City of Woodland Hills 200 South Woodland Hills Dr. Woodland Hills, UT 84653 801-423-3900, FAX 801-423-3501

www.woodlandhills-ut.gov

APPLICATION FOR ZONE CHANGE

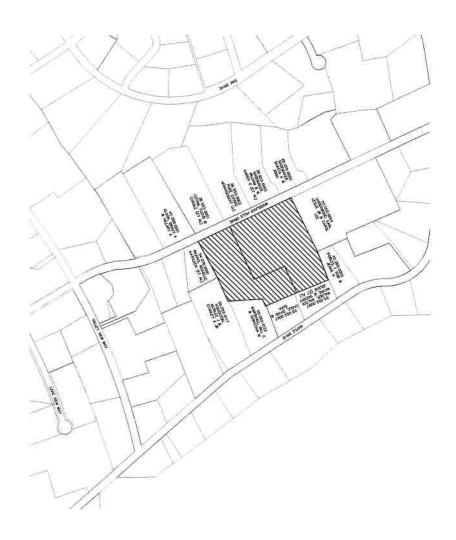
SPONSOR CONTACT INFORMATION			
Name of Applicant of Authorized A	gent (s): AVIO	SIMPSON	
Address: 407 N MAIN ST			
City: SPRINGVILLE	State: UT	Zip: 84663	Phone: 801-376-1966
Fax:	Email:	- ii	
Signature of Applicant:	- fre lan		
Date: 7/21/25	, 0		
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APPLICANT INFORMATION			74 —
Name of Applicant of Authorized A	gont (s):		
- 1 1		SIMPSON	
104 1- 191410 31		7in: Aut. (5	Phone: on any one
Fax:	State: 57	Zip: 84663	Phone: 801-376-203
Signature of Applicant:	Linaii.		
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Date: 7/21/25//////			
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REZONE INFORMATION			
Current zone of the Property: 21	.2		
Zone Requested: P1-19			
Project Location: TAX ID: 55	5:052:0124		
Acreage of Property: 9.107	**		
*Attach to this application all necessary docu	umentation as per the fo	llowing Zone Change F	# 213 @ 100 1
FOR OFFICE USE ONLY			\$ 309.00 pd
Application Date:			
Application Date:			
Development Review Date:			
Planning and Zoning Meeting Date:			
City Council Meeting Date:			
Rezone Request Fee Paid:			

ZONE CHANGE REVIEW PROCESS CHECKLIST

The following items, at a minimum, shall be included with the application for any zone change

1	A description by metes and bounds of the property to be rezoned, approved by the Town Engineer.	\\ \land{\range \text{.}
2	A certificate of a reputable, practicing attorney or a registered surveyor or registered engineer, in Utah County, certifying that the description of the property to be rezoned is a complete, proper and legal description thereof] <
3	A copy of the page or pages of the County Auditor's plats showing the general location of the area under consideration with reference to the neighboring territory. The plat shall show at least two hundred (200) feet in each direction beyond the area proposed for rezoning;	
4	A list of the owners of all property in the area including contiguous properties and property across the street proposed for rezoning, together with their residence addresses; and	
5	Payment of Fees	

^{*}Note: Submittals will not be considered complete until all required items are submitted.





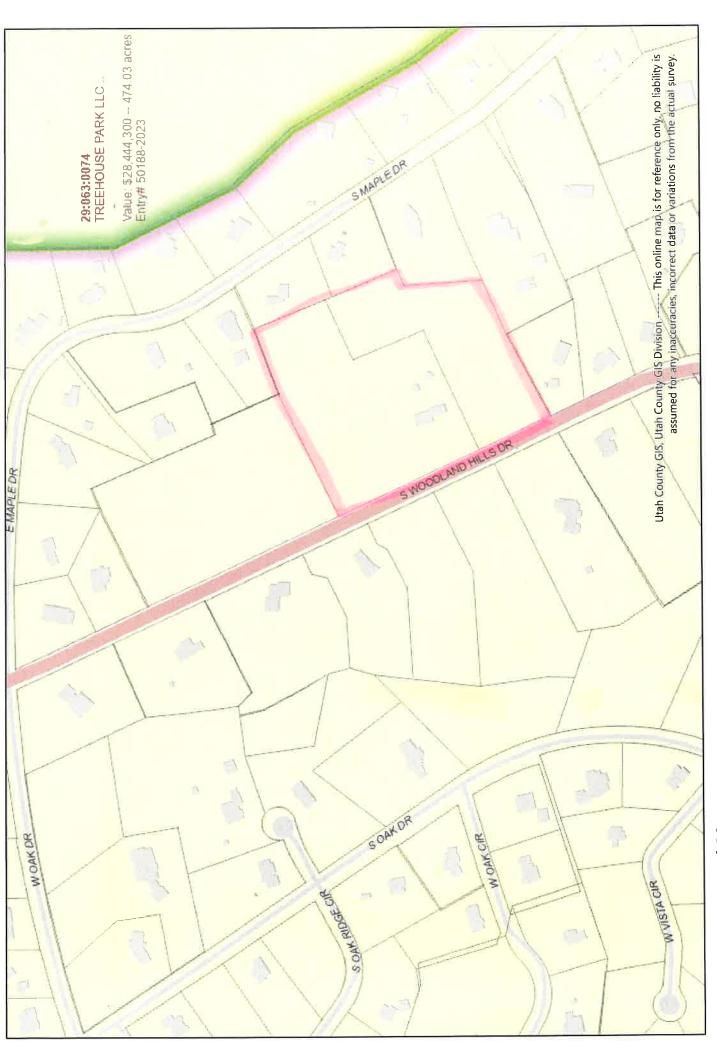


PROPERTY DESCRIPTION

A PARCEL OF LAND COMPRISING ALL OF LOT 45 AND PORTIONS OF LOT 86 OF WOODLAND HILLS PLANED DWELLING CROUP, PLAT A, AND BEING FURTHER DESCRIPTO AS FOLLOWS:

RECIMINED AT THE HORPHWEST CORNERS OF LOT 4A, WOODLAND HILLS PLANIED DWICLIANG GROUP, PLAT A, WHICH POINT LESS DOUTH 256074 FEET AND EAST 953, NE TEET FRAM THE HORPHWEST CORNER OF SECTION 18, TOWNESS THE SOUTHWARE CASE SECTION 18, TOWNESS THE SOUTHWARE CASE THE MASS OF EACHING SECTION 19, TO SECTION 18, TOWNESS THE MORTHWEST CORNERS AND HE WEST 174 CORNERS OF SECTION 19, TS S, RES, SEALLY AND BURNARY CASES OF EACHING SECTION 19, TS S, RES, SEALLY AND BURNARY CASES AND SECTION CHAPTH 4693759° EAST 1726 OF TEET ALMOS THE SOUTH LINE OF SHOULD UP 58, THEPEC MORTH 4693759° EAST 1726 OF TEET ALMOS THE WEST HOR OF MINISTER CORNERS OF LOT 16, THE SOUTHWEST CORNERS OF LOT 46 OF SAU LOT 46, THERE WEST HAVE SEET 250.24 TEET, ALMOS THE WEST HAVE SEED AND THE MORTH AND THE SOUTHWEST CORNERS OF LOT 46, THERE WEST HAVE SOUTH AS TOWNESS AND THE CONTINUES ALMOS THE WEST LOT 46, THE SOUTH HE SOUTH HE SOUTHWEST CORNERS OF LOT 46, THERE WEST LOT 45 TO THE SOUTHWEST CORNERS OF LOT 46, THERE WEST LOT 45 TO THE SOUTHWEST CORNERS OF LOT 46, THERE WEST LOT 45 TO THE FORT OF SEET ALMOS THE WEST LOT 46 TO THE WEST LOT 46 TO THE SOUTHWEST CORNERS OF LOT 46. TO THE FORT OF BEST MANIES.

GARRICK	EXHIBIT A	12 11 10				SHEET NO.
ATLAS ENGINEERING		6 5				1 OF 1
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C \\/3035\\HIIITEKSKCHSON\ONCONNE - ATLAS DACHEERIHO\\0 OPERATIONS\\12 - SAFVEY\2013\\/35-51 GARN		ND	REVSOVS.	lm	DATE	



Utah County Parcel Map

Parcel Map

1 inch equals 376.2 feet

Date: 7/28/2025

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.



List of property owners contiguous and across the street proposed for rezoning, including addresses:

Owner	Physical Address	Mailing Address
Earl Underwood	350 S Woodland Hills Drive	690 Oakhaven Brea, CA 92823
Rob and Jean Robles	325 S Maple, WH, UT	325 S Maple, Woodland Hills, UT 84653
Wayne& Sherry Walser	365 S Maple Dr., WH, UT	365 S Maple Drive, Woodland Hills, UT 84653
David and Elka Engle	385 S Maple Dr., WH, UT	385 S maple Drive, Woodland Hills, UT 84653
Bill &Christine Marshall	405 S. Maple Dr., WH, UT	405 S Maple Drive, Woodland Hills, UT 84653
Merilee & Stan Houghton	421 S. Maple Dr., WH, UT	421 S Maple Drive, Woodland Hills, UT 84653
Richelle Wilkins	470 S. WH Drive, WH, UT	470 S. Woodland Hills Dr., Woodland Hills, UT 84653
Hillary and Brady Olsen	471 S. WH Drive, WH, UT	471 S. Woodland Hills Dr., Woodland Hills, UT 84653
Floyd and Carole Cottam	425 S. WH Drive, WH, UT	425 S. Woodland Hills Dr., Woodland Hills, UT 84653
Pure Enviro	Lot 2 Plat A C. Anderson Subdv.	1594 S 1300 E Spanish Fork, UT 84660
William & Karen Shoemaker	Lot 1 Plat A C. Anderson Subdv.	365 S. Woodland Hills Dr., Woodland Hills, UT 84653
Shasta and John Shoemaker	375 S. Woodland Hills Dr., WH, UT 375 S	375 S. Woodland Hills Dr., WH, UT 375 S. Woodland Hills Dr., Woodland Hills, UT 84653
William & Karen Shoemaker	365 S. Woodland Hills Dr., WH, UT	365 S. Woodland Hills Dr., Woodland Hills, UT 84653

XBP Confirmation Number: 237906635

Receipt for Payment to: Woodland Hills City

Date/Time:

07/22/2025 1:22 PM

Transaction #:

248005102

Payment Method:

American Express

Transaction Status:

Successful

Items

ZONING AMP

300.00

SUBDIVISION FEES

10.3413

300.00

Total:

300.00

Kaden Cole 407 North Main Springville 84663

Receipt for Payment to: Woodland Hills City

Date/Time:

07/22/2025

2410, 1111101

1:22 PM

Transaction #:

248005106

Payment Method:

American

Express

Transaction Status:

Successful

Items

WOODLAND HILLS SERVICE FEE

9.00

Total:

9.00

Kaden Cole 407 North Main Springville 84663

Payment Service Provided By www.xpressbillpay.com

Property is located at 410 South Woodland Hills Drive

Acreage: 9.107 acres

The property is currently zoned R-2. The adjacent property to the east is zoned R-1. The property is under contract, and the prospective buyer is seeking a rezone to R-1-9, with a proposed maximum of 8 residential lots.

