



JULY 2024

WWW.WOODLANDHILLS-UT.GOV



WILDFIRE SEASON IS UPON US AND IT'S THAT TIME OF YEAR WHEN WE ALL NEED TO BE EXTRA CAREFUL. OUR FIRE DEPARTMENT HAS ALREADY HELPED PUT OUT A GRASS FIRE IN ELK RIDGE THIS SEASON. HERE ARE A FEW TIPS FOR FIRE SAFETY AND A GENTLE REMINDER TO BE EXTRA VIGILANT!

- REMEMBER NO OPEN FLAMES ARE ALLOWED IN OUR CITY.
- ABSOLUTELY NO FIREWORKS WITHIN CITY LIMITS!
- AVOID POWER EQUIPMENT THAT CREATES SPARKS
- KEEP VEHICLES OFF OF DRY GRASSES
- PROPERLY DISCARD OF CIGARETTES
- CLEAR A DEFENSIBLE SPACE OF 30 FEET OR MORE AROUND YOUR HOME, FREE OF BRUSH AND DEBRIS.
- KEEP DRY GRASSES CUT DOWN AND KEEP YOUR LAWN HYDRATED
- DO NOT STORE GASOLINE, STACKS OF WOOD OR OTHER FLAMABLE MATERIALS IN OR AROUND YOUR HOME.
- CLEAR OFF DEAD LEAVES, PINE NEEDLES AND ANYTHING THAT CAN BURN FROM YOUR ROOF LINES, GUTTERS, DECKS AND PATIOS.

FOR MORE USEFUL INFORMATION ABOUT KEEPING YOUR HOME EXTRA SAFE THIS FIRE SEASON, I'VE INCLUDED A COUPLE OF LINKS WITH TONS OF VALUABLE INFORMATION PROVIDED BY OUR LOCAL FIRE DEPARTMENT.

[WH PUBLIC SAFETY PAGE](#)

[FIRE DEPARTMENT FACEBOOK PAGE](#)

LAST ARTICLE I DISCUSSED THE PURPOSE OF THE WATER SYSTEM MAINTENANCE FEE, OR SOMETIMES CALLED THE BASE RATE, FOR REPAYING DEBT SERVICE INCURRED TO INSTALL AND REPLACE THE WATER INFRASTRUCTURE.

THIS ARTICLE WILL ADDRESS THE USAGE OR “WATER” ITEM ON THE CITY BILL. THE WATER USAGE PORTION OF THE BILL IS A CHARGE FOR THE ACTUAL WATER USED. IT IS A CERTAIN DOLLAR AMOUNT PER 1,000 GALLONS BASED ON A TIERED RATE STRUCTURE. IN OTHER WORDS, THE MORE WATER THAT IS USED THE MORE EXPENSIVE PER 1,000 GALLONS IT BECOMES. THIS IS A REQUIREMENT OF THE STATE TO PROMOTE WATER CONSERVATION.

THIS USAGE FEE IS THE MONEY THE CITY COLLECTS TO OPERATE AND MAINTAIN THE WATER SYSTEM, OR “PRODUCE THE WATER”. FOR WATER TO GET FROM ITS ORIGINAL LOCATION 600 FEET BELOW THE GROUND, TREATED, STORED, AND TO YOUR TAP INVOLVES PUMPING, STORING, TRANSMITTING, AND METERING THE WATER TO EACH HOUSE. THIS REQUIRES OPERATING MULTIPLE PUMPING FACILITIES INCLUDING THE POWER COSTS, MAINTAINING HUNDREDS OF THOUSANDS OF GALLONS OF STORAGE, OVER 15 MILES OF PIPES, 27 PRESSURE REDUCING STATIONS, OVER A HUNDRED ISOLATION VALVES, 490 SERVICE CONNECTIONS AND METERS, CHLORINATION, STAFF, AND CONTRACT SERVICE PROVIDER TIME TO OPERATE, MAINTAIN, AND TEST THE WATER QUALITY IN THE WATER SYSTEM FOR THE MILLIONS OF GALLONS OF WATER PRODUCED EACH MONTH.

THE CITY HAS TWO SOURCES OF WATER WE CAN USE. THE POWER TO PUMP FROM THESE SOURCES IS PROBABLY THE LARGEST OF THE OPERATIONAL EXPENSES DURING THE SUMMER MONTHS A PUMP AT ONE OF OUR SOURCES CAN RUN APPROXIMATELY 16-18 HOURS A DAY TO KEEP UP WITH WATER DEMANDS. CHLORINATION AND STAFF TIME ARE OTHER EXAMPLES OF OPERATIONAL EXPENSES. IN ADDITIONAL TO OPERATIONAL EXPENSES, THIS USAGE FEE ALSO PAYS FOR MAINTENANCE OF THE WATER INFRASTRUCTURE. FOR EXAMPLE, IF A PUMP IN THE WELL FAILS FOR A VARIETY OF REASONS, IT TYPICALLY COSTS TENS OF THOUSANDS OF DOLLARS TO REMOVE IT FROM 600 FEET BELOW THE GROUND AND REPLACE OR REPAIR THE PUMP. OTHER MAINTENANCE COSTS INCLUDE REPLACING FAILED VALVES, FIXING BROKEN WATERLINES, ETC.

IN ADDITION TO THE WATER SYSTEM MAINTENANCE FEE AND USAGE FEES THE CITY ALSO COLLECTS IMPACT FEES. THESE ARE FEES PAID BY DEVELOPERS AT THE TIME OF DEVELOPMENT OR BUILDING FOR THEIR IMPACT ON THE EXISTING WATER SYSTEM. IN OTHER WORDS, GROWTH HAS TO PAY FOR ADDITIONAL INFRASTRUCTURE, OR CONTRIBUTE THEIR PROPORTIONATE SHARE TOWARDS THE EXISTING INFRASTRUCTURE TO SUPPORT IT, NOT THE EXISTING WATER USERS. THE ANNUAL INCOME FROM IMPACT FEES VARIES BASED ON THE BUILDING MARKET.

AS MENTIONED BEFORE, THIS IS AN ATTEMPT AT A SIMPLIFIED EXPLANATION TO A COMPLEX WATER SYSTEM. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO REACH OUT TO ME.

TED MICKELSEN, P.E.  
PUBLIC WORKS DIRECTOR/FIRE CHIEF

RECENTLY THE CITY HAS MADE A FEW ORDINANCE CHANGES WHICH BRINGS ME TO THE TOPIC OF WAYNE'S WORLD FOR THIS MONTH, ORDINANCES. ORDINANCES ARE USUALLY PASSED WHEN CONSIDERING HEALTH AND SAFETY OF A COMMUNITY. OCCASIONALLY, BEAUTIFICATION BECOMES INVOLVED AS WELL AS INDIVIDUALS DON'T WANT TO LIVE NEXT TO A TRASH STREWN HOME AND SELF MONITORING DOESN'T ALWAYS WORK AS WE WOULD LIKE IT TO. THE PLANNING COMMISSION AND CITY COUNCIL ARE PRESENTLY CONSIDERING AN ORDINANCE DEALING WITH THE SHORT TERM RENTAL OF A RESIDENCE. THE STATE DEFINES SHORT TERM RENTALS AS ANYTHING LESS THAN 30 CONSECUTIVE DAYS.

CURRENTLY OUR CITY HAS NO RESTRICTIONS ON ALLOWING SHORT TERM RENTALS (STR) OF A RESIDENCE. ALSO, IN THE PAST, SOME HOA'S HAVE PROHIBITED THEM ALTOGETHER. HOWEVER, THE COMMISSION AND CITY COUNCIL ARE LOOKING INTO WHETHER THE CITY SHOULD ALLOW SHORT TERM RENTALS OR NOT AND IF ALLOWING THEM, WHAT RESTRICTIONS SHOULD BE PUT INTO PLACE TO HELP MONITOR AND ENFORCE ANY RESTRICTIONS THAT ARE NEEDED. FOR YOUR INFORMATION, THE CITY DOES NOT ENFORCE HOA RULES AND REGULATIONS (CC&RS), THAT WOULD BE BETWEEN THE HOMEOWNER AND THE HOA ASSOCIATION, OR NEIGHBOR. THE CITY SOLICITS YOUR INPUT INTO THIS MATTER, FOR OR AGAINST.

DO YOU CARE IF A SHORT TERM RENTAL PROPERTY IS NEXT DOOR TO YOU? YES, THERE ARE SOME DOWNSIDES TO THIS, EVEN FOR THE PROPERTY OWNER. DO THEY WANT TO SUBJECT THEMSELVES TO POSSIBLE FINES AND PENALTIES FOR ERRANT BEHAVIOR ON THE PART OF RENTERS, ETC.? WHILE THERE IS INCOME THAT CAN COME FROM THIS, A PROPERTY OWNER NO LONGER GETS THE 45% PROPERTY TAX EXEMPTION OFFERED BY THE GOVERNMENT. WILL THIS BE OFFSET BY THE RENTAL INCOME? POSSIBLY, BUT NOT GUARANTEED. THERE ARE MANY THINGS TO BE CONSIDERED.

WHILE WE ALL LIKELY HAVE OUR OWN IDEAS ABOUT THIS, WE (THE COMMISSION AND CITY COUNCIL) ARE INTERESTED IN HEARING FROM YOU, THE RESIDENTS, YOUR OPINIONS ON THE MATTER. THE OLD ADAGE APPLIES, IF YOU DON'T EXPRESS YOUR VIEWS, THEN YOU CAN'T COMPLAIN ABOUT WHATEVER DECISION IS MADE. REACH OUT TO ANY OF THE CITY COUNCIL MEMBERS OR PLANNING COMMISSION MEMBERS WITH YOUR THOUGHTS ON THIS SO THAT YOUR VIEWS CAN BE TAKEN INTO CONSIDERATION. YOU ARE WELCOME TO ADDRESS ANY COMMENTS TO ME AT MY CITY EMAIL: [WAYNEF@WOODLANDHILLS-UT.GOV](mailto:WAYNEF@WOODLANDHILLS-UT.GOV). I LOOK FORWARD TO HEARING FROM YOU.



WAYNE FRANSEN  
PLANNING AND ZONING/CODE ENFORCEMENT



**“We must be free not because we claim freedom, but because we practice it.”**

—WILLIAM FAULKNER



### WH SHERIFF'S BLOTTER MAY 2024

EXTRA PATROLS	8
ANIMAL BITES	2
SUSPICIOUS	1
KEEP THE PEACE	3
CITIZEN CONTACT	5
DISTURBANCE	1
TOTAL CALLS	41

**“We will stand by the right, we will stand by the true, we will live, we will die for the red, white, and blue.”**

—UNKNOWN

# COUNCIL'S COMMENTS



I'M SITTING ON MY PORCH THIS EVENING LOOKING AT THE FLAG AND THINKING ABOUT WHY JULY IS THE BEST MONTH OF THE YEAR. CELEBRATIONS, FIREWORKS, PARADES, BARBEQUES, CAMPING, BOATING, RODEOS AND SO MUCH MORE! THIS MONTH IS A TIME TO REMEMBER OUR FOUNDING FATHERS AND HOW THEY FOUGHT FOR OUR FREEDOMS. LIKewise WE ALSO REMEMBER AND CELEBRATE THE PIONEERS WHO SETTLED THIS VALLEY FIGHTING FOR RELIGIOUS FREEDOMS.

WE ARE SO BLESSED TO LIVE WHERE WE DO AND TO HAVE THE EXTRA FREEDOMS OF LIVING IN SUCH A BEAUTIFUL PLACE AND NOT HAVING NEIGHBORS LIVING RIGHT ON TOP OF US. WE ALL HAVE A LITTLE EXTRA SPACE AND A LOT OF EXTRA BEAUTY! WE ARE TRULY BLESSED.

WITH FREEDOMS AND BLESSINGS COME RESPONSIBILITIES. WE ALL NEED TO BE GOOD CITIZENS AND BE AWARE OF AND BE WILLING TO FOLLOW THE LAWS OF THE LAND (INCLUDING CITY ORDINANCES). WE ALSO NEED TO BE GOOD NEIGHBORS AND LOOK AFTER EACH OTHER AND BE WILLING TO PITCH IN AND HELP WHERE NEEDED. MOST OF US ARE PRETTY GOOD AT THIS, BUT IT NEVER HURTS TO BE REMINDED. THE BEST WAY TO HONOR THOSE WHO WENT BEFORE US AND SACRIFICED SO MUCH, IS TO CELEBRATE OUR FREEDOMS TOGETHER AS FRIENDS, FAMILIES AND NEIGHBORS.

THIS SUMMER AS I DRIVE AROUND IN THE EVENINGS I HOPE TO SEE YOUR FLAGS FLYING HIGH, SMELL YOUR BARBEQUES IN YOUR BACK YARDS AND HEAR THE SOUNDS OF LAUGHTER DRIFTING THROUGH THE TREES, AS YOU SPEND TIME WITH NEIGHBORS, FRIENDS AND FAMILY.

I LOVE THIS COUNTRY, I LOVE OUR COMMUNITY AND MOST OF ALL I LOVE THE PEOPLE IN IT!

HAPPY CELEBRATIONS!  
JANET LUNT - CITY COUNCIL

"I LIKE TO SEE A MAN PROUD OF THE PLACE IN WHICH HE LIVES. I LIKE TO SEE A MAN LIVE SO THAT HIS PLACE WILL BE PROUD OF HIM." - ABRAHAM LINCOLN

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HAVE SOMETHING YOU'D LIKE DISCUSSED OR ADDED TO THE  
WH NEWSLETTER?  
PLEASE SEND US AN EMAIL  
JANET@WOODLANDHILLS-UT.GOV  
WE'D LOVE TO HEAR FROM YOU!

CLICK ON THE UNDERLINED FOR A LINK