# Woodland Hills City Council Public Hearing, Work Session and City Council Meeting Minutes

Tuesday, October 6, 2026

Woodland Hills City Center, 690 South Woodland Hills Drive, Woodland Hills, Utah

The Woodland Hills City Council held a public hearing, work session, and regular meeting at the Woodland Hills City Center. Electronic participation was available through Zoom.

**Present**: Mayor Benjamin Hillyard; Council Members Lunt, Malkovich, and Hutchings. Council Member Roden participated electronically. Council Member Johns was excused due to a family matter.

**Staff present**: Community Development Director and Fire Chief Ted Mickelsen; Sergeant Garrett Dutson; City Recorder Jody Stones.

**Others attending portions of the meeting**: Mark Sovine, Jena Sonntag, Larry Mylar, and James Horsley. Dorel Kynaston participated electronically during a portion of the meeting.

## Public Hearing

Mayor Hillyard opened the public hearing at 6:01 p.m.

### 1. Request to Rezone 125 East Mountain Vale Way

The hearing concerned a request to rezone the 2.042-acre parcel at 125 East Mountain Vale Way from R1-2 to R1-1, Parcel Serial Number 55:052:0068.

Mayor Hillyard opened the public comment portion of the hearing at 6:04 p.m. No comments were received. He then proceeded to close the public hearing at 6:06 p.m.

## Work Session

Mayor Hillyard opened the work session at 6:06 p.m. He explained that the Three Bridges representatives were delayed in traffic. The Council proceeded with agenda items 3, 4, and 5, then returned to item 2 when the representatives arrived.

### 3. Requested Zone Change for 125 East Mountain Vale Way

The Council discussed the request to rezone the 2.042-acre parcel from R1-2 to R1-1. Council Member Lunt recalled that the Council had asked its questions when it previously forwarded the request to the Planning Commission. She asked whether neighboring properties had similar zoning. Mayor Hillyard confirmed that most did.

Council Member Lunt noted that the change would provide the possibility of a future sale rather than an immediate sale. Council Member Malkovich reported receiving calls seeking clarification, but no major concerns. The ordinance was scheduled for consideration during the regular meeting.

### 4. Proposed Resolution 2026 47 Woodland Hills and Elk Ridge Boundary Adjustment

Mayor Hillyard explained that staff from Woodland Hills and Elk Ridge had met to clarify the process after earlier misunderstandings. The cities would proceed with resolutions declaring their intent to adjust the boundary. City Recorder Stones said Elk Ridge's City Council was scheduled to pass the resolution on October 13th. Mayor Hillyard described the proposed action as the beginning of a restarted process and noted that the matter would return to the Council.

The proposed adjustment concerned Summit Creek-owned land along the edge of Woodland Hills near Loafer Drive to facilitate a future development phase. Mayor Hillyard explained that the upper portions of the affected lots were not readily accessible from Elk Ridge. Council Member Lunt requested that the map be displayed, and the Council reviewed the map available with the agenda.

Council Member Malkovich asked whether the proposal would also address other irregular portions of the municipal boundary. Mayor Hillyard clarified that it concerned only the identified area. In response to Council Member Malkovich's question about water and other infrastructure serving properties on Loafer Drive, City Recorder Stones stated that Woodland Hills had no infrastructure there.

Council Member Lunt asked how many homes the adjustment might add. The discussion identified partial lot areas, but no definite number of additional homes was established. The Council discussed moving forward with the process after both cities adopted their intent resolutions.

**5. Potential Buyers for City-Owned Property on Bear Hollow**

Mayor Hillyard reported that the city received two bids for the 0.021-acre parcel at approximately 1035 South Bear Hollow, Parcel Serial Number 53:367:0152. He explained that the Council could consider a closed session to discuss the potential sale and the offers that the city has received. If the Council wished to proceed, the next phase would include a public hearing and public discussion of the offers before selection of a buyer.

**2. Update on the Three Bridges Development in Salem**

The Council returned to item 2 after the subdivision developer Larry Mylar arrived. Mr. Mylar introduced James Horsley as one of his partners. Mr. Mylar acknowledged that the project had encountered delays, including longer approval timelines. He reported final plat approval has been given for approximately 190 lots, with improvements to those lots and continued golf course work anticipated in the spring. He also reported that a few hundred lots had been pre-sold or reserved.

Mr. Mylar said the developers had been negotiating with a prospective homebuilding partner, conducting due diligence, and defining the division of responsibility between land development and home construction, and he expects a major announcement within 30 to 60 days.

He explained that current construction activity focused on off-site improvements, including installing approximately 14,000 linear feet of sewer to the sewer plant. He reported that water, sewer, storm drain, and electrical work on 128000 was complete and that paving was scheduled before October 15. He indicated that the temporary traffic signal would be removed with that work. The soil stockpile would remain for use in later construction.

Mayor Hillyard asked about concerns involving liens and a possible foreclosure sale. Mr. Mylar attributed the issues to funding difficulties and disputes with the bond group over timing and interpretation of contract provisions. He said attorneys had worked through the matters, and he believed they had reached a resolution, and he did not expect a foreclosure sale or interruption of the project.

Council Member Lunt asked about the notice of default and the original $94 million financing. Mr. Mylar stated that the project had three bonds and that the largest bond, originally approximately $94 million, had been paid down to approximately $80 million. He said that bond was being recapitalized or refinanced. He characterized the default notice as part of the financing dispute and expected it to be resolved quickly.

Council Member Lunt also asked about an $8 million lien on a parcel in Woodland Hills, noting the parcel had no improvements. Mr. Mylar explained that a different entity held this property, with different ownership and financing than the Three Bridges project. He stated that it was cross-collateralized with a project in Saratoga Springs. Council Member Lunt identified the title holder as Saratoga 262, which Mr. Mylar said he and Mr. Horsley owned.

Council Member Lunt explained that she had reviewed the property abstract because residents had asked questions. She asked whether the default notice would be released as the approximately 90-day period

approached its end. Mr. Mylar responded that refinancing would pay off the obligation. He also said some filings residents might see could be preliminary construction registry filings, not liens.

Council Member Lunt asked how much longer the dirt stockpile on the Woodland Hills parcel would remain, noting that visible activity had slowed. Mr. Mylar said the material would be used for trenching, backfill, and road base and that he expected to use nearly all of it within the project. However, he could not provide a specific date for when the pile would be completely removed.

Mr. Mylar explained that the crushing and material removal had been occurring on the east side of the pile, where the work was less visible from Woodland Hills Drive. He anticipated that use of the material would increase in the spring as construction of roads within the development progressed. He also said underground work could continue during the winter, depending on weather conditions.

Council Member Malkovich emphasized residents' concerns about the stockpile and the need to keep dust down. Mr. Mylar reported that dust-control efforts have led to fewer complaints over the summer and said the developers would continue addressing the issue.

Council Member Hutchings discussed the Memorandum of Understanding between Woodland Hills and Three Bridges and noted the City was relying on the partnership with Three Bridges to provide the replacement mailbox facility when the County rebuilds the roundabout. He asked about the mailboxes that had been purchased and what assurances or guarantees the City had if the development encountered financial problems, particularly because the work did not appear to fit the usual development bonding process. He expressed concern that the City could be left financially responsible.

Mr. Mylar reminded the Council that a plan had been submitted to the County in response to the earlier deadline and that an approved plan was in place. He explained that the north-side site would require additional soil and that the County's postponement of roundabout construction had shifted the anticipated work to the following year.

Council Member Malkovich asked how they plan to coordinate the required fill, compaction, and testing so the mailbox facility would not be delayed after the County completed its work. Mr. Mylar initially indicated that the existing mailboxes could remain accessible after the roundabout work and that the new facility would be constructed with the bridge connection into the project. Mayor Hillyard clarified that the County's roundabout construction would demolish the existing mailboxes.

After that clarification, Mr. Mylar said Three Bridges would prepare the new platform before removing the existing mailboxes. He described placing and compacting the soil in lifts, documenting the compaction, and having the platform ready before the roundabout work was completed. He stated that the developers would begin rebuilding the mailbox facility immediately after demolition and would not leave the City without follow-through on the replacement.

Mayor Hillyard mentioned Trey and Braden with Three Bridges have been handling much of the detailed coordination for the mailboxes. Mr. Mylar said he received regular project reports and had met with Trey that afternoon.

Mr. Mylar said the agreement involving water tank expansion and additional storage capacity for Woodland Hills remained on track, and he did not anticipate changes to that commitment.

Council Member Malkovich explained that residents wanted to understand the benefits associated with the access arrangement, including the mailbox facility and water storage, and wanted clearer information on timing. Mr. Mickelsen referenced a recent coordination meeting with representatives from Three Bridges.

Council Member Hutchings raised concerns about people entering the development area despite no-trespassing signs, including potential liability during hunting season. Council Member Lunt noted recreational vehicle activity near the stockpile. Council members also discussed concerns about sledding in the area if sufficient snow accumulated.

Mr. Mylar said no-trespassing signs had been posted and that requests to enter the site to hunt or collect antlers have been denied. He said nonconstruction personnel were not permitted on the site and asked the City to contact the developers when trespassing or unsafe activity occurred on the property. Council Member Malkovich suggested including a reminder in the City newsletter.

Council Member Malkovich asked whether residents could use a hotline or another direct contact method for questions. Mr. Mylar said residents could send messages through the project website. She suggested considering a text hotline or similar contact point so questions could be directed to the appropriate team member. Mr. Mylar agreed to consider how to improve communication.

The Council agreed that the update was helpful and requested periodic updates so they could respond accurately to residents and direct them to recordings of the discussions. Mr. Mylar expressed willingness to return.

**6. Open and Public Meetings Act Complaint**

Mayor Hillyard noted for the record that a complaint had been filed with the Utah Attorney General's Office regarding the City Council's discussion of residents' questions about the Three Bridges Development before the City Council Meeting adjourned on September 22, 2026. Mayor Hillyard also mentioned that the City received a copy of the letter the Utah Attorney General's Office sent to the complainant. He reported that the letter stated the Utah Attorney General's Office would not be taking any action against the City, explaining that a determination was unnecessary because the City Council had taken no action on the topic. Mayor Hillyard proposed treating the matter as a reminder.

Council Members Lunt and Malkovich discussed the importance of answering residents' questions and avoiding unnecessary delays. Council Member Hutchings emphasized that the Council should acknowledge any error, if one occurred, and clarify the proper process. He asked whether questions received individually from residents could be discussed during a meeting when no action was contemplated.

The Council discussed requesting agenda items before publication or agenda deadlines, briefly identifying topics under upcoming meeting items, and referring matters to a future posted agenda. Mayor Hillyard encouraged Council to send requests directly to him, with sufficient time to meet the 24-hour agenda notice period required by the OPMA. Members also discussed submitting resident correspondence for the record and keeping any discussion during public comment brief, without decisions.

Council Member Malkovich noted that earlier resident questions prompted the Three Bridges representatives to attend tonight's meeting to provide a direct update. The Council emphasized the need for transparency and timely responses while adhering to agenda requirements.

**7. Department Reports**

**a. Community Development, Public Works and Fire Department**

Mr. Mickelsen reported that the new water tank associated with Three Bridges was estimated to be approximately a year and a half away, based on the anticipated timing of the developer's need for storage in Salem. He explained that this appeared to align with the time required to relocate T-Mobile from the existing steel tank site to another tower.

Council Member Hutchings asked about retaining the City's Maple Canyon storage shares until the replacement storage was available. Mr. Mickelsen said the City would retain those shares until the Division of Drinking Water approved the new tank to enter service. Council Member Hutchings also raised concern about Salem using the capacity before the new storage was complete.

Mr. Mickelsen discussed the possibility of modifying an existing steel tank for wildland fire purposes after relocation of T-Mobile. He described potential state participation and use of Cooperative Wildland Program match funds. He noted that contractors had previously removed portions of tanks in exchange for salvage steel. This was a prospective City project dependent on the City's timeline, with work also anticipated in approximately a year and a half.

Mr. Mickelsen reported that the roundabout's final design was complete, including a recent landscaping presentation. Bidding was anticipated in November or December, with construction starting in the spring; right-of-way work was still underway. The design would remain single lane, with a larger roundabout. The mailbox turnoff would be located after exiting the roundabout. Other possible lane improvements were described as future expansion.

Council Member Hutchings requested renderings and layouts of the roundabout and replacement mailbox facility for posting so residents could see the planned improvements. Mr. Mickelsen indicated that mailbox renderings would not yet be available until Three Bridges completed the facility design.

Mr. Mickelsen reported that paving on the City's road project was complete. Crews were working on collars and water valves. Stripping was scheduled for that week, and he requested an updated schedule from the contractor. Paving at the park was anticipated to begin the following week and take approximately two weeks. He said the work fit within the budget, including savings identified during the project.

Mr. Mickelsen outlined a preliminary discussion at a water authority technical meeting he attended about water rights participating cities purchased about 20 to 25 years earlier. Options under discussion included returning the rights to the cities or allowing cities that did not need them to offer them to other participating cities.

The seasonal wildland fire crew was expected to finish regular City work around October 20. Crew members would remain available to respond to fires during the winter.

Regarding water project funding, Mr. Mickelsen reported that Drinking Water had confirmed receipt of the City's application. He explained that the November board meeting would be the next opportunity to request funding for 2027 under a revised annual funding schedule. The Council also discussed the federal request through Representative Burgess Owens; Mr. Mickelsen reported that it had been recommended out of committee but still required legislative approval.

**b. Planning Commission and Code Enforcement**

Chairman Frandsen was excused. No report was presented.

**c. Emergency Management and 911 Dispatch (if needed)**

No report was presented.

**d. 911 Central Utah Dispatch (if needed)**

No report was presented.

**8. Mayor and City Council Reports**

**a. Mayor Hillyard**

Mayor Hillyard reported that the most recent MAG and COG discussion focused on entities that were receiving road or trail funding. Woodland Hills' project had narrowly missed receiving funding. He had no SESD board update. He reported attending a recycling convention in St. Louis with the Dry Creek Transfer Station and stated that there were no legal updates at this time.

**b. Council Member Hutchings**

Council Member Hutchings reported that SUVMWA had completed its audit and fiscal year process and was requesting, or preparing to request, a proposal from Sharlene Wilde to provide financial services as comptroller. He anticipated possible board consideration at its next meeting.

**c. Council Member Johns**

Council Member Johns was excused.

**d. Council Member Lunt**

Council Member Lunt had nothing to report.

**d. Council Member Malkovich**

Council Member Malkovich reported that the recent animal shelter meeting primarily focused on reviewing the budget report. No additional substantive update was provided.

**e. Council Member Roden**

Council Member Roden reported that a proposed Woodland Hills events website was approximately 80 percent complete. He planned to present it for feedback as it matured and, with Mayor Hillyard, would determine the appropriate review and deployment process. Mayor Hillyard requested that the Council receive the current layout for suggestions, and Council Member Roden agreed to share the work in progress. He noted that branding questions involving the City's colors and logos still needed consideration.

Council Member Roden also reported ongoing preparations for Trunk or Treat, which will generally follow the existing format with a few possible changes.

**9. Items for Upcoming City Council Meetings**

No additional items were identified. The work session concluded at 6:58 p.m.

**City Council Meeting**

**Present**: Mayor Benjamin Hillyard; Council Members Lunt, Malkovich, and Hutchings. Council Member Roden participated electronically. Council Member Johns was excused due to a family matter.

**Staff present**: Community Development Director and Fire Chief Ted Mickelsen; Sergeant Garrett Dutson; City Recorder Jody Stones.

**Others attending portions of the meeting**: Mark Sovine and Jena Sonntag.

**10. Call to Order**

Mayor Hillyard called the regular meeting to order at 6:58 p.m.

**11. Invocation**

Council Member Malkovich offered the invocation.

**12. Pledge of Allegiance**

Council Member Lunt led the Pledge of Allegiance.

**13 Public Comment**

Mayor Hillyard opened the public comment and reviewed the two-minute speaking limit and the process for emailed comments. He explained that written comments received by 3:00 p.m. on the meeting day would be distributed to the Council and included in the record but would not be read aloud.

No public comments were offered in person or electronically.

Mayor Hillyard closed public comment.

**Consent Agenda**

**14. Approval of September 22, 2026, City Council Meeting Minutes**

**Motion:** Council Member Lunt moved to approve the City Council Meeting Minutes for September 22, 2026.

**Second:** Council Member Malkovich seconded the motion.

**Roll-call vote**: Council Member Malkovich - Yes; Council Member Hutchings - Yes; Council Member Roden - Yes; Council Member Lunt - Yes. The motion passed unanimously.

**Business Items**

**15. Ordinance 2026- 17 Rezoning 125 East Mountain Vale Way**

**Motion:** Council Member Malkovich moved to adopt Ordinance 2026-17, rezoning the property at 125 East Mountain Vale Way from R1-2 to R1-1.

**Second:** Council Member Hutchings seconded the motion.

**Roll-call vote**: Council Member Malkovich - Yes; Council Member Hutchings - Yes; Council Member Roden - Yes; Council Member Lunt - Yes. The motion passed unanimously.

**16. Resolution 2026- 47 Woodland Hills and Elk Ridge Boundary Adjustment**

**Motion:** Council Member Lunt moved to adopt Resolution 2026-47, declaring Woodland Hills' intent to adjust the boundary between Woodland Hills and Elk Ridge.

**Second:** Council Member Malkovich seconded the motion.

**Roll-call vote**: Council Member Malkovich - Yes; Council Member Hutchings - Yes; Council Member Roden - Yes; Council Member Lunt - Yes. The motion passed unanimously.

**17. Public Hearing on Proposed Disposition of City-Owned Property**

Mayor Hillyard announced a public hearing scheduled for October 27, 2026, at 6:00 p.m. to hear comments on the proposed disposition of City-owned property at approximately 1035 South Bear Hollow (Parcel Serial Number 53:367:0152). Interested residents were invited to attend.

**Closed Session**

**Motion:** Council Member Hutchings moved to recess the regular meeting and convene a closed session to discuss the sale of a parcel of land and a personnel matter.

**Second**: Council Member Malkovich seconded the motion.

**Roll-call vote**: Council Member Malkovich - Yes; Council Member Hutchings - Yes; Council Member Roden - Yes; Council Member Lunt - Yes. The motion passed unanimously.

The regular meeting recessed at 7:08 p.m. The closed session began at 7:11 p.m.

Present were Mayor Hillyard; Council Members Malkovich, Hutchings, and Lunt; Community Development Director Ted Mickelsen; and City Recorder Jody Stones. Council Member Roden participated electronically.

The closed session ended at 7:51 p.m.

The Council reconvened the regular meeting at 7:53 p.m.

**Reconvened Regular Meeting**

Mayor Hillyard stated that the closed session concerned a personnel matter and primarily the potential sale of the Bear Hollow parcel. He announced that the Council wished to consider acceptance of a $20,000 offer from Panthera LLC, identified as Summit Creek. The proposed offer would be discussed in connection with the October 27th public hearing, with an acceptance of the offer to be considered following the public hearing.

Mayor Hillyard reviewed the timeline, stating that the Council had announced the proposed sale on August 11, 2026, and that the initial 45-day notice period ended September 25, 2026. He again invited residents with questions or comments to attend the October 27th hearing.

**Adjournment**

**Motion**: Council Member Hutchings moved to adjourn.

**Second:** Council Member Malkovich seconded the motion.

The meeting adjourned at 7:58 p.m.

Minutes prepared by Jody Stones, City Recorder

Approved by the City Council on: October 27th, 2026