

MINUTES OF WOODLAND HILLS CITY, UTAH, PLANNING COMMISSION MEETING HELD ON FEBRUARY 25 , 2026

Chairman Frandsen called the public meeting into order at 7:00 pm.

Commissioners present were Larry Henry, Wayne Frandsen, Severin Johnson and Lori Thomas. Commissioner John Stout was excused. Opportunity was given to anyone who wished to make a public comment. None were made either on line or present at the meeting location. The public comment period was closed at 7:02 pm

Following, Chairman Frandsen called the commission meeting to order. Commissioner Johnson offered an invocation and Commissioner Frandsen led in the Pledge of Allegiance.

Items numbers 5 and 6 were next on the agenda. Item 5 was the approval of the December 10, 2025, planning commission meeting minutes and item 6 was the approval of the January 21, 2026, planning commission meeting minutes. Commissioner Johnson made a motion to approve both the December 10 and January 21 planning commission meeting minutes. Commissioner Henry seconded the motion. All commissioners present voted to approve the motions and approve the stated minutes.

Chairman Frandsen took the agenda items out of order and next presented item 9 on the agenda for discussion. The commission has been waiting for over one week for our attorney's to draft and review a development agreement between the city and the developers of the Heavenwood Estates Subdivision. This agreement is to approve the agreement between the city and the developer, for the developer to give a right of way on their property that is adjacent to Woodland Hills Dr., where their subdivision will be located in the vicinity of 400 S. Woodland Hills Dr. This right of way will be used in a future city trail system that will border Woodland Hills Dr. in which the city will allow the exchange of 7.66 water shares which will be used for lots in the Heavenwood Estates Subdivision which water shares have a value of \$ 39,832, as they are exchanged for the right of way. Commissioner Thomas made a motion to accept this Development Agreement as Chairman Frandsen had explained it. The motion was seconded by Commissioner Henry. All voted in support of the motion.

Next to be discussed on the agenda was number 8 wherein Chairman Frandsen gave an update on the future mailbox project. He stated that a decision had been made to locate a temporary mailbox facility at the city center while the mailboxes are being constructed in the vicinity of the round-a- bout. He stated that there will be a conex container placed at the city center that will house the temporary mailboxes where residents will come to retrieve their mail. This could go on for 3-4 months come summertime. The city presently has a container that can be used for this purpose, but the container will need to be framed to accommodate the mail and parcel boxes.

Next on the agenda was a discussion of the draft of the proposed three sections of the General Plan for the city, sections 4: Moderate Income Housing, Section 5: Transportation and Section 6: Recreation and Trails. As the review was made to Section 4, changes were made to pages 46, 47, 48, 49, and 50. In reviewing Section 5, changes were made to pages, 52, 54, 56, and 59. In reviewing Section 6, changes were made to pages 61, 64, 66, 67, 68, 69, 70 and 71. At the conclusion of the review, Commissioner Johnson made a motion which was seconded by Commissioner Thomas to approve those changes made. All voted in favor of the motion. At the beginning of the review, Chairman Frandsen stated that he had met privately with Commissioner Stout, who was not able to attend the meeting and reviewed both the changes that Commissioner Stout recommended and the ones that Chairman Frandsen recommended and Chairman Frandsen stated that Commission Stout agreed with those changes and Chairman Frandsen agreed with the changes that Commissioner Stout recommended. Chairman Frandsen gave a brief update on a number of legal matters which the city is involved in. There being no further business, Commissioner Johnson made a motion to dismiss the meeting. All voted in favor of the motion and the meeting was adjourned.

Chairman Wayne Frandsen