


ROLL CALL VOTING:	YES	NO
Mayor Brent Winder (tie only)	[]	[]
Council Member Ben Hillyard	[X]	[]
Council Member Dorel Kynaston	[✓]	[]
Council Member Janet Lunt	[X]	[✓]
Council Member Kari Malkovich	[✓]	[]
Council Member David Pratt	[X]	[]

I move that this Ordinance be adopted.


Council Member

I second the foregoing motion.


Council Member

ORDINANCE NO. 2022-23

AN ORDINANCE AMENDING THE CITY OF WOODLAND HILLS CITY CODE TITLE 10-11-2C ALL ACCESSORY BUILDINGS.

WHEREAS, the City of City of Woodland Hills has adopted City of Woodland Hills Title 10-11-2C All Accessory Buildings; and

WHEREAS the City of Woodland Hills Planning Commission held public meetings on June 15, 2022, and July 20, 2022, at 7:00 pm, for the purpose of the proposed amendment to Title 10-11-2C All Accessory Buildings; and

WHEREAS the City of Woodland Hills City Council held a public meeting on August 23, 2022, at 6:00 pm, for the purpose of the proposed amendment to Title 10-6 Appeal Authority; and

WHEREAS the public meetings were preceded by the posting of a notice of a public meeting at the: city office, city mailboxes, and on the Utah State Public Notice Website and the City Website at least 24 hours prior to the Public Meeting; and

WHEREAS, the notice of the meetings were posted and published by the Planning Commission and the City Council contains specific advance notice that the proposed ordinance amendment, as set forth herein, would be considered and that copies thereof were available for inspection in the city ' offices.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND HILLS, UTAH, City Code Title 10-11-2C be amended to read:

10-11-2C: ALL ACCESSORY BUILDINGS:

The following shall apply to every accessory building:

- A. No detached accessory building shall be located closer than twenty feet (20') to any building. ~~Where the accessory building is attached to a main building, it shall be subject to and must conform to all regulations and ordinance of the city applicable to such main buildings.~~
- B. Accessory buildings shall not be erected in any required setbacks.
- C. No detached accessory building in a residential district shall exceed twenty-four feet (24') in height. The height of the accessory building shall not exceed twenty- four feet (24') as measured from the floor of the accessory building to the highest part of the exterior of the roof of the accessory building.
- D. When an accessory building is located on a corner lot, the side setback will be the

same as the front setback, i.e., thirty feet (30') or fifty feet (50').

- E. An accessory building in any residential district shall not be used for commercial purposes or storage for commercial purposes without a conditional use permit.
- F. "Accessory building" is defined to include a shed, garage, gazebo, greenhouse, shipping container, semi-truck trailer, or similar building which is not attached to a residence. Any camp trailer, recreational vehicle, and other live-in vehicles are not approved to be converted or used as an accessory building.
- G. If the Accessory Building is attached to the main building structure or is twenty (20) or less in distance from the main building structure, it shall not be considered an accessory building, and it shall conform to all regulations and ordinances of the city and building codes applicable to the main building.
- H. Any approved site plan or building permit for an accessory building shall expire six (6) months after its initial issuance. Within the six (6) months, the accessory building shall be placed on the lot, with required approved additions completed and the final inspection approved. If a party does not comply with this section, any fine or other remedial action may be taken as provided in Subsection 10-11-2D (G)
(Ord. 2019-05, --2019; amd. Ord. 2021-22, 10-26-2021; Ord. 2021-28, 11-9-2021)

10-11-2D: SHIPPING CONTAINERS AND SEMI-TRAILERS AS ACCESSORY BUILDINGS

- A. Any shipping container or semi-trailer used as an accessory building shall be placed on a foundation, including a concrete or gravel base.
- B. A shipping container or semi-trailer cannot be placed forward from the front plane of the residence.
- C. Any semi-trailer accessory building shall have any wheels, axles, or suspension permanently removed.
- D. Any accessory building that is a shipping container or semi-trailer shall be "added to" or modified to give it the general appearance of a "stick built," prefabricated, or similar structure to the one already on the premises. The modification may include windows, outside framing and trim, paint, and other additional features that cause the structure to lose most of its original appearance. Any of these exterior structure modifications shall be approved by the city's approval authority regardless of the size of this type of accessory building.
- E. The city building authority shall require the applicant or owner of any accessory building that is a shipping container or semi-trailer to obtain an approved site plan and building permit, comply with applicable setback requirements, and post a \$1,000 performance bond to guarantee and ensure compliance.
- F. After the requirements of Subsection D have been met, the applicant or owner may place the foundation, including concrete or gravel base, subject to inspection prior to placement of the accessory building on the lot.
- G. The city shall perform its inspection of the structure and if the work has been completed to ensure compliance with this ordinance.

H. If the inspection shows noncompliance with the approved site plan, building permit, or setback requirements, the city may

1. Fine the applicant or owner \$500 a day from the six-month expiration date until compliance is met; or

2. Determine the accessory building that is a shipping container or semi-trailer to be abandoned and forfeited to the city as agreed to in the approved building permit and the \$1,000 performance bond used by the city to remove and dispose of the container or trailer at the city's discretion

I. If a shipping container or semi-trailer is already being used as an accessory building, the structure shall be approved as an accessory building without further modifications required. If the accessory building is subsequently moved on the lot, inadequately maintained from its original condition, or significantly modified, the city shall require full compliance with this ordinance.

ADOPTED by the City Council of Woodland Hills this 23rd day of August 2022.


Brent Winder, Mayor

Attest:


Jody Stones, Recorder

CERTIFICATE OF POSTING ORDINANCE
For the City of Woodland Hills

I, the duly appointed and acting Recorder for the City of Woodland Hills, hereby certify that.

Copies of the foregoing Ordinance No. 2022-23 were posted at three public places within the municipality this 24th of August. These public places are:

1. City Information Bulletin Board, 200 S. Woodland Hills Drive
2. Woodland Hills City Center, 690 S. Woodland Hills Drive
3. Woodland Hills Web Site, www.woodlandhills-ut.gov,

Dated this 24th day of August 2022.



Jody Stones, Recorder