

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.

~~Brent Winder~~  
Council Member Kynaston

I second the foregoing motion.

Brian Hutchings  
Council Member Hutchings

## Ordinance 2025-33

### AN ORDINANCE OF WOODLAND HILLS CITY, UTAH, APPROVING AND ADOPTING A DEVELOPMENT AGREEMENT WITH THREE BRIDGES, LLC.

WHEREAS, the City Council under Utah Code §10-9a-532, the City Council may lawfully adopt development agreements that have different standards set forth in existing land use regulations if it does so in accordance with the same procedures for enacting a land use regulation, including review and recommendation from the Planning Commission and a public hearing; and,

WHEREAS, the applicant, THREE BRIDGES LLC, seeks to develop a 10.1 acre parcel of land within the City identified as Utah County Parcel No. 29:061:0095; and

WHEREAS, the City Council finds that the Planning Commission has reviewed and recommended to the City Council a Development Agreement with THREE BRIDGES, LLC for development of the proposed property within the municipality; and,

WHEREAS, the City Council finds that the Development Agreement with THREE BRIDGES, LLC has been subjected to the required public hearing prior to its adoption; and,

WHEREAS, based on the recommendation of the WOODLAND HILLS City Planning Commission, the City Council determines it to be in the best interest of the City to adopt the proposed Development Agreement with THREE BRIDGES, LLC; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED By the City Council of WOODLAND HILLS, Utah: The Development Agreement with THREE BRIDGES, LLC, attached as Attachment "A", and fully incorporated by this reference, is approved and adopted as follows:

#### SECTION I:

THE DEVELOPMENT AGREEMENT: The Development Agreement is hereby approved in substantially the form set forth in **Exhibit A**.

**SECTION II:**

REPEALER OF CONFLICTING ENACTMENTS: All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

**SECTION III:**

PRIOR ORDINANCES AND RESOLUTIONS: The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

**SECTION IV:**

SAVINGS CLAUSE: If any provision of this Ordinance be held or deemed or will be invalid, inoperative or unenforceable, such invalidity will render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of WOODLAND HILLS City.

**SECTION V:**

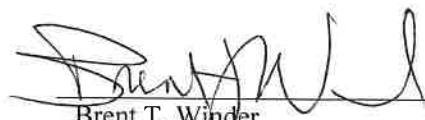
DIRECTION TO MAYOR: The WOODLAND HILLS Mayor is hereby authorized and directed to execute the development agreement on behalf of WOODLAND HILLS.

**SECTION V:**

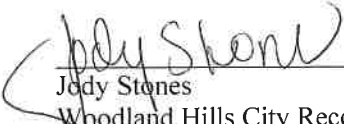
DIRECTION TO STAFF: Staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code Ann. § 10-3-711; and (b) to finalize and post the ordinance, including but not limited to making non-substantive edits to correct any scrivener's formatting, and numbering errors.

DATE OF EFFECT This Ordinance will be effective on the 24<sup>th</sup> day of September, 2025 and after publication or posting as required by law.

DATED the 24<sup>th</sup>, day of September, 2025

  
Brent T. Winder  
Mayor of Woodland Hills, Utah

ATTEST:

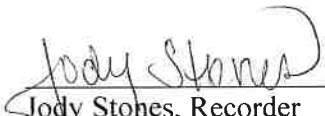
  
Jody Stones  
Woodland Hills City Recorder

**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. 2025-33 were posted at three public places within the municipality this 24 th day September of 2025 which public places are:

1. Utah Public Notice Website
2. Woodland Hills City Center, 690 S. Woodland Hills Drive
3. Woodland Hills Web Site, [www.woodlandhills-ut.gov](http://www.woodlandhills-ut.gov)

Dated this 24<sup>th</sup> day of September, 2025.

  
Jody Stones, Recorder



