MINUTES OF WOODLAND HILLS CITY, UTAH, PLANNING COMMISSION PUBLIC MEETING HELD ON August 20, 2025

On August 20, 2025, the planning commission held its regularly scheduled public meeting.

Chairman Frandsen called the Planning Commission public meeting to order at 7:04 pm. Present were Commissioners Larry Henry, John Stout, Lori Thomas, and Wayne Frandsen. Commissioners Severin Johnson and Simon Kirschman were excused. Chairman Frandsen called on Commissioner Henry to offer the invocation and Commissioner Thomas to lead the pledge of allegiance.

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

Item number 5 on the agenda was to approve planning commission meeting minutes of the July 16, 2025, meeting. Commissioner Henry made a motion to approve the minutes, which motion was seconded by Commissioner Stout. All voted in favor of the motion.

Item number 6 on the agenda was a discussion of a proposed zone change of approx. 9.1 acres of property on Woodland Hills Dr., presently owned by the Garrick family but which is under a purchase contract to a new owner who was requesting a zone change from a R1-1 to a R1-19. The purchaser was interested in making an 8-lot subdivision with lots not being less than .7 acres in size. Both the present owner and the buyer are interested in having this zone change. In discussions with the buyers, represented by Nick Sampson, they agreed that if the zone change were approved, the lot sizes would not be less than .7 acres each. Further that there would only be two subdivision exits onto Woodland Hills Dr. with the other driveways exiting onto feeder streets. At the end of the discussion and presentation, Commissioner Stout made a motion to approve the zone change and recommend the same to the City Council along with the two conditions of size of lots and exits onto Woodland Hills Drive. The motion was seconded by Commissioner Thomas and all voted in favor of the motion. Chairman Frandsen will so inform the City Council of this recommendation.

Item number 7 on the agenda was the review of the next phase of the Summit Creek development to be known as G-1, Phase B. Chairman Frandsen made the presentation as he was most familiar with the background and details. This phase will consist of 15 lots which will mostly surround a private road coming off the cul de sac at the end of Eagle Nest Drive. The plat has been reviewed by Jones and DeMille for the city, and the review concludes that the project meets the city subdivision standards. Following the discussion Commissioner Thomas made a motion to approve the application which motion was seconded by Commissioner Henry. All voted in favor of the proposal which recommendation will be given to the city council.

Item number 8 on the agenda was a discussion of an amendment to our water ordinances which would allow the city to exchange water for fees paid to the city instead of providing water shares when developers need them. Chairman Frandsen advised that this matter still needs to have a public hearing, and this presentation was only to make the Commissioners aware of this proposed change. We will have a public hearing on the issue at the next planning commission meeting.

Item number 9 on the agenda was a brief discussion of the proposed 2026 city's fiscal year budget. Chairman Frandsen indicated that there is only a tentative budget at this time as the budget for next year is still under review by the city council.

Since there were no further items on the agenda, Commissioner Stout made a motion to adjourn which motion was seconded by Commissioner Thomas. All voted in favor of adjourning at approximately 8pm.

Wayne Frandsen, Chairman