

## **White City Metro Township Council**

### **Meeting Agenda**

**August 1, 2019**

White City Water District Office  
999 E Galena Dr Sandy, UT

**6:00 PM**

**Public May Attend**

**Meetings May Be Closed for Reasons Allowed by Statute**  
*Councilmembers may participate electronically in accordance with*  
*State Law and White City Ordinance*

### **6:00PM – OPEN STAFF MEETING**

1. Discussion and Clarification of Agenda Items
  - 1.1. Updates and Discussion Regarding UTA Operations in White City – Carlton Christensen,  
Chair: UTA Board of Trustees (**Information/Discussion**)
  - 1.2. General Plan Update and White City Technical Assessment Review and Discussion – Lupita  
McClenning, Director: Planning and Development Services GSLMSD  
(**Information/Discussion**)
  - 1.3. Canal Trail and Other Engineering Department Updates – Madeline Francisco-Galang,  
SLCO Public Works Engineering (**Information/Discussion**)
  - 1.4. Discussion and Staff Direction Regarding the Proposed Curb, Gutter, and Sidewalk Project  
along 9400 South to the Ski Connect – Paul Ashton, Attorney (**Discussion/Direction**)
  - 1.5. Discussion and Staff Direction Regarding Code Enforcement Case #C20332: Boltis – Paul  
Ashton, Attorney (**Discussion/Direction**)
  - 1.6. Other Business Items / Issues for Future Meeting
  - 1.7. Close Staff/Business Meeting and Recess until Public Meeting.

### **AFTER UP TO A 10 MINUTE RECESS – OPEN PUBLIC MEETING**

1. Welcome and Determine Quorum:

**2. Community Input/Reports:**

2.1. Recognize Visiting Officials

2.2. Citizen Comments (*limited to 3 minutes per person*)

2.3. White City Community Council Report

2.4. Wasatch Front Waste and Recycling – *None for this meeting*

2.5. Unified Fire Authority – *CPT Marc West*

2.6. Unified Police Department – *Chief Randy Thomas and/or Officer Paula Stinson*

**3. Public Hearings and Possible Council Action – 7:30 TIME CERTAIN**

3.1. **Ordinance 19-07-01:** An Ordinance of the White City Metro Township Council Creating Title 12: “Code Enforcement and Community Preservation” and Subsequent Chapters of the White City Code of Ordinances to Establish and Regulate the Administrative Code Enforcement Process – Paul Ashton, Attorney

**(Public Hearing/Discussion/Possible Motion)**

**4. Council Business**

4.1. Approval of Meeting Minutes (**Motion/Discussion**)

4.1.1. July 11, 2019 Council Meeting

4.2. Discussion and Possible Motion to Approve **Resolution 19-08-01:** A Resolution of the White City Metro Township Council Approving the Expenditure of Up To \$5,000 from the White City Administrative Funds Account for the Completion of a Sidewalk Project – Paul Ashton, Attorney

**(Discussion/Motion)**

4.3. Discussion and Possible Motion to Authorize Staff and Mayor to Retain an Arbitrator and other Professional Services as needed to Facilitate Procurement of the Necessary Property to Build the Ski Connect Sidewalk.

**(Discussion/Motion)**

**5. Ordinances – *None for this meeting***

**6. Planning and Zoning – *None for this meeting***

**7. White City Metro Township Council Member Reports (Discussion/Direction Items)**

7.1. UPD and SLVLESA – Cutler

7.2. UFA and UFSA – Perry

7.3. South Salt Lake Valley Mosquito Abatement District – Price

7.4. Greater Salt Lake Municipal Services District – Flint

7.5. Wasatch Front Waste and Recycling District – Dickerson

7.6. Council of Governments (COG) – Flint

**8. Staff or Committee Reports (Discussion/Direction Items)**

8.1. Legislative Update – Paul Ashton, Attorney

8.2. Other Updates – Paul Ashton, Attorney

**9. New Council Business**

**10. Motion to Adjourn Meeting**

*Upon request with three (3) working days' notice, the MSD for the Metro Township will provide free auxiliary aids and services to qualified individuals (including sign language, interpreters, alternative formats, etc.) For assistance, please call (385)468-7130 – TTY 711.*

# 2019 Technical Assessment White City Metro Township

# 2019 Technical Assessment

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## White City Metro Township



Mikala Jordan and Daniel Quintanilla

Planning and Development Services

Salt Lake County May 2019

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## 1.0 Introduction: The White City Community

This existing condition report conveys the major characteristics and trends influencing White City Metro Township's future General Plan. The report contains an historic overview, evaluation of current assets, and assessment of evolving patterns. The historic overview provides the context that is critical in maintaining community character going forward. The evaluation of current assets informs what White City Metro Township has in terms of population, demographics, economic development, land use, and facilities. Evolving patterns point towards likely future conditions and help guide the plan's direction. Taking past, present, and future dynamics into consideration shapes a wholistic General Plan.

This report assesses population, demographics, educational attainment, economic base, employment, housing, public facilities, community facilities, and transportation. Community leaders and the public can use this assessment to understand patterns, opportunities, and challenges at work in White City.

### 1.1 History

White City Metro Township became a census-designated place in 1955. It was started by Ken White and Cannon Papanicholas. Ken White named the place "White City." Construction began in the late 1950s. Most construction within White City's boundaries occurred by the end of the 1960s. White City became a township in 2006 and then a metro township in 2015. Today, White City Metro Township lies within Salt Lake County and is part of the Greater Salt Lake Municipal Services District.

## 2.0 Population and Demographics

### 2.1 Population Comparison

White City Metro Township is a small township in the central-east part of Salt Lake County. Population in 2018 numbered approximately 5,835 people (Table 1). This showed a 3 percent increase from 2010's population of 5,686 but a 3 percent decline from the 2000 population of 5,988. White City is growing at a slower rate than its surroundings. In the same period, adjacent Sandy City and the greater Salt Lake County displayed growth rates of 8 percent and 10 percent, respectively.

**Table 1: General Population**

Jurisdiction	Population		
	2000	2010	2017/18
White City	5,988	5,686	5,835
Sandy City	88,418	87,461	94,556
Salt Lake County	898,387	1,029,655	1,135,649
Utah	2,233,169	2,763,885	3,101,833

### 2.2 Historic Population and Projected Population

Future population sizes were projected using 1990 and 2010 populations. Projections for White City indicate population change rates hovering between -14 percent and 10 percent from 2020 through 2050. The population in 2050 is estimated at 4,383, which is 23 percent less than the 2010 population of 5,686. However, political boundaries shifted in this time frame and could account for part or all the observed population decline.



Eight potential projections were calculated using five standard methods (linear, exponential, shift-share, share-of-growth, and constant-share). The averages of those projection results are shown below for every decade between 2020 and 2050 (Table 2). These projections show possible future scenarios for White City and Salt Lake County. It is important to note that population projections for low-populated areas are not highly accurate. However, they can help guide the general scale for planning in an area. Projections for 2023 by ESRI Business analyst are also included. ESRI calculated these projections using difference methods, and they correspond well with our projections.

**Table 2: Historic and Projected Growth**

Year	Jurisdiction		Growth/Decline Rate	
	White City	Salt Lake Co	White City	Salt Lake Co
1990	6,506	619,066	-----	-----
2010	5,686	1,029,655	-13%	66%
2020	5,416	1,245,161	-5%	21%
2023	5,941	1,250,581	10%	21%
2030	5,111	1,488,420	-14%	20%
2040	4,768	1,765,450	-7%	19%
2050	4,383	2,083,841	-8%	18%

### 2.3 General Population Characteristics

ESRI Business Analyst developed a program that characterizes populations within zip codes. This program can clarify the type of people living in a community and help officials plan for their specific community's needs. White City is characterized by the groups ESRI calls "Parks and Rec" and "Home Improvement," both of which live in suburban peripheries. The Parks and Rec group makes up 58.7 percent of White City's 1,810 households, while Home Improvement makes up the other 41.3 percent of households.

The Parks and Rec group has a median household income of \$60,000, about \$4,000 over the national average. Their median net worth is \$125,500, which exceeds the national average by about \$32,000. 78 percent of households are white. Their median age is 40.9 years. They are mostly middle-aged couples approaching retirement age. This group is settled and comfortable in their neighborhoods, and they plan to continue living there while working past retirement age. Parks and Rec households keep a careful budget and own their homes. Many households are dual-income. They tend to vacation within the United States. They are typically well-educated; over half of the households are college-educated. Generally, this group appreciates ability to exercise in local parks and buy conveniently packaged and/or prepared frozen food.

The Home Improvement group shares many similarities with the Parks and Rec group. Home Improvement households are likely to consist of married-couple families who own and occupy single family houses. Their median age is 37.7 years. 69 percent of households are white. Many households have two or more sources of income, and they are careful consumers. However, their median household

income is \$72,100, well above the national average and the Parks and Rec group value, and their net worth is \$190,400. This group tends to be very busy. They spend several hours per week commuting, and they often spend weekends on-the-go. When at home, they engage in home improvement projects, watch television on a big screen tv, and eat out at family restaurants and fast food joints.

These characteristics point toward wanted and/or needed community amenities. Public parks, quick access to food (whether prepared in a grocery store or at a fast food joint), family restaurants, and development that provides economic security are important to Parks and Rec and Home Improvement households.

## 2.4 Population by Age

### *Median Age*

As of 2017, White City's median age was 36.1 years. This value shows an approximately four-year increase from 2010, when the median age was 32.7 years (Table 3). White City's median age reflects that of adjacent Sandy City, and is higher than that of Salt Lake County and Utah.

**Table 3: Median Age**

Jurisdiction	Median Age (years)		
	2000	2010	2017
White City	30.1	32.7	36.1
Sandy City	29.1	33.8	36.4
Salt Lake Co	28.9	30.8	32.9
Utah	27.1	29.2	31.0

### *Age Grouping*

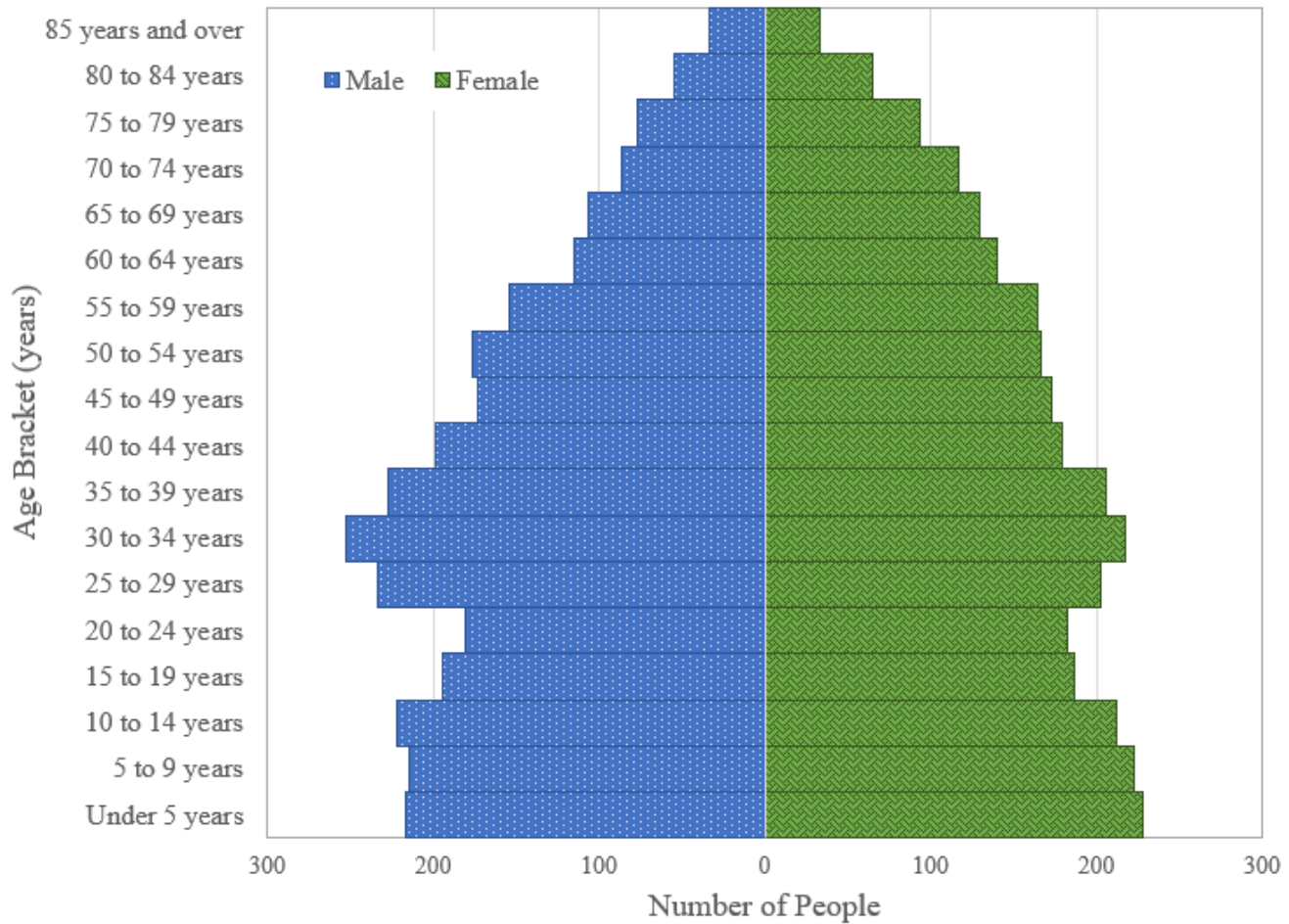
The population pyramid below (Figure 1) provides a visual depiction of the population by sex and age. As years pass, blocks move up into older age brackets; as people pass away, blocks shorten in width. Because needs and preferences often vary across age groups, understanding age structure in a community is important.

White City's population pyramid shows an aging population. This pattern makes sense given the increase in median age from 2000 to 2017. The most populated age brackets are 25 to 29, 30 to 34, and 35 to 39 years. This suggests a strong labor pool for the community. The childbearing population in 2017 was 1,347, with a child-woman ratio<sup>1</sup> of 169.

Between 2010 and 2023, the population aged 65 and over is predicted to increase by 137 people, or 119 percent (Table 4). In 2023, the age brackets that will comprise the largest share of the population are 5 to 14, 25 to 34, and 35 to 44 years (Table 5). In 2023, the most populous age bracket may be 35 to 44-year-olds, predicted at 876 individuals.

<sup>1</sup> The child-woman ratio gives the number of children under 5 years old out of 1000 women of reproductive age.

**Figure 1:** Population Pyramid for White City, 2018



**Table 4:** Broad Age Groups for White City

Age Group	Total Population		
	2010	2017	2023
Under 18 yrs	----	1,448	1547
16 yrs and over	3,996	3,952	4550
18 yrs and over	3,858	3,822	4392
21 years and over	3,646	3,589	4171
65 years and over	721	815	858

**Table 5:** Detailed Age Groups for White City

Age Group	Total Population				Percentage of Total			
	2000	2010	2017	2023	2000	2010	2017	2023
Under 5 yrs	546	414	428	446	9%	9%	8%	8%
5 to 14 yrs	1015	781	826	862	17%	17%	16%	15%
15 to 24 yrs	959	580	496	723	16%	12%	9%	12%
25 to 34 yrs	950	754	785	861	16%	16%	15%	15%
35 to 44 yrs	797	597	671	876	13%	13%	13%	15%
45 to 54 yrs	636	513	666	695	11%	11%	13%	12%
55 to 64 yrs	558	328	583	617	9%	7%	11%	10%
65 to 74 yrs	414	428	326	456	7%	9%	6%	8%
75 to 84 yrs	100	232	394	317	2%	5%	7%	5%
85 yrs and over	13	40	95	85	0%	1%	2%	1%

## 2.5 Households

### *Average Household Size*

The average household size in White City was 3.33 in 2018. Overall, this average decreased over the time period 2000 to 2018 (Table 6). However, household size decreased from 2000 to 2010 but increased again from 2010 to 2018. This growth-decline-growth trend mirrors the trends present in Sandy City, Salt Lake County, and Utah throughout the same period. However, the average household sizes in Salt Lake County and Utah were smaller than White City throughout this period.

**Table 6:** Average Household Size

Jurisdiction	Households				Percent Change		
	2000	2010	2017 / 18	2023	2000 - 2010	2010 - 2017 / 18	2017 / 18 - 2023
White City	3.33	3.18	3.22	3.23	-4.5%	1.3%	0.3%
Sandy City	3.42	3.08	3.10	3.11	-9.9%	0.6%	1.7%
Salt Lake Co	3.00	2.96	2.98	3.03	-1.3%	0.7%	1.7%
Utah	3.13	3.10	3.13	-----	-1.0%	1.0%	-----

### *Number of Households*

Between 2000 and 2010, the number of households in White City shrunk by 12 percent to 1,544 households (Table 7). This pattern of decline reversed from 2010 to 2017. The number of households in 2017 was close to that in 2000 (1,751 versus 1,764). Compared to other places, White City's growth in household number was in the middle. Utah, for example, experienced 25 percent growth from 2000 to 2010 in the number of households but 11 percent growth from 2010 to 2017.

**Table 7:** Number of Households

Jurisdiction	Households				Percent Change		
	2000	2010	2017	2023	2000 - 2010	2010 - 2017	2017 - 2023
White City	1,764	1,544	1,751	1,838	-12%	13%	5%
Sandy City	25,678	27,858	31,784	32,697	8%	14%	3%
Salt Lake Co	295,141	342,622	376,314	408,305	16%	10%	9%
Utah	701,281	877,692	975,448	-----	25%	11%	-----

## 2.6 Population by Race

### *Racial Distribution*

White City residents are predominantly white, comprising 89.6 percent of the population in 2010 and 93.4 percent of the population in 2017 (Table 8). White City is predicted to become slightly more diverse by 2023, with a non-white population approaching 15 percent. Asian and Black or African American both comprised about 1 percent of the population in 2017. People of any racial identity who identify as Hispanic or Latino/a made up about 10 percent of the population in 2010 and 2017. This percentage is expected to increase to almost 13 percent in 2023.

**Table 8: White City Racial and Ethnic Distribution**

Category	Count			Percentage of Total		
	2010	2017	2023	2010	2017	2023
White	4,846	4,924	5077	89.6%	93.4%	85.5%
Black or African American	29	50	46	0.5%	0.9%	0.8%
American Indian or Alaska Native	45	0	49	0.8%	0.0%	0.8%
Asian	75	46	192	1.4%	0.9%	3.2%
Native Hawaiian and other Pacific Islander	41	23	42	0.8%	0.4%	0.7%
Some other Race	231	56	310	4.3%	1.1%	5.2%
Two or More Races	140	171	224	2.6%	3.2%	3.8%
Hispanic or Latino/a	551	523	759	10.2%	9.9%	12.8%

## 2.7 Educational Attainment

Higher educational attainment corresponds to greater job choice, higher wages, and better quality of life. White City has experienced a growth in the population whose highest level of education is one of the three most educated qualities (Table 9a). The percentage of the population earning an Associate, Bachelor's, or Graduate or Professional degree increased from 30 percent to 38 percent between 2010 and 2017 (Table 9b). In 2010 and 2017, the mode education level attained remained constant, with "some college" comprising the largest percentage of the population of any one category. In this seven-year span, while the percentage of the population attending some high school but not obtaining their diploma decreased, the percentage of the population attaining less than 9<sup>th</sup> grade increased from 0 percent to 2 percent.

White City's educational attainment patterns mirror those of broader Salt Lake County. In Salt Lake County, the percentage of people whose highest education level was some college or below decreased. The percentage of people whose highest education level was a college degree or above increased. In general, Salt Lake County residents, including White City residents, became more formally educated between 2010 and 2017.

**Table 9a: Educational Attainment, Percentage of Total Population**

Highest Level Attained	White City		Salt Lake County	
	2010	2017	2010	2017
< 9th Grade	0%	2%	4%	3%
Some High School (no diploma)	9%	6%	8%	6%
High School Graduate	27%	26%	25%	22%
Some College (no degree)	34%	28%	27%	24%
Associate Degree	7%	12%	8%	9%
Bachelor's Degree	16%	19%	19%	23%
Graduate or Professional Degree	6%	7%	10%	13%

**Table 9b: Educational Attainment, Count**

Highest Level Attained	White City		Salt Lake County		Percent Change	
	2010	2017	2010	2017	White City	SLCo
< 9th Grade	6	78	24,967	22,933	1249%	-8%
Some High School (no diploma)	249	220	49,309	41,656	-12%	-16%
High School Graduate	792	897	154,169	158,214	13%	3%
Some College (no degree)	992	996	166,652	174,185	0%	5%
Associate Degree	205	437	49,309	61,833	113%	25%
Bachelor's Degree	471	651	120,464	163,704	38%	36%
Graduate or Professional Degree	176	241	59,920	94,258	37%	57%

## 2.8 Household Income

Median household income (MHI) is the middle amount when listing all household incomes from the low to high. MHI is a better indicator of the typical household income in a place than the mean household income if there are high or low outliers that artificially pull the average up or down. White City's median household income in 2010 was \$60,057 (Table 10). By 2018, median household income had risen 9 percent to \$65,688. Despite this increase, White City's MHI in 2018 was \$23,000 lower than the MHI of adjacent Sandy City. White City's MHI also fell below that of Salt Lake County by approximately \$6,000 and that of Utah by about \$3,000. Furthermore, White City's 9 percent rate of growth in MHI was much slower than the growth rates of 25 percent, 26 percent, and 25 percent in other jurisdictions.

**Table 10: Median Household Income**

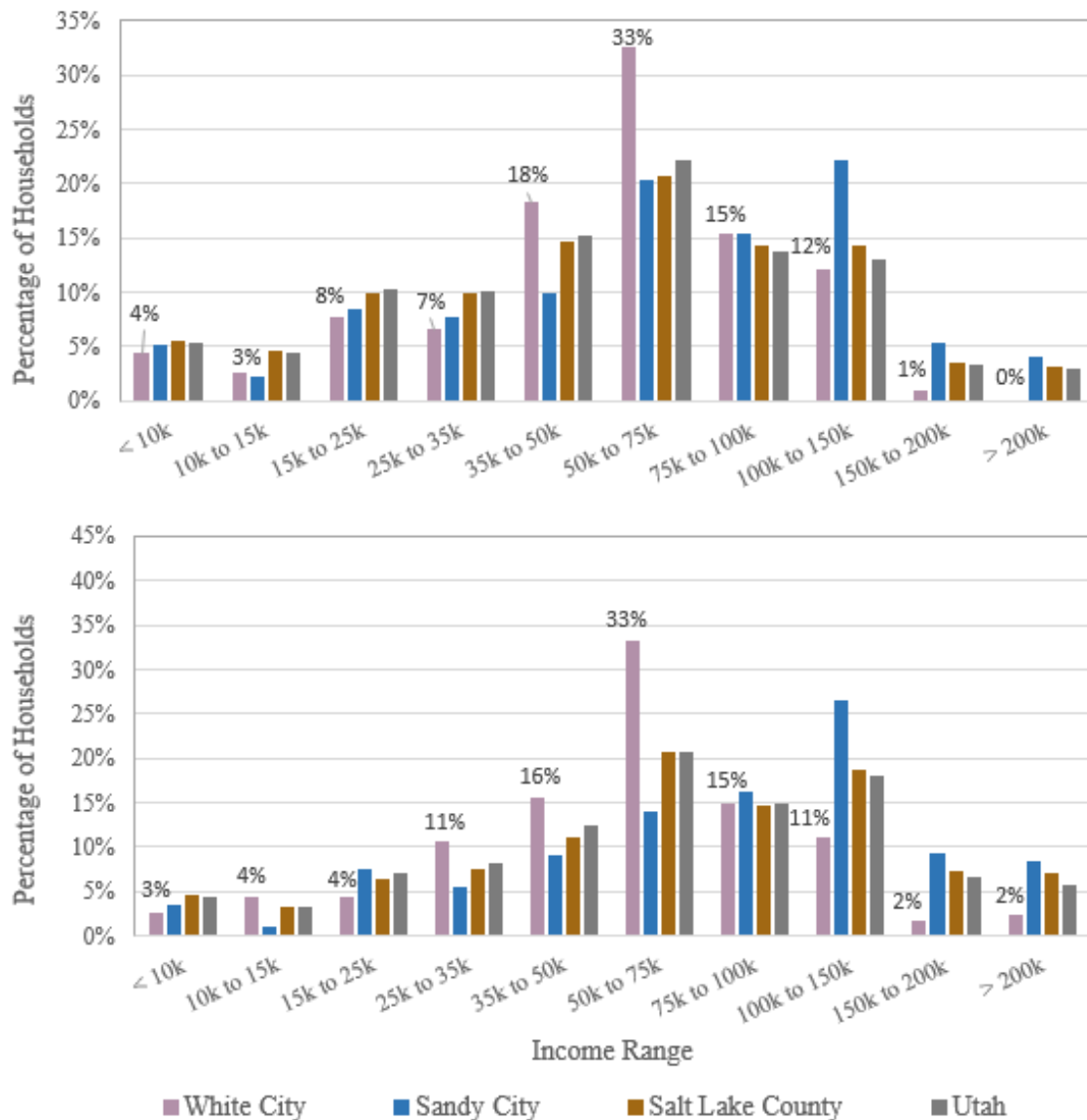
Jurisdiction				Percent Change	
	1999/2000	2010	2017/18	2000-2010	2010-2017
White City	\$49,103	\$60,057	\$65,688	22%	9%
Sandy City	\$66,458	\$70,931	\$88,481	7%	25%
Salt Lake Co	\$48,373	\$56,711	\$71,471	17%	26%
Utah	\$45,726	\$54,744	\$68,358	20%	25%



### Household Income Distribution

The slight increase in White City's MHI between 2010 and 2017 is visible by the percentage of households belonging to various income brackets in those years. Household income distribution for White City, Sandy City, Salt Lake County, and Utah are shown in Figure 2. White City has a subtle right, or upward, shift in household income. In both 2010 and 2017, the highest percentage of households (33 percent) made between \$50,000 and \$75,000. Additionally, White City had 7 percent of households in the lowest (< \$10,000) and second lowest (\$10,000 to \$15,000) income brackets in 2010 and 2017. However, in 2010, 40 percent made less than the mode of \$50-75 K while in 2017, only 38 percent made less. Over these seven years, the percentage of people making \$150,000 or more increased from 1 percent to 4 percent. Therefore, we observe a small increase in households with higher incomes and a decrease in households with lower incomes. Compared to Sandy City, Salt Lake County, and Utah, White City has a higher

**Figure 2: Household Income Distribution in 2010 (top) and 2017 (bottom)**



percentage of its population in the middle-income brackets and a smaller percentage of its population in the highest or lowest income brackets.

#### *Mean Household Income*

Mean household income is the average income of all households in the area of consideration. Mean household income for White City also increased between 2010 and 2017 (Table 11a). It rose from \$61,750 to \$65,364. The percentage of households with income from earnings decreased from 86 percent to 82 percent (Table 11b). The percentage of households with income from social security and other retirement fell slightly— 34 percent to 33 percent and 23 percent to 21 percent, respectively—during this time period.

Compared to Sandy City, Salt Lake County, and Utah, White City's mean household income in either year was significantly lower. In 2017, mean household income reached at least \$85,000 and up to \$108,000

**Table 11a: Mean Household Income by Source, Count**

Source of Income	White City	Sandy City	Salt Lake County	Utah
<b>2010</b>				
<i>Mean HH Income</i>	61,750	83,041	70,497	68,176
Earnings	56,813	81,672	69,402	66,446
Social Security	15,983	17,243	16,708	16,740
Other Retirement Income	14,107	26,352	21,764	23,873
Supplemental Security	6,336	11,489	9,528	9,840
<b>2017</b>				
<i>Mean HH Income</i>	65,364	108,011	91,338	86,442
Earnings	66,071	108,680	90,369	84,922
Social Security	21,330	23,490	20,725	20,435
Other Retirement Income	15,194	24,108	26,274	28,447
Supplemental Security	---	10,981	10,469	10,367

**Table 11b: Mean Household Income by Source, Percentage of Households**

Source of Income	White City	Sandy City	Salt Lake County	Utah
<b>2010</b>				
<i>Mean HH Income</i>	\$61,750	\$83,041	\$70,497	\$68,176
Earnings	86%	87%	86%	84%
Social Security	34%	22%	22%	23%
Other Retirement Income	23%	13%	13%	15%
Supplemental Security	1%	4%	4%	4%
<b>2017</b>				
<i>Mean HH Income</i>	\$65,364	\$108,011	\$91,338	\$86,442
Earnings	82%	82%	86%	84%
Social Security	33%	27%	23%	24%
Other Retirement Income	21%	17%	13%	16%
Supplemental Security	1%	3%	4%	4%



in the other places compared to White City's \$65,364. Percentage of households with income from social security or other retirement funds was significantly higher in White City than in other places in 2017, which reflects its higher median age and comparatively older population.

#### *Per Capita Income*

Per capita income is the total income divided by the total population. It conveys the income per person assuming an even distribution. White City's per capita income was at \$17,148 in 2000 (Table 12). It increased at a high rate of 23 percent, to \$21,035, by 2010 but then increased at a low rate of 6 percent to \$22,278 between 2010 and 2017. This rate of growth was much lower than that of Sandy City, Salt Lake County, or Utah in the same period. Resembling White City's medium and mean household incomes, White City's per capita income was also lower than that of Sandy City, Salt Lake County, and Utah.

**Table 12: Per Capita Income**

Jurisdiction				Percent Change	
	1999/2000	2010	2017	2000-2010	2010-2017
White City	\$17,148	\$21,035	\$22,278	23%	6%
Sandy City	\$22,928	\$26,636	\$36,689	16%	38%
Salt Lake Co	\$20,190	\$23,659	\$31,366	17%	33%
Utah	\$18,185	\$22,059	\$28,085	21%	27%

#### *Earnings by Gender*

Median earnings by gender from 2010 to 2017 are shown for White City, Sandy City, Salt Lake County, and Utah. Both genders' median earnings increased in all jurisdictions over the time period. Males in White City experienced the smallest rate of growth in median earnings of either gender or jurisdiction; median earnings for White City males increased 9 percent in those seven years. While median earnings of White City females increased at a rate of 13 percent, they made \$17,000 less than White City males, or 55 percent of what males earned. Nearby Sandy City displays the same pattern of male and female raw earnings and growth in earnings. The rate of growth in earnings over time is higher for females than males in Salt Lake County and Utah as well. However, the highest median earning for a female group, Sandy

**Table 13: Median Earnings by Gender**

	White City	Sandy City	Salt Lake Co	Utah
<b>Year</b>	<b>Female full-time, year-round workers</b>			
2010	\$19,571	\$22,665	\$21,905	\$18,432
2017	\$22,147	\$27,342	\$26,028	\$21,478
Percent Change	13%	21%	19%	17%
<b>Year</b>	<b>Male full-time, year-round workers</b>			
2010	\$36,456	\$44,013	\$34,834	\$35,126
2017	\$39,911	\$50,480	\$39,242	\$38,888
Percent Change	9%	15%	13%	11%

City's at \$27,342, is still \$12,000 less than the lowest median earning for a male group, White City's at \$39,911.

### 3.0 Economic Development

#### 3.1 Industry Breakdown

The breakdown of employment by industry is important for understanding the job culture, opportunities, and limitations in an area. In 2017, the most employed industry for White City was educational services, health care, and social assistance (Table 14). About one-quarter of working White City residents were employed in this industry. Retail trade as well as professional, scientific, management, administrative, and waste management services each employed 13 percent of the working population. Manufacturing, construction, finance, and wholesale trade all decreased significantly over this time period.

Educational services, health care, and social services also employed a significant percentage of the populations of Sandy City, Salt Lake County, and Utah. Interestingly, the distribution of employment among White City, Sandy City, Salt Lake County, and Utah were all very similar to each other.

**Table 14: Employment by Industry**

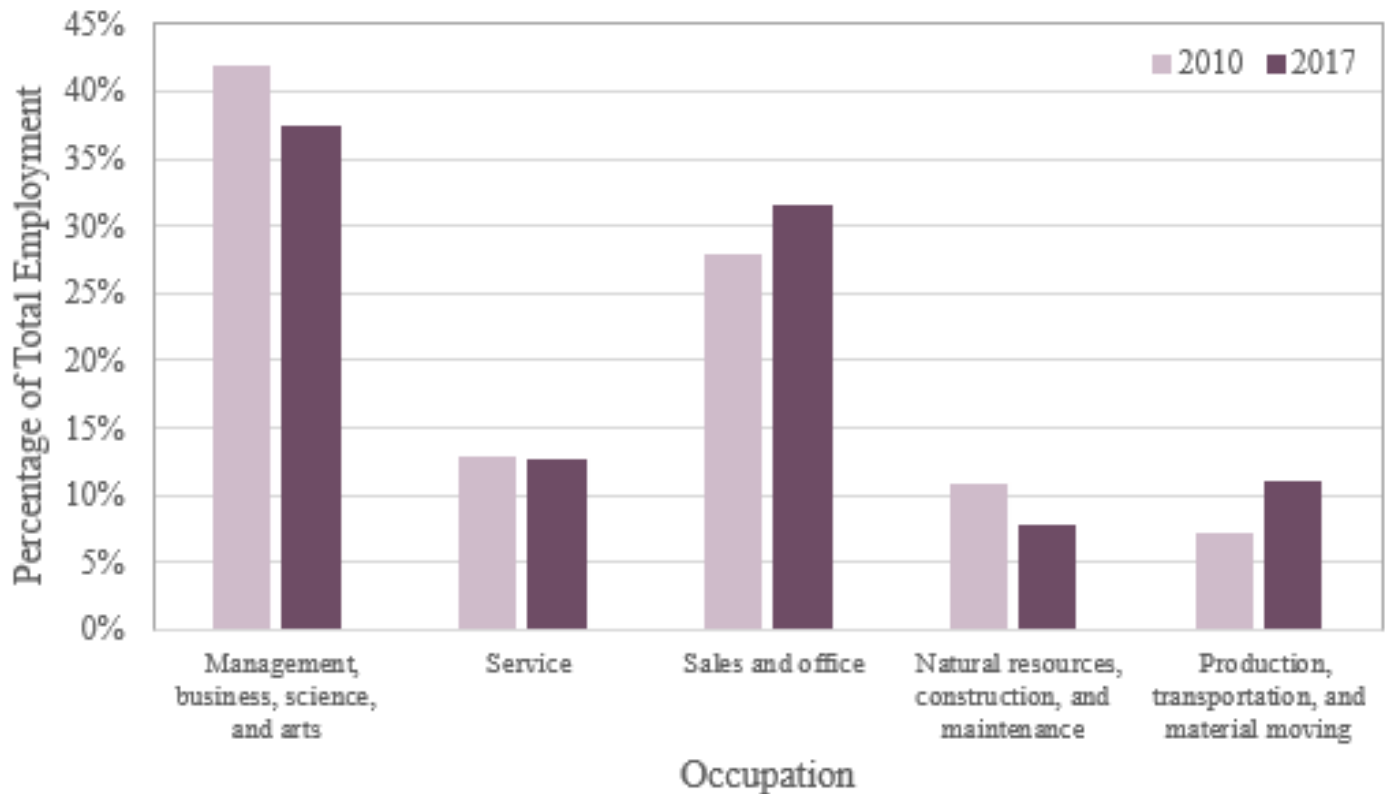
Industry Type	White City			Sandy City	Salt Lake Co 2017	Utah
	2010	2017	Percent Change			
<i>Civilian employed population 16 years+</i>	<i>2,281</i>	<i>2,468</i>	<i>8%</i>	<i>62,047</i>	<i>593,714</i>	<i>1,505,003</i>
Agriculture, forestry, fishing & hunting, mining	0%	2%	200%	0%	1%	2%
Construction	11%	5%	-50%	7%	7%	7%
Manufacturing	14%	9%	-41%	10%	10%	10%
Retail trade	10%	13%	40%	12%	10%	11%
Transportation & warehousing, utilities	2%	4%	90%	5%	6%	5%
Information	2%	3%	62%	3%	3%	2%
Finance & insurance, real estate, rental & leasing	11%	6%	-44%	11%	9%	7%
Professional, scientific, & management, administrative & waste management services	12%	13%	9%	12%	14%	13%
Educational services, health care, social assistance	22%	25%	13%	19%	21%	22%
Arts, entertainment, & recreation, accommodation & food services	5%	7%	49%	9%	9%	9%
Other services, except public	4%	5%	28%	4%	5%	5%
Wholesale trade	5%	4%	-15%	3%	3%	3%
Public administration	3%	3%	28%	4%	4%	5%

#### 3.2 Occupation

The U.S. Census Bureau summarizes jobs by occupation as well as employment by industry. There are five main categories of occupations: one – management, business, science, and arts; two – service; three – sales and office; four – natural resources, construction, and maintenance; and five – production,

transportation, and material moving. White City saw few changes in its occupation makeup from 2010 to 2017 (Figure 3).

**Figure 3: Distribution of Occupations of White City Residents**



The distribution of occupations in Sandy City, Salt Lake County, Utah, and U.S. is like that of White City (Table 15). White City has a lower percentage than other Utah jurisdictions in management, business, sciences, and arts but a higher percentage than all other jurisdictions in sales and office occupations.

**Table 15: Occupations in 2017**

Occupation Type	White City	Sandy City	Salt Lake Co	Utah	U.S.
Management, business, science, and arts	37%	45%	41%	39%	37%
Service	13%	12%	15%	15%	18%
Sales and office	32%	27%	25%	24%	24%
Natural resources, construction, and maintenance	8%	9%	8%	9%	9%
Production, transportation, and material moving	11%	8%	12%	12%	12%

White City's percentage of people in this occupation, 32 percent, exceeds the national and state averages of 24 percent.

### 3.3 Class of Civilian Labor Force

The U.S. Census Bureau also divides workers in labor force classes. These include private, government, self-employed, and unpaid family workers. The majority (84 percent) of White City workers are private wage and salary workers (Table 16). This mimics but exceeds the values for the county, state, and nation. The percent of White City workers in government is lower than elsewhere while the percent of White City workers who are self-employed is higher than elsewhere.

**Table 16: Civilian Labor Force Classes in 2017**

Class of Worker	White City	Sandy City	Salt Lake Co	Utah	U.S.
Private wage and salary workers	84%	83%	83%	81%	80%
Government workers	9%	13%	13%	14%	14%
Self-employed in own not incorporated business workers	7%	4%	5%	5%	6%
Unpaid family workers	0%	0%	0%	0%	0%

### 3.4 Unemployment Rate

From 2010 through 2017, White City had an unemployment rate around 7 percent (Table 17). In 2010, Sandy City, Salt Lake County, Utah, and the U.S. had unemployment rates ranging from 6 percent to 8 percent. Therefore in 2010, White City's matched trends in broader geographies. However, in 2017, Sandy City, Salt Lake County, and Utah had under 3 percent unemployment rates, and the U.S. had a rate of 4 percent. White City's 6.7 percent unemployment rate in 2017 was significantly higher than the national average.

**Table 17: Unemployment Rate of Civilian Labor Force**

Year	White City	Sandy City	Salt Lake Co	Utah	U.S.
2010	7.2%	6.0%	7.0%	6.4%	8.0%
2017	6.7%	2.0%	2.6%	2.4%	4.0%

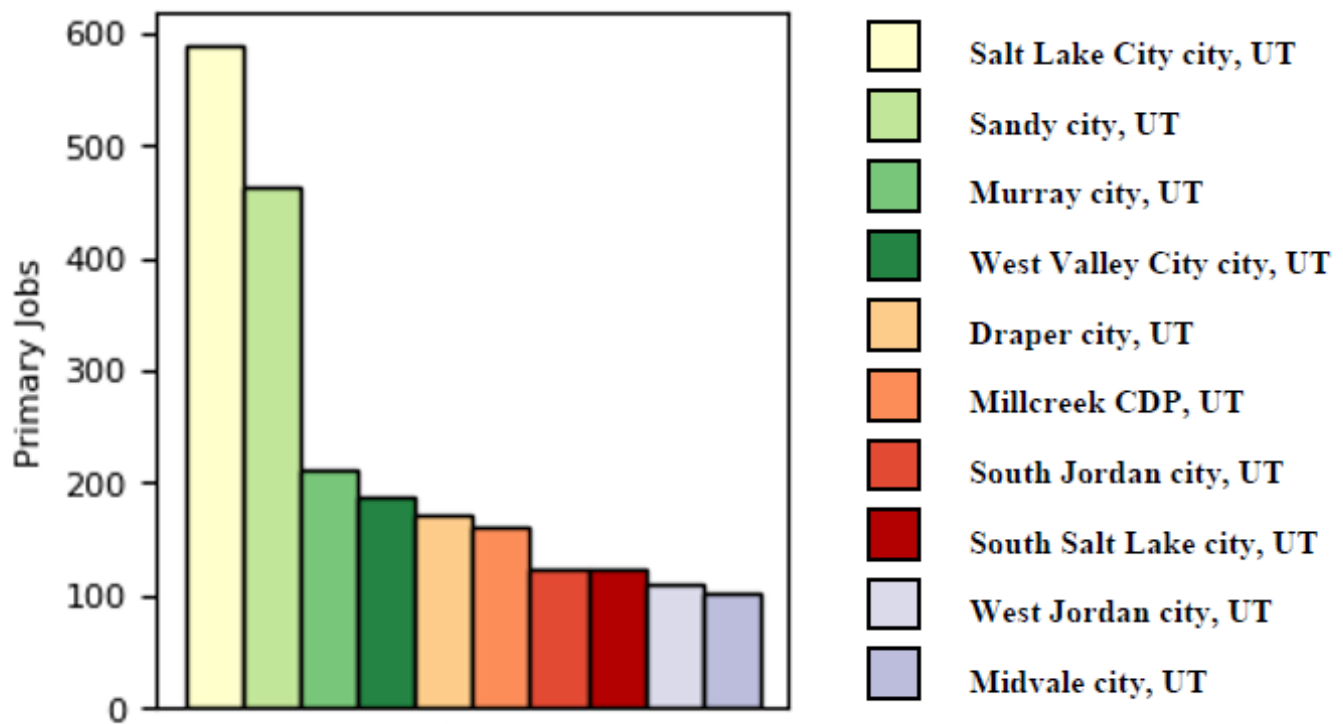
### 3.5 Places of Employment

All White City's X working residents work within the state of Utah. 91 percent work within Salt Lake County (Table 18). Salt Lake County residents also work mostly within Utah (99 percent) and Salt Lake County (93 percent). Almost 600 White City residents work in Salt Lake City (Figure 4). Sandy City is also an important employment center for White City, providing over 450 more jobs for White City residents. Other cities within the county, such as Murray and West Valley City, also employ White City residents.

**Table 18: Location of Employment for White City and SLCo in 2017**

<b>White City - Total Working Population: 2,442</b>		
Location of Work Force	Population	Percentage
County of residence: SLCo	2,228	91%
Outside county of residence	214	9%
<b>Salt Lake Co - Total Working Population: 556,953</b>		
Location of Workforce	Population	Percentage
County of Residence: SLCo	516,295	93%
Outside county of residence	36,759	7%
State of residence	553,054	99%
Outside state of residence	3,899	1%

**Figure 4: Where White City Residents Work, by Count and Location 2015**



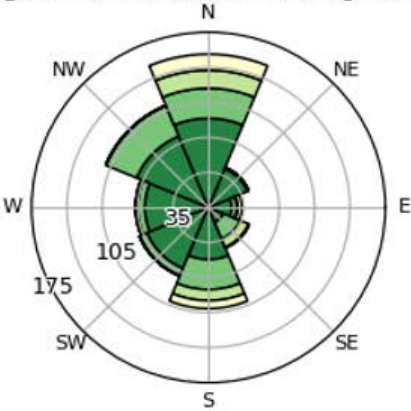
### 3.6 Commuting Patterns

Commuting patterns include the time, distance, and direction of residents to work and back again. Overly long commuting times or limited commuting options can reduce the number and types of jobs available

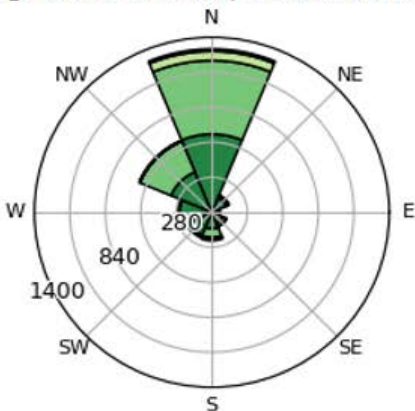
to a community. Long commutes also negatively impact quality of life by increasing stress, decreasing leisure time, and contributing to poor air quality.

White City is located on the east side of the Salt Lake Valley. Incoming workers commute from the north, south, and east to get to White City (Figure 5a), while outgoing residents commute north (Figure 5b). In Figure 5b, the big wedge in the north of a 10 to 24-mile commute correlates to the known large number of White City residents who travel to Salt Lake City for work. Workers commuting into White City are often coming from under ten miles away, yet White City residents are commuting 10 to 24 miles away for work elsewhere. Furthermore, there is a large discrepancy between who lives in White City and who works in White City. 613 are employed in White City but live elsewhere; 2,965 live in White City but are employed elsewhere; and just 17 both live and are employed in White City.

**Figure 5a: Workers Commuting into White City, 2015**



**Figure 5b: White City Residents Commuting Destination, 2015**



Legend	
Color	Distance Travelled (miles)
	Under 10
	10 to 24
	25 to 50
	Over 50
Concentric circles denote the number of workers.	
Colors denote distance travelled in that direction.	

Public transport connects White City to other places. Bus stops sit on and near White City’s borders on 9400 S, 10600 S, 1300 E, and 700 E. White City does not have easy access to light rail. Only 2 percent of residents take public transport to work, which matches Utah’s state average. Most White City residents commute using single-occupancy vehicles. Driving alone decreased between 2010 and 2017, from 82 percent to 74 percent of commutes, while those carpooling, walking, or working at home increased (Table 19). Compared to Sandy City, Salt Lake County, and Utah, White City has a smaller percentage of its population commuting using single-occupancy vehicles and a higher percentage of its population commuting through carpooling.

**Table 19: Commuting Patterns**

Method	White City			Sandy City	Salt Lake Co	Utah
	2010	2017	Percent Change	2017		
Car, truck, or van - drove alone	82%	74%	-9%	77%	75%	76%
Car, truck, or van - carpooled	11%	14%	31%	11%	11%	11%
Public transportation (excluding taxicab)	2%	2%	-33%	3%	3%	2%
Walked	0%	3%	300%	1%	2%	2%
Taxicab, motorcycle, bicycle, or other means	3%	1%	-62%	1%	2%	2%
Worked at home	2%	6%	177%	8%	7%	7%

#### 4.0 Land Use and Facilities

##### 4.1 Residential

###### *Types of Housing and Housing Occupancy*

In 2017, White City held 1,751 occupied housing units (Table 20). The mode type of unit was detached single units, which numbered 1,722. There were also 29 attached single units. No housing types with two or more units existed in White City. In 2017, about 15 percent of these units were rented, while the other 85 percent were owned (Table 21). 452 units were built between 2010 and 2017, and in 2017, no units were vacant.

The larger geographic jurisdictions showed larger renter to owner ratios (Table 21). About 30 percent of units in nearby Sandy City are renter-occupied, and about 50 percent of units in Salt Lake County are renter-occupied.

**Table 20: White City's Housing Types**

Housing Type	2017
<i>Total Occupied Units</i>	<i>1,751</i>
Single Units (detached)	1722
Single Units (attached)	29
2 Apartments	0
3 or 4 Apartments	0
5 to 9 Apartments	0
10 to 19 Apartments	0
20 or More Apartments	0
Mobile Home	0
Boat, RV, Van, etc.	0

**Table 21: Household Occupancy**

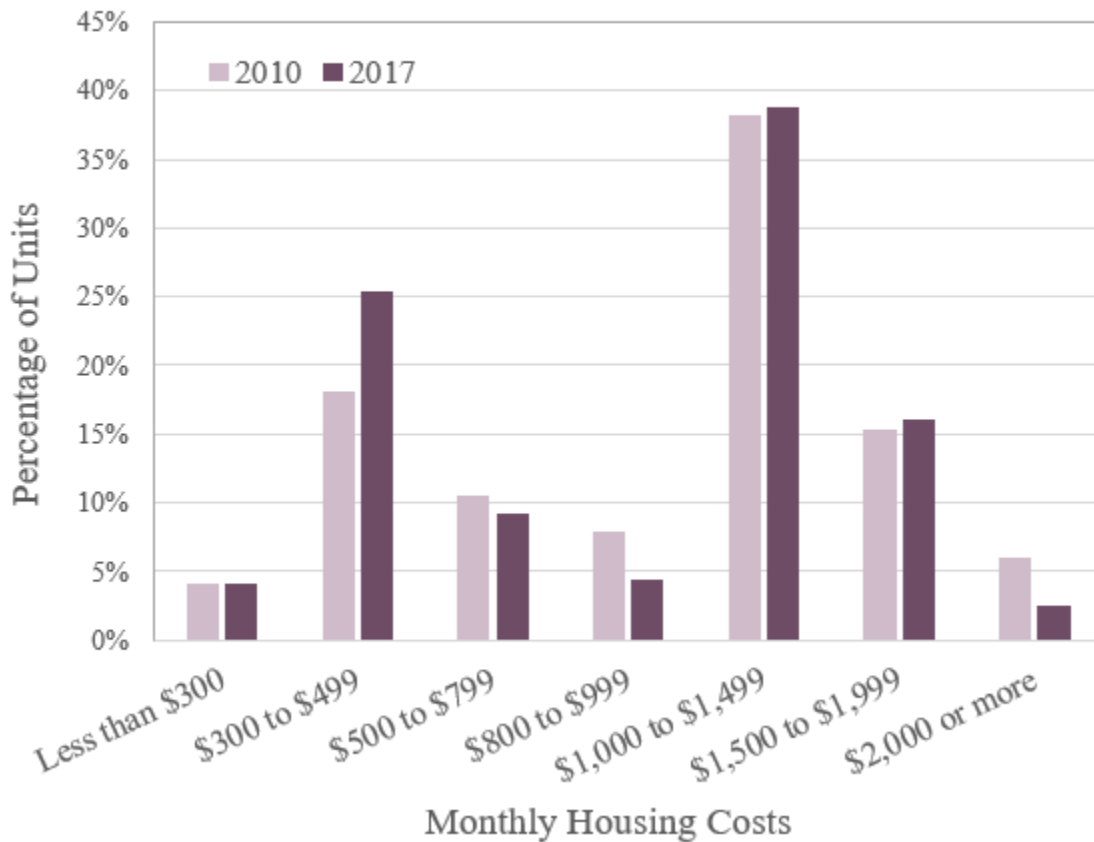
Jurisdiction	2010 Housing Units			2017 Housing Units		
	Owner-Occupied	Renter-Occupied	Vacant	Owner-Occupied	Renter-Occupied	Vacant
White City	1,299	245	----	1,751	255	0
Sandy City	21,414	6,444	1,001	24,679	7,105	1,554
Salt Lake Co	230,419	112,203	21,409	252,507	123,807	20,649
Utah	618,137	259,555	102,017	681,838	293,610	109,553



### Housing Costs

Owner-occupied housing costs are shown in Figure 6. From 2010 to 2017, housing costs for units remained consistent. Most units elicited costs between \$1,000 and \$1,499 per month. In 2017, fewer units cost \$2,000 or higher or between \$800 and \$999 per month. Additionally, significantly more units cost \$300-\$499; the percentage of units in this cost bracket rose from 18 percent to 25 percent.

**Figure 6: White City's Monthly Owner-Occupied Housing Costs**



Data for rental costs in White City show higher than general values (Table 22). Median monthly gross rent was \$1,122 in 2010 compared to values in the \$700s and \$800s for Sandy City, Salt Lake County, Utah, and the U.S. However, the increase in median rent between 2010 and 2017 for White City fell below the national average. Therefore, by 2017 White City's median monthly rent was only slightly above that of other jurisdictions. Median monthly gross rent in Sandy City, for example, rose 30 percent between 2010 and 2017 to \$1,168. Migration and birth patterns in Salt Lake County indicate this trend will continue for several decades if population growth outpaces available housing. While monthly rental costs increased sharply, monthly homeowner costs decreased both in White City and Sandy City from 2010 to 2017.



**Table 22: Median Rental and House Cost Comparison (Dollars)**

<b>White City</b>			
Category	2010	2017	2010 - 2017
Median Monthly Gross Rent	\$1,122	\$1,301	16%
Median Monthly Owner Costs (w/Mortgage)	\$1,345	\$1,295	-4%
Median home Value (Owner Occupied)	\$205,500	\$216,900	6%
<b>Sandy City</b>			
Category	2010	2017	2010 - 2017
Median Monthly Gross Rent	\$898	\$1,168	30%
Median Monthly Owner Costs (w/Mortgage)	\$1,731	\$1,693	-2%
Median home Value (Owner Occupied)	\$281,300	\$347,300	23%
<b>Salt Lake Co</b>			
Category	2010	2017	2010 - 2017
Median Monthly Gross Rent	\$818	\$1,015	24%
Median Monthly Owner Costs (w/Mortgage)	\$1,521	\$1,537	1%
Median home Value (Owner Occupied)	\$237,500	\$260,700	10%
<b>Utah</b>			
Category	2010	2017	2010 - 2017
Median Monthly Gross Rent	\$781	\$948	21%
Median Monthly Owner Costs (w/Mortgage)	\$1,440	\$1,455	1%
Median home Value (Owner Occupied)	\$218,100	\$238,300	9%
<b>U.S.</b>			
Category	2010	2017	2010 - 2017
Median Monthly Gross Rent	\$841	\$982	17%
Median Monthly Owner Costs (w/Mortgage)	\$1,524	\$1,515	-1%
Median home Value (Owner Occupied)	\$188,400	\$193,500	3%

### *Cost-Burdened Housing*

The county-wide trend of population growth outpacing available housing leads to questions about housing affordability. Cost-burdened housing is defined as people spending more than 30 percent of their income on housing. When housing costs more than 30 percent of income, money is not available to meet other needs such as food, heat or other utilities, transportation, or clothing. Thus, families who are cost-burdened must sacrifice other needs to maintain their housing status. People who are housing cost-burdened have a high risk of becoming unable to pay their housing costs and experiencing homelessness. Cost-burdened housing can happen at any income bracket.

In White City, all five income brackets have households who are cost-burdened (Table 23). About one-quarter of the population is cost-burdened. The highest percentage of cost-burdened households are not in the lowest two income brackets; rather, over 7 percent of those making \$35,000 to \$49,000 or \$50,000 to \$74,999 experience cost-burdened housing. Another 21 percent were at risk for being housing cost-burden, as they spend 20 percent to 29 percent of their income on housing. If housing costs increase faster than income, these households may cross the 30 percent threshold.

**Table 23: White City Percentage of Income going toward Housing Costs, 2017**

Income Range	Not cost-burdened < 20%	Cost-burden risk 20% to 29%	Cost-burdened > 30%
Under \$20,000	0.0%	0.9%	4.6%
\$20,000 to \$34,999	9.1%	1.1%	4.3%
\$35,000 to \$49,999	5.2%	3.0%	7.3%
\$50,000 to \$74,999	13.4%	11.8%	7.4%
\$75,000 or more	24.5%	4.2%	1.0%

Those who are cost-burdened in White City, Sandy City, Salt Lake Co, and Utah are shown in Table 24. Income brackets with at least 10 percent of households being cost-burdened are highlighted in red. Compared to these other jurisdictions, White City has a lower percentage of households who are cost-burdened. Across all income ranges, 30 percent of Sandy City, 28 percent of Salt Lake County, and 26 percent of Utah households are cost-burdened. However, 61 percent of renters in White City are cost-burdened, which exceeds the values of Sandy City, Salt Lake County, and Utah (45 percent, 43 percent, 43 percent). Of particular concern is that over one-quarter of renters belonging to the lowest income

**Table 24: Percentage of Income Bracket who are Cost-Burdened with Housing, 2017**

Income Range	White City			Sandy City			Salt Lake Co			Utah		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
< \$20,000	5%	1%	27%	6%	4%	15%	8%	4%	16%	8%	4%	16%
\$20,000 to \$34,999	4%	4%	6%	5%	4%	11%	8%	4%	15%	7%	4%	15%
\$35,000 to \$49,999	7%	6%	17%	4%	2%	10%	5%	3%	7%	5%	4%	8%
\$50,000 to \$74,999	7%	7%	11%	5%	4%	6%	5%	5%	4%	4%	5%	3%
\$75,000 or more	1%	1%	0%	5%	5%	3%	2%	3%	1%	2%	2%	1%

bracket (under \$20,000) are cost-burdened.

### *Condition of Housing*

Housing conditions in White City are reportedly decent. Zero housing units lack complete plumbing or kitchen facilities (Table 25). However, 95.1 percent of housing is at least 49 years old (built before 1980). Therefore, upkeep and maintenance costs for homeowners are likely high. Interestingly, while 1.3 percent of housing units had no telephone services in 2010, that percentage increased to 3.1 percent by 2017.

Some housing in Salt Lake County and Utah still lacks complete plumbing or kitchen facilities. However, White City's housing age is much older than that in the other jurisdictions. Only 41.2 percent of Sandy City housing was built before 1980; similarly, 48.3 percent of Salt Lake County and 40.6 percent of Utah

**Table 25: Conditions of Housing**

Condition	White City		Sandy City		Salt Lake Co		Utah	
	2010	2017	2010	2017	2010	2017	2010	2017
Lacking complete plumbing facilities	0.0%	0.0%	0.00%	1.0%	0.40%	0.3%	0.50%	0.3%
Lacking complete kitchen facilities	0.5%	0.0%	0.70%	1.6%	0.80%	0.6%	0.90%	0.7%
No telephone service available	1.3%	3.1%	1.50%	6.1%	2.30%	2.1%	2.20%	1.6%
Built before 1980	-----	95.1%	45.5%	41.2%	52.8%	48.3%	44.6%	40.6%

housing was built prior to 1980.

### *Jobs and Housing Balance*

The jobs and housing balance describe the ratio of jobs to people in a given area. There are several variations of this metric. For White City, an employment – population ratio and an employment – housing unit ratio were calculated (Table 26). White City's employment – population ratio was 0.42 for 2010 and 0.47 for 2018. In other words, for every 100 people, 42 or 47 were employed. This stands well below the recommended ratio of 1.25 to 1.75. White City's employment – housing unit ratio, at 1.48 in 2010 and 1.41 in 2017, was in the middle of the recommended range. This means that for every 100 housing units, 148 or 141 people were employed. This supports ESRI's Business Analyst conjecture that most households in White City have two or more sources of income. Both ratios for White City are like those for Salt Lake County.

**Table 26: Jobs and Housing Balance**

Characteristic	White City		Salt Lake Co	
	2010	2017	2010	2017
Population	5,407	5,270	1,029,655	1,135,649
Average Household Size	3.18	----	2.96	2.98
Number of Households	1544	1751	342,622	376,314
Housing Units	1544	1751	364,031	396,963
Employment	2281	2468	543,411	617,267
Employment/Population Ratio	0.42	0.47	0.53	0.54
Employment/Housing Unit Ratio	1.48	1.41	1.49	1.55

## **4.2 Public Facilities**

### *Sanitary & Utilities Systems*

Waste and recycling are picked up by Wasatch Front Waste & Recycling District on Wednesdays. Vouchers for fee waivers for people who haul their trash to the landfill themselves can be obtained from White City's Community Council Representative. Wasatch Front Waste & Recycling District allows additional cans, for a \$204 fee, or a Green Waste composting can for a \$114 fee.

White City is a member of the Jordan Valley Water Conservancy District. However, drinking water is not obtained from mountain-fed rivers and streams like many other places within Salt Lake County. Water is obtained from an aquifer managed by the White City Water Improvement District, an independent political entity that keeps water rights under the community's control. No chemicals or additives are introduced to this well-water, which is naturally pristine. White City values its water source greatly.

### *Public Safety*

White City's public safety is served by the Unified Police Department and Unified Fire Authority. White City falls under the Midvale Precinct, which is served by Chief Randy Thomas and other members of the Unified Police force. Detective Paula Stinson is the assigned Community Oriented Police Officer, who fulfills duties, such as holding meetings, working with the community, and hosting special events.

Crime data for White City individually were not available. However, the Utah Department of Public Safety produces an annual report that includes crime data occurring in the areas served by the Unified Police of Great Salt Lake. As White City is one of these areas, the crime statistics can be used as a general estimate. The areas served by the Unified Police have significantly lower crime rates than Salt Lake County, from 2010 through 2017 (Table 27).

**Table 27: Crime Rates**

<b>Crime</b>	Unified Police of Greater Salt Lake			Salt Lake County		
	2010	2014	2017	2010	2014	2017
Murder	4	5	13	28	19	44
Rape	63	103	156	463	474	794
Robbery	109	182	217	932	973	1,137
Aggravated Assault	365	426	481	2,349	2,138	2,516
Burglary	1,528	1,596	1,711	7,749	5,874	6,830
Larceny	5,317	8,266	8,296	35,324	35,497	37,150
Vehicle theft	642	1,255	1,717	3,741	4,477	6,044
Arson	27	22	33	158	110	102
<i>Total Crime Index</i>	<i>8,055</i>	<i>11,855</i>	<i>12,624</i>	<i>50,744</i>	<i>49,562</i>	<i>54,617</i>
<i>Crime Rate per 1,000</i>	<i>35</i>	<i>35</i>	<i>36</i>	<i>49</i>	<i>45</i>	<i>48</i>

## 4.3 Community Facilities

### *Parks*

White City has several important community facilities within its boundaries or adjacent to them. Big Bear park is a 14.7-acre public park in White City's northeast corner. Its amenities include restrooms, a reservable pavilion, picnic tables, a playground, a baseball field, tennis courts, volleyball courts, horseshoes, shuffleboard, drinking fountains, walkways, and a bear statue. Dimple Dell bisects White City and sandwiches Dry Creek. Dimple Dell offers over 15 miles of trails in its 630 acres. Lone Peak Park sits adjacent to White City's west side. Within its 28 acres, it has a skate park, pavilions, soccer fields, baseball/softball fields, a score keepers building, a concession stand, playgrounds, a basketball court, and walking paths. These three parks allow White City residents ample space for outdoor activity within walking distance of their homes. Additionally, White Towers public swimming pool is in central White City, providing locals with a place to swim.

### *Places of Worship*

Other assets include three places of worship. Hilltop United Methodist Church and a ward of The Church of Jesus Christ of the Latter-Day Saints sit in the southern part of White City. One ward of The Church of Jesus Christ of the Latter-Day Saints sits underneath Big Bear Park in the east side. Other LDS institutions are located just outside White City's boundaries.

### *Businesses*

Several businesses including home based businesses are in White City: Oasis Gardens & Koi, Trifecta Ink, Lone Peak Dental Care, Backus Associates, and Cathie's Craft Room, among others. Within a mile from most of White City, residents can reach a grocery store, a library, fitness centers, fast-food joints, shopping centers, and a movie theater.

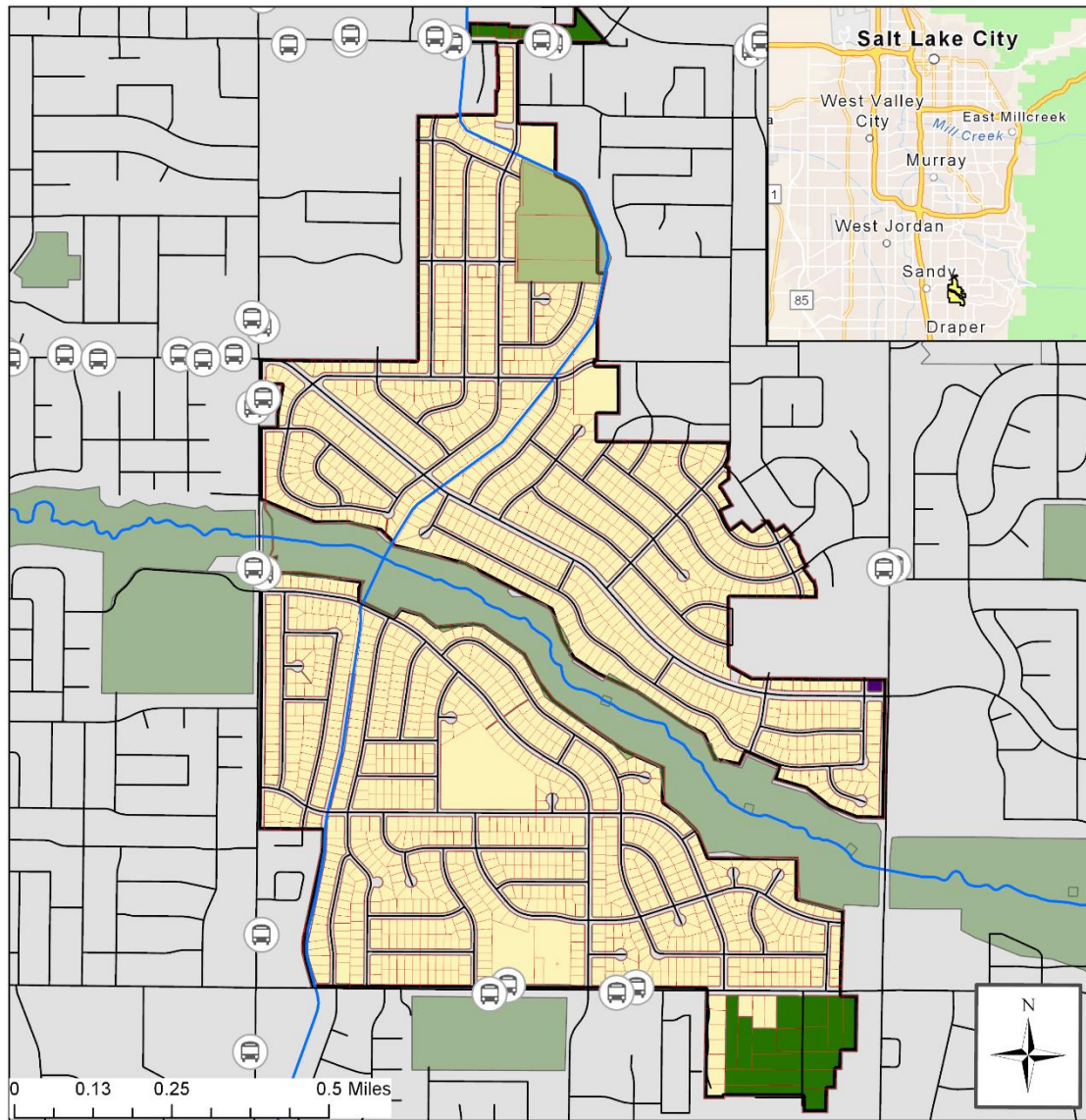
### *Schools*

Alta View Elementary School is in the center of White City. Star Brite Kids is a preschool off 10600 South in White City. Bellview Elementary School, Edgemont Elementary School, Eastmont Middle School, and The Challenger School - Sandy all sit on or close to White City's borders.



Figure 7: A map of White City Metro Township and some of its amenities.

# White City Metro Township



- Zoning**
- Agricultural
  - Commercial
  - Residential
- Roads
- Streams
- BUS Bus Stop
- Parks

Map prepared by Salt Lake County  
Planning and Development Services  
Cartographer: Daniel Quintanilla  
28 May 2019

The information depicted on this map is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.



## 5.0 Resources

### 5.1 Data Resources

#### 1. *United States Census Bureau: American Fact Finder and On the Map*

Tables: S2503, S2001, S1901, S1501, DP05, DP04, DP03, DP1, CP04, and B08130

#### 2. *ESRI Business Analyst*

Reports: Demographic and Income Comparison Profile, Tapestry Segment Profile, and Detailed Age Profile

#### 3. *Utah Department of Public Safety*

Reports: 2010, 2014, and 2017 Crime in Utah

### 5.2 Other Resources

Salt Lake County Parks: <https://slco.org/parks/parks-list/>

Sandy City Parks: <https://sandy.utah.gov/Home/Components/FacilityDirectory/FacilityDirectory/34/466>

Unified Fire Authority: <http://www.unifiedfire.org/about/default.asp>

Unified Police: <https://www.updsl.org/>

Wasatch Front Waste & Recycling District: <https://wasatchfrontwaste.org/>

White City Metro Township: <http://www.whitecityutah.org/index.html>

White City Metro Township 2018 Newsletter:

[http://whitecityutah.org/Newsletters/White\\_City\\_Newsletter\\_017\\_July\\_2018.pdf](http://whitecityutah.org/Newsletters/White_City_Newsletter_017_July_2018.pdf)

White City Water Improvement District: <https://wcwid.org/brief-history/>

Ordinance 19-07-01 Title 12 Code  
Enforcement and Community  
Preservation



# COPY - FOR PUBLIC REVIEW

## WHITE CITY ORDINANCE 19-07-01

### CODE ENFORCEMENT AND COMMUNITY PRESERVATION

#### AN ORDINANCE OF THE WHITE CITY METRO TOWNSHIP COUNCIL CREATING TITLE 12: "CODE ENFORCEMENT AND COMMUNITY PRESERVATION" AND SUBSEQUENT CHAPTERS OF THE WHITE CITY CODE OF ORDINANCES TO ESTABLISH AND REGULATE THE THE ADMINISTRATIVE CODE ENFORCEMENT PROCESS

**WHEREAS**, the current remedies available for ordinance enforcement rely heavily on fines and court action to resolve violations of White City's Municipal Code; and

**WHEREAS**, pursuant to Utah Code Ann. §10-2a-414(3), White City's code enforcement provisions are based on Salt Lake County's ordinances and were enacted pursuant to Title 17, which pertains to counties, as opposed to Title 10, which governs municipalities; and

**WHEREAS**, resolving code enforcement actions through the current enforcement process is often costly, can take years to resolve, and can allow violations to exist unabated for significant periods to time, forcing citizens to endure an unsightly and unhealthy living environment; and

**WHEREAS**, fines and penalties can accrue on a daily basis while violations of the Municipal Code await resolution in court, and can result in substantial, cumulative fines for relatively minor violations; and

**WHEREAS**, other municipalities in Utah utilize a combination of administrative, civil, and criminal remedies to bring about compliance with municipal ordinances, and such an approach can bring about compliance in a reasonable amount of time and in a more cost-effective manner; and

**WHEREAS**, the Council desires to enact a more comprehensive code enforcement program that is based on Title 10 of the Utah Code and includes various procedures to facilitate the enforcement of ordinance violations that incentivize compliance and, if a property owner is unwilling or unable to remedy a violation, authorize the use of administrative mechanisms to facilitate the abatement of the violation in an easier, more timely, and less costly manner; and

**WHEREAS**, on June 25, 2019, the White City Planning Commission reviewed and recommended the adoption the code enforcement program (the "Program") contained in this ordinance, which the staff and attorney have reviewed; and

**WHEREAS**, the Council is authorized to enact the Program pursuant to Utah Code Ann. §§ 10-3-702 – 703.7, 10-3-716, 10-8-60, and 10-11-1, et seq., among other applicable laws and authorities; and

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**WHEREAS**, the Council does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of White City to adopt a more comprehensive and flexible code enforcement program to facilitate compliance with municipal ordinances and to improve the appearance of the community.

**NOW THEREFORE**, be it ordained by the Council of White City, in the State of Utah, as follows:

**SECTION 1:**        **ADOPTION** “CHAPTER 12.01 - GENERAL” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

CHAPTER 12.01 - GENERAL (Non-existent)

## AFTER ADOPTION

CHAPTER 12.01 - GENERAL(*Added*)

**SECTION 2:**        **ADOPTION** “12.01.010 SHORT TITLE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.010 SHORT TITLE (Non-existent)

## AFTER ADOPTION

12.01.010 SHORT TITLE(*Added*)

This Title shall be known as the “Code Enforcement and Community Preservation Program.” This Chapter shall also be known as Chapter 12.01, of the White City Municipal Code. It may be cited and pleaded under either designation.

**SECTION 3:**        **ADOPTION** “12.01.020 AUTHORITY” of the White City Municipal Code is hereby *added* as follows:

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## BEFORE ADOPTION

12.01.020 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.01.020 AUTHORITY(*Added*)

The Municipality promulgates this Ordinance pursuant to Utah Code §§ 10-3-702– 703.7; 10-3-716; 10-8-60; 10-11-1, et seq.; 76-10-801, et seq.; and any other applicable law or successor statute(s).

**SECTION 4:**        **ADOPTION** “12.01.030 DECLARATION OF PURPOSE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.030 DECLARATION OF PURPOSE (Non-existent)

## AFTER ADOPTION

12.01.030 DECLARATION OF PURPOSE(*Added*)

White City finds that the enforcement of its Municipal Code and applicable state codes throughout the municipality is an important public service. Code enforcement and abatement are vital to the protection of the public's health, safety, and quality of life. The Council recognizes that enforcement starts with the drafting of precise regulations that can be effectively applied in administrative code enforcement hearings and judicial proceedings. The Council further finds that a comprehensive code enforcement system that uses a combination of judicial and administrative remedies is critical to gain compliance with these regulations in a manner that is fair and equitable to the Municipality and its citizens. Failure to comply with an administrative code enforcement action may require the Attorney to file a judicial action to gain compliance.

**SECTION 5:**        **ADOPTION** “12.01.040 SCOPE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.040 SCOPE (Non-existent)

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## AFTER ADOPTION

### 12.01.040 SCOPE(*Added*)

The provisions of this Title may be applied to all violations of the White City Municipal Code. It has been designed as an additional remedy for the Municipality to use in achieving compliance of its ordinances.

**SECTION 6:**        **ADOPTION** “12.01.050 EXISTING ORDINANCES AND LAWS CONTINUED” of the White City Municipal Code is hereby *added* as follows:

#### BEFORE ADOPTION

12.01.050 EXISTING ORDINANCES AND LAWS CONTINUED (Non-existent)

#### AFTER ADOPTION

12.01.050 EXISTING ORDINANCES AND LAWS CONTINUED(*Added*)

The provisions of this Title do not invalidate any other title or ordinance but shall be read in conjunction with those titles and ordinances as an additional remedy available for the enforcement of those ordinances together with any and all other applicable laws. If there is a conflict between this Title and another provision of the Municipal Code, this Title shall control.

**SECTION 7:**        **ADOPTION** “12.01.060 CRIMINAL PROSECUTION RIGHT” of the White City Municipal Code is hereby *added* as follows:

#### BEFORE ADOPTION

12.01.060 CRIMINAL PROSECUTION RIGHT (Non-existent)

#### AFTER ADOPTION

12.01.060 CRIMINAL PROSECUTION RIGHT(*Added*)

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The Municipality has sole discretion in deciding whether to file a civil or criminal case for the violation of any of its ordinances. The Municipality may choose to file both, or one, or the other. The enactment of the administrative remedies set forth in this Title shall in no way interfere with the Municipality's right to prosecute ordinance violations as criminal offenses in a court of law. The Municipality may use any of the remedies available under the law in both civil and criminal prosecution. If the Municipality chooses to file both civil and criminal charges for the same day of violation, no civil penalties may be assessed, but all other remedies will be available.

**SECTION 8:**        **ADOPTION** "12.01.070 EFFECT OF HEADINGS" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.070 EFFECT OF HEADINGS (Non-existent)

## AFTER ADOPTION

12.01.070 EFFECT OF HEADINGS(*Added*)

Title, chapter, part and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of any title, chapter, part, or section hereof.

**SECTION 9:**        **ADOPTION** "12.01.080 VALIDITY OF TITLE - SEVERABILITY" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.080 VALIDITY OF TITLE - SEVERABILITY (Non-existent)

## AFTER ADOPTION

12.01.080 VALIDITY OF TITLE - SEVERABILITY(*Added*)

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If any chapter, part, section, subsection, sentence, clause, phrase, portion, or provision of this Title is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Title. The Council hereby declares that it would have adopted this Title and chapter, part, section, subsection, sentence, clause, phrase, portion, or provision thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions, or provisions be declared invalid or unconstitutional. This Section shall apply to all amendments heretofore or hereafter made to this Title.

**SECTION 10:**        **ADOPTION** “12.01.090 NO MANDATORY DUTY - CIVIL LIABILITY” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.090 NO MANDATORY DUTY - CIVIL LIABILITY (Non-existent)

## AFTER ADOPTION

12.01.090 NO MANDATORY DUTY - CIVIL LIABILITY(*Added*)

It is the intent of the Council that in establishing performance standards or establishing an obligation to act by a White City Municipal officer, employee, or designee, these standards shall not be construed as creating a mandatory duty for purposes of tort liability if the officer, employee, or designee fails to perform his or her directed duty or duties.

**SECTION 11:**        **ADOPTION** “12.01.100 GENERAL RULES OF INTERPRETATION OF ORDINANCES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.100 GENERAL RULES OF INTERPRETATION OF ORDINANCES (Non-existent)

## AFTER ADOPTION

12.01.100 GENERAL RULES OF INTERPRETATION OF ORDINANCES(*Added*)

For purposes of this Title:

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- (1) Any gender includes the other gender.
- (2) “Shall” is mandatory; “may” is permissive.
- (3) The singular number includes the plural, and the plural the singular.
- (4) Words used in the present tense include the past and future tense, and vice versa.
- (5) Words and phrases used in this Title and not specifically defined shall be construed according to the context and approved usage of the language.

**SECTION 12:        ADOPTION** “12.01.110 DEFINITIONS APPLICABLE TO TITLE GENERALLY” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.110 DEFINITIONS APPLICABLE TO TITLE GENERALLY (Non-existent)

## AFTER ADOPTION

12.01.110 DEFINITIONS APPLICABLE TO TITLE GENERALLY(*Added*)

The following words and phrases, whenever used in this Title, shall be constructed as defined in this section, unless a different meaning is specifically defined elsewhere in this Title and specifically stated to apply:

- (1) “Abate” or “Abatement” means any action the Municipality may take on public or private property and any adjacent property as may be necessary to remove or alleviate a violation, including, but not limited to, demolition, removal, repair, boarding, and securing or replacement of property.
- (2) “Administrative Code Enforcement Order” means an order issued by an administrative law judge. The order may include an order to abate the violation, pay civil penalties and administrative costs, or take any other action as authorized or required by this Title and applicable state codes.
- (3) “Administrative Law Judge” or “hearing officer” means the position established by White City Municipal Code § 1.16 “Administrative Hearing.”
- (4) “Animal Control Administrator” or “means the supervisor of the Animal Control Division, established in White City Municipal Code § 8.1.
- (5) “Council” means the Council of White City.

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(6) “Code Enforcement Lien” means a lien recorded to collect outstanding civil penalties, administrative fees, and costs.

(7) “Code Enforcement Performance Bond” means a bond posted by a responsible person to ensure compliance with the Municipal Code, applicable state titles, a judicial action, or an administrative code enforcement order.

(8) “County” means Salt Lake County, Utah.

(9) “Department” means the Municipality’s Planning and Development Services Department, or its designee.

(10) “Director” means the director of the Municipality’s Planning and Development Services Department or his/her authorized agent(s) or any other person/entity and their authorized agent(s) that the Municipality has authorized to provide code enforcement services.

(11) “Enforcement Official” means any person authorized to enforce violations of the Municipal Code or applicable state codes.

(12) “Financial Institution” means any person that holds a recorded mortgage or deed of trust on a property

(13) “Good Cause” means incapacitating illness; death; lack of proper notice; unavailability due to unavoidable, unpreventable, or extenuating emergency or circumstance; if a required act causes an imminent and irreparable injury; and acts of nature adverse to performing required acts

(14) “Imminent Life Safety Hazard” means any condition that creates a present, extreme, and immediate danger to life, property, health, or public safety.

(15) “Legal Interest” means any interest that is represented by a document, such as a deed of trust, quitclaim deed, mortgage, judgment lien, tax or assessment lien, mechanic's lien, or other similar instrument that is recorded with the County Recorder.

(16) “Metro Township” or “Municipality” means the area within the territorial municipal limits of White City, and such territory outside of this Municipality over which the White City has jurisdiction or control by virtue of any constitutional or incorporation provisions or any law.

(17) “Minor violation” means nuisance violations, as defined in state law and by Utah State Courts, to include:

- a. Land uses that do not conform to existing zoning of the property;
- b. Unauthorized collections of motor vehicles that are unlicensed, unregistered, and/or inoperable;
- c. Trash, litter, illegal dumping, and weeds;



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d. Nuisance noise and lighting;

e. Illegal advertising; and

f. The unauthorized use of public streets and sidewalks that stem from news racks, merchandise displays, mobile food vending, and other such illegal uses.

(18) "Notice of Compliance" means a document issued by the Municipality, representing that a property complies with the requirements outlined in the notice of violation.

(19) "Notice of Satisfaction" means a document or form approved by the Administrative Law Judge or his or her designee, which indicates that all outstanding civil penalties and costs have been either paid in full, or that the Municipality has negotiated an agreed amount, or that a subsequent administrative or judicial decision has resolved the outstanding debt. In addition to the satisfaction of the financial debt, the property must also be in compliance with the requirements outlined in the notice of violation.

(20) "Notice of Violation" means a written notice prepared by an enforcement official that informs a responsible person of code violations and orders them to take certain steps to correct the violations.

(21) "Oath" includes affirmations and oaths.

(22) "Person" means any natural person, firm, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, sergeant, officer, or employee of any of them, or any other entity that is recognized by law as the subject of rights or duties.

(23) "Program" means the Code Enforcement and Community Enhancement Program authorized under this Title.

(24) "Property Owner" means the record owner of real property based on the county assessor's records.

(25) "Public Nuisance" means any condition caused, maintained, or permitted to exist that constitutes a threat to the public's health, safety, and welfare, or that significantly obstructs, injures, or interferes with the reasonable or free use of property in a neighborhood or community or by any considerable number of persons. A public nuisance also has the same meaning as set forth in the Utah Code Annotated.

(26) "Responsible Person" means a person who has charge, care, or control of any premises, dwelling, or dwelling unit as the legal or equitable owner, agent of the owner, lessee, or as an executor, administrator, trustee or guardian of the estate of the owner. In all cases, the person with legal title to any premises, dwelling, or dwelling unit shall be considered a responsible person, with or without accompanying actual possession thereof.

(27) "Written" includes handwritten, typewritten, photocopied, computer printed, or facsimile.

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(28) "White City," means White City, a municipal corporation under state law. May also be referred to "the Metro Township" and/or "the Municipality" pursuant to Utah Code § 68-3-12.5(6).

**SECTION 13:**        **ADOPTION** "12.01.111 ACTS INCLUDING CAUSING, AIDING, AND ABETTING" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.111 ACTS INCLUDING CAUSING, AIDING, AND ABETTING (Non-existent)

## AFTER ADOPTION

12.01.111 ACTS INCLUDING CAUSING, AIDING, AND ABETTING(*Added*)

Whenever any act or omission is made unlawful in this Title, it shall include causing, permitting, aiding, or abetting such act or omission.

**SECTION 14:**        **ADOPTION** "12.01.200 PART 2 - SERVICE REQUIREMENTS" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.200 PART 2 - SERVICE REQUIREMENTS (Non-existent)

## AFTER ADOPTION

12.01.200 PART 2 - SERVICE REQUIREMENTS(*Added*)

**SECTION 15:**        **ADOPTION** "12.01.210 SERVICE OF PROCESS" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.210 SERVICE OF PROCESS (Non-existent)

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## AFTER ADOPTION

### 12.01.210 SERVICE OF PROCESS(*Added*)

(1) Whenever service is required to be given under this Title, service shall be made in accordance with Utah Code § 10-11-2 or any applicable successor statute(s), unless another form of service is required by law.(2) If service complies with the requirements of this Section, it shall be deemed a valid service even if a party claims not to have received the service and it shall not affect the validity of any proceedings taken under this Title.

(3) The failure to serve all responsible person(s) shall not affect the validity of any proceedings.

**SECTION 16:**        **ADOPTION** “12.01.220 CONSTRUCTIVE NOTICE OF RECORDED DOCUMENTS” of the White City Municipal Code is hereby *added* as follows:

### BEFORE ADOPTION

12.01.220 CONSTRUCTIVE NOTICE OF RECORDED DOCUMENTS (Non-existent)

### AFTER ADOPTION

12.01.220 CONSTRUCTIVE NOTICE OF RECORDED DOCUMENTS(*Added*)

Whenever a document is recorded with the County recorder as authorized or required by this Title or applicable state codes, recordation shall provide constructive notice of the information contained in the recorded documents.

**SECTION 17:**        **ADOPTION** “12.01.300 PART 3 - GENERAL AUTHORITY AND OFFENSES” of the White City Municipal Code is hereby *added* as follows:

### BEFORE ADOPTION

12.01.300 PART 3 - GENERAL AUTHORITY AND OFFENSES (Non-existent)

### AFTER ADOPTION

12.01.300 PART 3 - GENERAL AUTHORITY AND OFFENSES(*Added*)

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**SECTION 18:**        **ADOPTION** “12.01.310 GENERAL ENFORCEMENT AUTHORITY” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.310 GENERAL ENFORCEMENT AUTHORITY (Non-existent)

## AFTER ADOPTION

12.01.310 GENERAL ENFORCEMENT AUTHORITY(*Added*)

Whenever the Director or enforcement official finds that a violation of the Municipal Code or applicable state codes has occurred or continues to exist, the appropriate administrative enforcement procedure may be used as outlined in this Title. The Director or any designated enforcement official has the authority and power necessary to gain compliance with the provisions of the Municipal Code and applicable state codes. These powers include the power to issue notices of violation and administrative citations, inspect public and private property, abate public and private property, and use whatever judicial and administrative remedies are available under the Municipal Code or applicable state codes.

**SECTION 19:**        **ADOPTION** “12.01.320 ADOPTION OF POLICY AND PROCEDURES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.320 ADOPTION OF POLICY AND PROCEDURES (Non-existent)

## AFTER ADOPTION

12.01.320 ADOPTION OF POLICY AND PROCEDURES(*Added*)

The Administrative Law Judge is authorized to develop policies and procedures relating to the hearing procedures, scope of hearings, subpoena powers, and other matters relating to the Program.

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**SECTION 20:**        **ADOPTION** “12.01.330 AUTHORITY TO INSPECT” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.330 AUTHORITY TO INSPECT (Non-existent)

## AFTER ADOPTION

12.01.330 AUTHORITY TO INSPECT(*Added*)

The Director or any designated enforcement official is authorized to enter upon any property or premises to ascertain whether the provisions of the Municipal Code or applicable state codes are being obeyed and to make any examinations and surveys as may be necessary in the performance of the enforcement duties. This may include the taking of photographs, samples, or other physical evidence. All inspections, entries, examinations, and surveys shall be done in a reasonable manner based upon cause. If the responsible person refuses to allow the enforcement official to enter the property, the enforcement official shall obtain a search warrant.

**SECTION 21:**        **ADOPTION** “12.01.340 POWER TO ARREST” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.340 POWER TO ARREST (Non-existent)

## AFTER ADOPTION

12.01.340 POWER TO ARREST(*Added*)

The Director or any designated enforcement official is authorized to issue a misdemeanor citation or administrative citation whenever there is reasonable cause to believe that the person has committed a violation of the Municipal Code or applicable state codes in the enforcement official's presence.

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**SECTION 22:**        **ADOPTION** “12.01.350 FALSE INFORMATION OR REFUSAL PROHIBITED” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.350 FALSE INFORMATION OR REFUSAL PROHIBITED (Non-existent)

## AFTER ADOPTION

12.01.350 FALSE INFORMATION OR REFUSAL PROHIBITED(*Added*)

It shall be unlawful for any person to willfully make a false statement or refuse to give his or her name or address with intent to deceive or interfere with a duly authorized White City Municipal official or agent, including but not limited to the Director any authorized enforcement officials, when in the performance of his or her official duties under the provisions of this Title. A violation of this Section is a class B misdemeanor.

**SECTION 23:**        **ADOPTION** “12.01.360 FAILURE TO OBEY A SUBPOENA” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.01.360 FAILURE TO OBEY A SUBPOENA (Non-existent)

## AFTER ADOPTION

12.01.360 FAILURE TO OBEY A SUBPOENA(*Added*)

It is unlawful for any person to refuse or fail to obey a subpoena issued for an administrative code enforcement hearing. Failure to obey a subpoena constitutes contempt and is a class B misdemeanor.

**SECTION 24:**        **ADOPTION** “CHAPTER 12.02 - ADMINISTRATIVE CODE ENFORCEMENT PROCEDURES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

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CHAPTER 12.02 - ADMINISTRATIVE CODE ENFORCEMENT PROCEDURES (Non-existent)

## AFTER ADOPTION

CHAPTER 12.02 - ADMINISTRATIVE CODE ENFORCEMENT PROCEDURES(*Added*)

**SECTION 25:**        **ADOPTION** “12.02.010 AUTHORITY” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.010 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.02.010 AUTHORITY(*Added*)

Any condition caused, maintained, or permitted to exist in violation of any provisions of the Municipal Code or applicable state codes that constitutes a violation may be abated by the Municipality pursuant to the procedures set forth in this Chapter.

**SECTION 26:**        **ADOPTION** “12.02.020 NOTICE OF VIOLATION” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.020 NOTICE OF VIOLATION (Non-existent)

## AFTER ADOPTION

12.02.020 NOTICE OF VIOLATION(*Added*)

(1) Whenever the Director or any designated enforcement official determines that a violation of the Municipal Code or applicable state codes has occurred or continues to exist, the Director or enforcement official will issue a notice of violation to a responsible person. The notice of violation shall include the following information and shall comply with Utah Code § 10-11-2 or the applicable successor statute(s):

- a. Name of the property owner of record according to the records of the County Recorder;

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- b. Street address of violation;
  - c. Nature and results of the examination and investigation conducted;
  - d. Date and approximate time the violation was observed;
  - e. All code sections violated and description of condition of the property that violates the applicable codes;
  - f. A statement explaining the type of remedial action required to permanently correct outstanding violations, which may include corrections, repairs, demolition, removal, eradication, destruction, or other appropriate action;
  - g. A specific date for the responsible party to correct the violations listed in the notice of violation, which date shall be at least ten days from the date of service unless the Director determines that the violation requires emergency abatement under Section 12.02.200;
  - h. Explanation of the consequences should the responsible person fail to comply with the terms and deadlines as prescribed in the notice of violation, which may include, but is not limited to, criminal prosecution; civil penalties; revocation of permits; recordation of the notice of violation; withholding of future municipal permits; abatement of the violation by the Municipality and re-payment to the Municipality for the costs of the abatement; other costs incurred by the Municipality; administrative fees; and any other legal remedies;
  - i. That civil penalties will begin to accrue immediately on expiration of the date to correct violations;
  - j. The amount of the civil penalty on each violation and that the penalty will accrue daily until the property is brought into compliance;
  - k. That only one notice of violation is required for any 12-month period, and that civil penalties begin immediately upon any subsequent violations of the notice. The responsible person may request a hearing on the renewed violations by following the same procedure as provided for the original notice;
  - l. Procedures to appeal the notice and request a hearing as provided in Section 12.02.530, and consequences for failure to request one; and
  - m. Procedures to request an inspection after the violation has been abated pursuant to Section 12.02.040.
- (2) The notice of violation shall be served by one of the methods of service listed in Section 12.01.210 of this Title.
- (3) More than one notice of violation may be issued against the same responsible person, if it encompasses different dates, or different violations.



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**SECTION 27:**        **ADOPTION** “12.02.030 FAILURE TO BRING PROPERTY INTO COMPLIANCE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.030 FAILURE TO BRING PROPERTY INTO COMPLIANCE (Non-existent)

## AFTER ADOPTION

12.02.030 FAILURE TO BRING PROPERTY INTO COMPLIANCE(*Added*)

(1) If a responsible person fails to bring a violation into compliance within the compliance period specified in the notice of violation, civil penalties shall be owed to the Municipality for each and every subsequent day of violation.

(2) Failure to comply with the notice of violation is a Class C misdemeanor.

**SECTION 28:**        **ADOPTION** “12.02.040 INSPECTIONS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.040 INSPECTIONS (Non-existent)

## AFTER ADOPTION

12.02.040 INSPECTIONS(*Added*)

It shall be the duty of the responsible person served with a notice of violation to request in writing an inspection when his or her property has been brought into compliance. It is prima facie evidence that the violation remains on the property if no inspection is requested. Civil penalties accumulate daily until the property has been inspected and a notice of compliance is issued. Re-inspection fees shall be assessed if more than one inspection is necessary.

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**SECTION 29:**        **ADOPTION** “12.02.200 PART 2 - EMERGENCY ABATEMENT”  
of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.200 PART 2 - EMERGENCY ABATEMENT (Non-existent)

## AFTER ADOPTION

12.02.200 PART 2 - EMERGENCY ABATEMENT(*Added*)

**SECTION 30:**        **ADOPTION** “12.02.210 AUTHORITY” of the White City  
Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.210 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.02.210 AUTHORITY(*Added*)

(1) Whenever the Director determines that an imminent life safety hazard exists that requires immediate correction or elimination, the Director may exercise the following powers without prior notice to the responsible person:

- a. Order the immediate vacation of any tenants, and prohibit occupancy or entry until all repairs are completed, provided that an order prohibiting entry shall specify how entry is to be made to mitigate damage, complete repairs, retrieve personal property, or for any other purpose, if any, during the abatement process.
- b. Post the premises as unsafe, substandard, or dangerous;
- c. Board, fence, or secure the building or site;
- d. Raze and grade that portion of the building or site to prevent further collapse, and remove any hazard to the general public;
- e. Make any minimal emergency repairs as necessary to eliminate any imminent life safety hazard; or
- f. Take any other action appropriate to eliminate the emergency.

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(2) The Director and his or her agents have the authority, based on cause, to enter the property without a search warrant or court order to accomplish the above listed acts to abate the safety hazard.

(3) The responsible person shall be liable for all costs associated with the abatement of the life safety hazard. Costs may be recovered pursuant to this Title.

**SECTION 31:**        **ADOPTION** “12.02.220 PROCEDURES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.220 PROCEDURES (Non-existent)

## AFTER ADOPTION

12.02.220 PROCEDURES(*Added*)

(1) The Director shall pursue only the minimum level of correction or abatement as necessary to eliminate the immediacy of the hazard. Costs incurred by the Municipality during the emergency abatement process shall be assessed and recovered against the responsible person through the procedures outlined in Chapter 12.03 of this Title regarding “Administrative and Judicial Remedies” section.

(2) The Director may also pursue any other valid and legal administrative or judicial remedy to abate any remaining violations.

**SECTION 32:**        **ADOPTION** “12.02.230 NOTICE OF EMERGENCY ABATEMENT” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.230 NOTICE OF EMERGENCY ABATEMENT (Non-existent)

## AFTER ADOPTION

12.02.230 NOTICE OF EMERGENCY ABATEMENT(*Added*)

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After an emergency abatement, the Municipality shall notify the owner or responsible person of the abatement action taken in writing. This notice shall be served within ten days of completion of the abatement and will describe in reasonable detail the abatement actions taken.

**SECTION 33:**        **ADOPTION** “12.02.300 PART 3 - DEMOLITIONS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.300 PART 3 - DEMOLITIONS (Non-existent)

## AFTER ADOPTION

12.02.300 PART 3 - DEMOLITIONS(*Added*)

**SECTION 34:**        **ADOPTION** “12.02.310 AUTHORITY” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.310 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.02.310 AUTHORITY(*Added*)

Whenever the Director determines that a property or building requires demolition, he or she may demolish or remove the offending structure, or exercise any or all of the powers listed in Section 12.02.210 once appropriate notice has been given to a responsible person pursuant to the Uniform Abatement of Dangerous Buildings Code or Uniform Fire Codes as required under state law, provided that the notice shall include a written description of the Director’s findings explaining the need for the demolition and citations to the applicable ordinances or laws authorizing the demolition. The responsible person shall be liable for all costs associated with the demolition. Costs may be recovered pursuant to this Title.

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**SECTION 35:**        **ADOPTION** “12.02.320 PROCEDURES” of the White City  
Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.320 PROCEDURES (Non-existent)

## AFTER ADOPTION

12.02.320 PROCEDURES(*Added*)

Once the Director has determined that the Municipality’s Chief Building Inspector or the Fire Marshal has complied with all of the notice requirements of the applicable laws, the property will be demolished. Other applicable remedies may also be pursued.

**SECTION 36:**        **ADOPTION** “12.02.400 - ADMINISTRATIVE CITATIONS” of  
the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.400 Part 4 - Administrative Citations (Non-existent)

## AFTER ADOPTION

12.02.400 Part 4 - Administrative Citations(*Added*)

**SECTION 37:**        **ADOPTION** “12.02.410 DECLARATION OF PURPOSE” of the  
White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.410 DECLARATION OF PURPOSE (Non-existent)

## AFTER ADOPTION

12.02.410 DECLARATION OF PURPOSE(*Added*)

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The Council finds that there is a need for an alternative method of enforcement for minor violations of the Municipal Code and applicable state codes. The Council further finds that an appropriate method of enforcement is an administrative citation program. The procedures established in this Part shall be in addition to criminal, civil, or any other legal remedy established by law that may be pursued to address violations of the Municipal Code or applicable state codes.

**SECTION 38:**        **ADOPTION** “12.02.420 AUTHORITY” of the White City  
Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.420 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.02.420 AUTHORITY(*Added*)

(1) Any person violating any minor provision of the Municipal Code or applicable state codes may be issued an administrative citation by an enforcement official as provided in this Part.

(2) A civil penalty shall be assessed by means of an administrative citation issued by the enforcement official and shall be payable directly to the Municipality's Treasurer's Office, or other office designated to receive payment on behalf of the Municipality.

(3) Penalties assessed by means of an administrative citation shall be collected in accordance with the procedures specified in the remedies section of this Title.

**SECTION 39:**        **ADOPTION** “12.02.430 PROCEDURES” of the White City  
Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.430 PROCEDURES (Non-existent)

## AFTER ADOPTION

12.02.430 PROCEDURES(*Added*)

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(1) Upon discovering any violation of the Municipal Code or applicable state codes an enforcement official may issue an administrative citation to a responsible person in the manner prescribed in this Part or as prescribed in Section 12.01.210. The administrative citation shall be issued on a form approved by the Director.

(2) If the responsible person is a business, the enforcement official shall attempt to locate the business owner and issue an administrative citation to the business owner. If the enforcement official can only locate the manager of the business, the administrative citation may be given to the manager of the business. A copy of the administrative citation may also be mailed to the business owner or any other responsible person in the manner prescribed in Section 12.01.210 of this Title.

(3) Once the responsible person has been located, the enforcement official shall attempt to obtain the signature of that person on the administrative citation. If the responsible person refuses or fails to sign the administrative citation, the failure or refusal to sign shall not affect the validity of the citation and subsequent proceedings.

(4) If the enforcement official is unable to locate the responsible person for the violation, then the administrative citation shall be mailed to the responsible person in the manner prescribed in Section 12.01.210 of this Title.

(5) If no one can be located at the property, then the administrative citation may be posted in a conspicuous place on or near the property and a copy subsequently mailed to the responsible person in the manner prescribed by Section 12.01.210 of this Title.

(6) The administrative citation shall also contain the signature of the enforcement official.

(7) The failure of any person with an interest in the property to receive notice shall not affect the validity of any proceedings taken under this Part.

**SECTION 40:**        **ADOPTION** “12.02.440 CONTENTS OF ADMINISTRATIVE CITATION” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.440 CONTENTS OF ADMINISTRATIVE CITATION (Non-existent)

## AFTER ADOPTION

12.02.440 CONTENTS OF ADMINISTRATIVE CITATION(*Added*)

Administrative citations shall include the information required in Section 12.02.020 and shall:

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- (1) State the amount of penalty imposed for the minor violations; and
- (2) Explain how the penalty shall be paid, the time period by which the penalty shall be paid, and the consequences of failure to pay the penalty.

**SECTION 41:**        **ADOPTION** “12.02.450 CIVIL PENALTIES ASSESSED” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.450 CIVIL PENALTIES ASSESSED (Non-existent)

## AFTER ADOPTION

12.02.450 CIVIL PENALTIES ASSESSED(*Added*)

- (1) The Council shall establish policies to assist in the assessment of civil penalties for administrative citations.
- (2) Civil penalties shall be assessed immediately for each violation listed on the administrative citation. The penalties shall be those established in the Consolidated Fee Schedule.
- (3) Payment of the penalty shall not excuse the failure to correct the violations, nor shall it bar further enforcement action by the Municipality.

**SECTION 42:**        **ADOPTION** “12.02.500 PART 5 - HEARING PROCEDURES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.500 PART 5 - HEARING PROCEDURES (Non-existent)

## AFTER ADOPTION

12.02.500 PART 5 - HEARING PROCEDURES(*Added*)



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**SECTION 43:**        **ADOPTION** “12.02.510 DECLARATION OF PURPOSE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.510 DECLARATION OF PURPOSE (Non-existent)

## AFTER ADOPTION

12.02.510 DECLARATION OF PURPOSE(*Added*)

The Council finds that there is a need to establish uniform procedures for administrative code enforcement hearings conducted pursuant to the Municipal Code. It is the purpose and intent of the Council to afford due process of law to any person who is directly affected by an administrative action. Due process of law includes notice, an opportunity to participate in the administrative hearing, and an explanation of the reasons justifying the administrative action. These procedures are also intended to establish a forum to efficiently, expeditiously, and fairly resolve issues raised in any administrative code enforcement action.

**SECTION 44:**        **ADOPTION** “12.02.520 AUTHORITY AND SCOPE OF HEARINGS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.520 AUTHORITY AND SCOPE OF HEARINGS (Non-existent)

## AFTER ADOPTION

12.02.520 AUTHORITY AND SCOPE OF HEARINGS(*Added*)

The Administrative Law Judge will preside over hearings of Municipal Code violations. The Administrative Law Judge shall develop policies and procedures to regulate the hearing process for any violation of the Municipal Code and applicable state codes that are handled pursuant to the administrative abatement procedures, the emergency abatement procedures, the demolition procedures, or the administrative citation procedures. If there is a conflict between the appeal procedures in this Title and the appeal procedures in another code incorporated by the Municipality, this Title shall control.

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**SECTION 45:**        **ADOPTION** “12.02.530 REQUEST FOR ADMINISTRATIVE CODE ENFORCEMENT HEARING” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.530 REQUEST FOR ADMINISTRATIVE CODE ENFORCEMENT HEARING (Non-existent)

## AFTER ADOPTION

12.02.530 REQUEST FOR ADMINISTRATIVE CODE ENFORCEMENT HEARING(*Added*)

(1) A person served with one of the following documents or notices has the right to request an administrative code enforcement hearing, if the request is filed within 20 calendar days from the date of service of one of the following notices:

- a. Notice of violation;
- b. Notice of itemized bill for costs;
- c. Administrative citation;
- d. Notice of emergency abatement;

(2) The request for hearing shall be made in writing and filed with the Administrative Law Judge. The request shall contain the case number, the address of the violation, and the signature of the responsible party.

(3) As soon as practicable after receiving the written notice of the request for hearing, the Administrative Law Judge shall schedule a date, time, and place for the hearing.

(4) Failure to request a hearing as provided shall constitute a waiver of the right to a hearing and a waiver of the right to challenge the action.

**SECTION 46:**        **ADOPTION** “12.02.540 HEARING AND ORDERS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

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12.02.540 Hearings And Orders (Non-existent)

## AFTER ADOPTION

12.02.540 Hearings And Orders(*Added*)

(1) If the responsible person fails to request a hearing before the expiration of the 20-day deadline, the Director may request a default hearing, which the Administrative Law Judge shall schedule. The responsible person shall be notified of the date, time, and place of the hearing by one of the methods listed in Section 12.02.210.

(2) A default hearing shall be scheduled for all cases that have outstanding or unpaid civil penalties, fines, fees and/or costs due to the Municipality before collection, if a hearing on that case has not already been held.

(3) At any hearing, the responsible person shall have the opportunity to present evidence to show that good cause exists, as defined in the Title, to do one or more of the following in addition to any other rights afforded under other provisions of the Municipal Code or applicable law:

- a. Waive or reduce the fines which have accumulated;
- b. Postpone an abatement action by the Municipality; or
- c. Excuse the responsible person's failure to request a hearing within the 20-day period.

(4) If the responsible person fails to establish good cause to take one or more of the actions set forth in paragraph (3), the Administrative Law Judge shall review the notice of violation and any other relevant information included in the case file. The Administrative Law Judge shall not accept any other evidence.

- a. If the evidence shows that the violations existed, the Administrative Law Judge shall enter an order requiring abatement of the violations, and the payment of all fines and fees. Fines shall run until the Municipality issues a Notice of Compliance stating when the violations were actually abated.

**SECTION 47:        ADOPTION “12.02.550 NOTIFICATION OF ADMINISTRATIVE CODE ENFORCEMENT HEARING”** of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

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## 12.02.550 NOTIFICATION OF ADMINISTRATIVE CODE ENFORCEMENT HEARING (Non-existent)

### AFTER ADOPTION

#### 12.02.550 NOTIFICATION OF ADMINISTRATIVE CODE ENFORCEMENT HEARING(*Added*)

- (1) Written notice of the day, time, and place of the hearing shall be served to a responsible person as soon as practicable prior to the date of the hearing.
- (2) The format and contents of the hearing notice shall be in accordance with rules and policies promulgated by the Administrative Law Judge.
- (3) The notice of hearing shall be served by any of the methods of service listed in Section 12.01.210 of this Title.

**SECTION 48:**        **ADOPTION** “12.02.560 DISQUALIFICATION OF ADMINISTRATIVE LAW JUDGE” of the White City Municipal Code is hereby *added* as follows:

### BEFORE ADOPTION

#### 12.02.560 DISQUALIFICATION OF ADMINISTRATIVE LAW JUDGE (Non-existent)

### AFTER ADOPTION

#### 12.02.560 DISQUALIFICATION OF ADMINISTRATIVE LAW JUDGE(*Added*)

(1) A responsible person may file a written motion to disqualify an Administrative Law Judge for bias, prejudice, a conflict of interest, or any other reason for which a judge may be disqualified in a court of law. The motion to disqualify shall be accompanied by an affidavit or unsworn declaration as described in Title 78B of the Utah Code or applicable successor statute(s) signed by the responsible person, which shall:

- a. State that the motion is filed in good faith;
- b. Allege facts sufficient to show, bias, prejudice, a conflict of interest, or any other reason that would disqualify a judge in a court of law in Utah; and
- c. State when and how the Responsible Party came to know of the reason for disqualification.

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(2) The responsible person must file the motion within 21 days of the assignment of the action to an Administrative Law Judge or the date on which the responsible person knew or should have known of the grounds on which the motion is based, whichever is later.

(3) A responsible person can only file one motion to disqualify an Administrative Law Judge, unless a second or subsequent motion is based on grounds that the responsible person did not know of and could not have known of at the time of the earlier motion.

(4) The Administrative Law Judge who is the subject of a motion to disqualify must, without taking any further action, provide the Director with a copy of the motion and refer the motion to the Council.

(5) Upon receipt of a motion to disqualify, the Council will schedule and notice the matter for review at its next regular scheduled meeting. The Council may, in its sole discretion, elect to hold a special meeting to hear the motion before its next regularly scheduled meeting. The Council shall first review the motion to disqualify to determine if it satisfies the requirements of paragraphs (1) and (2) of this Section. If the motion to disqualify does not satisfy the requirements of this Section, the Council will deny the motion and remand it to the Administrative Law Judge for further proceedings. If the motion to disqualify satisfies the requirements of paragraphs (1) and (2) of this Section, the Council shall determine whether the motion is legally sufficient to warrant disqualification. If the Council determines that disqualification is warranted, it will assign the matter to another Administrative Law Judge. If the Council determines that the motion to disqualify is not legally sufficient, it will remand the matter back to the Administrative Law Judge.

**SECTION 49:            ADOPTION “12.02.570 POWERS OF THE ADMINISTRATIVE LAW JUDGE” of the White City Municipal Code is hereby *added* as follows:**

## BEFORE ADOPTION

12.02.570 POWERS OF THE ADMINISTRATIVE LAW JUDGE (Non-existent)

## AFTER ADOPTION

12.02.570 POWERS OF THE ADMINISTRATIVE LAW JUDGE(*Added*)

(1) The Administrative Law Judge has the authority to hold hearings, determine if violations of Municipal ordinances exist, order compliance with Municipal ordinances, and enforce compliance as provided in this Title on any matter subject to the provisions of the Title.

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(2) The Administrative Law Judge may continue a hearing based on good cause shown by one of the parties to the hearing. The Administrative Law Judge must enter on the record the good cause on which a continuance is granted.

(3) The Administrative Law Judge, at the request of any party to the hearing, may sign subpoenas for witnesses, documents, and other evidence where the attendance of the witness for the admission of evidence is deemed necessary to decide the issues at the hearing. All costs related to the subpoena, including witness and mileage fees, shall be borne by the party requesting the subpoena. The Administrative Law Judge shall develop policies and procedures relating to the issuance of subpoenas in administrative code enforcement hearings, including the form of the subpoena and related costs.

(4) The Administrative Law Judge has continuing jurisdiction over the subject matter of an administrative code enforcement hearing for the purposes of granting a continuance; ordering compliance by issuing an administrative code enforcement order using any remedies available under the law; ensuring compliance of that order, which includes the right to authorize the Municipality to enter and abate a violation; modifying an administrative code enforcement order; or, where extraordinary circumstances exist, granting a new hearing.

(5) The Administrative Law Judge has the authority to require a responsible person to post a code enforcement performance bond to ensure compliance with an administrative code enforcement order.

**SECTION 50:**        **ADOPTION** “12.02.580 PROCEDURES AT ADMINISTRATIVE CODE ENFORCEMENT HEARING” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.580 PROCEDURES AT ADMINISTRATIVE CODE ENFORCEMENT HEARING (Non-existent)

## AFTER ADOPTION

12.02.580 PROCEDURES AT ADMINISTRATIVE CODE ENFORCEMENT HEARING(*Added*)

(1) Administrative code enforcement hearings are intended to be informal in nature. Formal rules of evidence and discovery do not apply; however, an informal exchange of discovery may be required. The request must be in writing. Failure to request discovery shall not be a basis for a continuance. Complainant information is protected and shall not be released unless the complainant is a witness at the hearing. The procedure and format of the administrative hearing shall follow the procedures promulgated by the Administrative Law Judge.

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(2) The Municipality bears the burden of proof at an administrative code enforcement hearing to establish the existence of a violation of the Municipal Code or applicable state codes.

(3) The standard of proof to be used by the Administrative Law Judge in deciding the issues at an administrative hearing is whether the preponderance of the evidence shows that the violations exist.

(4) Each party shall have the opportunity to cross-examine witnesses and present evidence in support of his or her case. A written declaration signed under penalty of perjury may be accepted in lieu of a personal appearance. Testimony may be given by telephone or other electronic means.

(5) All hearings are open to the public. They shall be recorded by audio tape. Hearings may be held at the location of the violation.

(6) The responsible person has a right to be represented by an attorney. If an attorney will be representing the responsible person at the hearing, notice of the attorney's name, address, and telephone number must be given to the Municipality at least one day prior to the hearing. If notice is not given, the hearing may be continued at the Municipality's request, and all costs of the continuance assessed to the responsible person.

(7) No new hearing shall be granted, unless the Administrative Law Judge determines that extraordinary circumstances exist which justify a new hearing.

## **SECTION 51:        ADOPTION "12.02.590 FAILURE TO ATTEND**

ADMINISTRATIVE CODE ENFORCEMENT HEARING" of the White City Municipal Code is hereby *added* as follows:

### **BEFORE ADOPTION**

12.02.590 FAILURE TO ATTEND ADMINISTRATIVE CODE ENFORCEMENT HEARING  
(Non-existent)

### **AFTER ADOPTION**

12.02.590 FAILURE TO ATTEND ADMINISTRATIVE CODE ENFORCEMENT  
HEARING(*Added*)

Any party whose property or actions are the subject of any administrative code enforcement hearing and who fails to appear at the hearing is deemed to waive the right to a hearing and will result in a default judgment for the Municipality, provided that proper notice of the hearing has been provided.

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**SECTION 52:**        **ADOPTION** “12.02.591 ADMINISTRATIVE CODE ENFORCEMENT ORDER” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.591 ADMINISTRATIVE CODE ENFORCEMENT ORDER (Non-existent)

## AFTER ADOPTION

12.02.591 ADMINISTRATIVE CODE ENFORCEMENT ORDER(*Added*)

- (1) Once all evidence and testimony are completed, the Administrative Law Judge shall issue an administrative code enforcement order that affirms, modifies, or rejects the notice or citation. The Administrative Law Judge may increase or decrease the total amount of civil penalties and costs that are due pursuant to the Municipality's fee schedule and the procedures in this Title.
- (2) The parties may enter into a stipulated agreement, which must be signed by both parties. This agreement shall be entered as a stipulated administrative code enforcement order. Entry of this agreement shall constitute a waiver of the right to a hearing and the right to appeal.
- (3) The Administrative Law Judge may order the Municipality to enter the property and abate all violations, including but not limited to demolitions and the removal of vehicles, garbage, animals, and other property kept in violation of the Municipal Code.
- (4) The Administrative Law Judge may revoke a kennel permit, an animal license, or the right to possess animals as provided in the Municipal Code.
- (5) As part of the administrative code enforcement order, the Administrative Law Judge may condition the total or partial assessment of civil penalties on the responsible person's ability to complete compliance by specified deadlines.
- (6) The Administrative Law Judge may schedule subsequent review hearings as may be necessary or as requested by a party to the hearing to ensure compliance with the administrative code enforcement order.
- (7) The Administrative Law Judge may order the responsible person to post a performance bond to ensure compliance with the order.
- (8) The administrative code enforcement order shall become final on the date of the signing of the order.
- (9) The administrative code enforcement order shall be served on all parties by any one of the methods listed in Section 12.01.210 of this Title.



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**SECTION 53:**        **ADOPTION** “12.02.595 FAILURE TO COMPLY WITH ORDER”  
of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.595 FAILURE TO COMPLY WITH ORDER (Non-existent)

## AFTER ADOPTION

12.02.595 FAILURE TO COMPLY WITH ORDER(*Added*)

(1) Upon the failure of the responsible person to comply with the terms and deadlines set forth in the administrative code enforcement order, the Municipality may abate the violation as provided in Chapter 3, Part 3 of this Title and use all appropriate legal means to recover the civil penalties and administrative costs to obtain compliance.

(2) After the Administrative Law Judge issues an administrative code enforcement order, the Administrative Law Judge shall monitor the violations and determine compliance.

**SECTION 54:**        **ADOPTION** “12.02.600 PART 6 - ADMINISTRATIVE  
ENFORCEMENT APPEALS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.02.600 PART 6 - ADMINISTRATIVE ENFORCEMENT APPEALS (Non-existent)

## AFTER ADOPTION

12.02.600 PART 6 - ADMINISTRATIVE ENFORCEMENT APPEALS(*Added*)

**SECTION 55:**        **ADOPTION** “12.2.610 APPEAL OF ADMINISTRATIVE CODE  
ENFORCEMENT HEARING DECISION” of the White City Municipal Code is hereby *added* as  
follows:

## BEFORE ADOPTION

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12.2.610 APPEAL OF ADMINISTRATIVE CODE ENFORCEMENT HEARING DECISION  
(Non-existent)

## AFTER ADOPTION

12.2.610 APPEAL OF ADMINISTRATIVE CODE ENFORCEMENT HEARING  
DECISION(*Added*)

(1) Any person adversely affected by any decision made in the exercise of the provisions of this Chapter may file a petition for review of the decision or order by the district court within 30 days after the decision is rendered.

(2) No person may challenge in district court an administrative code enforcement hearing officer's decision until that person has exhausted his or her administrative remedies.

(3) Within 120 days after submitting the petition, the party petitioning for appeal shall request a copy of the record of the proceedings, including transcripts of hearings when necessary. The Administrative Law Judge shall not submit copies of files or transcripts to the reviewing court until the party petitioning for appeal has paid all required costs. The petitioning party's failure to properly arrange for copies of the record, or to pay the full costs for the record, within 180 days after the petition for review was filed shall be grounds for dismissal of the petition.

a. If a transcript of a hearing cannot be prepared because the tape recording is incomplete or unintelligible, the district court may, in its discretion, remand the matter to the Administrative Law Judge for a supplemental proceeding to complete the record. The district court may limit the scope of the supplemental proceeding to issues that, in the court's opinion, need to be clarified.

(4) The district court's review is limited to the record of the administrative decision that is being appealed. The court shall not accept nor consider any evidence that is not part of the record of that decision.

(5) The courts shall:

a. Presume that the administrative code enforcement hearing officer's decision and orders are valid; and

b. Review the record to determine whether or not the decision was arbitrary, capricious, or illegal.

**SECTION 56:**        **ADOPTION** "CHAPTER 12.03 - ADMINISTRATIVE AND JUDICIAL REMEDIES" of the White City Municipal Code is hereby *added* as follows:

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## BEFORE ADOPTION

CHAPTER 12.03 - ADMINISTRATIVE AND JUDICIAL REMEDIES (Non-existent)

## AFTER ADOPTION

CHAPTER 12.03 - ADMINISTRATIVE AND JUDICIAL REMEDIES(*Added*)

**SECTION 57:**        **ADOPTION** “12.03.100 PART 1 - RECORDATION OF NOTICES OF VIOLATION” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.100 PART 1 - RECORDATION OF NOTICES OF VIOLATION (Non-existent)

## AFTER ADOPTION

12.03.100 PART 1 - RECORDATION OF NOTICES OF VIOLATION(*Added*)

**SECTION 58:**        **ADOPTION** “12.03.110 DECLARATION OF PURPOSE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.110 DECLARATION OF PURPOSE (Non-existent)

## AFTER ADOPTION

12.03.110 DECLARATION OF PURPOSE(*Added*)

The Council finds that there is a need for alternative methods of enforcement for violations of the Municipal Code and applicable state codes that are found to exist on real property. The Council further finds that an appropriate method of enforcement for these types of violations is the issuance and recordation of notices of violation. The procedures established in this Part shall be in addition to criminal, civil, or any other remedy established by law that may be pursued to address the violation of the Municipal Code or applicable state codes

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**SECTION 59:**        **ADOPTION** “12.03.120 AUTHORITY” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.120 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.03.120 AUTHORITY(*Added*)

Whenever the Director determines that a property or violation has not been brought into compliance as required in this Title, the Director has the authority, in his or her discretion, to record the notice of violation or administrative code enforcement order with the County Recorder's Office.

**SECTION 60:**        **ADOPTION** “12.03.130 PROCEDURES FOR RECORDATION” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.130 PROCEDURES FOR RECORDATION (Non-existent)

## AFTER ADOPTION

12.03.130 PROCEDURES FOR RECORDATION(*Added*)

(1) Once the Director has issued a notice of violation to a responsible person, and the property remains in violation after the deadline established in the notice of violation, and no request for an administrative hearing has been filed, the Director shall record a notice of violation with the County Recorder's Office.

(2) If an administrative hearing is held, and an order is issued in the Municipality's favor, the Director shall record the administrative code enforcement order with the County Recorder's Office.

(3) The recordation shall include the name of the property owner, the parcel number, the legal description of the parcel, and a copy of the notice of violation or order.

(4) The recordation does not encumber the property, but merely places future interested parties on notice of any continuing violation found upon the property.

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**SECTION 61:**        **ADOPTION** “12.03.140 SERVICE NOTICE OF RECORDATION” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.140 SERVICE NOTICE OF RECORDATION (Non-existent)

## AFTER ADOPTION

12.03.140 SERVICE NOTICE OF RECORDATION(*Added*)

A notice of the recordation shall be served on the responsible person and the property owner pursuant to any of the methods of service set forth in Section 12.01.210 of this Title.

**SECTION 62:**        **ADOPTION** “12.03.150 FAILURE TO REQUEST” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.150 FAILURE TO REQUEST (Non-existent)

## AFTER ADOPTION

12.03.150 FAILURE TO REQUEST(*Added*)

The failure of any person to file a request for an administrative code enforcement hearing when served with a notice of violation shall constitute a waiver of the right to an administrative hearing and shall not affect the validity of the recorded notice of violation.

**SECTION 63:**        **ADOPTION** “12.03.160 NOTICE OF COMPLIANCE - PROCEDURES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.160 NOTICE OF COMPLIANCE - PROCEDURES (Non-existent)

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## AFTER ADOPTION

### 12.03.160 NOTICE OF COMPLIANCE - PROCEDURES(*Added*)

- (1) When the violations have been corrected, the responsible person or property owner may request an inspection of the property from the Director.
- (2) Upon receipt of a request for inspection, the Director shall re-inspect the property as soon as practicable to determine whether the violations listed in the notice of violation or the order have been corrected, and whether all necessary permits have been issued and final inspections have been performed.
- (3) The Director shall serve a notice of satisfaction to the responsible person or property owner in the manner provided in Section 12.02.210 of this Title, if the Director determines that:
- (4) All violations listed in the recorded notice of violation or order has been corrected;
- (5) All necessary permits have been issued and finalized;
- (6) All civil penalties assessed against the property have been paid or satisfied; and
- (7) The party requesting the notice of satisfaction has paid all administrative fees and costs
- . (8) If the Director denies a request to issue a notice of satisfaction, upon request the Director shall serve the responsible person with a written explanation setting forth the reasons for the denial. The written explanation shall be served by any of the methods of service listed in Section 12.01.210 of this Title.

**SECTION 64:**        **ADOPTION** “12.03.170 PROHIBITION AGAINST THE ISSUANCE OF PERMITS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.170 Prohibition Against The Issuance Of Municipal Permits (Non-existent)

## AFTER ADOPTION

12.03.170 Prohibition Against The Issuance Of Municipal Permits(*Added*)

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The Municipality may withhold business licenses; permits for kennels; or permits for any alteration, repair, or construction pertaining to any existing or new structures or signs on the property, or any permits pertaining to the use and development of the real property or the structure. The Municipality may withhold permits until a notice of satisfaction has been issued by the Director. The Municipality may not withhold permits that are necessary to obtain a notice of satisfaction or that are necessary to correct serious health and safety violations.

**SECTION 65:**        **ADOPTION** “12.03.180 CANCELLATION OF RECORDED NOTICE OF VIOLATION” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.180 CANCELLATION OF RECORDED NOTICE OF VIOLATION (Non-existent)

## AFTER ADOPTION

12.03.180 CANCELLATION OF RECORDED NOTICE OF VIOLATION(*Added*)

The Director or responsible person shall record the notice of satisfaction with the County Recorder's Office. Recordation of the notice of satisfaction shall cancel the recorded notice of violation.

**SECTION 66:**        **ADOPTION** “12.03.200 PART 2 - ADMINISTRATIVE CIVIL PENALTIES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.200 PART 2 - ADMINISTRATIVE CIVIL PENALTIES (Non-existent)

## AFTER ADOPTION

12.03.200 PART 2 - ADMINISTRATIVE CIVIL PENALTIES(*Added*)

**SECTION 67:**        **ADOPTION** “12.03.210 AUTHORITY” of the White City Municipal Code is hereby *added* as follows:

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## BEFORE ADOPTION

12.03.210 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.03.210 AUTHORITY(*Added*)

- (1) Any person violating any provision of the Municipal Code or applicable state codes may be subject to the assessment of civil penalties for each violation.
- (2) Each and every day a violation of any provision of the Municipal Code or applicable state codes exists is a separate violation subject to the assessment of civil penalties.
- (3) Civil penalties cannot be assessed when a criminal case has been filed for the same date and violation, because fines will be assessed with the criminal case.
- (4) Interest shall be assessed per Municipal policy, or at the judgment rate provided in Utah Code § 15-1-4 in the absence of a Municipal policy, on all outstanding civil penalties balances until the case has been paid in full.
- (5) Civil penalties for violations of any provision of the Municipal Code or applicable state codes shall be assessed pursuant to the Municipality's applicable fee schedule.

**SECTION 68:**        **ADOPTION** "12.03.220 PROCEDURES FOR ASSESSING CIVIL PENALTIES" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.220 PROCEDURES FOR ASSESSING CIVIL PENALTIES (Non-existent)

## AFTER ADOPTION

12.03.220 PROCEDURES FOR ASSESSING CIVIL PENALTIES(*Added*)

- (1) If a responsible person fails to bring a violation into compliance within ten days of service of the notice of violation, civil penalties shall be owed to the Municipality for each and every subsequent day of violation.
- (2) Civil penalties are assessed and owing immediately for any violation of the Municipal Code or applicable state codes for an administrative citation.



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**SECTION 69:**        **ADOPTION** “12.03.230 DETERMINATION OF CIVIL PENALTIES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.230 DETERMINATION OF CIVIL PENALTIES (Non-existent)

## AFTER ADOPTION

12.03.230 DETERMINATION OF CIVIL PENALTIES(*Added*)

- (1) Civil penalties shall be assessed per violation per day pursuant to the applicable Municipal fee schedule.
- (2) Civil penalties shall continue to accrue until the violation(s) has/have been brought into compliance with the Municipal Code or applicable state codes.

**SECTION 70:**        **ADOPTION** “12.03.240 MODIFICATION OF CIVIL PENALTIES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.240 MODIFICATION OF CIVIL PENALTIES (Non-existent)

## AFTER ADOPTION

12.03.240 MODIFICATION OF CIVIL PENALTIES(*Added*)

- (1) Upon completion of the notice of violation or administrative enforcement order, the responsible person may request a modification of the civil penalties on a finding of good cause.
- (2) Civil penalties may be waived or modified by the administrative law judge, in his or her discretion, if there is a finding of good cause based on the responsible person's claim of nonconforming use or conditional use and:
- (3) The Municipality's need to verify the claim; or
- (4) The responsible person's filing of an application for either use before expiration of the date to correct.

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**SECTION 71:**        **ADOPTION** “12.03.250 FAILURE TO PAY PENALTIES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.250 FAILURE TO PAY PENALTIES (Non-existent)

## AFTER ADOPTION

12.03.250 FAILURE TO PAY PENALTIES(*Added*)

The failure of any person to pay civil penalties assessed within the specified time may result in the Director's pursuing any legal remedy to collect the civil penalties as provided in the law.

**SECTION 72:**        **ADOPTION** “12.03.300 PART 3 - ABATEMENT OF VIOLATION” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.300 PART 3 - ABATEMENT OF VIOLATION (Non-existent)

## AFTER ADOPTION

12.03.300 PART 3 - ABATEMENT OF VIOLATION(*Added*)

**SECTION 73:**        **ADOPTION** “12.03.100 AUTHORITY TO ABATE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.310 Authority To Abate (Non-existent)

## AFTER ADOPTION

12.03.310 Authority To Abate(*Added*)

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The Director is authorized to enter upon any property or premises to abate the violation of the Municipal Code and applicable state codes pursuant to this Part. The Director is authorized to assess all costs for the abatement to the responsible person and use any remedy available under the law to collect the costs. If additional abatements are necessary within two years, treble costs may be assessed against the responsible person(s) for the actual abatement.

**SECTION 74:**        **ADOPTION** “12.03.320 PROCEDURES FOR ABATEMENT” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.320 PROCEDURES FOR ABATEMENT (Non-existent)

## AFTER ADOPTION

12.03.320 PROCEDURES FOR ABATEMENT(*Added*)

(1) The Director may abate a violation pursuant to this Part after providing notice under Section 12.02.020 and by following the process set forth in Utah Code § 10-11-3 or any applicable successor statute(s) if the Responsible Party or Parties:

- a. Do not abate a violation within the time period prescribed in a notice issued pursuant to Sections 12.02.020 and 12.02.400, et seq.; and
- b. The Responsible Party or Parties did not file a request for an administrative code enforcement hearing under Section 12.02.530.

(2) The Director may, in his or her discretion, request a default hearing pursuant to Section 12.02.504 but is not required to do so to abate the violation under this Part and may abate the violation without a default hearing pursuant to Utah Code § 10-11-3 or applicable successor statute(s).

(3) The Director may use Municipal personnel or by a private contractor acting under his or her direction or the direction of the Municipality to abate the violation.

(4) Municipal personnel or a private contractor may enter upon private property in a reasonable manner to abate the ordinance violation as specified in the notice of violation or administrative code enforcement order.

(5) If the responsible person abates the violation before the Municipality performs the actual abatement pursuant to a notice of violation or administrative code enforcement order, the Director may still assess all costs incurred by the Municipality against the responsible person.

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(6) When the abatement is completed, the Director shall prepare an itemized statement of the work performed that complies with Utah Code § 10-11-3 or any applicable successor statute(s).

(7) The Director shall serve the itemized statement on the responsible person in accordance with Utah Code § 10-11-3 or any applicable successor statute(s).

(8) The Administrative Law Judge shall hear any appeals filed by a responsible person in response to an itemized statement issued under this Part and shall conduct such appeals and any related hearings in accordance with Utah Code § 10-11-3 or any applicable successor statute(s).

**SECTION 75:**        **ADOPTION** “12.03.400 PART 4 - COSTS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.400 PART 4 - COSTS (Non-existent)

## AFTER ADOPTION

12.03.400 PART 4 - COSTS(*Added*)

**SECTION 76:**        **ADOPTION** “12.03.410 DECLARATION OF PURPOSE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.410 DECLARATION OF PURPOSE (Non-existent)

## AFTER ADOPTION

12.03.410 DECLARATION OF PURPOSE(*Added*)

(1) The Council finds that there is a need to recover costs incurred by enforcement officials and other Municipality personnel who spend considerable time inspecting and re-inspecting properties throughout the Municipality in an effort to ensure compliance with the Municipal Code or applicable state codes.

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(2) The Council further finds that the assessment of costs is an appropriate method to recover expenses incurred for actual costs of abating violations, re-inspection fees, filing fees, attorney fees, hearing officer fees, title search, and any additional actual costs incurred by the Municipality for each individual case. The assessment and collection of costs shall not preclude the imposition of any administrative or judicial civil penalties or fines for violations of the Municipal Code or applicable state codes.

**SECTION 77:**        **ADOPTION** “12.03.420 AUTHORITY” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.420 AUTHORITY (Non-existent)

## AFTER ADOPTION

12.03.420 AUTHORITY(*Added*)

(1) Whenever actual costs are incurred by the Municipality on a property to obtain compliance with provisions of the Municipal Code and applicable state codes, the Director may assess costs against the responsible person.

(2) Once a notice of violation has been issued, the property will be inspected one time. Any additional inspections shall be subject to re-inspection fees pursuant to the applicable Municipality’s fee schedule.

**SECTION 78:**        **ADOPTION** “12.03.430 NOTIFICATION OF ASSESSMENT OF REINSPECTION FEES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.430 NOTIFICATION OF ASSESSMENT OF REINSPECTION FEES (Non-existent)

## AFTER ADOPTION

12.03.430 NOTIFICATION OF ASSESSMENT OF REINSPECTION FEES(*Added*)

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(1) Notification of re-inspection fees shall be provided on the notice of violation served to the responsible person(s).

(2) Re-inspection fees assessed or collected pursuant to this Part shall not be included in any other costs assessed.

(3) The failure of any responsible person to receive notice of the re-inspection fees shall not affect the validity of any other fees imposed under this Part.

**SECTION 79:**        **ADOPTION** “12.03.440 FAILURE TO PAY TIMELY COSTS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.440 FAILURE TO PAY TIMELY COSTS (Non-existent)

## AFTER ADOPTION

12.03.440 FAILURE TO PAY TIMELY COSTS(*Added*)

The failure of any person to pay assessed costs by the deadline specified in the invoice shall result in a late fee pursuant to Municipal policy.

**SECTION 80:**        **ADOPTION** “12.03.500 PART 5 - ADMINISTRATIVE FEES” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.500 PART 5 - ADMINISTRATIVE FEES (Non-existent)

## AFTER ADOPTION

12.03.500 PART 5 - ADMINISTRATIVE FEES(*Added*)

**SECTION 81:**        **ADOPTION** “12.03.510 ADMINISTRATIVE FEES” of the White City Municipal Code is hereby *added* as follows:

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## BEFORE ADOPTION

12.03.510 ADMINISTRATIVE FEES (Non-existent)

## AFTER ADOPTION

12.03.510 ADMINISTRATIVE FEES(*Added*)

The Director or the Administrative Law Judge is authorized to assess administrative fees for costs incurred in the administration of this program, such as investigation of violations, preparation for hearings, hearings, and the collection process. The fee assessed shall be the amount set in the applicable Municipality's fee schedule.

**SECTION 82:**        **ADOPTION** "12.03.600 PART 6 - INJUNCTIONS" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.600 PART 6 - INJUNCTIONS (Non-existent)

## AFTER ADOPTION

12.03.600 PART 6 - INJUNCTIONS(*Added*)

**SECTION 83:**        **ADOPTION** "12.03.610 CIVIL VIOLATIONS - INJUNCTIONS" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.610 CIVIL VIOLATIONS - INJUNCTIONS (Non-existent)

## AFTER ADOPTION

12.03.610 CIVIL VIOLATIONS - INJUNCTIONS(*Added*)

In addition to any other remedy provided under the Municipal Code or state codes, including criminal prosecution or administrative remedies, any provision of the Municipal Code may be enforced by injunction issued in the Third District Court upon a suit brought by the Municipality.

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**SECTION 84:**        **ADOPTION** “12.03.700 PART 7 - PERFORMANCE BONDS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.700 PART 7 - PERFORMANCE BONDS (Non-existent)

## AFTER ADOPTION

12.03.700 PART 7 - PERFORMANCE BONDS(*Added*)

**SECTION 85:**        **ADOPTION** “12.03.710 PERFORMANCE BOND” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.03.710 PERFORMANCE BOND (Non-existent)

## AFTER ADOPTION

12.03.710 PERFORMANCE BOND(*Added*)

(1) As part of any notice, order, or action, the Director or Administrative Law Judge has the authority to require responsible persons to post a performance bond to ensure compliance with the Municipal Code, applicable state codes, or any judicial action.

(2) If the responsible person fails to comply with the notice, order, or action, the bond will be forfeited to the Municipality. The bond will not be used to offset the other outstanding costs and fees associated with the case.

**SECTION 86:**        **ADOPTION** “CHAPTER 12.04 - RECOVERY OF CODE ENFORCEMENT PENALTIES AND COSTS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION



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CHAPTER 12.04 - RECOVERY OF CODE ENFORCEMENT PENALTIES AND COSTS (Non-existent)

## AFTER ADOPTION

CHAPTER 12.04 - RECOVERY OF CODE ENFORCEMENT PENALTIES AND COSTS(*Added*)

**SECTION 87:**        **ADOPTION** “12.04.100 PART 1 - CODE ENFORCEMENT TAX LIENS” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.100 PART 1 - CODE ENFORCEMENT TAX LIENS (Non-existent)

## AFTER ADOPTION

12.04.100 PART 1 - CODE ENFORCEMENT TAX LIENS(*Added*)

**SECTION 88:**        **ADOPTION** “12.04.110 DECLARATION OF PURPOSE” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.110 DECLARATION OF PURPOSE (Non-existent)

## AFTER ADOPTION

12.04.110 DECLARATION OF PURPOSE(*Added*)

The Council finds that recordation of code enforcement tax liens will assist in the collection of civil penalties, administrative costs, and administrative fees assessed by the administrative code enforcement hearing program or judicial orders. The Council further finds that collection of civil penalties, costs, and fees assessed for code enforcement violations is important in deterring future violations and maintaining the integrity of the Municipality's code enforcement system. The procedures established in this Part shall be used to complement existing administrative or judicial remedies that may be pursued to address violations of the Municipal Code or applicable state codes.

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**SECTION 89:**        **ADOPTION** “12.04.120 PROCEDURES FOR TAX LIENS WITHOUT A JUDGEMENT” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.120 PROCEDURES FOR TAX LIENS WITHOUT A JUDGEMENT (Non-existent)

## AFTER ADOPTION

12.04.120 PROCEDURES FOR TAX LIENS WITHOUT A JUDGEMENT(*Added*)

- (1) Once the Municipality has abated a property for weeds, garbage, refuse, or unsightly or deleterious objects or structures, the Director shall prepare three copies of the Itemized Statement of Costs incurred in the removal and destruction of the violations and deliver them to the Mayor within 10 days after completion of the work of removing the violations.
- (2) The Director shall send, by registered mail to the property owner's last known address, a copy of the Itemized Statement of Costs informing him or her that a code enforcement tax lien is being recorded for the amount of actual costs of abatement. Payment shall be due within 20 calendar days from the date of mailing.
- (3) Upon receipt of the Itemized Statement of costs, the Mayor shall record a Code Enforcement Tax Lien against the property with the County Treasurer's office.
- (4) The failure of any person with a financial interest in the property to actually receive the notice of the lien shall not affect the validity of the lien or any proceedings taken to collect the outstanding costs of abatement.

**SECTION 90:**        **ADOPTION** “12.04.130 PROCEDURES FOR TAX LIENS WITH A JUDGEMENT” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.130 PROCEDURES FOR TAX LIENS WITH A JUDGEMENT (Non-existent)

## AFTER ADOPTION

12.04.130 PROCEDURES FOR TAX LIENS WITH A JUDGEMENT(*Added*)

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Once a judgment has been obtained from the appropriate court assessing costs against the responsible person(s), the Director may record a code enforcement tax lien against any real property owned by the responsible person(s).

**SECTION 91:**        **ADOPTION** “12.04.140 CANCELLATION OF CODE ENFORCEMENT TAX LIEN” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.140 CANCELLATION OF CODE ENFORCEMENT TAX LIEN (Non-existent)

## AFTER ADOPTION

12.04.140 CANCELLATION OF CODE ENFORCEMENT TAX LIEN(*Added*)

Once payment in full is received for the outstanding civil penalties and costs, or the amount is deemed satisfied pursuant to a subsequent administrative or judicial order, the Director shall either record a notice of satisfaction of judgment, or provide the property owner or financial institution with the notice of satisfaction of judgment so that it can record this notice with the county recorder's office. The notice of satisfaction of judgment shall include the same information as provided for in the original code enforcement tax lien. Such notice of satisfaction of judgment shall cancel the code enforcement tax lien.

**SECTION 92:**        **ADOPTION** “12.04.300 PART 3 - WRIT OF GARNISHMENT” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.300 PART 3 - WRIT OF GARNISHMENT (Non-existent)

## AFTER ADOPTION

12.04.300 PART 3 - WRIT OF GARNISHMENT(*Added*)

**SECTION 93:**        **ADOPTION** “12.04.310 RECOVERY OF COSTS BY WRIT OF GARNISHMENT” of the White City Municipal Code is hereby *added* as follows:

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## BEFORE ADOPTION

12.04.310 RECOVERY OF COSTS BY WRIT OF GARNISHMENT (Non-existent)

## AFTER ADOPTION

12.04.310 RECOVERY OF COSTS BY WRIT OF GARNISHMENT(*Added*)

After obtaining a judgment, the Director may collect the obligation by use of all appropriate legal means. This may include the garnishment of paychecks, financial accounts, and other income or financial assets by filing a writ with the applicable court.

**SECTION 94:**        **ADOPTION** “12.04.400 PART 4 - ALLOCATION OF FUNDS COLLECTED UNDER ADMINISTRATIVE CODE ENFORCEMENT PROGRAM” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.400 PART 4 - ALLOCATION OF FUNDS COLLECTED UNDER ADMINISTRATIVE CODE ENFORCEMENT PROGRAM (Non-existent)

## AFTER ADOPTION

12.04.400 PART 4 - ALLOCATION OF FUNDS COLLECTED UNDER ADMINISTRATIVE CODE ENFORCEMENT PROGRAM(*Added*)

**SECTION 95:**        **ADOPTION** “12.04.410 ABATEMENT FUND” of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.410 ABATEMENT FUND (Non-existent)

## AFTER ADOPTION

12.04.410 ABATEMENT FUND(*Added*)

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There is hereby established a revolving fund to be known as the "Abatement Fund" to defray costs of administrative and judicial abatements. The fund shall be reimbursed by collection from the property or property owner as specified in this Title and by the courts. The Council shall establish accounting procedures to ensure proper account identification, credit, and collection. This fund may be operated and used in conjunction with procedures ordered or authorized under the abatement provision of this Title.

**SECTION 96:**        **ADOPTION** "12.04.420 REPAYMENT TO ABATEMENT FUND"  
of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.420 REPAYMENT TO ABATEMENT FUND (Non-existent)

## AFTER ADOPTION

12.04.420 REPAYMENT TO ABATEMENT FUND(*Added*)

All monies recovered from the sale or transfer of property or by payment for the actual abatement costs shall be paid to the Municipality's Treasurer, who shall credit the appropriate amount to the Abatement Fund.

**SECTION 97:**        **ADOPTION** "12.04.430 CODE ENFORCEMENT  
ADMINISTRATIVE FEES AND COST FUND" of the White City Municipal Code is hereby  
*added* as follows:

## BEFORE ADOPTION

12.04.430 CODE ENFORCEMENT ADMINISTRATIVE FEES AND COST FUND (Non-existent)

## AFTER ADOPTION

12.04.430 CODE ENFORCEMENT ADMINISTRATIVE FEES AND COST FUND(*Added*)

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Administrative fees and administrative costs, except for actual abatement costs, collected pursuant to this Part shall be deposited in a fund established by the Council for the enhancement of the Municipality's code enforcement efforts and to reimburse the Municipality for investigative costs and costs associated with the hearing process. Fees and costs deposited in this fund shall be appropriated and allocated in a manner determined by the Council. The Council shall establish accounting procedures in consultation with the Municipality's Auditor to ensure proper account identification, credit, and collection.

**SECTION 98:**        **ADOPTION** "12.04.440 ALLOCATION OF CIVIL PENALTIES" of the White City Municipal Code is hereby *added* as follows:

## BEFORE ADOPTION

12.04.440 ALLOCATION OF CIVIL PENALTIES (Non-existent)

## AFTER ADOPTION

12.04.440 ALLOCATION OF CIVIL PENALTIES(*Added*)

Civil penalties collected pursuant to this Part shall be deposited in the General Fund of the Municipality. Civil penalties deposited in this fund shall be appropriated and allocated in a manner determined by the Municipality's Manager and the Council. The Council shall establish accounting procedures to ensure proper account identification, credit, and collection.

**SECTION 99:**        **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 100:**       **EFFECTIVE DATE** This Ordinance shall be in full force and effect from August 21, 2019 and after the required approval and publication according to law.

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PASSED AND ADOPTED BY THE WHITE CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Cutler	_____	_____	_____	_____
Councilmember Dickerson	_____	_____	_____	_____
Mayor Flint	_____	_____	_____	_____
Councilmember Perry	_____	_____	_____	_____
Councilmember Price	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Paulina F. Flint, Mayor, White City

\_\_\_\_\_  
Sherrie Swensen, Metro Township  
Clerk-Recorder White City

APPROVED AS TO FORM:

\_\_\_\_\_  
PAUL H. ASHTON  
MEYRO TOWNSHIP ATTORNEY

Notice Published in Newspaper:

Date:\_\_\_\_\_

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## SUMMARY OF WHITE CITY METRO TOWNSHIP ORDINANCE NO. 19-07-01

On the 1<sup>st</sup> Day of August, 2019, the White City Metro Township Council adopted Ordinance No. **19-07-01**, an ordinance approving the creation of "Title 12: "CODE ENFORCEMENT AND COMMUNITY PRESERVATION" of the White City Code of Ordinances to establish and regulate White City's Administrative Code Enforcement Program.

FOR WHITE CITY METRO TOWNSHIP:  
PAULINA F. FLINT, MAYOR

Voting:

Councilmember Cutler voting:	_____
Councilmember Dickerson voting:	_____
Mayor Flint voting	_____
Councilmember Perry voting	=====
Councilmember Price voting	_____

A complete copy of Ordinance No. **19-07-01** is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah



# Proposed Amendment to Ordinance 19-07-01

# ***COPY – FOR PUBLIC REVIEW***

***Proposed Amendment to Ordinance 19-07-01***

***(Accepted for Consideration on 07-11-2019)***

## 12.3.170 ~~PROHIBITION AGAINST ISSUANCE~~ WITHHOLDING OF MUNICIPAL PERMITS FOR NONCOMPLIANT PROPERTIES

The Municipality may, in its sole discretion, withhold any municipal permit that has been requested for a property that is in violation of any provision of the Municipal Code until the Director issues a notice of satisfaction for the applicable violation(s) pursuant to this Title. ~~The Metro Township may withhold business licenses; permits for kennels; or permits for any alteration, repair, or construction pertaining to any existing or new structures or signs on the property, or any permits pertaining to the use and development of the real property or the structure. The Metro Township may withhold permits until a notice of satisfaction has been issued by the Director.~~ The ~~Metro Township~~Municipality may not withhold permits that are necessary to obtain a notice of satisfaction or that are necessary to correct serious health and safety violations.

## July 11, 2019 Minutes

DATE THURSDAY JULY 11, 2019

THE WHITE CITY METRO TOWNSHIP COUNCIL, STATE OF UTAH, MET ON THURSDAY, JULY 11, 2019, PURSUANT TO ADJOURNMENT ON THURSDAY, JUNE 20, 2019, AT THE HOUR OF 6:00 P.M., AT THE WHITE CITY WATER DISTRICT OFFICE, 999 E GALENA DRIVE, SANDY, UT 84094.

## COUNCIL MEMBERS

PRESENT:

ALLAN PERRY  
KAY DICKERSON  
LINDA PRICE<sup>1</sup>  
PAULINA FLINT, Mayor

## COUNCIL MEMBERS

EXCUSED:

CODY CUTLER

OTHERS IN ATTENDANCE: PAUL ASHTON, LEGAL COUNSEL

SHERRIE SWENSEN, METRO TOWNSHIP CLERK

By: NICHOLE WATT, DEPUTY CLERK

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

**Mayor Flint**, Chair, presided.



## Staff Meeting

### Discussion/Clarification of Agenda Items

The Council reviewed the following agenda and future agenda items:

- Amendments to Title: 17 “Flood Control and Water Quality”
- Amendments to White City Code Section 14.16.010 “Right of Way – Excavations and structures prohibited when”
- Amendments to White City Code Title 18: “Subdivisions”
- Amendments to White City Code Title 16: “Final Plat”
- Amendments to White City Code Title 24: “Required Improvements”
- Resolution Policy #10 “Personal Use of Public Property”
- Sandy Canal Trail update
- Update on Salt Lake County Engineering projects for White City Metro Township
- Review of 2020 new projects for White City Metro Township
- Report and process for possible adoption of a Storm Drain Maintenance Fee to fund stormwater infrastructure maintenance, testing, and improvements

<sup>1</sup> Participated Electronically

DATE THURSDAY JULY 11, 2019

Council Member Dickerson, seconded by Council Member Perry, moved to close the staff meeting. The motion passed unanimously.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

### Community Input/Reports

### *Recognize Visiting Officials*

**Mayor Flint** recognized Representative Suzanne Harris.

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## Citizen Comments

None

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## White City Community Council Report

**Council Member Dickerson** stated updated the Council on the following items:

- White City Community Council website
- Facebook page
- Burglaries
- Memorandum of Understanding for insurance

He also introduced a plant exchange opportunity, where individuals would trade plants for another plant or a starter plant.

**Mayor Flint** stated she would like to see a plan for the plant swap and suggested that the Community Council start a sub-committee to promote and facilitate the plant exchange.

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*Unified Fire Authority (UFA)*

None

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*Unified Police Department (UPD)*

DATE THURSDAY JULY 11, 2019

**Officer Paula Stinson** reviewed the calls for service for the month of June. There have been a lot of suspicious person calls and the house on Violet has been cleaned-up and decontaminated. UPD had its bid for the White City area precinct and for the first time, all officers who bid for White City have been in the area for a full year.



## Public Hearings

## Ordinances

Ordinances: THIS BEING THE TIME heretofore set for a public hearing to consider the following

- Ordinance No. 19-06-01: An Ordinance Repealing Title 17: “Flood Control and Water Quality” and replacing it with new Title 17: “Flood Control and Water Quality”
- Ordinance No. 19-06-02: An Ordinance amending White City Code Section 14.16.010 “Right of Way – Excavations and Structures Prohibited When”
- Ordinance No. 19-06-03: An Ordinance amending White City Code Title 18: “Subdivisions,” Chapters 16: “Final Plat” and 24: “Required Improvements”

**Paul Ashton** reviewed the three ordinances.

Council Member Perry, seconded by Council Member Dickerson, moved to open the public hearing to hear comments on Ordinance Nos. 19-06-01, 19-06-02, and 19-06-03. The motion passed unanimously.

No one spoke in favor of or in opposition of Ordinance Nos. 19-06-01, 19-06-02, and 19-06-03.

Council Member Dickerson, seconded by Council Member Perry, moved to close the public hearing. The motion passed unanimously.

Council Member Dickerson, seconded by Council Member Perry, moved to approve the following Ordinances:

*Ordinance – Title 17: “Flood Control and Water Quality”*

[This Ordinance is not typed into the minutes due to its length (67 pages). A complete copy of this ordinance is available in the Office of the Council Clerk, 2001 South State Street Room #N2-700, Salt Lake City, Utah 84114]

*Ordinance – White City Code Section 14.16.010 “Right of Way – Excavations and Structures Prohibited When”*



DATE THURSDAY JULY 11, 2019

- A. No right-of-way of any ~~county~~city road shall be dug up or excavated and no approach, road, driveway, pole, pipeline, conduit, sewer, ditch, culvert, billboard, advertising sign, or other structure or object of any kind or character shall be placed, constructed or maintained within any such right-of-way except as permitted by and in accordance with the regulations of the ~~county~~city engineering division.
- B. Cuts or open excavations on newly constructed, paved, or overlaid rights-of-way are not allowed for three years. If an emergency cut or excavation occurs, the responsible persons shall comply with any special conditions imposed by the city regarding restoration of the roadway as detailed in Section C.
- C. Any person making any excavation, bore, or boring in or under any city right-of-way shall, at their own expense restore the surface to its same type and depth of pavement as that which is adjoining, including the gravel base material (at a minimum 3" Bituminous surface and 8" untreated base course). All restoration shall conform to the city standards and all restorations shall be accomplished within seventy-two (72) hours from the time of excavation, unless additional time is granted in writing by the city. If, the road has been constructed, reconstructed, or overlaid within the preceding three (3) years, or the pavement has been chip-sealed or slurry sealed with in the preceding two (2) years the permittee shall be responsible for the following: (1) New Streets, Reconstructed Streets, or Overlaid Streets: The asphalt surface shall be milled down a minimum depth of two inches from curb (or edge of asphalt) to center of road and resurfaced with asphalt. If the cut extends through the centerline of the road the milling and paving will be from curb to curb (or edge of asphalt to edge of asphalt). Milling and paving will be from curb to curb (or edge of asphalt to edge of asphalt). Milling and paving shall extend to a length of 15' in each direction from each side of the cut. The City Engineer or designee reserves the right to require a length greater than fifteen feet in each direction and a depth greater than two inches if there are special circumstances. (2) Slurried Streets or Chip-sealed Streets: The pavement shall be re-slurry sealed with an approved type II slurry from curb (or edge of asphalt) to center of road and a minimum of 15' in each direction from each side of the cut. If the cut extends through the centerline of the road the application of slurry seal will be from curb to curb (or edge of asphalt to edge of asphalt). (3) Excavation of city rights-of-way during the winter months (herein defined as October 15 to April 15) will be allowed only if the work is a new service connection, required maintenance, emergency or otherwise approved by the city, Permanent patching of a city right-of-way excavated in winter shall be delayed until April 15, or later, and the outdoor ambient temperature is 50 degrees and rising. The permittee will maintain a temporary patch until such time as the permanent surfacing is accomplished. The temporary patch will provide a smooth driving surface and be restored within 72 hours of being notified that repairs are required.
- D. Any person who violates the provisions of this section is guilty of a misdemeanor.

PASSED AND ADOPTED BY THE WHITE CITY COUNCIL



DATE THURSDAY JULY 11, 2019

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Cutler	_____	_____	<u>  X  </u>	_____
Councilmember Dickerson	<u>  X  </u>	_____	_____	_____
Mayor Flint	<u>  X  </u>	_____	_____	_____
Councilmember Perry	<u>  X  </u>	_____	_____	_____
Councilmember Price	<u>  X  </u>	_____	_____	_____

Attest

/s/ SHERRIE SWENSON  
Metro Township Clerk  
Recorder White City

*Ordinance – White City Code Title 18: “Subdivisions,” Chapter 16: “Final Plat” and Title 24: “Required Improvements”*

Date: July 11, 2019

AN ORDINANCE OF THE WHITE CITY METRO TOWNSHIP COUNCIL  
AMENDING WHITE CITY CODE TITLE 18: "SUBDIVISIONS," CHAPTERS 16:  
"FINAL PLAT" AND 24: "REQUIRED IMPROVEMENTS" TO ADD  
REQUIREMENTS FOR GEOGRAPHIC INFORMATION SYSTEM (GIS) FILES  
SUBMISSION AS A PART OF THE FINAL SUBDIVISION PLAT APPROVAL  
PROCESS

WHEREAS, the White City Metro Township ("White City") is a municipality ("city") pursuant to Utah Code 10-2a-401 et seq; and

WHEREAS, the use of Geographic Information Systems (“GIS”) is how municipalities map their public infrastructure to identify and to provide upkeep and maintenance of these assets; and

WHEREAS, requiring developers to provide White City with GIS information for new subdivisions and developments allows White City to identify future maintenance needs and costs as the municipality grows;

NOW THEREFORE, be it ordained by the Council of White City, in the State of Utah, as follows:



DATE THURSDAY JULY 11, 2019

- A. The subdivider shall submit a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision to the planning and development services division. Plans and profiles are to be prepared by a ~~licensed~~ professional engineer in the State of Utah not in the employ of the ~~county~~city, or city's contracted entity and shall be accompanied by the final plat. The subdivider must also provide all corresponding GIS data corresponding to the submitted plans as required by White City code section 18.16.020. The planning and development services division shall, within a reasonable time not to exceed twenty days from the receipt of the plans and profiles, notify the subdivider of approval, and in case of disapproval the reasons therefor.
- B. At least ten days prior to the commencement of construction, the subdivider shall furnish to the planning and development services division three complete sets of approved construction plans and profiles of all streets, existing and proposed, as well as all corresponding GIS data compatible with this ordinance. Such plans and profiles shall include:
1. The designation of limits of work to be done;
  2. The location of the bench mark and its true elevation according to ~~county datum~~ Salt Lake County Policy 1013, "Standards for Geographic Information System" and the Salt Lake County Public Works Engineering GIS Standards, all profiles to in those standards~~be referred to that datum;~~
  3. Profiles which indicate the finished and existing grades for each side of the street. Separate profiles, clearly designated, shall be made for each side of the street;
  4. Construction plans which include the details of curb and gutter and street cross-sections, location and elevation of manholes, catchbasins and storm sewers, elevations and location of fire hydrants and any other detail necessary to simplify construction;
  5. Complete date for field layout and office checking;
  6. On curb returns, at least two additional control points for elevation besides those at points of curvature. Control points shall be staked in the field to insure drainage at intersection;
  7. The street address of the project as approved by the County, County Planning Number and subdivision name if applicable.

SECTION 3: AMENDMENT “18.24.070 Street Lighting” of the White City Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 18.24.070 Street Lighting

Except as provided for in subsection E below, adequate street lighting shall be provided for the safety and welfare of residents and businesses located in ~~Salt Lake County~~White City through the installation of a street lighting system as part of subdivision development.

DATE THURSDAY JULY 11, 2019

All street lights intended to illuminate the public street shall be installed in accordance with the "Standard Specifications for Street Light Construction" as established and approved by the public works operations director or designee. Street light systems shall be designated on approved plats and installed accordingly.

- A. For all residential, multi-family residential, planned unit development, commercial, and industrial subdivision developments approved after the effective date of this ordinance, the subdivider shall install and pay the installation costs for street lights as shown on the approved subdivision plat or site plan and to post a bond, pursuant to section 18.24.170, guaranteeing proper installation. The subdivider must also provide a dedicated public utility easement from each respective underground power source to each streetlight.
- B. Items to be approved pursuant to the requirements of the “Standard Specifications for Street Light Construction” include:
  1. Appropriate distance or spacing;
  2. Alternating sides of street, when applicable;
  3. Appropriate illumination at intersections;
  4. Location upon the property;
  5. Street light type and decorative style based on street classification;
  6. Height based on location;
  7. Installation methods and requirements; and
  8. Illumination intensity, electrical specifications, and code requirements as determined by the “Standard Specifications for Street Light Construction”.
- C. The subdivider or designee shall submit completed as-built drawings and the GIS data corresponding to the as-built drawings, as required by this Chapter, to the public works operations director or designee within thirty days of the completion of the installation of a street light system within a subdivision development.
- D. The public works operations director or designee shall have the authority:
  1. To enforce this section and to ensure that street light installation is completed in compliance with all of its requirements; and
  2. To vary the standards referenced in this section and to approve alternative street light designs and locations when adverse topography, roadway geometrics and design, the presence of natural vegetation, or any other adverse conditions exist which would justify such variations and alternatives without being detrimental to the public safety or welfare.
- E. The planning commission shall have the authority to waive or modify the requirement for street light installation in subdivisions upon finding that:
  1. The subdivision is located in an environmentally sensitive area, such as the Foothills and Canyons Overlay Zone; or,

DATE THURSDAY JULY 11, 2019

2. The subdivision will result in three or fewer new lots; or,
3. The subdivision will not result in any other public street improvements.

SECTION 4: AMENDMENT “18.24.150 Construction of Improvements” of the White City Municipal Code is hereby *amended* as follows:

## AMENDMENT

#### 18.24.150 Construction of Improvements

- A. Twenty-four hours prior to construction of any required improvements, the county/city planning and development services division shall be notified so that proper inspection may be provided and so that it may be determined whether or not proper authorization and/or required permits for construction have been obtained.
- B. As-built plans, ~~and~~ profile drawings, and corresponding GIS data shall furnished to the planning and development services division of all street improvements, storm sewer, sanitary sewer and water systems upon completion. The county/city shall retain the improvement bond until such plans have been submitted.
- C. Extreme care should be exercised on the part of the subdivider, the contractor and all other associated agencies for the protection and maintenance of all existing or newly placed improvements or facilities within the roadway sections during development.

SECTION 5: AMENDMENT “18.24.170 Performance Bonds” of the White City Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 18.24.170 Performance Bonds

- A. In lieu of actual completion of the improvements listed in this chapter, subdividers ~~may~~must file with the ~~county~~city a surety or cash bond, an escrow agreement, or a letter of credit in an amount specified by the mayor's designee to assure actual construction of such improvements within a two-year period. ~~Twenty-five percent~~ A percentage, equal to the maximum amount allowed by state law, of the bond amount for public improvements such as curb, gutter, sidewalk, road surfacing, flood control and fire hydrants shall extend for a one-year period beyond the date the improvements are completed to guarantee replacement of defective public improvements. ~~Twenty-five percent~~ A percentage, equal to the maximum amount allowed by state law, of the bond amount for live plant materials in common areas shall extend for a two-year period beyond the date of planting to guarantee replacement of diseased or dead plants. The bond or agreement shall also secure all lot improvements on individual lots on the subdivision which are required in this chapter.

DATE      THURSDAY      JULY      11, 2019

- B. If the mayor or mayor's designee determines that the required improvements should be completed in a specified sequence and/or in less than ~~this a two-year period~~ in order to protect the health, safety and welfare of the ~~county~~city or its residents from traffic, flood, drainage or other hazards, it may require in approving the final subdivision plat that the improvements, including required landscaping be installed in a specified sequence and period which may be less than two years and shall incorporate such requirements in the bond.
- C. Inspections shall be made within five days from the date of the request. If inspection shows that ~~county~~city standards and specifications have been met in the completion of such improvements, the bond shall be released by the mayor or mayor's designee within seven days from the time of inspection and filing of the as-built plan, any corresponding GIS data (as required), and profile drawings. If the bonds are not released, refusal to release and the reasons therefor shall be given the subdivider in writing within seven days from the time of the inspection.
- D. Such bonds shall be processed and released in accordance with the procedures set forth in Chapter 3.56 of this code.

PASSED AND ADOPTED BY THE WHITE CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Cutler	_____	_____	<u>  X  </u>	_____
Councilmember Dickerson	<u>  X  </u>	_____	_____	_____
Mayor Flint	<u>  X  </u>	_____	_____	_____
Councilmember Perry	<u>  X  </u>	_____	_____	_____
Councilmember Price	<u>  X  </u>	_____	_____	_____

Presiding Officer

Attest

/s/ PAULINA F. FLINT  
Mayor

/s/ SHERRIE SWENSON  
Metro Township Clerk  
Recorder White City

The motion passed unanimously.

◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

Council Business



Mayor

/s/ SHERRIE SWENSEN  
Salt Lake County Clerk  
Metro Township Clerk/Recorder



◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆ ◆◆◆

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## 13



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*South Salt Lake Valley Mosquito Abatement District*

**Council Member Price** stated all seasonal employees have finished training and have their licensing. There have been ten human West Nile Virus cases in the country. Utah has not had any cases reported. White City does not have a huge mosquito problem; however, if there is any standing water, call the District for water treatment.

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*Greater Salt Lake Municipal Services District (GSLMSD)*

**Mayor Flint** stated the GSLMSD has transferred employees from the Salt Lake County Planning and Development Services Division and is working on hiring an HR employee and an assistant manager. Code Enforcement Officers will need to be hired to keep up with the work load. The Board is collecting information from all the metro townships and preparing the budget. Each metro township has an administrative and capital improvements budget. Transition of the remaining employees has been scheduled for September 30, 2019. A policy manual for employees is being created and all the benefits have been adopted.

- - - - -

*Wasatch Front Waste and Recycling District (WFWRD)*

**Council Member Dickerson** stated WFWRD is reviewing the areas that are leaving the district and how that will change its customer base. Several trucks will be replaced, and a recycling survey will be available for customers to take.

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*Council of Governments (COG)*

Nothing to report.

◆◆◆   ◆◆◆   ◆◆◆   ◆◆◆   ◆◆◆

Staff or Committee Reports

*Legislative Update*

**Representative Suzanne Harris** stated there is no interim this month but will be next month. Tax reform is being discussed; however, before it moves forward a robust public



Resolution-08-01 Approving the Expenditure  
of up to \$5000 from White City Metro  
Township Administrative Funds Account

WHITE CITY METRO TOWNSHIP

RESOLUTION NO.: 19-08-01

DATE: August 1, 2019

A RESOLUTION OF THE WHITE CITY METRO TOWNSHIP COUNCIL  
APPROVING THE EXPENDITURE OF UP TO \$5,000 FROM THE  
WHITE CITY ADMINISTRATIVE FUNDS FUND BALANCE  
ACCOUNT TO FUND THE COMPLETION OF A SIDEWALK PROJECT

RECITALS

- A. The White City Metro Township (“White City”) is a municipality pursuant to Utah Code §§ 10-2a-401 *et seq.*
- B. The White City Metro Township Council (the “Council”) is the municipal legislative body for White City pursuant to Utah Code § 10-3b-501.
- C. Due to cost overruns, a small section of a sidewalk project was not going to be completed as a part of the bigger capital project.
- D. Pursuant to Ordinance 18-03-01, White City Policy #2: “Purchasing, Contracting, and Procurement” Article 3-1(a) allows the Mayor to make purchases up to \$10,000 without bids of any type.
- E. The estimate to complete the project is less than \$5,000.
- F. On July 18, 2019 the Mayor Authorized Salt Lake County Public Works, the authorized contractor for the White City sidewalk project to proceed with a price limitation of up to \$5,000 to complete the work – funds to be spent from the White City Administrative Fund Balance Account.

G. Pursuant to fiscal best practices, to provide proper transparency regarding this expenditure, this resolution serves to provide documentation to this transaction.

## RESOLUTION

THEREFORE BE IT RESOLVED, the White City Metro Township Council hereby approves the Mayor's expenditure of up to \$5,000 to complete the sidewalk project; and be it further

RESOLVED, pursuant to the Mayor's direction, the funding that shall be used to pay for the project come from the White City Metro Township Administrative Fund Balance Account.

APPROVED AND ADOPTED in White City, Salt Lake County, Utah this \_\_\_\_\_ day of AUGUST, 2019.

ATTEST

\_\_\_\_\_  
SHERRIE SWENSEN  
SALT LAKE COUNTY CLERK  
METRO TOWNSHIP CLERK/RECORDER

FOR THE WHITE CITY METRO TOWNSHIP:

\_\_\_\_\_  
PAULINA F. FLINT, MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
PAUL H. ASHTON  
METRO TOWNSHIP ATTORNEY

VOTING:

COUNCILMEMBER CUTLER \_\_\_\_\_

COUNCILMEMBER DICKERSON \_\_\_\_\_

MAYOR FLINT \_\_\_\_\_

COUNCILMEMBER PERRY \_\_\_\_\_

COUNCILMEMBER PRICE \_\_\_\_\_