

ROLL CALL VOTING:	YES	NO
Mayor Ben Hillyard (tie only)	[]	[]
Council Member Brian Hutchings	[✓]	[]
Council Member Steve Johns	[✓]	[]
Council Member Janet Lunt	[✓]	[]
Council Member Kari Malkovich	[✓]	[]
Council Member Dan Roden	[✓]	[]

I move that this Ordinance be adopted.

Council Member Roden

I second the foregoing motion.

Council Member Johns

Ordinance 2026-02

AN ORDINANCE OF WOODLAND HILLS, UTAH, AMENDING CERTAIN SECTIONS OF THE CITY CODE BY REORGANIZING AND CONSOLIDATING EXISTING PROVISIONS FOR CLARITY AND CONTINUITY, WITHOUT SUBSTANTIVE CHANGE.

WHEREAS the City Council for Woodland Hills City finds that certain provisions of the City Code would benefit from reorganization to improve clarity, consistency, and continuity; and

WHEREAS the City Council desires to reorganize and consolidate existing code provisions using current language to improve structure and readability without altering the intent, meaning, or application of such provisions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF Woodland Hills, UTAH, AS FOLLOWS:

Section 1. No Substantive Change Intended.

The amendments adopted by this ordinance are intended solely to reorganize, renumber, and consolidate existing provisions of the City Code for clarity and continuity. No substantive change in policy, standards, requirements, duties, or enforcement is intended or implied by the adoption of this ordinance.

Section 2. Amendment to 10.11.20 of the City Code is hereby amended and reorganized to read as follows:

10.11.20 Residential Driveways and Gates

A. Driveways shall be designed and constructed in accordance with applicable engineering standards, including drainage and load capacity. All driveway drainage, asphalt, and base designs shall be reviewed by the city engineer or the city engineer's designee prior to approval.

Driveways shall provide a minimum unobstructed width of twelve (12) feet and a minimum unobstructed vertical clearance of thirteen and one-half (13.5) feet. Driveway grades shall not exceed fifteen percent (15%) as measured along the driveway centerline; however, the city council may modify this requirement where compliance is not feasible due to grade.

On all lots, driveway approaches shall slope away from the edge of the asphalt at a minimum of two percent (2%) for a distance of at least three (3) feet. Driveway approaches within the city right-of-way shall not exceed a grade of four percent (4%).

Fifteen-inch drainage culverts shall be installed beneath all driveways. Unless directed city engineer or the city engineer's designee prior to approval.

The intersection of a driveway with a public roadway shall be constructed with a twenty-foot (20') radius beginning ten (10') back from the point where the driveway intersects the roadway.

B. Gates:

1. No part of the gate can be taller than six (6) feet, measured from the top of the driveway's hard surface to any part along the top of the gate.
2. Any fencing that connects to the gate along a street right-of-way cannot be taller than forty-two (42) inches in height and must otherwise comply with the city's fencing ordinance.
3. The gate must open inwardly towards the residential property and away from the city road, for any single or dual swinging gate. There must be an unobstructed driveway entrance of at least twelve (12) feet, side to side, including any upward swing of a driveway gate. Any gate-side monuments must be placed so that the driveway has a twelve (12) foot unobstructed view opening.
4. A gate must respond and open to a siren yelp sound, common to emergency vehicles.
5. A gate must have a fail-safe mechanism, such as removing a pin, that would allow the gate to be opened manually in an emergency. This manual opening control must be installed on the street side of the gate.
6. The city may manually test gates once yearly to ensure that they will open with the siren yelp sound. Any gate that fails to open may subject the property owners to a \$500 fine. Following a failure to open, the gate must be left open until it is repaired and functioning properly. The property owner must inform the city when the repair has been made, and the gate is functioning properly. The city may retest the gate operation once the repair is complete.
7. The gate design must allow the gate to automatically open and stay open if there is a power failure at the property.
8. If the gate needs repair to work properly, it must be left in an open condition until the repair is made and the gate is functioning properly.
9. Should the city need to be evacuated due to fire or other situations, the gate design must allow the gate to remain open for emergency vehicle and personnel access.
10. Any liability caused by a malfunctioning gate is the sole responsibility of the property owner.
11. The driveway gate must be at least nineteen (19) feet from the street property line.

Section 3. Amendment to 10.16.9 Entrances and Exits Serving Commercial, Public, and Private Facilities (Excluding Residential)

- A. **Location, Width, Number:** The location, width, and number of entrance and exit driveways serving accessory parking facilities shall be planned in such a manner as to interfere as little as possible with the use of adjacent property and the flow of traffic on the streets to which they connect.
- B. **Areas Up To Twenty Spaces:** Parking areas of up to twenty (20) spaces shall have at least one (1) two (2) lane driveway located at least fifty feet (50') from the right-of-way line of the nearest intersecting street, except as modified by the planning commission.
- C. **More Than Twenty Spaces:** Parking areas of more than twenty (20) spaces should, if possible, have two (2) two (2) lane driveways located not less than fifty feet (50') from the right-of-way line of the nearest intersecting street, except as modified by the planning commission.
- D. **Width:** Entrance or exit driveways shall not exceed three (3) lanes in width and be designed so that all cars can be driven forward into the street. The width of such driveways, measured at the street right-of-way line, shall conform with the following schedule, except as modified by the planning commission:

Width of Driveway		
Number of Lanes	Minimum Feet	Maximum Feet
1	12	14
2	20	28
3	31	42

Section 4. Repealer.


All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability.

If any provision of this ordinance is held invalid or unenforceable, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 6. Effective Date.

PASSED AND ADOPTED by the City Council of Woodland Hills, Utah, this 27th day of January, 2026.


Ben Hillyard
Mayor of Woodland Hills, Utah

ATTEST:


Jody Stones, City Recorder



CERTIFICATE OF POSTING ORDINANCE

For the City of Woodland Hills

I, Jody Stones, the duly appointed Recorder for the City of Woodland Hills, hereby certify that copies of the foregoing Ordinance No. 2026-02 were posted at three public places within the municipality this 28th day of January of 2026 which public places are:

1. Utah Public Notice Website
2. Woodland Hills City Center, 690 S. Woodland Hills Drive
3. Woodland Hills Web Site, www.woodlandhills-ut.gov

Dated this 28th day of January, 2026.


Jody Stones, Recorder

