

## **MINUTES OF WOODLAND HILLS CITY, UTAH, PLANNING COMMISSION PUBLIC HEARING AND PUBLIC MEETING HELD ON MARCH 19, 2025**

On March 19, 2025, the planning commission held a public hearing to take public comment on a number of issues, including proposed ordinance changes. They are included below::

1. Amend Development and Construction Standards to require new residents to connect to the public sewer system if they are within 300 feet of the sewer main line
2. Amend city code 10.8.2B to allow permitted Building uses in all residential districts
3. Amend city code 10.11.8.B.1.J. (fencing) removing the planning commission as the site reviewer, replacing it with the approving authority.
4. Amend city code 10.11.8.B.2.a. (fencing) change to approving authority and “but not limited to” after available fencing material
5. Amend city code 10.11.8.C. (4) change planning commission to City
6. Amend city code 10.11.8.C. (4) remove “planning commission reviewers” and add in its place, “approving authority”
7. Amend city code 10.11.8.C.(8-10) add word “uncoated” chain link and adding “except in agricultural zone”. In B.2. add in “plane” after word “front”
8. Amend city code 10-15 Conditional Use Permits to include Business Licenses and adopt 100-15-5.

Public hearing commenced at 7pm and concluded at 7:14pm with no public comments being made.

Chairman Frandsen then called the Planning Commission public meeting to order. Present were Commissioners Simon Kirschman, Severin Johnson, Larry Henry (arrived late) John Stout, Lori Thomas and Wayne Frandsen. Chairman Frandsen called on Simon Kirschman to offer the invocation and Severin Johnson to lead the pledge of allegiance.

Chairman Frandsen opened the meeting for public comment and there was none.

Number 13 on the agenda was to approve planning commission meeting minutes of February 19, 2025. Commissioner Johnson made a motion to approve the minutes, which motion was seconded by Commissioner Stout. All voted in favor the motion.

Item 14 a. on the agenda was a discussion of the items on the public hearing agenda. Item no. 1 above was explained by Chairman Frandsen. Several questions arose relative to the possible need for lift stations on the main line to move the sewer up hill in elevation in some instances. The commissioners were uncertain as to a residents requirement or obligation to provide this service should their residence be down hill from the main line.

The Commissioners did not feel there should be an obligation on the part of a city resident to have to incur the expense and service of a lift station. Chairman Frandsen suggested that the planning commission approve this ordinance subject to resolving this matter with the city. With that, Chairman Frandsen made a motion to approve this ordinance change subject to resolving the issue with the city. Commissioner Johnson seconded the motion and all voted in favor of approval. (NOTE: the day following the meeting Chairman Frandsen discussed this matter with the City Building Official, Ted Mickelsen, and learned that If such a lift station were required, it would be the city's responsibility to install and maintain the lift station.)

Item no. 14 b. relative to ordinance 10.8.2B pertained to an amendment to the Permitted Building Uses ordinance. It was explained that in the original ordinance that several zones were left out of the ordinance. This amendment was being made to include all residential zones in the city, to treat them all the same. Further, some language change was also suggested to bring the ordinance into compliance with state law and remove the advertising restriction placed on short term rentals, i.e. that they could be advertised for rent and additionally to change the short term rental period from 90 days to 30 days. Commissioner Johnson made a motion to approve the changes and Commissioner Henry seconded the motion. All voted in favor of approval of the motion.

Item no. 14 c. relative to ordinance 10.11.8.B.1.J. wherein the words "planning commission site reviewers" was proposed to be changed to "approving authority". Commissioner Hanry made a motion to approve the change and a second was made by Commissioner Johnson. All voted in favor of the change.

Item no. 14 d. relative to ordinance 10.11.8.B.2.a. wherein the words, "but are not limited to" will be inserted in the appropriate place in the ordinance and adding the words, "the approving authority can approve other fence material". Commissioner Johnson made a motion to approve the proposed wording, and Commissioner Stout seconded the motion. All voted in favor of the changes.

Item no. 14 e, related to ordinance 10.11.8.B. 6a relative to permit requirements, replaces "planning commissioner" with "city". A motion was made by Commissioner Henry and seconded by Commissioner Thomas to approve the change. All voted in favor of the motion.

Item no. 14 f related to ordinance 10.11.8.C.(4) relative to replacing the language "planning commission reviewers" with "approving authority". A motion was made by Commissioner Henry and seconded by Commissioner Johnson to approve the motion. All voted in favor of the motion.

Item no. 14 g, related to ordinance 10.11.8.C. (8-10) wherein a definition of a type of fence is modified to "uncoated" and clarifying that fencing cannot come forward of the front plane of the structure. Commissioner Thomas made a motion to adopt these ordinance

changes which motion was seconded by Commissioner Henry. All voted in favor of this motion.

Item no. 14 h related to ordinance 10-15 pertaining to Conditional Use Permits and Business Licenses. This ordinance adds Business Licenses to the Conditional Use Permits ordinance section. Commissioner Stout made a motion which was seconded by Commissioner Henry to approve the change. All voted in favor the motion.

Item 15 on the meeting agenda was a discussion of the proposed ordinance change to the definition of Sports Courts. Chairman Frandsen reported that a public hearing was held several months ago to seek any public input on this matter. Following this, a proposed ordinance was drafted and presented to the city council. They could not agree on the ordinance proposed to them and they made a motion to table the matter and refer it back to the planning commission for further review. Chairman Frandsen drafted a new ordinance to be considered. The Commissioners suggested some changes to the language, resulting in the proposed ordinance to read:

For purposes of this subsection, a sports court is an area for recreational activities that may use a fence to keep balls, etc. from leaving the area. When fences are used which are part of a sports court, they shall comply with the city's fencing ordinance except that fences may not be than eighteen (18) feet in height above the natural grade. The total enclosed area of a sports court shall not exceed seven thousand, two hundred (7,200) square feet. Any portion of a sports court fence higher than six feet (6') must be 75 percent open. A sports court must be permitted with a site plan and any other required information submitted to and approved by the city.

Commissioner Stout made a motion which motion was seconded by Commissioner Henry to approve the new definition of a sports court. All voted in favor of the motion.

Item no. 16 on the meeting agenda was a discussion of a proposed ordinance change under Title 10.18.1 pertaining to accessory buildings (ADU), allowing ADUs to be external to the primary residential structure, to conform to State law. A public hearing will need to be held on this.

There being no further business a motion was made by Commissioner Thomas to adjourn which motion was seconded by Commissioner Johnson and agreed to by all commissioners, adjourning at 8:15pm.

Wayne Frandsen, Chairman