



Woodland Hills City

General Plan



Adopted June 2026

Acknowledgments

Special thanks to:

- Mayor Ben Hillyard
- City Councilmembers:
 - Brian Hutchings
 - Steve Johns
 - Janet Lunt
 - Kari Malkovich
 - Dan Roden
- Planning Commission:
 - Wayne Frandsen, Chair
 - Larry Henry
 - Lori Thomas
 - Severin Johnson
 - John Stout
 - Brian Hutchings, Council Liaison
- Community Development Committee:
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 - Jody Stones, City Recorder
 - Many Communittee Committee Members

Prepared by:



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WOODLAND HILLS GENERAL PLAN 2026

Executive Summary

ABOUT THIS PLAN

The Woodland Hills General Plan is the City's long-range policy guide for growth and development over the next 20–30 years. The Plan builds on the 2017 General Plan and was shaped by a community preferences survey completed by 213 residents in fall 2024, a public open house, and multiple public hearings. Sunrise Engineering compiled the input and drafted the plan on behalf of the City.

The plan covers Land Use, Moderate Income Housing, Transportation, Recreation & Trails, Economic Development, Water Preservation & Natural Environment, Public Facilities & Services, and Annexation. The first three substantive chapters — Land Use, Housing, and Transportation — are required by Utah State Code. The remainder reflect priorities chosen by the community.

KEY PRIORITIES

The plan reflects five themes that appear consistently across chapters:

- **Preserve the rural residential character.** Medium-density development, mountain aesthetics, and a quiet community environment are non-negotiable for most residents. All policy areas — from land use to economic development — are filtered through this lens.
- **Expand trails and outdoor recreation.** Trails were the top community request in both the 2015 and 2025 surveys. The plan prioritizes completing existing trail segments, connecting to the regional Nebo Beltway Trail and Bonneville Shoreline Trail, improving maintenance, and diversifying recreational options.
- **Manage natural hazards proactively.** The entire city lies in areas prone to wildfire and an active fault crosses through the city. Wildfire mitigation, defensible space standards, and geotechnical review are woven throughout the land use and environmental chapters.
- **Conserve water.** The plan aligns with Utah's regional conservation targets and outlines conservation efforts to reduce water usage per capita.
- **Plan fiscally.** With a small tax base and limited commercial activity, the city must be strategic about growth, infrastructure investment, and annexation. Grants and phased implementation are preferred over debt-driven expansion.

IMPLEMENTATION

The General Plan is advisory in nature. City Council retains discretion on individual decisions, but those decisions should be consistent with the plan's goals. Utah State Code requires that the plan be reviewed and updated every 5 years.



Chapter 1: Introduction

WHAT'S A GENERAL PLAN?

A general plan provides a vision for addressing and accommodating growth over the next 20-30 years. The plan is intended as an advisory guide to assist the City Council, Planning Commission, Mayor, and staff in coordinating and focusing efforts. In sum, this General Plan:

- Outlines a framework for shaping the future of Woodland Hills.
- Identifies important considerations for responsible community planning.
- Serves as a foundation for policymaking and staff guidance in decision-making.
- Defines a long-term vision with clear priorities, goals, and strategies for implementation.
- Provides best practices and reasoning to support each of the outlined goals and strategies.

WOODLAND HILLS—A HISTORY OF THOUGHTFUL PLANNING

This General Plan builds upon planning efforts undertaken over the past several decades, incorporating key principles from prior municipal plans, including the Woodland Hills General Plans adopted in 1993 and 2017. Since the time of incorporation in 1979, Woodland Hills has seen drastic growth, transforming from a small unincorporated community to a developed residential hub.

The City of Woodland Hills grew out of a small unincorporated community, nestled in the mountainside looking over Salem and the valley below. The community was incorporated as a town in 1979. At the time, the town consisted of 33 single family homes and approximately 60 residents according to the U.S. Census. The 2017 General Plan describes these early days as follows:

“

The initiation of a town was no small accomplishment. It was a learning process as the city became established with the cooperation of all the residents and the various property developers. There were many ups and downs, as one can only imagine, as the city continued to attract new home builders but common desires and mutual interests of everyone kept the city going.

”

After incorporation, the fledgling town began to grow. By 1990, the town had grown to 301 residents, with a median home price of \$135,600, compared to a Statewide average of \$68,900. Town development focused on single family homes on larger lots, with residents commuting to the nearby cities of Salem, Spanish Fork, and Payson to work and shop. In 1993, the town established its first general plan—The General Plan, Town of Woodland Hills, Utah, 1993. In the decade from 1990 to 2000, the town grew by 640 residents—an explosive ten-year growth rate of 213%. This rate cooled somewhat to 43% during the following decade, but by the time of the next General Plan update, the town had grown into a full-fledged city.

In the fall of 2014, Woodland Hills Planning Commission requested and obtained assistance from Mountainland Association of Governments (MAG) to provide professional planning assistance to update the plan. MAG is the metropolitan planning association that provides regional planning support and assistance to communities. During this general plan process, MAG sent out a public survey. That survey, distributed from March to June of 2015, contained 41 questions on a variety of planning-related topics and received 133 responses.

WOODLAND HILLS POPULATION¹

Year	Population	Percent Growth
1980	60	-
1990	301	401.7%
2000	941	212.6%
2010	1,344	42.8%
2020	1,521	13.2%
2024	1,613	6.05%

¹ U.S. Decennial Census

Some of the responses from the 2015 survey were as follows:

What types of commercial would you like to see?

The highest answer was "**none**" with 19 responses.

How do you hear about what is happening in Woodland Hills?

The top answers were the **city newsletter** and **emails**.

Where would you like to see a future pathway/trail system?

The top answer was the "**mailboxes to park**" with 44 responses.

What do you dislike about Woodland Hills?

The top answer was "**ordinances not enforced**" with 22 responses.

If you could add one thing to the city, what would that be?

The top answer was "**trails**" with 26 responses.

After collecting this survey data, the Woodland Hills Planning Commission held an open house, and MAG drafted the General Plan, which was reviewed and recommended by the Planning Commission and then adopted by the City Council in 2017. That plan included several goals and strategies. This 2025 General Plan update seeks to build on those efforts.

GENERAL PLAN REGULATIONS—AN OVERVIEW OF UTAH STATE CODE

Utah Code 10-9a-401 mandates that "each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- Present and future needs of the municipality; and
- Growth and development of all or any part of the land within the municipality"

Utah State Code was renumbered in November 2025. All Utah Code citations in this General Plan are as of October 2025 under the prior numbering system.

These general plans are to promote the health, safety, and welfare by creating orderly and responsible development. "The municipality may determine the comprehensiveness, extent, and format of the general plan."² While broad discretion is given to the community to draft their own general plan and vision, Utah Code 10-9a-403 mandates certain elements. These are outlined on the next page.

The plan should be updated every five years and reviewed and amended as necessary to ensure the document remains consistent with the city's vision and direction.

² UCA 10-9a-403(2)



Land Use Element

This element shall:

- Designate “the **long-term goals** and the proposed **extent**, general **distribution**, and **location** of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate.”
- Include “a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan.”
- As a note, because Woodland Hills is a 5th Class City, the State-mandated Water Use Element is not required.



Moderate-Income Housing Element

This element shall:

- Provide “a realistic opportunity to meet the need for **additional moderate-income housing** within the municipality during the next five years.”



Transportation and Traffic Circulation Element

This element shall:

- Provide “the general location and extent of existing and proposed **freeways, arterial and collector streets, public transit, active transportation facilities**, and other modes of transportation that the planning commission considers appropriate.”
- Address “the municipality’s plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce.”
- Correlate “with the population projections, the employment projections, and the proposed land use element of the general plan.”

Selected Optional Elements

Recreation & Trails

Public Facilities & Services

Annexation

Economic Development

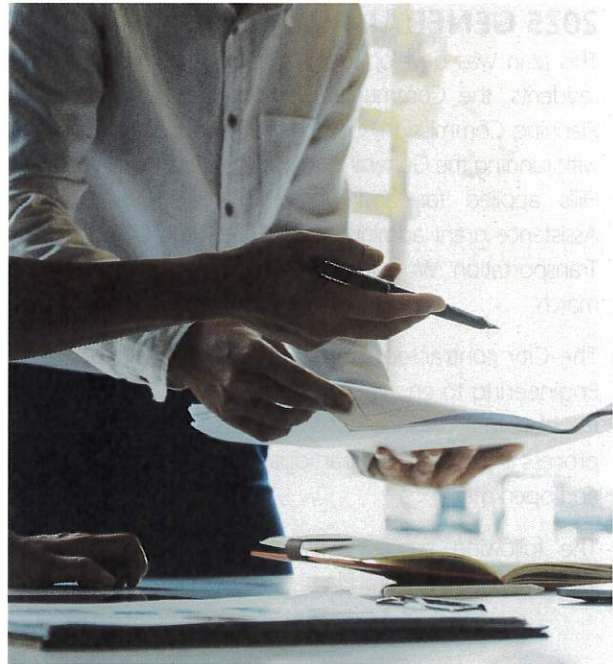
Natural Resources & Water

HOW TO USE THIS PLAN

The success of this plan relies on its implementation. The Plan should be reviewed often, with particular emphasis on its goals and strategies. As a best practice, staff members and the Planning Commission should know and periodically review the goals of the elements that correspond to their responsibilities and should coordinate with the City Council to pursue completion of the goals.

According to Utah State Code, decisions should align with the plan's guiding principles; however, residents and City representatives need to keep in mind that the plan is advisory in nature. While land use decisions should be consistent with the General Plan, the City Council retains discretion to make their own decisions and decide if and when to pursue any particular goal outlined in this document. Ideally, if the direction of the City changes, the General Plan should be modified to reflect the new vision.

Suggestions to make the plan an impactful part of the community:



1

Review

Have we set a time to review the goals?

- Place the goals and strategies front and center. Review these periodically and proactively. The City Council and staff will need to determine what steps will work best to achieve those goals.
- This General Plan is intended to be broad in nature, which leaves discretion to the City Council, Planning Commission, and City staff on how to achieve the goals.
- The Strategic Plan, when completed, is more direct, outlining specific actions to take in upcoming years and key metrics to assess achievement of those goals.

2

Ask

How are our decisions in line with the General Plan?

- Review decisions goals, objectives, strategy, and overall vision of the General Plan.

3

Reference

What guidance does the General Plan provide?

- Cite General Plan goals and strategies in staff reports.

4

Schedule

What objectives should we be working on?

- Set benchmarks to complete specific goals and action items with target completion dates.

5

Amend

Has our vision changed?

- Keep the plan relevant and make amendments to goals, strategies, and vision when things change. Growth is inevitable, and factors such as shifting market conditions or cultural preferences can influence the city's growth patterns and long-term vision.

CREATION OF THE 2025 GENERAL PLAN

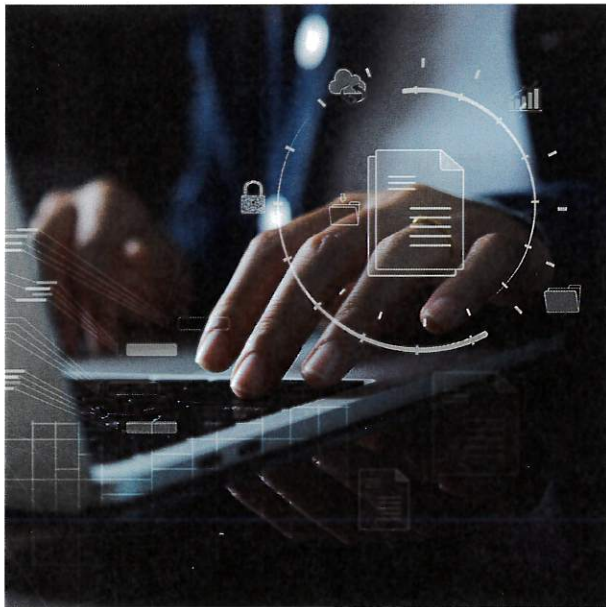
This plan was developed with input from Woodland Hills residents, the Community Development Committee, the Planning Commission, City Council, and City staff. To assist with funding the General Plan update, the City of Woodland Hills applied for and obtained a Technical Planning Assistance grant administered by the Utah Department of Transportation. Woodland Hills was responsible for a small match.

The City contracted with the Planning Team at Sunrise Engineering to engage the public, gather input, and draft the plan. In accordance with Utah State Code, the planning process included public participation through proper notice and open meetings.

The following process was undertaken to update the Woodland Hills General Plan:

Data Collection

- Land use inventory – An assessment of zoning and land use patterns within the city's corporate boundary and potential annexation areas.
- Traffic circulation and patterns.
- Collection of data.

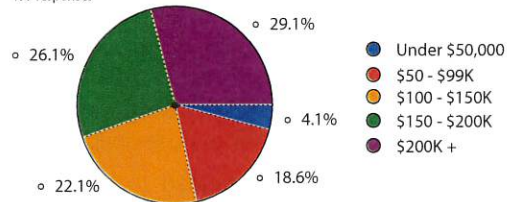


Community Preferences Survey (Done in 2024)

- A survey of the citizenry was conducted to determine opportunities, constraints, and preferences
- 213 Responses
- Survey QR Code and URL posted on:
 - Social media pages (Facebook)
 - City website
 - General Plan project website
 - Monthly newsletter
 - Flyers posted on the community bulletin boards at the mailboxes
 - Household doors
- Survey was open for about two months in Fall 2024
- Responses limited to one per person
- Response order for multiple choice questions was randomized
- Nearly 100% of respondents were residents
- Respondents represented a broad cross-section:

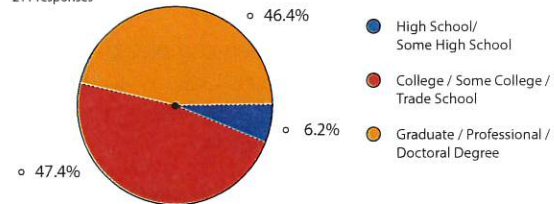
Household Income

199 responses



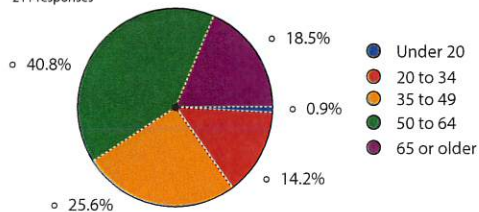
Education

211 responses



Age

211 responses





Public Open House

- The City sponsored an Open House to gather feedback, including preferences for conceptual preferred alternatives outlining various approaches to growth management.
- **Survey Limitations:** The community survey provided valuable insights with 213 responses, offering a solid foundation for understanding resident perspectives. However, as with all survey research, there are inherent limitations. Response rates, self-selection, and potential response errors mean that the results should not be interpreted as statistically precise measurements of the community as a whole. Instead, the findings are best understood as indicators of general trends, themes, and priorities that help inform planning decisions rather than exact percentages or definitive conclusions.



Staff Review

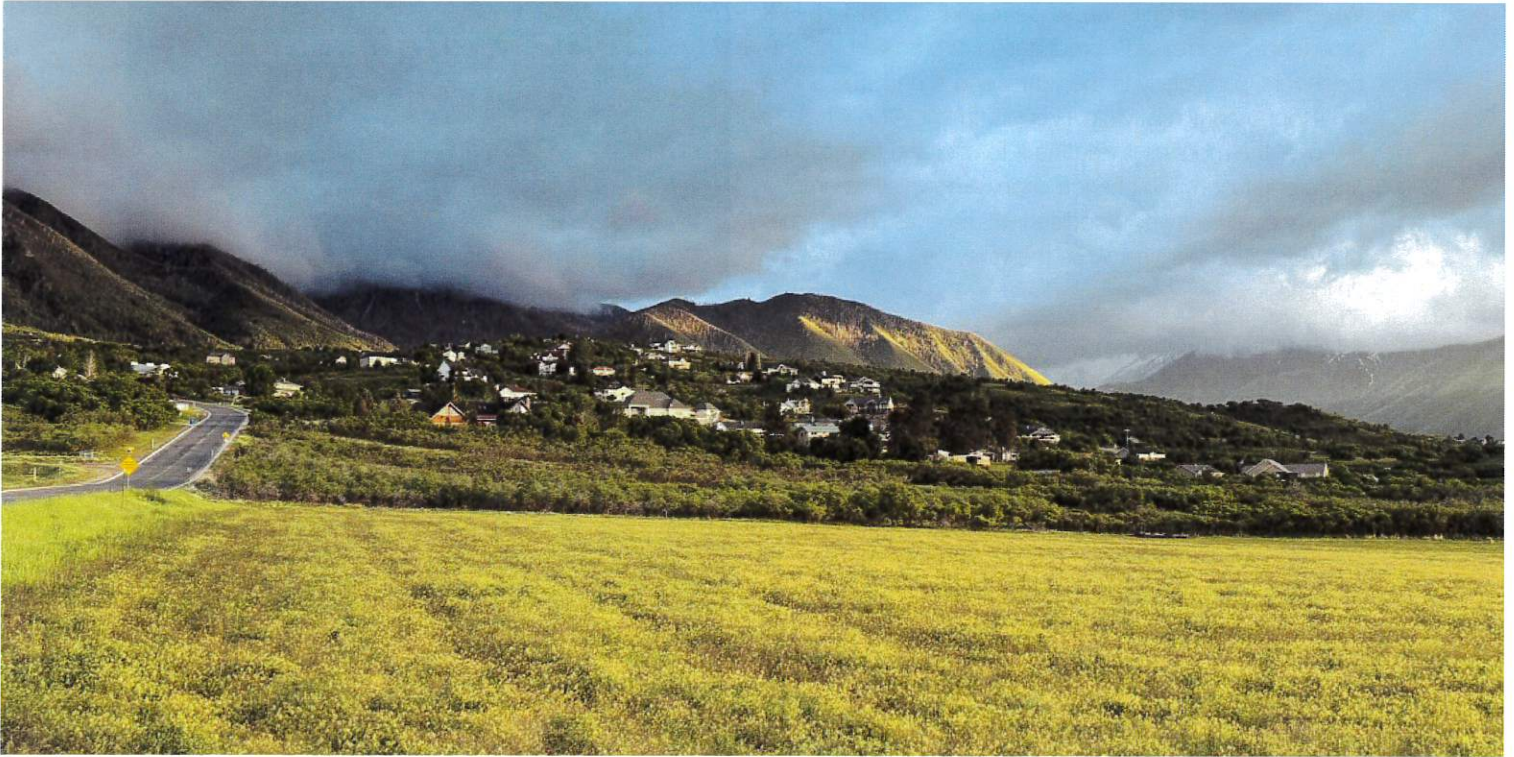
- Sunrise worked closely with staff to analyze input.
- Throughout 2024 and 2025, Sunrise worked to update the General Plan to reflect the vision, priorities, and goals outlined by residents. The themes identified from the survey and visioning were used to drive the creation of the Plan's vision and goals.
- Sunrise drafted an updated General Plan based on the goals and vision.



Review

- This draft was presented to staff, the Community Development Committee, the Woodland Hills Planning Commission, and City Council to obtain input. Residents were encouraged to participate.
- The updated General Plan was presented by Sunrise Engineering to the Woodland Hills Planning Commission, who in turn presented it, with a few changes, to the city council.

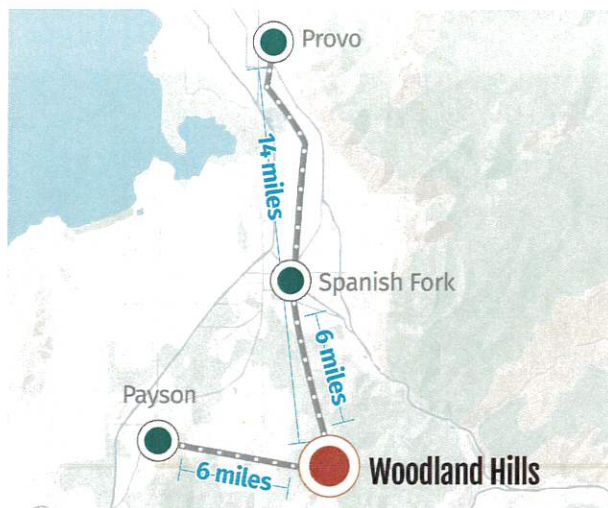




Chapter 2: Community Context

Woodland Hills is a picturesque city nestled among the mountains in South Utah County. The city is primarily residential, with residents commuting to nearby cities for work and retail.

LOCATION



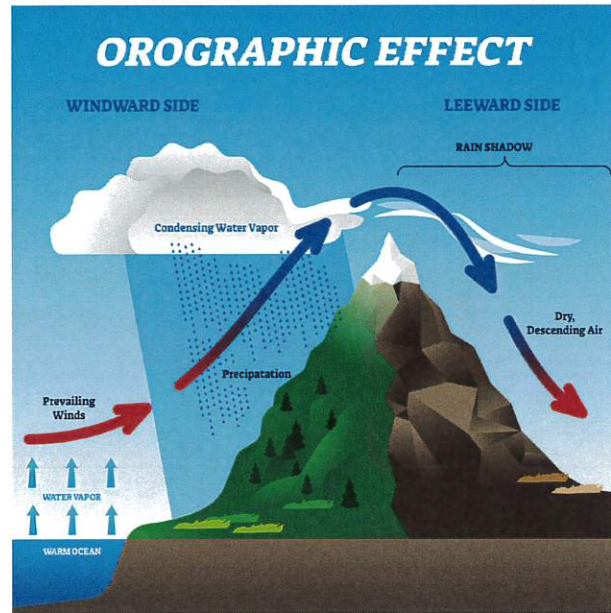
CLIMATE AND ENVIRONMENT

Woodland Hills sits in the foothills of the Wasatch Mountains, along rugged mountain terrain. Residents enjoy clean and crisp mountain air, a quiet and calm environment, and vibrant night skies. The lower elevations within city limits lie at roughly 5,000 feet, while some homes at the southern end of the city sit at over 6,200 feet in elevation. This gradual, and at times steep, climb toward the south results in roads and homes built on sloping landscapes, offering significant elevation changes. This change in elevation provides many homes with a dramatic panoramic vista over Utah Valley below and several mountain peaks in the distance, including Mount Timpanogos, Provo Peak, and Spanish Fork Peak, among others.

Like much of the Wasatch Front, the climate is characterized as a cold semi-arid climate. This climate has cold winters, with temperatures dropping below freezing for much of the winter, and relatively hot, dry summers, with highs in the upper 80s and low 90s Fahrenheit and few rainy days.

While annual precipitation is semi-arid, Woodland Hills experiences increased precipitation compared to its neighbors, particularly in the winter and spring. This is due to its topography relative to its environment. Air is forced to rise over the mountains, causing it to cool and form clouds and precipitation. This phenomenon is known as orographic lifting and explains why Woodland Hills receives 20-25 inches of precipitation per year while the valley below receives 15-20 inches.

Much of this precipitation falls as snowfall and, due to its higher elevation and cooler temperatures, snow cover lasts much longer than in neighboring communities. This snowpack may sublimate, or evaporate, when melted, adding humidity to the lower atmosphere. In the right conditions, this process—called “snow-induced moisture recycling”—leads to snowfall. Furthermore, once snow has fallen, adjacent mountains block the sun in the mornings and late afternoons, reducing snowmelt.



NATURAL SETTING

The natural environment plays a critical role in defining life in Woodland Hills. The city is located amidst forested slopes and woodland areas, dominated by maples, aspen, and Gambel oak, along with Douglas fir and spruce trees in shaded, higher-altitude areas. This environment provides ideal cover and excellent food sources for the wildlife that is abundantly found within the city.

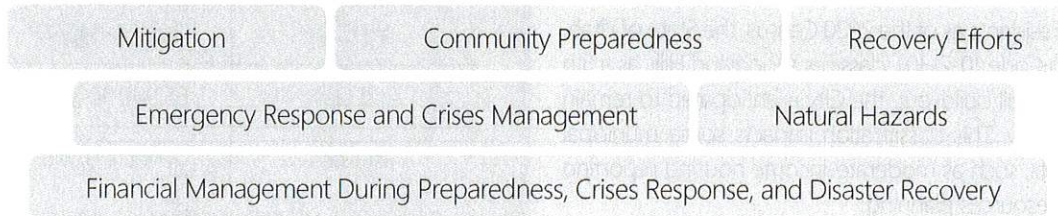
Residents live among deer, elk, wild turkeys, rabbits, raccoons, and occasional predators, such as foxes, bobcats, mountain lions, and black bears. Many species, such as deer, enter city limits with increased regularity during winter months as they search for food and escape the deep snow found in higher elevations.



ENVIRONMENTAL CHALLENGES

Many residents have sought out Woodland Hills for its mountain environment, however, it is not without its challenges. The semi-arid mountain ecosystem relies on fire to regenerate plant life and habitat. This puts urban development at odds with the natural environment and makes wildfire prevention, mitigation, and management essential. This was put on display with the Bald Mountain and Pole Creek Fires in 2018, which burned a combined 120,000 acres and led to the evacuation of the entire city. Fires like these leave burn scars that greatly increase the risk of landslides and flooding.

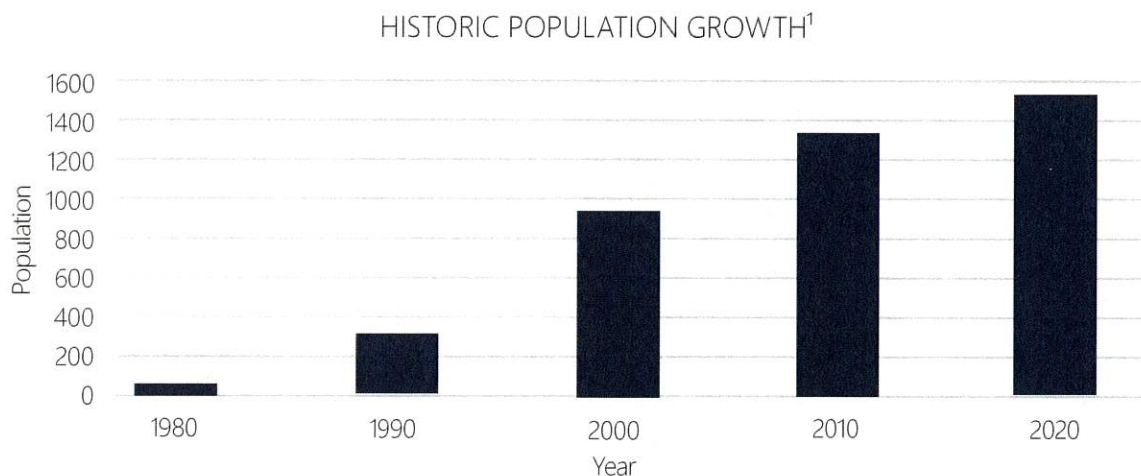
In 2024, the City enacted its Comprehensive Emergency Management Plan that identified, outlined, and addressed the following:



While this General Plan will address Wildland Urban Interface development and wildfire mitigation, for more specific guidance on emergency management please consult the Comprehensive Emergency Management Plan, including any updated and subsequent hazard mitigation and preparedness plans.

COMMUNITY BACKGROUND

Woodland Hills is a relatively new community. The City was incorporated as a town in 1979 and began experiencing growth thereafter. Population growth grew exponentially during the 1980s and 1990s. At the time, the new community had an abundance of undeveloped land and annexation opportunities. In subsequent decades much of this land was annexed and zoned for large lot development. This shift from wilderness to housing led to a construction and population boom before cooling in the early 2000s.



¹ U.S. Decennial Census

PROJECTED GROWTH

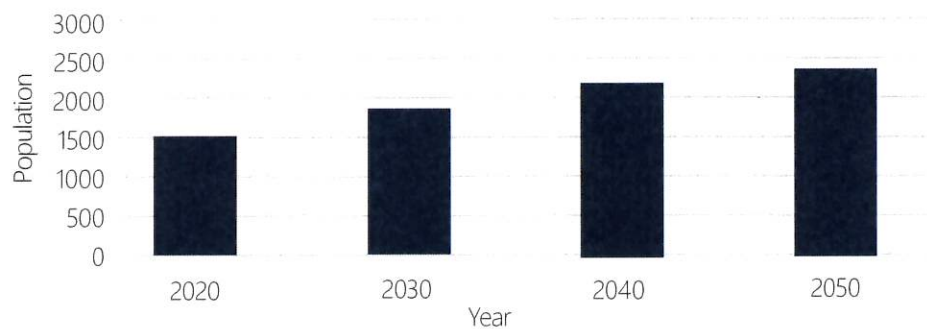
Since the early 2000s, Woodland Hills has experienced slower growth. Due to a reduction in the development of available land and annexation opportunities, slowing population growth is anticipated to continue. Mountainland Association of Governments anticipates an annual average growth rate of 1.63%. This amounts to 62.2% growth between 2020 and 2050. If this assumption holds true, the population by 2050 will reach 2,467 residents.

With 1,521 residents as of the 2020 Census, the State of Utah, under Utah Code 10-2-301, classifies Woodland Hills as a 5th Class City. At full build-out, the City is anticipated to remain a 5th Class city. This classification impacts some municipal requirements, such as moderate-income housing reporting and water resources planning.

Utah Municipal Class System

Class	Population
Town	Under 1,000
5th Class	1,000-9,999
4th Class	10,000-29,999
3rd Class	30,000-64,999
2nd Class	65,000-100,000
1st Class	Over 100,000

PROJECTED POPULATION GROWTH²



² MAG Community Profiles, <https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/page/Woodland-Hills>

DEMOGRAPHIC SNAPSHOT

In many ways, Woodland Hills differs from its neighbors. The City has relatively few young professionals, with an age pyramid that resembles an hourglass. There is a noticeable lack of young families, as the City is home to more youth over age 10 than under, and the age cohort between ages 30-39 represents the smallest age cohort under age 80. This indicates that families tend to start off living outside Woodland Hills and move in once they are more established and have the financial means to do so.

The shift toward older families and retirees puts the median age of Woodland Hills well above the State average. Nearly 20% of all residents are over the age of 65. This is approximately 50% more than the typical Utah community. Despite the older population, the median household size exceeds the State average. This is likely due to having larger homes with older families.

Woodland Hills residents are predominantly U.S.-born, identify as White, and primarily speak English at home. Of the estimated 2.8% who speak another language at home, 78% of those, or 2.2% of the total population, primarily speak Spanish. Approximately 4% of residents identify as "Hispanic or Latino." This is compared to 15.1% of the statewide population.

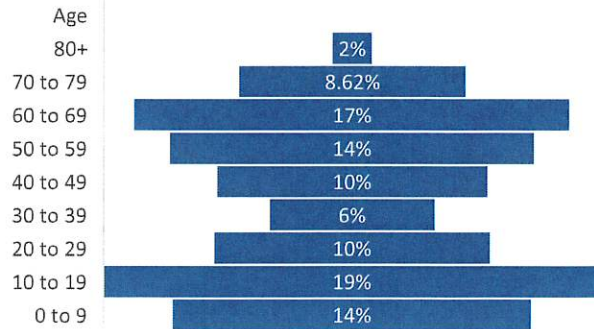


Figure 1: Percent by Age Cohort

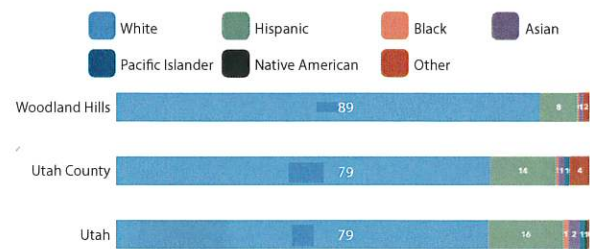


Figure 2: Race/Ethnicity Percentages³

DEMOGRAPHIC STATISTICS⁴



Median Age

Woodland Hills	40.9
State of Utah	32.3



65+ Population

Woodland Hills	19.6%
State of Utah	12.2%



Median Household Size

Woodland Hills	3.82
State of Utah	3.36



Foreign-Born

Woodland Hills	1.8%
State of Utah	8.9%



Language Other Than English Spoken at Home

Woodland Hills	2.8%
State of Utah	15.6%

³ MAG Community Profiles, <https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/page/Woodland-Hills>

⁴ Details provided here and in figure 1 are sourced from the 2023 American Community Survey.

EDUCATION & ECONOMICS

Woodland Hills residents tend to have higher rates of formal educational attainment. Of those residents aged 25 or higher, approximately one half have obtained a bachelor's degree, and one in five have earned an advanced degree.

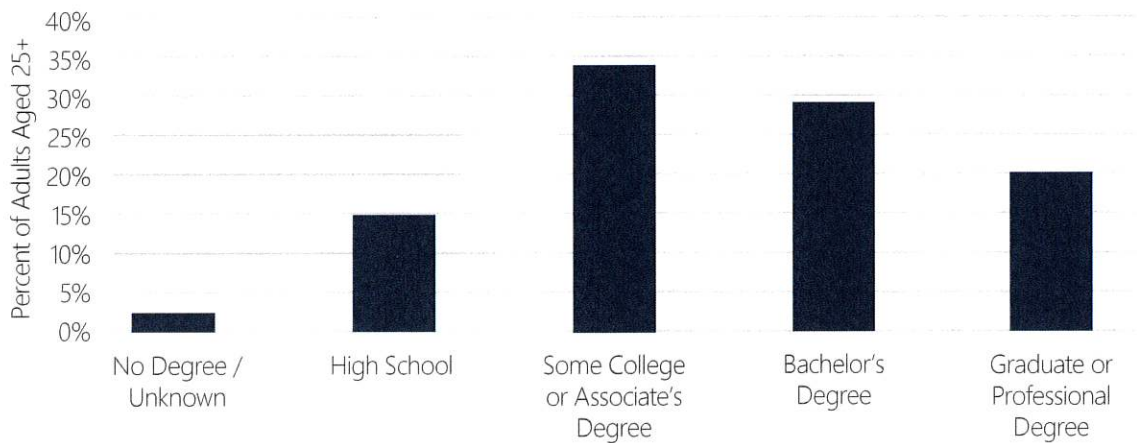
The median household income, which includes the combined pre-tax earnings of all residents aged 15 and older in any given household, is \$137,425. This incorporates all households, including retirees. The median household

income exceeds the statewide median by approximately 47%.

While the poverty rate of 6.1% trails the statewide rate, this indicates a need for Woodland Hills to consider those residents when making decisions, particularly decisions related to affordable housing.

COMMUNITY SATISFACTION (SURVEY OF 2024)

EDUCATIONAL ATTAINMENT: ADULTS AGED 25+



Educational Attainment
Bachelor's Degree or Higher

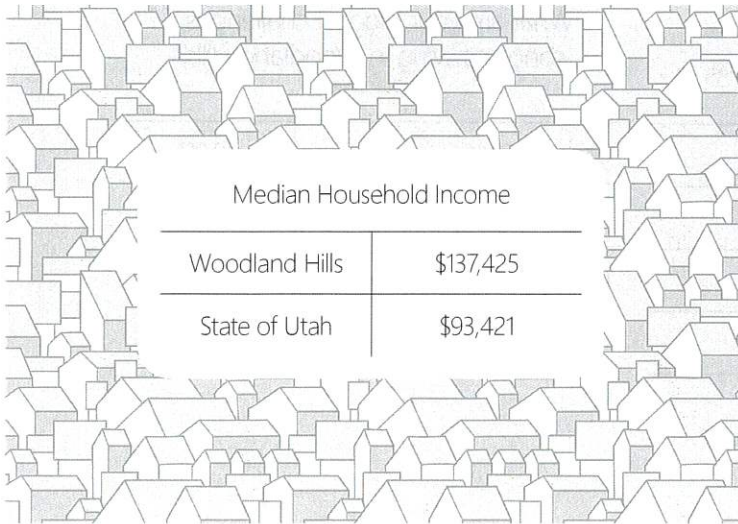
49% - Woodland Hills

38.4% - State of Utah

Poverty

6.1% - Woodland Hills

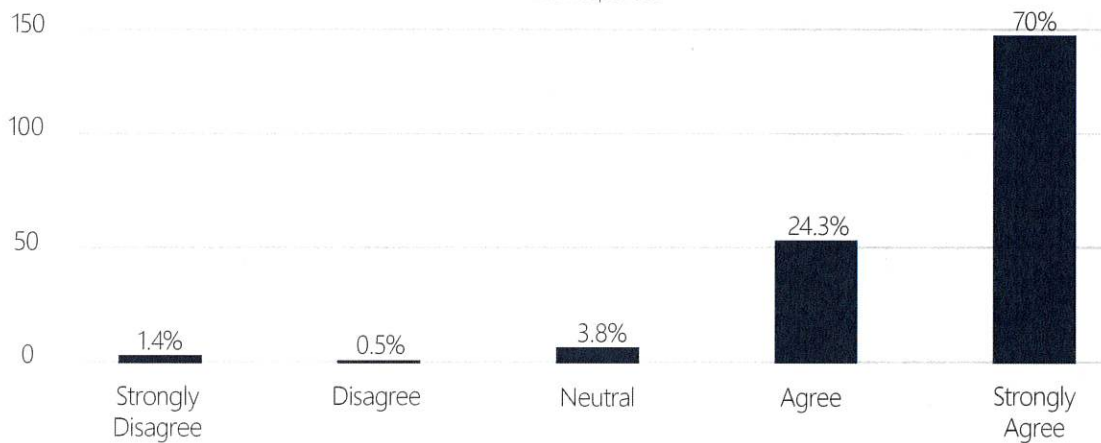
9% - State of Utah



Residents overwhelmingly report a high degree of satisfaction with life in Woodland Hills. Aided by the city's peaceful, close-knit atmosphere and strong sense of community, nearly 95% of survey respondents indicated they either "agree" or "strongly agree" that Woodland Hills is a great place to live, with 88% saying the same about the city being a great place to raise a family. As a residential mountain community, Woodland Hills offers stunning natural beauty, clean air, and a quiet environment that fosters a deep connection to nature. Nearly 90% of respondents stated that the natural beauty and recreational opportunities are what they like most about the city. Approximately 70% of respondents also indicated they liked both the rural small community environment and low crime rate.

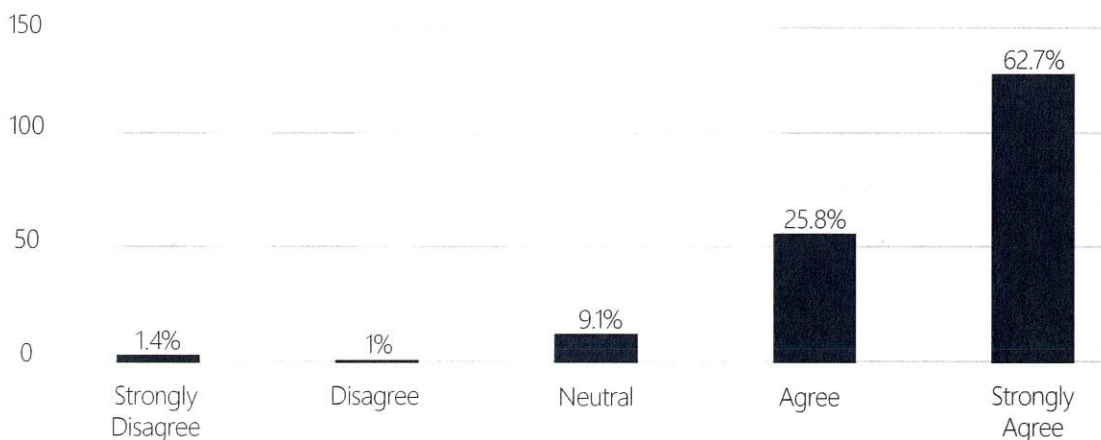
Woodland Hills Is a Great Place to Live

210 Responses



Woodland Hills Is a Great Place to Raise a Family

209 Responses



What do you like most about living in Woodland Hills?
(Select all that apply)

Natural beauty and recreational opportunities	87.8%
Rural, small-town environment	71.4%
Safety / low crime rate	67.1%
Community and social networks	22.5%
Proximity to friends / family	18.3%
Grew up here / familiarity	11.3%

What are your biggest challenges /
concerns living in Woodland Hills?
(Top answers)

Housing costs / availability	38.9%
Natural hazards	26.6%
Proximity to services and jobs	23.2%

Open ended responses
commonly included:

Beauty

Wildlife

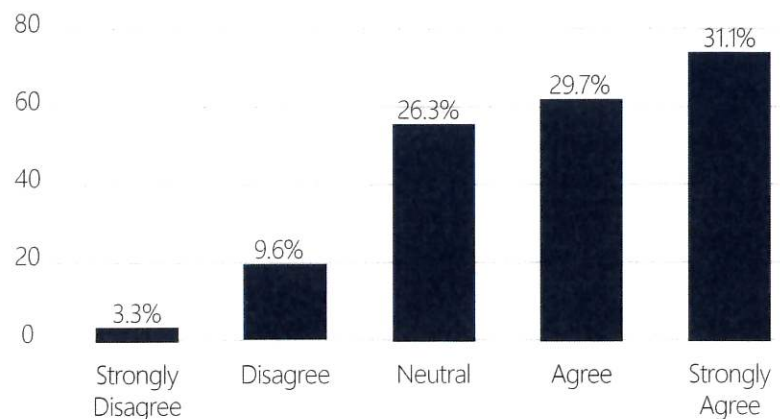
Peaceful / Quiet

While life in Woodland Hills is not without challenges, most residents are optimistic about the future. Approximately 60% indicated they were optimistic or very optimistic about the future, compared to 13% who did not share this sentiment. While optimism was strong, housing costs and housing availability were big concerns among nearly 40% of respondents. Approximately a quarter of all respondents indicated concerns about natural hazards and proximity to services and jobs.



I Am Optimistic About the Future of Woodland Hills

209 Responses



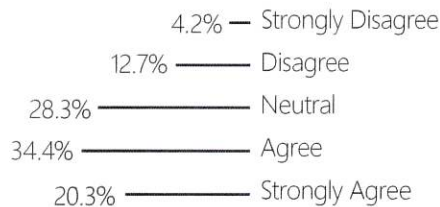
CREATING A COMMUNITY

Woodland Hills has high levels of involvement, neighborly support, and a sense of shared beliefs that contribute to an overall sense of belonging. Low crime rates, well-maintained homes, and family-friendly spaces further enhance residents' well-being. With a commitment to preserving its serene environment and several community events and activities that help enhance strong neighborly connections, Woodland Hills excels in creating a place where residents feel safe, supported, and deeply rooted in their community.

The General Plan survey asked several questions to assess residents' quality of life and community engagement. The survey found over half of respondents felt connected to their community, as opposed to 17% who indicated they felt disconnected. Roughly 90% of respondents indicated it is important to know and trust their neighbors. Woodland Hills has several institutions and activities that help residents bond. These include faith-based institutions and several community events, such as Woodland Hills Days, Maple Fest, and the Halloween Trunk-or-Treat. Residents were generally satisfied with their level of involvement, with nearly half indicating a neutral stance to increasing their involvement and an equal amount desiring to increase or reduce. This demonstrates that while many residents are comfortable with their current participation, public outreach may be successful in reaching new audiences and providing additional opportunities to residents.

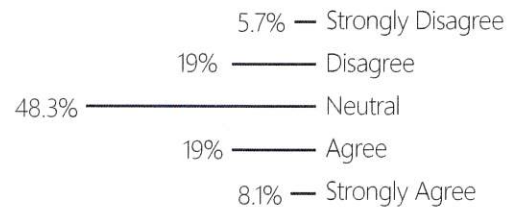
I feel connected to my community

212 Responses



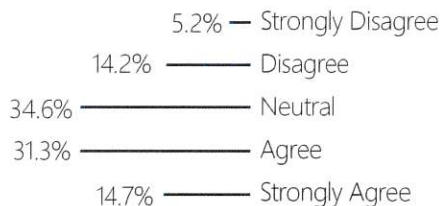
I would like to be more involved in my community

211 Responses



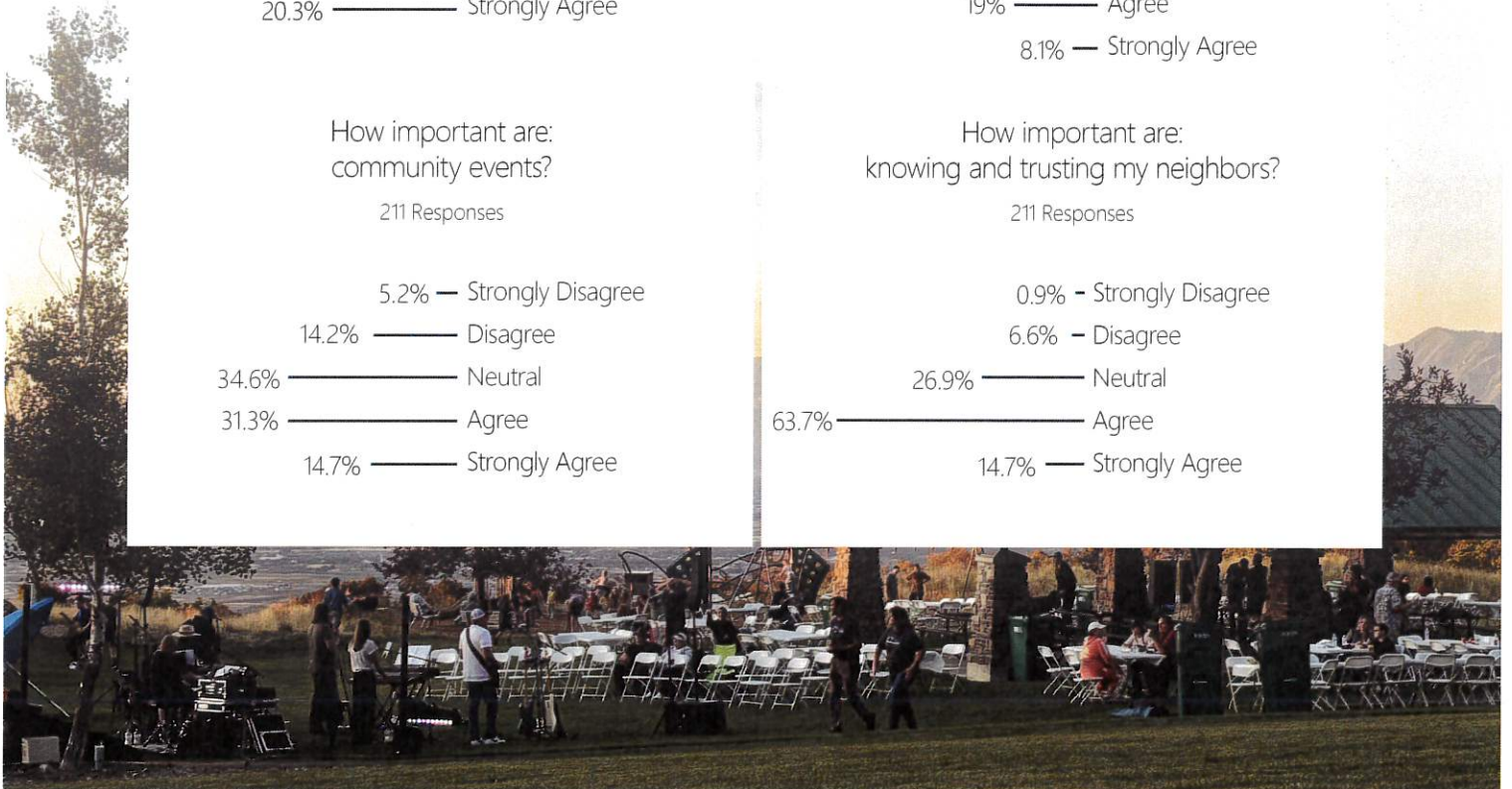
How important are: community events?

211 Responses



How important are: knowing and trusting my neighbors?

211 Responses



Overall, the City has done a very good job at finding ways to disseminate information to its residents. Nearly 80% of residents feel it is important for them to receive communication from the city about happenings around town, with only 4% uninterested. The City has largely met this demand, with nearly 70% of respondents stating they are content with the information the City has provided. Residents predominantly receive municipal information through Facebook. Woodland Hills currently operates a City Facebook page, and residents have started independent groups as well. Each of these groups are used as sources to announce and spread information. The City also sends emails and operates a newsletter, which are read by a sizeable number of residents. That said, approximately 12% of respondents indicate a desire to obtain more information than they currently receive.

How do you follow what is happening in Woodland Hills?

(Select all that apply)

Woodland Hills
Facebook Groups -
72.6%

Emails - **46.2%**

Newsletters - **42.8%**

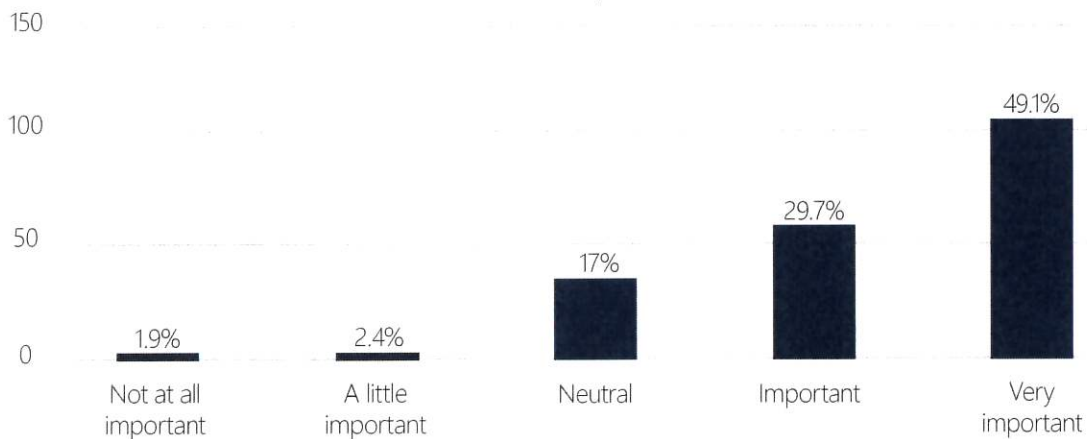
City Website - **45.2%**

Newspaper / News
Outlets - **2.4%**

Social Media - **37%**

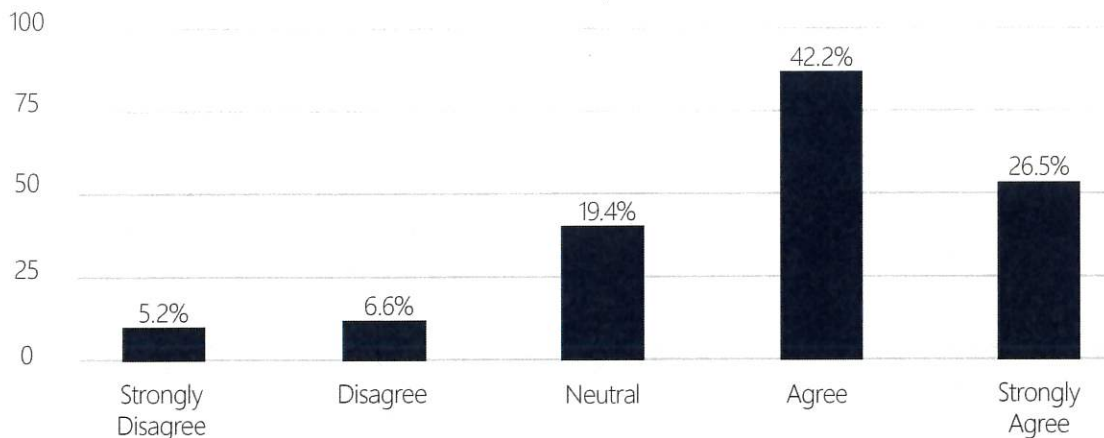
How important is receiving communication from the City about happenings around town?

212 Responses



I am content with my current access to community information

211 Responses

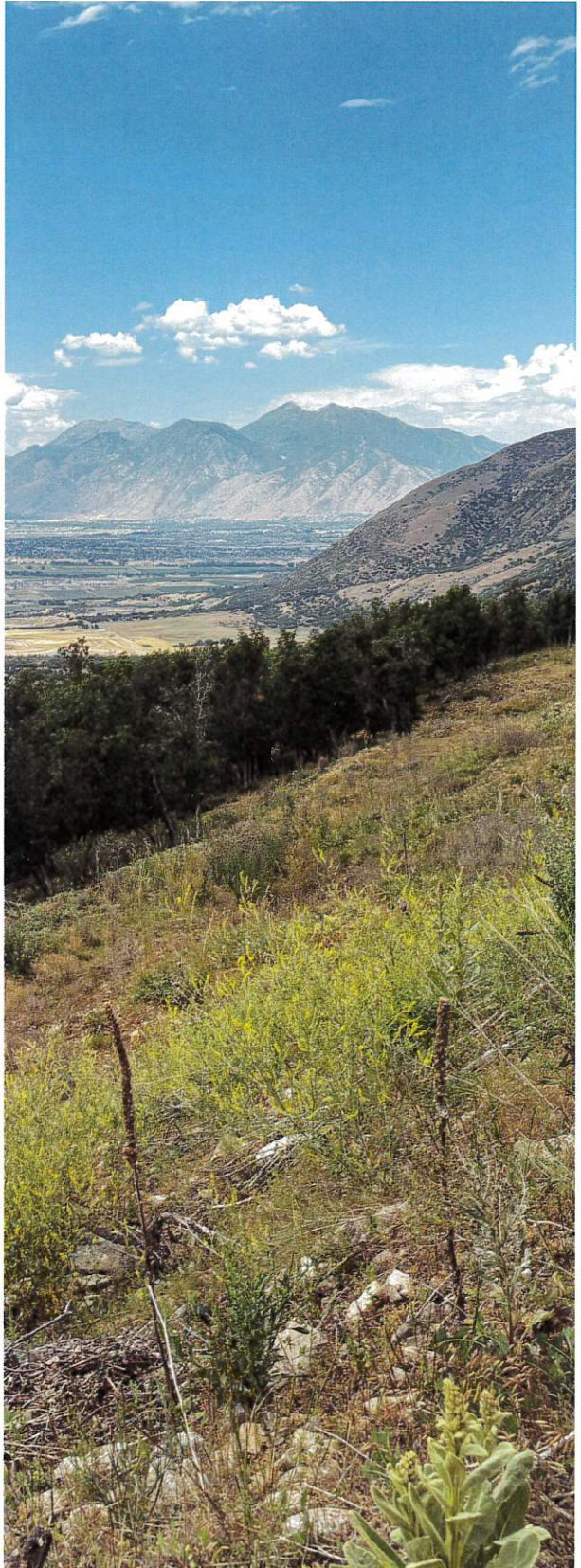


VISION

As pointed out in the 2017 General Plan, a successful community is one that has “a strong identity and a vision for their future.” That General Plan articulated the following community vision statement:

“The community vision of the City of Woodland Hills is to provide a friendly, rural, small-town atmosphere with well-planned, organized growth, thus creating a safe, well-maintained, family-oriented community. This vision includes an emphasis on outdoor recreation opportunities.”

This vision has remained consistent over time and drives the policies pursued today, including those in this General Plan update.





Chapter 3: Land Use

PURPOSE AND INTENT

The Land Use Element establishes the framework for how Woodland Hills will grow and develop over time. In recent decades, Woodland Hills has experienced significant growth, with several subdivisions already approved and platted. While some undeveloped greenfield areas remain, future discussions on rezoning and development should be guided by the principles outlined in this plan. Thoughtful, responsible planning is essential to ensure that growth remains both desirable and financially sustainable. This element seeks to lay out the framework for those planning efforts.

UTAH STATE CODE REQUIREMENTS

Utah State Code requires that every municipality prepare and adopt a comprehensive general plan to guide land use and development. As part of this requirement, the land use element must address specific considerations outlined in statute. These requirements ensure that communities evaluate current conditions, anticipate future needs, and make land use decisions that support the health, safety, and welfare of their residents.

In accordance with Utah Code 10-9a-403(2), the Land Use Element for a 5th Class city, such as Woodland Hills, must include each of the following:

- **long-term goals** *U.C.A. 10-9a-403(2)(a)(i)(A)*
- the proposed extent, general distribution, and location of **land for housing** for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate *U.C.A. 10-9a-403(2)(a)(i)(A)*
- a statement of the projections for and standards of **population density and building intensity** recommended for the various land use categories covered by the plan *U.C.A. 10-9a-403(2)(a)(i)(B)*

In drafting the land use element, the planning commission shall:

- identify and consider each agriculture protection area within the municipality *U.C.A. 10-9a-403(2)(d)(i)*
- avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture *U.C.A. 10-9a-403(2)(d)(i)*

There are no known agricultural protection areas in the City of Woodland Hills. As a note, because Woodland Hills is not required to adopt a station area plan, Utah Code 10-9a-403(2)(d)(iii) is not applicable.

Average Commute Time¹

Woodland Hills	27.8 Minutes
State of Utah	22.6 Minutes



¹ 2023 American Community Survey

DEVELOPMENT PATTERNS

Woodland Hills is a residential bedroom community. It is surrounded by mountains and steep terrain on three sides. While conventional planning principles promote residential density and walkable communities, Woodland Hills' location on the outskirts of a metropolitan area with limited or no expansion opportunities justifies its focus on promoting low and/or medium-density residential development. The city has no access to freeways, rail, nor public transit. Due to its location, public transit is anticipated to remain not viable.

The Woodland Hills resident has a commute time approximately 25% higher than the State of Utah average, with most residents commuting to jobs in Payson, Spanish Fork, Springville, Provo; and other Wasatch Front communities.

Topographical and environmental constraints also limit viable land use options. To mitigate the impacts of these constraints, the topography has left few roads entering and exiting the city, making density and truck traffic imprudent and largely impracticable. The city's location in a wildland urban interface area speaks to the likelihood of wildfires. These constraints, their impacts on development, and the steps the city is taking to address them, are outlined in their respective chapters.

Steve recommends removing this part

REGIONAL GROWTH

Regional growth influences viable and desirable opportunities within Woodland Hills. This plan assesses anticipated growth in neighboring jurisdictions and opportunities for Woodland Hills. Nearly all future growth in Woodland Hills needs to occur within the city's existing boundaries. The city has limited opportunities for annexation due to surrounding jurisdictional boundaries and natural constraints. Careful planning and strategic use of remaining developable land within city limits is essential for the accommodation of future housing and community needs.

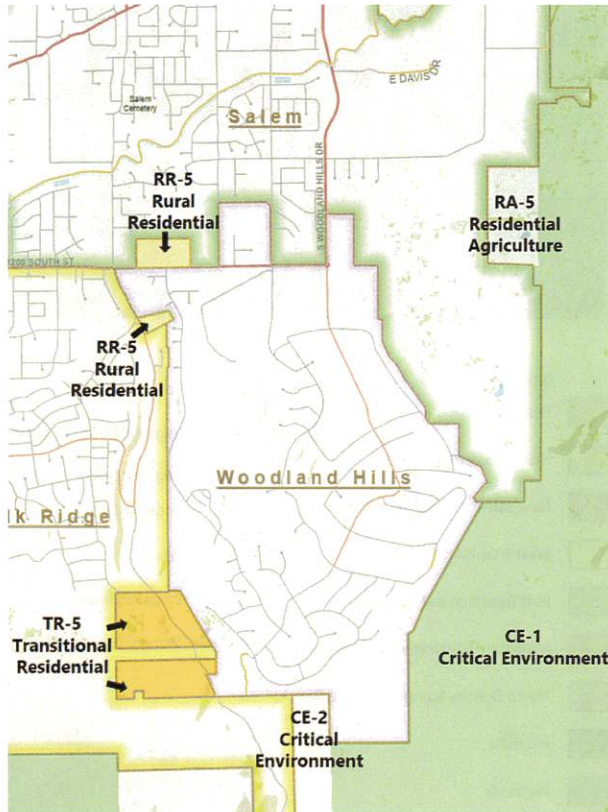


Figure 1: Utah County Zoning Map²

Utah County Land Use Map

- 1 Most of the developable land surrounding Woodland Hills is incorporated into adjoining cities.
- 2 Unincorporated land to the south and southeast consists of natural forests and steep slopes. The County has zoned this land as critical environment, with an emphasis on conservation.
- 3 Other properties in unincorporated Utah County are located west and north of Woodland Hills and are currently zoned to require a minimum of five (5) acre residential lots.

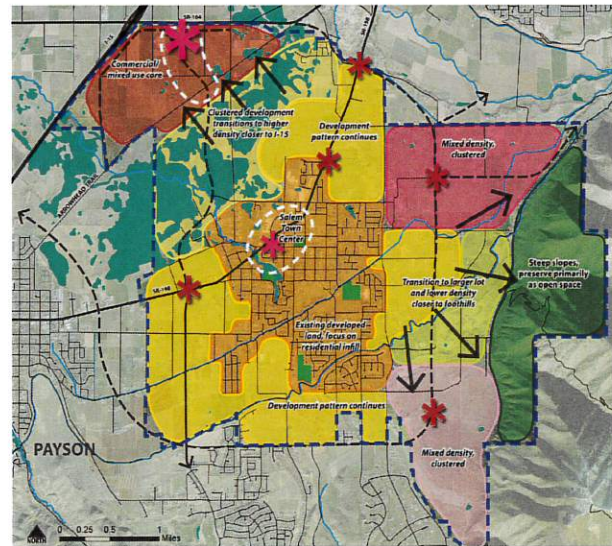


² Utah County Zoning Map, <https://maps.utahcounty.gov/CommDev/Zoning/Zoning.html>

Adjacent Growth and Development

Significant regional growth is occurring north of Woodland Hills. The City of Salem has designated land adjacent to Woodland Hills on the northern side as single family residential. Toward the east, Salem has designated the land as "mixed density, clustered." This regional growth will increase traffic volume along 11200 South and provide more opportunity for commercial development. The lack of development opportunities toward the southeast, south, and west of the city prevents the increase of any pass-through traffic, as most of the regional growth impact will be felt north of the city.

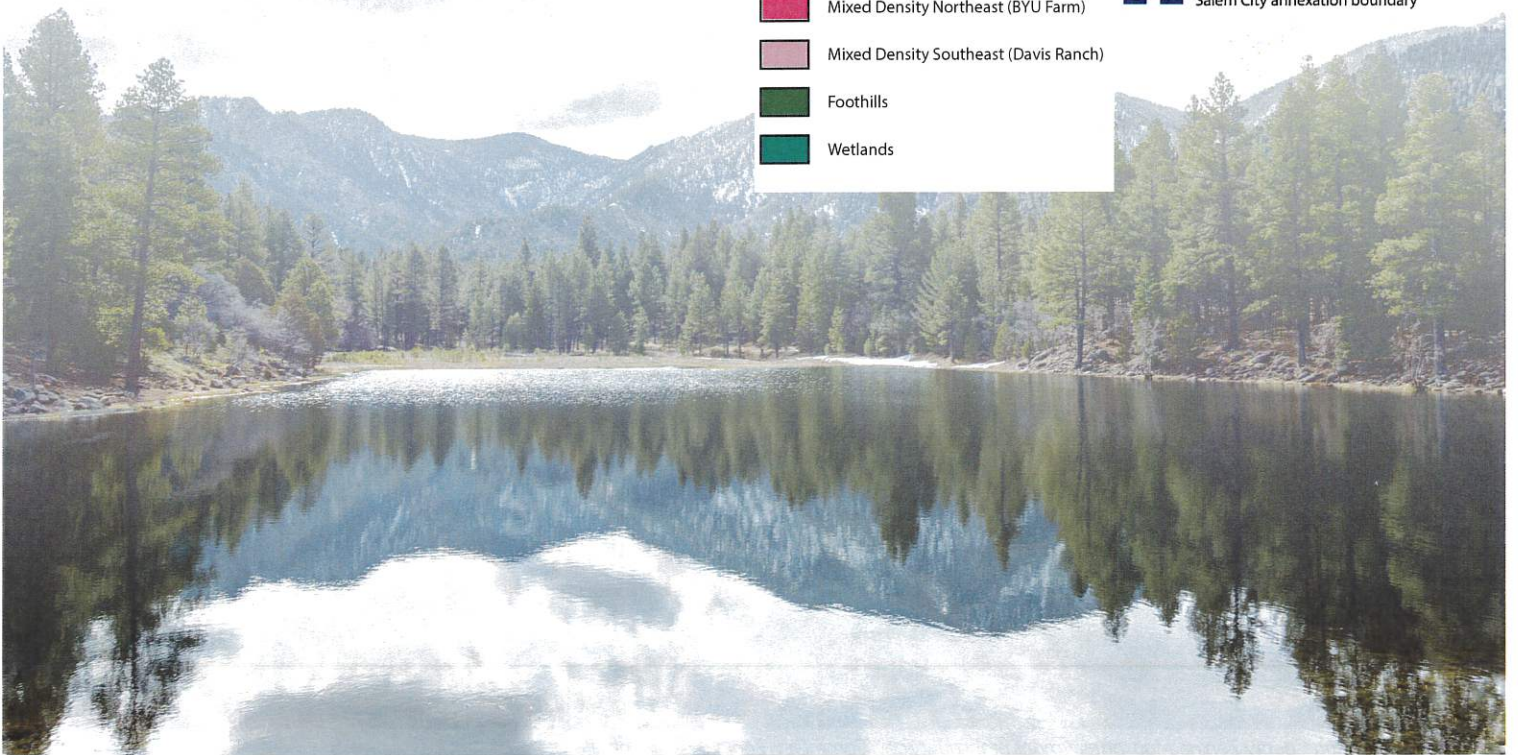
Salem Future Land Use Map³



Development Area

- Historic Salem
- Historic Salem Extension
- New Salem (Commercial/Mixed Use)
- West Transition to I-15
- East Transition to Foothills
- Mixed Density Northeast (BYU Farm)
- Mixed Density Southeast (Davis Ranch)
- Foothills
- Wetlands

- Town Center
- Regional Node - Highway
- Regional Node - Town Center
- Local Node
- Roads
- Proposed Roads
- Salem City annexation boundary



Current Zoning Designations

The City's current zoning regulations allow for a mix of residential lot sizes and development patterns that reflect the community's rural character and scenic setting. The majority of zoning districts are designated for single-family residential use, with minimum lot sizes ranging from 19,000 square feet to 10 acres. This range provides flexibility while maintaining medium-density development as a defining feature of Woodland Hills. Additional tools, such as a Planned Unit Development (PUD) and a dedicated overlay zone, allow for clustering of homes and increased flexibility in lot sizes, supporting both preservation of open space and more efficient land use where appropriate.

Recent changes in city zoning now allow external accessory dwelling units, such as apartments, to be constructed on the single lot zoned property, allowing property owners some flexibility in providing some affordable housing within the city. ADUs are mentioned in detail later and aren't a zoning designation.



Residential

RR1-10 Rural Residential

Single family dwelling on **10 acres**

RR1-5: Rural Residential

Single family dwelling on **5 acres**

R1-2: Very Low Density Residential

A single family dwelling on **2 acres**

R1-1: Very Low Density Residential

A single family dwelling on **1 acre**

R1-19: Medium Density Residential

Single family home with **19,000 sq ft** minimum lot size

PUD Overlay: Planned Unit Development

Aside from land located within original town plats A and B, any new PUD shall include at least 50 acres and be located in an R1-1 or R1-2 district.

Mountain Villa Overlay

This is only permitted within the R1-19 zone and allows lot clustering with a limited number of attached dwellings. In any given project the total number of attached units shall not exceed four (4) units. The project shall include at least ten (10) housing lots. At least half of the lots shall comply with the R1-19 zone requirements.



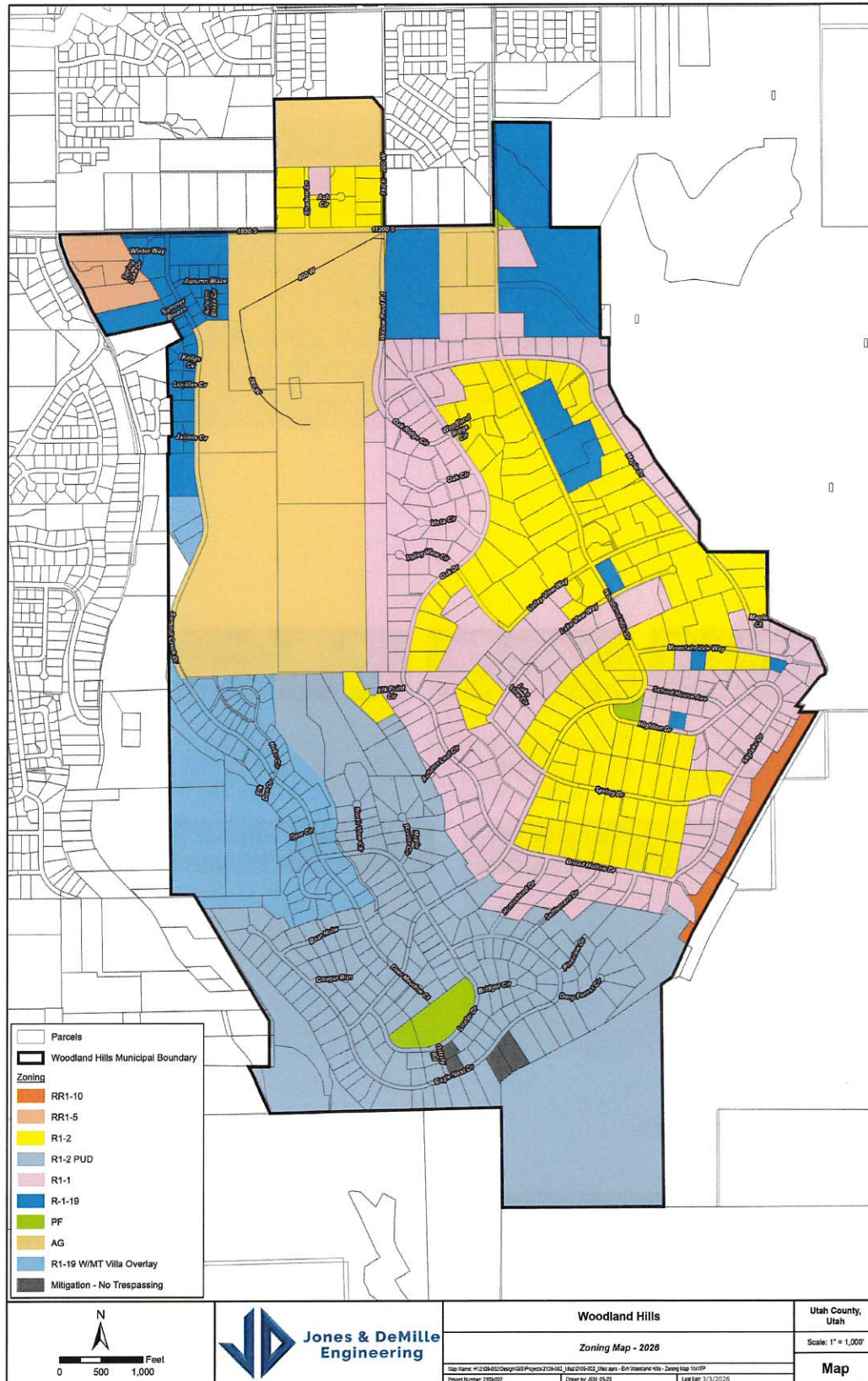
Other Land Uses

PF – Public Facilities

This includes the public park and the Woodland Hills City Offices. This also includes the PF-NT, "Public Facilities Mitigation – No Trespassing Overlay."

AG – Agricultural

This includes property zoned for agricultural use with one single family home. As development occurs in the city this designation may be replaced with a medium zone and single family housing.



WILDFIRES

The Wildland Urban Interface (WUI) standards, followed by the city, shows what areas are at risk of wildfire and what measures the City can take to mitigate the impact. All areas within the City of Woodland Hills are considered fire-prone and fall within zones that may be subject to WUI standards and regulations.

Risk Assessment

Unless wildfire risk is mitigated, the chance of wildfire in a WUI area is high. Woodland Hills may integrate wildfire mitigation into land use planning by:

- Using zoning tools to create a resilient community layout
- Requiring fire-resistant building materials and design
- Defensible space creation and maintenance

Natural hazards impact how and where we build. Land use and construction regulations can help us mitigate potential dangers.

Understanding the Wildland Urban Interface (WUI)

The WUI is the area where developments meet or intermix with undeveloped wildland vegetation. It presents elevated wildfire risk due to proximity to flammable fuels, complex terrain, and limited emergency access.

Zoning and Land Use Tools

Zoning and land use tools can be used to shift density away from problematic locations and into strategic locations and configurations.

Strategy	Implementation
Cluster development	Reduces the footprint in fire-prone areas, concentrates infrastructure, and protects open space buffers.
Use overlay zones	Apply WUI-specific regulations in high-risk areas (e.g., setback, defensible space, building materials).
Limit density in high-slope areas	Steep terrain increases wildfire intensity and limits emergency access.

Other Best Practices

Construction Standards

Incorporate IWUIC (International Wildland-Urban Interface Code) standards, such as Class A fire-rated roofing, non-combustible or ignition-resistant siding (i.e. fiber cement, stucco), and use fire-resistant materials for decks and fencing.

Sensitive Lands Landscaping Requirements

- Vegetation and open spaces
- Use fire-wise landscaping, such as native, drought-resistant plants with low fuel volume
- Require maintenance of common areas
- Consider fuel breaks near development edges

EARTHQUAKES

An active fault line crosses Woodland Hills. Zoning and land use planning tools can be used to avoid constructing over a fault. The City of Woodland Hills requires an engineering study if you are located within a mapped fault line. This is discussed further in chapter 8. While site-specific engineering can help mitigate potential impacts, zoning and land use planning tools help mitigate the impact over a fault altogether.

Risk Assessment

Active faults—faults that have ruptured within the past 15,000 years—pose a much higher seismic risk. These faults have a known pattern of movement and are more likely to rupture again.

Zoning and Land Use Tools

The City may regulate land use and development along a fault to protect life and prevent damage to property. See Utah Code 10-9a-505

- A sensitive lands ordinance may require additional studies and setbacks within known geologic hazard areas
- A zoning overlay or PUD allows clustering, which can be used to shift housing density away from fault lines

Best Practices

- Place linear parks and open space along fault lines
- Consider a setback along fault lines based on the type of land use and the results of any hazard studies.
- Denser development, such as multi-family units, are typically safer on the footwall (mountain side)
- The valley side of the fault is often best suited for lower density development
- Require a Geotech report before constructing near fault lines and follow the IBC and IRC based on the Seismic Design Category

Understanding the Wasatch Fault Zone (WFZ)

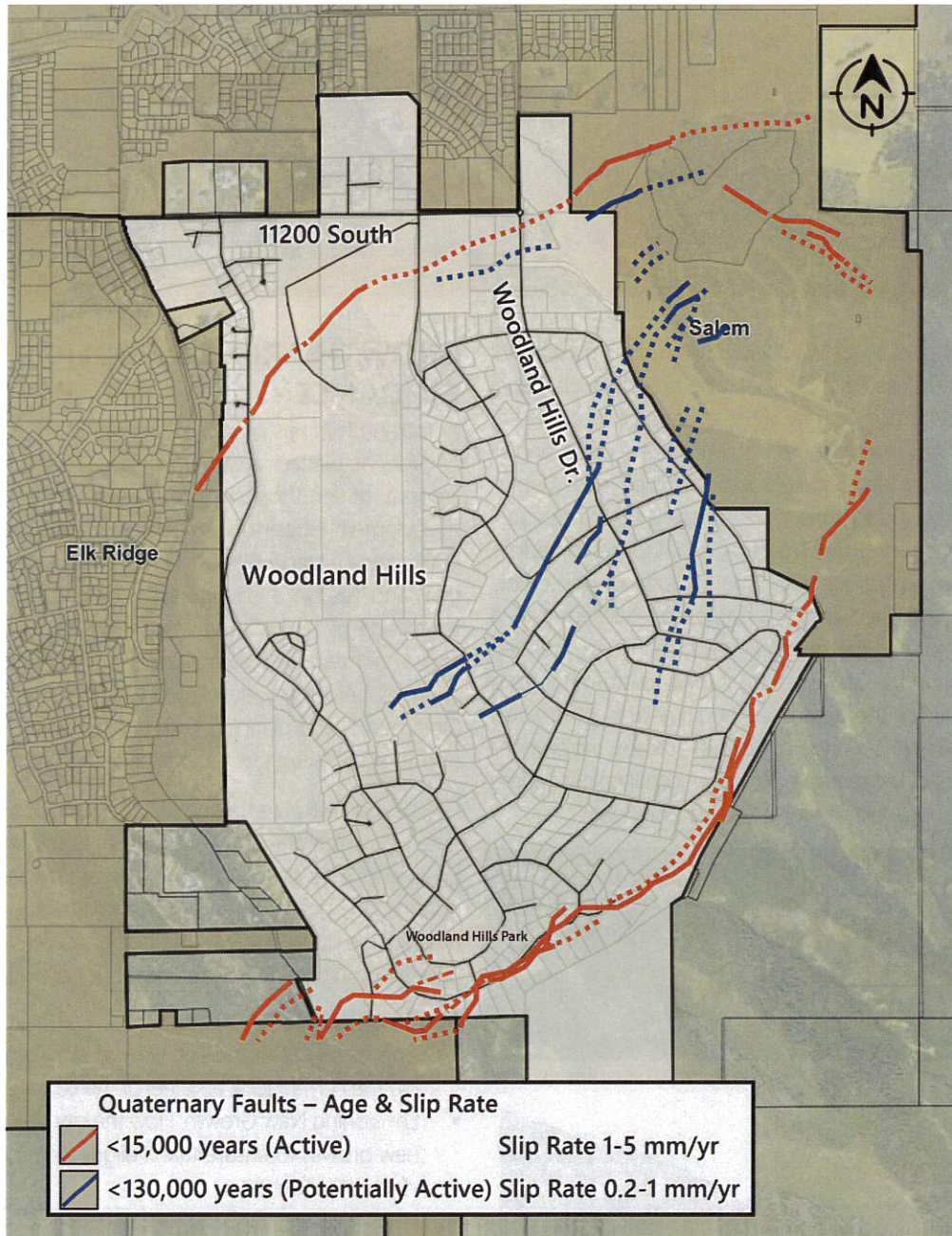
The WFZ is a 240 mile long normal fault. A “normal fault” causes vertical offset, with the valley side dropping lower compared to the mountain side. Property risk allocation is disproportionately shared based on location.

Location	Risk From Fault Rupture
On the fault trace	High vertical offset leads to catastrophic damage
Hanging wall (valley side)	Higher ground shaking and soft soils
Footwall (mountain side)	Typically more stable, less motion

Purposeful Placement of Multi-Family Housing

Earthquake insurance for multifamily units with shared walls presents a challenge, resulting in low levels of coverage.

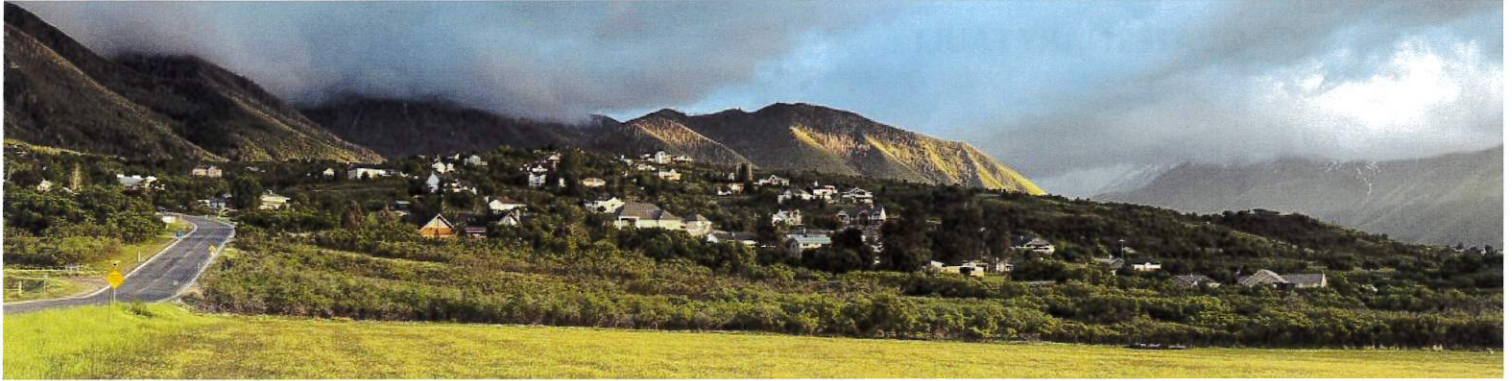
QUATERNARY FAULT MAP



LEGEND NOTE:

Solid lines represent fault lines that are "well-constrained." A fault is well-constrained if its location and geometry (strike, dip, length) are well-mapped and verified by field studies, the timing of past fault movements is known with high confidence, and the slip rate is based on direct evidence.

Dotted lines represent fault lines assumed from data that is of lower confidence or incomplete.



A significant portion of Woodland Hills' future growth will stem from land use decisions that have already been made. This growth will occur gradually as existing platted lots are developed. At present, there are 181 undeveloped single-family residential lots scattered across multiple subdivisions. Most of these subdivisions have completed infrastructure, including roads and utility hookups, allowing for immediate or near-term construction. While several of these lots are being developed as spec homes by builders with a buildout timeline in the next few years, many are intended for custom homes. Construction of these custom homes is typically driven by the preferences and timelines of individual property owners. While the city expects steady, incremental development of the remaining lots over coming years, some may remain undeveloped for a decade or longer.

Upon full build-out of all currently platted lots, Woodland Hills will have a total of 672 single-family homes. This figure does not include any future projects that may be approved by the Planning Commission. Based on the city's current average household size, full build-out of all previously-approved lots will result in a population of approximately 2567 residents.



Figure 4: Number of Housing Units⁴

GROWTH AREAS & PUBLIC GUIDANCE

Woodland Hills has an opportunity to chart its own future. Outside of platted areas, Woodland Hills has a sizeable amount of land on the north side of the city where development opportunity remains. Of the approximately 400 acres of undeveloped land in the city, over a ¼ of that land lies on a contiguous developable area on the south side of 11200 South. This area is currently unplatted and would require a formal zone change and subdivision approval before any development can occur. As such, the City Council, and planning commission, retains full discretion over the type, scale, and character of future development.

The new growth area along 11200 South provides a blank slate on which the City can define and pursue its own goals and objectives. As this is the area where the most opportunity, potential, and outstanding questions remain, much of the public survey and open house was dedicated to understanding residents' preferences for growth in this area.

Public Guidance

- Community Environment: How to grow while maintaining the current look and feel of the community.
- Envisioning New Growth: How the city should approach new growth to ensure that it aligns with the values and vision of residents.
- Housing Types & Commercial: How to successfully integrate growth demands into the existing community, while enhancing the built environment and beauty of the natural landscape.
- Code Enforcement: How to improve beautification of the city while balancing private property rights.

⁴ MAG Community Profiles, <https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/page/Woodland-Hills>.

NEW GROWTH AREAS

Overall, the public survey showed a range of opinions and often displayed conflicting values. The survey included questions about hypothetical development types for the lower fields on the north side of city.

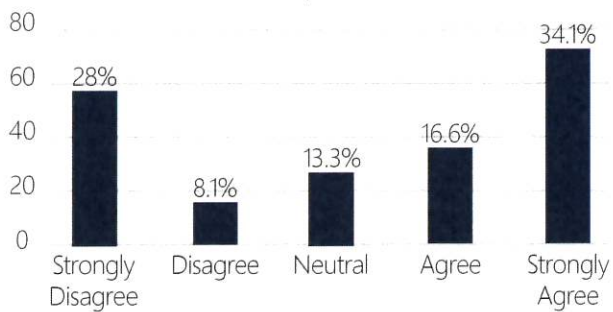
Residents gave mixed reactions to whether the area was appropriate for commercial development. This held true for all three questions about commercial growth. One question sought clarity by asking how important commercial availability was for residents. More than half of respondents said commercial availability wasn't important compared to under 30% who felt commercial options were important.



A map of the "lower fields" along 11200 South, as included in the survey

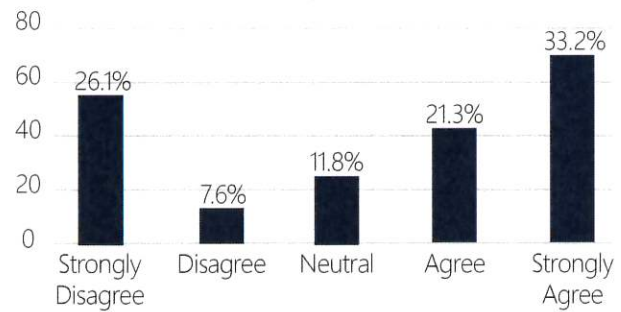
Woodland Hills is a good location for retail or business

211 Responses



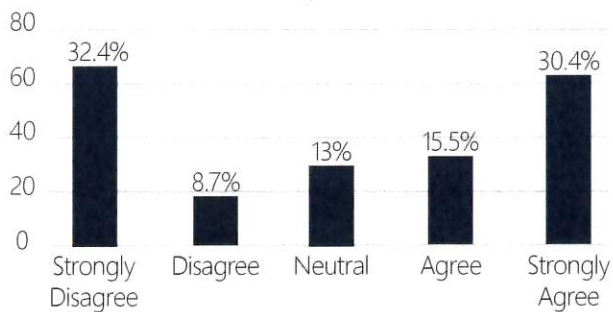
I would support providing space for a small local business

211 Responses



Woodland Hills is a good location for a limited mixed-use "Main St." style development

211 Responses



Residents were asked to share their concerns about commercial development. While 30% indicated they had “no concerns,” a full 70% of residents indicated at least some concerns. These concerns ranged from traffic volume, a desire to maintain the current look and feel of the community, to open-ended comments about architecture and aesthetics, site design, and bright lights.

The public survey also demonstrated concern with other land uses. The survey showed general disapproval and hesitancy toward multifamily housing and “senior living,” with approximately 2/3rds of respondents indicating disagreement with the lower fields being a good place for townhomes, apartments, or “senior living.”

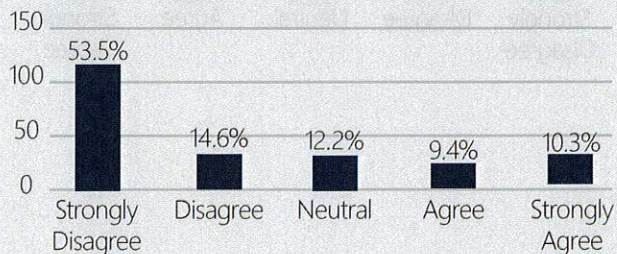
It is important to note that the public survey was intended to obtain a general background on the issues to help drive conversation at the public open house and get an overall feeling. The public survey did not provide details as to what any particular land use would look like.

If Woodland Hills were to allow a business on the lower fields, what would be your biggest concern?

Traffic	21%
Desire to keep City exclusively residential	17%
Outdoor lighting	7%
Noise	3%
Open-ended concerns	22%
No concerns, provided project meets all City development standards	30%

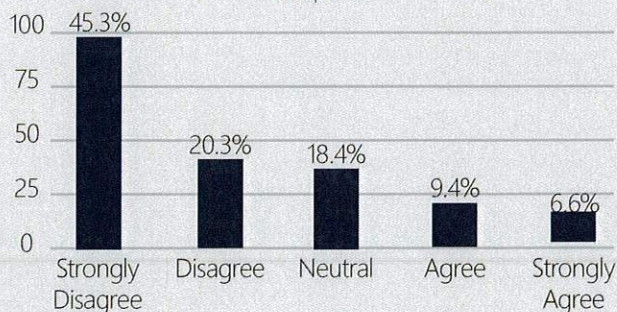
I would support a limited number of townhomes or apartments as part of a single family residential community on the lower fields

213 Responses



I would support proximity to senior living and care centers to facilitate aging in place

211 Responses



Public Open House

The City held a Public Open House in March 2025 to review and discuss the results of the survey and gain further clarity on how residents processed and understood the survey questions. The Open House was attended by over 60 residents. In numerous conversations, the feedback was consistent that residents care more about the design and layout of any proposed development project than the exact land use or building size. Residents were overwhelmingly skeptical of multifamily housing and commercial developments, indicating that the status quo multifamily and strip commercial seen in other communities was inconsistent with their vision for Woodland Hills. However, residents at the Open House indicated support for alternative styles and layouts. While strip commercial was viewed unfavorably, residents were largely open and supportive toward village or resort style commercial—which may include mixed use commercial and residential. After learning about tax revenue implications, residents viewed tax-generating business more favorably. While residents disliked many of the multifamily housing options typically seen in nearby communities, other options found greater support. Residents at the Open House indicated support for architecturally pleasant multifamily overlay options that incorporate trails, open space, and rear-loaded housing products with traditional front facades (as opposed to garage-dominant streetscapes).

FEEDBACK REGARDING DESIGN AND LAYOUT OPTIONS



Traditional Townhomes



- Front elevation dominated by garage (or carport)
- Minimal variation among units and housing product
- Common space often limited. May include walking paths between units or to an HOA amenity, such as a playground /pavilion. No impact on regional trails.



Overlay/PUD with Rear-Loaded Multifamily



- Trails and open space. Designs should focus on connectivity into a regional active transportation system.
- Desirable design
- Garages and parking are removed from public spaces



Villa Flats or Manor Houses Condos



Multiple dwelling units within a single one or two story building designed to resemble a large single-family home.

- Blends into existing neighborhoods: maintains scale, massing, and visual appearance of high-end custom homes
- Provides opportunities for residents to downsize without leaving the community
- Provides opportunities to downsize and age in place
- Creates housing for individuals, small families, and caretakers
- Offers a lower-maintenance alternative to custom single-family homes



Strip Commercial

Big box or typical commercial designs commonly seen in neighboring cities

- Developer permitted to build anything “by right” as outlined in the commercial zoning district
- City allowed to institute design standards and has broad discretion in the creation of the ordinance, however, the developer’s design is approved as long as it arguably meets a reasonable interpretation of the ordinance.



Village Commercial—Mixed Use Overlay

Strict architectural control and review with broad discretion—could require alpine-style architecture with stone, wood, and large glass windows, for example:

- Boutique shops, a farm-to-table café, and artisan market stalls
- Upscale townhomes or condos above retail spaces
- Outdoor plaza with fire pits, string lights, and mountain views
- Landscaped walking paths connecting to nearby hiking/biking trails
- Small amphitheater or stage for community events
- Underground or well-screened parking



Site Design: For Potential Medium or Higher Density Residential or Mixed Use Developments

Traditional



- Little to no open space
- Garage dominant architecture (little connection to streets, trails, neighborhood)
- No trails



Overlay Zone/PUD



- Lots of connected open space
- Ability to require trails, may include connection into regional trails
- Allows mix of housing types
- With an open space oriented development, which means homes engage more with the open space and community



DESIGN & HOUSING STRATEGIES

Residents provided a clear mandate—design and layout matter. Residents care primarily about maintaining and promoting a look and feel. Through strategic and deliberate use of zoning tools, the City Council can achieve this objective.

Woodland Hills has multiple ways to ensure that developments achieve a desired aesthetic. While Utah State Code limits the ability to require design standards on traditional single family, two family, and townhome developments, The City may institute design standards for traditional commercial, mixed use, and condominium development. Alternatively, the City can employ the use of an overlay zone, which provides extensive ability for the city to ensure the development meets the community's vision.

A zoning overlay provides the greatest flexibility and discretion. With this tool, a property maintains its base zoning designation. The property owner is allowed, by right, to develop consistent with the base zone. However, in addition, the property owner may apply for a zoning overlay. The overlay offers a wide variety of options, as determined by Council. Application of the overlay is property and project-specific. Once the developer has obtained zoning overlay approval, any changes to the development, such as the site plan, architectural renderings, or development agreement, require new overlay approvals. This ensures that development aligns with the proposal to the council and prevents a bait-and-switch scenario. Additionally, this approach offers the owner broader opportunities and greater density should they submit an overlay request with higher standards for architectural design, amenities, landscaping, and open space. In this scenario, the request is treated as a zone change, meaning the council retains legislative discretion to determine whether it believes the proposal benefits the community.

Future Land Use

Presently, the city has approx. 418 acres of undeveloped property, mostly in the lower lands on the northern boundary of the city. The most dense primary (not overlay) zoning designation which the city has in R1-19, which means a minimum of 19,000 square feet per lot. Calculating, 418 acres equals 18,216,574 square feet, you get 958 potential R1-19 size lots, applying the most dense arrangements, i.e. each lot is at 19,000 square feet. By comparison, if the lots were 1/2 acre in size (21,880 sq ft), it would total 836 lots, applying the total available square footage. These figures do not include the road and utility space needed. Taking roads into consideration, and having 1/2 acre lots, equals a build out of 592 homes.

As of January 2026 we have 530 homes constructed in the city, using water connections for the calculation, and 142 lot owners paying a standby water fee (no homes on the approved lot). As future build outs occur, parks, open space, possible other amenities and lots larger than 1/2 acre in size, will further reduce the build out in number of homes.

An applicant is not entitled to any particular land use, density, or zone based on this map.

One of the features of the land use map (See Page 37) is the potential for a zoning overlay over at least a portion of the "lower fields." The intention is to provide the greatest flexibility as possible for the City Council to entertain development proposals. Any overlay proposal needs to include elements that blend the buildings into the environment in a way that is consistent with the upscale mountain community aesthetic. Residents were open to a variety of options, such as village commercial, a mixed-use walkable resort-style development, or a residential neighborhood that includes a variety of housing types with trails, open space, and desirable architectural features. If developers cannot provide a product that residents like, property owners can still develop consistent with the standards outlined in the base zone.

Future Land Uses



Residential Low Density

1 to 10 acres per lot

This includes large lot single family homes and, as of 2025, includes the following zoning designations:

- RR1-10: Single family dwelling on 10 acres
- RR1-5: Single family dwelling on 5 acres
- R1-2: A single family dwelling on 2 acres
- R1-2 PUD: A single family dwelling on an average of 2 acres. The PUD allows for lot size and configuration while maintaining an overall average density of 1 unit per 2 acres.
- R1-1: A single family dwelling on 1 acre



Residential Medium Density

Under 1 acre per lot

This includes single family homes on medium sized lots, and, as of 2025, includes the following zoning designations:

- R1-19: Single family home with 19,000 sq ft minimum lot size
- W/MT Villa Overlay



Overlay

May include multifamily housing, commercial, professional office, or other uses as determined by Council at the time of Overlay consideration and approval.

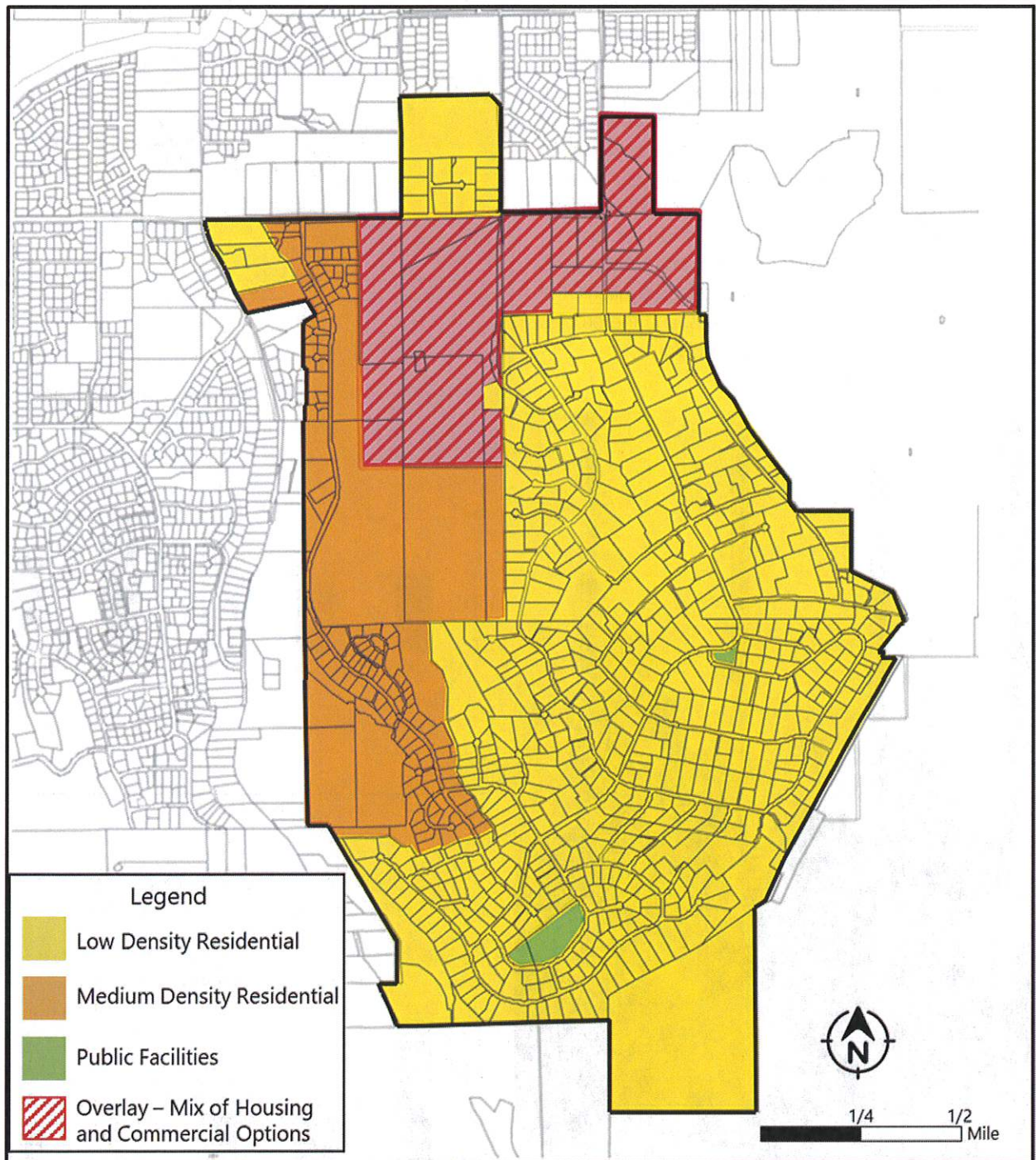
Mix of uses and densities as determined by City Council. Multifamily housing may be permitted in line with future overlay zone designations, qualifications, and standards.



Public Facilities

No density specified

This includes the Woodland Hills City Offices, Public Works facilities, city mailboxes, and the city park at Lauritzen Field.

WOODLAND HILLS POSSIBLE FUTURE ZONING

BEAUTIFICATION

Enhancement of the natural environment and property maintenance is important to residents. Over two-thirds of survey respondents indicated that “beautification of the City” was important, compared with less than 10% who disagreed. Residents were slightly mixed on how to address this topic, with 30% of residents expressing disapproval of code enforcement as a means to ensure properties are kept up. Some of this hesitation may stem from a lack of familiarity with the code enforcement process, as most residents reported low confidence in their understanding. These results suggest that the city should take steps to inform the public about issues related to code enforcement, such as sharing information about code regulations, the city’s approach to addressing violations, and the process for submitting code enforcement complaints.



“Beautification of the city”
is important to me

40.8%

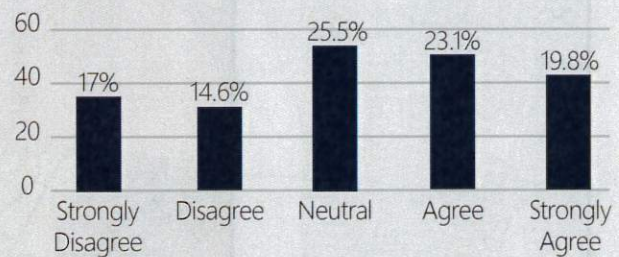
said it was very important

27.2%

said it was important

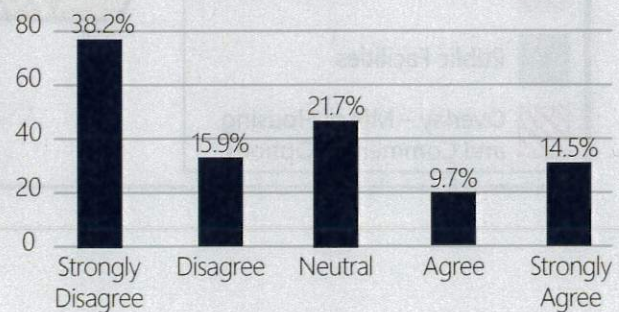
The City should use code enforcement to ensure
properties are kept up

212 Responses



I am confident I know how to submit a code
enforcement violation and understand
the enforcement process

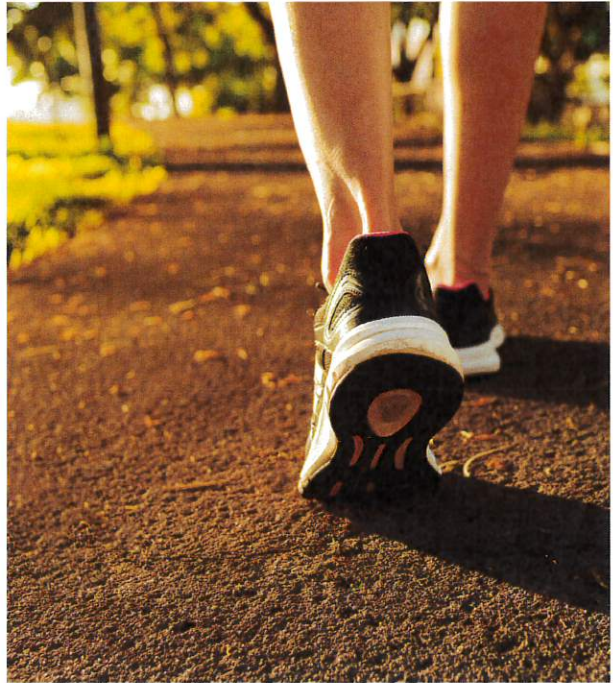
212 Responses



MAINTAINING THE MOUNTAIN COMMUNITY

1. Expand trails opportunities and preserve open space in new developments

Zoning tools that cluster housing to create open space include planned unit developments (PUDs), overlay zones, and master planned communities. Any of these tools can be used to cluster homes in a way that provides open space corridors for trails and animal migration. Some properties may not have adequate size to employ these tools but still present important conservation consideration. As these conservation opportunities arise, the City should work with property owners to find grants and other resources to promote conservation, with particular emphasis on lands that are strategic for wildfire protection or important for trails or wildlife habitat protection.

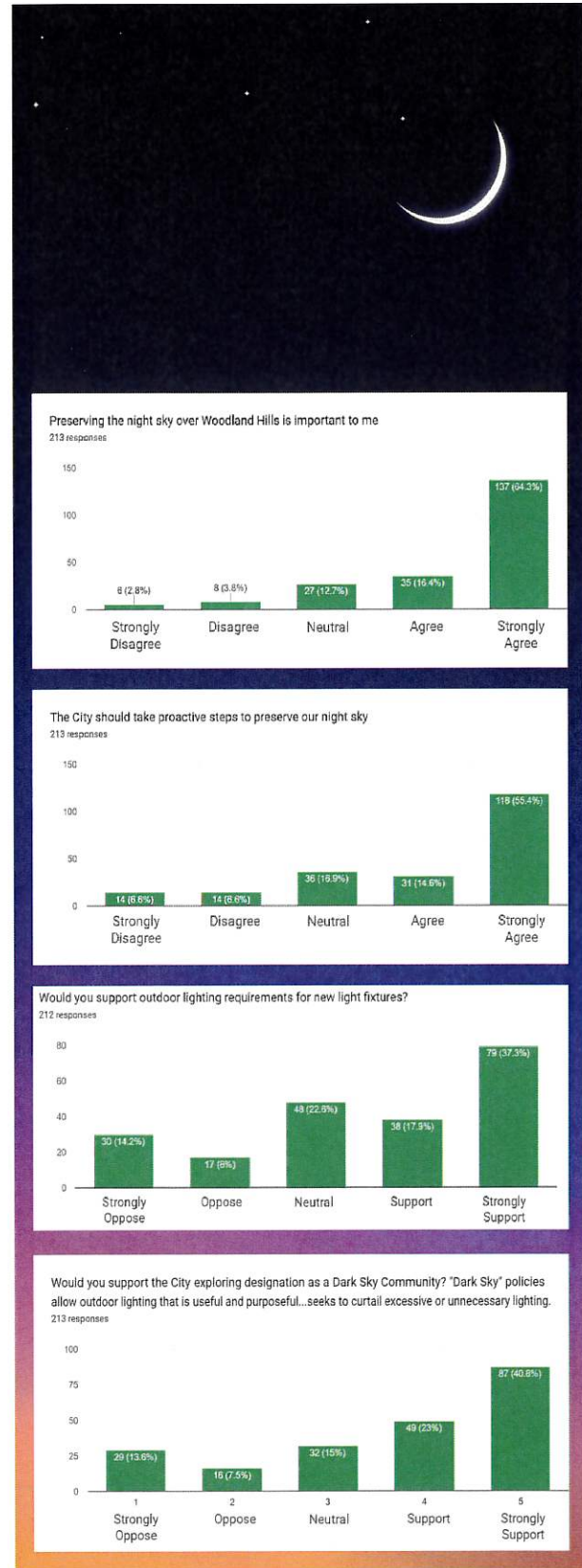


2. Enhance efforts to preserve the night sky

Outdoor lighting facilitates activity at night and promotes public safety and well-being. These benefits can be achieved while maintaining the night sky through implementation of responsible lighting. Responsible lighting policies seek to minimize light pollution by limiting glare, reducing skyglow, and directing necessary light downward.

Preserving night skies supports ecological health, energy conservation, and community character, while enhancing opportunities for night-sky viewing and preserving the tranquility of rural life. Outdoor lighting is a key aspect of land use because it affects how a space operates, appears, and feels, influencing both people and the environment. Unrestricted lighting can quickly undermine the quiet, dark ambiance of Woodland Hills and enlarge the impact of new developments on the community. In particular, poorly designed lighting in any potential commercial or multifamily development can create public nuisances, such as glare and light trespass. Introducing lighting policies is important to reduce these conflicts.

Woodland Hills is separated from much of the region's urban skyglow. This location allows residents to enjoy expansive, star-filled skies and peaceful, dark nights. Some described the darkness and quiet of night as essential to the city's character and a key reason they chose to live in Woodland Hills. The rural identity of the city is deeply connected to these night conditions, which contrast sharply with the bright, lit streets of more urbanized areas. The absence of streetlights in Woodland Hills further contributes to its rural ambiance and natural nighttime environment.



LAND USE GOALS

Goal 1: Maintain and Enhance Our Rural Mountain Community Feel

A. Maintain Low-Density Residential Development as the Foundation of Community Growth

- 1 Limit residential densities to those consistent with current zoning and base zone designations
- 2 Utilize PUD, clustered developments, and zoning overlays to open access along hillsides, scenic vistas, and trail corridors
- 3 Prohibit high-density and multi-family developments outside of specifically approved overlays.

B. Protect Key View Corridors, Open Space, and the Natural Mountain Environment

- 1 Use zoning overlays to ensure preservation of scenic resources through open space and trail requirements
- 2 Encourage new developments to incorporate native vegetation and hillside-sensitive design

C. Ensure All Development Supports the Aesthetic Values and Visual Quality of the City

- 1 Implement design guidelines for mixed-use, commercial, and multifamily developments
- 2 Support architectural styles that reflect the city's upscale mountain character
- 3 Prioritize village-style and resort-style design over strip commercial and garage-dominant designs
- 4 Limit high-density and traditional multifamily that conflict with community design standards

D. Reinforce Rural Identity by Limiting Light Pollution

- 1 Encourage residents to use reduced lighting fixtures for exterior lighting
- 2 Review the City's lighting standards for new developments

Goal 2: Support Thoughtful Land Use Planning in New Growth Areas**A. Explore Commercial and Mixed-Use Development Opportunities that Align with Public Preferences and Community Character**

1	Create a zoning overlay district that allows commercial opportunities to support the community.
2	Use overlay zone criteria to evaluate proposed site plans, architectural renderings, and development agreements
3	Coordinate with developers and business owners to assess commercial opportunity and viability

B. Allow for Modest Housing Variety through Well-Designed, Low-Intensity Alternatives

1	Consider villa flats and other styled condos as context-sensitive multifamily housing types
2	Support single family housing designed to accommodate ADUs
3	Consider new housing products, especially moderate income options, that align with the aesthetic vision of the community

C. Contain Growth Areas

1	Encourage clustering of new developments to preserve open space and reduce service costs
2	Allow increased flexibility and density through overlay zones with City Council approval
4	Periodically update Annexation Policy Plan to reflect future growth areas

D. Integrate Land Use Planning Decisions

1	Coordinate land use decisions with the Transportation Element to ensure future development supports safe and efficient travel patterns for all modes, including emergency access
2	Ensure that land use intensity aligns with existing and planned utility capacity, including culinary water, sewer, stormwater, and emergency services infrastructure
3	Explore opportunities to link pedestrian access and neighborhood trails to future development
4	Coordinate with developers and business owners to assess commercial opportunity and viability
5	Employ zoning tools and strategies to mitigate potential wildfire and earthquake impacts

Goal 3: Regularly Update and Enforce the City Code**A. Align the Ordinance to Follow State Code and Support the Public's Vision**

1

Annually review the Legislature's updates to Utah State Code and update City Code for compliance

2

Periodically review land use and subdivision code for best practices

3

Align the code and the vision of the General Plan

4

Coordinate with developers to draft land use amendments that support development while being aligned with the city's and public's vision

B. Employ Code Enforcement to Maintain Community Standards and Quality of Life

1

Develop and periodically review strategy to publicize code enforcement reporting process and the civil fines and penalties for violations

2

Periodically review code enforcement cases and enforcement to make sure efforts are consistent and fair

3

Periodically review code enforcement regulations to ensure they follow state code and best practices

4

Provide training opportunities to staff members engaging in code enforcement

5

Employ zoning tools and strategies to mitigate potential wildfire and earthquake impacts

6

Continue to coordinate with Utah County for criminal enforcement and to utilize the judicial process where needed



Chapter 4: Moderate Income Housing

The moderate income housing element articulates the City's approach to meet the housing needs for households with a low to moderate income. This plan is focused on providing a variety of housing types and price points to meet this demand.

A moderate income housing element is required by Utah Code 10-9a-403(2)(a)(iii), which states that, at a minimum, the city shall include a moderate income housing element that:

- A. provides a realistic opportunity to meet the need for additional moderate income housing within the municipality during the next five years

Utah State Code continues by adding in 10-9a-403(2)(b) that in drafting the moderate income housing element, the planning commission shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

- A. to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

- B. to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life

What is "moderate income housing"?

Utah State Code defines "moderate income housing" as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.¹

- The household must be able to occupy the housing unit by paying no more than 30% of the household's income for gross housing costs, including utilities.²
- "Gross housing costs" not only includes cost of rent or mortgage, but all other housing costs, such as property taxes, utilities, mortgage insurance, and home-related insurance.

¹ Utah Code 10-9a-103(41)

² Utah Code 35A-8-2201(3)

What Is a “Moderate Income Household” in Utah County?

While the exact household income that qualifies as “moderate income” fluctuates with household size, the average household, as per year end 2023, has the following financial conditions:¹

Utah County Area Median Income (AMI)	\$96,877
80% of AMI	\$77,502
Monthly Maximum Housing Cost	\$1,938

The Utah County median home price provides a consistent and stable snapshot of home prices. During 2025 there were 21 homes sold in Woodland Hills for prices ranging from \$750,000 to \$3,500,000. The median home selling price was \$1,025,000. The average home selling price was \$1,412,104.

From 2017 to 2024, the county-wide median home price increased 74%, compared to a median income increase of 51%. Mortgage interest rates have compounded this housing affordability crunch. In recent years, interest rates have increased, resulting in higher costs for new and adjustable rate mortgages.

Housing costs have become a significant concern for young families. Since the 2017 General Plan Update, Woodland Hills has seen a significant shift in housing affordability:

	2017	2023
Woodland Hills Median Household Income	\$108,750	\$137,425
Utah County Median Household Income	\$64,200	\$96,877
State of Utah Median Household Income	\$59,770	\$91,750
Monthly Moderate Income Housing Cost (Gross)	\$1,284	\$1,938
Maximum Mortgage Loan Amount	\$169,966*	\$228,550*
Utah County Median Home Price	\$325,000	\$566,000
Woodland Hills Median Range Home Price	~\$550,000	~\$880,000

**Loan amount factors in estimate mortgage, property tax, and home insurance. It does not include utilities, mortgage insurance, or HOA fees. For the 2025 estimate, a 6.4% interest rate was used based on contemporary market conditions.*

¹ Data on this page is sourced from the 2023 American Community Survey.

Public Guidance

Utah State Code requires this Moderate Income Housing Element to provide a plan that has a realistic opportunity to meet this moderate income housing demand during the next five years and has a reasonable opportunity for a variety of housing (including moderate income housing) to meet the needs of people of various income levels living, working, or desiring to live or work in the community.

While over 90% of Woodland Hills residents own their homes, “housing costs / availability” is still a top concern among respondents of the public survey.

Homeownership Rate¹

Woodland Hills	92.3%
State of Utah	70.1%

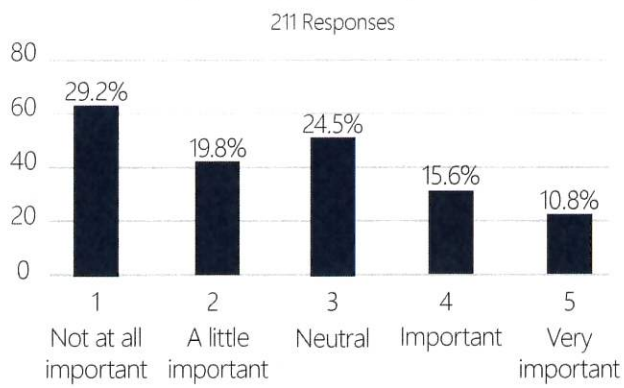
Among a list of options, including an open-ended fill-in-the-blank response, the top concern was housing costs and availability, selected by just under 40% of respondents. This scored higher than other hot button issues in Woodland Hills, such as natural hazards.

What are your biggest challenges/ concerns living in Woodland Hills? (Select all that apply)

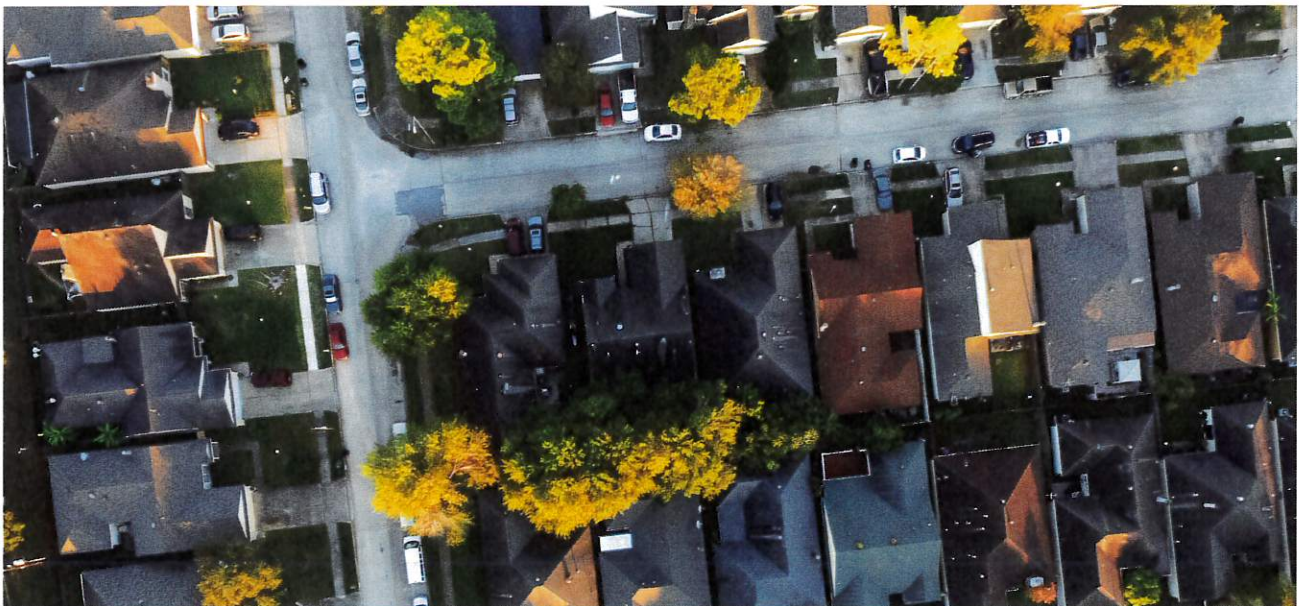
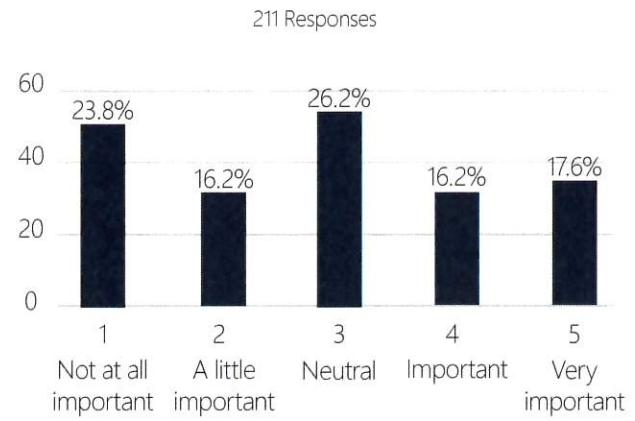
Housing costs/availability	38.9%
Natural hazards	26.6%
Proximity to services and jobs	23.2%
Lack of desired recreational opportunities	16.7%

The survey inquired further, asking residents about the importance of the “availability of quality housing for different age and family demographics” and “housing affordability.” In these questions, respondents selected between “1” and “5,” with “1” indicating it is “not at all important” and “5” representing “very important.” Approximately 26.4% of all respondents indicated “availability of quality housing for different age and family demographics” is either important or very important, while approximately 33.8% said the same about “housing affordability” generally.

Is the availability of quality housing for different age and family demographics important to you?



Is housing affordability important to you?



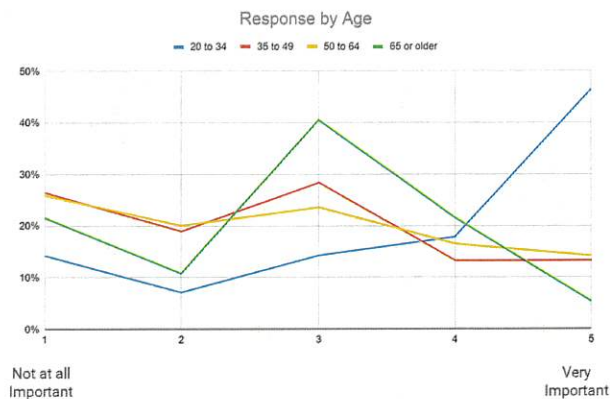
Housing Affordability Is Important to Younger Residents

Housing-related issues are very important to younger residents. Nearly 18% of respondents aged 20-35 said "housing affordability" was important, with 47% indicating it is "very important." 57% of these respondents indicated "availability of quality housing for different age and family demographics" was important, including 39% who said it was "very important." This was in stark contrast to other age groups, such as those 65 and older, where only 5% of respondents said either was "very important."

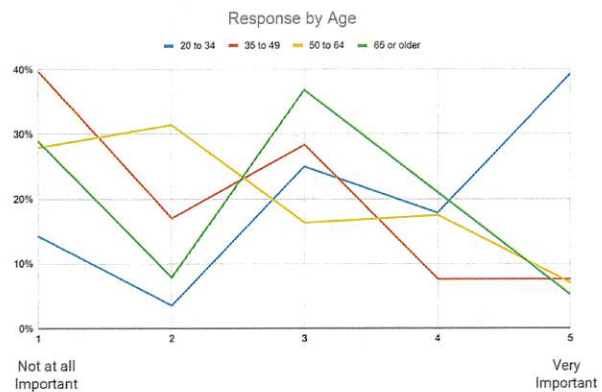
How important is: Housing Affordability					
	1 Not important	2	3	4	5 Very Important
20-34	14%	7%	14%	18%	47%
35-49	27%	19%	28%	13%	13%
50-64	26%	20%	23%	17%	14%
65+	22%	11%	40%	22%	5%

How important is: Availability of Quality Housing for Different Age and Family Demographics					
	1 Not important	2	3	4	5 Very Important
20-34	14%	4%	25%	18%	39%
35-49	40%	17%	28%	7%	8%
50-64	28%	31%	16%	18%	7%
65+	29%	8%	37%	21%	5%

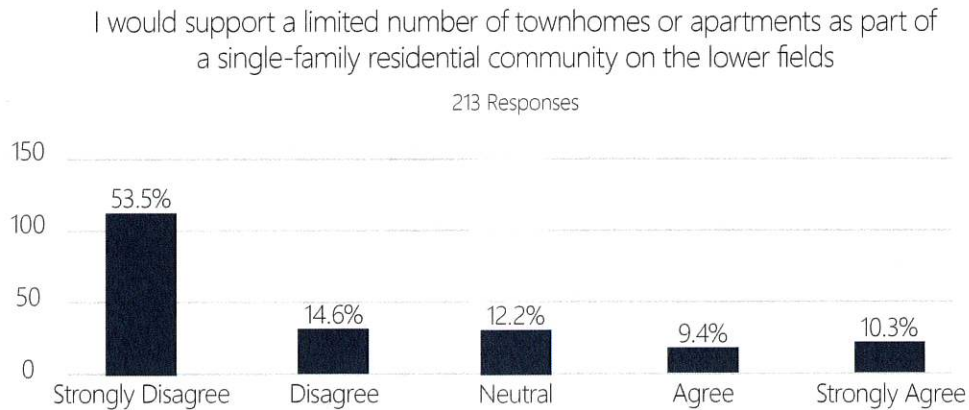
How important is the following to you:
Housing Affordability



How important is the following to you:
Availability of Quality Housing for Different
Age and Family Demographics



While there was a level of recognition in the survey results for the need to address moderate income housing, there wasn't an indication of what to do about it. Some of the available land within Woodland Hills is platted for future single family homes on medium sized lots. The one significant greenfield development opportunity is located on the northern periphery of the community on relatively flat ground at a "lower" elevation than the rest of the city. In a question about townhomes or apartments being constructed on these "lower fields," nearly 70% of respondents expressed dissatisfaction with the idea.



Resident feedback suggests the most crucial consideration for the Council to make in analyzing proposals for multifamily housing is architectural design and project layout. At the Public Open House, we discussed these survey results and potential opportunities to meet the moderate income requirement. A portion of the Open House consisted of a design charrette, where participants envisioned how to develop the remaining undeveloped land in Woodland Hills. In discussions with participants in the design charrette, it became clear that the top concern was design standards and project layout. Residents overwhelmingly objected to multifamily housing that was not architecturally and visually consistent with, or enhancing, the current built environment. However, developments that blended in or visually added to the character of Woodland Hills, in particular those that incorporated useful trails and open space, were viewed favorably. This suggests that multi-family housing, such as townhomes and condos, can be built in Woodland Hills. This would present the ability to develop smaller units, which would assist young families, as well as empty nesters looking to downsize and stay in the community.

Support for ADUs

This view toward housing is consistent with the general feeling of support toward accessory dwelling units (ADUs). An ADU located in or behind an existing single family home is designed to blend into the existing neighborhood. Residents are supportive of these efforts. As of 2025, Woodland Hills City Code distinguishes between internal ADUs and external ADUs. Utah State Code 10-9a-530 has seen extensive modification in recent years. The City should continue to track these amendments and update the City Code as necessary to ensure compliance with State mandates, which the city currently does.

Moderate Income Housing in the City

State law requires a realistic approach to the Moderate Income Housing Element in the General Plan. Due to the size of Woodland Hills, its population, expected future development, value of the property in the city which the city cannot control, and other realated factors. The city does not expect to have any Moderate Income Housing available, as it is defined in the law. Realistically, there is nothing the city can do to remedy this, other than promote the use and building of ADUs, both inside and external to the home. The current ordinances accomplish this and leaves it up to the individual homeowner whether to implement it or not.

MODERATE INCOME HOUSING GOALS

Goal 1: Facilitate a realistic and reasonable opportunity for moderate income housing by encouraging a variety of housing types, prioritizing high-quality design, and supporting policies that meet the needs of residents across income levels

A. Increase the Availability of Housing Options at Different Price Points

1	Consider appropriate areas to zone in a way that allows moderate income housing, with a focus on the city's northern periphery where topography is more conducive to development
2	Consider development proposals that include moderate income units as part of a master-planned design, particularly those that integrate trails, open space, and architectural features that align with community preferences
3	Allow for a range of unit sizes and price points in new developments

B. Promote Accessory Dwelling Units (ADUs) as a Way to Provide Affordable Housing

1	Streamline the permitting process for ADUs to reduce regulatory barriers
2	Keep down permitting fee costs where possible to avoid adding unnecessary cost to homes
3	Provide advice and materials to residents on the process, benefits, and guidelines for building ADUs
4	Monitor Utah State Code regulations on ADUs and update code as needed to ensure compliance

C. Establish Standards to Promote Community Character and Desirability of Multifamily Housing

1	Where possible ensure that any overlay or master plan approval may include clear architectural design guidelines for multifamily housing to promote compatibility with the existing built environment
2	Where possible require the integration of desirable common space, landscaping, and trail connectivity in multifamily housing developments

D. Proactively Monitor Housing Needs and Opportunities

1	Periodically review moderate income housing availability and identify gaps in meeting the goals
2	Encourage developers, housing authorities, and nonprofit organizations to identify creative strategies for affordability
3	Regularly engage with residents of all demographics—including younger families and those seeking to downsize—to understand evolving housing needs



Chapter 5: Transportation

PURPOSE AND INTENT

The purpose of this Transportation Element is to guide the development and maintenance of a safe and efficient transportation network that reflects both the unique topography and residential character of the city. Recognizing the city's limited street network and rural atmosphere, the intent is to support responsible infrastructure investments, ensure reliable year-round access—including snow removal performed by the city—and promote mobility options that enhance quality of life.

STATE CODE REQUIREMENTS

Utah State Code 10-9a-403(2)(ii) requires the General Plan to include a transportation and circulation element that:

- A. provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate
- B. for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce
- C. for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce
- D. correlates with the population projections, the employment projections, and the proposed land use element of the general plan

This Element seeks to meet the objectives of paragraphs A, C, and D. Paragraph B does not apply, as the city does not have access to a major transit investment corridor as defined in Utah State Code 10-9a-103.

Furthermore, Utah Code 10-9a-403(2)(e) mandates the Planning Commission consider and coordinate with the regional transportation plan developed by the municipality's region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization. Other requirements, such as a station area plan or consultation with the Department of Transportation do not apply. As identified in Utah Code 10-8-87, there are no physical impediments, including water conveyances, that would improve circulation and enhance vehicle, transit, bicycle, or pedestrian access to significant economic, educational, recreational, and other priority destinations.

EXISTING CONDITIONS

Road Classification

Woodland Hills has two road classifications—collector and local. The City currently has no immediate plans to expand any street into an arterial road. These road classifications are derived from current and projected traffic volume and are designed to accommodate that volume.

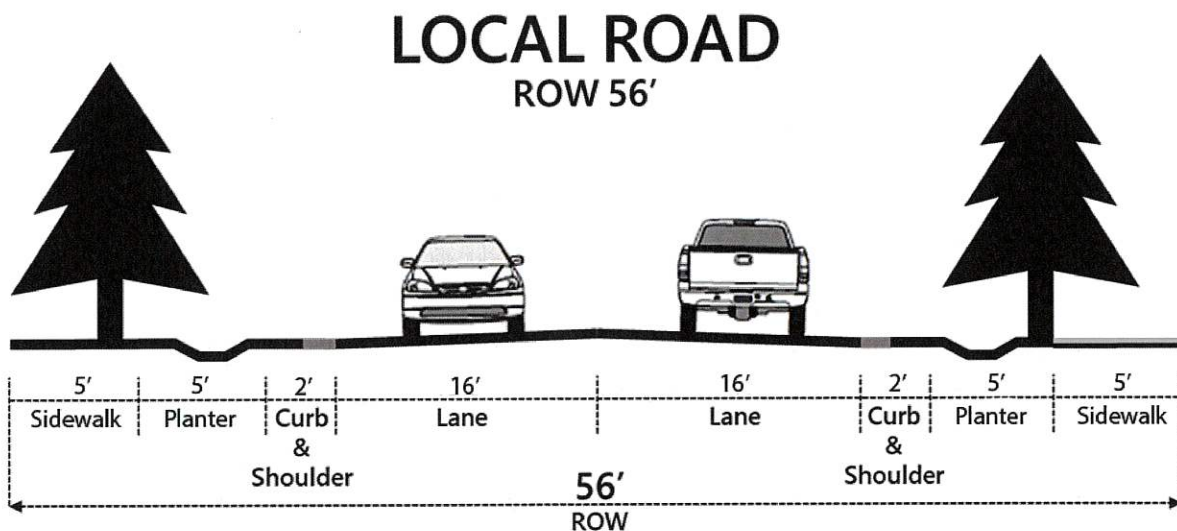
Streets classified as collectors, such as Woodland Hills Drive north of the roundabout and 11200 South, are those that carry traffic from local streets into the arterial system. These roads have more traffic than a local road, fewer stops, and higher speeds. They are designed to carry traffic efficiently, while still maintaining a narrow cross section that is compatible with a residential environment. Both of these collector roads

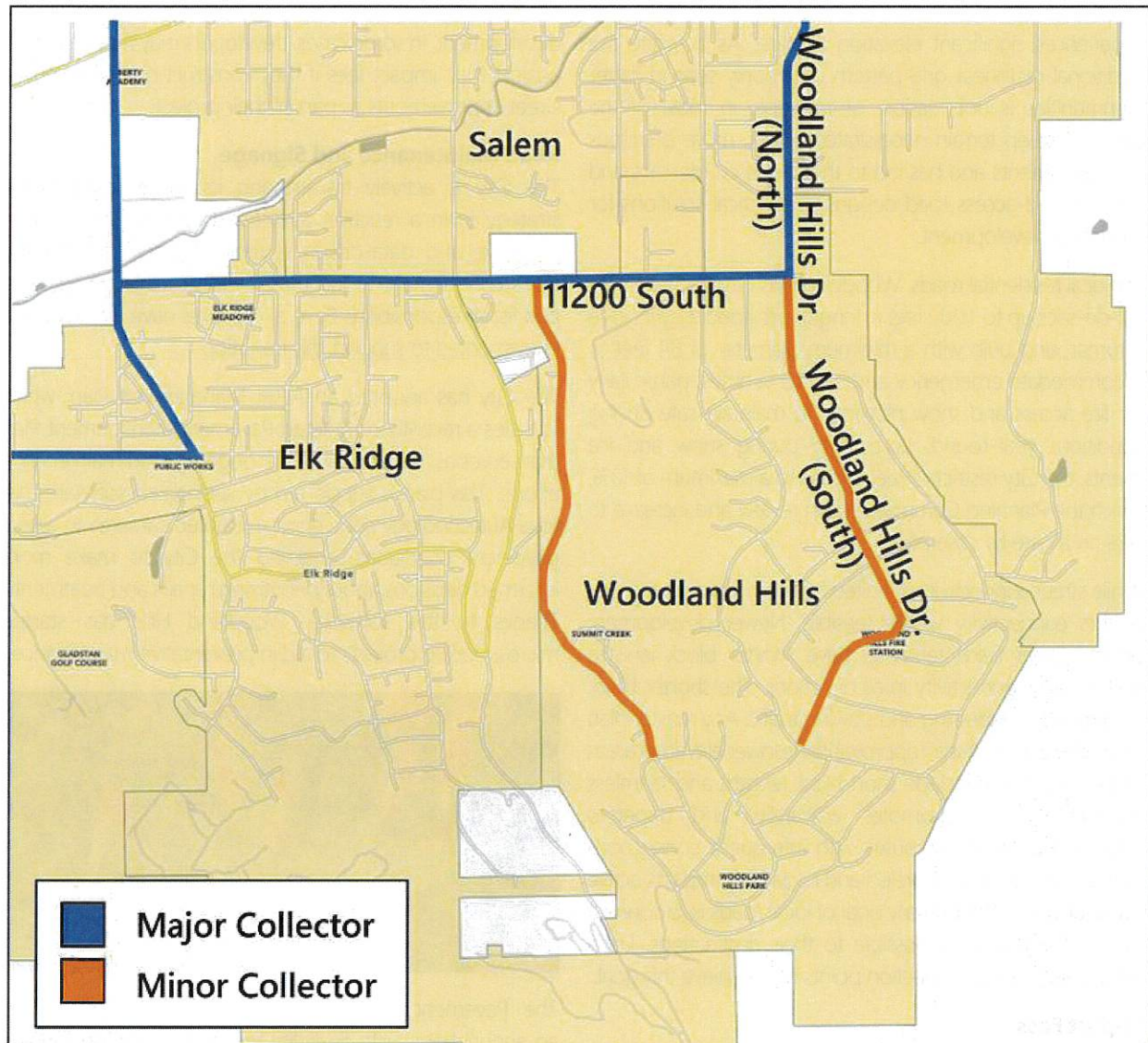
are county roads maintained by Utah County and may have cross sections that differ from those of Woodland Hills City.

The vast majority of roads in Woodland Hills are considered local roads. These are neighborhood roads that connect destinations—such as homes, parks, churches, and public buildings—to collector and arterial roads. These roads are designed to handle local traffic, which tends to be low volume and slow moving. As a general rule, these roads carry a maximum average daily traffic (ADT) of 1,000 vehicles per day. These roads should be designed with appropriate traffic calming techniques to keep speeds at levels conducive to residential neighborhoods.

The local road cross-section reflects the typical cross-section in Woodland Hills. Some variations exist, such as in the Four Seasons Subdivision along Summit Creek Drive, where a sidewalk is located on one side of the street and a seven-foot planter strip on the other. While elements such as open space, planter widths, trail alignments, and swale sizes may vary from street to street, the asphalt width and travel lane dimensions remain consistent throughout the City's local road network. The City recently contracted with an engineering firm to update its official road cross-section standards. This General Plan supports the adoption and implementation of those standards, as well as any future updates formally adopted by the City.

Street Connectivity





- **11200 "South" – Major Collector**
This road is maintained by Utah County. Utah County determines the cross-section.
- **Woodland Hills Drive (north of roundabout) – Major Collector**
This road is maintained by Utah County and may have an alternative cross-section.
- **Woodland Hills Drive (south of roundabout) – Minor Collector**
This road is maintained by Woodland Hills. It is likely to retain the 56' right of way with a typical cross-section.
- **Summit Creek Drive – Minor Collector**

The City's street network is shaped by its natural topography. With approximately 1,200 feet in elevation separating the lower and upper areas of the community, Woodland Hills experiences significant elevation change. As a result, the traditional rectilinear grid pattern commonly seen in flatter communities is not feasible or desirable in most of the city. This steep terrain necessitates longer, more circuitous road alignments and has led to the use of cul-de-sacs and other limited-access road designs as practical solutions for residential development.

For local residential roads, Woodland Hills City Code permits cul-de-sacs up to 1,000 feet in length, provided they include a turnaround bulb with a minimum diameter of 84 feet to accommodate emergency and service vehicles, particularly for fire access and snow plowing. To maintain safe driving conditions year-round, particularly during snow and ice events, the City restricts street grades to a maximum of 10%, which the Planning Commission can review and increase to 12% on a case by case basis.

While street connectivity is limited by the landscape, the City prefers connectivity where feasible. Newer development on the lower fields tends to have shorter block lengths and greater connectivity in all directions. The shorter block lengths aid in dispersing and slowing traffic. Any master plan or overlay zoning district approval in the lower elevation areas of the City should include short block lengths and seamless connectivity. This promotes walkability and disperses traffic, while circuitous routes with infrequent connections increase vehicle miles traveled and negatively impacts active transportation. The primary goal of local roads is to connect people as directly as possible to their destinations. Local roads with several connection points help achieve this goal.

Impact Fees

New development contributes its fair share to the cost of expanding and improving public infrastructure through transportation impact fees. In accordance with the Utah Impact Fees Act (Utah Code Title 11, Chapter 36a), Woodland Hills maintains an **Impact Fee Facilities Plan** and an **Impact Fee Analysis** to identify system improvements and calculate appropriate fees. These plans base impact fees on projected growth, reflect a proportionate share of infrastructure costs, and are used only for eligible improvements.

Impact fee revenues are restricted by law and may not be used for operations, maintenance, or to correct existing deficiencies. Instead, they help fund capital projects

identified in the Woodland Hills **Capital Facilities Plan**, including improvements to the collector road system and other transportation enhancements that accommodate new development. In some cases, developers may receive credits against their impact fees if they construct qualifying public street improvements as part of their project.

Road Maintenance and Signage

The City is actively transitioning its street maintenance strategy from a reactive, as-needed approach to a more proactive and data-driven system. This shift reflects the City's commitment to long-term infrastructure stewardship and fiscal responsibility. Several initiatives have already been implemented to support this transition.

The City has adopted an Asset Management Plan, which includes a recently completed Pavement Management Plan that serves as the foundation for ongoing road maintenance efforts. This plan is supported by specialized software that uses AI technology and vehicle-mounted cameras to assess pavement conditions, enabling the City to make more informed decisions about prioritizing repairs and treatments. Thanks to this software, Woodland Hills has started microsurfacing projects to aid in preventative maintenance.



The Pavement Management Plan outlines projects on an annual basis, with flexibility to adjust based on funding availability and evolving infrastructure needs. The use of this software will expand over time to include other infrastructure such as culinary water and sewer systems, allowing for better coordination of projects and reduced disruption to residents.

Street sign maintenance is part of the Asset Management Plan. All regulatory signage meets current Manual on Uniform Traffic Control Devices (MUTCD) standards, and the City has initiated a project to update and standardize street name signs across the community. The system also tracks when signs need to be cleaned, replaced, or upgraded. The City is also exploring the inclusion of stop bars at key

intersections as a potential future enhancement, though no formal requirement has been adopted.

Coordination with other infrastructure projects is an important part of the City's strategy; roadway improvements are often timed to coincide with waterline replacements and other underground utility work, improving efficiency and reducing overall costs.

Snow Removal

While snow removal is discussed in greater detail in the Public Facilities and Services Element, it is important to mention that the City provides its own snow removal. The city establishes snow removal routes, focusing on plowing and maintaining main thoroughfares and school bus routes first. Any new developments, especially PUDs and master planned communities that frequently provide trails and alternative streets layouts, will need to accommodate snow removal demands into their site design. These designs should be reviewed by staff responsible for snow removal to ensure the City can efficiently accommodate the new development.



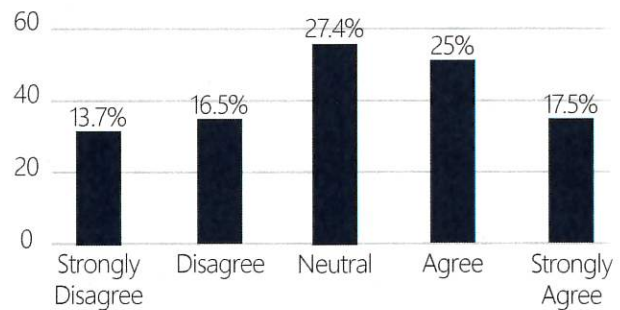
PUBLIC FEEDBACK

In general, the public has a mildly favorable perception of street maintenance within the City of Woodland Hills. In a public survey question about road maintenance, only a minority of respondents—30%—indicated their opinion that roads were not well-maintained. This poll showed room for improvement, with only 17.5% indicating that they “strongly agree” the roads are well-maintained.

The survey suggests residents are rather content with the City's sidewalk policies. When asked about sidewalks, the top response was “keep as is.” The current status quo is to install sidewalks along streets near 11200 South, while streets further uphill, within existing platted subdivisions, do not include sidewalks.

Generally speaking, roads in Woodland Hills are well-maintained

212 Responses



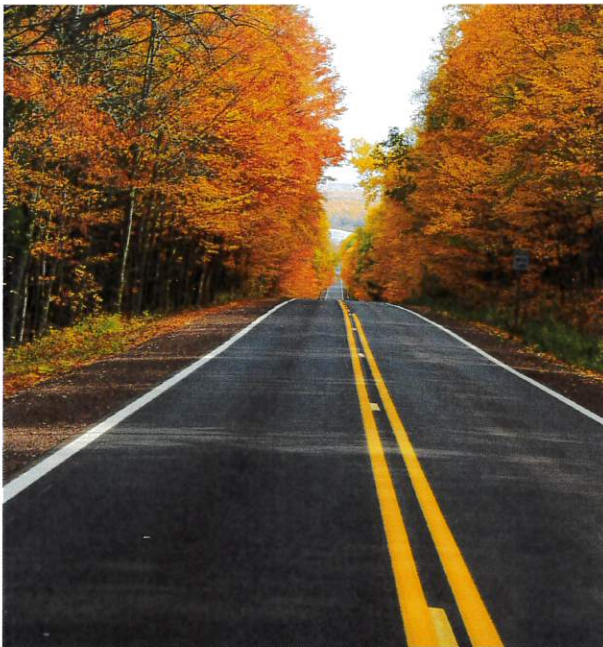
Which best represents how you feel about sidewalks in Woodland Hills?
(Select all that apply)

Keep as is	58.8%
I would like sidewalks along Woodland Hills Drive	29.5%
I would like sidewalks around the City as much as possible	17.9%
I would like sidewalks around school bus stops	11.6%
I would like sidewalks in new development areas only	6.3%

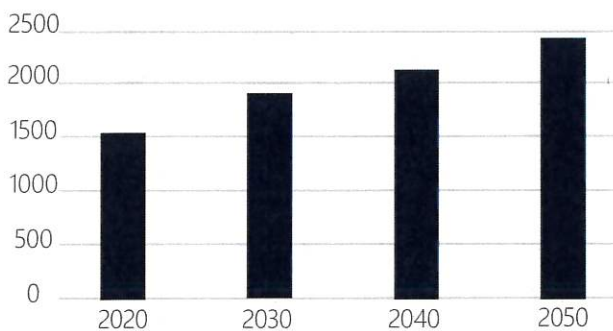
EMERGENCY ROUTES

Emergency routes serve as critical infrastructure for disaster response and evacuation. Although not used in day-to-day transportation, these routes must remain clear, well-maintained, and accessible year-round to ensure public safety during emergencies such as wildfires, earthquakes, or other large-scale incidents. In the event of a disaster, these facilities may experience a sudden surge in traffic as residents evacuate or emergency personnel enter the city.

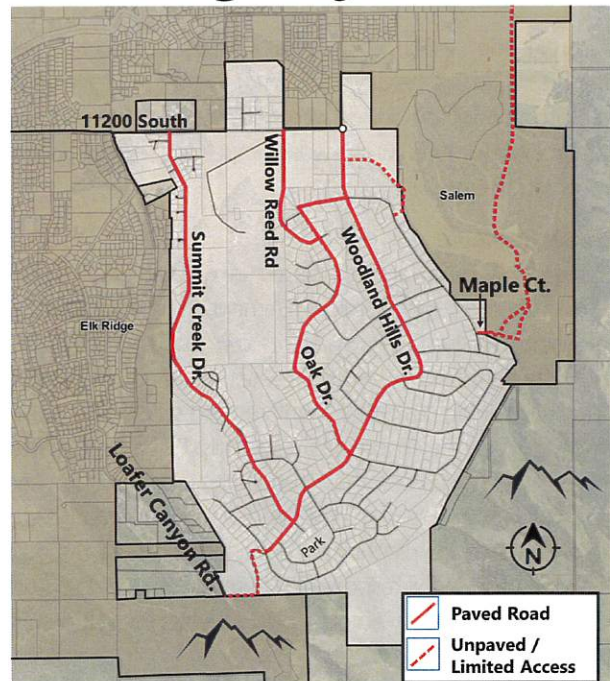
It is therefore essential that these routes are routinely inspected, kept in good repair, and clearly marked. Local emergency plans should incorporate these routes into broader evacuation and response strategies, and residents should be informed of their locations and use.



PROJECTED POPULATION GROWTH



Emergency Routes



FUTURE CONDITIONS

As Woodland Hills continues to experience modest population growth, the City recognizes the importance of monitoring its transportation network to assess its ability to accommodate future demand. While the community is partially built out, remaining areas designated for new residential development will contribute to an increase in population.

In accordance with Utah State Code, the General Plan considers the population projection and its impact on the street network. The City's street system is composed primarily of local residential roads, most of which experience very low traffic volume and are expected to have sufficient capacity to support anticipated growth. Even with new development and a population growth of over 50% by 2050, traffic volumes are expected to remain well within the functional limits of local roadways. However, the City will continue to monitor traffic conditions and evaluate street performance to ensure safe and efficient access for all users as growth occurs.

Mountainland Association of Governments has provided traffic volume estimates for each of the three collector roads in Woodland Hills.

Connection into and Future Changes to Regional Transportation System

Woodland Hills is located on the outskirts of South Utah County and is primarily served by a network of local residential roads. While the City itself is not expected to experience significant increases in internal traffic demand, its growth, along with growth of neighboring jurisdictions will impact the broader regional transportation system.

Mountainland Association of Governments (MAG) outlines future regional transportation improvements in its 2023 Regional Transportation Plan Map. These include several planned major collector and arterial road projects, such as the Nebo Beltway, Elk Ridge Parkway, and—over the long term—a potential realignment and connection of Woodland Hills Drive to U.S. Highway 6 in Spanish Fork. Additionally, 11200 South is identified for future widening to a five-lane roadway to accommodate regional traffic growth. While these projects are located primarily outside the City's boundaries, they will enhance access for Woodland Hills residents and improve connectivity to regional destinations and I-15. The City's internal road network is expected to remain classified as local, with no planned upgrades to collector or arterial status, maintaining the community's low-traffic, residential character while benefiting from improved regional connections.

Mitigating Vehicular Accident Risk

The City should continue to monitor the location and nature of vehicular accidents and collisions. While no fatal accidents have occurred in recent memory, accidents can and do occur and it is important to understand the impact of the built environment on drivers and vehicles. At present, a majority of accidents occur at the roundabout and Oak Drive. These accidents are often impacted by conditions such as ice and slope. The City should continue to work to understand what efforts they can take to protect both drivers and property owners.

Analyzing Future Needs

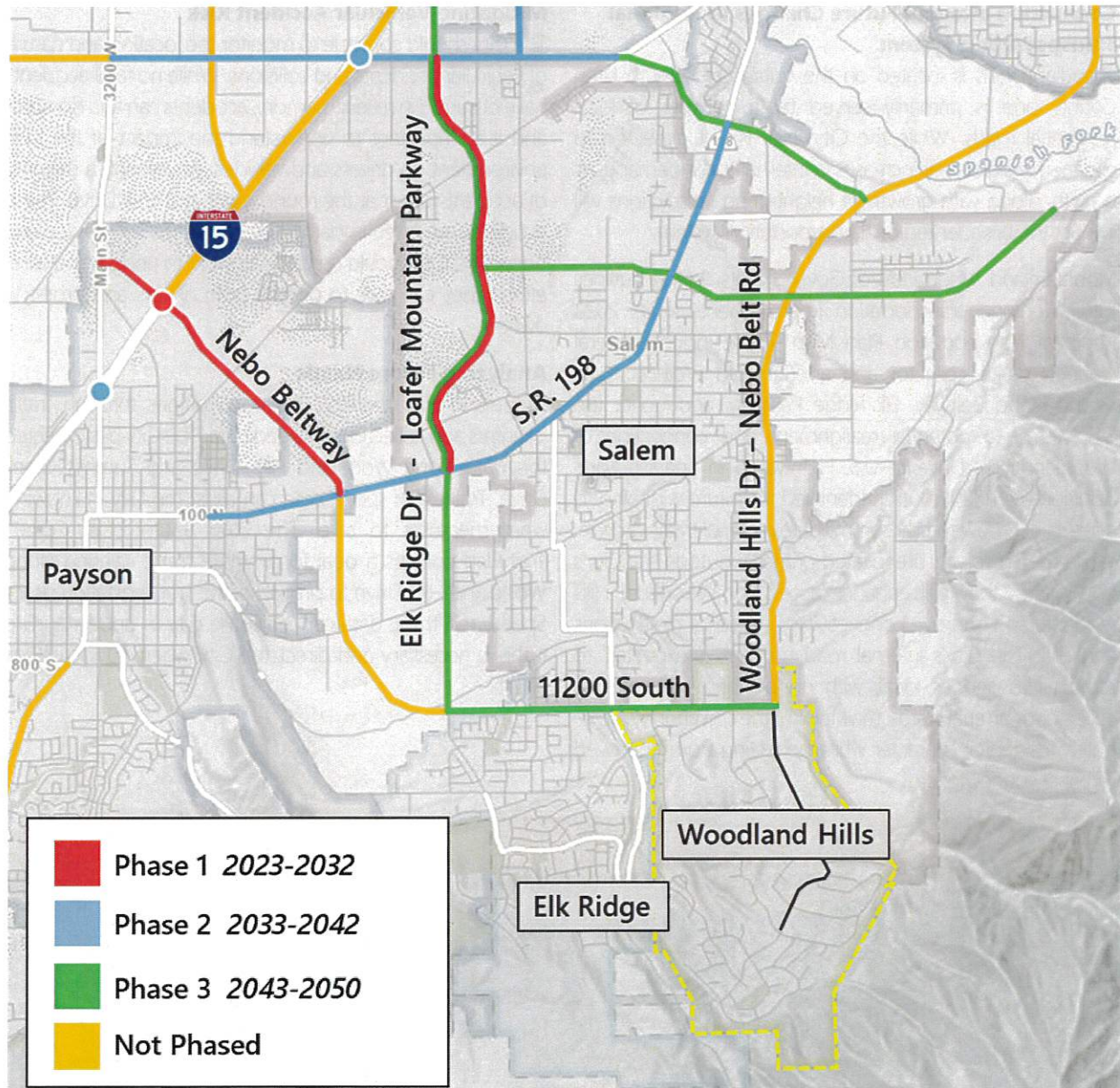
Woodland Hills monitors traffic conditions through traffic counters and collection of speed data. The City has collected this data along Woodland Hills Drive and Summit Creek Drive. Traffic and speed data can assist the City in knowing what measures to take. The 2016 South Utah County Trail Plan outlines a goal to promote traffic calming along Woodland Hills Drive to protect active transportation users. Speed and traffic data can assist the City in understanding if this is necessary and direct the City where to focus their efforts.



Projected Annual Average Daily Traffic Volume (AADT)						
	2019	2023	2028	2032	2042	2050
11200 South	1,005	1,000	1,200	1,700	3,700	5,000
Woodland Hills Drive (North)	5,009	5,400	6,300	8,100	11,000	11,000
Woodland Hills Drive (South)	500	650	950	1,400	1,900	2,300

Figure 1: AADT¹

¹ MAG, https://data.magutah.gov/datasets/3cca5302c110493f8ff118dabd339add_2/explore?location=40.022604%2C-111.659530%2C14.20



The Regional Transportation Plan Map is based on MAG's 2023 Regional Transportation Plan. It shows anticipated planning and construction timeframes for both proposed new roads and road widening projects.

TRANSPORTATION GOALS

Goal 1: Maintain a Safe and Efficient Local Street Network

A. Transition to a Proactive, Data-Driven Approach to Road Maintenance

1	Fully implement and regularly update the Pavement Management Plan
2	Coordinate road maintenance with other utility work to reduce costs and disruptions
3	Use annual project lists from the Pavement Management Plan to guide maintenance priorities, adjusting as funding allows
4	Transition to a fully proactive maintenance program guided by annual and multi-year schedules

B. Ensure Roadway Design Aligns with Best Practice Engineering Standards

1	Periodically review and update cross-section standards
2	Ensure all new local roads match the city's standard for travel lane width and incorporate elements like swales and planters where appropriate
3	Continue to use MUTCD standards for regulatory signage and track cleaning/replacement needs via asset management software, set budget to replace lost signage and regrade as needed.
4	Consider installation of stop bars at key intersections to improve safety

C. Establish and Improve Communication Channels

1	Coordinate with the public to obtain information about maintenance needs
2	Leverage public outreach tools to gather resident input on street safety concerns
3	Periodically publicize streets maintenance efforts, so the public is aware of how funds are used

D. Maintain Safe, Year-Round Access Through Effective and Well-Communicated Snow Removal Operations

1	Prioritize snow removal routes based on collector roads, school bus routes, and emergency access needs, and update these priorities annually.
2	Develop and distribute annual winter readiness information to residents, clarifying city vs. resident snow removal responsibilities, parking restrictions during snow events, and safety tips
3	Integrate snow removal considerations into new development reviews to ensure adequate turnaround space, slope management, and snow storage
4	Use public communication tools, including the city website and social media, to provide real-time updates, educate residents, and gather feedback during snow events

Goal 2: Plan for Long-Term Growth and Regional Connectivity**A. Ensure the Street Network Supports Future Population Increases**

- 1 Monitor traffic volume on collector and important local roads using MAG data and local speed counters
- 2 Reassess roadway capacity as land use or population projections change

B. Coordinate with Regional Transportation Plans

- 1 Incorporate relevant data and maps from MAG's Regional Transportation Plan in city planning
- 2 Participate in regional transportation discussions that impact roads connecting Woodland Hills to Spanish Fork, I-15, and surrounding cities
- 3 Track and respond to regional projects such as the Nebo Beltway, Elk Ridge Parkway, and widening of 11200 South to ensure smooth access for residents

Goal 3: Improve Connectivity and Support Active Transportation Where Feasible**A. Promote Street Connectivity in New Development**

- 1 Encourage shorter block lengths and multiple connection points in new subdivisions, especially in the lower fields
- 2 Limit use of cul-de-sacs unless topography requires it whenever possible
- 3 Include walking trails or connections in PUDs and master planned communities to support active transportation

B. Maintain a Walkable, Safe Environment While Respecting the Rural Character

- 1 Support sidewalks in targeted areas like near 11200 South and school bus stops, while maintaining a "keep as is" approach elsewhere based on public feedback
- 2 Consider alternatives to sidewalks—such as dirt trails or widened shoulders—especially in sloped, rural sections of the city

Goal 4: Support Public Safety through Road Design and Emergency Planning**A. Reduce the Risk of Vehicle Collisions**

- 1 Continue monitoring accident-prone areas to understand and evaluate contributing factors
- 2 Evaluate traffic calming or safety measures as needed
- 3 Consider mitigation strategies to reduce the frequency and severity at known crash sites

B. Ensure Streets Support Emergency Access and Response

- 1 Review all plats for emergency access standards, such as cul-de-sac turnaround standards and grade limitations
- 2 Review new developments with input from snow removal and fire/emergency staff to ensure adequate year-round access
- 3 Periodical review and update Emergency Management Plan, with a lens of how it impacts transportation planning decisions



Chapter 6: Recreation & Trails

PURPOSE AND INTENT

This element lays out the vision for the development of parks, recreation, and trails in Woodland Hills. The intent is for current and future trails to connect into regional trail systems. Coordination with surrounding jurisdictions and agencies is an important part of achieving the vision of this element.

EXISTING CONDITIONS

Trails and recreational opportunities are incredibly important to Woodland Hills residents. During the 2017 General Plan update, the City conducted a community survey in Fall 2015. One of the most telling questions asked residents: "If you could add one thing to the city, what would that be?"

The top answer was clear: trails.

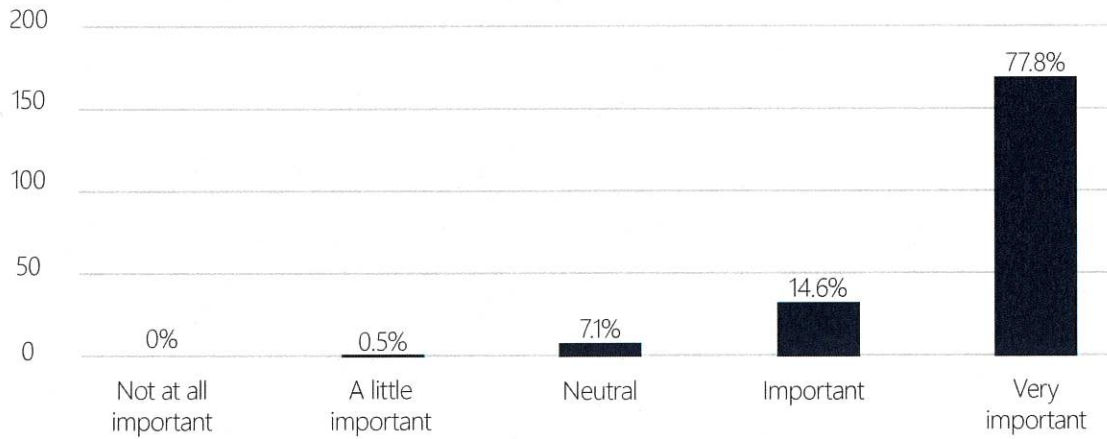
That sentiment has stayed consistent. At the time of the prior plan, residents expressed a strong desire for a trail connecting the community mailboxes to the city park and voiced concerns about the general lack of trail infrastructure in Woodland Hills.

The 2026 General Plan update builds on that foundation, reaffirming the value residents place on trails and open space. As part of the update, the community survey included several targeted questions about trails and recreational amenities. The responses revealed a consistent message: investment in trails is highly desired.

It is clearly established that connection to the outdoors and nature is very important for Woodland Hills residents.

Connection to the outdoors and nature

212 Responses



Woodland Hills is surrounded by forests, rugged hillsides, scenic vistas, and wildlife. The setting provides ample opportunity for trails connecting the city to nature. Residents have made it clear that expanding the trail network is a top priority, with 62% of survey respondents stating they would like additional trails.

I would like additional trails

209 Responses

42.1% Strongly Agree

20.1% Agree

I would like our local trails to connect into regional trail networks

211 Responses

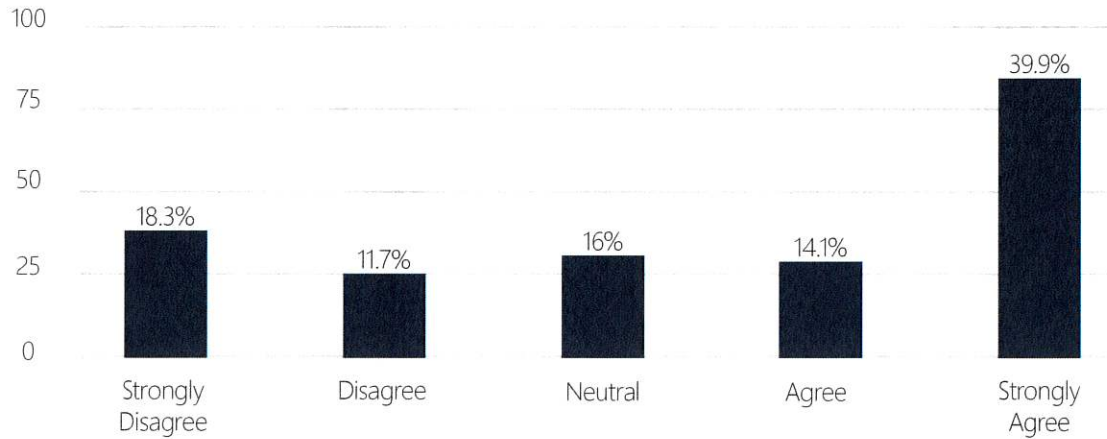
37.4% Strongly Agree

16.6% Agree

Connecting trails to regional networks is important to residents. A majority of residents would like to see trails connect into a regional trail system, compared to 21% who disagree. This plan outlines opportunities and strategies to achieve this goal.

I would like a trail or other pedestrian facilities along Woodland Hills Drive

213 Responses



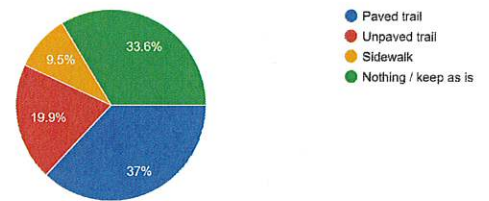
Residents would also like a trail of some sort along Woodland Hills Drive; however there is no consensus on what this should look like.

While residents would like additional trails, in general, respondents indicated a moderate level of satisfaction with current recreational opportunities. While approximately half of respondents agreed they are satisfied, the highest level of response was "neutral," suggesting there is some room for improvement.

Consistent with the 2017 survey results, when residents were asked what additional recreational opportunities they would like to see, the top response related to trails. Responses also indicated a desire for additional trail uses, primarily mountain biking and winter sports.

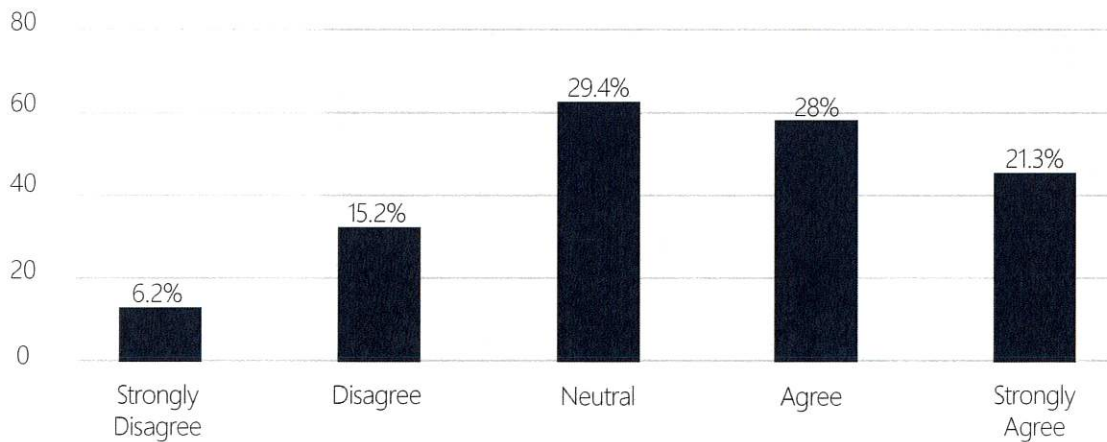
Which of the following would you prefer along Woodland Hills Drive?

211 responses



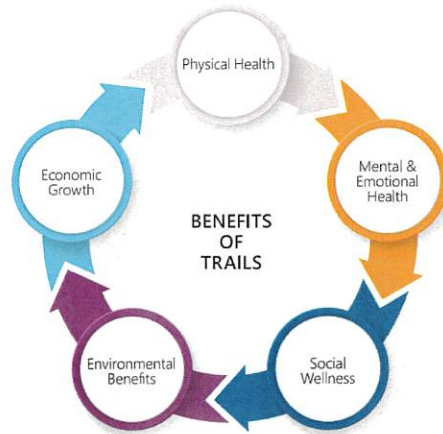
I am satisfied with current recreational opportunities

211 Responses

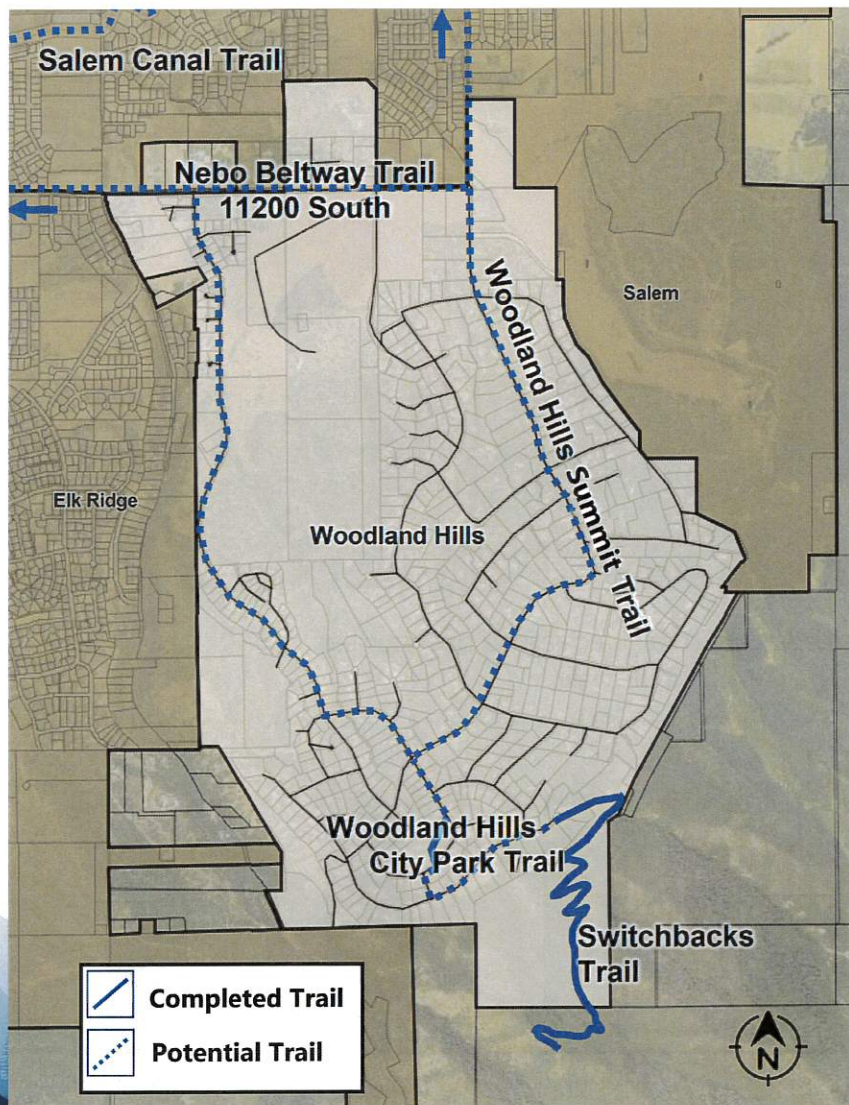


WHY TRAILS?

Trails are a simple, cost effective, and publicly supported way to promote physical, emotional, mental, spiritual, and social health. Trails connect people to their environment and spur economic activity. With all these benefits, its little wonder Woodland Hills residents are so supportive of efforts to expand and grow the trails network.



TRAILS: EXISTING AND PLANNED



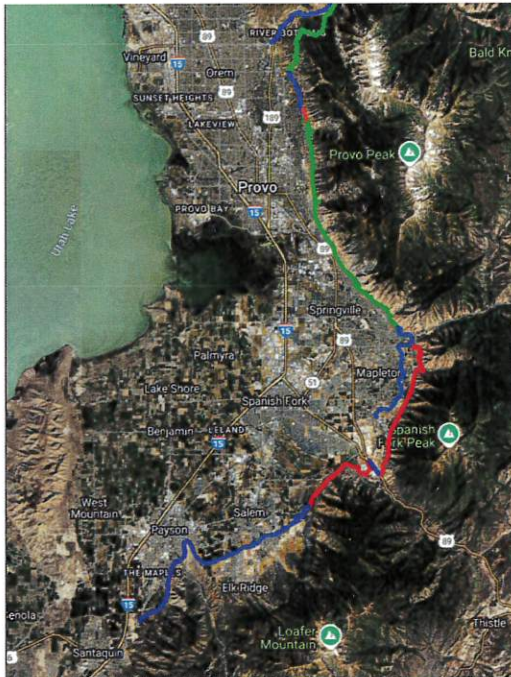
- 1 Woodland Hills Summit Trails
- 2 11200 South Trail
- 3 Woodland Hills City Park Trail
- 4 Switchbacks

1 City Park Trails

The City has constructed trails throughout the city park. The trails provide a short, family-friendly nature walk with a vista over the valley.



The Bonneville Shoreline Trail configuration¹



¹ <https://www.bonnevilleshorelinetrail.org/regions/provo-to-santaquin/>

2 Nebo Beltway Trail

The City has planned a trail along the southern side of 11200 South. This is a paved multi-use path that is predominantly separated from street grade.

This trail is part of the future Nebo Beltway Trail, which follows a planned arterial road (the Nebo Beltway) that will loop from I-15 north of Payson, down to Elk Ridge and Woodland Hills, and up to Spanish Fork. Locally, the trail will extend west to Elk Ridge Dr / Loafer Mountain Parkway. The Salem City General Plan shows this future trail running north/south along Loafer Mountain Parkway. Portions of the trail along 11200 South have been constructed on the southern side of the street. Meanwhile, the Elk Ridge 2024 General Plan shows the trail extending on the northern side of 11200 South.

Creation and extension of the Nebo Beltway Trail will create access to a future extension of the Bonneville Shoreline Trail ("BST"). The BST is a partially constructed long-distance trail, which, when completed, is proposed to extend from the Utah-Idaho border south to Nephi. More than 170 of the proposed 400 miles of trail have been completed. The Salem General Plan shows the BST running along the Strawberry Canal corridor, which will then connect into the Nebo Beltway Trail. By connecting local trails into the BST, Woodland Hills residents gain access to extensive recreational opportunities.

3

Woodland Hills Summit Trail

The 2017 General Plan outlined a plan to construct an asphalt trail along Woodland Hills Drive, West Loafer Drive, and Summit Creek Drive. In 2025, the City began a study to examine the ability and costs of constructing this trail. The study emphasizes the use of the existing right of way and explores additional necessary steps to secure sufficient right of way or easements to construct a continuous trail along these streets.



4

Switchbacks

The Woodland Hills Switchbacks is an approximately 2.9-mile out-and-back dirt trail located off Deep Forrest Circle. The trail originally began as a jeep trail to provide access to grazing and sheep pasture. Over time, it has morphed into a multi-use trail, predominantly used for hiking and OHVs. This trail has a consistently steep grade and is rated as hard. It begins at an elevation of 6,130 ft and gains approximately 1,000 feet over the course of 1.5 miles.

Distance: 2.9 miles

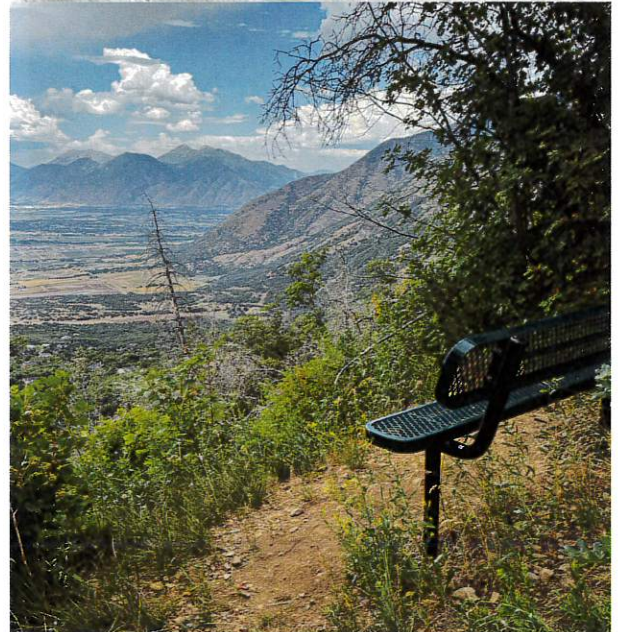
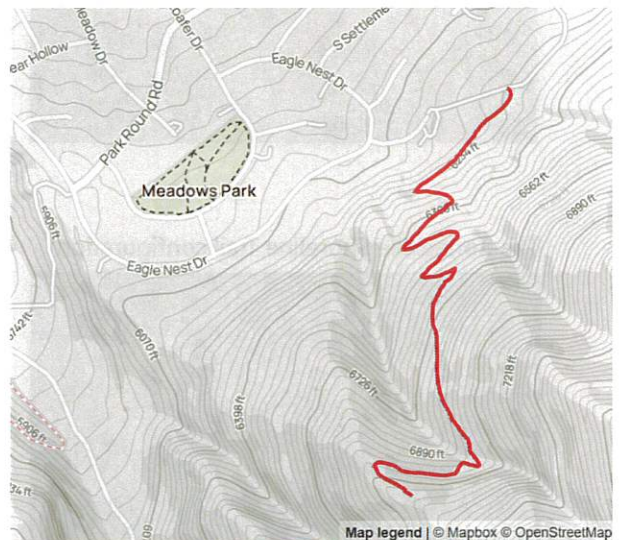
Elevation Gain: 1,000 feet

Use: 

Characteristics and Issues

Ownership and Access

The first three-fourths of the trail is located in Woodland Hills on land owned by the City, while the last section crosses Utah DNR land. The OHV trail ends on Utah DNR land at an overlook bench next to an OHV turnaround. This location provides sweeping views of the valley, including the burn scars from the 2018 Bald Mountain Fire. The Utah DNR land is part of the Loafer Mountain Wildlife Management Area. The purpose of this area is to preserve critical wildlife habitat.



Trail Tread

The City Council determined that this trail should have sufficient tread to support motorized vehicles up to 50 inches. This width allows for limited OHV use while restricting tread width. The trail tread appears to be designed for this width. The Switchbacks trail has a well-defined tread with a consistent width and stable soils. That said, specific attention will need to be given to erosion control. A healthy trail tread is typically designed with a slight outslope, allowing water to naturally sheet across the trail surface rather than running down its length. This sheeting action minimizes erosion by preventing concentrated water flow, which can carve ruts and destabilize the tread. However, even with proper design, trail treads inevitably degrade over time due to repeated use by hikers, bikers, or OHVs. Foot traffic and tires can compact the soil, displace material, and flatten or even reverse the outslope, especially during wet conditions. This deterioration is particularly problematic on trails with a steady, sustained grade, where the tendency for water to follow the trail—forming a “fall line” path—increases. Fall line trails are especially vulnerable to erosion because gravity pulls water directly down the tread, accelerating wear and making routine maintenance essential to preserve trail function and safety.



Water bars across the Switchbacks are necessary to push water off the trail.



Trailhead

The trail is currently accessible from two locations: Broad Hollow Drive and Deep Forest Circle. On-street parking is available at both access points, and signage has been installed to guide users to the main trailhead. At the trailhead, visitors will find bollards that restrict access for larger motorized vehicles, a seasonal avalanche warning, maximum vehicle size information, a trail map, and educational details about the plant species found along the trail.

Maintenance

The City should periodically review and update its maintenance schedule and the needs of the trail. If maintenance is left unattended, the costs may increase dramatically over time. While volunteers can help provide needed maintenance, all volunteers need to be trained on proper trail construction and maintenance.

Extension

The trail currently extends approximately 1.5 miles and terminates on Utah DNR land. Through partnerships with the State of Utah and federal agencies, there might be an opportunity to extend the trail further up the mountain and/or laterally along mountain slopes. An extension toward the southwest could result in connecting the trail into the regional hiking and mountain biking trail system.

Hazards

The trail crosses known avalanche areas. Avalanche signage has been placed at trailheads to warn of heightened avalanche risk.

Trail Information



1

Encourage Environmental Stewardship and Responsible Trail Use

In collaboration with the Parks, Trails, and Recreation (PTR) Committee, the City should promote responsible trail use and environmental stewardship. Educating users on the reasons behind trail etiquette and best practices enhances understanding and improves compliance.

2

Review Trail Information Online

The PTR Committee should regularly review and monitor trail information available on websites and apps, such as AllTrails and Trailforks. Because these platforms rely on user-generated content, they are susceptible to misinformation, which can confuse the public and encourage unpermitted or damaging trail uses. Keeping this information accurate supports both user safety and long-term trail maintenance.

3

Communicate Seasonal Closures and Trail Conditions

Spring runoff can lead to muddy trail conditions, making trails highly vulnerable to damage from mountain bikes and off-highway vehicles. Monitoring trail conditions and limiting access during these times is critical to protecting the trail tread. In addition, when avalanche risks are present, clear signage and online alerts should be used to inform and protect the public.

Funding Sources

Mountainland Association of Government's TransPlan50 shows the Salem Canal Trail as a Phase 1 project, with a funding timeline of up to 2032. The plan shows the 11200 South trail and Woodland Hills Drive trail through the city as a Phase 2 trail, with funding occurring sometime between 2033 and 2042.

Some key grant opportunities may include:

- The Utah Division of Outdoor Recreation offers multiple grants, such as the **Recreational Trails Program (RTP)** and the **Utah Outdoor Recreation Grant (UORG)**.
- The **LeRay McAllister Critical Land Conservation Fund** assists with the purchase of conservation easements for trails and conservation.
- An **ORPA grant** provides state recreation planning assistance, which may include data collection and conceptual trail design assistance.

PARKS

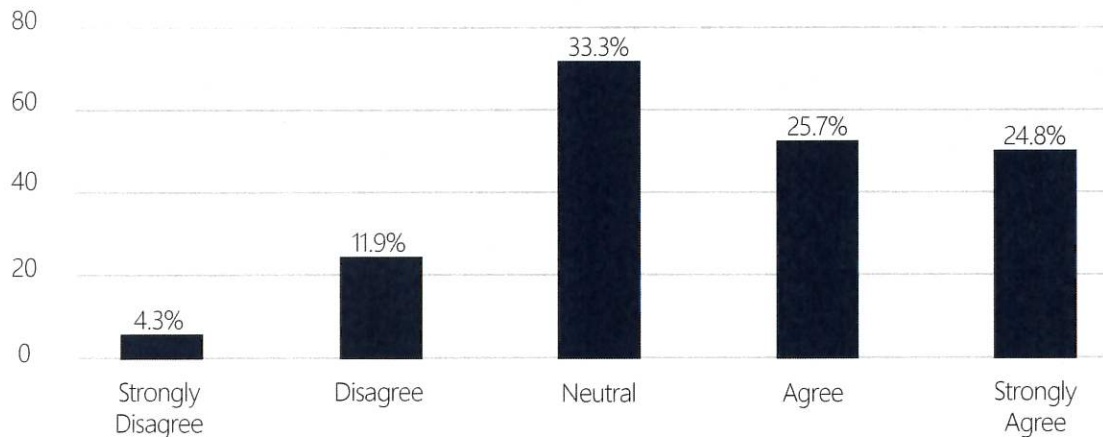
The City currently operates one park, called Woodland Hills City Park which includes Lauritzen Field. This park includes a playground, pavilion, trails and nature walks, horseshoe rings, disc golf, and an open grass field. This park is popular among residents.

Although residents show moderate agreement that the park offers amenities suited to their families, nearly half of survey respondents were either neutral or disagreed. In the open-ended portion of the public survey, pickleball courts emerged as the most frequently mentioned recreational need outside of trails. This was closely followed by the desire for a public bathroom at the park. In 2025, the Parks, Trails, and Recreation (PTR) Committee began exploring grant opportunities to support the installation of pickleball courts. While there is currently no formal plan or timeline, the City would like to explore potential improvements as funding becomes available.



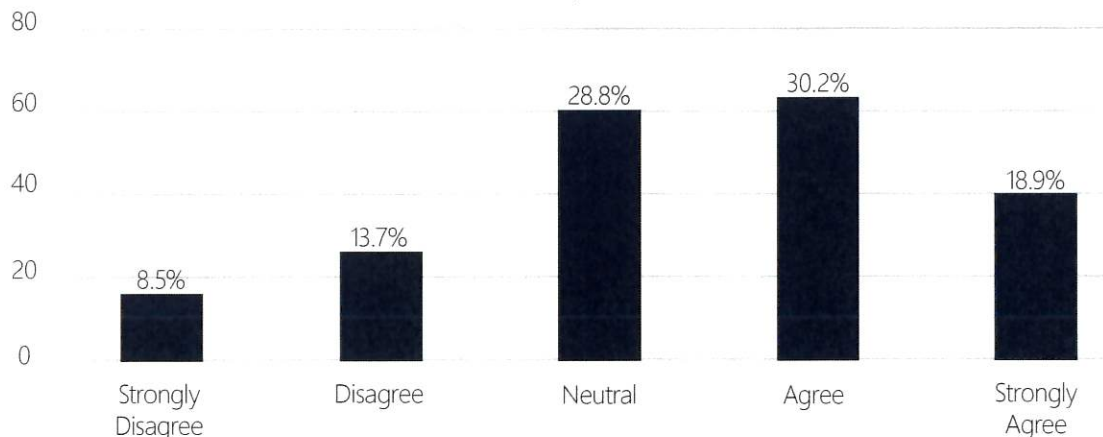
The City Park provides the amenities my family and I would like

210 Responses



I like having community places to gather

212 Responses



RECREATION & TRAILS GOALS

Goal 1: Expand and Enhance the City's Trail Network

A. Complete and connect existing trail segments		B. Strengthen regional trail connections	
1	Prioritize completion of the 11200 South Trail to support regional connectivity	1	Coordinate with MAG, Elk Ridge, and Salem to align trail routes along 11200 South and Loafer Mountain Parkway
2	Finalize the Woodland Hills Drive Trail study and initiate phased implementation	2	Support regional efforts to bring the Bonneville Shoreline Trail (BST) closer to Woodland Hills
3	Pursue grant funding for acquiring right of ways and easements to construct the Woodland Hills Dr. portion of the trail	3	Explore potential for a trail connection from the Switchbacks into the Nebo Loop system via coordination with DNR and federal partners
		4	Explore new opportunities for trail connections through new growth areas

Goal 2: Improve Trail Sustainability, Safety, and Maintenance

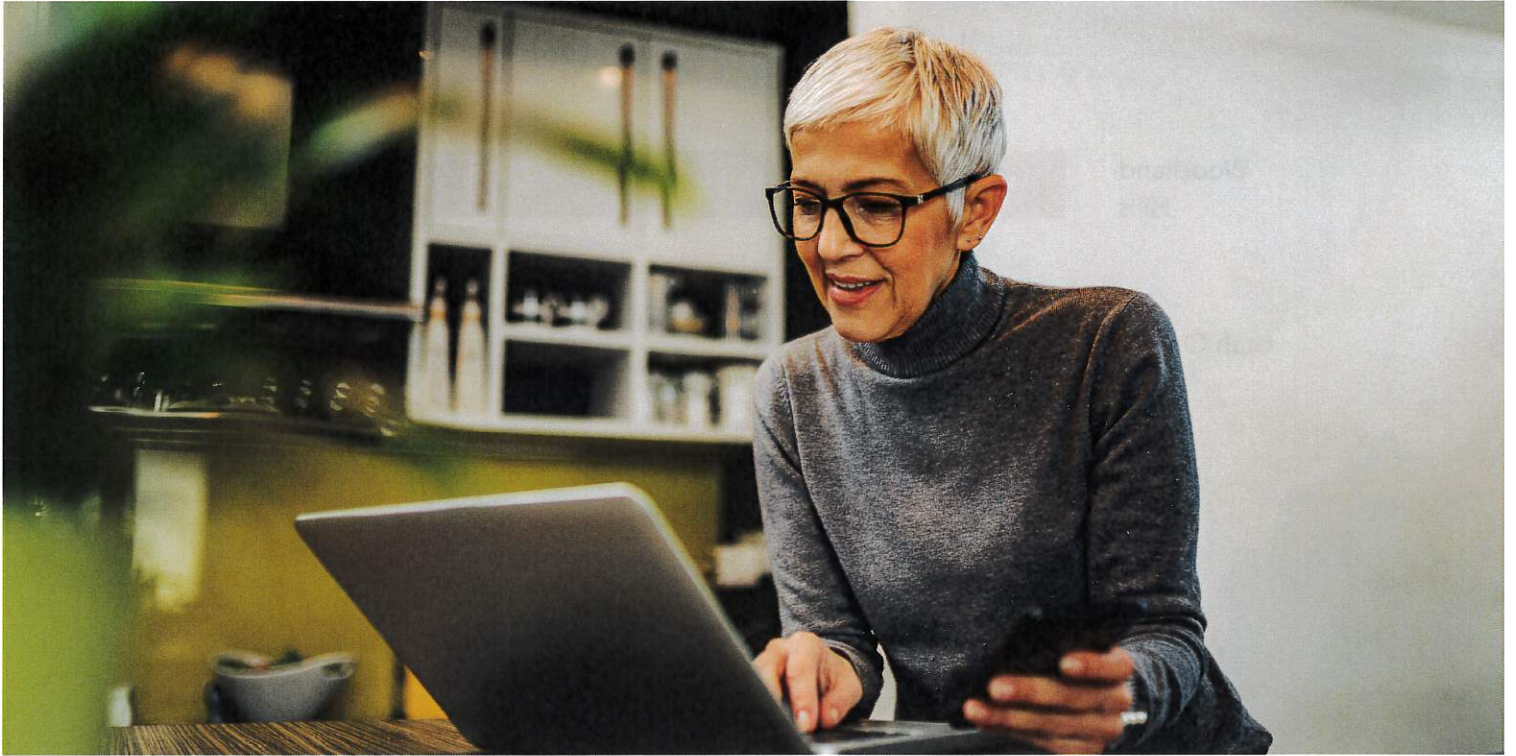
A. Design trails for durability and appropriate use		B. Develop a consistent and proactive maintenance plan	
1	Assess permitted uses on each trail segment and ensure trails are designed accordingly	1	Establish a citywide maintenance schedule with seasonal tasks and priority areas
2	Implement best practices in trail tread design, such as outsloping and rolling grade dips	2	Train volunteers and partners on proper trail construction and maintenance techniques
3	Install armoring and stabilization features on steep or erosion-prone segments	3	Develop a funding mechanism for maintenance, including partnerships, grants, and in-kind labor
4	Consider trail counters to better understand usage		

Goal 3: Promote Awareness, Stewardship, and Responsible Trail Use

A. Increase public awareness of trail rules and conditions		B. Promote community engagement and education	
1	Maintain accurate and up-to-date trail information online, including seasonal closures and hazard alerts	1	Disseminate educational materials that explain how certain practices protect trails and habitats
2	Coordinate with the PTR Committee to monitor and correct misinformation on third-party platforms (e.g. AllTrails, Trailforks)	2	Coordinate with PTR Committee to galvanize volunteer support
3	Use signage and digital outreach to promote stewardship of trails and natural habitats	3	Organize volunteer trail days tied to trail enhancements and environmental stewardship

Goal 4: Improve Recreational Amenities in the City Park and Beyond

A. Continue to respond to community preferences in park redevelopment		B. Diversify recreational opportunities for all ages and seasons	
1	Continue to explore opportunities to expand the park's amenities	1	Consider other recreational opportunities, such as mountain biking
2	Improve City Park trail network in tandem with other park upgrades	2	Explore winter recreation options, such as snowshoeing trails or sledding hills
3	Have a budget set aside each year to accumulate sufficient funds to upgrade park amenities as needed	3	Periodically survey residents to identify emerging recreational needs



Chapter 7: Economic Development

PURPOSE AND INTENT

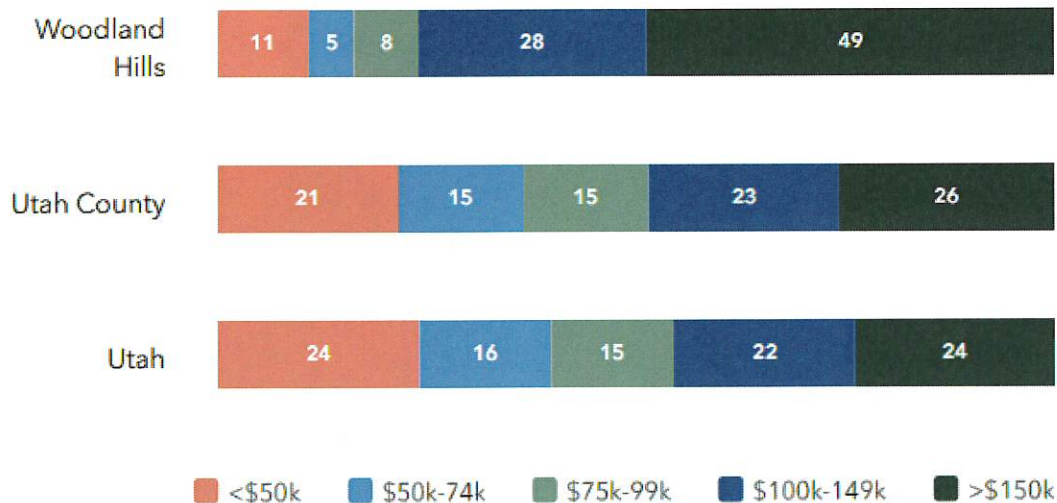
The Economic Development Element aims to describe how Woodland Hills plans to support a controlled community-based economy that aligns with the city's character as a peaceful, scenic, and predominantly residential community. With no formal employment centers, retail, or commercial establishments within city limits, Woodland Hills' economic development strategy focuses on enhancing quality of life, supporting home-based entrepreneurship, and promoting community cohesion through economic activity at local events. This element reflects the city's values while positioning it to benefit from emerging economic trends in remote work and digital commerce.

EXISTING CONDITIONS

Woodland Hills' land use and zoning policies currently permit residential development with supporting infrastructure, including parks, trails, places of worship, and public infrastructure, such as the City Hall and mailboxes. Aside from home occupations, which are permitted in the city, and a few local government jobs, residents commute outside city limits.

The geographic location and topographic setting of Woodland Hills may limit both current and future commercial opportunities. While residents have a median household income of \$137,425, with nearly half of all households earning more than \$150,000 annually, steep mountain terrain surrounds the city on three sides, restricting population growth and limiting commercial viability. Woodland Hills residents have chosen to focus on single-family, medium-density development. This characteristic, coupled with natural growth constraints, greatly reduces the economic viability for retail and commercial growth for employment and service.

Income Distribution (%)

Figure 1: Income Distribution¹

Although commercial opportunities are limited, it would benefit the City to explore commercially viable options. As stated in the 2017 General Plan, “generally, residential development does not provide enough tax revenue to cover the cost of essential government services. For a community to be fiscally responsible and viable, it must provide economic opportunities for job growth, retail, and office development.” These conditions are equally true today. A goal of this element is to promote economic sustainability by identifying ways to increase tax revenue.



VISION AND OPPORTUNITIES

Supporting Home-Based Businesses

In a city where traditional economic development such as retail centers or office parks is probably not practical, home-based businesses represent a meaningful and compatible form of economic activity. Many residents in Woodland Hills work from home, operate side businesses, or engage in digital and creative enterprises. These activities provide supplemental income, increase economic resilience, and contribute to the local economy.

To support this, the City is committed to providing a friendly and transparent environment for home-based businesses. The City will continue to review its ordinances to ensure the home occupation license process complies with Utah State Code and aligns with best practices. Utah State Code continues to update regulations involving licensing and permitting, and Woodland Hills follows these updates and amends its code as needed. As changes in processes and regulations occur, Woodlands Hills will continue to notify residents through its communication channels.

Additionally, the City recognizes the value of celebrating local entrepreneurship. The City may promote local services and help neighbors support one another. This effort not

¹ MAG Community Profiles, <https://experience.arcgis.com/experience/58a92cbce4b844e38b77bd36618d275f/page/Woodland-Hills>

only encourages commerce but also strengthens the community's social fabric.

Supporting Local Festivals and Events as Economic and Social Drivers

Community events such as Woodland Hills Days and Maple Fest play a unique and important role in the city's culture. Woodland Hills does not currently have traditional commercial and retail, local events generate value by drawing visitors and creating opportunities for micro-businesses.

The City is the home to a growing number of artists and sculptors, some of which have galleries outside of the city. Once or twice a year, those who wish to participate host open houses to showcase their talents and artistic products. This brings both local and non-local individuals into the city and further puts Woodland Hills City on the map.

The City will continue to promote its signature events and explore ways to expand their reach and impact. Woodland Hills Days draws out hundreds of residents annually. This event provides space for local vendors to showcase and sell their arts, crafts, and food. Meanwhile, Maple Fest highlights the city's natural environment while inviting neighboring residents to experience the community. Events serve as platforms for residents to showcase talents, crafts, and services through vendor booths and activity stations.

Envisioning Potential Commercial Growth

Opportunity remains for limited commercial growth to occur within Woodland Hills. While most of the city has either been developed as single-family homes or platted for residential development, some land toward the northern end of the city remains undeveloped. This area, located along 11200 South between the roundabouts, provides the most significant development opportunity in the city.

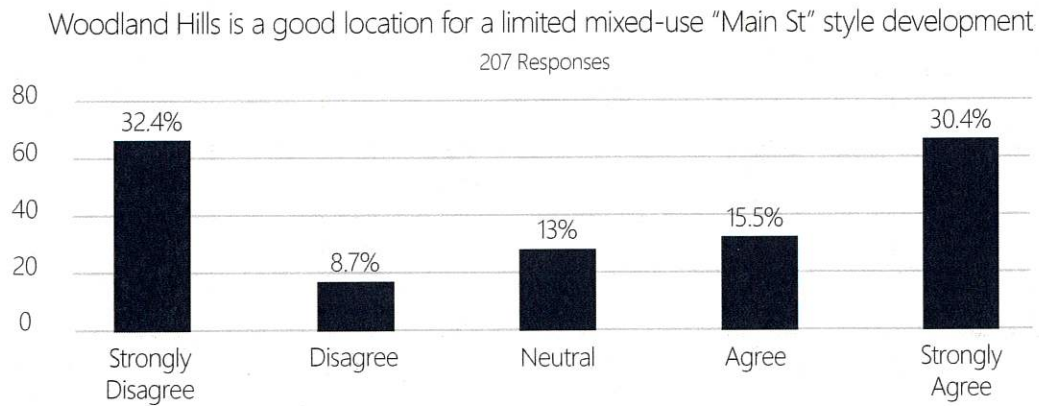
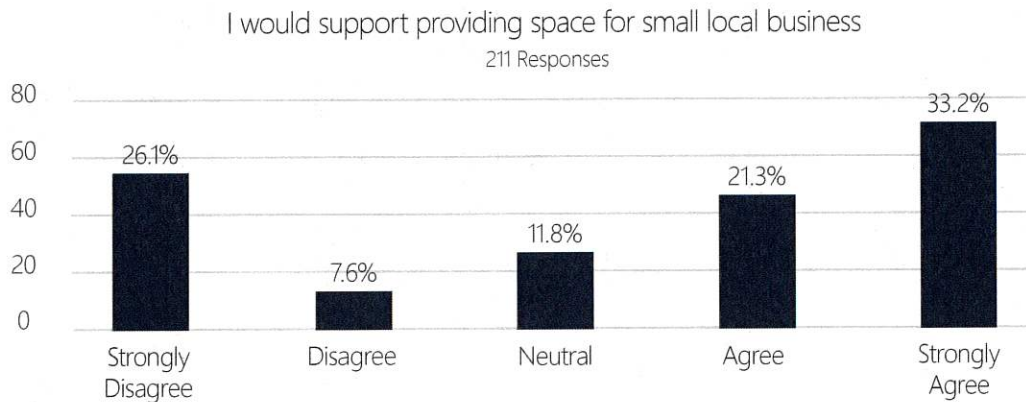
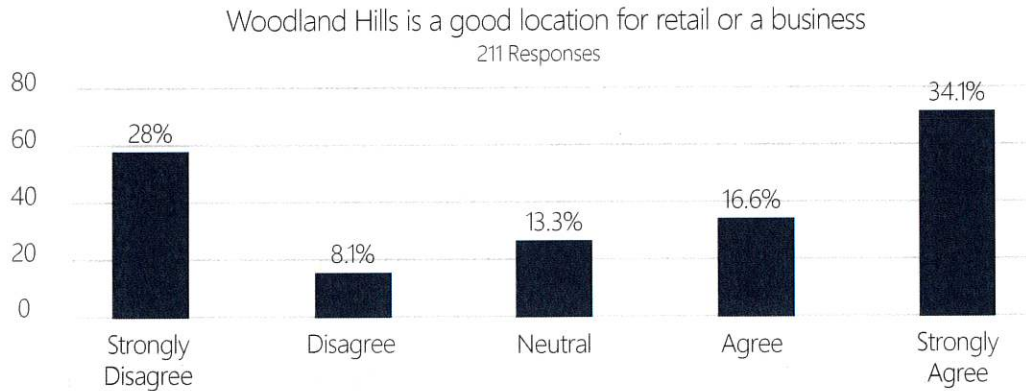


PUBLIC OPINION

Respondents are split on whether to bring commercial development into the new growth area along or near 11200 South. The Land Use Element outlines public sentiment toward various land use types and provides guidance and potential options for the Council to consider when discussing with prospective developments.

Public Survey Data

The survey asked "specifically about options for the lower fields on the north side of town (11200 South, west of the roundabout / mailboxes)" and had the following responses:



If Woodland Hills were to allow a business on the lower fields, what would be your biggest concern?

Traffic	21%
Desire to keep city exclusively residential	17%
Outdoor lighting	7%
Noise	3%
Open-ended Concerns*	22%
No concerns, provided project meets all City development standards*	30%

Open-ended Response Summary:

Most responses indicated concerns within all four categories. Multiple people mentioned architectural / site design concerns—noting that if it was set back, looked nice, and fit the aesthetic, they would be supportive. Many people mentioned not wanting bright lights. Others mentioned concerns about long-term economic viability and what would happen if buildings were left vacant.

**Note, while this is the largest individual category, many respondents indicated that all four categories (above) were their biggest concerns.*

Retail development would bring much needed sales tax revenue. This would help support the City's general fund. Currently, Woodland Hills receives a relatively small amount of sales tax revenue. Successful retail establishments would help bolster these limited funds. During the Open House, residents suggested a desire for limited local retail that would reduce drive times for shopping. However, residents voiced concern that non-retail commercial would not generate desired sales tax revenue and could detract from the residential environment.

The top consideration expressed by numerous residents during the Open House was the architectural design and site layout of any potential project. Attendees strongly preferred master planned site layouts that create and open up trail space and allow the City to heavily regulate landscape, architecture, and site design. Resort-style mixed use, which would cater to higher-end clientele, was preferred. These developments have architectural elements that blend into the scenic mountain landscape and residential environment.

While limited commercial development within a walkable mixed-use area tended to have support, traditional big box retail and commercial strip malls were viewed unfavorably. Residents suggested that these developments would detract from the residential environment. Residents would rather see additional housing before such commercial developments.



Discussions from the Open House are consistent with and help explain the results of the public survey. In the survey, residents were highly divided regarding retail and other commercial development on "the lower fields." The primary determinant is not so much whether to permit this use, but how it looks and feels. In the public survey, residents were asked "If Woodland Hills were to allow a business on the lower fields, what would be your biggest concern?" Approximately 30% indicated they had "no concerns," however 70% of respondents expressed concerns. The top individual concern was "traffic," at 21%, a greater number of residents responded with an open-ended response and indicated that architecture and site design were most important. Only 17% indicated their preference to keep the city exclusively residential. This suggests the City of Woodland Hills has support from residents to entertain and approve limited commercial development, provided that the developer and City agree to a site layout and architectural controls that are desirable to residents. The Land Use Element discusses these characteristics in greater detail.

ECONOMIC DEVELOPMENT GOALS

Goal 1: Foster an Environment Where Home-Based Businesses Can Succeed While Maintaining the Residential Character of the Community

A. Maintain a clear, streamlined licensing process for home-based businesses

1	Regularly review and update the City's home occupation ordinance to align with evolving Utah State Code
2	Ensure the licensing process remains simple, transparent, and low-cost
3	Advertise home occupation licensing processes and regulations to inform the public
4	Notify residents of regulatory changes through city communication channels

B. Promote and celebrate local entrepreneurship

1	Allow local businesses to advertise and promote their services through community social media platforms, public bulletin boards, and other approved channels
2	Explore opportunities for home-based businesses to participate in city events and community promotions such as booth rentals at Maple Fest, Woodland Hills Days and parade entries

Goal 2: Leverage Local Events as Economic and Social Drivers

A. Strengthen and expand the impact of community events

1	Continue to sponsor and enhance signature events like Woodland Hills Days
2	Coordinate with Maple Fest organizers to support marketing and vendor opportunities
3	Provide space and visibility for local vendors, artisans, and food producers during city events
4	Reach out to new residents to inform them about local events

B. Use events to promote economic resilience and community cohesion

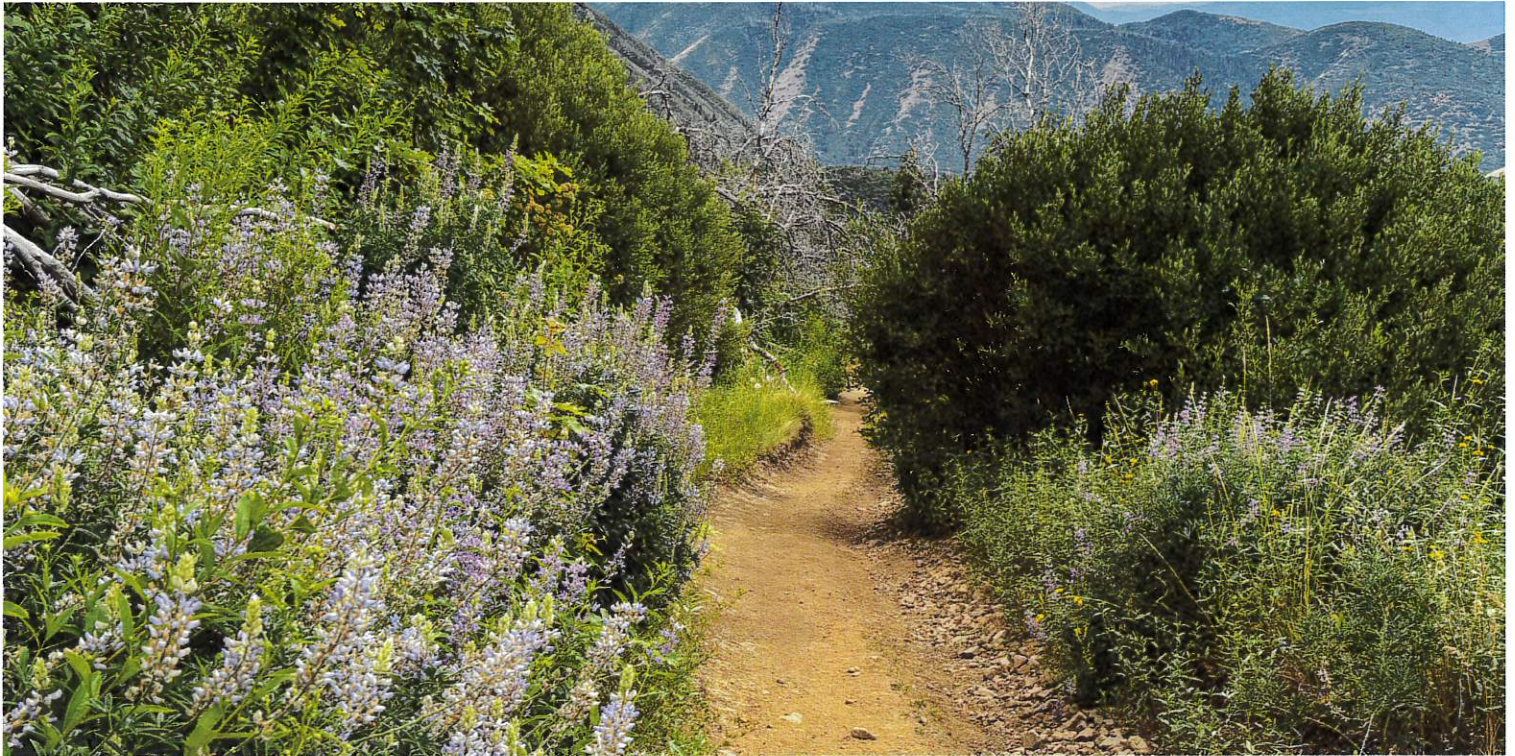
1	Track participation rates and vendor interest to inform future event planning
2	Encourage youth involvement and family-based micro-enterprise at events
3	Collaborate with the Parks, Trails, and Recreation Committee to integrate recreational elements into event programming

Goal 3: Explore Targeted, Community-Compatible Commercial Development**A. Consider limited commercial opportunities that align with resident values**

- 1 Maintain flexibility for commercial uses that meet design, scale, and compatibility criteria established by the City
- 2 Consider retail proposals that align with the land use vision
- 3 Explore opportunities for boutique and/or local commercial endeavors that generate sales tax and reduce travel for essential services

B. Establish strong design and development standards for any commercial or mixed-use development

- 1 Utilize zoning tools, such as overlays and master plans, for commercial and mixed-use proposals
- 2 Adopt architectural and site design guidelines that emphasize compatibility with mountain character, trail connectivity, and landscape integration
- 3 Consider requiring open space preservation and public access amenities in proposed commercial development



Chapter 8: Water Preservation & Natural Environment

The natural environment of Woodland Hills plays a central role in shaping the community's character, health, and long-term sustainability. This element addresses the interconnected topics of water resources, natural ecosystems, and natural hazards—recognizing that each is vital to public safety, environmental stewardship, and responsible growth. It provides guidance for protecting local watersheds, conserving open lands and critical habitats, and preparing for hazards such as wildfires, landslides, flooding, and seismic activity. By managing natural resources carefully and planning for risk, the City aims to safeguard both its residents and its unique environmental setting for generations to come.

BACKGROUND

Conservation of the natural environment is very important to the community. Residents choose to live in the mountain environment of Woodland Hills because they enjoy nature, value its peace and beauty, and want to protect it for future generations. The community's connection to the land is closely tied to responsible water use, wildfire risk reduction, and the preservation of forests, wildlife, and open space. This element outlines strategies to protect the City's limited water resources, promote sustainable development practices, and reduce environmental impacts while maintaining the natural character that defines Woodland Hills.

I believe in stewardship of the natural environment
surrounding Woodland Hills

212 Responses

70.8% Strongly Agree

Future water availability and quality is
important to me

211 Responses

79.1% Strongly Agree

What actions, if any, has your household taken to reduce water usage?

Reduce landscape watering (drip systems, targeted watering)	63.6%
Install water-efficient appliances	50.5%
Shorter showers, mindfulness in household water use	47.6%
Installation of water-wise / drought-tolerant landscaping	42.2%
None / not concerned	12.6%

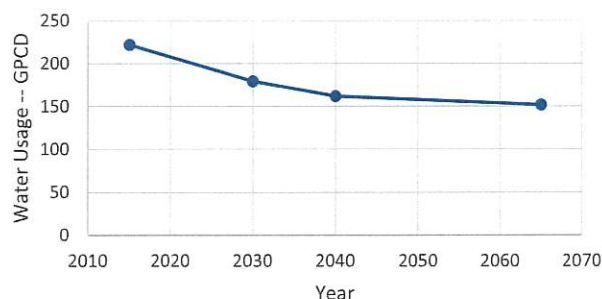
The vast majority of Woodland Hills residents place a high importance on protecting water resources. Many have already taken action to reduce unnecessary water consumption. In the public survey, a large percentage of residents indicated they have installed drought-tolerant landscaping and water-efficient household appliances and landscaping systems. This Plan seeks to build on these efforts.

DWR Water Conservation Goals

In 2019, the Utah Department of Water Resources (DWR) established regional municipal and industrial (M&I) water conservation goals. These goals evaluated water usage as of 2015 and outlined strategies to decrease consumption by 2030. Additionally, DWR projected water usage for 2040 and 2065, considering expected conservation efforts. The intention is for all water districts and communities within this region to achieve the water reduction goals.

Water Conservation Goals - Provo River Region		
Year	GPCD	Reduction
2015	222	
2030	179	20%
2040	162	27%
2065	152	32%

**Provo River Region Water Conservation
Goals - Gallons Per Capita Per Day (GPCD)**


Utah State Code

In 2024, the Utah Legislature enacted a new law intended to integrate water conservation considerations into land use planning. Accordingly, this Element provides a general outline of current and future water usage and policy steps the City can take to work toward achieving its water conservation goals.

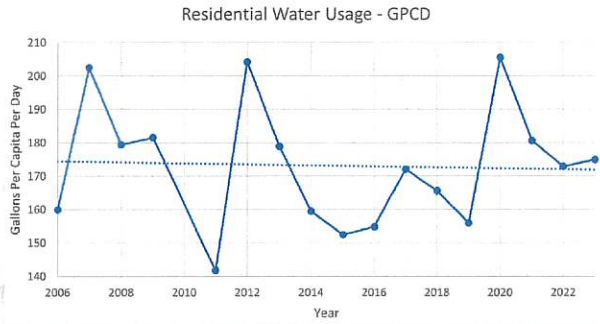
In particular, the Legislature has asked cities to include the following:

- Determine the effect of permitted development or patterns of development on water demand and water infrastructure
- Identify methods of reducing water demand and per capita consumption for existing and future development
- Identify opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water

While the Code mandates specific actions for cities with a population of at least 10,000, these requirements are optional for all others (See Utah Code 10-9a-403(2)(f)). As a Class 5 City, Woodland Hills is exempt from these requirements, however, the City is committed to doing its part to improve sustainability and water conservation.

Current Conditions

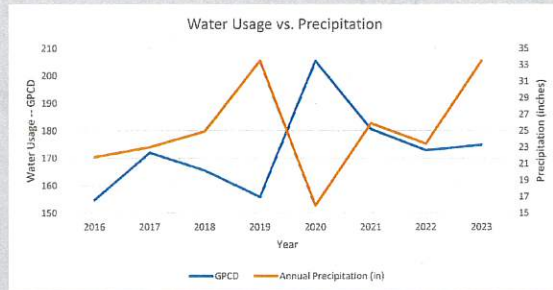
Water usage has oscillated within a consistent range for the past 20 years. Over the past 18 years, residential water use has averaged 173 gallons per capita per day. The City has reported metered water usage to the State since at least 2016.



Note: As of October 2025, the most recent year for which the State of Utah has published municipal water data is 2023.

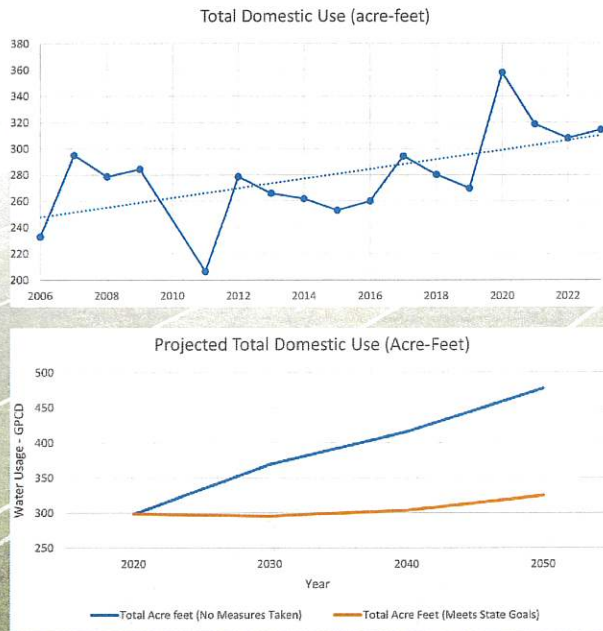
Did You Know?

Much of the annual variation can be described by climatic fluctuations. The following chart is based on data taken from the Payson Ranger Station in the Uinta-Wasatch-Cache National Forest above Woodland Hills. This is part of the SNOTEL (Snow Telemetry) network that is managed by the Natural Resources Conservation Services (NRCS) and monitors snowpack and precipitation levels. This shows a rather consistent pattern that decreases in water usage can be attributed to increased precipitation and vice versa. In other words, **residents tend to use more water in drought years and less water in rainy years.**



Year	GPCD	Annual Prec. (inches)
2016	154.78	21.8
2017	172.06	23
2018	165.60	24.9
2019	155.91	33.5
2020	205.50	15.9
2021	180.63	25.9
2022	172.90	23.4
2023	174.83	33.5

Total water use, in acre feet, can be projected based on anticipated population growth projections. If the status quo continues, projected total residential use by 2050 could approach 480 acre feet per year. Meanwhile, successfully achieving the State's goal of a 32% water reduction per capita will result in overall water demand that is much more similar to current overall water demand.



Acre-Foot of Water



An acre-foot is one measurement used for large volumes of water. It is the amount of water covering an acre of land one foot deep, about the size of a football field

Year	Pop.	Total Acre Ft. No Measures Taken	Total Acre-Ft. With Policy Measures	% Reduction
2020	1,541	298.23		
2030	1,907	369.07	295.25	20%
2040	2,148	415.71	303.47	27%
2050	2,467	477.45	324.66	32%

Population: General Plan population projections based on MAG projections.

Total Acre Feet (No Measures Taken): This is calculated based on projected population growth and a baseline of 173 gallons per day per person, converted to acre feet.

Total Acre Feet (With Policy Measures): This is based on taking the policy measures as outlined in this chapter and DWR's Utah's Regional M&I Water Conservation Goals.

Factors Impacting Water Usage:

Increased Usage

- Decreased average household size results in increased water usage per capita. This is because fewer individuals account for the landscaping water used for each household.
- Weather models anticipate warmer winters, hotter summers, decreased snowpack, and unpredictable precipitation which can affect both the water demands and the available water supply.

Decreased Usage

- Local action and policy initiatives to reduce water demand, such as changes to landscaping methods and installation of water-efficient appliances
- Reductions in lot and household size, including multifamily development
- Improvements to water infrastructure that limit water loss

Water capacity is addressed in the Water Master Plan.

That plan outlines steps to increase water storage capacity as growth occurs.

Why is Conservation Important?



PROTECT AND EXTEND our
limited water resources



ACCOMMODATE our growing
population



EXPAND economic and
employment opportunities



PRESERVE our natural
environment



ELONGATE life of our facilities



ENSURE long-term supply



SAFEGUARD property rights



ENHANCE drought resilience



MITIGATE unnecessary future
infrastructure costs



METHODS OF REDUCING WATER DEMAND PER CAPITA

There are several different actions the City may take to help achieve the water conservation goal of a 32% reduction in water use per capita by 2050. Some of these may include:

1. Provide informational materials to the public outlining the **State's water conservation goals** and **the importance of water conservation**
2. Inform the public about **water-wise options** for landscaping, irrigation, and household appliances
3. Provide informational material promoting any rebates or programs to **assist residents in transitioning** to water-efficient practices
4. **Possible methods to reduce water used for landscaping:**
 - Localize or xeriscape landscaping. This uses local vegetation that is suited for the climate and therefore less water-dependent.
 - Install drip irrigation systems
 - Replace Kentucky Bluegrass and other water-intensive grass with more drought-resistant varieties
 - Reduce size of turf area
 - Select trees that are local or otherwise suited to the climate

Did You Know?

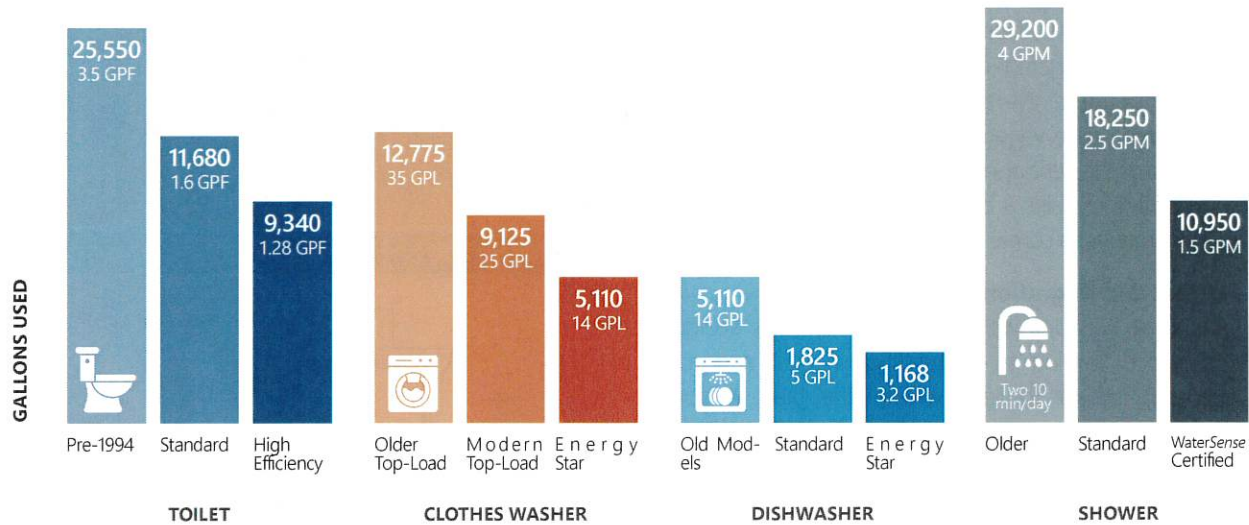
Every growing season, 10,000 sq ft of Kentucky Bluegrass uses 250,000 gallons of water. How much water could you save by swapping out grass varieties or reducing turf coverage area?

Gallons Per Season (25 Weeks)			
Grass Type	1,000 sq ft	5,000 sq ft	10,000 sq ft
Kentucky Bluegrass	25,000	125,000	250,000
Tall Fescue	18,700	93,500	187,000
Fine Fescue	15,600	78,000	156,000
Buffalograss	9,400	47,000	94,000
Xeriscape (native drought tolerant)	7,500 or less	37,500 or less	75,000 or less

Single-Family Residential Appliance Water Usage old vs. modern/standard vs. water-wise

Based on assumptions about household size and usage.

GFP: Gallons Per Flush GPL: Gallons Per Load GPM: Gallons Per Minute



5. **Replace old appliances** in existing structures and **require water-efficient models** in new builds
6. Periodically **review Woodland Hills City Code** for any requirements that wastes water
 - Review ordinances and policies about street trees to ensure it promotes water-efficient and native trees
7. Continue to **monitor water infrastructure** for inefficiencies and water loss. The City's Water Master Plan outlines infrastructure improvements to water storage, retention, maintenance, water line protection, pipeline corrosion protection, and "smart irrigation." All of these water system improvements are intended to increase efficiency, reduce costs, and improve water conservation.
8. **Tiered water pricing.** This is discussed in the Water Master Plan.



NATURAL ENVIRONMENT

Woodland Hills is located in a pristine mountain setting, surrounded by forests, steep slopes, and abundant natural beauty. Many residents have chosen to live here specifically because of this unique environment, which provides a sense of peace and connection to nature. Protecting the natural landscape is a shared community value and a guiding principle for future growth. This Element supports strategies to preserve native vegetation and wildlife habitats, reduce the impacts of development, and ensure that the natural environment remains a defining feature of Woodland Hills for generations to come.

Habitat and Migration

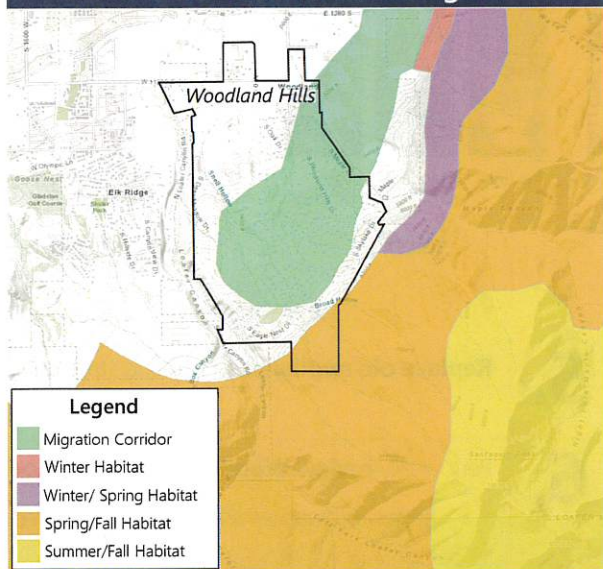
Woodland Hills lies within a region of high ecological importance, serving as both critical habitat and a key migration corridor for local wildlife. The Utah Division of Wildlife Resources, under the Utah Department of Natural Resources (DNR), has launched the Wildlife Migration Initiative to identify and map key migration corridors and habitats for species such as the Rocky Mountain mule deer. Based on data from deer collared between 2018 and 2021, much of Woodland Hills lies within a mule deer migration corridor. While precise pathways through the foothills and mountains above the city have not yet been fully mapped, DNR has identified the surrounding area as critical year-round habitat, underscoring the importance of conservation efforts in and around Woodland Hills.

Vegetation

Use of native vegetation in landscaping helps maintain natural habitat, prevents the spread of invasive species, and helps conserve water. Pollinator populations have experienced significant declines in recent years. In response, the State of Utah has launched initiatives to promote pollinator gardens within yards.



Mule Deer Habitat and Migration



Did You Know?

The Utah Pollinator Habitat Program and Native Plant Grant provides public access to native plant materials and helps increase viable pollinator habitats throughout the state. This is administered by the Utah Department of Agriculture and Food.



Invasive Species

Residents should be on the lookout for several invasive species that have made their home in the area. These species quickly spread, root out local indigenous species, and disrupt our ecosystem and food chain.



Invasive Species in Woodland Hills¹

Common Name	Scientific Name	Where Found
1. Dalmatian Toadflax	<i>Linaria dalmatica</i>	Well-drained, rocky soils, often found in foothills and mountain regions
2. Diffuse Knapweed	<i>Centaurea diffusa</i>	Dry, well-drained soils, including foothills and lower mountain elevations
3. Dyer's Woad	<i>Isatis tinctoria</i>	Foothills and disturbed areas
4. Garlic Mustard	<i>Alliaria petiolata</i>	Shaded, forested mountain areas, especially along trails and riparian zones
5. Leafy Spurge	<i>Euphorbia esula</i>	Well-drained soils, including foothills and open mountain meadows
6. Oxeye Daisy	<i>Leucanthemum vulgare</i>	Mountain meadows and disturbed areas at high elevations
7. Rush Skeletonweed	<i>Chondrilla juncea</i>	Drier mountain foothills and disturbed sites
8. Spotted Knapweed	<i>Centaurea stoebe</i>	Mountain foothills, grasslands, and disturbed areas
9. Squarrose Knapweed	<i>Centaurea virgata</i> var. <i>squarrosa</i>	Higher elevations and semi-arid foothills
10. Hoary Cress (White Top)	<i>Lepidium draba</i>	Meadows and disturbed soils like roadways and field edges

¹ Information collected from <https://ag.utah.gov/plant-industry/noxious-weed-control-resources/ism-weed-focus-area-maps/>



Night Sky

As noted in the Land Use Element, dark, star-filled skies are a valued part of life in Woodland Hills. Preserving the night sky not only enhances the community's rural character but also plays a critical role in supporting local ecosystems. Many species of plants and animals rely on natural darkness for survival, and the area is part of the Pacific Flyway, a major migratory route used by millions of birds each year.

Natural Hazards

Experience has highlighted the importance of emergency preparedness, and the City has responded by creating a detailed plan. Adopted in 2024, the Woodland Hills Comprehensive Emergency Management Plan outlines specific actions the City is taking to mitigate and respond to emergency situations. It includes evacuation routes, procedures, and emergency response. Meanwhile, this Plan outlines policies the City can take to integrate natural hazard planning into decisions related to land use and growth. Best land use practices to mitigate natural hazards are outlined in chapter 3.



Wildfire and the Wildland-Urban Interface

Woodland Hills is located in a region where development meets or intermixes with undeveloped forests and wildland, creating what is known as the Wildland-Urban Interface (WUI). While wildfire is a natural part of the ecosystem and vital to forest health and regeneration, it poses a significant threat to the built environment.

In the fall of 2018, the Pole Creek and Bald Mountain Fires burned approximately 98,000 acres and triggered a mandatory evacuation of Woodland Hills. This fire underscores the importance of taking extensive precautions to mitigate the spread of wildfire into Woodland Hills.

The City recognizes the importance of proactive planning and management in WUI areas to reduce vulnerability to wildfires and ensure public safety. This includes:

- requiring fire-resistant building materials
- maintaining defensible space around structures
- supporting fuel reduction programs, including thinning
- coordinating with fire protection agencies
- public education
- community preparedness

As growth continues, the City is committed to integrating WUI risk mitigation into land use decisions, subdivision review, and emergency planning efforts while balancing the preservation of natural areas with the safety of residents and first responders.

Defensible Space Guidelines

Distance from Dwelling	Recommendation
0-5 feet	No flammable vegetation; use non-combustible materials near homes.
5-30 feet	Keep grass mowed, remove dead vegetation, and prune trees.
30-100+ feet	Thinned, well-spaced vegetation; shaded fuel breaks; fire-resistant landscaping.

WUI Map

The city is located within known wildfire areas. While various WUI maps exist, the policy of Woodland Hills is to treat all properties as located within a wildfire area. Utah DNR's Wildfire Risk Explorer² identifies most of Woodland Hills as lying within areas of "very high" or "high" wildfire risk.

Community Chipper Days

Woodland Hills may host annual Community Chipper Days, providing residents with an organized opportunity to remove excess vegetation, dead wood, and other flammable materials from private properties. Residents are encouraged to cut branches and limbs to proper sizes and place them neatly at the roadside for collection. Material is chipped and either left in roadside piles or returned to the property, providing mulch while helping reduce fire risk. This program supports defensible space creation, wildfire mitigation, and community engagement in proactive fire safety practices.

Wildfire Mitigation Objectives & Strategies³

Objective	Strategies
Local Planning and Regulations	• Use GIS mapping to analyze planning decisions, zoning, and development for fire risk. • Designate high-risk areas and specify conditions for use and development. • Involve fire protection agencies in setting development standards. • Develop a Wildland-Urban Interface (WUI) Code addressing access, signage, hydrants, vegetation, water supply, etc.
Structure and Infrastructure Projects	• Create defensible space around structures, utility corridors, and key infrastructure by removing flammable vegetation. • Replace flammable vegetation with less flammable species. • Conduct arson-prevention cleanup in areas with abandoned structures or accumulated debris. • Promote participation in "Chipper Days"
Natural Systems Protection	• Implement a fuel management program, including pruning and selective logging. • Sponsor local "slash and clean-up" days to reduce fuel loads in WUI areas.

² Utah DNR Wildfire Explorer, <https://wrap.wildfirerisk.utah.gov/Map/Public/#whats-your-risk>.

³ From MAG's 2022 Pre-Disaster Mitigation Plan. This plan was adopted by Woodland Hills in April 2022.

Geologic and Natural Hazards

Alluvial Fan Hazards	Occurs when high-energy floodwaters deposit sediment and debris on alluvial fans, creating unpredictable flow paths that can threaten infrastructure and development. This is based on sediment types showing historic flow along with hydrologic modeling.
Flooding Hazards	Topographic mapping and hydrologic and hydraulic modeling help inform the potential for flooding from rapid snowmelt or rainfall.
Landslides	Geologic mapping and soil testing help identify the potential for downslope movement of rock and debris.
Slope Stability	Geotechnical analysis models how soils will respond to different loads and moisture conditions.
Earthquakes – Surface Fault Rupture Special Study Zone	Trenching and field mapping is used to identify the location of fault traces and scarps.
Avalanche Hazard	Topographic analysis and historic avalanche path mapping is used to identify areas of high risk.

Any properties located within known geologic or natural hazard areas may be subject to additional engineering requirements. Prior to obtaining a building permit, the property owner may be responsible for submitting an engineering report showing how the property owner will mitigate the potential hazard.

Construction, landscaping, wildfires, erosion, and other events impact the probability and locations of potential hazards. Therefore, hazard maps are not static and need to be updated periodically, especially after an event that alters the underlying conditions of the hazard. Woodland Hills provides maps for each natural hazard on their website. As of 2025, the hazard maps were last updated in 2018.

The faults range from 0.2 to 5 mm shifting per year, with the fault lines in the middle of town typically ranging from 0.2 to 1 mm per year and the fault lines on the southern and northern ends of town shifting 1 to 5 mm per year.



WATER PRESERVATION & NATURAL ENVIRONMENT GOALS

Goal 1: Promote Sustainable Water Use and Long-Term Water Resource Conservation

A. Reduce per capita water consumption in alignment with Utah's regional conservation targets		B. Continue to improve conservation and efficiency in municipal water infrastructure	
1	Encourage xeriscaping and drought-tolerant landscaping practices through public education and demonstration projects	1	Continue monitoring for water loss and inefficiencies in the water system
2	Provide information and incentives for water-efficient appliances and irrigation systems	2	Prioritize upgrades that improve leak detection, pipe replacement, and smart irrigation controls
3	Periodically review City ordinances to identify and amend any water-wasteful practices	3	Coordinate future land use decisions with water infrastructure capacity and conservation goals in mind
4	Support tiered water pricing and other demand management strategies outlined in the City's Water Master Plan		

Goal 2: Preserve the Natural Environment and Maintain the Community's Connection to Its Mountain Setting

A. Protect native vegetation and wildlife habitat within and surrounding the city		B. Minimize environmental impacts of development on the natural landscape	
1	Encourage use of native plants in landscaping to reduce water use and support local ecology	1	Consider cluster developments or conservation easements that protect open space along critical wildlife corridors
2	Support efforts to remove and prevent the spread of invasive plant species	2	Review site plans to make sure grading, erosion, and harmful disruption to natural terrain are minimized
3	Encourage residents to participate in programs like the Utah Pollinator Habitat Program to expand native habitat	3	Use GIS, hazard maps, and wildlife maps to identify and avoid high-impact development areas

Goal 3: Reduce the Community's Vulnerability to Wildfires and Other Natural Hazards
**A. Mitigate wildfire risk, especially within the
Wildland-Urban Interface (WUI)**

1	Periodically review and update the WUI code, including defensible space, building regulations, access, and water supply standards
2	Support fuel reduction programs and "slash and cleanup" community events
3	Promote fire-safe construction materials and vegetation management on private property
4	Educate residents about the Firewise program and personal preparedness
5	Educate the public on WUI risks, mitigation, and evacuation procedures
6	Encourage property owners to clear up dead and dying vegetation
7	Promote Chipper Days and other programs to remove debris

**B. Integrate natural hazard awareness into
development review and emergency planning**

1	Continue to utilize geotechnical reports for development in hazard-prone areas (e.g., fault zones, slopes) as needed
2	Keep hazard maps updated and accessible to residents and developers
3	Coordinate with emergency services to evaluate and improve evacuation routes and hazard response capacity



Chapter 9: Public Facilities and Services

PURPOSE AND INTENT

The purpose of the Public Facilities and Services Element is to promote thoughtful planning of essential infrastructure and public services. This element guides the efficient delivery, maintenance, and future planning of these services, with the goal that, through deliberate planning, these services remain reliable, cost-effective, and responsive to the city's growth and needs.

PUBLIC FEEDBACK

Overall, residents have a positive view toward services they receive from the City. In the public survey, close to two-thirds of respondents agreed that the City government has "adequate facilities to meet my needs." This is compared to only 11% who disagreed. Residents enjoy the level of service

they receive and would like this to be maintained as the city grows. An open-ended question in the survey asked specifically what staffing positions or facilities respondents would like to see. Aside from a couple upgrades to the park—pickleball courts and playground improvements—no single facility or staffing position was identified as a need for upgrade. Many comments were supportive of current staffing positions and efforts.

I feel that the City government has adequate facilities to meet my needs

210 Responses

32.4% Strongly Agree

30% Agree

EXISTING CONDITIONS AND STRATEGIES FOR FUTURE GROWTH

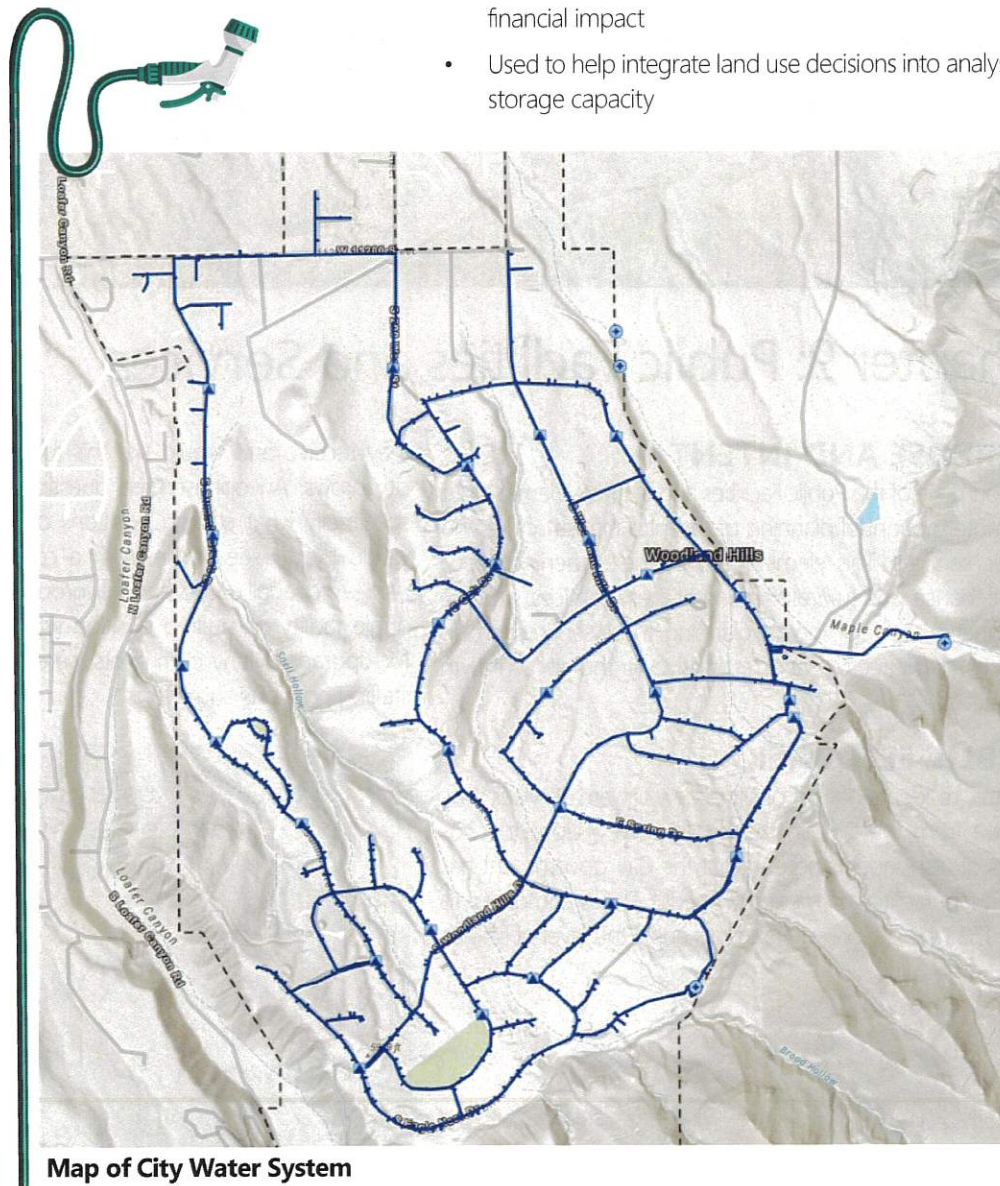
Woodland Hills relies on a combination of municipal systems, private enterprises, volunteers, and contracted services to meet community needs. The City provides some sewer and culinary water services but does not currently operate a secondary irrigation water system. Solid waste and recycling are managed through private service providers. Public safety is supported through a City-operated volunteer fire department and a policing contract with the county sheriff's office.

Water

The City provides culinary water. Current and future demand is outlined in chapter 8 and in the City's Water Master Plan. The Water Master Plan details specific strategies and efforts to improve water infrastructure. One of the current challenges is an aging water system. The Water Master Plan identifies upgrade needs and priorities.

Water Master Plan:

- Updated every five years
- Outlines needs that relate to aging pipelines and water storage
- Outlines future pipe sizes, storage amounts, and financial impact
- Used to help integrate land use decisions into analysis of storage capacity



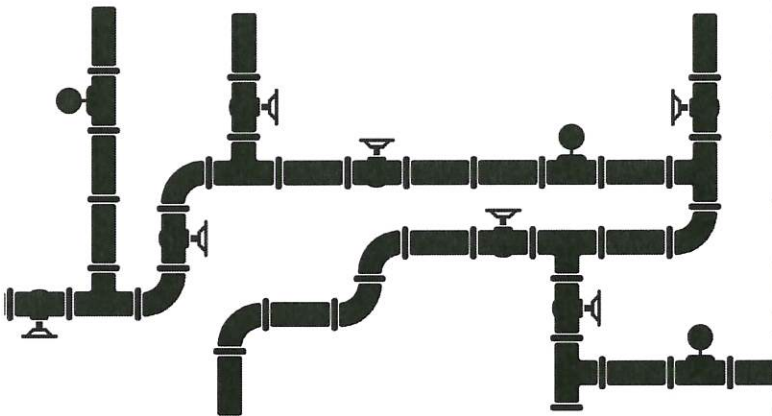
Sewer

Sewer service is available in many of the newer developments of Woodland Hills. Much of the city still relies on individual septic systems. Septic systems are regulated and reviewed by the Utah County Health Department. All systems must comply with the Onsite Wastewater System Rules as well as applicable requirements from the Utah County Division of Water Quality and the Utah Department of Environmental Quality. The City of Woodland Hills requires property owners to demonstrate compliance with these standards before a building permit is issued for any property involving a septic system.

State law requires any new construction within 300 feet of a sewer line requires the property owner to connect into the sewer system. As of 2026, approximately 134 homes are connected to sewer, with one-third of the road system having sewer lines located underneath. Currently, approximately three-fourths of the city is on septic. This has significantly impacted the kinds of land use planning and zoning options available to the City over the years, as regulations, including setbacks, for leach fields result in a minimum lot size that often approaches or exceeds half an acre. These constraints, compounded by topography, led to an infrastructure-mandated zoning policy in favor of single-family homes on large lots.

Sewer service is treated by Payson City, which owns and operates the sewer line along 11200 South. Property owners connecting to the sewer system are required to pay a connection fee. For ongoing service, approximately two-thirds of each monthly sewer bill is paid to Payson City for treatment, while the remaining one-third supports Woodland Hills' sewer operations and maintenance. All new development within serviced areas is required to connect into this system.

The expansion of sewer infrastructure requires City oversight and maintenance. To support this effort, the City recently completed a Sewer Impact Fee Plan. Additionally, in 2022, the City commissioned a sewer inspection study conducted by RH Borden and Company. This study used an acoustic SL-RAT (Sewer Line Rapid Assessment Tool) to evaluate the condition of sewer lines and identify the location of any blockages. The resulting data was uploaded into the City's GIS system and is now used to inform maintenance planning and system mapping. Although sewer service is currently available to only a portion of residents, the system now supports well over 100 households.

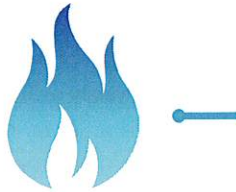
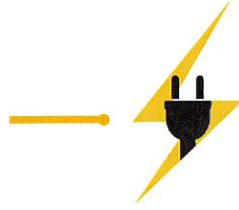


Map of City Sewer System

OTHER SERVICES

Electrical Service

Electricity service is provided exclusively through South Utah Valley Electric Services District (SESD). SESD is a non-profit power provider that services several communities, including unincorporated properties around Woodland Hills. All new developments require underground electric lines.



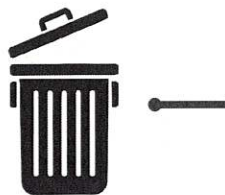
Natural Gas

Natural gas is available for all homes in Woodland Hills. Like most of Utah, natural gas is provided by Enbridge Gas (formerly Questar Gas). Enbridge manages the local distribution network, which includes all pipelines, meters, and service connections. The company is regulated by the Utah Public Service Commission.

Internet Service

Since the 2017 General Plan update, the City has seen significant upgrades to internet access. Residents have multiple options for internet service, including fiber, cable, DSL, fixed wireless, and satellite connections. As of 2025, several private fiber-optic providers have service in the area, including Utopia Fiber, CenturyLink, Beehive Broadband, and others.

The City has installed conduit for fiber-optic internet, which is currently utilized by UTOPIA. Comcast has also installed its own fiber network through the public right-of-way using directional drilling. As a result, all existing roads now have fiber conduit in place. Generally, Woodland Hills is served by both UTOPIA and Comcast, while Summit Creek area is served by CentraCom.



Trash Service

Trash is provided through a private company. Waste Management has provided trash and recycling services for many years. Every so often, the City re-evaluates this arrangement, and at present, the City has determined that the best course of action is to remain with a contracted service. The City will continue to monitor the costs and benefits of this relationship and any potential changes to the fiscal landscape that could merit the establishment of a City-operated waste management service.

Snow Removal

The climate and topography of Woodland Hills make snow removal a key concern among residents. The towering mountains surrounding much of the city reduce rates of natural snow melt, making it imperative that snow is promptly removed from streets and sidewalks. The City has two municipal snowplows and one service truck with a plow. To keep the snow plows reliable, these vehicles are leased and rotated every three years. Both snowplows include a salt spreader and are used to clear main routes and arteries. Meanwhile, the service truck is used for cul-de-sacs and less-trafficked areas.

The City employs local residents and existing staff to perform snowplowing duties and provides training to improve safety and efficiency. Plow performance is monitored, including the number of feet cleared per minute relative to snowfall rates. As technology continues to advance and become more cost-effective, the City may explore new tools and methods for evaluating and improving snowplow effectiveness. These efforts may include:

- *GPS Tracking:* By equipping municipal snowplows with a GIS unit, the City can provide real-time route tracking, which can provide public communication during storm events and help improve the public perception and understanding of snow removal efforts.
- *Equipment Upgrades:* New growth and development will increase snow removal needs. The City should factor in the impact of new miles of roadway on snow removal times.
- *Route Prioritization Planning:* A periodic review of route planning, coupled with traffic volume data, will help maximize the utility and efficiency of snow removal efforts. As new streets are added to the system, routes will need to be modified. Route planning will help the City understand what equipment upgrades are needed and whether those upgrades are to the number or capability of vehicles.



Emergency Services

Firefighting and mitigation are crucial to the survival of Woodland Hills. Most of the city is located within a Wildland Urban Interface (WUI) designated area. The city has experienced multiple wildfires, including the Pole Creek and Bald Mountain Fires, which caused widespread evacuations and threatened property and lives. As such, it is imperative that the City continue to closely monitor efforts to address wildfire suppression.

The City operates its own fire department and places significant importance on maintaining a state-of-the-art department. The City follows NFPA standards for all equipment, seeking to replace vehicles generally every fifteen years and rotating a new vehicle to a backup for an additional ten years. The City purchased a new engine in 2023. As of 2025, the Department owns two brush trucks. This includes apparatuses—designed for extended firefighting operations in off-road areas—and a water tender truck—a support vehicle that can haul large volumes of water to refill the brush trucks. These vehicles are equipped with wildfire fighting equipment.

The City has a year-round volunteer firefighting crew, during wildfire season the City employs a fulltime crew. This seasonal full-time crew is employed to respond to local, state and national emergency wildfires and performs mitigation efforts around town when they are not deployed. Compensation for this on-call service is planned to cover municipal costs for the professional crew and equipment.

Emergency Medical Services (EMS) is also provided by the Woodland Hills Fire and EMS Department as well as through an interlocal agreement with Salem EMS. This is provided on a volunteer basis and is open to residents of Woodland Hills. Along with fire training, EMS training is provided free of charge twice a month.

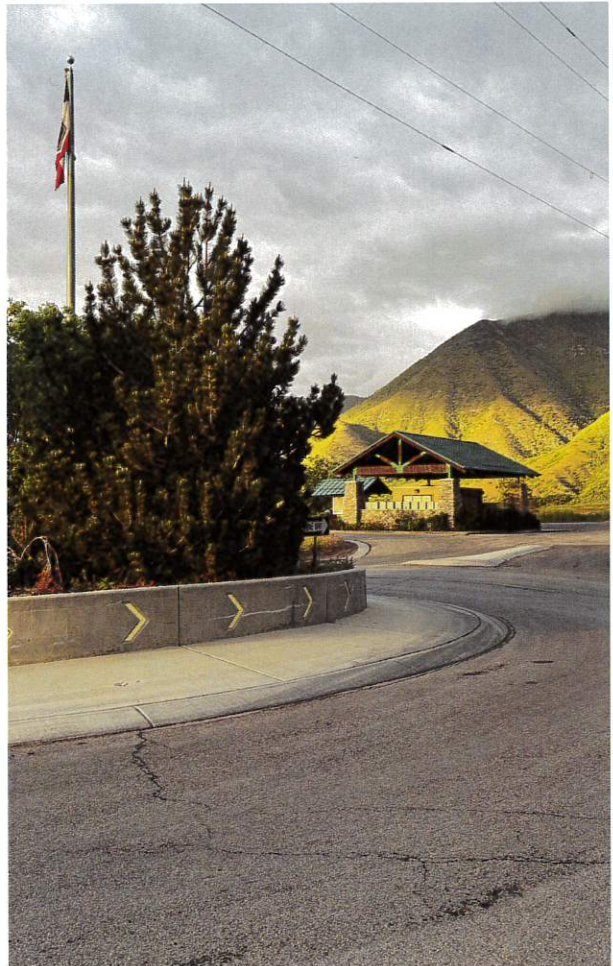


Law Enforcement

The City currently contracts with the Utah County Sheriff's Office for law enforcement services. While the City briefly established its own Marshall and Justice of the Peace in 1991, it was later determined that continuing with county sheriff services would be more efficient and sustainable for the community. As the city continues to grow and develop, the City Council will monitor this arrangement.

City Buildings and Property

As Woodland Hills has grown, the City has maintained a lean operational approach. It owns only a limited number of facilities, including the City Offices, fire station, well houses, mailbox facility, water storage and distribution systems, and pump stations. The City Offices include the Council Chamber, a community gathering hall, and administrative offices. Remaining budget-conscious, the City actively seeks grant funding to support facility improvements and upgrades. As infrastructure ages, the City will continue to prioritize regular maintenance and timely repairs.



PUBLIC FACILITIES AND SERVICES GOALS

Goal 1: Maintain City Infrastructure and Utility Systems Responsibly and Efficiently

A. Keep city infrastructure well-maintained and cost-effective

1	Prioritize grant funding and fiscally conservative planning for upgrades
2	Create and maintain an inventory and maintenance schedule for all City buildings and facilities
3	Continue using and maintaining the City Offices as a space for staff and community use

B. Ensure safe, reliable, and efficient water systems

1	Update the Water Master Plan every five years to reflect system conditions, growth projections, and storage needs
2	Implement priority projects in the Water Master Plan to replace aging pipelines, improve storage, and enhance system reliability
3	Continue to monitor culinary water capacity and infrastructure needs as growth occurs
4	Regularly update water infrastructure mapping and asset management

C. Ensure safe, reliable, and efficient sewer systems

1	Regularly update water infrastructure mapping and asset management
2	Require new development to connect to sewer when within 300 feet of a line
3	Continue periodic sewer line inspections and integrate GIS mapping to guide maintenance and replacement projects
4	Implement findings from the sewer impact fee plan to fund future expansions and improvements

D. Support septic system safety and compliance in areas not served by sewer

1	Continue to require compliance with state and county septic regulations
2	Provide educational materials to property owners about proper septic maintenance
3	Coordinate with Utah County Health Department on inspections and reporting

Goal 2: Coordinate With, Monitor, and Assess Private Utility Services**A. Maintain cost-effective and reliable trash and recycling services**

- 1 Periodically evaluate contracts with private providers such as Waste Management
- 2 Monitor industry trends and potential cost savings for alternatives, including City-operated options
- 3 Provide residents with updates on service schedules, recycling tips, and waste reduction

B. Facilitate reliable and modern electrical service

- 1 Coordinate with SESD on electric needs and issues
- 2 Maintain coordination with SESD on underground distribution requirements
- 3 Monitor how new development impacts on energy demand and grid stability

C. Expand high-speed internet accessibility across the community

- 1 Require conduit installation in all new roads for fiber-optic expansion
- 2 Maintain fiber conduit right-of-way along all public roads
- 3 Coordinate with internet service providers to expand coverage and service options as they are available

Goal 3: Provide Effective Emergency Services and Public Safety**A. Sustain and support a fire and EMS department**

- 1 Follow NFPA standards for rotating firefighting vehicles and equipment as resources allow
- 2 Maintain a seasonal full-time wildfire mitigation crew with national deployment agreements
- 3 Continue bi-monthly EMS training for volunteer first responders
- 4 Secure funding, including grants, for facility maintenance, equipment upgrades, and training opportunities

B. Monitor the effectiveness of contracted law enforcement services

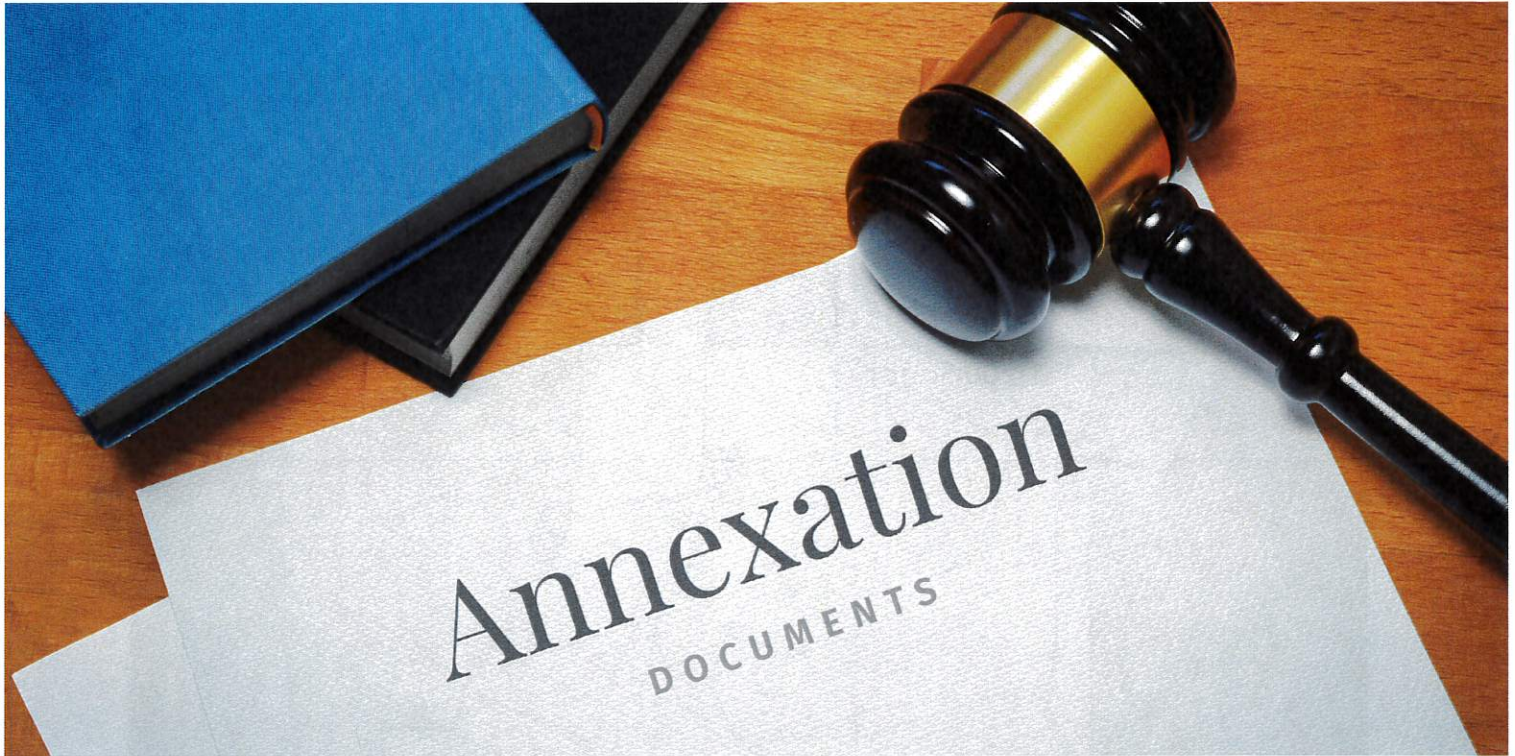
- 1 Conduct periodic reviews of sheriff service performance and response times
- 2 Hold public safety forums for community feedback and outreach
- 3 Evaluate whether changes in growth or crime trends warrant changes to the policing model

Goal 4: Deliver Reliable Snow Removal**A. Improve the efficiency of snow removal operations**

- 1 Continue rotating snowplow equipment as needed to maintain reliability
- 2 Use snowfall data and road mileage to periodically review and optimize routes
- 3 Adjust snow removal needs as new developments are approved and constructed

B. Promote public awareness and understanding of snow removal

- 1 Provide seasonal updates to residents on route priorities, procedures, and precautions



Chapter 10: Annexation

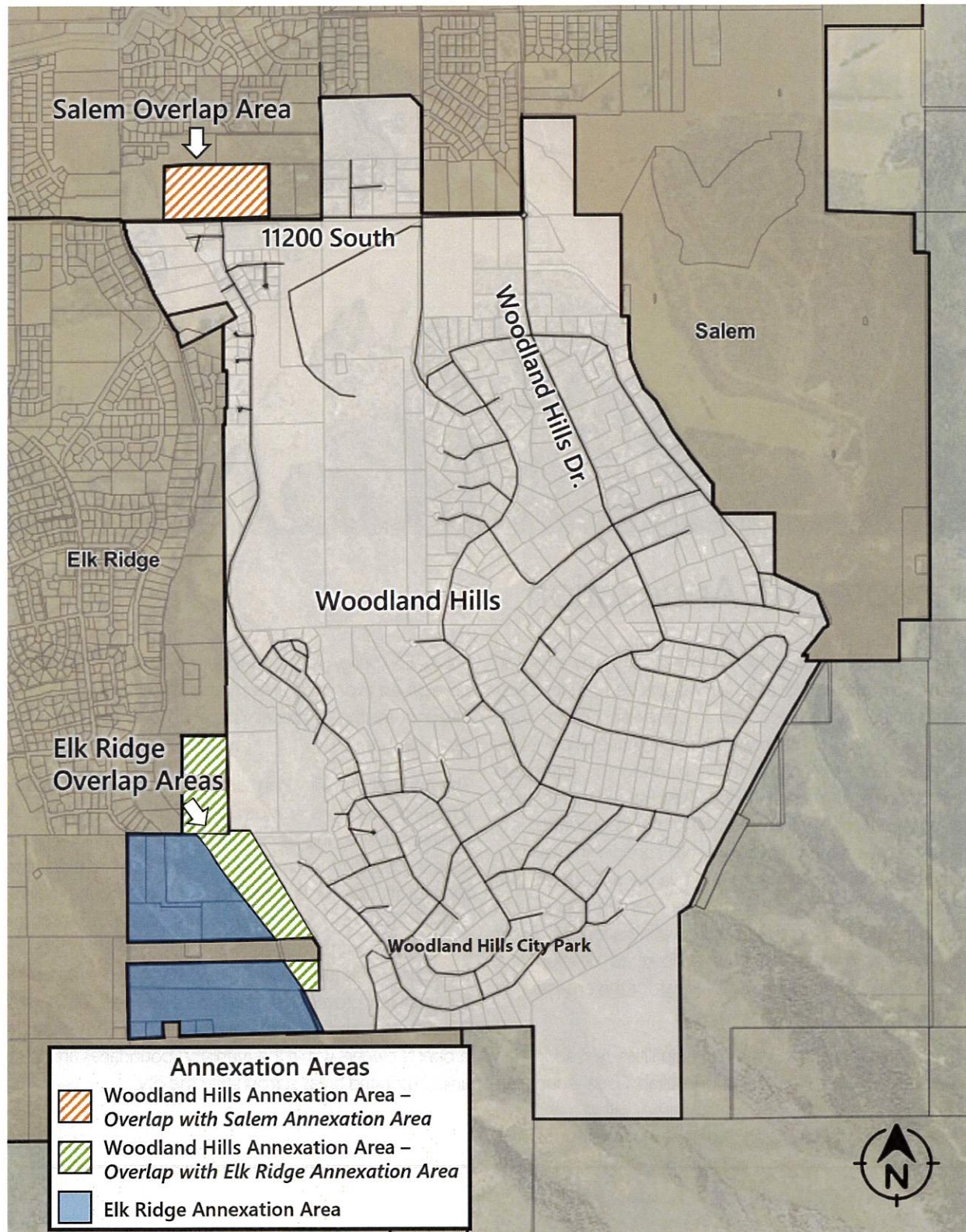
Utah State Code states that “no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan” (*UCA 10-2-401.5*). The purpose of an Annexation Policy Plan is to assist municipalities in planning for anticipated expansion of their boundaries. This Plan identifies what areas can eventually become part of the incorporated city and the criteria the City Council shall consider in making a determination on whether to approve the annexation. This Plan does not advocate immediate or near-term annexation of all properties identified. Rather, annexation will occur as property owners anticipate a desire to develop and improve properties in a way that allows for the expansion of Woodland Hill’s municipal services.

The requirement for Utah municipalities to adopt an Annexation Policy Plan is found in Utah Code Annotated (“U.C.A.”) §§ 10-2-401.5. For municipalities within a specified county, which includes Utah County, a municipality may not annex an unincorporated area unless the city has adopted an

annexation policy plan. This includes a requirement that cities develop an expansion area map and formulate a strategic blueprint for the community’s growth over the ensuing 20 year time horizon.

The Annexation Policy Plan serves as a roadmap for making informed decisions concerning future annexations. In conjunction with the General Plan, it plays a pivotal role in enabling the City to strategize for forthcoming expansion, aligning its objectives with those of neighboring political entities. The plan serves as a mechanism to promote transparent communication between neighboring cities and the county. This transparency is a necessary cornerstone to the planning process. Furthermore, a purpose of the plan is to protect and enhance the private property rights of property owners within the municipal boundaries and in the unincorporated areas surrounding the city.

EXPANSION AREA MAP



Some of the purposes for pursuing or accepting annexation include, but are not limited to:

- Eliminating jurisdictional islands and peninsulas
- Promotion of planning and development for unincorporated areas adjacent to a municipality which may share or support the basic character of a municipality
- Bolstering the municipal tax base and economic opportunities
- Extending municipal services
- Minimizing services and infrastructure gaps
- Improving recreational services, programs, and trails

To assess whether or not to grant future annexation petitions, the following “Specific Criteria,” as outlined in Utah Code 10-9a-401.5(3)(b), will guide the municipality in its decision.

1. the character of the community

Woodland Hills residents enjoy a quiet, peaceful, and largely residential community. The General Plan Survey showed overwhelming support for maintaining a high quality of life with a connection to nature. The General Plan’s participatory planning process led to a land use map that prioritizes high quality residential development, with the potential for limited commercial. Residents emphasized the need for strict architectural design standards that will blend with and enhance the existing built environment. Any annexation should be in harmony with these values and objectives.

2. the need for municipal services in developed and undeveloped, unincorporated areas

Any new development in the annexation areas will be required to connect into Woodland Hills municipal services.

3. the municipality’s plans for extension of municipal services

The City already has water and sewer installed along 11200 South. Any property along 11200 South that annexes into Woodland Hills will be required to connect into these services. The municipality does not have plans to extend municipal services outside current municipal boundaries. Once annexed in, the developer will be responsible to extend municipal services.

4. how the services will be financed

The developer will be financially responsible to construct required public infrastructure and pay the adopted impact fees and connection fees. All public infrastructure will be dedicated to the City after it is constructed, inspected, and accepted.

5. an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area

The impact on taxes are determined at the time of annexation. The City shall not approve an annexation if doing so will require an increase in tax liability for existing residents or impose double taxation on any person or entity that resides in or is located in the City’s pre-annexation boundaries, unless such person or entity also owns real property or also is located in the area proposed to be annexed. As to persons or entities that reside or are located in the areas proposed to be annexed, the City may increase the tax liability or impose new tax liabilities on such persons or entities:

- a. to defray the costs of providing such persons or entities with municipal services; or
- b. pursuant to an agreement between such persons or entities and the City.

6. the interests of all affected entities

The Utah Code definition of “affected entities,” as found in §§ 10-2-801, includes special service districts, the county, and any municipality whose boundaries are within ½ a mile of the area proposed for annexation. The annexation area includes property under the jurisdiction of Nebo School District, however, because the annexation will not impact the boundaries of the school district, it is not classified as an “affected entity” under Utah State Code.

Utah State Code outlines a process for notice requirements to each affected entity. The City shall consider all written comments from any affected entity prior to approving any annexation petition by ordinance.

Justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary

Utah State Code 10-2-401(1)(m) defines "urban development" as:

- i. a housing development with more than 15 residential units and an average density greater than one residential unit per acre; or
- ii. a commercial or industrial development for which cost projections exceed \$750,000 for all phases.

Per the definition of Utah State Code, there are no urban developments within the annexation area. Properties were included based on the feasibility of providing municipal services.

A statement addressing any comments made by affected entities at or within 10 days after the public meeting under Subsection (2)(a)(ii)

****Any comments made by affected entities at or within 10 days of the public meeting shall be stated here.****

In developing, considering, and adopting an annexation policy plan, the Planning Commission and City Council shall:

1. attempt to avoid gaps between or overlaps with the expansion areas of other municipalities

The City has kept its original annexation area from the 2017 General Plan and has attempted to avoid any new overlaps with the expansion areas of Salem and Elk Ridge. The Expansion Area Map includes unincorporated properties along 11200 South. Woodland Hills has water and sewer lines located in the right of way in front of these properties. Additionally, the City already provides trash services to these properties. The City of Woodland Hills believes it is well-situated to provide municipal services to the properties located within the Elk Ridge Overlap Area. Due to these reasons, the City has elected to include these properties in its Expansion Area Map.

2. consider population growth projections for the municipality and adjoining areas for the next 20 years

The Expansion Area Map takes in all reasonably developable lands surrounding Woodland Hills. All other property is either incorporated into a neighboring jurisdiction or mountain lands that are unbuildable, part of public lands, or intended for conservation.

3. consider current and projected costs of infrastructure, urban services, and public facilities necessary:

a. to facilitate full development of the area within the municipality, and

The expansion area will have minimal impact on the costs of infrastructure.

b. to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area

The developer will be responsible for all costs associated with building in the expansion area.

4. consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development

The General Plan anticipates steady growth over the next 20 years. Growth demands merit expansion of the City's municipal boundaries.

5. consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality, and

The City of Woodland Hills seeks to protect the natural landscape surrounding the city. The city is bounded by forested mountains and has no plans to expand into those areas. Expansion areas represent buildable lands.

6. be guided by the principles set forth in Subsection 10-2-403(5)

If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:

- 1. along the boundaries of existing special districts and special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities**

There are no such boundaries within the Expansion Area Map.

- 2. to eliminate islands and peninsulas of territory that is not receiving municipal-type services**

There are currently no islands or peninsulas.

- 3. to facilitate the consolidation of overlapping functions of local government**

There are no overlapping functions of local government in the expansion area.

- 4. to promote the efficient delivery of services; and**

Woodland Hills can efficiently provide utility services to the properties within the annexation area.

- 5. to encourage the equitable distribution of community resources and obligations.**

ANNEXATION GOALS

Goal 1: Plan for the Efficient and Cost-Effective Extension of Municipal Services and Infrastructure to Future Annexation Areas

A. Ensure water system capacity and service delivery meet the needs of annexed areas		B. Provide sanitary sewer and service to annexed areas	
1	Require annexed properties to extend water distribution lines and connect to municipal water systems	1	Require annexed properties within 300 feet of an existing sewer line to connect to the system
2	Require developers to fund and construct water infrastructure needed for their projects	2	Require developers to finance all necessary sewer infrastructure and pay all connection and impact fees
3	Secure adequate water rights to meet projected demand	3	Extend contracted trash and recycling service to annexed properties

Goal 2: Promote Safe, Effective, and Connected Transportation Systems in Annexation Areas

A. Ensure traffic circulation and access meet city standards		B. Provide adequate fire and EMS coverage	
1	Require street design in annexed areas to align with the City's transportation plan and connectivity goals	1	Require annexation petitions to demonstrate feasible emergency service access
2	Require the dedication of land for and installation of any trails shown on City or regional trails plans	2	Coordinate with fire and law enforcement agencies to plan coverage before annexation approval
		3	Require developers to fund infrastructure that supports emergency response, such as hydrants, access roads, and signage
		4	Update Emergency Management Plan, including evacuation plans, to include annexed properties

Goal 3: Ensure annexations support responsible growth and fiscal stability**A. Promote harmony of annexation areas with existing neighborhoods**

- 1 Apply appropriate zoning consistent with the General Plan's land use map for annexed areas
- 2 Require that development in annexed areas matches the quality and character of existing neighborhoods

B. Annex strategically to support fiscal and service efficiency

- 1 Limit annexation of lands that cannot be served cost-effectively with municipal infrastructure
- 2 Prioritize annexations that eliminate jurisdictional islands or peninsulas
- 3 Avoid overlaps with other cities' annexation areas when possible
- 4 Annex properties that can be served without requiring higher tax rates for existing residents

