

MINUTES OF WOODLAND HILLS CITY, UTAH, PLANNING COMMISSION MEETING AND PUBLIC HEARING HELD ON APRIL 15, 2026

On April 16, 2026, the planning commission held a public hearing on a Conditional Use Permit application submitted by Three Bridges to conduct a gravel and rock crushing operation in the city. Also the Planning Commission held its regularly scheduled monthly meeting. Chairman Frandsen called the public hearing to order at 7:15pm. Commissioners present were Wayne Frandsen, John Stout, Severin Johnson and Lori Thomas. Commissioner Johnson offered an invocation and Commissioner Thomas led all in the Pledge of Allegiance.

Opportunity was given to anyone who wished to make a public comment but none were made either online or present at the meeting site. Next the public hearing took place in order to take any comments on the Conditional Use Permit. No comments or statements were made as no public was present at the meeting nor was anyone zoomed into the meeting other than city councilman, Brian Hutchings. With no comments being offered, Chairman Frandsen closed the public hearing.

Item number 6 on the agenda was approval of the March 18, 2026, planning commission minutes. In distributing the draft minutes, Chairman Frandsen had overlooked including the motion to adjourn the meeting at the end of the evening. Chairman Frandsen stated that he would update the minutes to reflect this motion. A motion was then made by Commissioner Thomas and seconded by Commissioner Johnson to approve the minutes of the March 18, 2026, planning commission meeting with the amendment to include the adjourning of the meeting. All voted to approve the motion.

The next item discussed was item no. 7 on the agenda, which was the Conditional Use Permit for Three Bridges to conduct a gravel and rock crushing operation. They provided a copy of the application along with the SWPPP application that the city required to ensure regular inspections of the area to make sure that related city ordinances were being followed. Following a discussion by the Commissioners, Commissioner Stout made a motion to approve the Conditional Use Permit and to make that recommendation to the city council. Commissioner Johnson seconded the motion. All Commissioners voted to approve the motion and forward it to the city council for their review and consideration.

Next on the agenda was item 8 which included a review of a conditional approval to amend Summit Creek final plat for G1, Phase B, to add another lot, number 237, to the final plat. It was originally thought that access to this particular property would need to be from a road which in a future phased plat would run on the far end of the property due to the topography of the property. However, upon further examination and cutting in of the planned road, it was determined that the property could be accessed from the existing road being constructed rather than the future road that will be built on the far side of the property. This will work best with the current plans. Summit Creek developer Bucky Gay

was present and addressed this matter with the commission. Further, Bucky Gay was informed that this was being conditionally approved. The conditions included: 1) payment for the plat amendment; 2) any additional water shares that were needed were deeded to the city; 3) and portions of the public road included in this phase of the plat that has been approved to be a private road was properly deeded to Summit Creek. As these issues were discussed with Mr. Gay, he advised that payment had been made on the subdivision fees, that he is presently reviewing the water shares to see if they need to provide additional shares to the city and their attorney is working on the paperwork to provide to the city to put the public road into the name of the HOA.

Further, there was some consideration being made by Summit Creek to add an additional lot to the same plat, lot number 247. However, upon further review Summit Creek decided they needed to have additional studies done and would decide before the next planning commission meeting in May as to whether they wanted to add this additional lot or not.

Chairman Frandsen gave the planning commission members an update and status of the mail box relocation. He advised that the architect is working on the final rendition for the building and arrangements are being made to relocate the temporary mail box facility at the city center. There being no further business, a motion was made by Commissioner Stout and seconded by Commissioner Johnson to adjourn the meeting. All voted in favor of the motion and the meeting was adjourned at 7:45pm.

Chairman Wayne Frandsen