


ROLL CALL		
VOTING:	YES	NO
Mayor Brent Winder (tie only)	[]	[]
Council Member Ben Hillyard	[X]	[]
Council Member Brian Hutchings	[X]	[]
Council Member Dorel Kynaston <i>excused</i>	[]	[]
Council Member Janet Lunt	[X]	[]
Council Member Kari Malkovich	[X]	[]

I move that this Ordinance be adopted.


Council Member

I second the foregoing motion.


Council Member

Ordinance 2024-20

AN ORDINANCE VACATING A PORTION OF A STREET

WHEREAS, the Woodland Hills City ("City") is a municipal corporation duly organized and existing under the laws of Utah;

WHEREAS, in conformance with UCA §10-3-702, the governing body of a city may by ordinance regulate, require, prohibit, govern, control, or supervise any activity, business, conduct, or condition authorized by State law or any other provision of law.

WHEREAS, the City Council for Woodland Hills City ("City Council") has the authority to vacate public streets within the boundary of the City according to UCA §10-8-8;

WHEREAS, the City Council finds that in conformance with UCA §10-9a-609.5, it may by ordinance vacate, narrow, or change, utility easements within the City or otherwise manage or dispose of City property;

WHEREAS, the City Council finds that in conformance with UCA §10-9a-609 & UCA §10-9a-609.5, a petition to vacate some or all of a public street, right-of-way, or easement has been received which includes: the name and address of each owner of record of land that is adjacent to the public street, right-of-way, or easement; or accessed exclusively by or within 300 feet of the public street, right-of-way, or easement; and the signature of each owner under UCA §10-9a-609.5 (1)(a) who consents to the vacation;

WHEREAS, the City Council finds and has determined, in conformance with UCA §10-9a-609.5, that there is good cause for vacating a portion of the city street depicted and that the vacating of the street will not be detrimental to the public interest, nor will any person be materially injured by the vacation.

WHEREAS, the City Council finds that in conformance with UCA § 10-9a-609.5. that proper notice of the intention of the City Council to vacate the portion of a street following a public hearing on the matter has been given as provided in the UCA §10-9a-208, or other applicable statute or requirement.

WHEREAS, the City Council finds that in conformance with UCA §10-9a-609.5, the intention of the governing body of the City to vacate the public street and utility easement depicted, and the notice required for action on such question has been given by publishing in a newspaper published or of general circulation in the City as required preceding action on such intention i.e. the Payson Chronicle;

NOW, THEREFORE, BE IT ORDAINED by the City Council for Woodland Hills City:

SECTION I - PUBLIC STREETS VACATION

A portion of Loafer Drive that was dedicated to the City through the recording of Thousand Oaks Plat F on July 6, 2006, and recorded as Entry #85406:2006 with the Utah County Recorder's Office, and depicted in **Attachment A**, ("Vacated Streets"), is hereby vacated. The City's vacation and relinquishment of the Vacated Street, as depicted in Attachment A, shall not be deemed, or construed to diminish, restrict, or extinguish, any right-of-way or easement otherwise existing appurtenant to the Vacated Streets nor shall the franchise rights of any public utility be impaired thereby.


SECTION II - RECORDING OF THE ORDINANCE

The vacation of the roads becomes effective when the final plat for what is referred to as G1 Phase A, or the Retreat, is provided by the Panthera Development, LLC, approved by the City, and recorded with the Utah County Recorder's Office by the City.

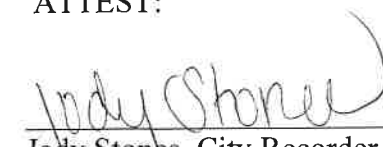
SECTION III - PRIOR ORDINANCES:

Ordinance 2022-12 has expired by its terms and is thereby ineffective.

Passed and approved by the Woodland Hills City Council on this 16th day of July 2024.


Brent Winder, Mayor

ATTEST:


Jody Stones, City 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. 2024-20 were posted at three public places within the municipality this 17th th day July of 2024 which 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 17th day of July, 2024.



Jody Stones, Recorder



EXHIBIT A

South Loafer Drive Legal Description

A PORTION OF LOAFER DRIVE, A 56.00' RIGHT OF WAY DEDICATED AS PART OF THE THOUSAND OAKS AT WOODLAND HILLS PLAT F, AS RECORDED AS ENTRY 85406.2006 IN THE OFFICE OF THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 161 AS SHOWN ON THE SAID THOUSAND OAKS AT WOODLAND HILLS PLAT F, SAID POINT BEING NORTH 00°18'21" WEST 2244.23 FEET AND WEST 2165.68 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°01'06" WEST 62.51 FEET; THENCE NORTH 27°21'27" WEST 367.83 FEET; THENCE NORTHEASTERLY 531.44 FEET ALONG THE ARC OF A 306.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 22°23'46" EAST 467.12 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 25.16 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 24°06'26" EAST 22.31 FEET) TO A POINT ON THE SUMMIT CREEK DRIVE WESTERLY ROAD RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY, SOUTHEASTERLY 86.09 FEET ALONG THE ARC OF A 1056.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 26°16'17" EAST 86.07 FEET); THENCE NORTHWESTERLY 19.93 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 66°40'10" WEST 18.50 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 447.79 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 23°57'19" WEST 390.29 FEET); THENCE SOUTH 27°21'27" EAST 395.60 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES OR 49,675 SQUARE FEET, MORE OR LESS.

Map of South Loafer Drive which the Legal Description describes.

