MINUTES OF WOODLAND HILLS CITY, UTAH, PLANNING COMMISSION PUBLIC HEARING AND MEETING HELD ON September 17, 2025

On September 17, 2025, the planning commission held its regularly scheduled public meeting in addition to a Public Hearing on several matters.

Chairman Frandsen called the Planning Commission public meeting and hearing to order at 7:03 pm. Present were Commissioners Larry Henry, John Stout, Lori Thomas, Severin Johnson and Wayne Frandsen. Alternate Commissioner Simon Kirschman was excused. Chairman Frandsen called on Commissioner Thomas to offer the invocation and Commissioner Stout to lead the pledge of allegiance.

The fifth item on the agenda was the approval of the August 20, 2025, planning commission minutes. Commissioner Johnson and a motion to approve the minutes and Commissioner Stout seconded the motion. All voted in favor of the motion.

PUBLIC HEARING

A public hearing was held to consider agenda items numbers 6., 7., and 8. Item 6 was an amendment to city ordinance Title 8-5-1 regarding Water Requirements and Policies. This change would allow the city to provide its excess water to developers to use in their developments within the city in exchange for a fee which fairly represented the value of the water being provided. There was no public comment made, one way or another, on this proposed amendment.

Item 7 as a change to city ordinance Title 10-18-1 on Accessory Dwelling Units and Title 10-19 on Accessory Apartments. The Accessory Dwelling Unit (ADU) ordinance was created a number of years to and limited ADUs to the internal structure of the building according to State code. Shortly thereafter the City created an Accessory Apartment provision that allowed an apartment to be constructed external to the main residential home. The State, a year or two later, then changed its ordinance to allow an ADU to also be constructed external of the home. So, the changes to these City ordinances were to bring them both into conformity with governing State statutes, with some modifications for our city codes and standards. There were no public comments on these proposed changes, one way or the other.

Item 8 on the agenda was a review of a draft of the city's Development Agreement between the City and a developer, Larry Myler, representing his company Three Bridges Development. This company plans on developing approximately 700 residential units, a golf course and other amenities mostly on property in Salem, Utah, but some of which is in Woodland Hills, Utah. There were numerous comments and suggestions made by several residents on this matter. There were no objections to having the agreement, only things that should possibly be considered to be added or modified in the agreement. Several suggested changes were already in the process of being made to the agreement. The names of individuals making comments and the specific comments made were recorded and are available via the recording.

The public hearing concluded at 7:45pm

PLANNING COMMISSION REGULAR MEETING

Chairman Frandsen then opened the meeting for public comment and there was none.

The next item on the agenda, number 9, was a discussion and consideration to approve and recommend to the City council the proposed changes made to City code in 8-5-1 regarding Water Requirements and Policies. After a discussion, Commissioner Thomas made a motion which was seconded by Commissioner Johnson to adopt the proposed changes in 8-5-1 and recommend the approval of same to the city council. All voted in favor of the motion.

The next item on the agenda, number 10, was a discussion and consideration to approve and recommend to the city council the proposed changes to City code in 10-18-1 and 10-19 related to Accessory Dwelling Units and Accessory Apartments. The changes would remove some ambiguity and duplication between the two codes and more clearly define the standards of each. Commissioner Stout made a motion which was seconded by Commissioner Thomas, to approve and recommend to the city council to approve the proposed changes to the two ordinances. All voted in favor of the motion except Commissioner Henry who abstained and wanted to study the matter further.

The next item on the agenda, number 11, was a general discussion of the Development Agreement which the city was negotiating with the Three Bridges Development. The issues of greater concern to the city seemed to be going in the right direction with the cooperation between the City and the developers. Chairman Frandsen stated he would keep the Planning Commission in the loop as further decisions and actions were taken.

The next item on the agenda was number 12, a rezone request for property located at 65 East Mountain Vale Way, submitted by Kristi Birchett. The request was to rezone the property from an R1-2 to a R1-1, essentially from a two-acre zone to a one-acre zone. She stated that she wants to subdivide her property and sell the other half of it. On examining the request, I learned that she could not get two 1-acre parcels from it due to the way that the home was presently situated. I informed her that the only way to accomplish what she wanted to do was to request a rezone from R1-2 to R1-19. In other words, the minimum lot size could be as small as 19,000 square feet verses more than 42,000 square feet (approx.1 acre). After some discussion I gave her the option for the Planning Commission to table the request until she gave it further thought and review, which she decided to do. She will do some more research and review of the matter and get back to the city to let the city know how she wanted to handle it.

The next item on the agenda was item number 13, another rezone request for property at 90 East Highline Drive, belonging to Allen Wakefield. He wanted to rezone the property from a R1-2 to R1-19, in order to accommodate an accessory building he wants to erect. Following the presentation and further discussion about the request, Commissioner Stout made a motion which was seconded by Commissioner Johnson to recommend approval of the zone change to the city council. All voted in favor of the motion.

The next item on the agenda was item number14, a consideration to amend City code to allow secondary (not primary) driveways to not be hard surface paved, but to allow rock and gravel to be used instead. As we entered the discussion, there were many unanswered but related questions that we hadn't explored but that needed answers for, such as setback requirements, width requirements, did they need culverts when crossing a ditch, how would the gravel affect snow plowing, etc. The Commission was not prepared at the time to answer these questions so Chairman Frandsen tabled the proposal to be considered later when additional information could be further discussed.

As there were no further agenda items for action the Planning Commission adjourned at 8:52pm.

Wayne Frandsen, Chairman