moderate Income Housing Plan Report **to adopt** a Detached Accessory Dwelling Unit (**DADU**) ordinance by **October 1st, 2026**.

Current Code Language

Issues:

- **Current code does not allow Detached Accessory Dwelling Units (DADUs), therefore does not conform to new SB 284 rules.**
- **Current code does not regulate attached accessory dwelling units (AADUs).**

White City Code Chapter 19.42.030 (Excerpt)

19.42.030 Accessory Dwelling Units, Internal (IADU)

A. Purpose. White City recognizes that internal accessory dwelling units in single-family residential zones can be an important tool in the overall housing plan for White City. The purposes of the Internal Accessory Dwelling Unit standards of this code are to:

1. Comply with State of Utah legislation which allows for Internal Accessory Dwelling Units generally and requires municipalities to adopt an ordinance if they wish to regulate certain requirements of the dwellings;
2. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;
3. Provide for affordable housing opportunities;
4. Make housing units available to moderate income people who might otherwise have difficulty finding housing in the Metro Township;
5. Provide opportunities for additional income to offset rising housing costs;
6. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle;
7. Preserve the character of single-family neighborhoods by providing standards governing development of Internal ADUs; and
8. Ensure that internal accessory dwelling units (IADUs) are properly regulated by requiring property owners to obtain a business license and a building permit for an IADU prior to renting the IADU.

B. Definitions.

1. "Internal Dwelling Unit" means an accessory dwelling units attached unit created:
 - a. within a primary dwelling;
 - b. within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created, and for the purpose of offering a long-term rental of 30 consecutive days or longer.
2. "Owner Occupancy" means a property where the property owner, as reflected in title records, makes his or her legal primary residence at the site, as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
3. "Primary dwelling units" means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record.

C. Allowed Areas and Zones.

1. IADUs incorporated within the single-family residence shall be a permitted use on single-family home lots in primarily residential zones that require 6,000 square foot minimum lot sizes or greater excepting those lots in the A-1, A-2 and R-1-21 zones. These zones comprise less than 25% of the total residential zoned area of White City and may be exempted by Utah State Code 10-9a-530(4)(e)(i).
2. In no case may an IADU be permitted in a townhome, a multi-family PUD or other attached unit type, or on any lot that cannot satisfy parking or other conditions of the code.

D. Number of Residents Allowed in Accessory Units. IADUs shall not be occupied by more than four (4) persons.

E. Parking Requirements. In addition to the required parking for the existing home, the property owner must demonstrate that one (1) on-site parking space is available for an IADU. A property owner bears the burden of showing by a preponderance of evidence that sufficient parking is available. In cases where attached garage conversions are done to create IADU, replacement on-site parking spaces are required for the primary dwelling in a number equal to the parking spaces eliminated by such IADU.

F. Owner Occupancy. The primary dwelling or the IADU must have owner occupancy. An application for an IADU shall include evidence of owner occupancy.

G. Number of IADUs per Lot. Only one (1) IADU is allowed per lot.

H. IADU Design Standards.

1. An approved building permit is required for all IADUs before an IADU is constructed, and all other applicable provisions of this Chapter and the Municipal White City Code must be met before an IADU can be rented. Existing non-compliant IADUs may come into compliance by receiving a permit and verifying existing work was done according to code.
2. The design and size of an IADU shall conform to all applicable building, fire, and health codes, including applicable water service requirements.
3. Conversions of an existing space to an IAD will require compliance with safety requirements per building code including, but not limited to, egress windows with window wells in case of emergency, close off door(s) if needed between the IADU and main unit, and sufficient HVAC and climate control for the IADU.
4. IADUs will not require a separate HVAC or firewall.
5. The owner shall provide a separate address marking for emergency services and mailing services.
6. Single-family residences with an IADU shall retain the same appearance as a single-family residence.

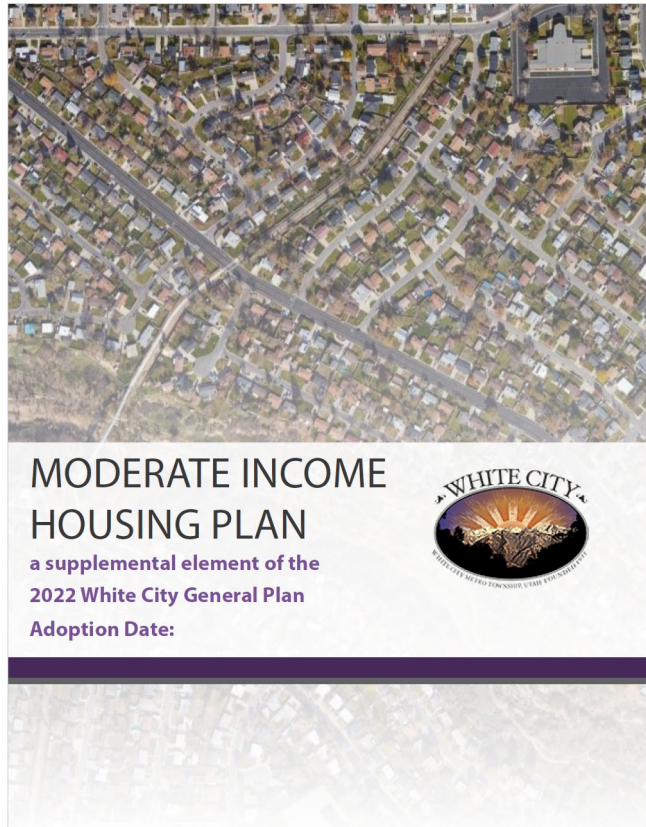
Considerations – White City General Plan



White City General Plan, adopted in 2022, includes the following **goals** and findings:

- **Goal LU2** (Page 32 & 70): “Maintain and promote White City’s neighborhood scale housing character (Primarily detached residences) while also promoting a quality of life that attracts and sustains new families and the housing needs of the Salt Lake valley.” Additionally, in the findings from the SWOT and APAE analysis, residents identified the “No means to attract families” as a weakness to work on. (Pages 34-35)
- **Goal LC4** (Pages 98-99 & 118-119): “Ensure that the built environment supports people of all ages and abilities, allowing safe and easy navigation within the community as well as access to important places outside the community.”

Considerations – White City Moderate Income Housing Plan



White City Moderate Income Housing Plan adopted Fall 2022, includes the following strategy:

- **Strategy E** (Pages 34-36): “Create or allow for and reduce regulations related to, internal or detached accessory dwelling units in residential zones (C10-9a-403 2 (b)(iii) (E)).”

Analysis

The following edits or additions were made to the current existing code:

1. Expansion of the Purpose and Intent section with more narrative, tailored to the needs and vision of the city.
2. Revision and addition to the Permitted Areas and Zones where ADUs are allowed.
3. Expansion of the Applicability section.
4. Creation of a section of Development Standards that now includes: Internal (taken from the current code), Attached, and Detached Accessory Dwelling Units regulations.
5. Table 19.28.030, Table of Permitted Uses was updated to reflect the new code regulations.
6. Table 19.30.030, Table of Permitted Uses was updated to reflect the new code regulations.

New Code Language

19.42.030 Accessory Dwelling Unit Standards

- ▶ A. PURPOSE AND INTENT
- ▶ B. PERMITTED AREAS AND ZONES
- ▶ C. APPLICABILITY
- ▶ D. DEVELOPMENT STANDARDS
- ▶ E. EXISTING BUILDING CONVERSION

Internal Accessory Dwelling Units (IADUs)

Internal Accessory Dwelling Units (IADUs) are regulated pursuant to Utah Code Section 10-21-303 and additionally shall:

1. Conversions of an existing space to an IADU will require compliance with safety requirements per building code including but not limited to:
 - a. Egress windows with window wells in case of emergency
 - b. Close off door(s) if needed between the IADU and main unit, and
 - c. Sufficient HVAC and climate control for the IADU.
2. A Mobile home or manufactured home may not be converted as internal accessory dwelling unit.

Attached Accessory Dwelling Units (AADUs)

1. Setback: Setback standards for Attached ADUs shall be consistent with setback standards for a single-family dwelling in the zone.
2. Height Requirements: AADUs shall not exceed the maximum height limit permitted for the primary single-family dwelling in the zone.

Detached Accessory Dwelling Units (DADUs)

Detached Accessory Dwelling Units (DADUs) are regulated pursuant Utah Code Section 10-21-304 and additionally shall:

1. A detached ADU shall be a permanent structure. Trailers, mobile homes, and other portable structures, especially structures with wheels, shall not be permitted as a detached ADU.
2. Subject to 19.46.090 a prefabricated or manufactured dwelling unit may be used as an ADU.
3. Exterior lighting shall comply with Subsection 19.46.090 (J) of the current White City Code.
4. Entrances, parking, and stairways within 5' feet of an abutting property shall not be visible from the abutting property. This may be done with a fence along the side and rear property lines, landscaping that is dense enough to obscure activity or by placing the entrances and stairs out of view of abutting properties. Corner properties with ADU entrances facing a right-of-way are not required to screen the entrance if not facing the same right-of-way as the primary dwelling entrance.
5. Exterior stairways and landings may encroach into a setback only as allow in 19.46.090(i).
6. Height Requirements: DADUs may be no taller than 20' Feet.
7. Setback:
 1. Detached Accessory Dwelling Units (DADUs) must comply with setback rules outlined in the current White City Code Section 19.28.060.
 2. New Detached Accessory Dwelling Units:
 1. Side yard setbacks on detached ADUs shall be a minimum of five feet (5'). Rear yard setbacks shall be a minimum of five feet (5'). DADUs shall also be a minimum of six feet (6') from the main dwelling. If existing public utility easements are greater than the required setback, the minimum setback shall be the public utility easement boundary.

White City Repealed and Reenacted Code Chapter
19.42.030 (Excerpt)



Recommendation

MSD Planning Staff **recommends** that the City Council **repeal and reenact** Chapter 19.42.030 of the White City Code.



White City Finances

Snapshot – Fund Balances

City

Fund 70



Unassigned \$ 323,460
Restricted \$ 782,155

Beer Tax

Fund 72



Unassigned \$ 35

City Council

Fund 75



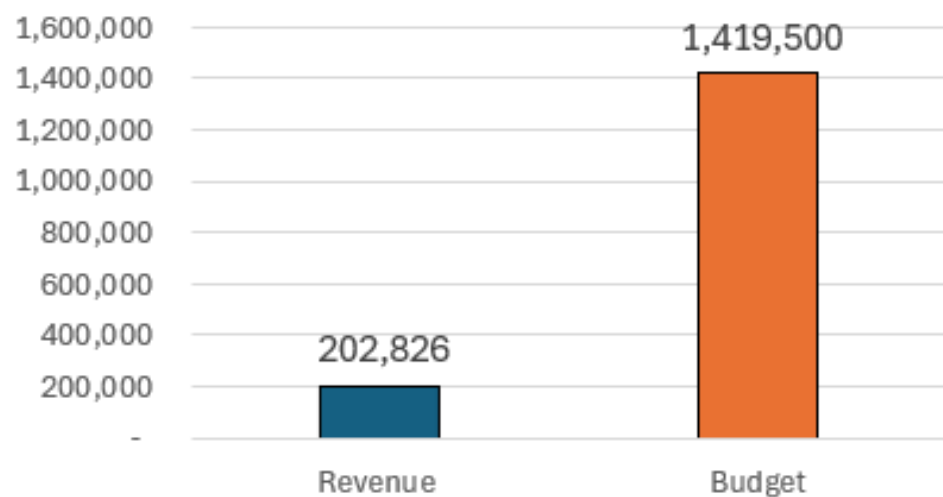
Unassigned \$ 451,175

Totals Funds \$ 1,556,825

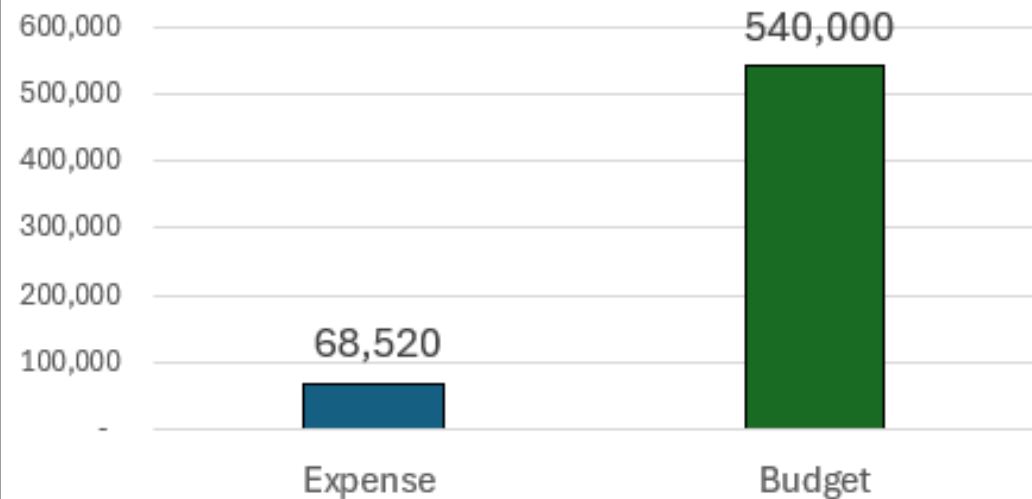
Unassigned = Use at Council Discretion
Restricted = Must be used for a specific purpose

White City - Financials August 2026

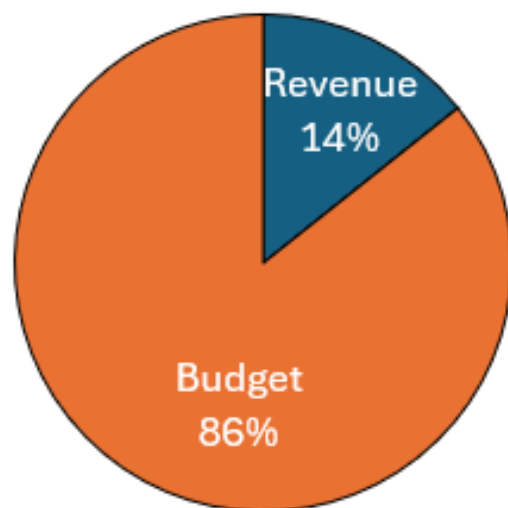
Revenue vs Budget



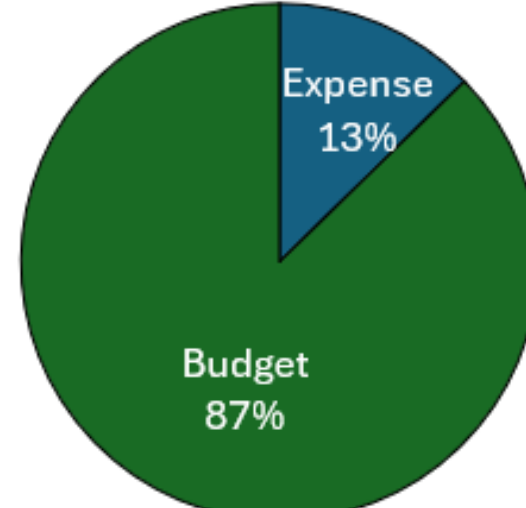
Expenses vs Budget



Revenue vs Budget Remaining

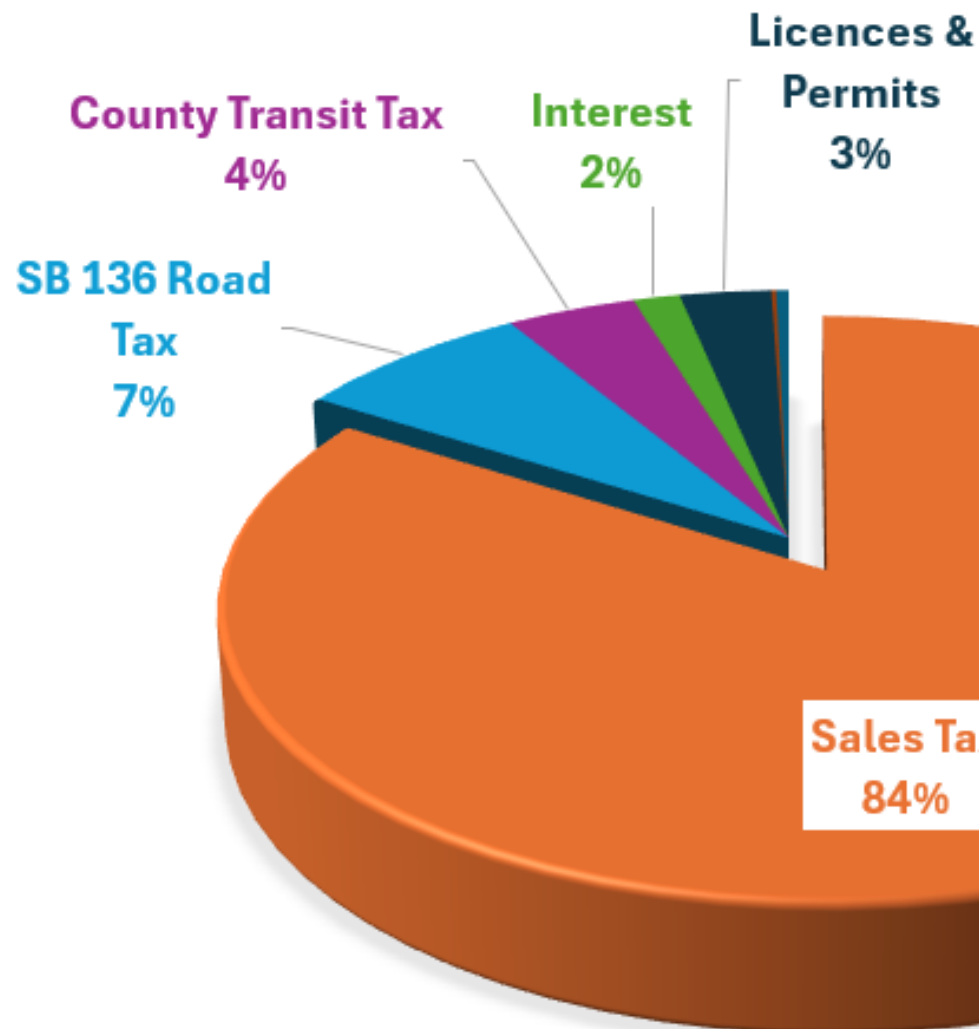


Expenses vs Budget Remaining



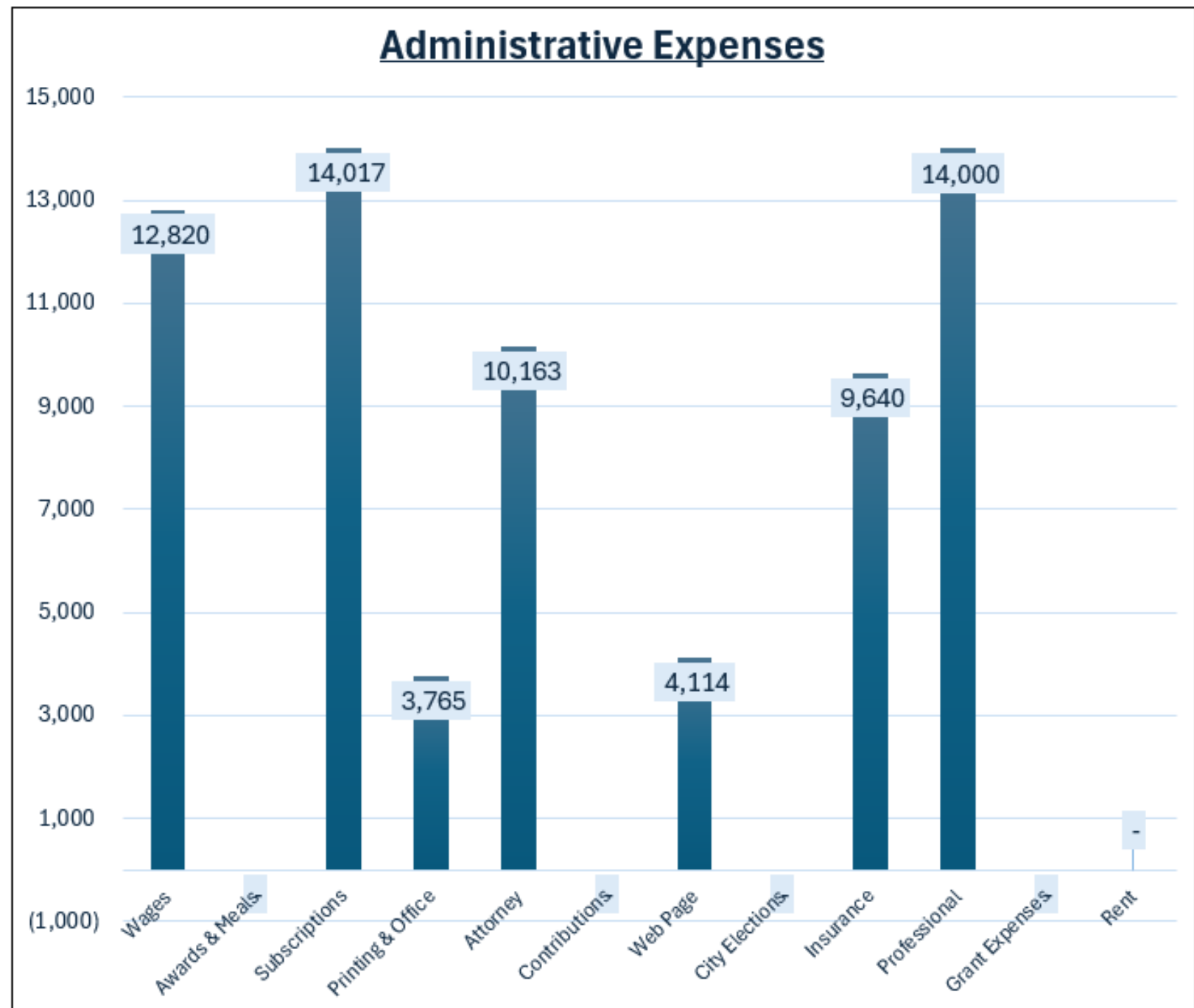
Revenues

Sales Tax	170,174
B&C Road Tax	-
SB 136 Road Tax	14,954
County Transit Tax	8,054
Interest	2,898
Licences & Permits	5,675
Eng & Planning Fees	300
Court Fees & Fines	-
Other	770
Totals:	202,826



REVENUES SOURCES

<u>Expenses</u>	
Wages	12,820
Awards & Meals	-
Subscriptions	14,017
Printing & Office	3,765
Attorney	10,163
Contributions	-
Web Page	4,114
City Elections	-
Insurance	9,640
Professional	14,000
Grant Expenses	-
Rent	-
 TOTAL	 68,520
	-



Greater Salt Lake Municipal Services District

Standard Financial Report

70 White City - 07/01/2025 to 08/31/2026

16.67% of the fiscal year has expired

	2026 Year-End Actual	2027 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	(13,067.42)	(197,450.59)
10110 Cash - Xpress Bill Pay	3,872.49	6,038.24
10200 Cash - PTIF	885,137.09	1,068,613.32
10401 Zions Credit Card	(1,902.47)	(1,902.47)
10750 Undeposited Receipts	(2,337.10)	(2,337.14)
Total Cash and cash equivalents	871,702.59	872,961.36
Receivables		
12500 Due From Other Gov.	232,371.44	244,975.94
Total Receivables	232,371.44	244,975.94
Other current assets		
12600 Prepaid	0.00	829.17
Total Other current assets	0.00	829.17
Total Current Assets	1,104,074.03	1,118,766.47
Non-Current Assets		
Restricted assets		
10102 Cash - Zions Bond Escrow	653.00	653.00
Total Restricted assets	653.00	653.00
Total Non-Current Assets	653.00	653.00
Total Assets:	1,104,727.03	1,119,419.47
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	23,323.29	13,151.91
23450 Performance Bonds Payable	653.00	653.00
Total Current liabilities	23,976.29	13,804.91
Total Liabilities:	23,976.29	13,804.91
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	298,596.03	323,459.85
29010 Assigned Capital Fund	782,154.71	782,154.71
Total Equity - Fund Balance	1,080,750.74	1,105,614.56
Total Liabilites and Fund Equity:	1,104,727.03	1,119,419.47
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

70 White City - 07/01/2025 to 08/31/2026

16.67% of the fiscal year has expired

	2026 Year-End Actual	2027 YTD Actual	2027 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
Sales Taxes					
3100.300 Sales Tax	916,980.08	170,174.04	925,000.00	754,825.96	18.40%
Total Sales Taxes	916,980.08	170,174.04	925,000.00	754,825.96	18.40%
SB 136 Sales Tax					
3100.350 SB 136 Sales Tax	85,531.52	14,954.36	92,500.00	77,545.64	16.17%
Total SB 136 Sales Tax	85,531.52	14,954.36	92,500.00	77,545.64	16.17%
Total Taxes	1,002,511.60	185,128.40	1,017,500.00	832,371.60	18.19%
Intergovernmental revenue					
Road Funds					
3100.560 B&C Road Fund Allotment	265,183.72	0.00	280,000.00	280,000.00	0.00%
3100.562 County Public Transit Tax	45,126.80	8,054.26	30,000.00	21,945.74	26.85%
Total Road Funds	310,310.52	8,054.26	310,000.00	301,945.74	2.60%
Total Intergovernmental revenue	310,310.52	8,054.26	310,000.00	301,945.74	2.60%
Licenses and permits					
Business licenses					
3100.130 Business Licenses	3,081.00	828.00	4,000.00	3,172.00	20.70%
Total Business licenses	3,081.00	828.00	4,000.00	3,172.00	20.70%
Building permits					
3100.260 Building Permit	34,603.44	4,847.07	35,000.00	30,152.93	13.85%
Total Building permits	34,603.44	4,847.07	35,000.00	30,152.93	13.85%
Other license and permits					
3100.250 Dog Licenses	100.00	0.00	0.00	0.00	0.00%
3100.262 Plumbing & Electric Permits	181.80	0.00	0.00	0.00	0.00%
Total Other license and permits	281.80	0.00	0.00	0.00	0.00%
Total Licenses and permits	37,966.24	5,675.07	39,000.00	33,324.93	14.55%
Charges for services					
Charges other					
3100.420 Engineering Services	13,899.50	125.00	7,500.00	7,375.00	1.67%
3100.450 Planning Services	1,205.00	175.00	1,500.00	1,325.00	11.67%
Total Charges other	15,104.50	300.00	9,000.00	8,700.00	3.33%
Total Charges for services	15,104.50	300.00	9,000.00	8,700.00	3.33%
Fines and forfeitures					
Code enforcement fines and fees					
3100.240 Code Enforcement Fines and Fees	0.00	0.00	9,000.00	9,000.00	0.00%
Total Code enforcement fines and fees	0.00	0.00	9,000.00	9,000.00	0.00%
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	37,343.92	0.00	0.00	0.00	0.00%
Total Justice court fines/forfeitures	37,343.92	0.00	0.00	0.00	0.00%
Total Fines and forfeitures	37,343.92	0.00	9,000.00	9,000.00	0.00%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	41,118.66	2,898.07	35,000.00	32,101.93	8.28%
Total Interest	41,118.66	2,898.07	35,000.00	32,101.93	8.28%
Miscellaneous other					
3100.870 Donations	2,700.00	0.00	0.00	0.00	0.00%
3600.900 Other Revenue	151.26	226.89	0.00	(226.89)	0.00%
3600.910 Other Revenue - Parking Violations	0.00	543.30	0.00	(543.30)	0.00%
Total Miscellaneous other	2,851.26	770.19	0.00	(770.19)	0.00%
Total Miscellaneous revenue	43,969.92	3,668.26	35,000.00	31,331.74	10.48%
Contributions and transfers					
3800.100 Contribution from GF	543,339.00	90,000.00	540,000.00	450,000.00	16.67%
Total Contributions and transfers	543,339.00	90,000.00	540,000.00	450,000.00	16.67%
Total Revenue:	1,990,545.70	292,825.99	1,959,500.00	1,666,674.01	14.94%
Expenditures:					

Greater Salt Lake Municipal Services District

Standard Financial Report

70 White City - 07/01/2025 to 08/31/2026

16.67% of the fiscal year has expired

	2026 Year-End Actual	2027 YTD Actual	2027 Budget	Unearned/ Unused Budget	% Earned/ Used
Administration					
4100.100 Wages	75,625.00	11,814.93	82,500.00	70,685.07	14.32%
4100.150 Social Security Tax	4,688.75	712.50	5,200.00	4,487.50	13.70%
4100.160 Medicare	1,096.59	166.63	1,200.00	1,033.37	13.89%
4100.190 FUTA	588.15	126.42	0.00	(126.42)	0.00%
4100.200 Awards, Promotional & Meals	7,127.83	0.00	8,000.00	8,000.00	0.00%
4100.210 Subscriptions/Memberships	3,537.93	3,216.03	3,500.00	283.97	91.89%
4100.220 Printing/Publications/Advertising	5,230.17	1,050.47	7,500.00	6,449.53	14.01%
4100.240 Office Expense and Supplies	806.90	0.00	18,000.00	18,000.00	0.00%
4100.255 Computer Equip/Software	128.94	0.00	0.00	0.00	0.00%
4100.310 Attorney-Civil	73,755.43	10,162.82	80,000.00	69,837.18	12.70%
4100.320 Attorney-Land Use	0.00	0.00	10,000.00	10,000.00	0.00%
4100.330 Training and Seminars	0.00	0.00	5,000.00	5,000.00	0.00%
4100.360 Web Page Development/Maintenance	11,123.00	4,114.00	30,000.00	25,886.00	13.71%
4100.370 Software/Streaming	2,398.50	10,800.83	8,000.00	(2,800.83)	135.01%
4100.390 Payroll Processing Fees	1,221.46	417.10	2,400.00	1,982.90	17.38%
4100.410 Communications	0.00	0.00	7,500.00	7,500.00	0.00%
4100.420 Contributions/Special Events	55,700.00	0.00	67,500.00	67,500.00	0.00%
4100.430 City Elections and Voting	9,360.97	0.00	0.00	0.00	0.00%
4100.510 Insurance	9,113.34	8,823.69	20,000.00	11,176.31	44.12%
4100.520 Workers Comp Insurance	958.89	816.75	2,500.00	1,683.25	32.67%
4100.590 Postage	1,437.53	0.00	7,500.00	7,500.00	0.00%
4100.600 Professional and Technical	97,962.05	14,000.00	120,000.00	106,000.00	11.67%
4100.635 Election Support Services	500.00	0.00	0.00	0.00	0.00%
4100.640 Grant Related	19,598.00	0.00	40,000.00	40,000.00	0.00%
4100.740 Equipment/Computer Purchases	0.00	2,297.72	0.00	(2,297.72)	0.00%
4100.860 Code Enforcement Abatements	(372.55)	0.00	0.00	0.00	0.00%
4100.870 Rent	3,100.00	0.00	4,000.00	4,000.00	0.00%
4100.880 Non-Classified Expenses	0.00	0.00	9,700.00	9,700.00	0.00%
Total Administration	384,686.88	68,519.89	540,000.00	471,480.11	12.69%
Planning and development					
4155.450 Engineering & Planning Services Expense	0.00	(322.99)	124,544.00	124,866.99	-0.26%
Total Planning and development	0.00	(322.99)	124,544.00	124,866.99	-0.26%
Transfers					
4100.928 Contribution to General Fund	1,444,780.92	199,765.27	1,294,956.00	1,095,190.73	15.43%
Total Transfers	1,444,780.92	199,765.27	1,294,956.00	1,095,190.73	15.43%
Total Expenditures:	1,829,467.80	267,962.17	1,959,500.00	1,691,537.83	13.68%
Total Change In Net Position	161,077.90	24,863.82	0.00	(24,863.82)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
72 White City Beer Tax Special Fund - 07/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	2027 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	0.00	3,466.37
10200 Cash - PTIF	22.16	(3,431.11)
Total Cash and cash equivalents	22.16	35.26
Receivables		
12500 Due From Other Gov.	13.03	0.00
Total Receivables	13.03	0.00
Total Current Assets	35.19	35.26
Total Assets:	35.19	35.26
Liabilites and Fund Equity:		
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	35.19	35.26
Total Equity - Fund Balance	35.19	35.26
Total Liabilites and Fund Equity:	35.19	35.26
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District
Standard Financial Report
72 White City Beer Tax Special Fund - 07/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	2027 YTD Actual	2027 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
State liquor fund					
3100.580 State Liquor Fund Allotment	3,479.40	0.00	5,000.00	5,000.00	0.00%
Total State liquor fund	3,479.40	0.00	5,000.00	5,000.00	0.00%
Total Intergovernmental revenue	3,479.40	0.00	5,000.00	5,000.00	0.00%
Miscellaneous revenue					
Interest					
3600.100 Interest	22.16	0.07	0.00	(0.07)	0.00%
Total Interest	22.16	0.07	0.00	(0.07)	0.00%
Total Miscellaneous revenue	22.16	0.07	0.00	(0.07)	0.00%
Total Revenue:	3,501.56	0.07	5,000.00	4,999.93	0.00%
Expenditures:					
Administration					
4100.850 Beer Funds	3,466.37	0.00	5,000.00	5,000.00	0.00%
Total Administration	3,466.37	0.00	5,000.00	5,000.00	0.00%
Total Expenditures:	3,466.37	0.00	5,000.00	5,000.00	0.00%
Total Change In Net Position	35.19	0.07	0.00	(0.07)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
75 White City Council Designated Fund - 07/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	2027 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	130,113.13	171,440.29
10101 Cash - Zions CARES	567.16	567.16
10200 Cash - PTIF	259,346.10	264,408.51
10202 Cash - PTIF 9074 CARES	208,538.65	209,932.91
10750 Undeposited Receipts	2,336.81	2,336.81
Total Cash and cash equivalents	600,901.85	648,685.68
Receivables		
12500 Due From Other Gov.	14,777.97	(12,825.91)
Total Receivables	14,777.97	(12,825.91)
Total Current Assets	615,679.82	635,859.77
Total Assets:	615,679.82	635,859.77
Liabilites and Fund Equity:		
Liabilities:		
Deferred revenue		
23455 CARES2 Deferred Revenue	184,684.55	184,684.55
Total Deferred revenue	184,684.55	184,684.55
Total Liabilities:	184,684.55	184,684.55
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	430,995.27	451,175.22
Total Equity - Fund Balance	430,995.27	451,175.22
Total Liabilites and Fund Equity:	615,679.82	635,859.77
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District
Standard Financial Report
75 White City Council Designated Fund - 07/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

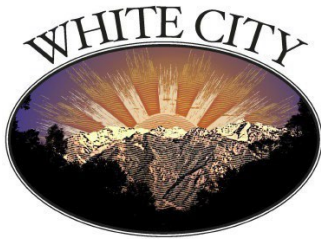
	2026 Year-End Actual	2027 YTD Actual	2027 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
MET Taxes					
3100.112 MET-Municipal Telecom	29,732.52	0.00	20,000.00	20,000.00	0.00%
3100.113 MET-Pacificorp/Rocky Mtn Power	108,411.20	15,935.88	125,000.00	109,064.12	12.75%
3100.114 MET-Questar Gas/Dominion Energy	53,264.44	2,000.67	70,000.00	67,999.33	2.86%
Total MET Taxes	191,408.16	17,936.55	215,000.00	197,063.45	8.34%
Franchise Taxes					
3100.401 Google Franchise Fee	11,829.00	0.00	12,000.00	12,000.00	0.00%
Total Franchise Taxes	11,829.00	0.00	12,000.00	12,000.00	0.00%
Total Taxes	203,237.16	17,936.55	227,000.00	209,063.45	7.90%
Intergovernmental revenue					
CARES Act					
3100.323 CARES2	0.00	0.00	184,685.00	184,685.00	0.00%
Total CARES Act	0.00	0.00	184,685.00	184,685.00	0.00%
Total Intergovernmental revenue	0.00	0.00	184,685.00	184,685.00	0.00%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	17,118.88	2,243.40	15,000.00	12,756.60	14.96%
Total Interest	17,118.88	2,243.40	15,000.00	12,756.60	14.96%
Total Miscellaneous revenue	17,118.88	2,243.40	15,000.00	12,756.60	14.96%
Total Revenue:	220,356.04	20,179.95	426,685.00	406,505.05	4.73%
Expenditures:					
Non-Classified					
4100.780 Capital Improvements	0.00	0.00	242,000.00	242,000.00	0.00%
Total Non-Classified	0.00	0.00	242,000.00	242,000.00	0.00%
COVID Related Expenses					
4100.242 CARES 2 Expense and Supplies	0.00	0.00	184,685.00	184,685.00	0.00%
Total COVID Related Expenses	0.00	0.00	184,685.00	184,685.00	0.00%
Total Expenditures:	0.00	0.00	426,685.00	426,685.00	0.00%
Total Change In Net Position	220,356.04	20,179.95	0.00	(20,179.95)	0.00%

Greater Salt Lake Municipal Services District
Check Register
All Bank Accounts - 07/01/2026 to 08/31/2026

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CDW-Government	5014	AK7AF6V	08/21/2026	08/26/2026	2,082.12	HP CE 8G2I16AI - Laptop (WC) Aug 2026	704100.740 - Equipment/Computer P	
CDW-Government	5014	AK7BM1C	08/23/2026	08/26/2026	215.60	HP 3Y PREMIUM ONSITE ADP NB SUP (White Ci	704100.740 - Equipment/Computer P	
					\$2,297.72			
					\$2,297.72			
CivicPlus, LLC	4913	378704	07/01/2026	07/08/2026	840.00	Streamline - Operations Pro Renewal - 7/1/26 - 1/3	704100.370 - Software/Streaming	
CivicPlus, LLC	5016	378161	07/01/2026	08/26/2026	4,114.00	DocAccess Subscription - White City - July 2026	704100.360 - Web Page Developmen	
CivicPlus, LLC	5016	381792	08/01/2026	08/26/2026	840.00	Streamline - Operations Pro Renewal - Aug 2026 (	704100.370 - Software/Streaming	
					\$4,954.00			
					\$5,794.00			
Paylocity	EFT	INV3980482	07/20/2026	07/20/2026	213.50	Payroll Fees White City July 2026	704100.390 - Payroll Processing Fee	
Paylocity	EFT	INV4073777	08/21/2026	08/21/2026	203.60	Payroll Fees White City Aug 2026	704100.390 - Payroll Processing Fee	
					\$417.10			
Payroll Allocation	EFT	AP 7-18-2026	07/18/2026	07/18/2026	1,329.01	PDS & ENG Labor City Fees 7-18	704155.450 - Engineering & Planning	
Payroll Allocation	EFT	AP 8-1-2026	08/01/2026	08/01/2026	1,001.09	PDS & ENG Labor City Fees PPE 8-1	704155.450 - Engineering & Planning	
Payroll Allocation	EFT	AP 8-15-2026	08/15/2026	08/15/2026	669.44	PDS & ENG Labor City Fees PPE 8-15	704155.450 - Engineering & Planning	
Payroll Allocation	EFT	PA 7-4-2026	07/04/2026	07/04/2026	322.99	PDS & ENG Labor City Fees	704100.100 - Wages	
Payroll Allocation	EFT	PA 8-29-2026	08/29/2026	08/30/2026	1,280.45	Payroll 8-29 PDS & ENG Labor City Fees	704155.450 - Engineering & Planning	
					\$4,602.98			
					\$4,602.98			
Positive Impact Consulting, LLC	ACH.0701261256.429	136	06/30/2026	07/01/2026	7,000.00	Servies as Administrator of White City - June 2026	704100.600 - Professional and Techni	
Positive Impact Consulting, LLC	ACH.0806261314.429	137	07/31/2026	08/06/2026	7,000.00	Servies as Administrator of White City - July 2026	704100.600 - Professional and Techni	
					\$14,000.00			
Shield Law, LLC	4908	1878	04/30/2026	07/01/2026	3,621.66	General Municipal Legal Services - White City - Ap	704100.310 - Attorney-Civil	
Shield Law, LLC	4908	2013	05/31/2026	07/01/2026	5,018.67	General Municipal Legal Services - White City - Ma	704100.310 - Attorney-Civil	
					\$8,640.33			
Shield Law, LLC	4923	2119	06/30/2026	07/08/2026	5,115.10	General Municipal Legal Services - White City - Ju	704100.310 - Attorney-Civil	
Shield Law, LLC	4995	2182	07/31/2026	08/06/2026	5,072.80	General Municipal Legal Service - White City - July	704100.310 - Attorney-Civil	
					\$18,828.23			
Text My Gov	ACH.0819261543.4956	505586	08/01/2026	08/19/2026	829.17	Premium, Set Up Cost, Software Support - White	7012600 - Prepaid	
Text My Gov	ACH.0819261543.4956	505586	08/01/2026	08/19/2026	9,120.83	Premium, Set Up Cost, Software Support - White	704100.370 - Software/Streaming	
					\$9,950.00			
					\$9,950.00			
Utah League of Cities and Towns	4910	White City_FY202	07/01/2026	07/01/2026	3,216.03	White City Membershipt Fee for FY 2026-2027	704100.210 - Subscriptions/Members	
					\$3,216.03			
Utah Local Governments Trust	ACH.0720261227.29	M1627781	07/01/2026	07/20/2026	7,054.97	Liability Insurance - White City - 7/1/26 - 6/30/27	704100.510 - Insurance	
Utah Local Governments Trust	ACH.0720261227.29	M1627782	07/01/2026	07/20/2026	1,768.72	Property Insurance - White City - 7/1/26 - 6/30/27	704100.510 - Insurance	
Utah Local Governments Trust	ACH.0720261227.29	M1627783	07/01/2026	07/20/2026	816.75	Workers Comp - White City - 7/1/26 - 6/30/27	704100.520 - Workers Comp Insuran	
					\$9,640.44			
					\$9,640.44			
West Wind Litho	ACH.0716261232.422	32270	07/16/2026	07/16/2026	667.95	Postage for White City Postcards - July 2026	704100.220 - Printing/Publications/Ad	
West Wind Litho	ACH.0728261228.422	32270-Printing	07/21/2026	07/28/2026	277.73	Printing White City Post Cards - July 2026	704100.220 - Printing/Publications/Ad	
					\$945.68			
White City Water Improvement Distri	5033	260819	06/04/2026	08/26/2026	1,600.00	WCWID Meeting Space Rental (WC) 7/25 - 6/26	704100.870 - Rent	
					\$1,600.00			

Greater Salt Lake Municipal Services District
Check Register
All Bank Accounts - 07/01/2026 to 08/31/2026

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
ZOOM Video Communications Inc.	RA-CC	T3WV4	07/02/2026	07/02/2026	10.76	Online meeting software - White City - July 2026	704100.370 - Software/Streaming	
					\$10.76			
					\$71,302.94			



WHITE CITY
COUNCIL MEETING MINUTES
September 3, 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

Staff: Rori Andreason, City Administrator; Cameron Platt, Attorney; Daniele Benigni, Long Range Planner; Richard Stephens, Engineer; Chief Ryan McConahie, Sandy Fire; Chief Ken Aldridge, UFA; Assistant Chief Justin Hoyle, UPD; Chief Luis Lovato, UPD; Chief April Morse, UPD; and Chief Jason Mazuran, UPD.

6:00 P.M. BUSINESS MEETING

1. WELCOME AND DETERMINE QUORUM

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

2. RECOGNITION OF FORMER COUNCIL MEMBER TYLER HUISH

The Council recognized former Council Member Tyler Huish for his dedicated service to White City. He was presented with the White City Bear Award and a certificate of appreciation.

3. PUBLIC COMMENT

Renae Christianson, 999 East Violet Drive, reported flooding and retaining-wall damage after storm drains reached capacity during the recent rainstorm. She requested assistance with mitigation and future infrastructure improvements.

Mayor Perry and the City Engineer surveyed the affected areas, and a claim form will be provided.

4. QUARTERLY FINANCIAL REPORT

Daniel distributed and reviewed the financial reports, including fourth-quarter revenue and the purpose of each fund. He also noted that White City does not collect property tax.

5. UNIFIED FIRE AUTHORITY REPORT

Chief Aldridge presented the UFA and Sandy City Fire reports. He highlighted the active fire season, UFA's nationwide deployments, and the specialized training and capabilities of the Special Operations Division. In recognition of National Preparedness Month, residents were encouraged to review family emergency plans and identify evacuation routes.

6. UNIFIED POLICE DEPARTMENT REPORT

Detective Josh Smith announced his transfer to the Violent Crimes Unit. He reported 152 calls for service and 43 generated reports, noting increases in public-order and mental-health-related calls.

Chief Morse recognized Recovery Awareness and Suicide Prevention Month and thanked the Community Council for the Last Blast of Summer event.

She discussed flock cameras and confirmed that UPD does not use Flock cameras but has used license-plate readers to assist investigations. She also mentioned that the one camera in White City has since been removed. She also introduced White City's new side-by-side vehicle, which will help officers patrol the canal road and address e-bike concerns.

7. COUNCIL VACANCY INTERVIEWS

In July, 2026, Council Member Tyler Huish resigned his Council Seat D. There were Seven candidates that had officially declared candidacy for the vacant City Council seat. The seven candidates were as follows:

Chad Stewart Stocking
Douglas R. Denning
Edward Castro Bennett
Howard Foard Van Horn II
Isaiah Forrest Johnson
Lavon Huntman Maersperger
Marcella Grace Sweet Mathews

The Council held interviews with the candidates for the vacant council seat. The Council then voted for the desired candidate.

8. CONSIDER RESOLUTION NO. 2026-09-01 A RESOLUTION OF THE WHITE CITY COUNCIL APPOINTING HOWARD VAN HORN TO SERVE AS COUNCIL MEMBER, SEAT D, FOR THE REMAINDER OF THE UNEXPIRED TERM ENDING JANUARY 2028

MOTION: Council Member Neil Mahoney **MOVED** to approve Resolution 2026-09-01 Appointing Howard Van Horn to Serve as Council Member, Seat D, for the Remainder of the Unexpired Term Ending January 2028. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote. The motion was **SECONDED** by Council Member Greg Shelton.

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

The motion passed unanimously.

9. ACTION ITEMS

9.1 APPROVE MINUTES OF AUGUST 6, 2026

MOTION: Council Member Greg Shelton MOVED to approve the minutes of August 6, 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 Linda Price	Aye

The motion passed unanimously.

9.2 CONSIDER RESOLUTION NO. 2026-09-02 A RESOLUTION ESTABLISHING THE WHITE CITY YOUTH COUNCIL

The Council discussed establishing a Youth Council. The Council desired to include the requirement of a signed parental or legal guardian consent.

MOTION: Council Member Greg Shelton MOVED to approve Resolution 2026-09-02 establishing the white city council with the addition of parental legal guardian authorization. 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 Linda Price	Aye

The motion passed unanimously.

10. COUNCIL REPORTS

10.1 Mayor Allan Perry

Greater Salt Lake Municipal Services District

Mayor Perry said the MSD and the City is continuing to work on a storm drain interlocal agreement with Sandy City. The ULCT Fall Training will be held October 27–28.

Council of Governments

Nothing to report

Unified Police Department/SLVLESA

Mayor Perry said the UPD's Citizens Academy begins September 16 and will meet from 6:00 to 8:30 p.m. Chief Morse will provide additional information.

10.2 Council Member Linda Price

Mosquito Abatement

Council Member Price said the Mosquito Abatement reported a 7% West Nile virus infection rate, with 68 positive mosquito pools and one human case in the district. Salt Lake County reported two human cases, and Utah reported 709 positive pools. Residents were encouraged to use insect repellent and wear long sleeves.

Salt Lake County Animal Control

Salt Lake County Animal Services did not meet this month. Residents were encouraged to include their pets in emergency plans and preparedness kits.

UFA

Council Member Price said she was unable to attend the UFA meeting.

10.3 Council Member Greg Shelton

Wasatch Front Waste & Recycling

Council Member Shelton said the Wasatch Front Waste and Recycling District reached an agreement regarding Herriman City's withdrawal from the district. Customer rates will remain unchanged, curbside green-waste service in Herriman will be suspended, and monthly billing dates will be adjusted to prevent discrepancies.

10.4 Council Member Neil Mahoney

White City Community Council

Council Member Mahoney announced a fall plant swap at Big Bear Park on September 19. He also reported progress on the 1300 East and Sego Lily Drive beautification project. Prime Landscaping is preparing the site, and volunteers are needed October 3 to plant approximately 300–400 plants.

11. CITY ADMINISTRATOR REPORT

Rori Andreason announced the annual barbecue for Public Works and Parks staff that will be held at Big Bear Park on October 2. The City is also moving forward with TextMyGov.

12. ATTORNEY REPORT

Cameron Platt said the Title 3 rewrite is continuing and will be provided to the Council for discussion at the next work session.

13. ADJOURN

MOTION: Council Member Greg Shelton **MOVED** to adjourn. The motion was **SECONDED** by Council Member Neil Mahoney. 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 Linda Price	Aye

The motion passed unanimously.

Mayor Perry declared the meeting adjourned at 9:11 p.m.

Rori L. Andreason, MMC
City Administrator/Recorder

Approved this 1st day of October 2026.

WHITE CITY, UTAH

RESOLUTION NO.: 2026-10-01

DATE: October 1, 2026

**A RESOLUTION OF THE WHITE CITY METRO TOWNSHIP COUNCIL
APPOINTING _____ TO SERVE AS WHITE CITY'S
MEMBER ON THE BOARD OF TRUSTEES OF THE UNIFIED FIRE
AUTHORITY AND UNIFIED FIRE SERVICE AREA**

Whereas, White City is a Municipality pursuant to Utah Code §§ 10-2a-401 *et seq.*

Whereas, White City is part of the Unified Fire Service Area ("UFSA"), a local district, and the Unified Fire Authority ("UFA"), an interlocal entity consisting of various municipalities and Salt Lake County, and

Whereas, White City has the right and legal responsibility to appoint a member of the Board of Trustees for UFSA and to the governing body of UFA, which appointment in the past has been Allan Perry, and

Whereas, on this date, the White City Council, the legislative body of White City elected by the voters of White City, has determined it is in the best interest of White City to appoint _____ as White City's member of the Board of Trustees of UFSA and the governing body of UFA.

THEREFORE, BE IT RESOLVED by the White City Council, the Council formally appoints _____ to serve as White City's member of the Board of Trustees of the Unified Fire Service Area and government body of the Unified Fire Authority; and

BE IT FURTHER RESOLVED the Council hereby directs staff to provide a copy of this Resolution to the Unified Fire Service Area and the governing body of the Unified Fire Authority to inform them of the appointment.

APPROVED AND ADOPTED in the White City, Salt Lake County, Utah this 1st day of October 2026.

BY:

Allan Perry, Mayor

ATTEST:

Rori L. Andreason, MMC
City Administrator/Recorder

VOTING

Mayor Allan Perry _____
Council Member Neil Mahoney _____
Council Member Greg Shelton _____
Council Member Linda Price _____
Council Member Howars VanHorn _____

APPROVED AS TO FORM:

Cameron Platt
Attorney

WHITE CITY, UTAH

RESOLUTION NO. 2026-10-02

A RESOLUTION OF THE WHITE CITY COUNCIL APPOINTING

_____ TO SERVE ON THE WHITE CITY FINANCE COMMITTEE

WHEREAS, White City, Utah (the “City”), is a municipal corporation organized and existing under the laws of the State of Utah; and

WHEREAS, the City Council is responsible for fiscal oversight and the adoption of the City’s annual budget; and

WHEREAS, White City receives administrative and financial services through the Greater Salt Lake Municipal Services District (“MSD”); and

WHEREAS, the City Council established a Finance Committee to provide a focused review process to evaluate departmental and operational budget requests prior to formal budget adoption; and

WHEREAS, Council Member Tyler Huish resigned his seat on the White City Council in July 2026; and

WHEREAS, the City Council desires to fill his vacancy on the Finance Committee,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WHITE CITY, UTAH, THAT:

Section 1. A Finance Committee was established for the purpose of reviewing budget requests and making recommendations to the City Council for the upcoming fiscal year budget.

Section 2. The Finance Committee shall consist of two (2) members of the White City Council, appointed by the City Council as follows:

- Council Member Neil Mahoney
- Council Member _____

Section 3. The Finance Committee shall work in coordination with the Greater Salt Lake Municipal Services District Finance Director, or designee, who shall provide financial data, analysis, and technical assistance as needed.

Section 4. The Finance Committee shall:

- a. Review financial reports provided by the Greater Salt Lake Municipal Services;
- b. proposed operational budget requests;
- c. Evaluate requests for consistency with City priorities, fiscal sustainability, and available revenues;
- d. Identify potential efficiencies, cost savings, or funding alternatives; and
- e. Make non-binding budget recommendations to the full City Council for consideration.

Section 5. The Finance Committee shall serve in an advisory capacity only and shall have no independent authority to approve or modify the City budget

Section 6. The Finance Committee shall serve through completion of the budget recommendation process for the upcoming fiscal year, unless extended or dissolved by further action of the City Council.

PASSED AND ADOPTED by the City Council of White City, Utah, this 1st day of October 2026.

Allan Perry, Mayor

ATTEST:

Rori L Andreason
City Administrator/ Recorder

Voting by the Council:	Aye	Nay
Allan Perry	_____	_____
Neil Mahoney	_____	_____
Greg Shelton	_____	_____
Linda Price	_____	_____
Howard VanHorn	_____	_____

APPROVED AS TO FORM:

Cameron Platt
Attorney

WHITE CITY, UTAH

RESOLUTION NO. 2026-10-04

Date: October 1, 2026

A RESOLUTION OF THE WHITE CITY, CITY COUNCIL CORRECTING THE NAME OF THE ACCESSORY DWELLING UNIT (ADU) COMMITTEE WHERE IT IS MISSTATED AS THE “DETACHED ACCESSORY DWELLING UNIT (DADU) COMMITTEE” IN RESOLUTION NO. 2026-03-04, AND PROVIDING AN EFFECTIVE DATE

RECITALS

WHEREAS, on March 5, 2026, the WHITE CITY, CITY COUNCIL (“Council”) adopted Resolution No. 2026-03-04, titled “A Resolution Changing the Detached Accessory Dwelling Unit (DADU) Committee to the Moderate Income Housing Committee” (the “Original Resolution”); and

WHEREAS, the committee the Original Resolution renamed was the Accessory Dwelling Unit (ADU) Committee (the “ADU Committee”); and

WHEREAS, the Original Resolution misstates the committee’s former name as the “Detached Accessory Dwelling Unit (DADU) Committee” or the “DADU Committee” in four places: (a) its title; (b) its first recital; (c) its fourth recital; and (d) Section 1; and

WHEREAS, the error is in the description of the committee’s former name only, and does not change the Council’s action renaming the ADU Committee to the Moderate Income Housing Committee, or the committee’s purpose, membership, appointment process, terms of service, or advisory role under Sections 2 through 4 of the Original Resolution; and

WHEREAS, because the Original Resolution was adopted by vote of the Council, its adopted text may not be edited administratively, and the Council desires to correct the record by formal action of the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY, CITY COUNCIL as follows:

Section 1. Correction of Title. The title of the Original Resolution, which reads “A RESOLUTION CHANGING THE DETACHED ACCESSORY DWELLING UNIT (DADU) COMMITTEE TO THE MODERATE INCOME HOUSING COMMITTEE,” is corrected to read:

A RESOLUTION CHANGING THE ACCESSORY DWELLING UNIT
(ADU) COMMITTEE TO THE MODERATE INCOME HOUSING
COMMITTEE

Section 2. Correction of First Recital. The first recital of the Original Resolution, which reads “WHEREAS, White City previously established a Detached Accessory Dwelling Unit (DADU) Committee to study, evaluate, and make recommendations regarding detached accessory dwelling units within the community; and” is corrected to read:

WHEREAS, White City previously established an Accessory Dwelling Unit (ADU) Committee to study, evaluate, and make recommendations regarding accessory dwelling units within the community; and

Section 3. Correction of Fourth Recital. The fourth recital of the Original Resolution, which reads “WHEREAS, the White City Council desires to broaden the scope and mission of the existing DADU Committee to address moderate income housing strategies comprehensively; and” is corrected to read:

WHEREAS, the White City Council desires to broaden the scope and mission of the existing ADU Committee to address moderate income housing strategies comprehensively; and

Section 4. Correction of Section 1. Section 1 of the Original Resolution, which reads, “Section 1. The White City Council desires to rename the Detached Accessory Dwelling Unit (DADU) Committee to the Moderate Income Housing Committee.” is corrected to read:

Section 1. The White City Council desires to rename the Accessory Dwelling Unit (ADU) Committee to the Moderate Income Housing Committee.

Section 5. No Other Changes. Except as corrected in Sections 1 through 4 of this Resolution, the Original Resolution remains unchanged and in full force and effect. The second, third, and fifth recitals and Sections 2, 3, 4, and 5 of the Original Resolution do not use the incorrect name and are not amended. This Resolution does not affect the validity of the Original Resolution, the renaming of the committee to the Moderate Income Housing Committee effective on the Original Resolution’s adoption, or any action taken by or regarding the Moderate Income Housing Committee since that date. A copy of the Original Resolution, as corrected, is attached as Exhibit A for reference.

Section 6. Severability. If a court of competent jurisdiction determines that any part of this Resolution is unconstitutional or invalid, then such portion of this Resolution, or specific application of this Resolution, shall be severed from the remainder, which shall continue in full force and effect.

Section 7. Direction to Staff. Staff are authorized and directed to take such steps as may be needed: (a) for this Resolution to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-719; (b) to keep a copy of this Resolution with the Original Resolution in the City’s official records; and (c) to use the corrected text of the

Original Resolution when the City’s resolutions are posted or published, including making non-substantive edits to correct any scrivener’s, formatting, and numbering errors.

Section 8. Effective Date. This Resolution takes effect immediately upon adoption pursuant to Utah Code § 10-3-719.

ADOPTED AND APPROVED at a duly called meeting of the WHITE CITY, CITY COUNCIL this 1st day of October, 2026.

WHITE CITY, CITY COUNCIL

By: _____
Allan Perry, Mayor

ATTEST:

Rori L. Andreason, City Administrator/Recorder

APPROVED AS TO FORM:

Cameron Platt, City Attorney

VOTE BY COUNCIL:	AYE	NAY
Mayor Allan Perry	_____	_____
Council Member Mahoney	_____	_____
Council Member Price	_____	_____
Council Member Shelton	_____	_____
Council Member Van Horn	_____	_____

EXHIBIT A

*Resolution No. 2026-03-04, as corrected by Resolution No. 2026-10-____
(Corrected text shown in bold. For reference only; adopted March 5, 2026.)*

WHITE CITY, UTAH RESOLUTION NO. 2026-03-04

A RESOLUTION CHANGING THE **ACCESSORY DWELLING UNIT (ADU)** COMMITTEE TO THE MODERATE INCOME HOUSING COMMITTEE

WHEREAS, White City previously established **an Accessory Dwelling Unit (ADU)** Committee to study, evaluate, and make recommendations regarding accessory dwelling units within the community; and

WHEREAS, housing affordability and the availability of moderate income housing have become significant community priorities; and

WHEREAS, the State of Utah has enacted statutory requirements related to moderate income housing planning and reporting for municipalities; and

WHEREAS, the White City Council desires to broaden the scope and mission of the existing **ADU** Committee to address moderate income housing strategies comprehensively; and

WHEREAS, it is in the best interest of the residents of White City to formalize a committee dedicated to reviewing, recommending, and supporting policies that promote moderate income housing opportunities,

NOW, THEREFORE, BE IT RESOLVED by the Council of White City, Utah, as follows:

Section 1. The White City Council desires to rename the **Accessory Dwelling Unit (ADU)** Committee to the Moderate Income Housing Committee.

Section 2. The purpose of the Moderate Income Housing Committee shall be to:

1. Review and evaluate policies, ordinances, and land use regulations affecting moderate income housing.
2. Recommend strategies to increase housing affordability and availability consistent with State law.
3. Assist in the preparation and review of moderate income housing elements of the General Plan.
4. Provide guidance to the Council on compliance with applicable Utah housing requirements.
5. Engage stakeholders and the public regarding housing needs and solutions.

Section 3. The membership, appointment process, and terms of service shall remain as previously established unless modified by subsequent action of the Council.

Section 4. The Moderate Income Housing Committee shall serve in an advisory capacity to the Council and shall have no independent legislative or administrative authority.

Section 5. This Resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED this 5th day of March, 2026 by the White City Council, White City, Utah.

**SUMMARY OF
WHITE CITY RESOLUTION NO. 2026-10-_____**

On _____, 2026, the WHITE CITY, CITY COUNCIL enacted Resolution No. 2026-10-_____, correcting Resolution No. 2026-03-04 (adopted March 5, 2026) so that its title, first and fourth recitals, and Section 1 refer to the committee renamed by that resolution by its correct former name, the Accessory Dwelling Unit (ADU) Committee, instead of the “Detached Accessory Dwelling Unit (DADU) Committee.” The correction does not change the renaming of the committee to the Moderate Income Housing Committee or the committee’s purpose, membership, or advisory role.

WHITE CITY, CITY COUNCIL

By: _____
Allan Perry, Mayor

ATTEST:

Rori L. Andreason, City Administrator/Recorder

VOTE BY COUNCIL:	AYE	NAY
-------------------------	------------	------------

Mayor Allan Perry	_____	_____
Council Member Mahoney	_____	_____
Council Member Price	_____	_____
Council Member Shelton	_____	_____
Council Member Van Horn	_____	_____

A complete copy of Resolution No. 2026-10-_____ is available in the White City offices located at 860 W. Levoy Drive, Taylorsville, UT 84123.

WHITE CITY, UTAH

RESOLUTION NO. 2026-10-03

**A RESOLUTION CONFIRMING THE APPOINTMENT OF
_____ AS A MEMBER OF THE
MODERATE INCOME HOUSING COMMITTEE**

WHEREAS, White City is recognized as a municipality in accordance with Utah Code §§ 10-2a-401 et seq.; and

WHEREAS, housing affordability and the availability of moderate income housing have become significant community priorities; and

WHEREAS, the State of Utah has enacted statutory requirements related to moderate income housing planning and reporting for municipalities; and

WHEREAS, it is in the best interest of the residents of White City to formalize a committee dedicated to reviewing, recommending, and supporting policies that promote moderate income housing opportunities; and

WHEREAS, Council Member Tyler Huish resigned his Council seat with White City; and

WHEREAS, the White City Council desires to fill the vacant position on the Moderate Income Housing Committee,

NOW, THEREFORE, BE IT RESOLVED by the Council of White City, Utah, as follows:

Section 1. The White City Council desires to appoint _____ to the Moderate Income Housing Committee.

Section 2. The purpose of the Moderate Income Housing Committee shall be to:

1. Review and evaluate policies, ordinances, and land use regulations affecting moderate income housing.
2. Recommend strategies to increase housing affordability and availability consistent with State law.
3. Assist in the preparation and review of moderate income housing elements of the General Plan.
4. Provide guidance to the Council on compliance with applicable Utah housing requirements.
5. Engage stakeholders and the public regarding housing needs and solutions.

Section 3. The Moderate Income Housing Committee shall serve in an advisory capacity to the Council and shall have no independent legislative or administrative authority.

Section 4. This Resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED this 1st day of October, 2026 by the White City Council, White City, Utah.

BY: _____
ALLAN PERRY, MAYOR

ATTEST

RORI L. ANDREASON
CITY ADMINISTRATOR/RECORDER

VOTE BY COUNCIL: AYE NAY

MAYOR ALLAN PERRY	_____	_____
NEIL MAHONEY	_____	_____
GREG SHELTON	_____	_____
HOWARD VANHORN	_____	_____
LINDA PRICE	_____	_____

APPROVED AS TO FORM:

CITY ATTORNEY



Ordinance Reenactment

Meeting Body: White City Council

Meeting Date: October 1st, 2026

File Number & Project Type: OAM2026-001683 | A proposed amendment to the existing Chapter 19.42.030 Accessory Dwelling Units, Internal.

This amendment restructures the existing chapter with more specific rules regulating different types of Accessory Dwelling Units such as: Internal, Attached, and Detached. This amendment will also conform with SB 284 (2026) which requires all cities that submit MIHP reports to adopt a Detached Accessory Dwelling Unit (DADU) Ordinance by October 1, 2026.

Planner: Daniele Benigni, Long Range Planner I

Key Findings:

- Current Code supports Internal ADU but presents some gaps in terms of regulations for other types of ADUs.
- New amendments conform with SB 284 (2026)
- The code amendment will help White City with its Moderate-Income Housing Plan Strategies

Staff Recommendation: The MSD Planning Staff recommends that the White City Council approve the attached ordinance.

Exhibits:

- Current Code**
- Repealed and Reenacted Chapter 19.42.030 (Code Draft)**
- Updated Tables**

PROJECT DESCRIPTION

The proposed ordinance fulfills two purposes. First, it establishes in-depth requirements and regulations to help White City residents wanting to create an Accessory Dwelling Unit (internal, attached, detached) within their property. Second, the new code amendment conforms with directions given by the new State Bill 284 passed in 2026 which requires all cities that submit a Moderate Income Housing Plan Report to adopt a Detached Accessory Dwelling Unit (DADU) ordinance by October 1st, 2026.

ISSUES/CONCERNS

Issue:

The current code does not allow Detached Accessory Dwelling Units, therefore does not conform to new SB 284 rules. Additionally, current code does not regulate attached accessory dwelling units (AADUs).

Analysis:

White City has been considering for some time efforts that would help the city implement their Moderate Income Housing Plan (MIHP) and its strategies; one of them is being focused on accessory dwelling units (ADUs.) Additionally, the State of Utah passed a bill, SB 284, in 2026 requiring every municipality involved with MIHP to have an ordinance by October 1st, 2026 that would allow detached accessory dwelling units (DADUs) on lots larger than 11,000 sq. ft. Since White City wanted to allow DADUs on certain lots based on their square footage and to be compliant with SB 284, the city has directed MSD Staff to review the existing ordinance for accessory dwelling units and propose updates based on current needs.

GENERAL PLAN CONSIDERATIONS

This recommended code amendment supports two of White City's current adopted plans:

- White City General Plan, adopted in 2022, includes the following goals and findings:
 - Goal LU2 (Page 32 & 70): "Maintain and promote White City's neighborhood scale housing character (Primarily detached residences) while also promoting a quality of life that attracts and sustains new families and the housing needs of the Salt Lake valley." Additionally, in the findings from the SWOT and APAE analysis, residents identified the "No means to attract families" as a weakness to work on. (Pages 34-35)
 - Goal LC4 (Pages 98-99 & 118-119): "Ensure that the built environment supports people of all ages and abilities, allowing safe and easy navigation within the community as well as access to important places outside the community."
- White City Moderate Income Housing Plan adopted Fall 2022, includes the following strategy:
 - Strategy E (Pages 34-36): "Create or allow for and reduce regulations related to, internal or detached accessory dwelling units in residential zones (C10-9a-403 2 (b)(iii) (E))."

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16-2 includes the following guidelines a planning commission and Council may consider in deciding zoning map and text amendments:

GUIDELINES FOR CONSIDERING ZONING TEXT AMENDMENTS
The proposed amendment is compatible with the Adopted General Plan.
The proposed amendment promotes the public health, safety and welfare.
The proposed amendment is compatible with the intent and general purposes of this Ordinance.
The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The proposed amendment benefits the citizens of the Municipality as a whole.
The proposed amendment does not create a significant number of nonconformities.

PUBLIC INPUT

Planning Staff did not receive any comments from the public as of the completion of this staff report. During the public hearing on this item, there were some comments made by members of the general public who were concerned that ADUs would devalue the property values within White City. Concerns were also expressed about overcrowded street parking withing White City.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

With the adoption from the State of Utah of SB 284 in 2026 and the advancement of Strategy E from the White City Moderate Income Housing Plan, White City needs to repeal and reenact its existing Accessory Dwelling Unit Code, Chapter 19.42. The following edits or additions were made to the current existing code:

- Expansion of the Purpose and Intent section with more narrative tailored to the needs and vision of the city;
- Revision and addition to the Permitted Areas and Zones where ADUs are allowed;
- Expansion of the Applicability section;
- Creation of a section of Development Standards that now includes: Internal (taken from the current code), Attached, and Detached Accessory Dwelling Units regulations;
- Table 19.28.030, Table of Permitted Uses was updated to reflect the new code regulations.
- Table 19.30.030, Table of Permitted Uses was updated to reflect the new code regulations.

Recommendation:

Planning Staff recommends that the City Council repeal and reenact Chapter 19.42.030 of the White City Code.

PLANNING COMMISSION RECOMMENDATIONS & PLANNING STAFF ACTIONS:

At the Planning Commission meeting on September 22nd, 2026, the planning commission reviewed the proposed code reenactment and the draft of the new Chapter 19.42.030 and made a favorable recommendation of approval for the proposed ordinance reenactment with the following recommended changes:

1. Change the requirement proposed in Section B, Permitted Areas and Zones of the draft code, to allow Detached Accessory Dwelling Units (DADUs) from 9,000 square feet or above to only 11,000 square or above to reflect only what the State laws require.
2. In the permitted areas and zones, section B of the draft code, add a definition about Attached Accessory Dwelling Units (AADUs) because without it, it brings some confusion in understanding requirements later in the code.
3. Review Utah State Code 10-21-303. This recommendation was discussed because the planning commission did not want to exclude some zoning designation from allowing ADUs, especially areas zoned R-1-21.

4. Review point 4 in the draft code in section D, General Development Standards. Planning Commission asked Planning Staff to review the reference especially to the word “Accessory Building” as it brings confusion on the requirements.
5. Review Tables changes proposed as they contains some mistakes in relation to ADU and Zones allowed.

Planning Staff addressed the following recommendations from the Planning Commission in the following ways:

1. Changed the requirements of lots square footage where Detached Accessory Dwelling Units (DADUs) are allowed only to 11,000 sq ft, to reflect only State requirements. Planning Staff still recommends the consideration to allow potentially also lots with a lower square footage to have DADUs. This recommendation for smaller lots consideration comes for several reasons: first, to reflect what is outlined in the White City Moderate Income Housing Plan and its strategies. Second, to be aware that imposing stricter regulations might impede residents from accessing benefits of having a DADU on their property.
2. Reintroduced the definition section to follow same format of the existing code. Attached Accessory Dwelling Unit definition was added.
3. Analyzed Utah State Code 10-21-303. Planning Staff recommends that it will be good practice to remove this regulation and allow every resident in White City to be able to have an ADU at least in Residential Zones. Further discussion is required with the City Council to understand the reasons behind the potential exemption for Agricultural Zones as outlined in the existing code for Internal Accessory Dwelling Units (IADUs).
4. Further discussion is required between Planning Staff and the Moderate Income Housing Committee members on how to reword point 4 in Section D of the code draft to bring more clarity to the sentence in connection to the word “Accessory Building.”
5. Planning Staff has reviewed the tables and recognized that there are some discrepancies. Further discussion is required, among Planning Staff to discuss the best approach to fix the issues outlined by the Planning Commission on this subject.

Exhibit A – White City Current Code – Accessory Dwelling Units, Internal – 19.42.030

19.42.030 Accessory Dwelling Units, Internal (IADU)

1. Purpose. White City recognizes that internal accessory dwelling units in single-family residential zones can be an important tool in the overall housing plan for White City. The purposes of the Internal Accessory Dwelling Unit standards of this code are to:
 1. Comply with State of Utah legislation which allows for Internal Accessory Dwelling Units generally and requires municipalities to adopt an ordinance if they wish to regulate certain requirements of the dwellings;
 2. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;
 3. Provide for affordable housing opportunities;
 4. Make housing units available to moderate income people who might otherwise have difficulty finding housing in the Metro Township;
 5. Provide opportunities for additional income to offset rising housing costs;
 6. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle;
 7. Preserve the character of single-family neighborhoods by providing standards governing development of Internal ADUs; and
 8. Ensure that internal accessory dwelling units (IADUs) are properly regulated by requiring property owners to obtain a business license and a building permit for an IADU prior to renting the IADU.
2. Definitions.
 1. "Internal Dwelling Unit" means an accessory dwelling unit attached unit created:
 1. within a primary dwelling;
 2. within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and for the purpose of offering a long-term rental of 30 consecutive days or longer.
 2. "Owner Occupancy" means a property where the property owner, as reflected in title records, makes his or her legal primary residence at the site, as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
 3. "Primary dwelling units " means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record.
3. Allowed Areas and Zones.
 1. IADUs incorporated within the single-family residence shall be a permitted use on single-family home lots in primarily residential zones that require 6,000 square foot minimum lot sizes or greater excepting those lots in the A-1, A-2 and R-1-21 zones. These zones comprise less than 25% of the total

residential zoned area of White City and may be exempted by Utah State Code IO-9a-530(4)(e)(i) .

2. In no case may an IADU be permitted in a townhome, a multi-family PUD or other attached unit type, or on any lot that cannot satisfy parking or other conditions of the code.
4. Number of Residents Allowed in Accessory Units. IADUs shall not be occupied by more than four (4) persons.
5. Parking Requirements. In addition to the required parking for the existing home, the property owner must demonstrate that one (1) on-site parking space is available for an IADU. A property owner bears the burden of showing by a preponderance of evidence that sufficient parking is available. In cases where attached garage conversions are done to create IADU, replacement on-site parking spaces are required for the primary dwelling in a number equal to the parking spaces eliminated by such IADU.
6. Owner Occupancy. The primary dwelling or the IADU must have owner occupancy. An application for an IADU shall include evidence of owner occupancy.
7. Number of IADUs per Lot. Only one (1) IADU is allowed per lot.
8. IADU Design Standards.
 1. An approved building permit is required for all IADUs before an IADU is constructed, and all other applicable provisions of this Chapter and the Municipal White City Code must be met before an IADU can be rented. Existing non-compliant IADUs may come into compliance by receiving a permit and verifying existing work was done according to code.
 2. The design and size of an IADU shall conform to all applicable building, fire, and health codes, including applicable water service requirements.
 3. Conversions of an existing space to an IAD will require compliance with safety requirements per building code including, but not limited to, egress windows with window wells in case of emergency, close off door(s) if needed between the IADU and main unit, and sufficient HVAC and climate control for the IADU.
 4. IADUs will not require a separate HVAC or firewall.
 5. The owner shall provide a separate address marking for emergency services and mailing services.
 6. Single-family residences with an IADU shall retain the same appearance as a single-family residence.
9. Affidavit and Notice of Accessory Dwelling Unit. Applicants for IADUs shall provide an affidavit stating that the owner of the property will live in either the primary dwelling or IADU as their primary residence. Upon approval of the IADU by the building official, and upon the issuance of a business license pursuant to section 19.42.030 J, A Notice of Internal Accessory Dwelling Unit including the affidavit shall be recorded against the property to provide notice to a future owner of the owner occupancy requirement for the IADU.
 1. Upon sale of the property, if the new owner wishes to continue use of a previously approved IADU, the new owner shall sign and record a new

affidavit, update their information with the planning and business license departments, and comply with current administrative IADU requirements. A copy of the recorded notice will be provided to the applicant when completed.

10. Business Licensing. Prior to renting out any IADU, a business license must be obtained. That license must be maintained and renewed annually as long as the unit is rented.
11. Retention of Single-Family Residence Status. IADUs are part of a single-family residence and shall not be treated as a multi-family residence.
12. IADUs may not be separately metered apart from the single-family residence.
13. IADUs may not be sold or subdivided separately from the single-family residence.
14. Short-Term Rental Use Prohibited. Units approved as IADUs shall not be used as short-term rentals. Any rentals shall be made for 30 consecutive days or more.
15. Remedies for Violations. In addition to any other legal or equitable remedies available to a municipality, White City Metro Township may hold a lien against a property that contains an internal accessory dwelling unit in accordance with the provisions and procedures of Utah Code Annotated Section 10-9a-530. if the owner of the property violates any of the provisions of that Section or any of the provisions of this ordinance.
16. Variances. The Land Use Hearing Officer may grant variances to the standards of this chapter in accordance with section 19.20. The land use hearing officer may not grant a variance from Building Code requirements, owner occupancy provisions. lot square footage requirements. or the number of units allowed per lot.

HISTORY

Repealed & Replaced by Ord. [Title 19 White City Zoning Ordinance](#) on 6/2/2023

Exhibit B – Repeal and Reenact Chapter 19.42.030 (Code Draft)

White City Accessory Dwelling Unit Standards

19.42.030 Accessory Dwelling Unit Standards

A. PURPOSE AND INTENT

Purpose and Intent

- A. White City recognizes that Accessory Dwelling Units (ADUs) in single-family residential zones can be an important tool in the overall housing plan, goals, and owner compliance for White City, allowing for alternative and flexible housing options in owner-occupied single-household dwellings.
- The purposes of the ADU standards of this code are to:
1. Comply with State of Utah legislation which allows for Internal Accessory Dwelling Units generally and requires municipalities to adopt an ordinance if they wish to regulate certain requirements of the dwellings;
 2. Comply with State of Utah legislation which allows Detached Accessory Dwelling Units (DADUs) on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling.
 3. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;
 4. Provide for affordable housing opportunities;
 5. Make housing units available to moderate income people who might otherwise have difficulty finding housing in the municipality;
 6. Provide opportunities for additional income to offset rising housing costs;
 7. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle;

8. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs;
9. Ensure that Accessory Dwelling Units (ADUs) are properly regulated by requiring property owners to obtain a business license and a building permit for an ADU prior to renting the ADU;
10. To accommodate such housing in residential neighborhoods with minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, proximity to neighboring dwelling units, and compatible scale and appearance of residential buildings; and
11. To prevent the proliferation of unregulated rental dwellings rental dwellings, absentee ownership, Building Code violations, and any resulting decline in quality of residential neighborhoods.

Definitions

1. "Internal Dwelling Unit" means an accessory dwelling units attached unit created:
 1. within a primary dwelling;
 2. within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and for the purpose of offering a long-term rental of 30 consecutive days or longer.
2. "Accessory Dwelling Unit, Attached" means a habitable living unit attached to a primary single-family dwelling and contained on one lot for the purpose of offering a long-term rental of 30 consecutive days or longer. An "Accessory Dwelling Unit, Attached" may include an addition to the footprint of the primary dwelling.
3. "Owner Occupancy" means a property where the property owner, as reflected in title records, makes his or her legal primary residence at the site, as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
4. "Primary dwelling units " means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record.

B. PERMITTED AREAS AND ZONES

Permitted Areas and Zones

1. Accessory dwelling units (ADUs) may be allowed within, attached, or detached to the main single-family residential dwelling, over the garage (attached or detached), where permitted by White City Code. (See Reference to Chapter 19.28 & 19.30 of the current White City Code)
2. Internal Accessory Dwelling Units (IADUs) incorporated within the single family residence shall be a permitted use on single family home lots in primarily residential zones that require 6,000 square foot minimum lot sizes or greater excepting those lots in the A-1, A-2 and R-1-21 zones. These zones comprise less than 25% of the total residential zoned area of White City and may be exempted by Utah State Code 10-21-303.

Internal Accessory Dwelling Units (IADU) and Attached Accessory Dwelling Units (AADU) are permitted uses in the R zones as identified in the use tables in this Title. IADUs and AADUs may only be constructed on lots with an area of 6,000 square feet or greater.

3. Detached Accessory Dwelling Units (DADUs) are allowed on lots that are 9,000 square feet or above.

Detached Accessory Dwelling Units (DADUs) are a permitted use in the R zones as identified in the use tables in this Title. A detached ADU may be constructed on lots with an area of 11,000 square feet or greater.

C. APPLICABILITY

Applicability

1. Owner Occupancy: The primary dwelling or the ADU must have owner occupancy.
 - a. An application for an ADU shall include evidence of owner occupancy.
 - b. If an exception to owner-occupation is warranted for medical, military service, or religious reasons, it may occur for a period of two years or less and an on-site manager must be designated.
 - c. If property ownership changes, upon the sale of the property, the new owner is required to comply with Chapter 19.42.030(C)(10)(a).
2. The use of the property at the time of application and at any time thereafter is single-household residential.

3. The property pertains to one of the categories or zones stated in the Permitted Areas and Zones of this code, Chapter 19.42.030(C)(2).
4. In no case may an ADU be permitted in a townhome, a multi-family PUD or other attached unit type, in a movable dwelling structure or on any lot that cannot satisfy parking or other conditions of the code.
5. Units approved as ADUs shall not be used as short-term rentals.
 - a. No rental may be made for less than thirty (30) consecutive days.
6. An approved building permit is required for all ADUs before an ADU is constructed; and all other applicable provisions of this Chapter and the Municipal White City Code must be met before an ADU can be rented. Existing non-compliant ADUs may come into compliance by receiving a permit and verifying existing work was done according to code.
7. The owner shall provide a separate address marking for emergency services and mailing services.
8. An accessory dwelling unit (ADU) shall not be sold separately or subdivided from the principal dwelling unit or property.
9. Business Licensing: Prior to renting out any ADU, a business license must be obtained. That license must be renewed annually and maintained annually as long as the unit is rented.
10. Affidavit and Notice of Accessory Dwelling Unit: Applicants for ADUs shall provide an affidavit stating that the owner of the property will live in either the primary dwelling or ADU as their primary residence. Upon approval of the ADU by the building official, and upon the issuance of a business license pursuant to this section 19.42.030(D)(9), a Notice of Accessory Dwelling Unit including the affidavit shall be recorded against the property to provide notice to a future owner of the owner occupancy requirement for the ADU.
 - a. Upon sale of the property, if the new owner wishes to continue using a previously approved ADU, the new owner will be required to receive a new business license and shall sign and record a new affidavit, update their information with the planning and business license departments, and comply with current administrative ADU requirements. A copy of the recorded notice will be provided to the applicant when completed.
11. Retention of Single-Family Residence Status: ADUs are part of a single-family residence and shall not be treated as a multi-family residence per White City Code 19.42.030(D)(4).

12. Remedies for Violations. In addition to any other legal or equitable remedies available to a municipality, White City Metro Township may hold a lien against a property that contains an accessory dwelling unit (ADU) in accordance with the provisions and procedures of Utah Code Annotated Section 10-21-303. if the owner of the property violates any of the provisions of that Section or any of the provisions of this ordinance.
13. Variances. The Land Use Hearing Officer may grant variances to the standards of this chapter in accordance with Chapters 19.16 and 19.20 of the current White City Code and Utah Code 10-20-1102. The land use hearing officer may not grant a variance from Building Code requirements, owner occupancy provisions, lot square footage requirements, or the number of units allowed per lot.

D. DEVELOPMENT STANDARDS

General Development Standards

1. Number of ADUs per Lot:
 - a. Only one (1) ADU is allowed per lot.
2. The design and size of an ADU shall conform to all applicable building, fire, and health codes, including applicable water service requirements.
3. The installation of separate utility meters is prohibited.
4. An ADU shall comply with the regulations of the underlying zone for accessory buildings. Where the provisions in this chapter are inconsistent with provisions found in any other chapters of City ordinances, the most restrictive provisions shall apply.
5. ADUs may not be built within a recorded easement unless a letter or proof is provided from the company owning the public utility.
6. An applicant shall provide written confirmation from the applicable water supplier that the ADU complies with all applicable water service requirements before a building permit may be issued.
7. Aesthetics. The improvements or construction of any type of ADU (IADU,AADU,DADU) shall be designed in such a manner to reflect that of the existing main building and fits within the character of the surrounding neighborhood.
8. Parking Requirements: In addition to the required parking for the existing home, the property owner shall demonstrate that one (1) on-site parking space is available for an

ADU. A property owner bears the burden of showing by a preponderance of the evidence that sufficient parking is available. If a garage is converted to create an ADU, a replacement on-site parking space is required for the primary dwelling in a number equal to the parking spaces eliminated by such ADU. There may be limits on driveways and curb cuts subject to Title 14 and White City adopted Standards and Specifications in Chapter 14.12.110.

9. Internal and Attached Accessory Dwelling Units (IADUs and AADUs) will not require a separate HVAC or firewall.
10. Lot Coverage: Lot coverage maximums shall be as outlined per each zone. Any additions to an existing building or construction of an AADU or DADU shall comply with Chapter 19.28.070 and except as otherwise provided in that Subsection, may not exceed the allowable lot or rear yard coverage standard for the underlying zone.
11. The upkeep of the area in and around ADUs will be the responsibility of the owner of the parcel.

Internal Accessory Dwelling Units (IADUs)

Internal Accessory Dwelling Units (IADUs) are regulated pursuant to Utah Code Section 10-21-303 and additionally the city shall require that:

1. Conversions of an existing space to an IADU will require compliance with safety requirements per building code including but not limited to:
 - a. Egress windows with window wells in case of emergency
 - b. Close off door(s) if needed between the IADU and main unit, and
 - c. Sufficient HVAC and climate control for the IADU.
2. A mobile home or manufactured home may not be converted as internal accessory dwelling unit.

Attached Accessory Dwelling Units (AADUs)

1. Setback: Setback standards for Attached ADUs shall be consistent with setback standards for a single-family dwelling in the zone.
2. Height Requirements: AADUs shall not exceed the maximum height limit permitted for the primary single-family dwelling in the zone, including garages.

Detached Accessory Dwelling Units (DADUs)

Detached Accessory Dwelling Units (DADUs) are regulated pursuant Utah Code Section 10-21-304 and additionally shall:

1. A detached ADU shall be a permanent structure. Trailers, mobile homes, moving dwelling structures, or other portable structures, especially structures with wheels, shall not be permitted as a detached ADU.
2. Subject to 19.46.090 a prefabricated or manufactured dwelling unit may be used as an ADU.
3. Exterior lighting shall comply with Subsection 19.46.090 (J) of the current White City Code.
4. Entrances, parking, and stairways within 5' feet of an abutting property shall not be visible from the abutting property. This may be done with a fence along the side and rear property lines, landscaping that is dense enough to obscure activity or by placing the entrances and stairs out of view of abutting properties. Corner properties with ADU entrances facing a right-of-way are not required to screen the entrance if not facing the same right-of-way as the primary dwelling entrance.
5. Exterior stairways and landings may encroach into a setback only as allow in 19.46.090(i).
6. Height Requirements: DADUs may be no taller than 20' Feet.
7. Setback:
 1. Detached Accessory Dwelling Units (DADUs) must comply with setback rules outlined in the current White City Code Section 19.28.060.
 2. New Detached Accessory Dwelling Units:
 1. Side yard setbacks on detached ADUs shall be a minimum of five feet (5'). Rear yard setbacks shall be a minimum of five feet (5'). DADUs shall also be a minimum of six feet (6') from the main dwelling. If existing public utility easements are greater than the required setback, the minimum setback shall be the public utility easement boundary.
 3. Existing Accessory Structures Built Prior to the Adoption of this Chapter:
 1. Side yard and rear yard setbacks on existing detached structures to be converted into an ADU shall comply with the accessory structure setback standards at the time the structure was erected. Additionally, the ADU must comply and meet with current building code for occupancy.

E. EXISTING BUILDING CONVERSION

1. An existing accessory structure may be converted into an ADU provided that it meets the same ADU requirements in this Chapter 19.42.030.

Exhibit C – Updated Table of Uses

Table 19.28.030 – Schedule of Permitted Uses

Table 19.28.030 - Schedule of Permitted Uses					
Use Categories	R-1-8	R-1-10	R-1-15	R-1-21	R-1-43
RESIDENTIAL:					
Dwelling, Single Family	P	P	P	P	P
Dwelling, Manufactured Home	P	P	P	P	P
Residential facilities for persons with a disability	P	P	P	P	P
ACCESSORY USES:					
Accessory Uses and Buildings	P	P	P	P	P
Accessory Dwelling Unit, subject to Section 19.42	P	X	X	P	X
Home Occupations, subject to chapter 19.42	P	P	P	P	P
Home Day Care/Preschool, subject to Section 19.42	P	P	P	P	P
Household Pets, not including kennels	P	P	P	P	P
INSTITUTIONAL USES:					
Parks/Open Space	P	P	P	P	P
Public and Quasi Public	P	P	P	P	P
Public Utilities, Major	C	C	C	C	C
Public Utilities, Minor	P	P	P	P	P
Religious Institutions and Uses	P	P	P	P	P
Schools, Public	P	P	P	P	P

Schools, Private/Charter	C	C	C	C	C
OTHER USES:					
Apiary	X	X	P	P	P
Gardening for personal use	P	P	P	P	P
Animals and Fowl for family food production established prior to (The date of the adoption of this ordinance)	X	X	X	P	P
Animal Rights, one animal unit per 10,000 square feet	X	X	X	P	P
Bed and Breakfast Inn	X	X	X	C	C
Residential Keeping of Chickens or Ducks or Domestic Fowl subject to Chapter 19.42	C	C	P	P	P
Child Care, Residential and Licensed Family	C	C	C	C	C
Private, nonprofit recreational grounds and facilities	C	C	C	C	C
Sportsmen's Kennel (one-acre minimum lot area)	X	X	C	C	C
Temporary Construction Office associate with a permitted development project	C	C	C	C	C

Table 19.30.30 – Schedule of Permitted Uses

Table 19.30.030 – Schedule of Permitted Uses		
Use Categories	R-2-8	R-2-10
RESIDENTIAL USES:		
Accessory Structures	P	P
Dwelling, Single-Family	P	P
Dwelling, Single-Family Attached	P	P
Dwelling, Accessory Internal	P	P
Dwelling, Accessory Attached	P	P
Dwelling, Accessory Detached	P	P
Dwelling, Duplex	P	P
Dwelling, Tri-plex	X	X
Dwelling, Four-plex	X	X
Dwelling, Multi-Family (5 dwellings or more)	X	X
Mobile Home Park	X	X
Residential Facility for Persons with a disability subject to 19.42	P	P
Residential Facility for Elderly Persons	P	P
COMMERCIAL:		
Bed and Breakfast	X	X
Home Business subject to 19.42	P	P
Home Daycare/Preschool subject to 19.42	P	P
Daycare	X	X

Short-term Rentals	X	X
OTHER:		
Public or Quasi-Public Use	P	P
Shared Parking	P	P
Rail Transit Mixed-use	X	X
Public Park and Open Space	P	P
Private Park and Recreational Grounds	P	P
Temporary Buildings Incidental to Construction Work, and Other Temporary Buildings	P	P

ORDINANCE 2026-O-07

Ordinance No. 2026-O-07

Date: October 1, 2026

AN ORDINANCE OF THE WHITE CITY CITY COUNCIL, REPEALING AND REENACTING WHITE CITY CODE CHAPTER 19.42.030, WHITE CITY ACCESSORY DWELLING UNIT PROVISIONS, TO COMPLY WITH S.B. 284 (2026), PROVIDING PURPOSE AND INTENT LANGUAGE, CLARIFYING APPLICATION, PERMIT, BUSINESS LICENSE, AND DEVELOPMENT STANDARDS, AMENDING PERMITTED USES IN LAND USE TABLES 19.28.030 AND 19.30.030, AND PROVIDING AN EFFECTIVE DATE

RECITALS

WHEREAS, the City of White City is a municipality and has authority to adopt land use regulations in general pursuant to Utah Code § 10-20-501, and in specific, to detached accessory dwelling units pursuant to § 10-21-305 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Section 20, Utah Code; and

WHEREAS, the Council deems it necessary to repeal and reenact its land use ordinances to comply with state code and city code, to address the governing procedures for various types of accessory dwelling units, and to provide for the protection and preservation of the public health, safety and general welfare; and

WHEREAS, the White City Planning Commission held a public hearing on September 22, 2026, to consider proposed legislation to address the current need for alternative and flexible housing options, including accessory dwelling units, permitting detached accessory dwelling units on lots that are 9,000 square feet or larger, prohibiting use of ADUs as short term rentals, and providing permitted uses and development standards (the “**Proposed Action**”) in accordance with Utah Code §§ 10-20-205 and 10-20-502; and

WHEREAS, the Planning Commission issued a favorable recommendation to the White City City Council regarding the Proposed Action.

BE IT ORDAINED BY THE WHITE CITY CITY COUNCIL as follows:

1. Chapter 19.42.030 is hereby repealed and reenacted in its entirety with language attached hereto as Exhibit A.
2. Tables 19.28.030 and 19.30.030 are hereby amended with language attached hereto as Exhibit A.
3. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

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

5. Effective Date. This Ordinance will take effect immediately on October 1, 2026, pursuant to Utah Code § 10-3-712.

ADOPTED AND APPROVED at a duly called meeting of the White City City Council this ____ day of October, 2026.

WHITE CITY CITY COUNCIL

By: Allan Perry, Mayor

ATTEST

Rori Andreason, Recorder

Voting:

Council Member Huish	voting	_____
Council Member Mahoney	voting	_____
Council Member Perry	voting	_____
Council Member Price	voting	_____
Council Member Shelton	voting	_____

(Complete as Applicable)

Date ordinance summary was posted to the White City website, the Utah Public Notice website, and in a public place within White City per Utah Code §10-3-711: _____
Effective date of ordinance: _____

EXHIBIT A

ORDINANCE NO. 2026-O-07

SUMMARY OF
WHITE CITY
ORDINANCE NO. 2026-O-07

On October 1, 2026, the White City City Council enacted Ordinance No. 2026-O-07, to repeal and reenact Chapter 19.42.030, and to amend Table of Uses 19.28.030 and 19.30.030, regulating and permitting accessory dwelling units and detached dwelling units within the city in certain residential zones.

By: Allan Perry, Mayor

ATTEST

Rori Andreason, Recorder

Voting:

Council Member Huish	voting	_____
Council Member Mahoney	voting	_____
Council Member Perry	voting	_____
Council Member Price	voting	_____
Council Member Shelton	voting	_____

A complete copy of Ordinance No. 2026-XX is available in the White City offices located at 860 W. Levoy Drive, Taylorsville, UT 84123.



REZ2026-001687

REZ2026-001687

930 E ONYX LN

White City – City Council

October 1, 2026

Planner: Daniele Benigni



**Municipal Services
District**

Purpose

To **amend** White City's **official zoning map** to **rezone** the property at **930 E ONYX LN** known as Big Bear Park from **R-1-8 to PR zone**.

Definitions

- **R-1-8 Residential Single-Family:** Promotes the development of small residential in association with small agricultural uses like gardens, pastures, horses, and other animals for family food production.
- **Parks and Recreation Zone (PR):** The PR Zone is intended for improved parks, recreational areas, and other public and private open spaces which can accommodate human use and visitation. Encouraged uses in this Zone include public parks, multi-use trails, ball fields, special uses such as mobile food carts and festivals, and landscaping and equipment sheds.

Site Aerial View



White City – Big Bear Park – 930 E ONYX LN



Analysis

- On June 11th, 2026 City Leadership conducted a strategic planning meeting. During the meeting MSD Planning Staff addressed topics related to the current adopted White City General Plan and explained how one of the goals of the plan was to rezone Big Bear Park.
- Through some additional research done by Planning Staff, it was found that Big Bear Park was never rezoned since the General Plan adoption in 2022.
- White City adopted the PR (Park & Recreation) zone as part of the White City zoning ordinance on June 2nd, 2023, as a zone specifically for parks.

Current Adopted Plans - Considerations

The adopted **White City General Plan** acknowledges Big Bear Park as an **asset** to the community and contains the following policy implementation **strategy**:

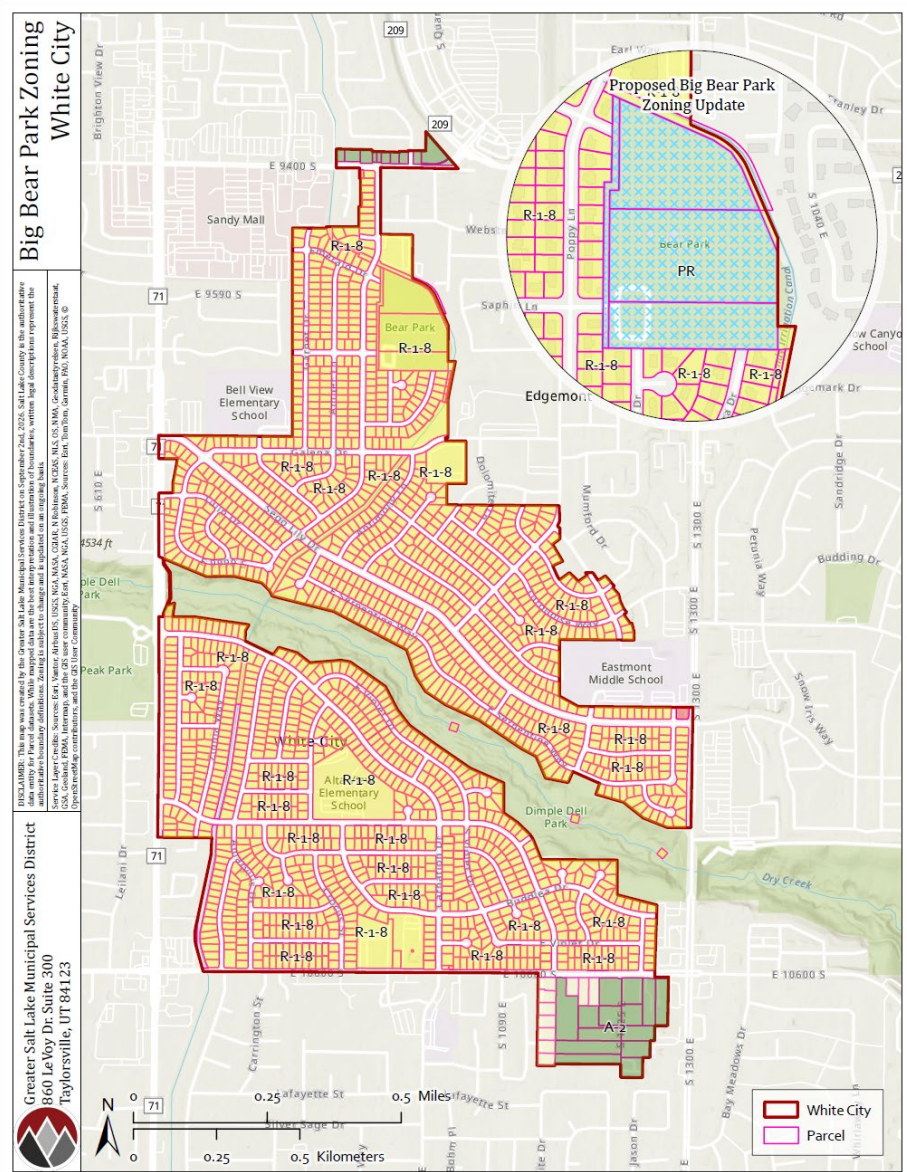
- “**Rezone** [Big] Bear Park into an open space/park zone **to better ensure** its long-term preservation” (pg. 129).

Additionally, the **White City General Plan** talks about the **rezone** of Big Bear Park in the following **sections**:

- Chapter 4, Land Use, Residential Neighborhoods (pp. 48-51)
- Chapter 4, Land Use, Future Land Use (pp. 68-69)
- Chapter 4, Land Use, Land Use Takeaways (pp. 70-71)



Current & Proposed Zoning



Staff Findings

Planning Staff finds that :

1. The **adopted** General Plan in 2022 for White City **suggests** the rezone of Big Bear Park
2. The White City General Plan **calls out** in several sections the **importance** of **rezoning** Big Bear Park



Recommendation

MSD Planning Staff **recommends** that the City Council **adopt** the proposed **amendment** to the **official zoning map** to **rezone** the property at **930 E ONYX LN**, known as Big Bear Park, from **R-1-8 to PR zone**.





Zone Change Staff Report

Meeting Body: White City Council

Meeting Date: October 1st, 2026

File Number & Project Type:
REZ2026-001687

Current Zone: R-1-8

Proposed Zone: PR (Park & Recreation Zone)

Address: 930 E ONYX LN

Planner: Daniele Benigni, Long Range Planner I

Applicant: MSD Planning Staff

Key Findings:

- The adopted General Plan in 2022 for White City suggests the rezone of Big Bear Park
- The White City General Plan calls out in several sections the importance of rezoning Big Bear Park

Staff Recommendation: The MSD Planning Staff recommends that the White City Council approve the rezone of Big Bear Park from R-1-8 (Single family residential zone) to PR (Parks and Recreation zone) as shown in Exhibit A.

Exhibits:

A. White City Zoning Map

DESCRIPTION

This is a proposal to rezone the Big Bear Park property from R-1-8 Residential to PR Parks and Recreation. The PR zone was adopted as part of the White City zoning ordinance June 2, 2023 as a zone specifically for parks.

SITE & VICINITY DESCRIPTION

Surrounding Zoning and Use	
North	R-1-8
South	R-1-8
East	R-1-8 (Sandy City)
West	R-1-8
Known Overlays/Site Constraints	
Groundwater Protection Zone 4	

The site of the proposed rezone is shown in the aerial view below within the red outline:



GENERAL PLAN CONSIDERATIONS

The adopted White City General Plan acknowledges Big Bear Park as an asset to the community and contains the following policy implementation strategy: “Rezone [Big] Bear Park into an open space/park zone to better ensure its long-term preservation” (pg. 129).

Additionally, the White City General Plan talks about the rezone of Big Bear Park in the following sections:

- Chapter 4, Land Use, Residential Neighborhoods (pp. 48-51)
- Chapter 4, Land Use, Future Land Use (pp. 68-69)
- Chapter 4, Land Use, Land Use Takeaways (pp. 70-71)

APPLICABLE FACTORS FOR CONSIDERATION

Table 19.16-2 includes the following guidelines a planning commission and Council may consider in deciding zoning map and text amendments:

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

PUBLIC INPUT

Planning Staff did not receive any comments from the public as of the completion of this staff report.

SUMMARY AND RECOMMENDATION

Summary of issues:

On June 11th, 2026 City Leadership conducted a strategic planning meeting. During the meeting MSD Planning Staff addressed topics related to the current adopted White City General Plan and explained how one of the goals of the plan was to rezone Big Bear Park.

Through some research, we concluded that since 2022, the park was never rezoned. Additionally, White City adopted the PR (Park & Recreation) zone as part of the White City zoning ordinance on June 2, 2023 as a zone specifically for parks.

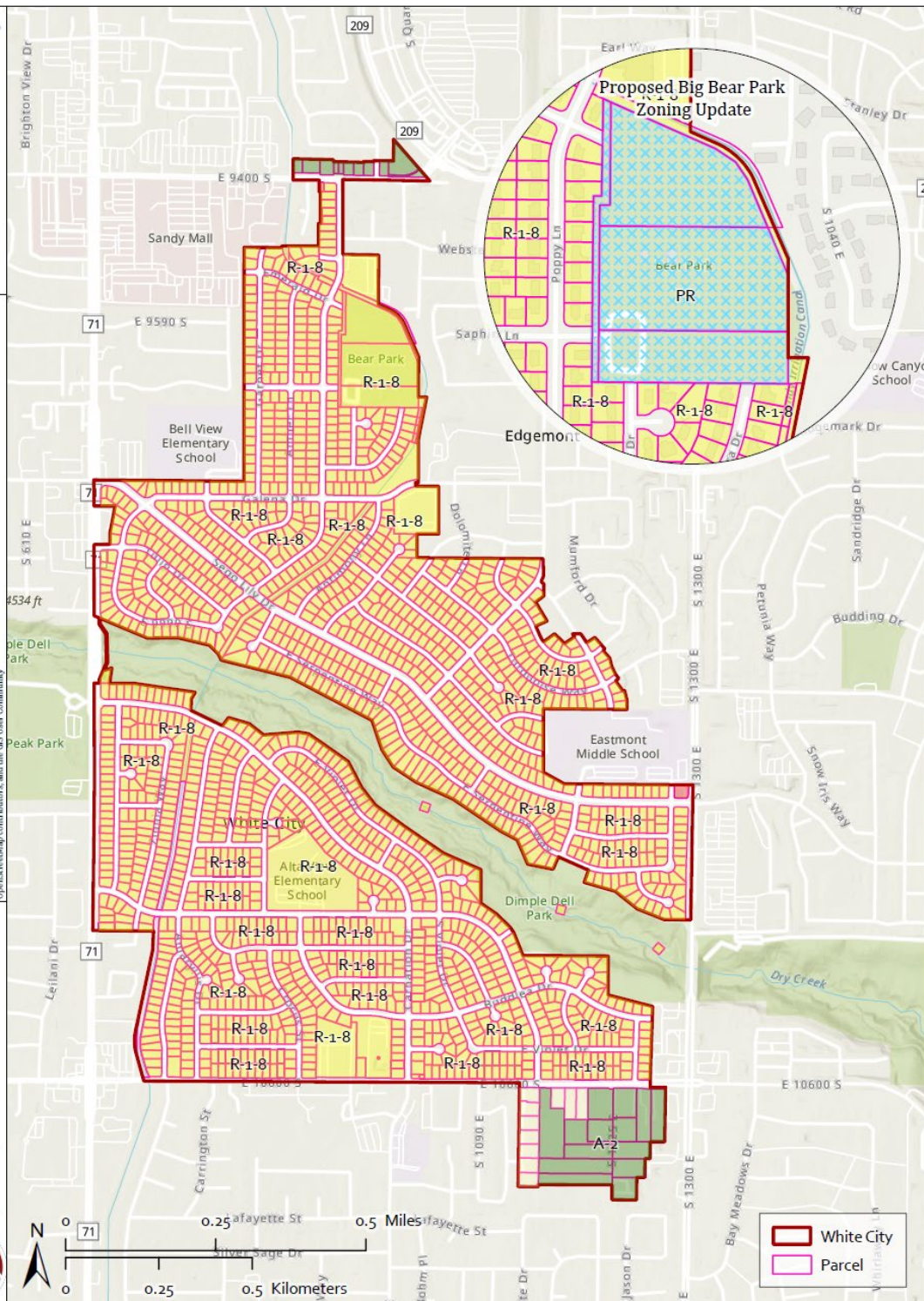
For this purpose, MSD Planning Staff is recommending approval of this zone to the White City Planning Commission as suggested by the adopted general plan and to reflect the adopted PR zone.

Recommendation:

On Tuesday, September 22nd, the White City Planning Commission provided a favorable recommendation of approval to the White City Council for the proposed rezone of Big Bear Park parcels at 930 E ONYX LN from R-1-8 to PR.

Exhibit A – White City Zoning Map

Greater Salt Lake Municipal Services District
860 LeVoy Dr. Suite 300
Taylorsville, UT 84123



ORDINANCE 2026-O-06

Ordinance No. 2026-O-06

Date: October 1, 2026

AN ORDINANCE OF THE WHITE CITY CITY COUNCIL, AMENDING THE OFFICIAL ZONING MAP OF WHITE CITY, REZONING BIG BEAR PARK FROM R-1-8 (SINGLE FAMILY RESIDENTIAL) TO PR (PARK & RECREATIONS), AND PROVIDING AN EFFECTIVE DATE

RECITALS

WHEREAS, the City of White City is a municipality and has authority to adopt land use regulations in general pursuant to Utah Code § 10-20-101 et seq., and in specific, zoning maps pursuant to Utah Code § 10-20-501 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Section 20, Utah Code; and

WHEREAS, the City Council has the authority to provide for the protection and preservation of the public health, safety and general welfare; and

WHEREAS, the Council deems it necessary to amend the White City Zoning Map for Big Bear Park from R-1-8 (Single Family Residential) to PR (Park & Recreations); and

WHEREAS, the White City Planning Commission held a public hearing on September 22, 2026, to consider proposed legislation to change the zoning map (the “**Proposed Action**”) in accordance with Utah Code §§ 10-20-205 and 10-20-502; and

WHEREAS, the Planning Commission issued a favorable recommendation to the White City City Council regarding the Proposed Action.

BE IT ORDAINED BY THE WHITE CITY CITY COUNCIL as follows:

1. Zoning Map is hereby amended as attached hereto as Exhibit A.
2. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
3. Direction to Staff. Staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to revise the WCMC to include the ordinance, including but not limited to making non-substantive edits to correct any scrivener’s, formatting, and numbering errors.
4. Effective Date. This Ordinance will take effect immediately on October 1, 2026, pursuant to Utah Code § 10-3-712.

ADOPTED AND APPROVED at a duly called meeting of the White City City Council this ____ day of October, 2026.

WHITE CITY CITY COUNCIL

By: Allan Perry, Mayor

ATTEST

Rori Andreason, Recorder

Voting:

Council Member Huish	voting	_____
Council Member Mahoney	voting	_____
Council Member Perry	voting	_____
Council Member Price	voting	_____
Council Member Shelton	voting	_____

(Complete as Applicable)

Date ordinance summary was posted to the White City website, the Utah Public Notice website, and in a public place within White City per Utah Code §10-3-711: _____
Effective date of ordinance: _____

EXHIBIT A

SUMMARY OF
WHITE CITY
ORDINANCE NO. 2026-O-06

On October 1, 2026, the White City City Council enacted Ordinance No. 2026-O-06, to amend the zoning map at Big Bear Park from R-1-8 to PR.

By: Allan Perry, Mayor

ATTEST

Rori Andreason, Recorder

Voting:

Council Member Huish	voting	_____
Council Member Mahoney	voting	_____
Council Member Perry	voting	_____
Council Member Price	voting	_____
Council Member Shelton	voting	_____

A complete copy of Ordinance No. 2026-XX is available in the White City offices located at 860 W. Levoy Drive, Taylorsville, UT 84123.

24-INCH STORM DRAIN REPAIR

New England Drive - White City / Sandy Area, Utah

Prepared For	Greater Salt Lake Municipal Services District
Attention	Richard Stephens, PE - Assistant City Engineer
Contractor	PNL Construction, Inc.
Estimate Date	September 23, 2026

LUMP SUM PRICE

24-inch Storm Drain Repair - Complete Scope	\$19,800.00
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SCOPE OF WORK

PNL Construction, Inc. proposes to provide the labor, equipment, materials, supervision, and coordination necessary to repair the existing collapsed 24-inch storm drain at the location reviewed during the onsite walkthrough with Greater Salt Lake MSD.

- Mobilization of personnel and equipment to the project site.
- Permit coordination and standard permit fees required for the work.
- Traffic control necessary to complete the repair safely.
- Sawcutting and removal of pavement, sidewalk, curb/gutter, and other surface improvements as required to access the damaged storm drain.
- Excavation to expose the existing 24-inch storm drain and identify the full limits of the damaged section.
- Cutting, removal, and disposal of the collapsed/damaged section of existing pipe.
- Furnish up to 20 LF of 24-inch corrugated storm drain pipe. Actual installed length will be field determined after the damaged pipe is exposed and may be less than 20 LF.
- Cut and prepare the existing pipe; furnish and install clamps, couplers/collars, and connection materials as required to connect the replacement pipe to the existing storm drain.
- Install replacement pipe at the appropriate line and grade.
- Provide bedding, backfill, and compaction for the excavation.
- Restore sidewalk, curb/gutter, asphalt pavement, and minor landscaping as required within areas disturbed by PNL Construction operations.
- Construction debris removal, cleanup, and demobilization.

BASIS OF ESTIMATE

This estimate is based on the site conditions visible during the field walkthrough, the CCTV/exhibit information provided, and the scope discussed onsite. The exact limits of the damaged storm drain cannot be confirmed until excavation is performed.

The lump sum price includes furnishing up to approximately 20 LF of replacement 24-inch corrugated pipe so that the actual failed section can be replaced once exposed. Only the length necessary to complete the repair will be installed.

The price is based on performing the repair within the general area identified during the site walkthrough and restoring the areas directly disturbed by PNL Construction operations.

UNFORESEEN CONDITIONS / EXTRA WORK

Any extra work that is not specifically described or included in this estimate is subject to additional charges. Additional work will be coordinated with Greater Salt Lake MSD and, where practicable, authorized before proceeding.

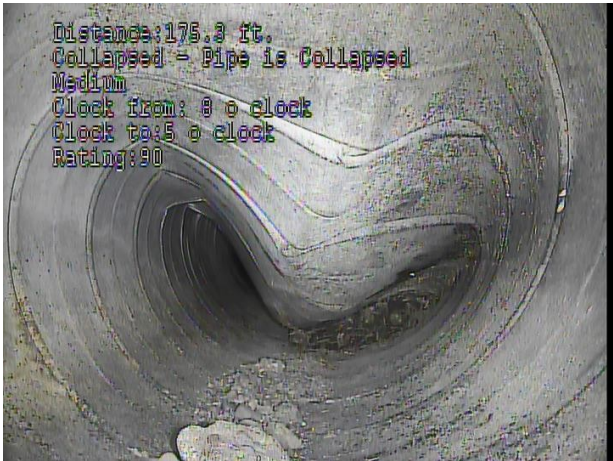
Examples of conditions that may require additional compensation include:

- Damage extending beyond the anticipated repair area or requiring more than 20 LF of replacement pipe.
- Previously unidentified utility conflicts, utility relocations, or repairs to utilities not damaged by PNL Construction.
- Significant groundwater, continuous dewatering, or bypass pumping beyond normal construction handling.
- Rock excavation, unsuitable materials, contaminated materials, or other materially differing subsurface conditions.
- Specialized engineered shoring or excavation support beyond the protective systems anticipated for normal trench conditions.
- Additional pavement, concrete, landscaping, irrigation, or other restoration requested outside the area disturbed by the repair.
- Changes in scope, materials, quantities, access, traffic-control requirements, or owner-directed work not specifically included above.

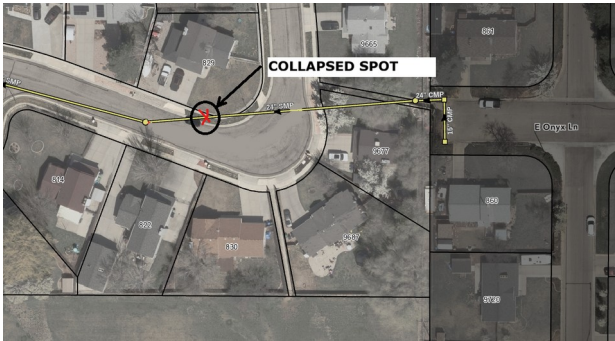
PRICE SUMMARY

24-inch Storm Drain Repair	Included
Mobilization / Permits / Traffic Control / Cleanup / Demobilization	Included
TOTAL LUMP SUM	\$19,800.00

REFERENCE EXHIBITS



CCTV view of the collapsed/deformed 24-inch storm drain.



Plan/aerial exhibit identifying the approximate collapsed location.



Street-level exhibit showing the approximate repair area and storm drain alignment.

Signature: _____

Date: _____

Name & Title: _____