



CITY REPORT

Prepared by the Woodland Hills Transparency Committee

MAY 18, 2021

NOTE: Opinions and information published by the Transparency Committee are not official City positions. They represent the perspective of the Transparency Committee, and of the person(s) quoted or interviewed. While we strive to publish the most accurate information possible, plans and decisions can change quickly as new information is acted upon by City officials. Accordingly, the following information is accurate as of the date of publication, but beyond that time some details may become outdated.

The City will soon hold public hearings on multiple issues. Here's a rundown:

When are the hearings?

The Planning Commission will hold a hearing on May 19. The City Council will hear public comment on the same issues on May 25. Both of these meetings will be held via Zoom.

What issues are up for public comment?

To expedite the recent codification process, the City Council kept ordinances as identical as possible to the original code. Now that codification is finished, the city is proposing necessary changes. After public comment, the council will vote on these one by one. The upcoming hearings will address the following proposed changes:

Architectural and Landscaping Standards

At one time there was a city-wide homeowners association known as WHPOA (Woodland Hills Property Owners Association). Although this association is no longer active, its protective covenants still exist. The city proposes that some of these architectural and landscaping standards be codified so they become actual ordinances.

Fire Hydrant Requirements

This is a proposal from our fire chief about fire hydrant placement. It would align our code with the State Wildland Interface Ordinance.

Non-Motorized Trails and Walkways

The city's general plan contains a section on trails and walkways. This proposal would make those guidelines part of the city code. The guidelines define things like 1) the purpose, construction and maintenance of trails and walkways 2) what is permitted and restricted on them, and 3) penalties for violations. This has been a hot topic lately because of potential implications for the switchback trail.

Water Policies

When developers develop a property, they must acquire the accompanying water rights, then deed those rights to the city. This proposal gives requirements for that process. (These would also apply to residents who

subdivide their property.)

[Time Limit for Appeals on Land Use](#)

If individuals disagree with a land use decision made by the city (such as a zoning decision) they can file an appeal. This proposal sets a limit of ten days to appeal. This aligns with the Utah State code.

[Accessory Outbuildings](#)

This proposal defines configurations and setbacks for outbuildings such as sheds and detached garages. The requirements themselves are identical to the old code. This proposal just adds more city zones to the table of requirements. (See link below.)

[Amendments to the 2021 Budget](#)

This last item is not a code change, but it requires a public hearing. At the end of each fiscal year, the State requires cities to reconcile that year's budget and show how money was actually spent. Because funds are often shifted from one category to another to meet specific needs, an amended budget is drawn up to reflect those changes.

To see the full text for each of these issues, follow these links:

The full text on accessory outbuildings can be found here:

<https://www.woodlandhills-ut.gov/supporting-documents-for-may-19-2021-public-hearing>

Paste this link into your browser, then scroll down and you will see a table with the information.

For the full text of the remaining proposals, click on this link:

<https://www.utah.gov/pmn/sitemap/notice/672479.html>

Go to the highlighted window shown in the example below and click on the items you would like to view.

Woodland Hills: Woodland Hills Planning Commission

Entity: Woodland Hills

Body: [Woodland Hills Planning Commission](#)

Subject: Public Meetings

Notice Title: Public Hearing

Notice Type: Hearing

Event Start Date & Time: May 19, 2021 07:00 PM

Description/Agenda:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Public Hearing on May 19, 2021. The hearing will be held at 7:00 pm. The purpose of the hearing is to hear allow the public to comment on the following:

Proposed Change to City Code Title 8-5-1 Water Requirements and Policies

Meeting Location:
690 S Woodland Hills Dr.
Woodland Hills UT, 84653

Map this!

Contact Information:
Jody Stones
recorder@woodlandhills.com
8014231962

Download Attachments:

- [Architectural and Landscaping Standards Ordinance.docx](#) Other
Added: 2021/04/26 02:42 PM
- [Fire Hydrant Reworded Verbage.docx](#) Other
Added: 2021/04/26 02:42 PM
- [Trails and Walkways Ordinance.docx](#) Other
Added: 2021/04/26 02:43 PM
- [Water Requirements and Policies.docx](#) Other
Added: 2021/04/26 02:43 PM
- [Proposed Ordinance changes for public hearing.docx](#) Other
Added: 2021/04/26 02:44 PM
- [Proposal on Changes to City Code Timing for Appeals.docx](#) Other
Added: 2021/04/26 02:44 PM

(As of this date, the Proposed 2021 Amended Fiscal Year Budget, has not yet been posted, but it should soon appear on this list as well, under that title.)