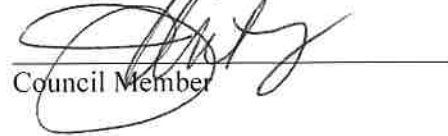


ROLL CALL VOTING:	YES	NO
Mayor Brent Winder (tie only)	[]	[]
Council Member Ben Hillyard	[✓]	[]
Council Member Brian Hutchings	[✓]	[]
Council Member Dorel Kynaston	[]	[]
Council Member Janet Lunt	[✓]	[]
Council Member Kari Malkovich	[✓]	[]

I move that this Ordinance be adopted.


Council Member

I second the foregoing motion.


Council Member

Ordinance 2024-22
An Ordinance Amending City Code 10.4.2

WHEREAS the Woodland Hills Planning Commission held a public hearing on August 21, 2024, for the purpose of Amending City Code 10-4-2 of the Woodland Hills City Code; and

WHEREAS public notices for the meeting were posted and published according to the Utah State Code and copies of the proposed changes were available for inspection in the city offices;

NOW THEREFORE, be it ordained by the City Council of the City of Woodland Hills, in the State of Utah, Title 10-4-2 of the City of Woodland Hills Municipal Code be amended to include the following:

Section 1:

D. Certificates of Non-Compliance

In the event that the proper permits are not obtained or approvals given by the city for any work or activity requiring such in the Woodland Hills City code, the city building official or zoning/code enforcement officer may issue a Certificate of Non-Compliance against the property where the illegal/unapproved activity occurred or is occurring. That Certificate will remain on file with the city until the activity prompting the issuance of the Certificate is resolved. Further, the city may file such a Certificate with the Utah County Recorder's Office against the particular piece of property, giving public notice, until such time as the matter is resolved by the appropriate city's approving officials.

Issues that can prompt the issuance of a certificate include, but are not limited to:


1. Building without the required permit or approval
2. Building with an expired permit
3. Occupying a home without a valid Certificate of Occupancy
4. Occupying a home on an expired temporary occupancy certificate
5. Building contrary to or disregarding the city's building and zoning codes

The offending party can be notified of the referenced action by email, postal mail, or in person. This action is in addition to any fines or other actions that may be incurred as a result of the actions involved.

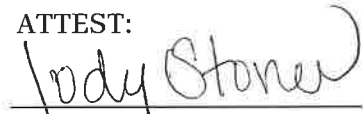
The Certificate is to include the name and address of the property owners, the location of the property, the parcel number, date of issuance of the certificate, the name and signature of the person authorizing it, and a detailed reason for the issuance.

Section 2: Effective Date

Passed and approved by the Woodland Hills City Council on this 27th day of August 2024.


Brent Winder, Mayor

ATTEST:


Jody Stones, City Recorder



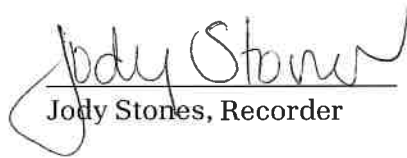
CERTIFICATE OF POSTING ORDINANCE
For the City of Woodland Hills

I, Jody Stones, the duly appointed Recorder for the City of Woodland Hills, hereby certify that

copies of the foregoing Ordinance No. 2024-22 were posted at three public places within the municipality this 20th th day August 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 20th day of August, 2024.



Jody Stones, Recorder