WHITE CITY COUNCIL MEETING MINUTES
October 1, 2026
WHITE CITY WATER IMPROVEMENT DISTRICT
999 E GALENA DRIVE, WHITE CITY, UTAH 84094

Mayor: **Mayor Allan Perry**

City Council: **Council Member Greg Shelton**
Council Member Linda Price
Council Member Neil Mahoney
Council Member Howard Van horn

Staff: Rori Andreason, City Administrator/Recorder; Cameron Platt, Attorney; Richard Stephens, Engineer; Daniel Hoffman, Finance Director; Daniele Benigni, Long Range Planner; Brian Tucker, Planning Manager; Lori Jessop, Assistant building Official; Lisa Watts, Land use Attorney; Chief April Morse, UPD; Detective Bowen Hayes, UPD; Chief Kenneth Aldridge, UFA; Chief Mike Bullock; Sandy Fire

6:00 P.M. WORKSHOP

1. **Oath of Office – Council Member Howard Van Horn II**
   Rori Andreason administered the Oath of Office to Council Member Howard Van Horn II.

2. **WELCOME AND DETERMINE QUORUM**
   Mayor Allen Perry called the meeting to order at 6:00 p.m.

3. **PUBLIC COMMENT**
   Misty Riley-1250 E Forgetmenot Ave. expressed concerns regarding a neighbor's animals entering her property and alleged harassment. She requested Council review of Animal Control's reported exception to leash requirements.

   Trina Christiansen outlined the priorities of candidates Shane Manwaring for Salt Lake County Sheriff and Kent Davis for Salt Lake County District Attorney.

   Representative Tracy Miller, House District 45, discussed her service to White City and her reelection campaign.

4. **DISCUSSION/CLARIFICATION OF AGENDA ITEMS**
   None

5. **DISCUSS AMENDMENTS TO WHITE CITY MUNICIPAL CODE, TITLE 3**
   Attorney Cameron Platt recommended adopting a city procurement code and requested Council input on purchasing thresholds, including when a request for proposals would be required. He will provide a redlined draft with recommended thresholds for Council review and further discussion at the next meeting.

6. ***DISCUSS AMENDMENTS TO WHITE CITY MUNICIPAL CODE, TITLE 2, ELECTION***

   Attorney Cameron Platt discussed removing lettered Council seat designations so all seats would be at large. The Historical Committee provisions would remain for potential future use. He will provide a redlined draft for Council review, with approval anticipated at the next meeting.

7. ***PRESENTATION AND DISCUSSION OVER WHITE CITY CURRENT CODE FOR ACCESSORY STRUCTURES***

   Daniele Benigni and Matt Starley reviewed accessory structure requirements across the City's three applicable zones. The discussion included clarifying code language, adding illustrations, developing online guidance for residents, and preparing ordinance amendments. No action was taken; the Council may revisit the topic at a future or separate meeting.

8. ***PRESENTATION AND DISCUSSION ABOUT THE ADU ELIGIBILITY TOOL MAP FOR WHITE CITY***

   Daniele Benigni demonstrated a draft mapping tool to help residents determine potential eligibility for an accessory dwelling unit (ADU). Discussion included lot sizes and the percentage of White City properties that may qualify.

9. ***DISCUSS FUTURE AGENDA ITEMS***
   - ADU map tool
   - Communications plan
   - Document storage – technology strategy
   - Understanding sales tax

10. ***CLOSE WORKSHOP MEETING***

BUSINESS MEETING

1. **WELCOME AND DETERMINE QUORUM**

2. ***DISCUSS FINANCIAL REPORT***

   Daniel presented and reviewed the financial report for the second month of the fiscal year.

3. ***UNIFIED FIRE AUTHORITY REPORT***

   Chief Aldridge reported decreased wildfire activity, the lifting of Stage 1 restrictions, and fuel mitigation work in White City. He shared Halloween and pedestrian safety reminders and highlighted lithium battery safety for Fire Prevention Week beginning October 4. He also announced the 14th annual Chili Cookoff on October 10, from 11 a.m. to 3 p.m. at America First Field, benefiting the University of Utah Burn Camp.

   3.1 SANDY CITY FIRE QUARTERLY REPORT

   Chief Bullock reported decreased monthly call volume and grant-funded hiring of four part-time staff for wildfire mitigation and response. He also noted that a replacement ladder truck is entering the prebuild phase, with delivery expected in October 2027.

4. *UNIFIED POLICE DEPARTMENT REPORT*

Chief Morse introduced Detective Bowen Hayes as Josh Smith's replacement and will provide his contact information to the Council. She reported 134 calls for service, including 43 requiring follow-up reports, 17 public order events, eight welfare checks, and six traffic complaints. She also highlighted UPD's coordination with the Bees who kindly replaced a child's stolen jersey.

5. *ACTION ITEMS*

5.1 APPROVE MINUTES OF SEPTEMBER 3, 2026

MOTION: Council Member Linda Price MOVED to approve the minutes of September 3, 2026. The motion was SECONDED by Council Member Greg Shelton. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

Mayor Allan Perry	**Aye**
Council Member Neil Mahoney	**Aye**
Council Member Greg Shelton	**Aye**
Council Member Linda Price	**Aye**
Council Member Howard Van Horn	**Aye**

The motion passed unanimously.

5.2 CONSIDER RESOLUTION NO. 2026-10-02 APPOINTING HOWARD VAN HORN TO SERVE AS THE WHITE CITY REPRESENTATIVE ON THE UFA AND UFSA BOARDS

MOTION: Council Member Neil Mahoney MOVED to approve the appointment of Howard Van Horn to serve as the White City representative on the UFA and UFSA boards. The motion was SECONDED by Council Member Linda Price. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry	**Aye**
Council Member Neil Mahoney	**Aye**
Council Member Greg Shelton	**Aye**
Council Member Linda Price	**Aye**
Council Member Howard Van Horn	**Aye**

The motion passed unanimously.

5.3 CONSIDER RESOLUTION NO. 2026-10-02 APPOINTING HOWARD VAN HORN TO SERVE ON THE WHITE CITY FINANCE COMMITTEE

MOTION: Mayor Allan Perry MOVED to appoint Howard Van Horn to serve on the White City Finance Committee. The motion was SECONDED by Council Member Linda Price. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry	**Aye**
Council Member Neil Mahoney	**Aye**

Council Member Greg Shelton Aye
Council Member Linda Price Aye
Council Member Howard Van Horn Aye
The motion passed unanimously.

5.4 DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2026-10-04 TO CORRECT THE RENAMING OF THE ACCESSORY DWELLING COMMITTEE IN RESOLUTION 2026-03-04

MOTION: Council Member Neil Mahoney MOVED to approve Resolution No. 2026-10-04 to correct the renaming of the Detached Accessory Dwelling Committee in Resolution No. 2026-03-04 with the removal of detached. The motion was SECONDED by Council Member Linda Price. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Linda Price Aye
Council Member Howard Van Horn Aye
The motion passed unanimously.

5.5 CONSIDER RESOLUTION NO. 2026-10-03 APPOINTING NEIL MAHONEY TO SERVE ON THE MODERATE-INCOME HOUSING COMMITTEE

MOTION: Mayor Allan Perry MOVED to appoint Neil Mahoney to serve on the Moderate-Income Housing Committee. The motion was SECONDED by Council Member Greg Shelton. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Linda Price Aye
Council Member Howard Van Horn Aye
The motion passed unanimously.

5.6 CONSIDERATION OF ORDINANCE NO. 2026-O-07, REPEALING AND REENACTING CHAPTER 19.42 OF TITLE 19 OF THE WHITE CITY MUNICIPAL CODE SECTIONS COVERING ACCESSORY DWELLING UNITS (ADUs) AND AMENDING USE TABLES 19.28.030 AND 19.30.030

Daniele Benigni reviewed proposed ADU regulations. City Attorney, Cameron Platt noted that state requirements would apply without action. Council supported ADUs on smaller lots and questioned separate standards for internal and detached units. Council would like to leave out agricultural zones.

MOTION: Council Member Greg Shelton MOVED to adopt Ordinance no. 2026-O-07, repealing and reenacting Chapter 19.42 of Title 19 of the White City Municipal Code sections covering Accessory Dwelling Units (ADUs) and amending use tables 19.28.030 and 19.30.030 with substantive changes and including 11,000sqft lots and leaving out agricultural zones. The

motion was SECONDED by Mayor Allan Perry. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Linda Price Aye
Council Member Howard Van Horn Aye
The motion passed unanimously.

5.7 **CONSIDERATION OF A REZONING ORDINANCE NO. 2026-O-06 TO AMEND THE OFFICIAL ZONING MAP OF WHITE CITY. THIS AMENDMENT REZONES BIG BEAR PARK FROM R-1-8 (SINGLE FAMILY RESIDENTIAL) TO PR (PARK & RECREATIONS).**

Daniele Benigni reviewed the proposed rezoning of Big Bear Park from R-1-8 (Single-Family Residential) to PR (Parks and Recreation), a zone adopted in 2023 for the property.

MOTION: Council Member Neil Mahoney MOVED to approve Ordinance No. 2026-O-06 to amend the official zoning map of White City. This amendment rezones Big Bear Park from R-1-8 (single family residential) to PR (Park & Recreations). The motion was SECONDED by Council Member Greg Shelton. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Linda Price Aye
Council Member Howard Van Horn Aye
The motion passed unanimously.

5.8 ***DISCUSSION AND POSSIBLE ACTION REGARDING NEW ENGLAND DRIVE 24-INCH STORM DRAIN REPAIR PROJECT***

Richard Stephens discussed a planned spot repair of the New England Drive storm drain, with a contractor ready to proceed.

MOTION: Council Member Linda Price MOVED to approve the storm drain repair on New England Drive. The motion was SECONDED by Council Member Howard Van Horn. Mayor Perry called for discussion on the motion There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Linda Price Aye
Council Member Howard Van Horn Aye
The motion passed unanimously.

6. COUNCIL REPORTS

6.1 Mayor Allan Perry

Greater Salt Lake Municipal Services District
Reported efforts to clarify MSD operations and member cities' approval authority for the State Legislature.

Council of Governments
Nothing to report

Unified Police Department/SLVLESA
Reported ongoing feasibility study efforts and coordination on the County's withdrawal request. They highlighted his Citizens Academy participation and the importance of shared services.

6.2 Council Member Linda Price

Mosquito Abatement
Reported continued seasonal staffing due to warm weather and significant West Nile virus activity, including 157 positive mosquito pools and one reported case in the White City district.

Salt Lake County Animal Control
Shared Halloween pet safety reminders, including keeping candy out of reach, using decorations safely, and providing a quiet space for pets.

6.3 Council Member Greg Shelton

Wasatch Front Waste & Recycling
Reported that curbside bulky waste pickup will replace collection at Big Bear Park next year, expanding service with estimated savings of $600,000.

6.4 Council Member Neil Mahoney

White City Community Council
Reported that volunteers will begin planting the UDOT corner lot on Saturday.

7. CITY ADMINISTRATOR REPORT
Reminder for Public Works BBQ at Big Bear Park on October 2. She also announced the launch of TextMyGov on the City website.

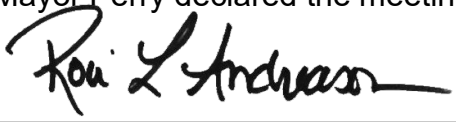
8. ATTORNEY REPORT
Nothing to report.

9. ADJOURN

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

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Linda Price Aye
Council Member Howard Van Horn Aye
The motion passed unanimously.

Mayor Perry declared the meeting adjourned



Rori L. Andreason, MMC
City Administrator/Recorder

Approved this 12th day of November 2026.