

Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

White City Planning Commission

Public Meeting Agenda

Tuesday, September 22, 2026, 6:00 P.M.

Location

SANDY LIBRARY
SMALL MEETING ROOM
10100 SOUTH PETUNIA WAY, SANDY

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of July 28, 2026, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2026-001687 - Consideration of a rezoning ordinance to amend the official zoning map of White City. This amendment rezones Big Bear Park from R-1-8 (Single Family Residential) to PR (Park & Recreations). **Planner:** Daniele Benigni (Discussion, Hearing, Action)

OAM2026-001683 - Consideration of an ordinance amendment to Chapter 19.42 to Title 19 of the White City Municipal Code to expand code sections covering Accessory Dwelling Units (ADUs). **Planner:** Daniele Benigni (Discussion, Hearing, Action)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



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MEETING MINUTE SUMMARY WHITE CITY PLANNING COMMISSION MEETING Tuesday, July 28, 2026, 6:00 p.m.

Approximate meeting length: 20 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Millen

***NOTE:** Staff Reports referenced in this document can be found on the State websites, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Christy Seiger-Webster			x
Christopher Spagnuolo	x	x	
Weston Millen (Vice Chair)	x	x	
Christopher Huntzinger (Chair)	x	x	
Ian Hazel (Alternate)			x
Henry Nahalewski	x	x	
Lavon Huntsman Maersperger			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jeff Miller	x	x
Brian Tucker		
Lisa Watts Baskin	x	x

BUSINESS MEETING

Meeting began at – 6:01 p.m.

1) Election of Chair and Vice Chair 2026. (Motion/Voting)

Election of Chair for 2026

Motion: To nominate Commissioner Huntzinger as Chair for 2026, Commissioner Huntzinger accepted that nomination.

Motion by: Commissioner Spagnuolo

2nd by: Commissioner Millen

Vote: Commissioners voted unanimously in favor (of commissioners present)

Election of Vice Chair for 2026

Motion: To nominate Commissioner Millen as Vice Chair for 2026, Commissioner Millen accepted that nomination.

Motion by: Commissioner Spagnuolo

2nd by: Commissioner Huntzinger

Vote: Commissioners voted unanimously in favor (of commissioners present)

2) 2026 Planning Commission Meeting Schedule. (Motion/Voting)

Motion: To approve the 2026 Planning Commission Meeting Schedule.

Motion by: Commissioner Millen

2nd by: Commissioner Huntzinger

Vote: Commissioners voted unanimously in favor (of commissioners present)

3) Approval of June 24, 2025, Planning Commission Meeting minutes.

Motion: To approve June 24, 2025, Planning Commission Meeting minutes.

Motion by: Commissioner Spagnuolo

2nd by: Commissioner Millen

Vote: Commissioners voted unanimously in favor (of commissioners present)

4) Other Business Items (as needed)

No other business items to discuss.

Commissioner Spagnuolo motioned to close the business meeting, Commissioner Millen seconded that motion.

PUBLIC HEARING(S)

Hearing began at – 6:09 p.m.

OAM2026-001636 - Consideration of a resolution amending the White City land use fee schedule.

Presenter: Brian Hartsell (Discussion, Hearing, Action)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the code amendments.

No one from the public was present to speak.

Motion: To recommend file #OAM2026-001636 Consideration of a resolution amending the White City land use fee schedule to the White City Council for approval.

Motion by: Commissioner Spagnuolo

2nd by: Commissioner Millen

Vote: Commissioners voted unanimously in favor (of commissioners present)

OAM2026-001644 - Consideration of amending Section 15.08.011 of the White City Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah. **Planner:** Curtis Woodward (Discussion, Hearing, Action)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the code amendments.

Commissioners and staff had a brief discussion regarding the map, wildfire, home parameter and updated materials.

No one from the public is present to speak.

Motion: To recommend file #OAM2026-001644 Consideration of amending Section 15.08.011 of the White City Municipal Code to adopt the 2024 Edition of the International Wildland-Urban Interface Code in accordance with H.B. 41 of the 2026 General Legislative Session of the State of Utah to the White City Council for approval.

Motion by: Commissioner Huntzinger

2nd by: Commissioner Millen

Vote: Commissioners voted unanimously in favor (of commissioners present)

Commissioner Spagnuolo motioned to adjourn, Commissioner Millen seconded that motion.

MEETING ADJOURNED

Time Adjourned – 6:21 p.m.

DRAFT



Zone Change Staff Report

Meeting Body: Planning Commission

Meeting Date: September 22nd, 2026

File Number & Project Type: REZ2026-001687

Current Zone: R-1-8

Proposed Zone: PR (Park & Recreation Zone)

Address: 930 E ONYX LN

Planner: Daniele Benigni, Long Range Planner I

Applicant: MSD Planning Staff

Key Findings:

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

Staff Recommendation: The MSD Planning Staff recommend that the White City Planning Commission recommend that the City Council approve the rezone of Big Bear Park from R-1-8 (Single family residential zone) to PR (Parks and Recreation zone)

Exhibits:

A. White City Zoning Map

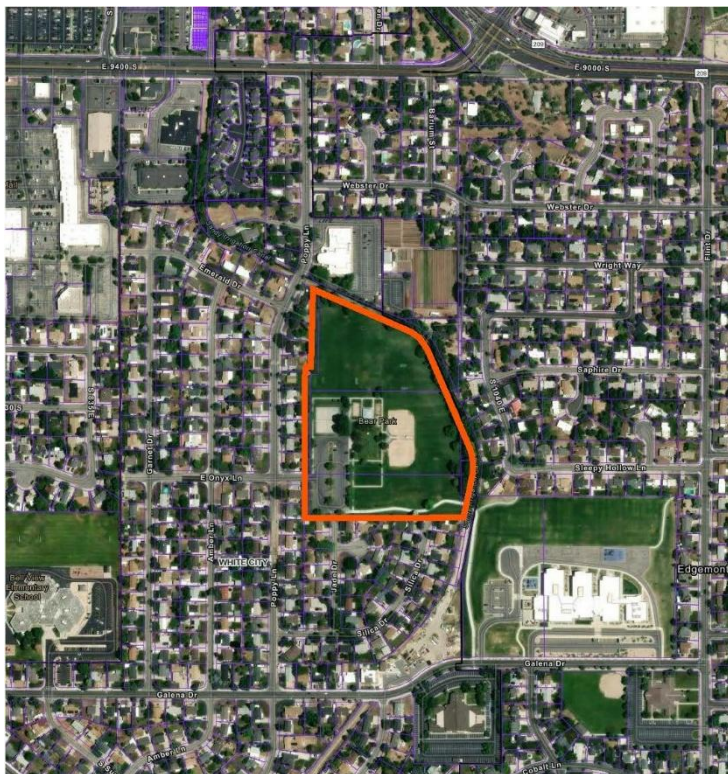
DESCRIPTION

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

SITE & VICINITY DESCRIPTION

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

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



GENERAL PLAN CONSIDERATIONS

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

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

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

APPLICABLE FACTORS FOR CONSIDERATION

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

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

PUBLIC INPUT

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report. Any comments that are received will be forwarded to the (Planning Commission/Council) for review and will be summarized on September 22nd, 2026.

SUMMARY AND RECOMMENDATION

Summary of issues:

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

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

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

Recommendation:

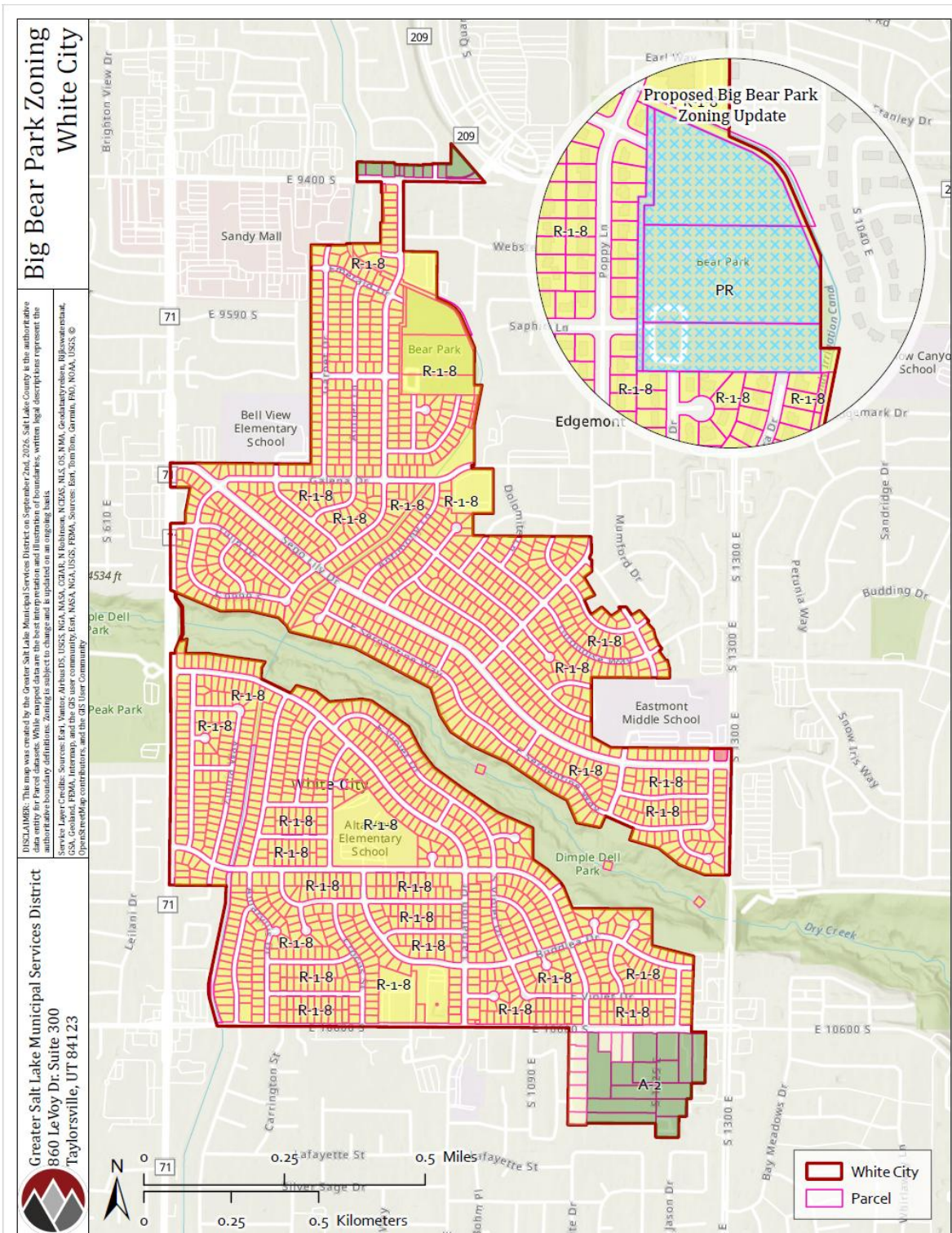
MSD Planning Staff recommends approval of the rezone of Big Bear Park parcels at 930 E ONYX LN from R-1-8 to PR.

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of rezone application REZ2026-001687 to change the zone at 930 E ONYX LN from R-1-8 to PR. **Staff Recommendation**
2. **Approval with conditions:** The planning commission recommends approval of rezone application REZ2026-001687 to change the zone at 930 E ONYX LN from R-1-8 to PR with the following zoning conditions:
 - a. Condition #1:
 - b. Condition #2:
 - c. Condition #3:
3. **Denial:** Having considered the Guidelines for Zoning Map Amendments contained in Chapter 19.16 of the White City zoning ordinance, the planning commission recommends denial of application REZ2026-001687 to change the zone at 930 E ONYX LN from R-1-8 to PR.

Exhibit A – White City Zoning Map





Ordinance Amendment

Meeting Body: Planning Commission

Meeting Date: September 22nd, 2026

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

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

Planner: Daniele Benigni, Long Range Planner I

Key Findings:

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

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

Exhibits:

- A. Current Code
- B. Amended Code Draft
- C. Updated Tables

PROJECT DESCRIPTION

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

ISSUES/CONCERNS

Issue:

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

Analysis:

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

GENERAL PLAN CONSIDERATIONS

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

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

APPLICABLE FACTORS FOR CONSIDERATION

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

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

PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report. Any comments that are received will be forwarded to the (Planning Commission/Council) for review and will be summarized on September 22nd, 2026.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

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

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

Recommendation:

Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for adoption

PLANNING COMMISSION OPTIONS:

As a recommending body to the Council for zoning map amendments and text changes, the planning commission has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2026-001683 to amend Title 19 of the White City code. **Staff Recommendation**
2. **Approval with changes:** The planning commission recommends approval of application OAM2026-001683 to amend Title 19 of the White City code with the following changes:
 - a. ...
 - b. ...
 - c. ...
3. **Denial:** Having considered the Guidelines for Zoning Text Amendments contained in Chapter 19.16 of the White City zoning ordinance, the planning commission recommends denial of application OAM2026-001683 to amend Title 19 of the White City code.

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

19.42.030 Accessory Dwelling Units, Internal (IADU)

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

6,000 square foot minimum lot sizes or greater excepting those lots in the A-1, A-2 and R-1-21 zones. These zones comprise less than 25% of the total residential zoned area of White City and may be exempted by Utah State Code IO-9a-530(4)(e)(i) .

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

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

HISTORY

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

Exhibit B – Amended Code Draft 19.42.030

White City Accessory Dwelling Unit Standards

19.42.030 Accessory Dwelling Unit Standards

A. PURPOSE AND INTENT

Purpose and Intent

- A. White City recognizes that Accessory Dwelling Units (ADUs) in single-family residential zones can be an important tool in the overall housing plan, goals, and needs for White City, allowing for alternative and flexible housing options in owner-occupied single-household dwellings.

The purposes of the ADU standards of this code are to:

1. Comply with State of Utah legislation which allows for Internal Accessory Dwelling Units generally and requires municipalities to adopt an ordinance if they wish to regulate certain requirements of the dwellings;
2. Comply with State of Utah legislation which allows Detached Accessory Dwelling Units (DADUs) on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling.
3. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;
4. Provide for affordable housing opportunities;
5. Make housing units available to moderate income people who might otherwise have difficulty finding housing in the municipality;
6. Provide opportunities for additional income to offset rising housing costs;
7. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle;
8. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs; and

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

B. PERMITTED AREAS AND ZONES

Permitted Areas and Zones

1. Accessory dwelling units (ADUs) may be allowed within, attached, or detached to the main single-family residential dwelling, over the garage (attached or detached), where permitted by White City Code. (See Reference to Chapter 19.28 & 19.30 of the current White City Code)
2. Internal Accessory Dwelling Units (IADUs) incorporated within the single-family residence shall be a permitted use on single family home lots in primarily residential zones that require 6,000 square foot minimum lot sizes or greater excepting those lots in the A-1, A-2 and R-1-21 zones. These zones comprise less than 25% of the total residential zoned area of White City and may be exempted by Utah State Code 10-21-303.
3. Detached Accessory Dwelling Units (DADUs) are allowed on lots that are 9,000 square feet and above.

C. APPLICABILITY

Applicability

1. Owner Occupancy: The primary dwelling or the ADU must have owner occupancy.
 - a. An application for an ADU shall include evidence of owner occupancy.
2. The use of the property at the time of application and at any time thereafter is single-household residential, and

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

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

D. DEVELOPMENT STANDARDS

General Development Standards

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

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

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

Internal Accessory Dwelling Units (IADUs)

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

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

Attached Accessory Dwelling Units (AADUs)

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

Detached Accessory Dwelling Units (DADUs)

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

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

E. EXISTING BUILDING CONVERSION

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

Exhibit C – Updated Table of Uses

Table 19.28.030 – Schedule of Permitted Uses

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

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

Table 19.30.30 – Schedule of Permitted Uses

Table 19.30.030 – Schedule of Permitted Uses		
Use Categories	R-2-8	R-2-10
RESIDENTIAL USES:		
Accessory Structures	P	P
Dwelling, Single-Family	P	P

Dwelling. Single-Family Attached	P	P
Dwelling, Accessory Internal	P	P
Dwelling, Accessory Attached	P	P
Dwelling, Accessory Detached	P	P
Dwelling, Duplex	P	P
Dwelling, Tri-plex	X	X
Dwelling, Four-plex	X	X
Dwelling, Multi-Family (5 dwellings or more)	X	X
Mobile Home Park	X	X
Residential Facility for Persons with a disability subject to 19.42	P	P
Residential Facility for Elderly Persons	P	P
COMMERCIAL:		
Bed and Breakfast	X	X
Home Business subject to 19.42	P	P
Home Daycare/Preschool subject to 19.42	P	P
Daycare	X	X
Short-term Rentals	X	X
OTHER:		
Public or Quasi-Public Use	P	P
Shared Parking	P	P
Rail Transit Mixed-use	X	X
Public Park and Open Space	P	P
Private Park and Recreational Grounds	P	P

Temporary Buildings Incidental to Construction Work, and Other Temporary Buildings	P	P
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