

# CITY REPORT

Prepared by the Woodland Hills Transparency Committee

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## **On February 23<sup>rd</sup> there will be a public hearing on Title 11 of the city code.**

### **What is Title 11, and why are we having a public hearing?**

Title 11 is the part of the city code that governs how a subdivision is created, and sets up the rules for building there. This means that Title 11 is a land use ordinance. State law requires a public hearing any time a land use ordinance is passed or changed.

This hearing is part of our ongoing codification process that began more than five years ago. Wrapping it up has become somewhat urgent because American Legal Publishing – our codification firm – will be finishing their work for us by the end of February.

### **Why do we call this part of the code a “title” instead of a section or chapter?**

This is just the language used by our codifiers, and it’s consistent throughout the update of our code.

### **What is different in our new Title 11 that was not in the ordinance before?**

In theory, not much. To speed up codification approval, the city council has made an effort to remove anything from Title 11 that wasn’t in the old version of the code. They will deal with updates and changes at a later date, with additional public input at that point.

However, in spite of this effort, changes actually have been made. They include things like removing repetition, clarifying language, putting items in a different order, and so on. Even so, the intent has been to preserve the meaning of the original ordinance.

### **Can residents easily find and review the changes?**

Yes. Here are two links to the city web site, and a description of what you’ll find there:

<https://www.woodlandhills-ut.gov/wp-content/uploads/2020/10/WoodlandHillsR11.pdf>

Above is a link to the draft review of Title 11. It shows several sections which have been crossed out for removal (these begin at Chapter 5). The deletions were either mistakes made by the codifiers, or changes to the old version of the code that the city council will deal with later.

<https://www.woodlandhills-ut.gov/wp-content/documents/2020/Title11Highlighted.pdf>

This is a link to a second review of Title 11 by Mike Lauritzen, a member of the city's Citizen Review Committee. The committee was organized to increase resident participation in our codification. In his review, Mike highlighted in yellow everything that differed from the old ordinance. The responses in red are from Wayne Frandsen- head of the Woodland Hills Planning Commission – explaining the reason for each difference. This review offers a good summary of all of the changes.

## How does it make sense to leave things out of the finished codification?

Actually, it makes sense in a couple of ways. First, our current codification must conclude in a matter of weeks to avoid restarting the process at a cost of several thousand dollars. But if every single ordinance is not included in our final codification, that's not a problem. To the contrary, it's standard procedure. City councils pass ordinances on a continuing basis as a matter of routine. So as soon as our codification is done, new ordinances are likely to be passed anyway. As the number of those grows, they'll be compiled, used to govern the city, and will finally be organized in our next codification.

Second, codification is time consuming and expensive, and is only done once every several years. But there are lots of regulations that change more often than that. An example is our city's Development and Construction Standard. It might require frequent changes because of updates in the industry, to match changes in State law, etc. So it isn't practical to codify the Development and Construction Standard and include it as a city ordinance. Instead, it's maintained as a separate regulation document, but is *referred to* in the code. This gives us the flexibility to make changes, and it saves us money.

## For more details on Title 11 and our city code

listen to this 8 ½-minute phone interview with Councilman David Pratt. You can access it at this link:

<https://youtu.be/jkvJWUzzhrQ>

If you would like to listen only to selected parts of the interview, here are the question starting points:

00:00 *Tell us what Title 11 is.*

00:45 *What's the difference between this Title 11 and our old ordinance?*

03:03 *Can we finish codification even if everything isn't in the code? How does that work?*

04:02 *So adding ordinances is an ongoing thing, it doesn't just happen with codification?*

04:18 *Are there some regulations that never become an actual part of the city code?*

06:23 *Where can residents go if they want to compare the old code with this new one?*

07:02 *Any parting thoughts about Title 11 or codification in general as we approach this hearing?*

*This report was authored by Glenn Anderson for the Woodland Hills Transparency Committee.*