



# White City Community Newsletter

Volume 11, Issue 1 July 2018

[HTTP://www.whitecityutah.org](http://www.whitecityutah.org)

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White City Community Council meets on the first Wednesday of each month at 7:00 PM, Eastmont Middle School, 10100 S. 1300 E. Room #105; Sandy, UT Meetings are Open to the Public.

## The White City Community Council

Is a non-profit organization. It served White City since 1987. It was formed to facilitate all needs of White City. Since the creation of the Metro Township we are still important as an organization. As a non-profit the community council has the flexibility to facilitate information resources, events, educational and much more.

Over the past few months we have revised our bylaws to reflect our new role. As needs arise we will be taking action to assist our residents. We can be an information resource to everyone. We have the ability to create subcommittees to the community council which can enhance our neighborhoods.

We do have a process set forth for individuals to join the council if you have a desire to volunteer.

The governance side of our community is the responsibility of the White City Metro Township Council. (See newsletter Insert on the official duties and role of the Metro Township Council)

The revised community council consists of 9 Members.

We need to focus on important issues facing our community. The past 5 years we concentrated on the survival of our community.

The strength of our community council lies in the nonpartisan requirements of the organization. It can never be a partisan driven group. As members of ACCT, the Association of Community Councils Together and Utah Neighborhoods, we are able to create solutions on a global scale. The opportunity to lobby at the state and federal level when necessary as part of a county wide team effort has given rise to tremendous successes such as:

1. White City Water Users success in obtaining White City Water 1992
2. Undergrounding of Power lines on 10600 South and Hawk Highway late 1990's.
3. Stopping Dimple Dell Golf Course preventing pollution of our water supply 1993.
4. Gaining township legislation 1995 to present.
5. Worked on various legislative issues county wide on behalf of many community councils within Salt Lake County.

6. Worked to gain support for rebuild of Alta View and next will be Edgemont Elementary.

It is now time to turn our attention to furthering the needs of White City Residents.

Our success has relied on the power of committee work, much as the legislative processes.

**As needed future committees to address ongoing needs such as:**

**Neighborhood Crime Watch Reestablished**

**Source Protection Advocates**

**Senior Issues**

**Transportation Needs**

**General Plan Citizens Committee in each of the 4 Districts**

**Survey Committee**

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## **Council Membership**

**Excerpts from the Bylaws on Membership are as follows:**

Bylaws amended on June 6, 2018 at a regularly scheduled public meeting.

### **Article I – Name**

The name of this community council shall be the White City Community Council (WCCC) hereafter referred to as the WCCC.

### **Article II – Object**

The object of the WCCC shall be to identify community service needs and assist the metro township in facilitating those initiatives by maximizing the benefits of volunteer service and providing needed events and programming to residents of the metro township.

### **Article III – Membership**

#### **Section 1**

WCCC shall be that unincorporated area more specifically shown on the map attached herein.

#### **Section 2**

Any registered voter living within the WCCC may be an appointed member of the WCCC. Each person shall have only one vote in WCCC matters.

**Section 3**

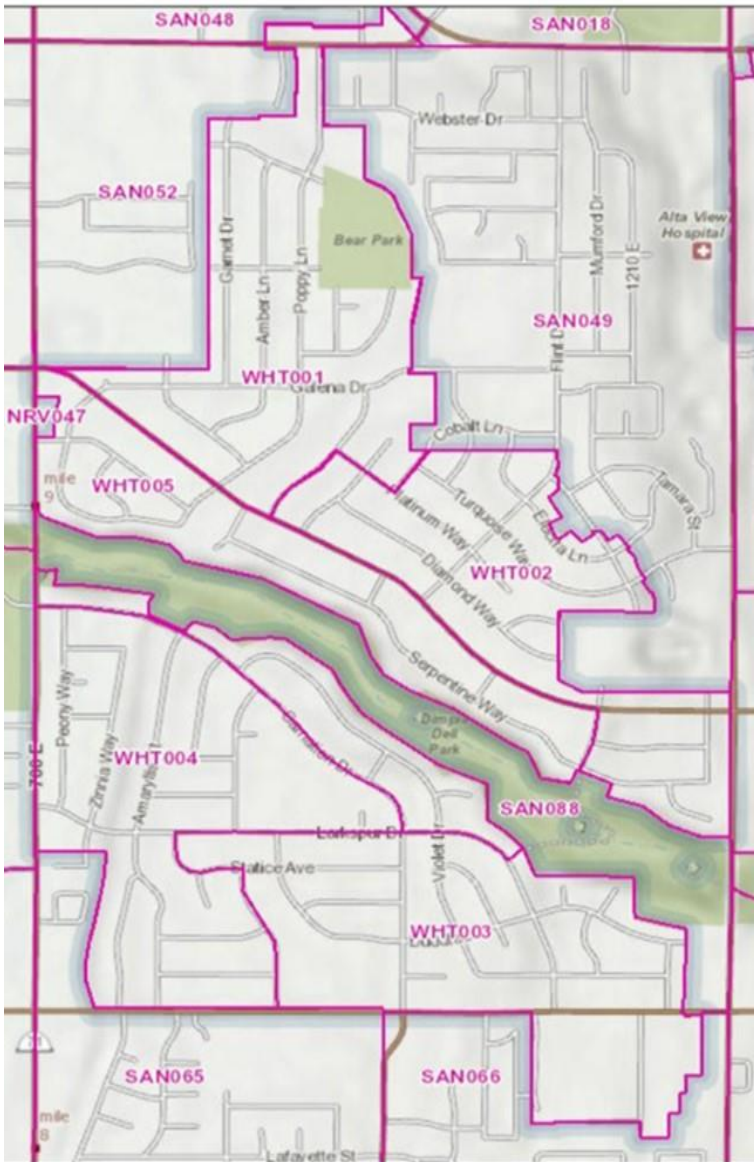
a. WCCC shall consist of 9 members: 1 member from each of the 4 geographical voting areas of the WCCC and 5 members-at-large which shall be designated A, B, C, D, and E. All WCCC appointed members shall have equal voting privileges in all WCCC matters.

b. The boundaries of the 4 geographical voting areas may be changed by a two-thirds (2/3) vote of the WCCC but shall for the present be as per the attached map.

**Section 4**

The term of office of the WCCC members shall be staggered four (4) year terms. Any member of the WCCC may resign from membership by submitting a letter of resignation to the secretary. When a WCCC member resigns or is removed, the WCCC shall replace the member by nomination and election. The vacancy shall be filled by a majority vote at the next regularly scheduled meeting. For the seat vacated, the replacement shall be a member of the electorate of the WCCC and shall serve for the remainder of the unexpired term.

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**White City Voting Precincts Map**

**Current Council Members**

<b>Kay J Dickerson</b> <a href="mailto:kjd727@hotmail.com">kjd727@hotmail.com</a> 10442 Carnation Drive Sandy, UT 84094	<b>(801) 571-1447</b> <b>(801) 557-9423</b>	<b>Chair</b> ACCT Rep
<b>Paulina Flint</b> <a href="mailto:pbflint@yahoo.com">pbflint@yahoo.com</a> 10467 Carnation Drive Sandy, UT 84094	<b>(801)571-5257</b>	<b>Vice-Chair</b> ACCT Alt Newsletter Special Projects
<b>Linda Price</b> <a href="mailto:lp2wcc@gmail.com">lp2wcc@gmail.com</a> 1223 Segó Lily Dr. Sandy, Ut 84094	<b>(801) 419-3013</b>	Treasurer. ACCT Alt Special Projects
<b>Vacant</b>		
<b>Lenelle Sanchez</b> <a href="mailto:lenelle76@gmail.com">lenelle76@gmail.com</a> 800 Carnation Drive Sandy, UT 84094	<b>(801) 633-0473</b>	
<b>Cody Cutler</b> <a href="mailto:Codyskitten@msn.com">Codyskitten@msn.com</a> 920 E. Violet Dr Sandy, Ut 84094801	<b>(801) 495-2313</b>	ACCT Rep.
<b>Christy Sieger-Webster</b> <a href="mailto:cmswebster@yahoo.com">cmswebster@yahoo.com</a> 9942 S. Electra Ln Sandy, Ut. 84094	<b>(801) 201-2582</b>	
<b>Richard Snow</b> <a href="mailto:snowtile@msn.com">snowtile@msn.com</a> 9816 Garnet Drive Sandy, UT 84094	<b>(801) 572-0710</b>	
<b>Darrin Webster</b> <a href="mailto:darrinwebster1776@gmail.com">darrinwebster1776@gmail.com</a> 1237 Segó Lily Dr Sandy, Ut 84094	<b>(801) 523-9371</b>	

**White City  
Disposal  
Vouchers  
Available.  
Contact  
Council  
Members**

Several of the above members wish to retire from the community council. To do so we need replacements that are willing to be trained to take their place. Once a year ACCT does training. We have people to help understand the process.

**July 2018 Updates from the District  
WFWRD**

**Keep Recycling**

By now you have probably heard that recycling fees have increased and at times have been higher than landfilling the materials. It's also important to know that landfilling the recycling will not reduce costs.



WFWRD continues with the commitment to provide residents the avenues to recycle. The current services of weekly collections will continue because it is still worth it for the environment and the future costs of not recycling.

**Here are a few tips to keep costs as low as possible:**

- Keep it clean: Make sure items are emptied. You don't need to wash your recycling, just a quick rinse if needed.
- When in doubt, throw it out.

- No plastic bags of any kind. Even bagging your recycling and placing the bag in the curbside recycle can drives up costs.

### **Mattress Recycling**



Spring Back Mattress (at 1929 South 4130 West) will take your used mattresses, and will recycle 100% of its materials! The recycling fee for mattresses is \$10 per piece. They will also come pick up your mattress for an additional \$40. This is a much better option than sending it to the landfill for \$15 per piece. For more information, please call them at 801-906-8146 or visit them at [www.springbackutah.com](http://www.springbackutah.com).

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### **WFWRD Services**

WFWRD provides services to the community that no other waste/recycling organization provides. In addition to our standard curbside waste and recycling collection, we offer subscription curbside green waste and curbside glass. We also have bulk waste and green waste trailers available for rent on a first come/first served basis, and landfill vouchers, for truck or trailer loads, available at your city and community offices. As residents within the



WFWRD district, you have access to these and all of our other services. Visit our website to find out more. [www.wasatchfrontwaste.org](http://www.wasatchfrontwaste.org).

### **2018 White City Cleanup**

**September 19 -21**  
**Scheduled Dumpster Drop Below:**

#### **September 19**

Violet Dr., Godation, Buddlea, Columbine Primrose, Amberly Ln., 10745 S. 1225 E. (South of 10600 S.), Statice, Tritoma, Daisy, Hollyhock, Silver Mountain, Amaryliss South of LarkspurLarkspur south side,

Larkspur Circle, Heather Circle, Carnation from Larkspur South...

### **September 20**

Hibiscus, Verbenia, DelpiniumPeony, Geranium, Zinnia, Carnation from 700 E. to Larkspur, Serpentine Way, For Get Me Not, Serpentine Circle, Sego Lily East of Barium, Diamond Way, Platinum Way, Bronze Ln, 1280 E, turquoise Way, Electra Ln, Dolomite, Flint. Marble Street.

### **September 21**

9990 S,Aster Ln, Tulip Dr, 730 E, Sunflower In, Galena Dr, Antimony Ln, Barium Ln, Sego Lily from

700 E to Barium, Silica Dr, Jade Dr, Poppy Ln, Amber Ln. Garnet Dr, Onyx Ln, Emerald Dr, 9400 S from Mckellee Cove to ski Connect.

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### **Why White City Metro Township?**

#### **Metro Townships**

Historically, what were the unincorporated townships of Salt Lake County townships had very limited boundary protections. As such, they were targets of piecemeal annexations that stripped away much of the most economically valuable commercial retail properties, sometimes while it was being developed, and left behind the housing, which only generates minimal revenue. In the end, this increased the burden on township residents, which who were stuck left footing the bill for municipal services without the help of sales and other tax streams. In summary, the status quo was an unsustainable model for the remaining unincorporated areas.

The legislature passed Senate Bill 199 – the Community Preservation Act, in 2015. SB 199 triggered an election whereby the residents of each of the six current unincorporated townships voted to incorporate as either a city or as a new form of municipality – the Metro Township. Based on the November election results, five of the six unincorporated townships voted to incorporate as Metro Townships (Copperton, Emigration Canyon, Kearns, Magna, and White City).

## **What is a Metro Township?**

A Metro Township is a municipality like a city or town. Its governing board, the Metro Township Council is comprised of five members who are elected to serve, just like cities and towns elect their councils. They Mayor of the Metro Township is currently chosen by a vote of the Metro Township Council – the same way some towns choose their Mayor. The Metro Township has a budget it must manage; municipal laws, rules and regulations it must create, change and enforce; and state laws it must follow and enforce. In fact, the state laws the Metro Township must work within are generally the same laws cities and towns must conduct their business by – including the state laws for land use.

Even with the overwhelming majority of the work being done by a Metro Township being the same as their city and town peers, there are two distinct differences Metro Townships have from their city and town peers. First, the Metro Township cannot self-provide its municipal-type services. This means all Metro Township services are performed by contract, or through participation in a local district. By participating in local districts, Metro Townships benefit from leveraging economies of scale that individually, no Metro Township could achieve on its own through self-provision of services. This makes the delivery of municipal-type services more affordable to taxpayers and generates the opportunity to possibly receive higher levels of service versus their city or town peers who self-provide. Second, the Metro Township’s powers of taxation are limited. As voter-approved members of the Greater Salt Lake Municipal Services District (MSD), the Metro Townships are not allowed to impose a municipal property tax.<sup>1</sup> **The Metro Township, unlike its city or town peers, cannot impose the Municipal Energy and Use Tax or Telecommunications Tax, saving Metro Township**

**taxpayers thousands of dollars annually on the operation of their households and businesses.**

## **Metro Townships**

To shore up the remaining community boundaries and tax base, the Legislature authorized most unincorporated-area voters to choose their futures in 2015. All unincorporated townships would become municipalities, but voters in each township could choose whether to make their community a Metro Township or a City. Residents of islands—unincorporated areas surrounded by cities—could vote to either annex or remain unincorporated.

Millcreek Township voters chose to become a city. Voters in the Townships of Copperton, Emigration Canyon, Kearns, Magna and White City chose to become Metro Townships. Metro Townships are a new type of municipality with most of a city’s powers. These voters also chose to receive their services from the MSD. Some island voters chose to annex and others did not.

## **Why Greater Salt Lake Municipal Services District**

### **Municipal Services District**

The County Council created the Greater Salt Lake Municipal Services District in late 2015 under the authorization of the Utah State Legislature. The District began operating in January 2016. The County Council sat as the original Board of Trustees.

Voters elected Metro Township Council members in November 2016. The Chair of each Council, along with one County Council member, took over as the Board of Trustees in January 2017. The Board also included the Mayor of Millcreek, which was a member of the District from January through June 2017.

### **WHAT IS THE GSLMSD?**

The Metro Townships of Copperton, Emigration Canyon, Kearns, Magna and White City, along with the unincorporated communities of Salt Lake County, belong to the GSLMSD. The District provides municipal services by contract with the County. The Chair/Mayors of the Metro Township Councils and a County Council member serve on the Board of Trustees.

### **History of Services?**

Historically Salt Lake County provided municipal services to areas that had not incorporated as cities. In the 1980s these areas grew to a population of more than 250,000, making the County the largest provider of municipal services in Utah.

<sup>1</sup> Per UCA § 10-3c-204

As communities incorporated into cities, and as cities annexed lucrative commercial areas from the remaining unincorporated communities, it became more difficult for the County to fund municipal services. In addition, historical portions of some communities were lost to neighboring cities.

**Greater Salt Lake Municipal Services District Board of Trustees.**

The chair of each Metro Township Council, along with a Salt Lake County Council member to represent the unincorporated communities, serve as the Board of Trustees of the Greater Salt Lake Municipal Services District (MSD).

The Board meets on the second Wednesday of each month at 6 p.m. in the Salt Lake County Government Center, 2001 S State Street, Council Chambers, N1-110. They post agendas on Utah’s Public Meeting Notice website. They invite citizen comments at the beginning of each regular meeting.

The Board also holds a work meeting on the first Friday of each month from 9 a.m. to 12 p.m. in room N3-930 at the Salt Lake County Government Center. This meeting is open to the public.

The Board of Trustees sets policy and the budget for the ‘District’ and appropriates administrative funds to the Metro Township Councils and unincorporated-area Community Councils.

**Metro Township Participation on the Control Boards of Service Providing Entities**

Just because a Metro Township does not self-provide its municipal-type services doesn’t mean it doesn’t have a say it how those services are provided. The overwhelming majority of the municipal-type services being provided to the metro townships through a Local District or Interlocal Contract Agency has a member of their respective Metro Township Council serving and voting on the Board of Trustees of each of those entities. Examples of this active participation in the provision of service include the Greater Salt Lake Municipal Services District, the Unified Police Department/Salt

<b>White City Metro Township Council Members</b>		
Paulina Flint	<a href="mailto:pbflint@yahoo.com">pbflint@yahoo.com</a>	801-571-5257
Kay Dickerson	<a href="mailto:kjd727@hotmail.com">kjd727@hotmail.com</a>	801-571-1447
Linda Price	<a href="mailto:pricell@gmail.com">pricell@gmail.com</a>	801-419-3013
Allan Perry	<a href="mailto:alperry21@yahoo.com">alperry21@yahoo.com</a>	(801)884-8607
Cody Cutler	<a href="mailto:custern86@gmail.com">custern86@gmail.com</a>	801-495-2313

Lake Valley Law Enforcement Service Area, Unified Fire Department/Unified Fire Service Area, and Wasatch Front Waste and Recycling District.

**GSLMSD Contact Information**

[801-560-3543](tel:801-560-3543)

Bart Barker, General Manager

[385-468-6709](tel:385-468-6709) Hannah Coleman, Administrative Assistant

[385-468-6703](tel:385-468-6703)

**GSLMSD MEMBERS**

- Copperton Metro Township
- Emigration Canyon Metro Township
- Kearns Metro Township
- Magna Metro Township
- White City Metro Township
- Unincorporated Communities

**GSLMSD ADDRESS:**

Greater Salt Lake Municipal Services District  
 2001 S State Street, #N3 600  
 Salt Lake City, Utah 84190  
 Email: [info@msd.utah.gov](mailto:info@msd.utah.gov)

**Greater Salt Lake Municipal Services District 2018 Adopted Budget**



GREATER SALT LAKE  
**Municipal Services District**

Greater Salt Lake Municipal Services District  
**2018 Adopted Budget**

	2016 Actual	2017 Estimated	2018 Budget
<b>Total Revenue*</b>		36,479,025	34,404,287
<b>Expenses</b>			
Elected & Exempt Salaries		174,960	174,960
Admin Asst including benefits	<i>The first</i>		60,750
Stipend for chair	<i>year of</i>		5,000
Interns	<i>operations</i>		-
3% increase	<i>was 2017</i>		-
Sub & Mem	<i>so no</i>		5,249
Edu & Train	<i>data is</i>	1,000	12,000
Contract Printing	<i>available.</i>	500	7,000
Office Supplies			-
Software <\$5,000		200	200
Comp & Components		3,000	3,000
Milage Allowance		500	500
Mobile Phone		1,500	1,500
Rent - Buildings		3,000	3,000
Legal, Audit, Acctg		100,000	155,000
Consultants			-
Professional		7,500	7,500
Client Support		30,000	30,000
Indirects			-
Interlocal Agreement		34,719,705	32,400,596
Insurance		4,800	4,800
Contributions		20,000	20,000
<b>Total Expenses</b>		<b>35,066,665</b>	<b>32,891,055</b>

\*Revenue sources: Metro Township and Unincorporated Area sales tax, Class B&C road funds and fees.



**OFFICE OF  
THE SHERIFF  
SALT LAKE COUNTY**



**Rosie Rivera  
Sheriff**

**Jason Mazuran  
Chief Deputy**

**Jake Petersen  
Undersheriff**

**Matt Dumont  
Chief Deputy**

**Kevin Harris**

**Kari Huth**

Unified Police provides first class public safety services. The strengths of Unified Police is the ability to provide every level of service required by the communities served. UPD takes great pride in serving the residents of White City. White City officials and UPD leadership enjoy an excellent working relationship.

Officers assigned to White City are highly trained and a diverse group of dedicated professionals. The officers working in White City bid their assignments and are committed to keeping White City safe. White City has a dedicated COP Detective who operates out of a sub-station within the community. In addition to providing around the clock patrol coverage, UPD also provides greater depth of support with specialized department teams and units. These groups include K9, SWAT, Special Investigation Units, Search & Rescue, Crime Analysis and Collision Analysis & Reconstruction.

Unified Police allows local control, enhancing individual community needs. White City is a great place to live and UPD is committed to partnering with White City to provide the best, most efficient and cost-effective police services to our citizens.

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**Chief Randy Thomas**

Midvale Precinct  
[385.468.9350](tel:385.468.9350)

- [7912 South Main Street  
Midvale, UT 84047](https://www.google.com/maps/place/7912+South+Main+Street,+Midvale,+UT+84047)
- [385.468.9350](tel:385.468.9350)
- To report a crime or request to speak with a officer, call Dispatch at 801.743.7000  
For all emergencies, call 9-1-1

**Lobby Hours**

- **Monday-Friday:** 8am to 5pm
- **Saturday:** Closed
- **Sunday:** Closed

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As part of being a Member of the Jordan Valley Water Conservancy District our water agency works to develop responsible regulations to protect this valuable resource. Below is an article submitted by Richard Bay for White City.



JORDAN VALLEY WATER  
CONSERVANCY DISTRICT  
*Delivering Quality Every Day*

**Protecting Our  
Underground Drinking  
Water Sources**

Since 1993 all public water systems (PWS) are required to develop and maintain a Drinking Water Source Protection (DWSP) Plan for all underground sources of public drinking water. The requirements include:

- Identifying 4-tiered protection zones, working out from a radius of a 100 ft to a 15-year time of travel, from each groundwater source.
- Identifying existing and potential contamination sources within each zone of each source and prioritizing them based on the potential hazard and impact.
- Implementing management plans, including ordinances, to protect against contamination.
- Updating the plan every six (6) years.

Protecting drinking water sources is a responsibility that is shared by public water systems like Jordan Valley Water, municipal governments, and individual citizens as home and business owners in the community. Cities and PWSs work on several fronts to protect drinking water sources. Examples include establishing and enforcing ordinances that outline the proper handling, storage, and disposal of potential contaminants like chemicals, oils, and fuels; ensuring the proper installation and maintenance of septic tanks and swimming pools; and educating the public on ways they can protect underground drinking water sources.

Actions that individual citizens can do to protect groundwater include:

- Making sure that all chemicals are stored and disposed of properly, whether they be for a household or business.

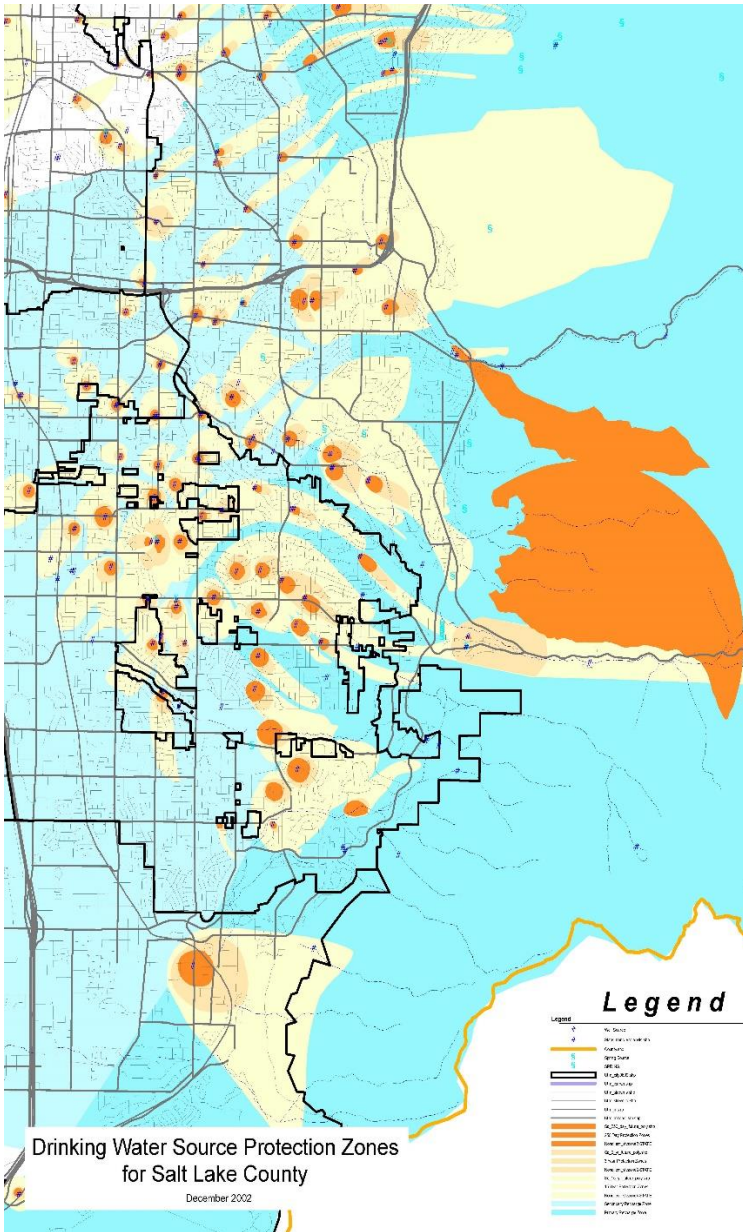
Make sure septic tanks and swimming pools are properly maintained and cleaned.

- Make sure pesticides, herbicides, and fertilizers are applied as directed. Over

application can result in excessive run-off that can allow these chemicals to pollute underground aquifers.

- Report and spills to the Salt Lake County Health Department immediately.

Our groundwater is a precious resource in our arid climate, particularly as populations continue to increase. If we all work together we can protect these pristine underground aquifers as a reliable source of clean drinking water for generations to come.



The map above is a map of zones which need protection from pollution in and around Sandy, White City, Cottonwood Heights, Holladay, Draper and Little and Big Cottonwood Canyon. This is a major zoning tool.

The state has done a water classification of all waters in Salt Lake County.



# White City Metro Township Planning and Development Services

By Curtis Woodward

The functions of code enforcement, long-range planning, development review, buildings & construction, and business licensing are currently being done in behalf of White City Metro Township through by the Planning and Development Services Division--who are contracted through the Municipal Services District to provide those services to all 5 Metro Townships as well as the unincorporated Salt Lake County areas, including the canyons. Planning and Development Services currently employs 30 people to carry out all those functions, including support staff.

Trent Sorenson, the chief building official, oversees the teams that process business license applications (including coordinating the various required inspections and approvals) and building permit applications (including processing applications, reviewing plans, and coordinating and conducting inspections). Other inspection services under Trent's supervision include grading and storm water protection and code enforcement. As zoning administrator, Curtis Woodward is over the planning team, which consists of 2 principal planners, one planning supervisor, 3 planners, one cartographer/GIS specialist, and one planning commission coordinator. A fiscal team of 3 people is responsible for overseeing income and expenditures, asset management, software needs, the processing, tracking, and release of bonds, and daily reconciliation of monetary transactions.

To cover the needs of the 5 metro townships and unincorporated areas, teams have been created within the planning group. Based on the number of staff members available, each planner and supervisor are assigned to two areas (The planning team of David White and Curtis Woodward, for example, are assigned as the planning team for both Kearns and White City metros). Wendy Gurr is the planning commission coordinator who does agendas, minutes, and public notices for all 7 planning commissions (Magna, Kearns, Copperton, White City, Emigration Canyon, County, and Mountainous). To better coordinate reporting to the Metro Mayors, the planning teams have been

combined with representatives from Public Works Engineering and community relations. White City's combined team is: Madeline Francisco-Galang (engineering), Curtis Woodward and David White (Planning), and Alison Weyher (community relations).

All the planning, licensing, and construction activity overseen by planning and development services is based on regulations found in local ordinances, Utah law, federal regulations, and adopted international building codes. An important part of effectively carrying out the above functions is keeping up with all the changes being made each year to the applicable codes, ordinances, and regulations, which is an annual priority for planning and development services.

### What We Do

#### Junk

- Materials commonly designated as junk must be removed from your property. (Such as: Appliances, car parts, scrap metal or wood, etc.)
- All vehicles must be licensed or stored within an enclosed, approved structure.

#### Parking Area

- All parking areas must be maintained and surfaced with asphalt, portland cement, or other binder pavement.
- Parking is not permitted on dirt, landscaped areas, or other soft surfaces.
- Heavy commercial vehicles may not be parked in residential zones.

#### Sidewalks and Right of Way

- All vehicles, including RVs, may not be parked in a way that obstructs pedestrian passage on the sidewalk.
- Trees and bushes must be cut and maintained 13.5 feet above the street pavement.
- Areas designated for off-street parking may not be used for outdoor storage of materials.
- Sidewalks must be shoveled before 8:00 AM the day after a snow storm.

#### Signs

- All signs must have a permit issued by Salt Lake County Planning.

#### Occupancy

- More than one family or more than three unrelated individuals are not allowed in a single-family dwelling.

#### Fencing

- Solid fences, bushes, or hedges (which act as fences) in a corner lot may not exceed two feet in height.

- Construction of a fence in excess of six feet is not allowed without a building permit from Salt Lake County.

#### Property Maintenance

- All weeds must not exceed six inches in height.
- All weed trimmings must be removed from the premises.

#### Construction

- Remodeling, reroofing, window replacements, and basement construction all require a building permit from Salt Lake County.

### What We Don't Do

#### Vehicles

- Cars parked incorrectly on the street
- People living in their mobile trailers

#### Trees

- Overhanging tree limbs

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### General Plan Issues & Concerns

In March of this year many of you came to meetings related to the development of a general plan. We must apologize for not being better prepared. The process came as a huge shock to many of us.

The White City Metro Township Council at its April meeting put a halt to the General Plan process and place a moratorium in place for 6 months.

We have been reviewing Planning Commission and Planning Staff procedures. We have all attended mandatory Land Use Training hosted by the League of Cities and Towns.

As a new municipality we have had a steep learning curve.

We are in the process of reviewing the laws which govern the General Plan Process. The requirements of a transportation Plan, an Affordable Housing Plan are directed by State and Federal Laws.

Due to repeated changing of staff for the planning commission some things were not made clear as to what processes should be followed.

Having not had many zoning issues over the past 20 plus years, our newly constituted Planning Commission and our Metro Township Council did not realize these complex mandated requirements.

We were disappointed the staff did not make such requirements know in a more direct way.



## The Fix

- Require Citizens to be part of the planning stages of a General Plan
- Hold working meetings to review Transportation needs
- Develop a Housing Plan
- Take a year to survey our needs to establish realistic goals
- Do an updated Survey
- Look at Legislative fixes to deal with built out community status

We have retained Alison Weyher to do our Affordable House Plan. She has reported her initial findings which gave us a big sigh of relief. Below is her report to our council on July 5, 2018.

### What Does Affordable Housing Look Like in White City?

For many of us, the idea of affordable housing conjures up images of unemployed, undesirable neighbors. The reality is very different.

Federal guidelines require states to track three levels of affordable housing, those at 80%, 50%, and 30% of area median income based on countywide income averages. The US Census Bureau reports that the 2016 median family income, for a family of four in Salt Lake County was \$64,501. This means that a family of four, earning less than \$51,600 annually qualifies for affordable housing at the 80% level. To put this income level in perspective, starting teachers in the Granite school district earned \$41,000 in 2016-2017 while entry level UPD officer's salary begins at \$41,350 annually. And, for retirees and others living on fixed incomes, the situation is much bleaker.

The federal government requires that these statistics be included in the general plan and updated every five years. Salt Lake County hired Zions Bank to update County statistics in 2016, and as the Metro Townships were formed partway through the process, the data was broken out and made available to each metro.

In White City, ninety-nine percent of all housing is single family residential, and forty-two percent of these homes are affordable at the eighty percent moderate income housing level. Given that the population of White City was approximately 5,390 in 2014, and that the average family size is 3.2 individuals, a significant portion of the community lives in housing deemed 'affordable'.

Other interesting statistical facts include:

- ✓ **13.4%** of the population is **over 65**, making White City one of the more elderly communities in the

County, while the median age is **32.6** and **39.5%** of all households include children

- ✓ There are approximately **297** veterans in White City, **72.4** percent of whom are over sixty-five
- ✓ **94%** of the residents have graduated from high school and **24%** have a college degree
- ✓ The average home is approximately 1,948 square feet
- ✓ **99%** of all housing is single family residential
- ✓ The median household income is **\$60,219**

### Why Does This Matter?

In 2018, Representative Logan Wilde introduced, and the Utah State Legislature passed, HB 259, which requires all municipalities, excepting towns, to not only report the data, but also to develop a plan to preserve and increase the affordable housing in their community. And, while the Metro Township has an abundance of housing affordable at the eighty percent level, there may be a shortage of units at the fifty and thirty percent income levels.

Over the next few months the Metro Township Council will evaluate options to preserve housing choices in White City, so that we can continue to be a vibrant, diverse community that is equally welcoming to residents of all ages and income levels. It is important to note that there is an abundance of affordable housing at the 80% level in White City, and only small shortages may exist at the thirty and fifty percent levels. Some of the items to be reviewed by the Council include unreported units, small group homes, and the current housing resources for our low-income residents. Preliminary discussions indicate that many of these needs may be met with existing housing stock.

The White City Affordable Housing Plan is one element of the Metro's General Plan. This document, which is also required by Utah State Government, serves as a guidebook for future development within the community. General Plans typically contain sections on history, land use, circulation, economic development, parks and recreation, a community vision statement and implementation strategy. Since White City was developed in the 1950's, the community's character has long been established and the Metro is largely 'built-out' or lacking in raw land to be developed. Therefore, the plan will recognize existing land uses, roads and development patterns, while projecting future options for development, such as permitting expansions and second stories to existing houses to make them more desirable to those wanting larger homes or providing more linkages to Dimple Dell and Big Bear Park.

The General Plan is a visioning document, a guide created today for the future. Affordable housing, while an important element, is only one of many different components that residents will have an option to review

in the coming months. It is also important to keep in mind, that this plan should not be rushed. It is more important to develop a plan that suits the character of our community, than rush through plans that do not represent our values or history. (statistics courtesy of Zions Bank)



Happy Summer White City,

If you are anything like us, you are more than likely walking around with a variety of different colored popsicles, looking for ways to beat the scorching summer heat. Lucky for you, we at White Towers Swimming Pool have a fantastic solution that whole family will agree on.

If you have not been to White Towers this year, you will not believe how much love, sweat and tears have gone into making your community swimming experience more magical than ever.

Here are just a few of the improvements that you may notice:

- A new roof and completely renovated snack bar thanks to the guidance, donated labor and extreme patience of Shane Nerdin and the crew of Malachi construction, board members, and community volunteers.
- New countertops in the snack bar and bathrooms thanks to the donated labor of Josh Salazar and Edgelines.
- Newly laid cement by the snack bar, under the corner awning and all around the pool. (No more dirt between the toes.)
- New paint almost everywhere
- Additional seating and lighting and large umbrellas for shade
- New and updated signage
- More beautiful flowers than most average eyes can handle along with an awesome watering system to keep everything in full bloom mode.
- Updated buffet area for private parties

Months of volunteer preparation on the part of the board, their families, and community members go into the planning and care it takes to keep White Towers open and improving every year.

The pool is open to the public and is also available for private parties.

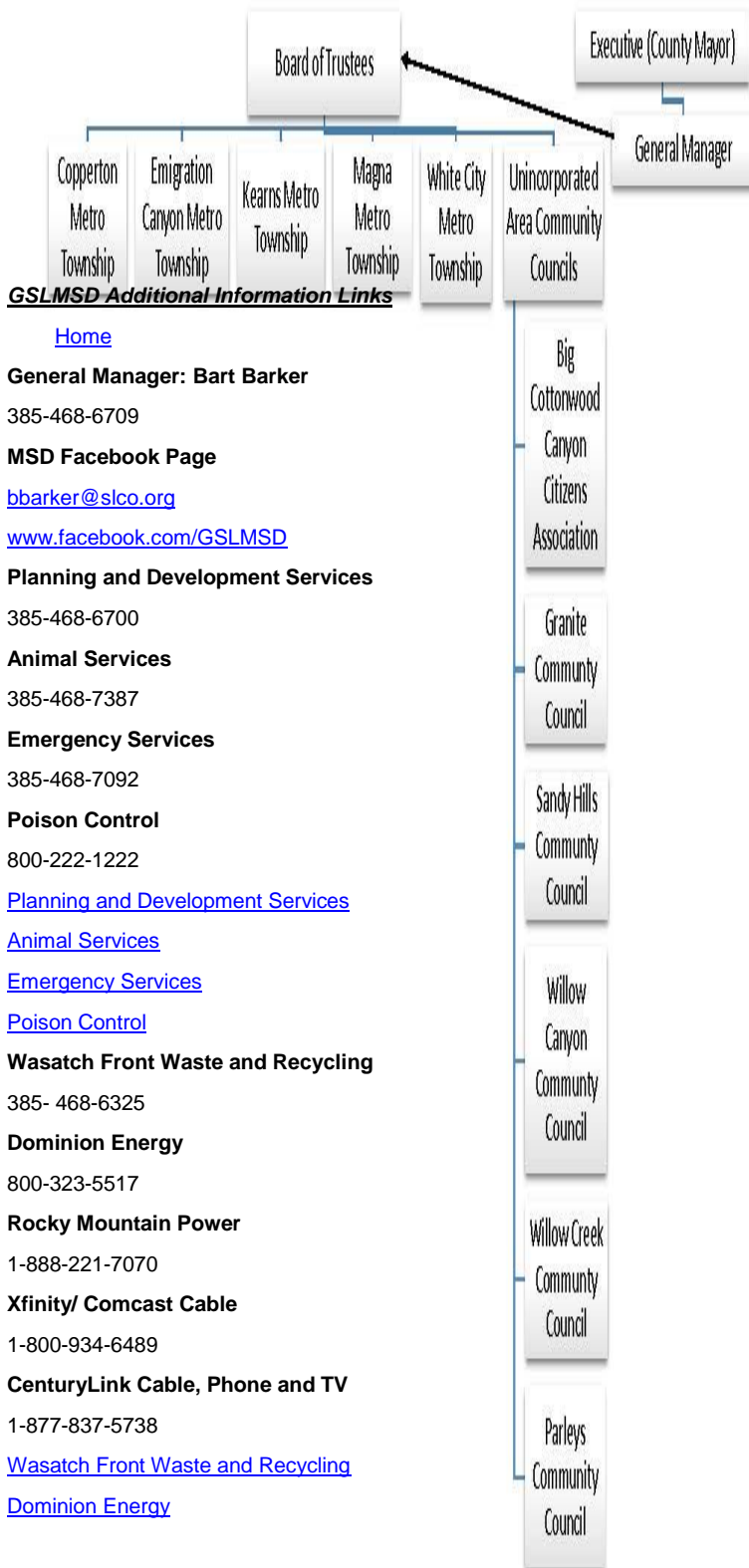
Offers a full-service snack bar that is filled with all things delicious.

The daily admission rate is \$4.00 for all ages, and there are monthly and full membership pass options available.

One you have come to White Towers and experienced a place built out of love, you will never want to go anywhere else.

**White Towers is the kind of place that generations of family memories are made of.**

## Greater Salt Lake Municipal Services District



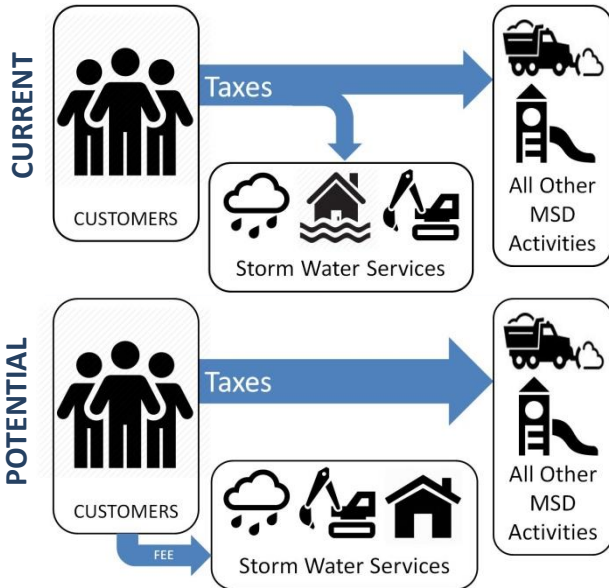


# Potential Storm Water Fee for Greater Salt Lake MSD

## Project Summary

The Greater Salt Lake Municipal Service District (MSD) is investigating an alternative funding mechanism for storm water services within its service area, which includes White City.

Currently, taxes fund storm water services. This method does not guarantee that the storm water system will receive sufficient funding. A storm water fee, collected by the metro townships, is being considered as an alternative funding method. Storm water fees more fairly distribute costs among users and improve funding for storm water services.



The Greater Salt Lake MSD hired an independent consultant, Bowen Collins & Associates (BC&A), to conduct technical analysis. Regular meetings between the MSD, BC&A, and representatives from each township aid in the process. The results of the analysis, including a recommended policy and fee, will be available in September 2018.

Public hearings and open houses will be conducted in September. Meeting dates and times are not currently set, but will be posted on the public website once scheduled.

## FAQ

**Q:** What is the Greater Salt Lake MSD?

**A:** The MSD provides several municipal services for the White City, Emigration Canyon, Kearns, Magna, and Copperton metro townships, and for the unincorporated areas of Salt Lake County. Services provided by the MSD include the following:

- Animal Services
- Engineering Municipal Services
- Municipal Parks
- Planning and Development
- Public Works Operations

**Q:** What benefits do storm water services provide?

**A:** Storm water services protect people and property from flooding during storm events. Storm water facilities are also an important roadway management tool because they allow for better roadway design to prolong roadway life.

**Q:** What is a storm water fee?

**A:** A storm water fee is similar to the fees designated for recycling, garbage, sanitary sewer, and water services. The fee is based on the cost of servicing customers. Revenue from the fee would only be applied to storm water related services.

**Q:** Do other Utah governments have a storm water fee?

**A:** Yes, many areas within Utah, and nearly all cities within Salt Lake County, have implemented a storm water fee.

**Q:** How much would the fee cost?

**A:** The MSD project team is currently performing a rate analysis to calculate what the fee would need to be to cover the MSD's storm water related expenses. When this analysis is complete, the public website will be updated to show the potential fee. Typical fees in Salt Lake County range from \$4-9 per month. It is expected that the fee for the MSD will be similar to fees charged in neighboring entities.

## More Information

To learn more about this project or to submit a comment or question, please visit the public website:

<http://msd.utah.gov/>



White City Community Council  
C/O Utah Neighborhoods  
2001 So. State Street; Suite S 3-050  
Salt Lake City, Utah 84190

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## 10<sup>th</sup> SOUTHEAST COUNTY TOWNSHIP DAYS

AUGUST 25, 2018 @ BIG BEAR PARK

**BOUNCIN BINS BLOW UPS**

**KIDS PLAY FREE!**

**VORTEX FIREWORKS SHOW**

**TO FINISH THE DAY**

Looking for vendors, crafters

**Home Depot Kids Club!**

Sponsored by both Sandy Stores

To Apply go to [www.whitecityutah.org](http://www.whitecityutah.org)

### White City Crime Watch Corner

The MOST important thing YOU can do is CALL THE POLICE to report a CRIME or any SUSPICIOUS activity.

Officers cannot be everywhere at all times, thus it is important you help by being their eyes and ears.

**IMPORTANT NOTE** - you can always remain a pair of anonymous .

**Light** up your residence, **lock** your doors at all times and call the Police when you see something suspicious, something that doesn't look right or doesn't feel right.

**To report a crime or suspicious activity/persons/ vehicles and it does not require immediate response, you can call UPD dispatch at #801-743-7000. If you have questions or concerns you can also email me at [pstinson@updsl.org](mailto:pstinson@updsl.org).**

Det. Paula Stinson Midvale Precinct

### STAY SAFE AND ENJOY YOUR SUMMER!!

Detective Paula Stinson is the Community Oriented Policing Officer assigned to the Southeast Communities. Detective Stinson would be happy to answer any questions citizens may have regarding upcoming events, crime prevention tips, or any other law enforcement related issues. She can be reached by e-mail at [pstinson@updsl.org](mailto:pstinson@updsl.org) or by telephone at: 801-576-1445.

For all emergencies, call 9-1-1