

City of Woodland Hills, UT

City Council Meeting

Minutes

Tuesday, August 13, 2024 at 6:00 pm

Notice is Hereby Given that the Woodland Hills City Council will hold a Work Session followed by a City Council Meeting on August 13, 2024. Meetings are held at the Woodland Hills City Center, 690 South Woodland Hills Drive, Woodland Hills, Utah.

Work Session- 6:00 p.m.

The purpose of the Work Session is to allow the Council and staff to discuss items in greater detail before any action is taken

1. Three Bridges: Larry Mylar and Julie Smith

Minutes:

Larry Mylar is the developer of the Three Bridges in Salem, which borders Woodland Hills. He expressed his desire to be neighborly and would like to discuss a few ideas. Roundabout Upgrade and Access: At the County's request, Three Bridges has been working toward accessing their project through the roundabout. Larry noted that the current roundabout is in need of repairs. He is proposing Three Bridges rebuild the roundabout, reposition and upgrade mailboxes, and add an access lane to the east that would lead into their project.

Council Member Malkovich inquired who he spoke with at the county. She indicated that she had spoken with the county public works director, who did not know about the development and that the access was coming from 1280.

Ted Mickelsen mentioned he has had discussions with Glen Tanner, who is with county public works. Mr. Tanner is aware of the development.

Larry commented that in his discussions with the county, they discussed the runoff coming from Woodland Hills and how the Three Bridges development might help address this problem.

Salt Shed Upgrade and Replacement: Mr. Mylar is interested in purchasing the property on which the salt shed currently sits, and he would be willing to pay fair market value for the building and land. Council Member Malkovich wants assurance that moving the salt shed would not cost the city any money. Council Member Hutchings concurred with Council Member Malkovich's comments.

Residential Density Approval on Land in Woodland Hills: Mr. Mylar wants to increase the density of the 11 acres of land he purchased adjacent to the mailboxes. He wants it to be similar to what he has in the northern section of his development.

Transient Tax Share: Mr. Mylar explained that the hotel requires all its properties to be adjacent to the golf course. He proposes paying Woodland Hills City a portion of the transient tax they collect from the hotel. The proposed percentage will be determined at a future date.

Storm Water Runoff from Woodland Hills: Mr. Mylar spoke about the stormwater that should be

retained in Woodland Hills running off onto the Three Bridges property. He is proposing as a part of an agreement between Three Bridges and the city that would make accommodations for Woodland Hill's stormwater that is currently running onto their project.

Mayor Winder asked if this would take care of the drainage problems that the county brought to the city's attention two years ago.

Ted Mickelsen indicated it would take care of the runoff from Maple.

Water Capacity for Three Bridges: Mr. Mylar said Three Bridges has enough water rights for the community and the golf course. Still, homeowners will be limited in how much water they can use to irrigate. He mentioned Woodland Hills has a 40% share in the Maple Canyon well, and he would like to explore the possibility of augmenting Salem's capacity with Woodland Hill's water capacity.

Mayor Winder mentioned that the land Three Bridges sits on used to be part of Woodland Hills, and he would not be opposed to the property being annexed back into the city.

Mr. Mylar appreciated the comments, but he is only willing to pursue that option if Salem cannot accommodate his needs.

Council Member Kynaston appreciates what Mayor Winder stated. He believes the city lost something when the property was de-annexed and went to Salem.

Mayor Winder welcomed those in attendance to comment on what has been discussed. He asked that remarks be limited to two minutes or less.

Sherri Lambourne had some questions concerning the roundabout and the salt shed. She noted that the mailboxes cost the city substantial money. She also asked about dark skies and the increased density request below the mailboxes.

There was some discussion about the feasibility of placing mailbox gang boxes throughout the city.

Mark Sovine expressed concerns about the availability of water.

Council Member Hutchings indicated that Mt. Nebo Water Association is working on a project to monitor the aquifers.

Sherry Burger centered her comments around the mailboxes and the roundabout. She suggested potentially removing some of the parcel boxes and installing additional mailboxes. She raised questions about the possibility of the county doing eminent domain and then widening Woodland Hills Drive and signage for the hotel.

Mayor Winder commented that the MAG transportation plan for the next 10+ years does not include widening Woodland Hills Drive.

Mr. Mylar addressed Sherry's concern about potential signage for the hotel.

Sterling Peterson asked that the council consider the community's charm and not consider the potential dollars the city could receive from the development.

Jill Johnson reiterated others' concerns about the roundabout being the primary access point for the development and asked about the hours during which construction should occur.

Sherry Lambourne brought up the old wells on the land near the salt shed. Ted Mickelsen spoke about the age of the wells and the need to abandon them due to inefficiency.

2. Discussion: Proposed Ordinance Amending City Code 5.4.3- Fireworks

Minutes:

Chairman Frandsen indicated that an error was identified in the referenced statute when reviewing the city's fireworks ordinance. The proposed amendment is to cite the correct state code.

3. Large Purchase Requests

Minutes:

Ted Mickelsen mentioned that the radios the fire and EMS crew have been using will be obsolete in October. He is looking for the council to authorize \$16,000 to purchase four of the eight handheld radios.

4. Staff Reports-

a. Ted Mickelsen

Minutes:

Ted Mickelsen indicated he is working with Hall Engineering to ensure all the proper documentation and insurance are in place before they begin work on West Loafer. The city is not concerned with when they begin the work, but a completion date is in the contract. The improvements for the Broadhollow Well are going out to bid. The bid includes a backup generator. The city is bidding for a general, and the general will hire their subcontractors. Mayor Winder thanked Mark Sovine and Alan Wakefield for their help with the Well. The Wildland Fire crew just returned from a fire and are stationed in Draper. Council Member Hillyard mentioned the fire sign on 11200 needs to be repaired.

b. Wayne Frandsen

Minutes:

Wayne Frandsen, Chairman of the Zoning Enforcement and Planning Commission, stated that the planning commission has decided not to proceed with the previously proposed Short-Term Rental Ordinance. Currently, the city does not have an ordinance that bans short-term rentals. Council Member Malkovich discussed the parking requirements needed for short-term rentals. Chairman Frandsen also mentioned that the planning commission will conduct a public hearing to allow public input on a non-compliance ordinance.

5. Mayor and City Council Reports

a. Mayor Winder- Personnel

Minutes:

Mayor Winder mentioned he is considering potentially adding additional staffing.

b. Council Member Hillyard: Emergency Management Department

Minutes:

Council Member Hillyard reported that they discussed Rocky Mountain Power's wildfire policy at the last county emergency management meeting. If a fire is within 10 miles, Rocky Mountain Power will de-energize the line. However, if a supply line is de-energized, it does not mean the city will be automatically out of service.

c. Council Member Hutchings- Planning Commission, Public Works Committee, and Parks, Trails, and Recreation

Minutes:

Council Member Hutchings reported that the Parks, Trails, and Recreation committee did not meet in July. The Public Works Committee held a meeting on August 2nd. During the meeting, the committee discussed the proposed improvements to the Broadhollow Well. Additionally, there have been preliminary discussions with Salem regarding the 40% ownership of the Maple Canyon Well owned by the city.

d. Council Member Kynaston- Public Safety

Minutes:

Council Member Kynaston praised the fire and EMS crews for their excellent patrol work during the recent holidays. The new antenna for the emergency sirens has been installed. He aims to resume the monthly recordings on the first Saturday in September.

e. Council Member Lunt- Finance Committee, Communications Team, and City Events

Minutes:

Council Member Lunt updated the council on the schedule for Woodland Hills Days. The movie night is being brought back. She is asking for help spreading the word that the Fireman's Breakfast will be held this year at the Fire Station.

f. Council Member Malkovich- Community Development Committee and Public Works Committee

Minutes:

Council Member Malkovich announced that the committee will meet with Sunrise Engineering on August 29th. She also mentioned that the public works committee discussed snow plowing at their last meeting, and the plan is to conduct training on the new equipment in mid-September.

6. Possible Items for Upcoming City Council Meetings

Minutes:

SESD will attend an upcoming meeting to recognize Hugo Thompson, who participated in the SESD Youth Leadership Camp.

7. Adjourn

Minutes:

The council closed the work session at 7:50 p.m.

City Council Meeting

8. Call to Order- Mayor Brent Winder

Minutes:

Brent T. Winder, the Mayor, called the meeting of the City Council of Woodland Hills, Utah, to order at 7:55 p.m. The meeting was properly noticed.

9. Invocation: Council Member Kynaston

Minutes:

Council Member Kynaston offered an invocation.

10. Pledge of Allegiance: Council Member Hillyard

Minutes:

Council Member Hillyard led the Pledge of Allegiance.

11. Public Comment

Minutes:

Resident- Judi Pickell mentioned she has submitted a permit for an ADU. One of the issues they are facing is a lack of mailboxes available down at the roundabout. She wanted to know what the council plans to do to provide additional gang boxes. The cost for a gang box is \$2500.00. Mayor Winder indicated the city would be willing to look into the issue. Ms. Pickell did not feel asking a renter to pay for and get a PO Box was convenient.

Consent Agenda

12. June 25, 2024 City Council Meeting Minutes

Minutes:

MOTION: Council Member Hillyard moved to approve the minutes from the June 25th, 2024, City Council Meeting. SECOND: The motion was seconded by Council Member Malkovich. VOTE: Those voting yes: Ben Hillyard, Brian Hutchings, Dorel Kynaston, Janet Lunt, and Kari Malkovich. The motion passed.

Business and Discussion

13. Ordinance Amending City Code 5.4.3- Fireworks

Minutes:

MOTION: Council Member Malkovich moved to adopt Ordinance 2024-21 Amending City Code 5.4.3 SECOND: The motion was seconded by Council Member Lunt. VOTE: Roll Call Vote. Ben Hillyard, Brian Hutchings, Dorel Kynaston, Janet Lunt, and Kari Malkovich voted yes. The motion passed.

14. Approval of Large Purchase Requests

Minutes:

MOTION: Council Member Hutchings moved to approve the purchase of radios up to \$16,000. SECOND: Motion seconded by Council Member Kynaston VOTE: Those voting yes: Ben Hillyard, Brian Hutchings, Dorel Kynaston, Janet Lunt, and Kari Malkovich. The motion passed.

15. Miscellaneous

Minutes:

Mayor Winder informed the council that the Motion to Dismiss the Appeal was denied. Mr. Stephens will need to do the full briefing. The brief is due next month. Council Member Hutchings would like the council to gather their thoughts on the Three Bridges proposal for the next city council meeting. Any specifics regarding land purchase would be discussed during a closed session.

16. Adjourn

Minutes:

MOTION: Council Member Lunt moved to adjourn the meeting. SECOND: The motion was seconded by Council Member Hutchings. VOTE: Those voting yes: Ben Hillyard, Brian Hutchings, Dorel Kynaston, Janet Lunt, and Kari Malkovich. The motion carried.
The meeting was adjourned at 8:26 p.m.

Closed Session (If Needed)

A closed Session may be called pursuant to Utah Code 54-4-204 and 54-4-205.

Adjourn

Posting and Zoom Meeting Information

Posted August 11, 2024

Jody Stones, City Recorder

Zoom Meeting

<https://zoom.us/j/92179811190?pwd=QkW4z8pj7CoTKakqa22cu3kciZN7TE.1>

Meeting ID: 921 7981 1190

Passcode: 109016