



Chapter 7: Economic Development

PURPOSE AND INTENT

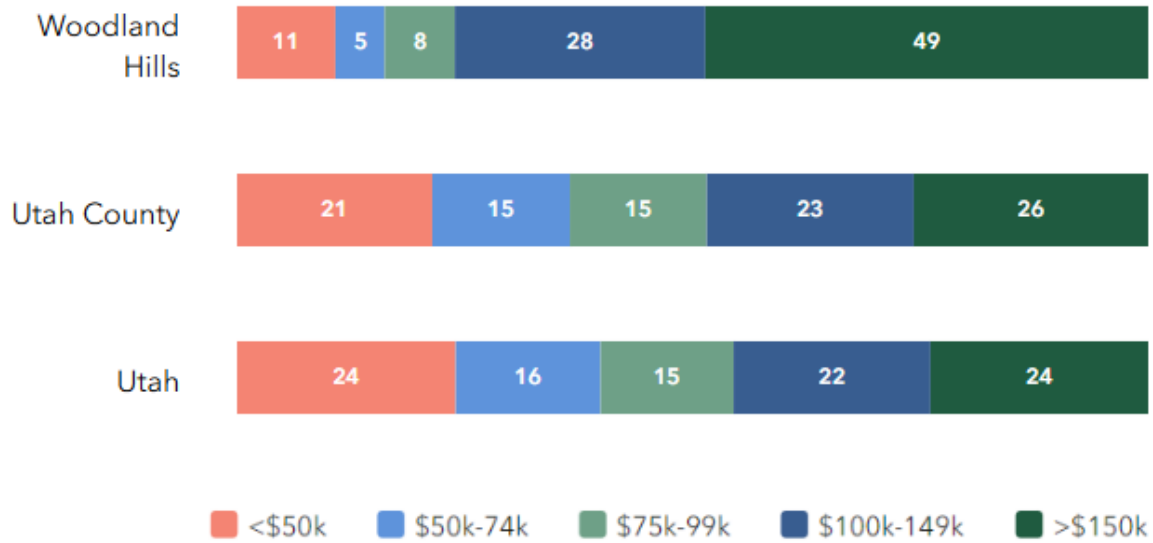
The Economic Development Element aims to describe how Woodland Hills plans to support a controlled community-based economy that aligns with the city's character as a peaceful, scenic, and predominantly residential community. With no formal employment centers, retail, or commercial establishments within 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, Woodland 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

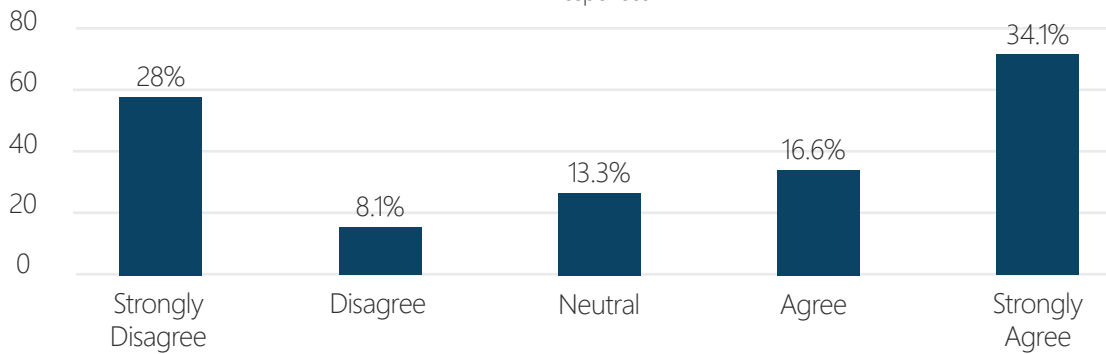
Respondents are split on whether to bring commercial development into the new growth area along or near 11200 South. The Land Use Element outlines public sentiment toward various land use types and provides guidance and potential options for the Council to consider when discussing with prospective developments.

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:

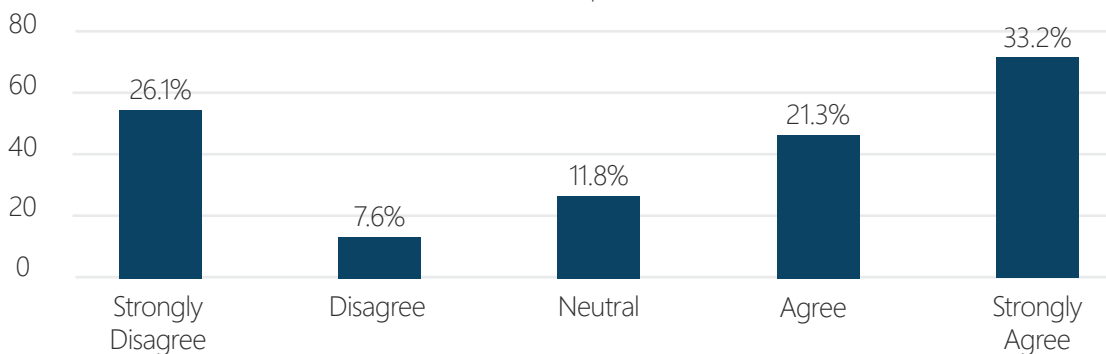
Woodland Hills is a good location for retail or a business

211 Responses



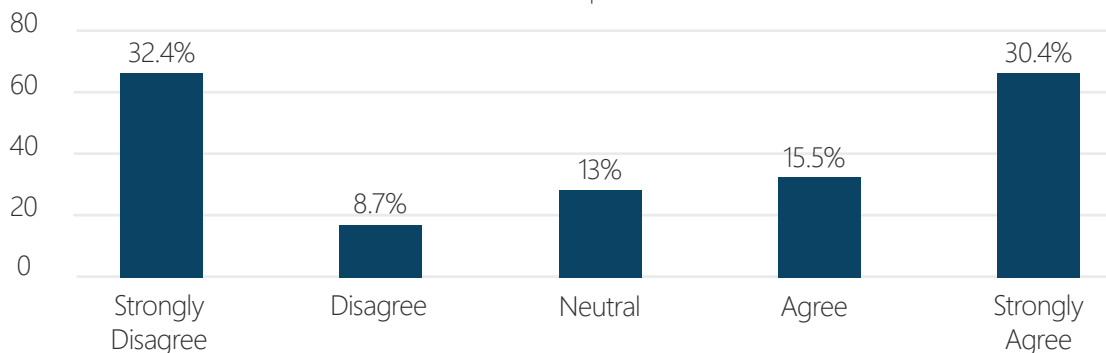
I would support providing space for small local business

211 Responses



Woodland Hills is a good location for a limited mixed-use “Main St” style development

207 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

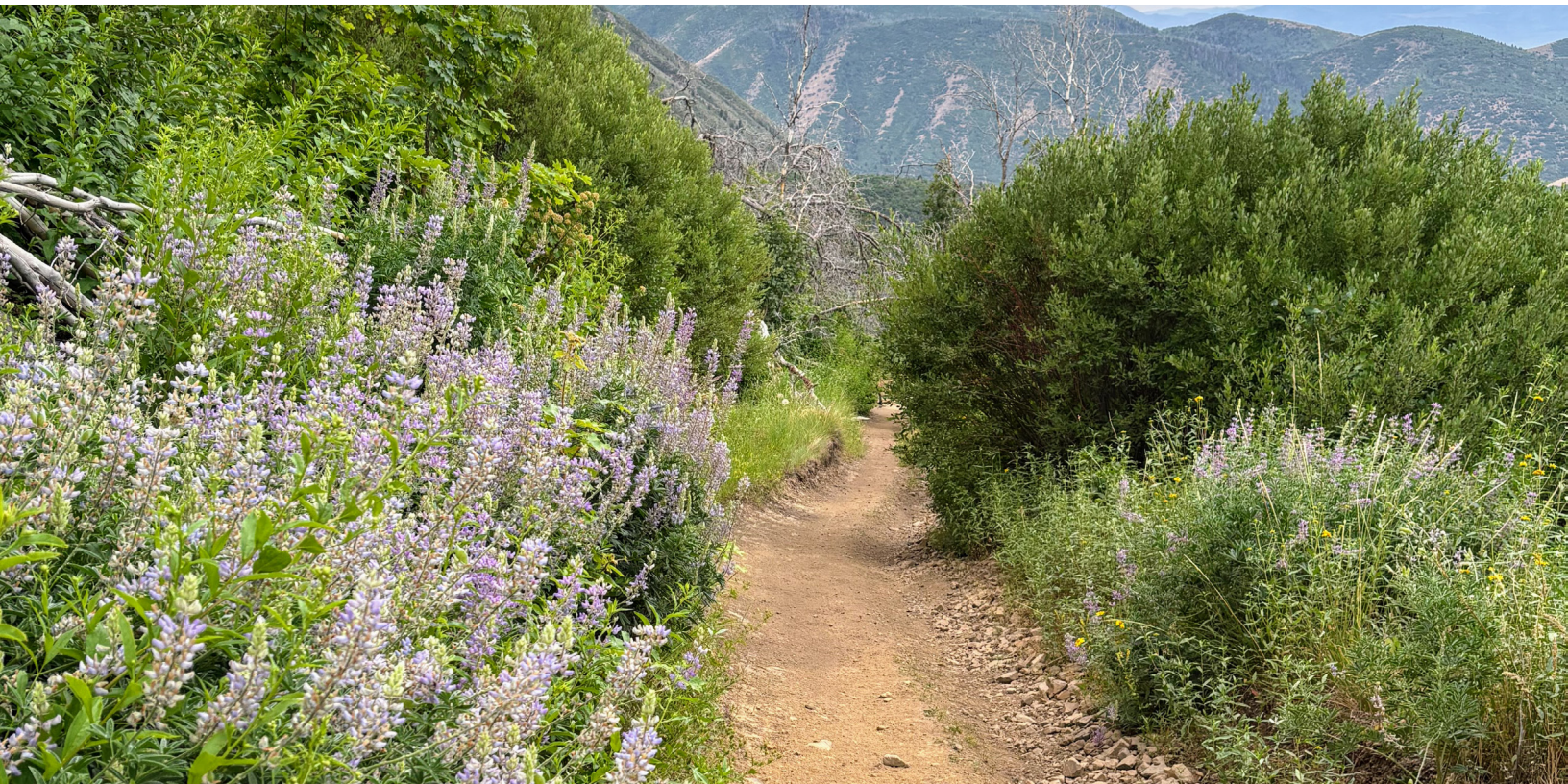
Goal 3: Explore Targeted, Community-Compatible Commercial Development

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

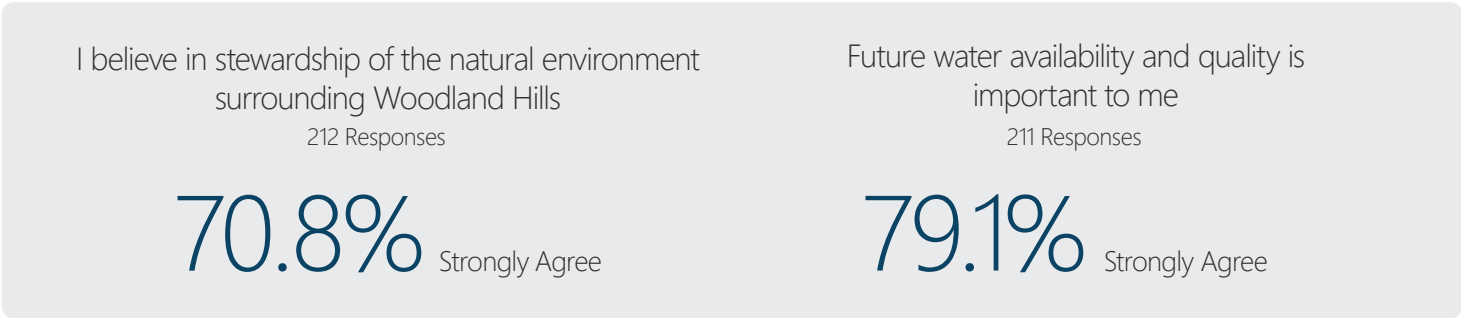


Chapter 8: Water Preservation & Natural Environment

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.



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%

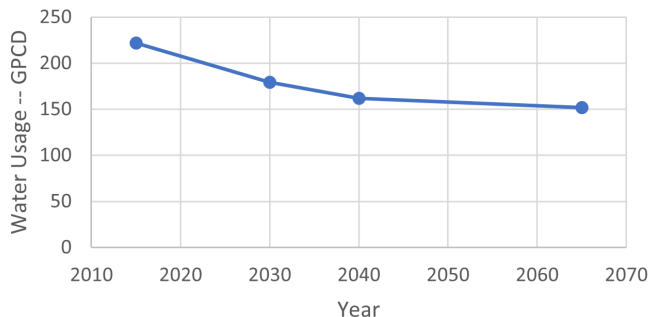
The vast majority of Woodland Hills residents place a high importance on protecting water resources. Many have already taken action to reduce unnecessary water consumption. In the public survey, a large percentage of residents indicated they have installed drought-tolerant landscaping and water-efficient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

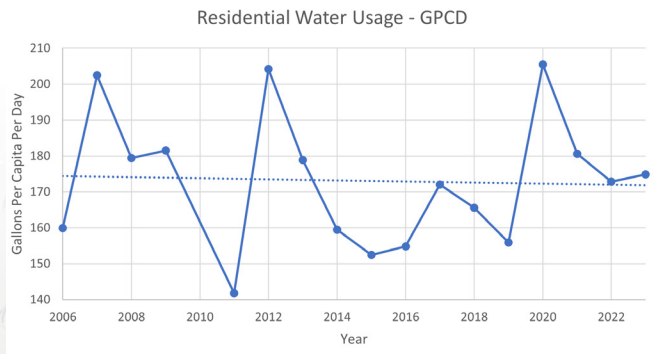
In particular, the Legislature has asked cities to include the following:

- 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

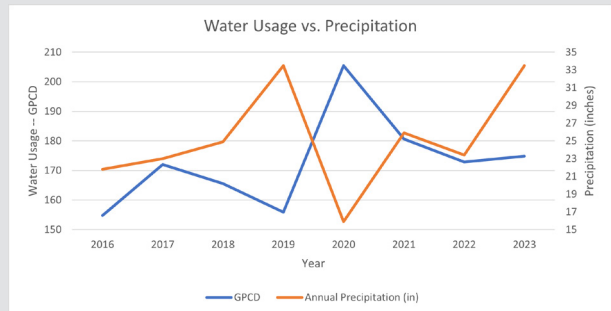
Water usage has oscillated within a consistent range for the past 20 years. Over the past 18 years, residential water use has averaged 173 gallons per capita per day. The City has reported metered water usage to the State since at least 2016.



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

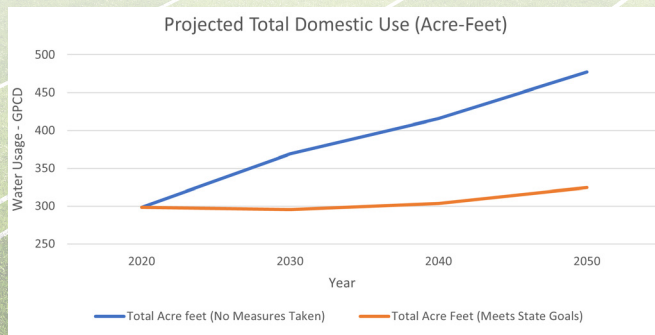
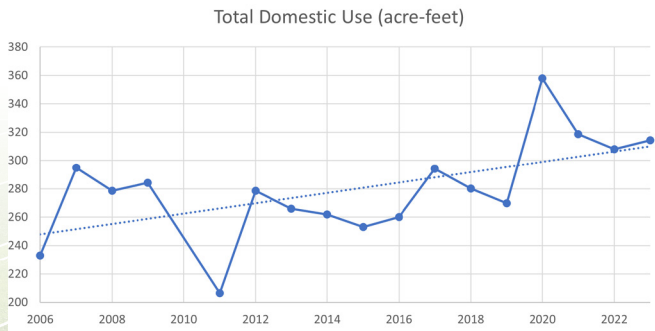
Did You Know?

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.**

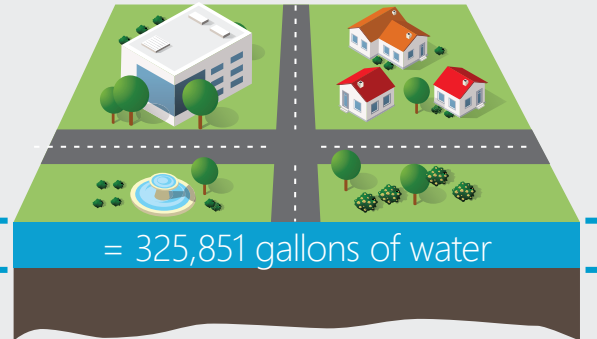


Year	GPCD	Annual Prec. (inches)
2016	154.78	21.8
2017	172.06	23
2018	165.60	24.9
2019	155.91	33.5
2020	205.50	15.9
2021	180.63	25.9
2022	172.90	23.4
2023	174.83	33.5

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?

 <p>PROTECT AND EXTEND our limited water resources</p>	 <p>ACCOMMODATE our growing population</p>
 <p>EXPAND economic and employment opportunities</p>	 <p>PRESERVE our natural environment</p>
 <p>ELONGATE life of our facilities</p>	 <p>ENSURE long-term supply</p>
 <p>SAFEGUARD property rights</p>	 <p>ENHANCE drought resilience</p>
 <p>MITIGATE unnecessary future infrastructure costs</p>	



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?

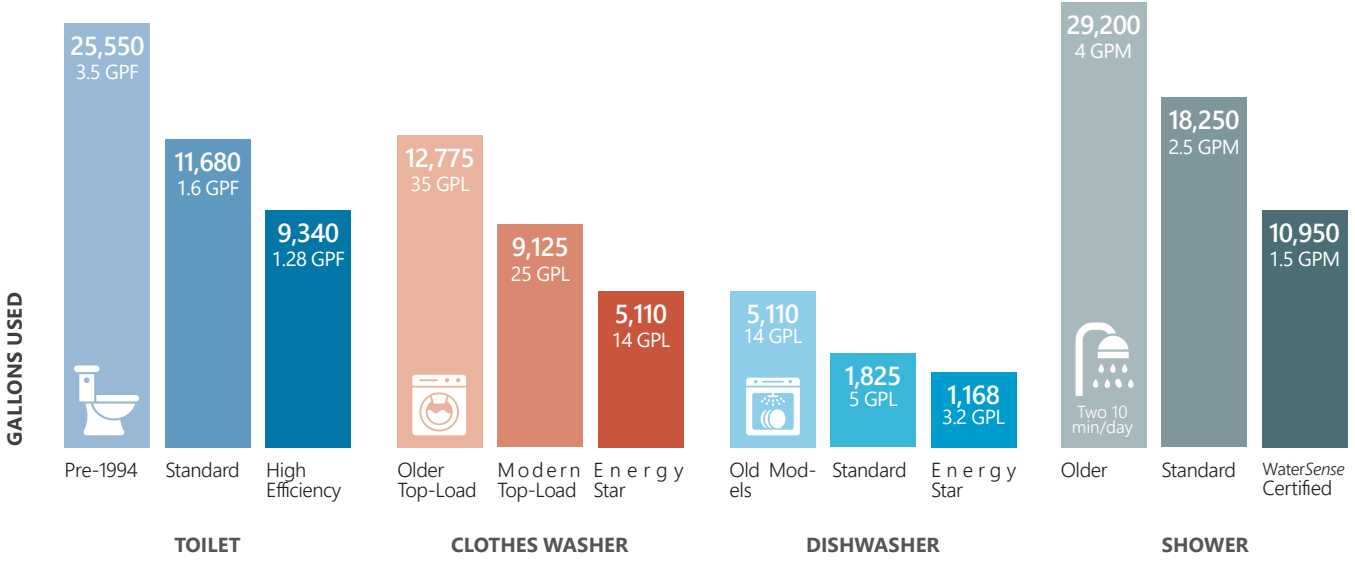
Every growing season, 10,000 sq ft of Kentucky Bluegrass uses 250,000 gallons of water. How much water could you save by swapping out grass varieties or reducing turf coverage area?

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

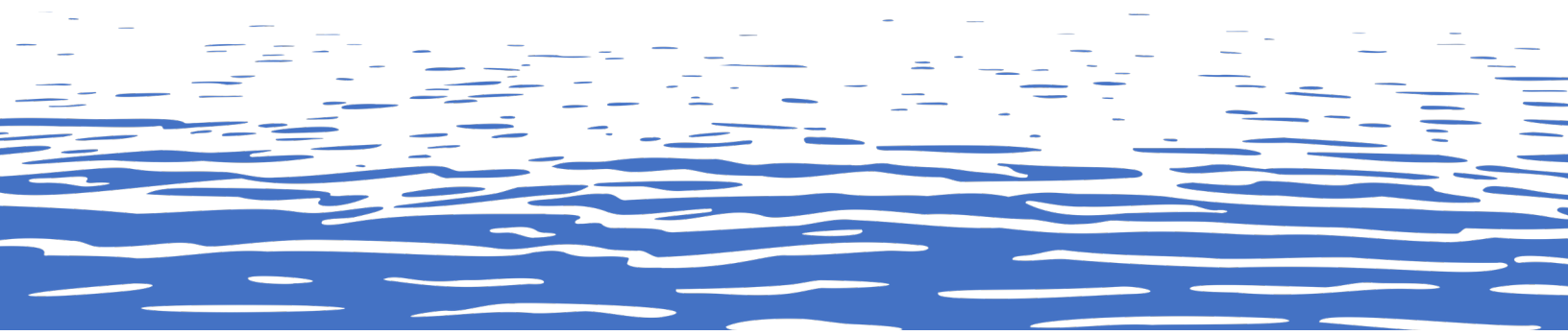


5. **Replace old appliances** in existing structures and **require water-efficient models** in new builds

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

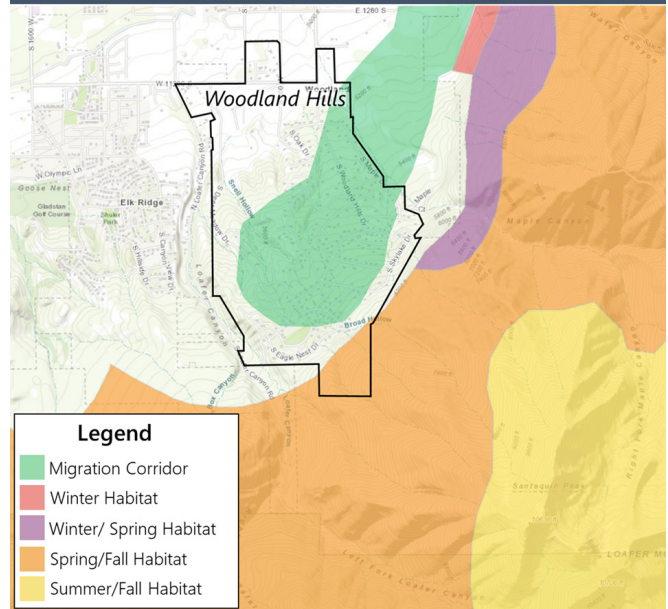
Woodland Hills lies within a region of high ecological importance, serving as both critical habitat and a key migration corridor for local wildlife. The Utah Division of Wildlife Resources, under the Utah Department of Natural Resources (DNR), has launched the Wildlife Migration Initiative to identify 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 var. 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.

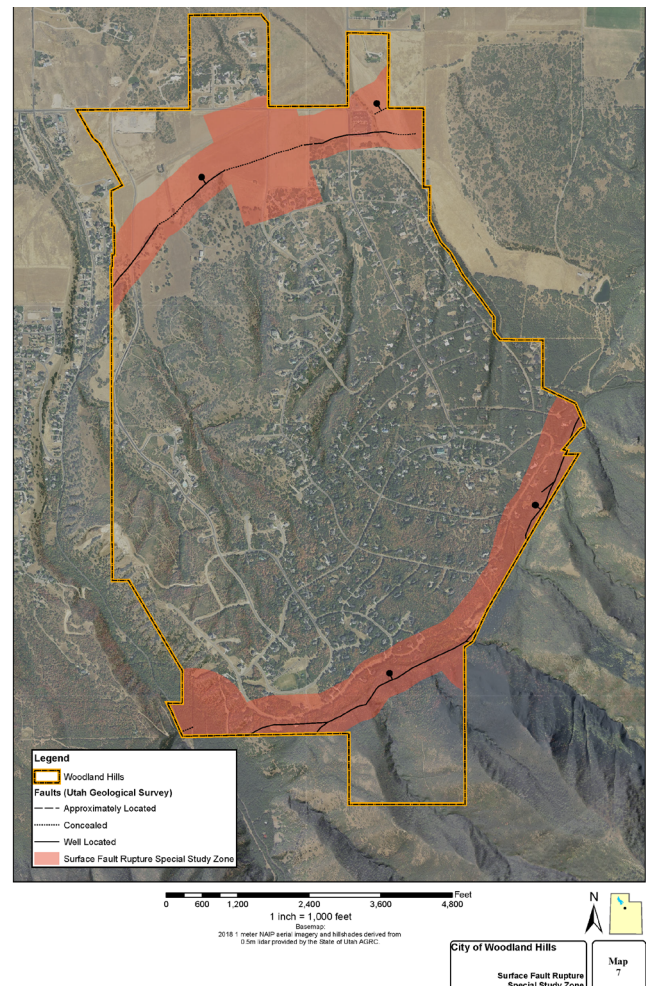
Geologic and Natural Hazards

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	
1	Encourage xeriscaping and drought-tolerant landscaping practices through public education and demonstration projects
2	Provide information and incentives for water-efficient appliances and irrigation systems
3	Periodically review City ordinances to identify and amend any water-wasteful practices
4	Support tiered water pricing and other demand management strategies outlined in the City’s Water Master Plan

B. Continue to improve conservation and efficiency in municipal water infrastructure	
1	Continue monitoring for water loss and inefficiencies in the water system
2	Prioritize upgrades that improve leak detection, pipe replacement, and smart irrigation controls
3	Coordinate future land use decisions with water infrastructure capacity and conservation goals in mind

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	
1	Encourage use of native plants in landscaping to reduce water use and support local ecology
2	Support efforts to remove and prevent the spread of invasive plant species
3	Encourage residents to participate in programs like the Utah Pollinator Habitat Program to expand native habitat

B. Minimize environmental impacts of development on the natural landscape	
1	Consider cluster developments or conservation easements that protect open space along critical wildlife corridors
2	Review site plans to make sure grading, erosion, and harmful disruption to natural terrain are minimized
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)		B. Integrate natural hazard awareness into development review and emergency planning	
1	Periodically review and update the WUI code, including defensible space, building regulations, access, and water supply standards	1	Continue to utilize geotechnical reports for development in hazard-prone areas (e.g., fault zones, slopes) as needed
2	Support fuel reduction programs and "slash and cleanup" community events	2	Keep hazard maps updated and accessible to residents and developers
3	Promote fire-safe construction materials and vegetation management on private property	3	Coordinate with emergency services to evaluate and improve evacuation routes and hazard response capacity
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		



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

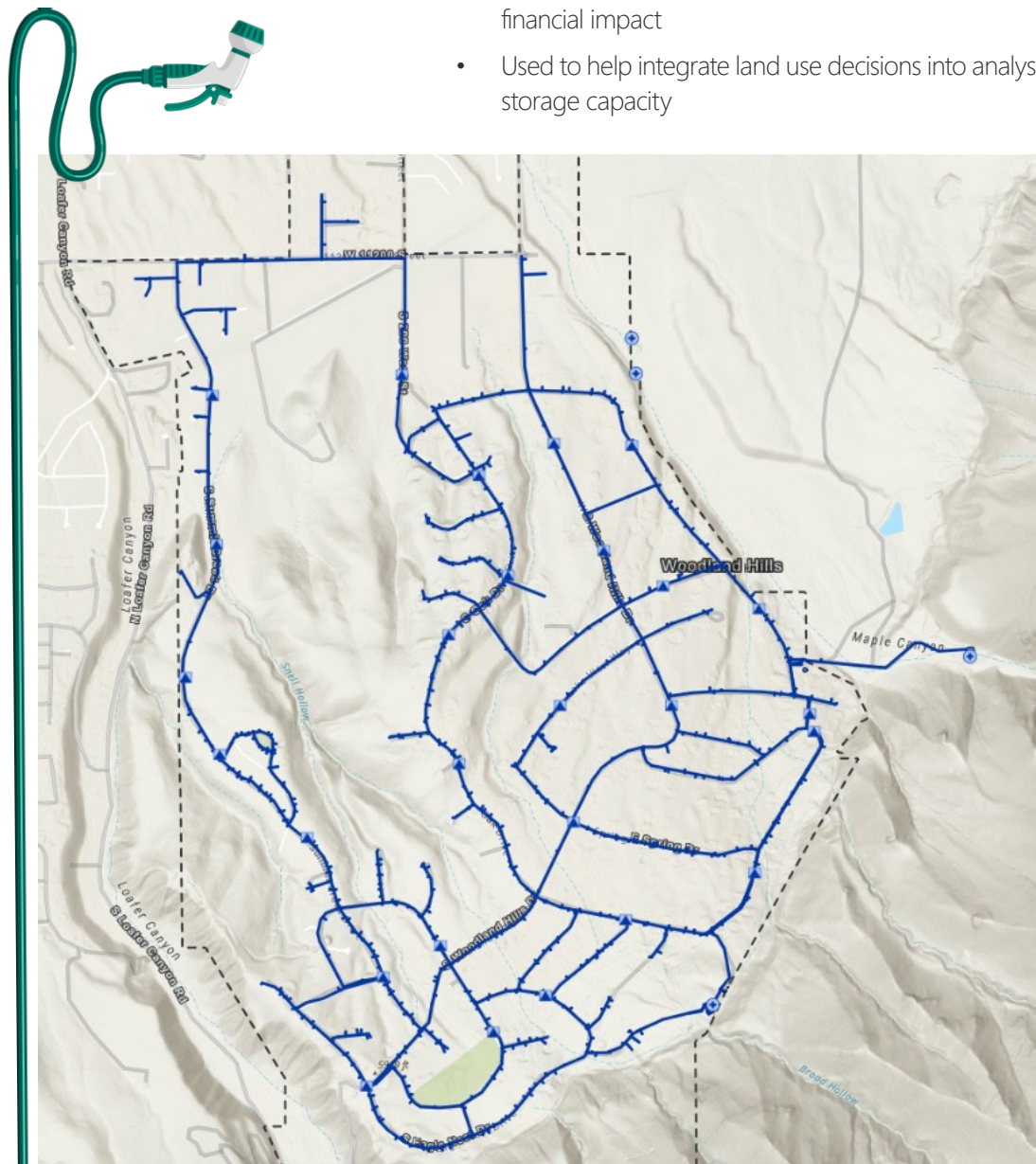
Woodland Hills relies on a combination of municipal systems, private enterprises, volunteers, and contracted services to meet community needs. The City provides some sewer and culinary water services but does not currently operate a secondary irrigation water system. Solid waste and recycling are managed 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



Map of City Water System

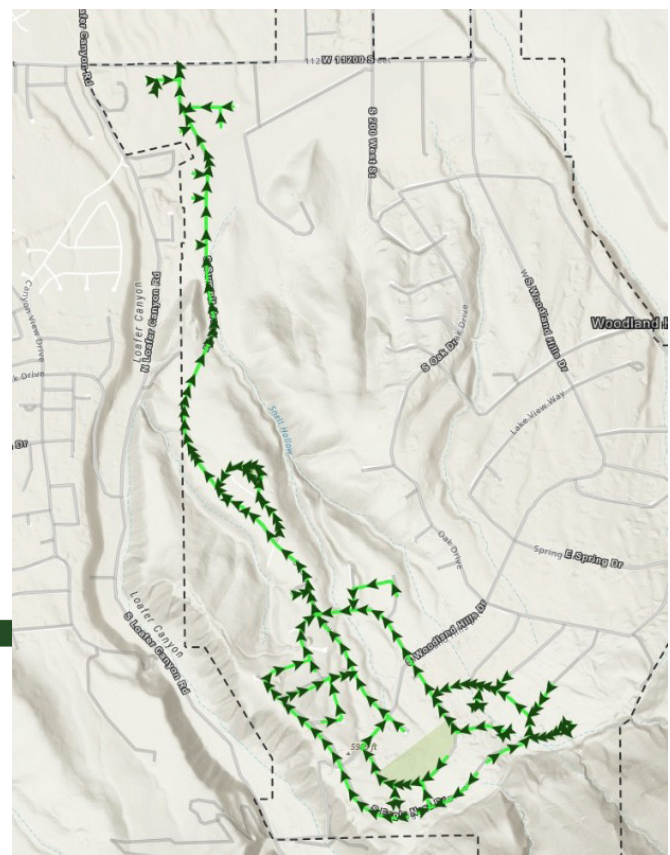
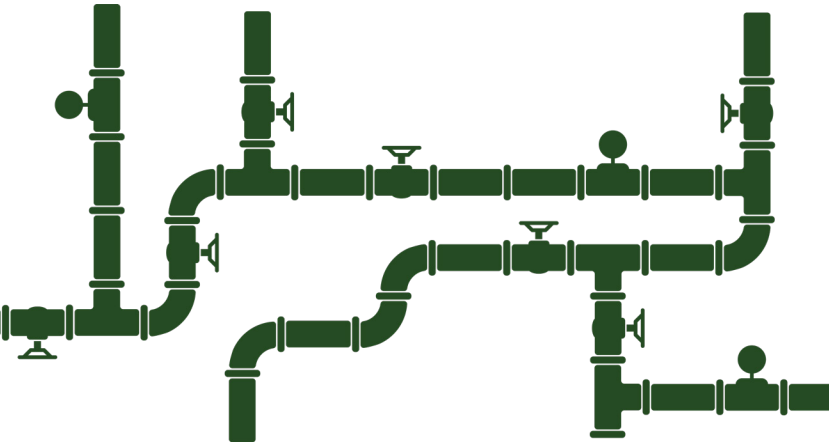
Sewer

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.

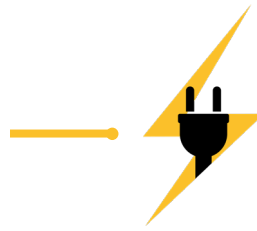


Map of City Sewer System

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.

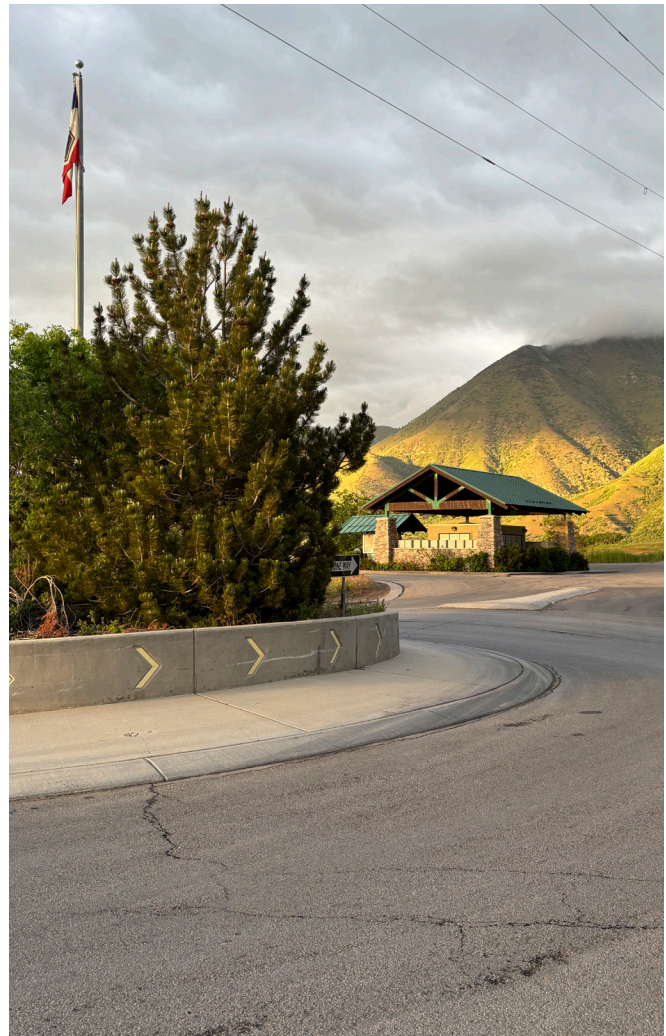


Law Enforcement

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

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

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

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



Annexation

DOCUMENTS

Chapter 10: Annexation

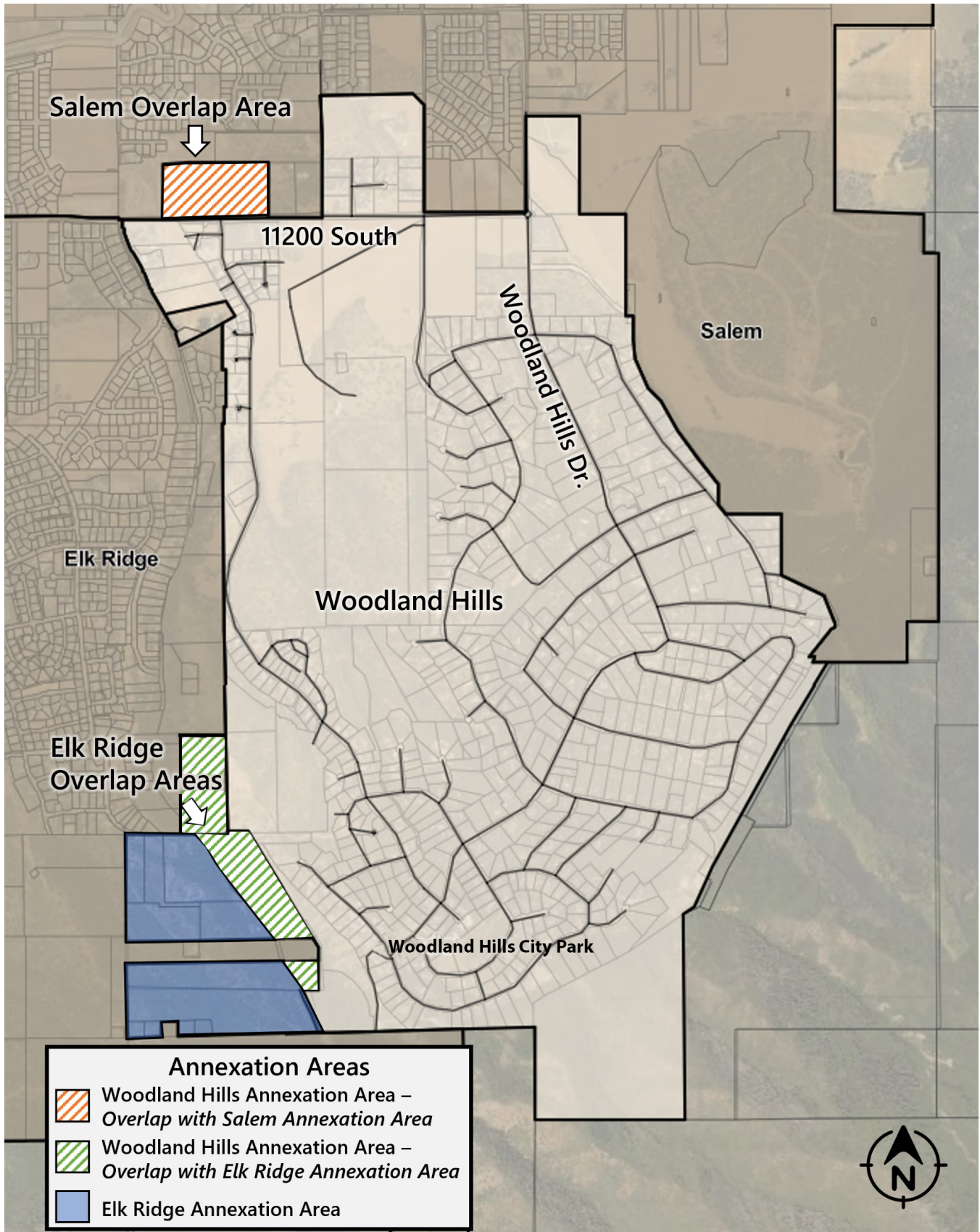
Utah State Code states that “no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan” (*UCA 10-2-401.5*). The purpose of an Annexation Policy Plan is to assist municipalities in planning for anticipated expansion 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

Woodland Hills General Plan

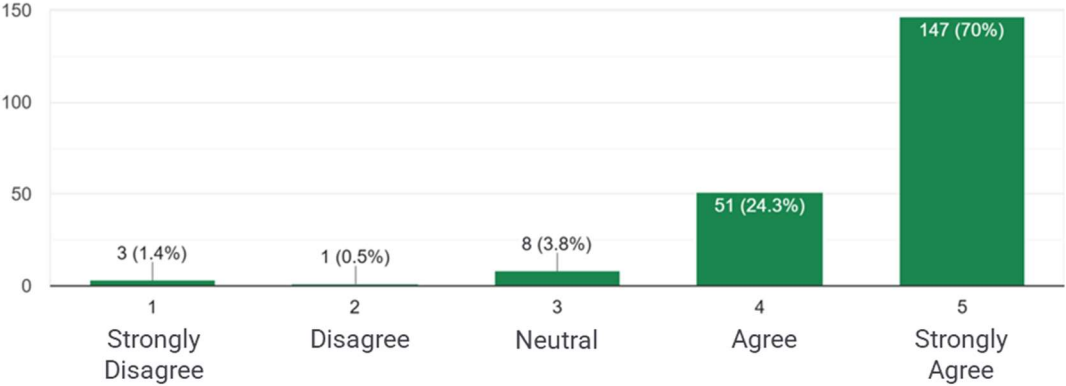
Survey Results

Key Points:

- 213 Responses (“1” represents disfavor or opposition, “5” represents favor or support)
- 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 2 months in Fall 2024
- Responses limited to 1 per person. Nearly 100% of responses were residents.
- Response order for multiple choice questions were randomized

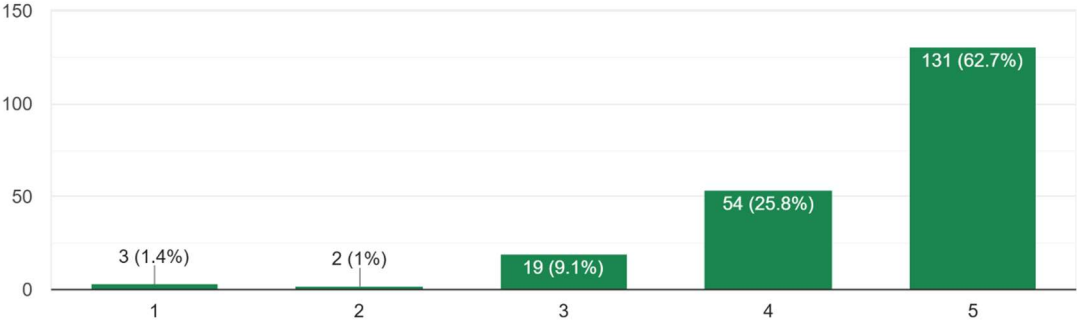
How much do you agree with the following: Woodland Hills is a great place to live

210 responses



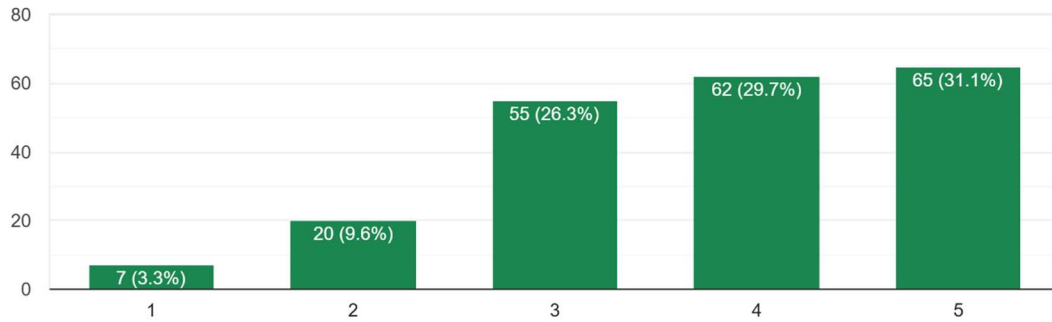
Woodland Hills is a great place to raise a family

209 responses



I am optimistic about the future of Woodland Hills

209 responses



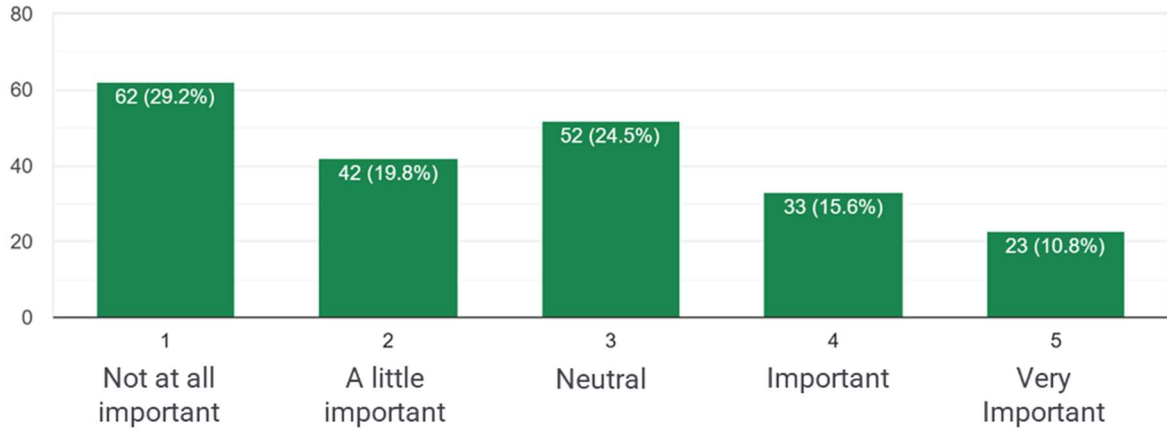
What do you like most about living in Woodland Hills? (Select all that apply)	
Natural beauty and recreational opportunities	87.8%
Rural small-town environment	71.4%
Safety / low crime rate	67.1%
Community and social networks	22.5%
Proximity to friends/family	18.3%
Grew up here / familiarity	11.3%
<i>Open-ended responses commonly included:</i> Beauty, wildlife, peaceful / quiet	

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%
Taxes & Revenue	*See below
Community connections	8.9%
None	1.5%
Growth	1.0%
<i>Open-ended responses commonly included:</i> 1. Taxes & Revenue: Notably, many respondents (approximately 14%), included a personalized response expressing concern about high property tax. Many expressed a concern that sales tax revenue is limited due to the lack of commercial business. 2. Growth: Nearly 6% of respondents expressed a concern relating to growth. This was interesting, as only 1% selected “growth” as a concern. Concerns ranged from losing the mountain town feel to not wanting to see multifamily development. 3. Trails and Recreation: Some residents expressed frustration with the lack of trails and safe places for youth and children to walk.	

How important are each of the following to you?

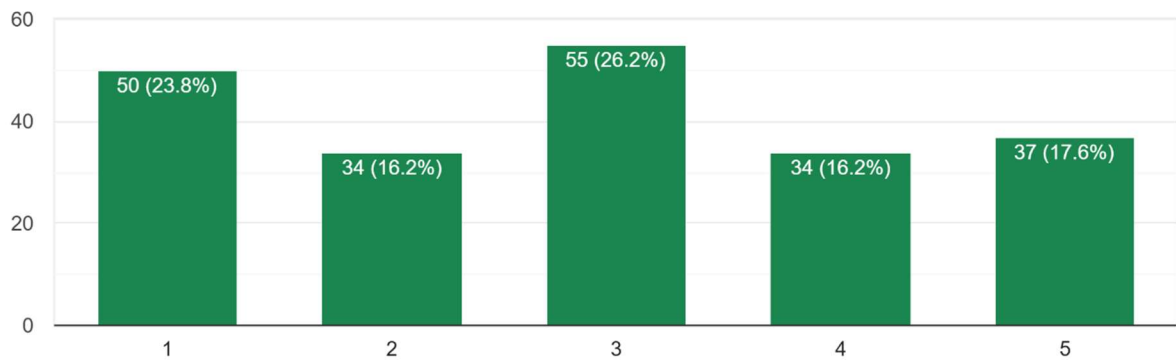
Availability of quality housing for different age and family demographics

212 responses



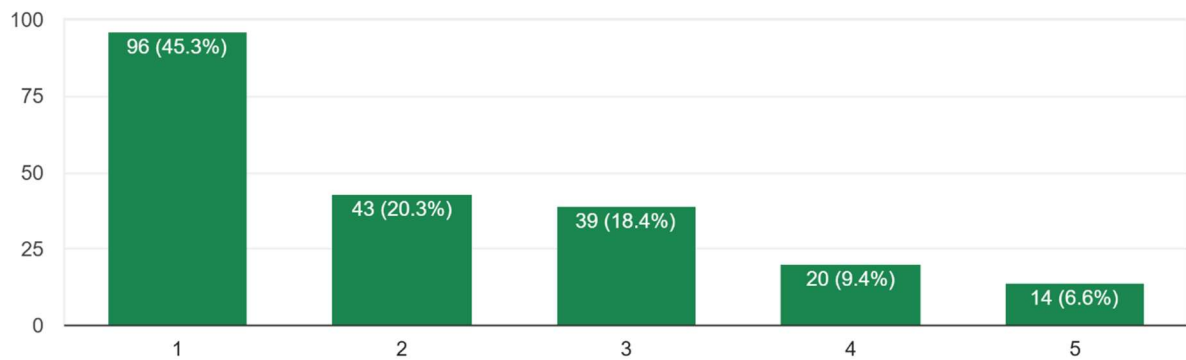
Housing affordability

210 responses



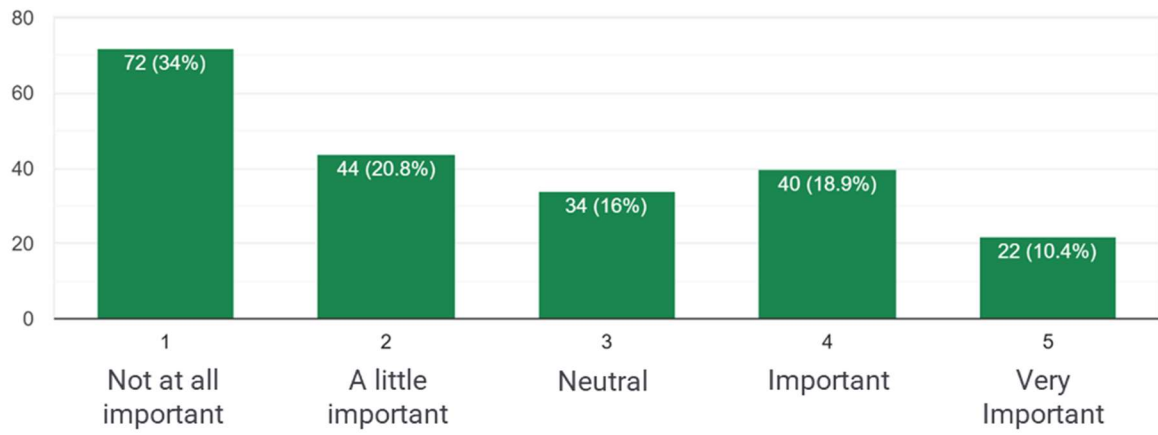
Proximity to senior living and care centers to facilitate aging in place

212 responses



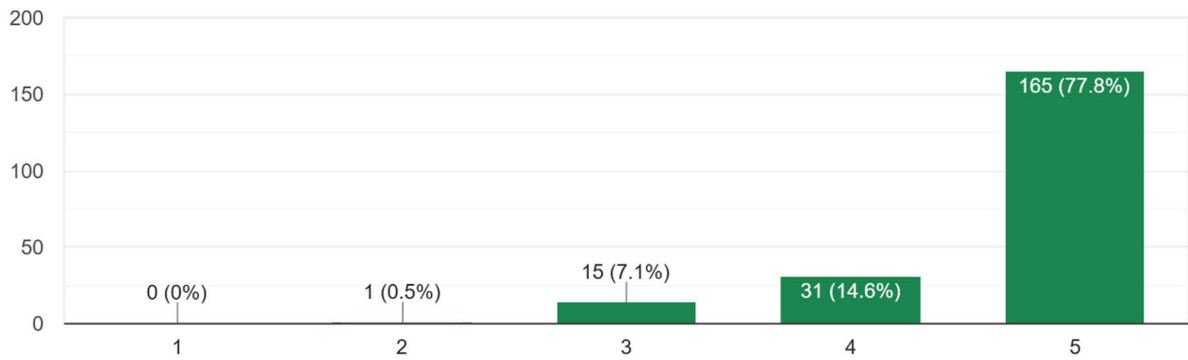
Availability of commercial options (grocery, hardware stores, restaurants, other retail)

212 responses



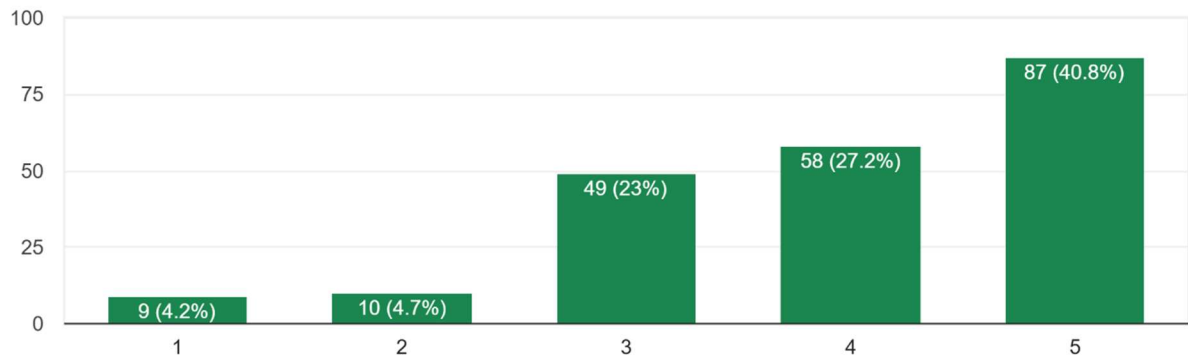
Connection to the outdoors and nature

212 responses



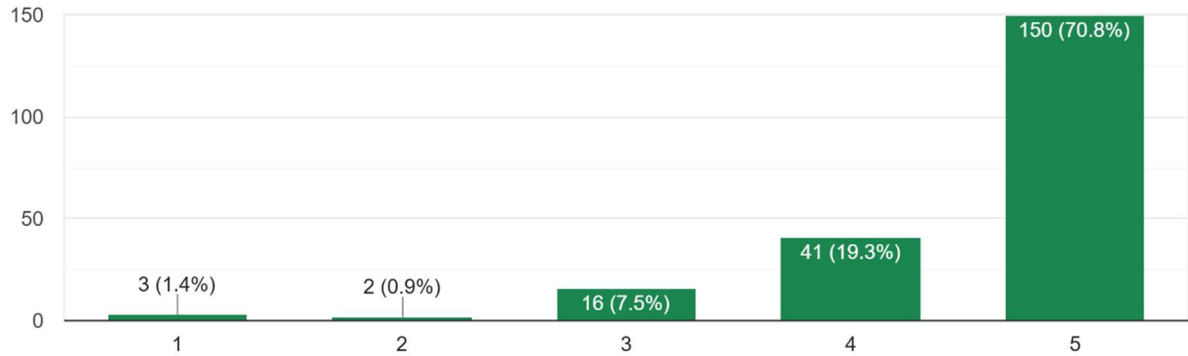
Beautification of the City

213 responses



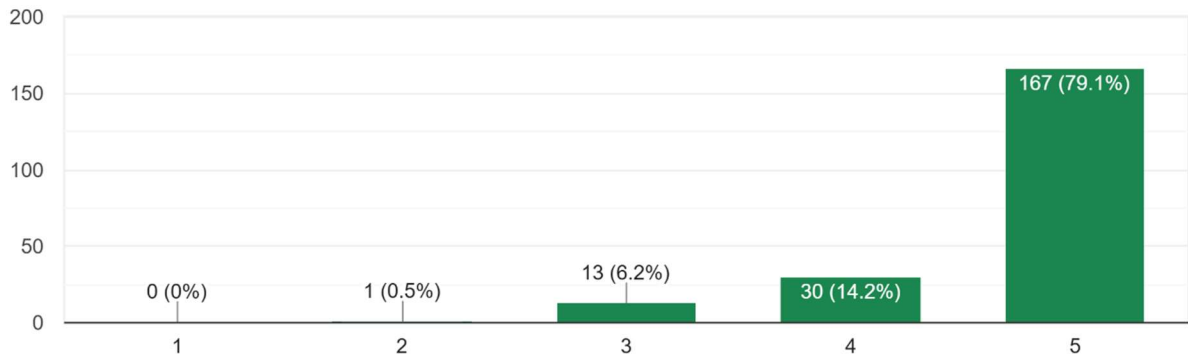
Stewardship of the natural environment surrounding Woodland Hills

212 responses



Future water availability and quality

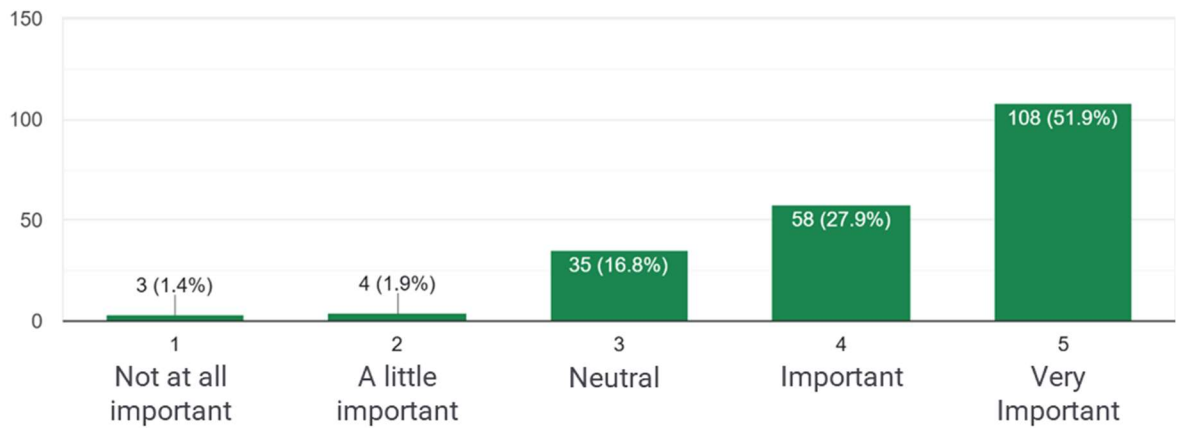
211 responses



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%

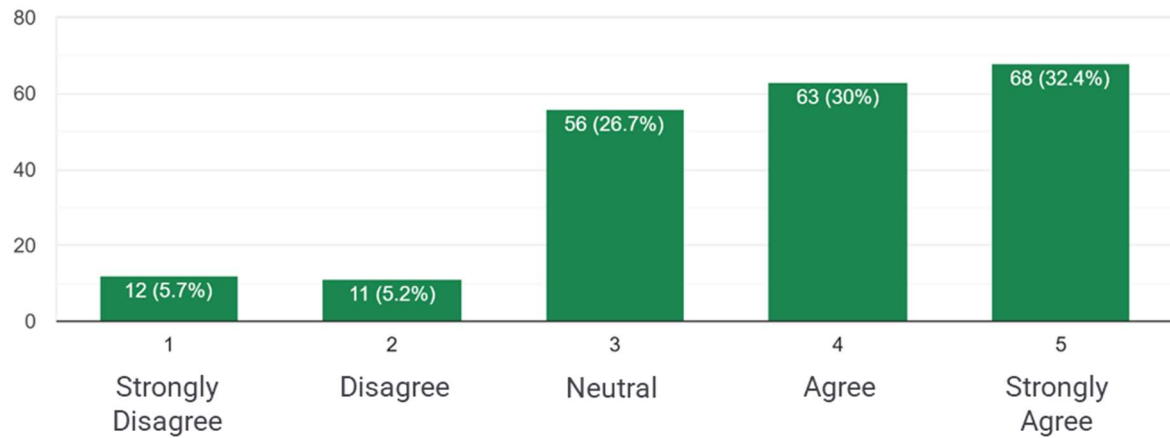
As the City grows, residents maintain the same level of service

208 responses



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

210 responses



If not, what facilities or staffing positions would you like to see?

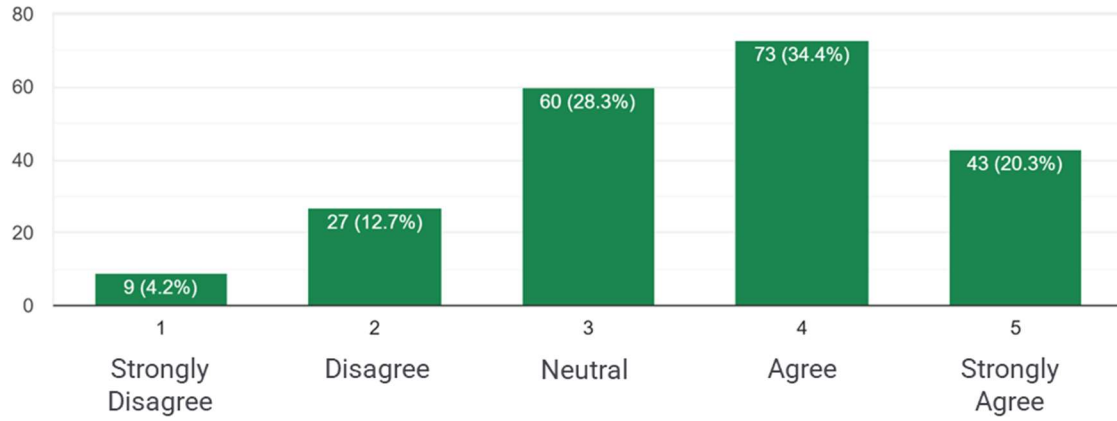
Open-ended Response Summary:

Aside from a few people mentioning trails and a few mentioning improvements to the public parks (a playground or pickleball court) there were no response categories that had multiple responses.

COMMUNITY

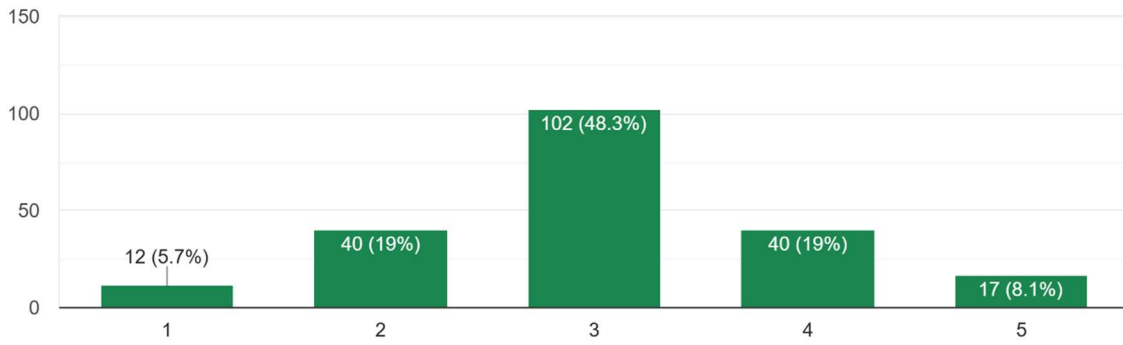
I feel connected to my community

212 responses



I would like to be more involved in my community

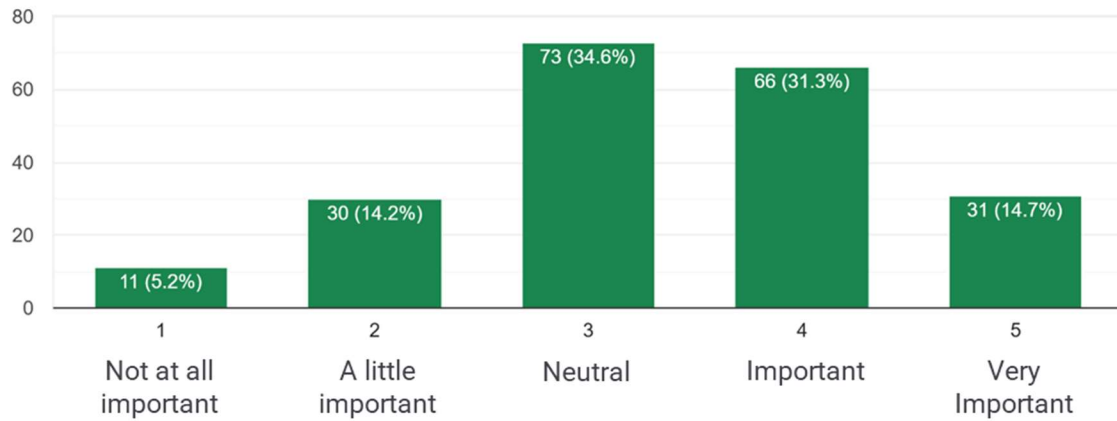
211 responses



How important are the following?

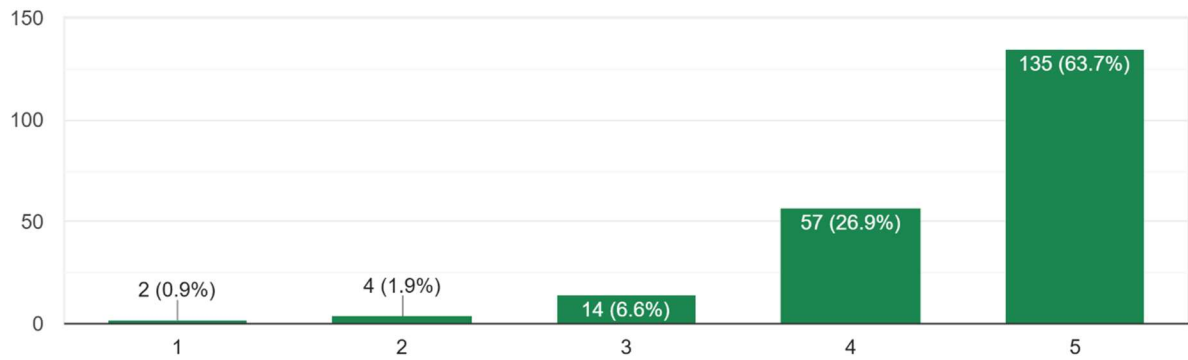
Community events

211 responses



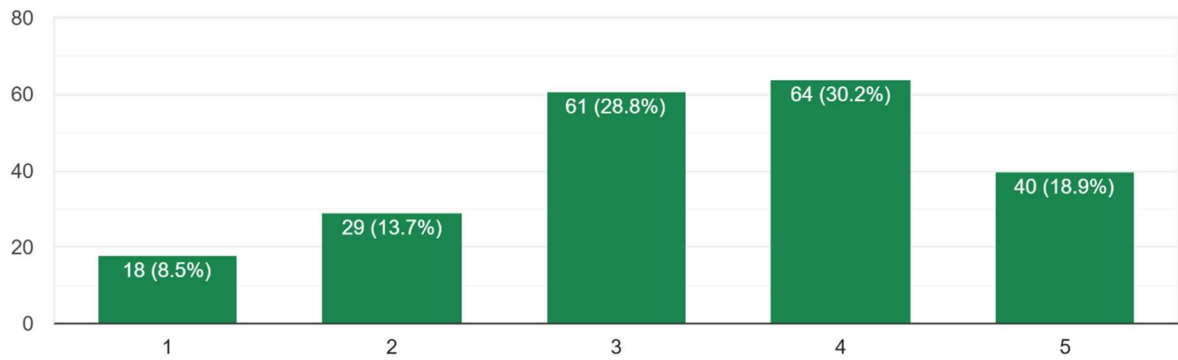
Knowing and trusting my neighbors

212 responses



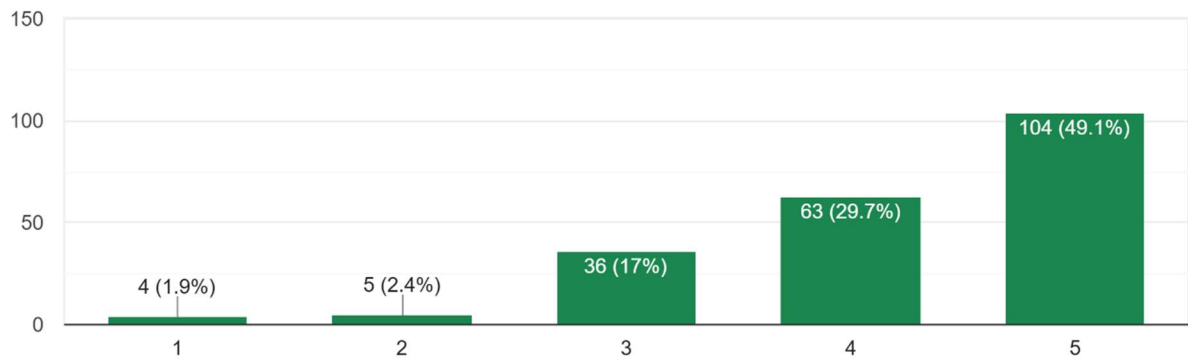
Having community places to gather

212 responses



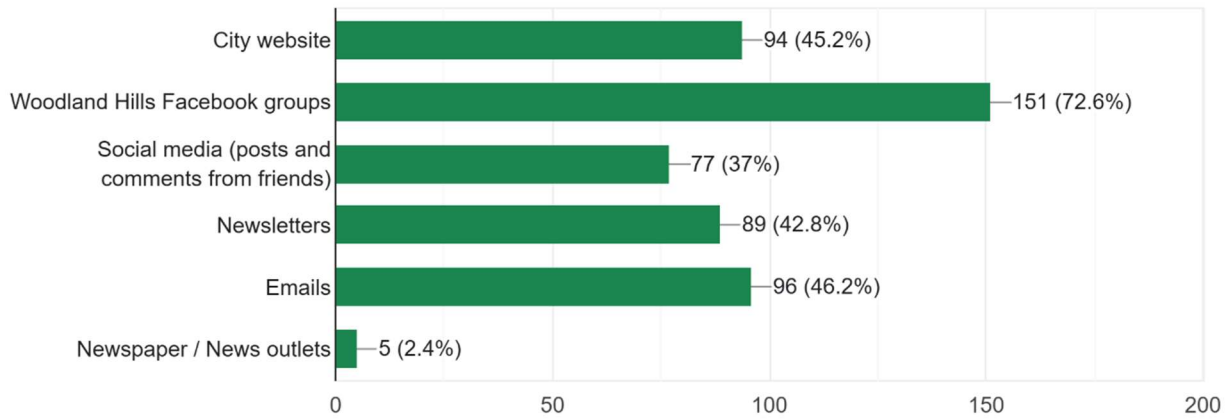
Receiving communication from the City about happenings around town

212 responses



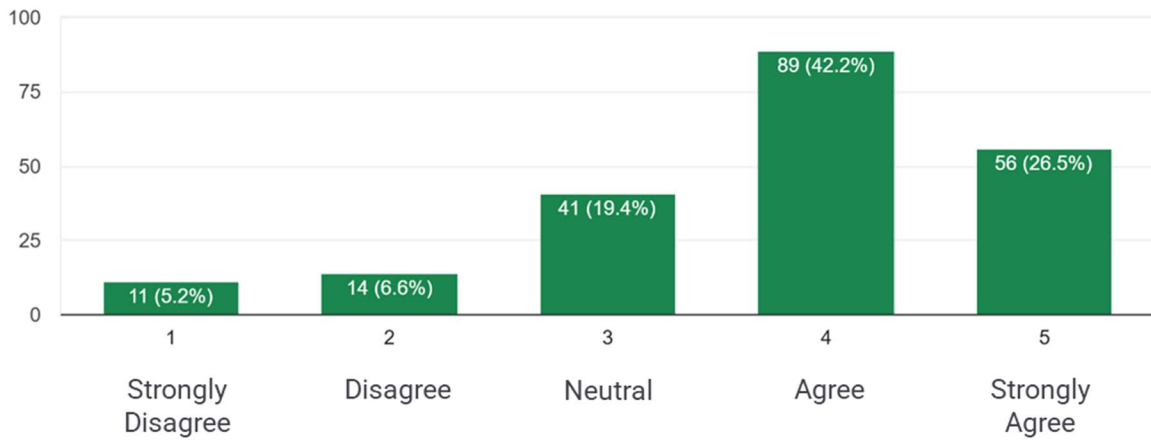
How do you currently follow what is happening in Woodland Hills? (select all that apply)

208 responses



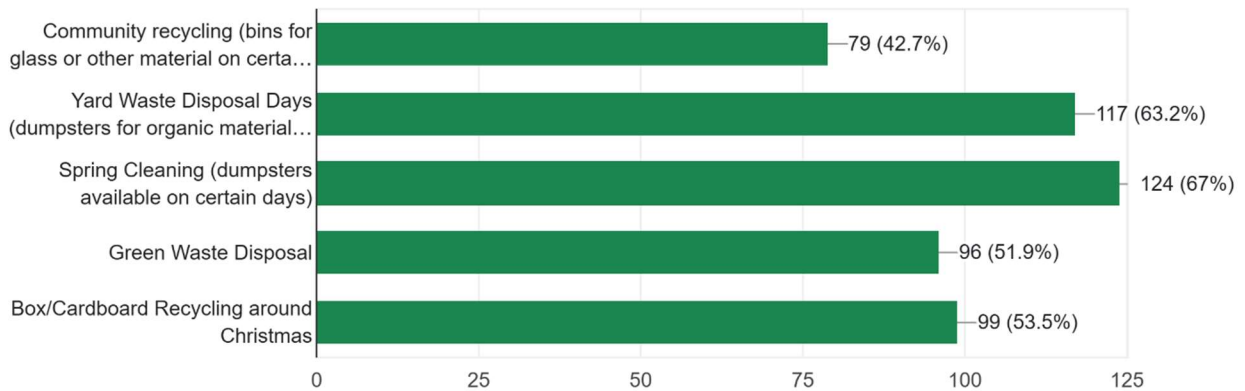
I am content with my current access to community information

211 responses



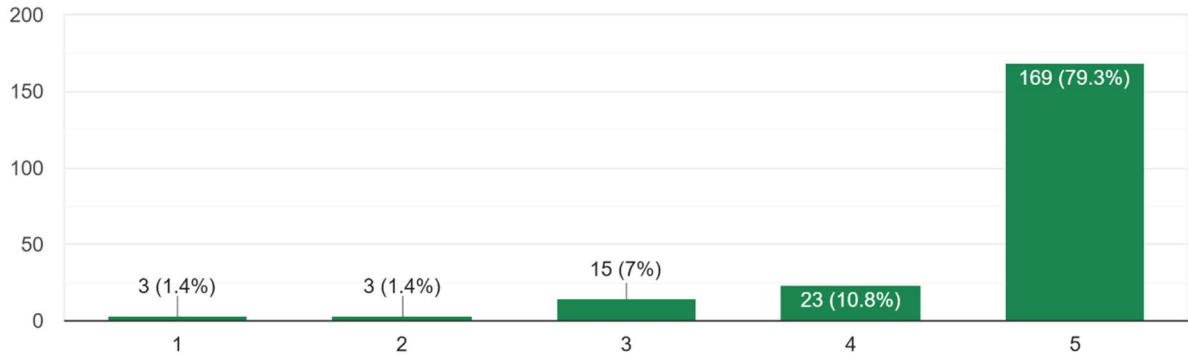
What community services or activities would you use / find helpful? (select all that apply)

185 responses



The City has provided "Chipper Days" in the Spring and Fall. I think this is helpful and should continue.

213 responses



What community services or activities would you use / find helpful? (select all that apply)	
Service Days (organized volunteer projects)	64.5%
Youth events	40.4
Activities for seniors	18.4
Open-ended Response Summary: Two respondents suggested events relating to trails / parks cleanup or improvement. No other ideas were presented by more than one respondent. Individual ideas included organized group hikes, children’s play groups, organized check-in on seniors, concert series, farmers market, and others.	

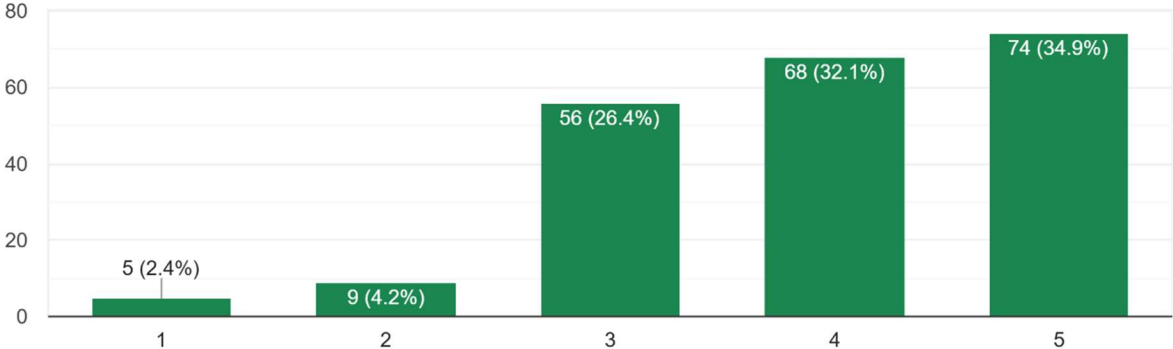
Is there a specific community activity (whether social, service, or recreational) you would like to see Woodland Hills host?
Open-ended Response Summary: <ul style="list-style-type: none"> • Outdoor Activities – Relating to Trails (9 responses) <ul style="list-style-type: none"> ○ Trail stewardship and trail creation ○ Guided nature walks ○ Family-oriented scavenger hunts ○ Hiking Challenge ○ Snowshoeing activity ○ Cross-country sledding race ○ Trail maintenance days ○ Tween hiking group ○ Education on forest management • Pickleball (3 responses) <ul style="list-style-type: none"> ○ Pickleball courts & organized community tournaments (3 responses) • Community & Social Events (9 responses) <ul style="list-style-type: none"> ○ More kids’ events and social gatherings ○ Concert series ○ Barn dancing with a potluck ○ Monthly lunch for seniors ○ Any community event / More awareness of nonprofit work

- Bigtooth Maple Festival
- Maple Festival
- **Other Recreation** (4 responses)
 - Yearly 5K & 10K Volksmarch with a collectible pin
 - Outdoor yoga classes
 - City walks / walk/bike to church day
 - Shooting range (with discounts for residents)
- **Arts, Music, & Entertainment** (8 responses)
 - Music or movie in the park nights (2 responses)
 - Art classes
 - Stargazing night with telescopes (2 responses)
 - Concert series
 - Library & Educational Access (4 responses)
- **Civic Engagement & City Improvement** (7 responses)
 - Drain cleanup after storms
 - Clean-up days
 - Thank-your-elected-officials day
 - More opportunities for city service projects
 - Mailbox upkeep volunteers
- **Sports & Youth Activities** (5 responses)
 - Open fields to Salem City Soccer
 - Youth recreation (2 responses)
 - Basketball courts
 - Shooting range for bow hunting
- **Miscellaneous** (1 response)
 - CPR/First Aid Training
- **No Additional Activities Wanted** (5 responses)

Woodland Hills Days and Maple Fest

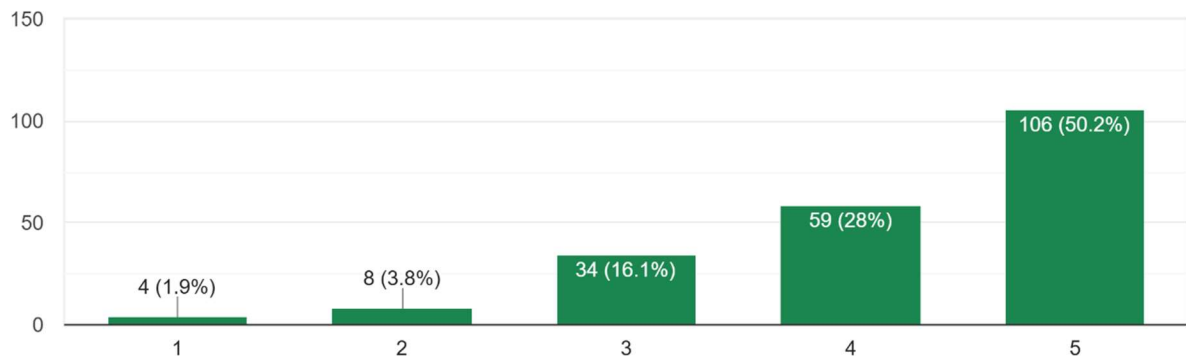
Woodland Hills Days is an important part of our community

212 responses



I feel informed about and invited to Woodland Hills Days

211 responses



Suggestion/feedback

Open-ended Response Summary:

Positive Feedback & Appreciation (10 responses)

- Keep it up!
- Great event and well attended!
- It's a very valuable community event. Thank you!
- It is so fun to gather with my neighbors.
- My husband and I hope to attend in future years.
- Thanks to all who have worked to make it a success!
- Love it!
- Good.
- It's going great.
- Since I've chaired WH Days twice, I'm always appreciative of those that put it on.

Suggestions for Improvements (9 responses)

- Better music.
- Have it on one day and not two.
- Maybe the parade should be Friday night when more people are at the park.
- Host it at the park.
- It was better when all the festivities were at the park.
- The movie in the park was advertised, but WHAT movie was going to be shown was never advertised.
- There doesn't seem to be a strong theme or purpose.
- Generally earlier in September due to weather.
- Need to find a way to get more people there—it wasn't well-attended.

Event Planning & Communication (8 responses)

- It would be nice if we could get the actual schedule of Woodland Hills Days sooner, like a month before.
- Advertising all the events earlier and more openly.
- Better communication.
- Post volunteer positions so more people can help with the events.

- The amount of money spent on WH Days should be proportional to how many people enjoy it.
- The secret to successful WH Days is citizen involvement in planning and carrying it out.
- Seems very cliquish.
- Enthusiasm for the event seems to be on the decline.

More Activities & Engagement (8 responses)

- More child events.
- Have at least one activity designed or targeted for each age group in the city.
- We need to make it more engaging for all.
- Maybe some more activities for the kids and competitions (cornhole, horseshoe, trail race).
- Petting zoo!
- Live music!
- We need everyone involved as a volunteer or participant in some way.
- Let's make it more service oriented.

Alternative Ideas & Event Structure (5 responses)

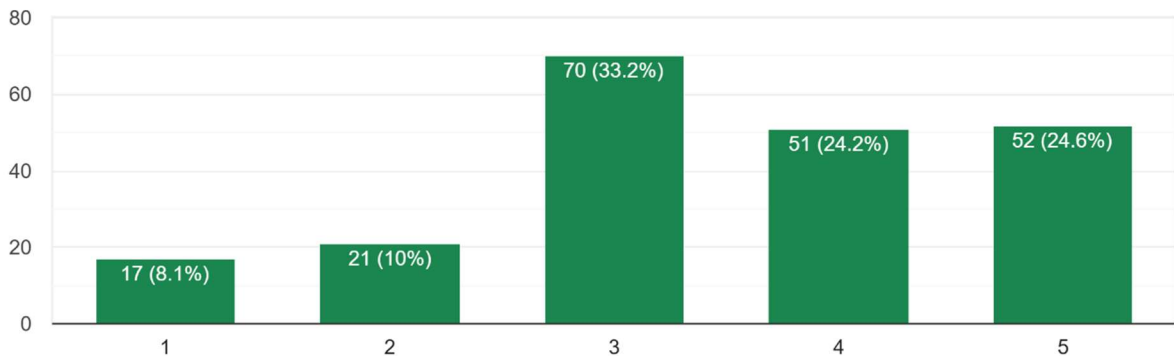
- Expand efforts to get people from surrounding areas to attend.
- Maybe do something to help our city get some sort of commerce.
- Keep it simple and designed for residents and families of residents.
- Why not combine the Maple Festival with Woodland Hills Days and call it "Maple Days"?
- We like the Maple Festival because it has a purpose.

Concerns About Decline (4 responses)

- Enthusiasm for the event seems to be on the decline.
- When we first moved here 18 years ago, it was a big event, well-attended. Now it seems to have dwindled every year.
- Unnecessary, but seems like the city feels obligated since other cities do it.
- The parking is problematic, especially for older people.

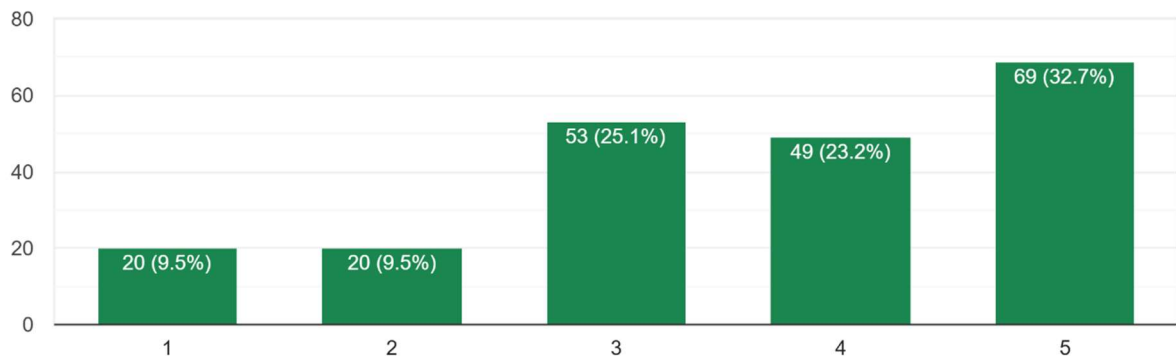
Maple Fest is an important part of our community

211 responses



I feel informed about and invited to Maple Fest

211 responses



Suggestion/feedback about Maple Fest

Open-ended Response Summary:

Positive Feedback & Appreciation (10 responses) *Some examples:*

- "It was wonderful this year."
- "So much fun!"
- "It is awesome!!! We love it, our whole family comes, and we buy lots of syrup!"

Concerns About Cost & Accessibility (5 responses)

- Concerns about costs of syrup (4 responses)
- Pre-order for syrup, with limited bottles, to residents prior to selling to those outside of the city.

Suggestions for Improvement (4 responses)

- I helped at the festival last year, and it needs a lot more organization.
- It would be nice if more people were able to participate with their trees and receive syrup.
- Let the residents who produce the maple syrup continue to plan the festival.
- Keep the free kid activities and prizes!

Alternative Ideas & Event Structure (4 responses)

- Why not combine the Maple Festival with Woodland Hills Days and call it "Maple Days"?
- I thought it was just a few individuals that sponsored this and not the city of WH.
- Not really a city event, so I'm not overly interested. The blue feeder lines detract from the beauty of the city; maybe they could be taken down when not in use.
- The fire department already uses Woodland Hills Days for their fundraiser; this event involves a different cross-section of the community.

Lack of Awareness (9 responses)

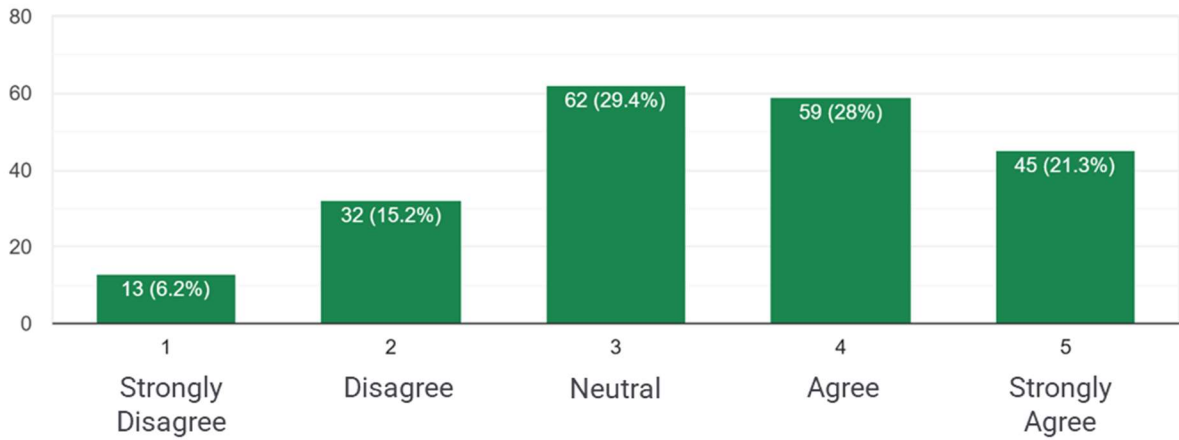
- Need improvements on announcing it (3 responses)
- Hadn't heard of it (6 responses)

Criticism & Opposition (3 responses) *These comments were just generally opposed to it.*

Trails and Recreation

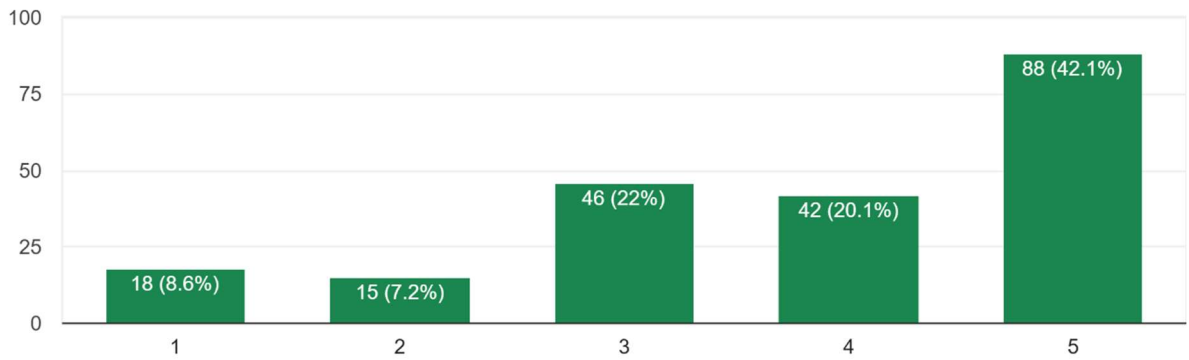
I am satisfied with current recreational opportunities

211 responses



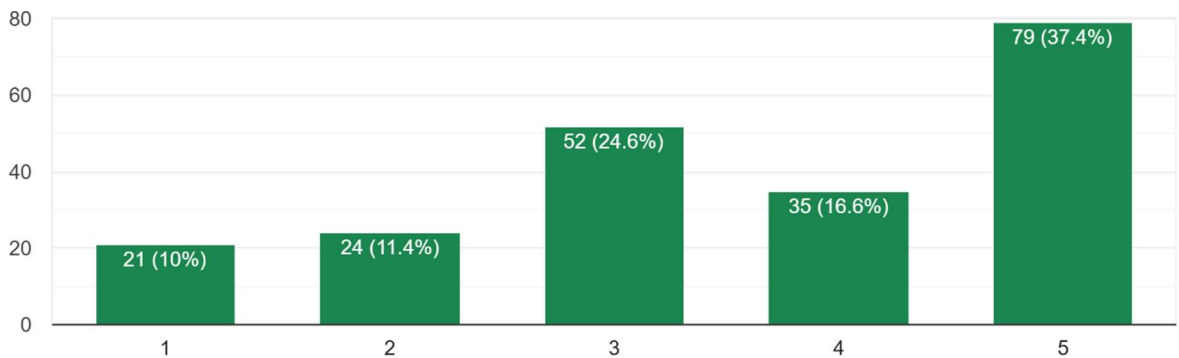
I would like additional trails

209 responses



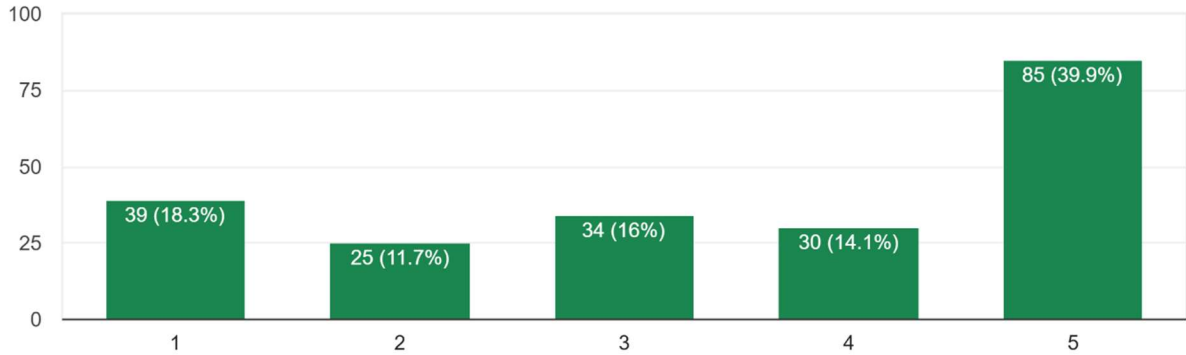
I would like our local trails to connect into regional trail networks

211 responses



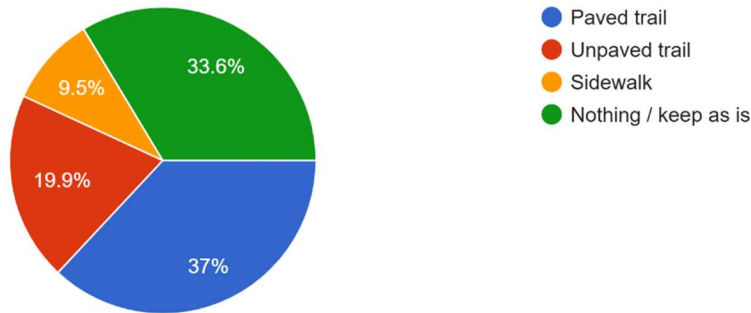
I would like a trail or other pedestrian facilities along Woodland Hills Drive

213 responses



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

211 responses



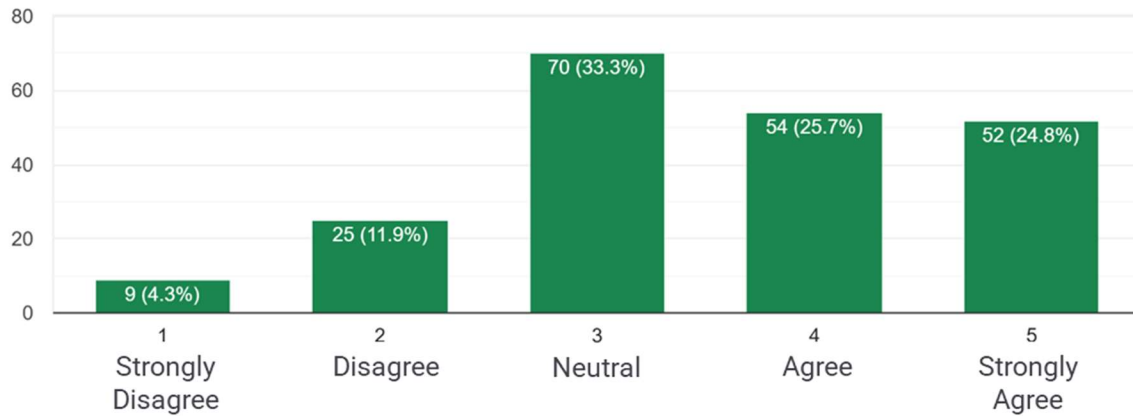
What additional Recreational Opportunities would you like?

Open-ended Response Summary:

- Trails (19 responses)
 - Responses range from flat trails within the city to trailhead connection to the backcountry
 - One person mentioned ATV trails
- Sidewalks (4 responses)
- Pickleball (9 responses)
- Basketball Court (4 responses)
- Soccer (3 responses)
- Playground Improvements (6 responses)
- Winter Recreation (9 responses)
 - XC Ski/Snowshoeing (4 responses)
 - Ski hill (3 responses)
 - Snow hill / other (2 responses)
- Mtn Biking (9 responses)

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

210 responses



Which additional amenities would you like, if any. Only select amenities you, or someone in your household, would use.	
Pickleball Courts	58.8%
Restrooms / Water Facilities	53.3%
Library (Take a book, leave a book)	28%
Community Garden	25.3%
Basketball Court	18.7%
Soccer Fields	17%
Tennis Court	13.7%
Volleyball	12.6%
Dog Park	12.6%
Open-ended Response Summary: Multiple respondents (5) mentioned an improved playground, including an inclusive playground. No other answers had multiple respondents.	

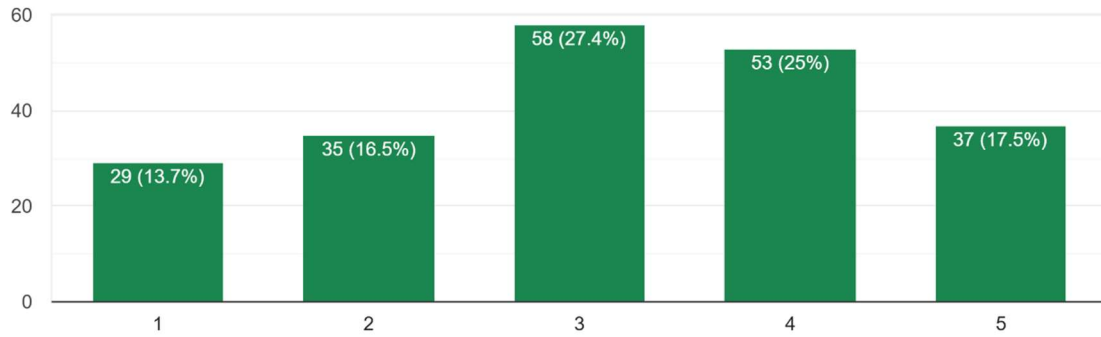
Preferences

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%
Open-ended Response Summary: Responses varied significantly, including: <ul style="list-style-type: none"> • Desire for dirt walking paths to blend in with the environment • Desire for flatter walking trails instead of sidewalks • Concerns about having to walk in the roads 	

- Concerns that sidewalks would only be used half the year / ice would make them dangerous on slopes during the winter
- Concerns that climate & slopes would make maintenance expensive

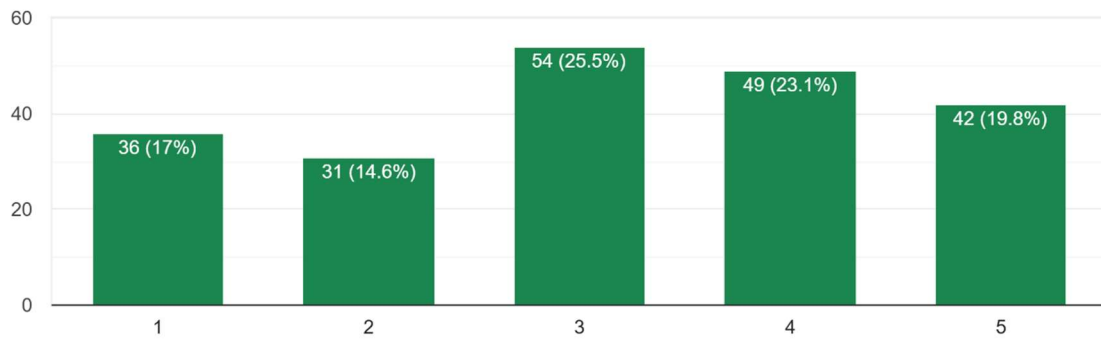
Generally speaking, roads in Woodland Hills are well-maintained

212 responses



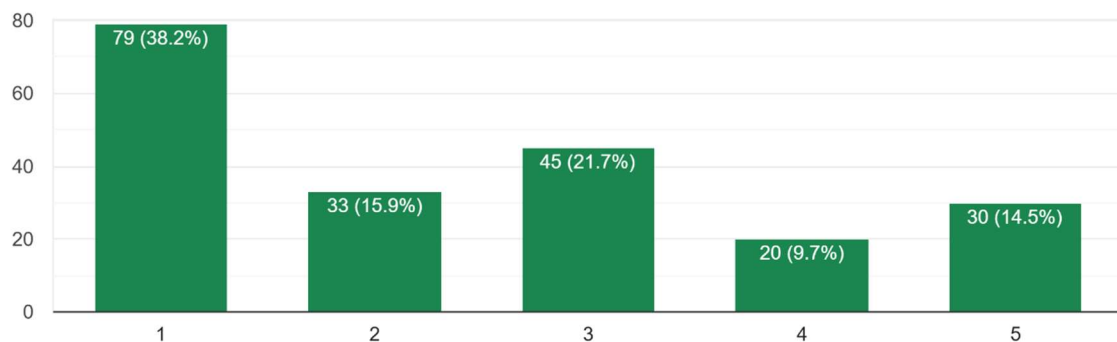
The City should use code enforcement to ensure properties are kept up

212 responses



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

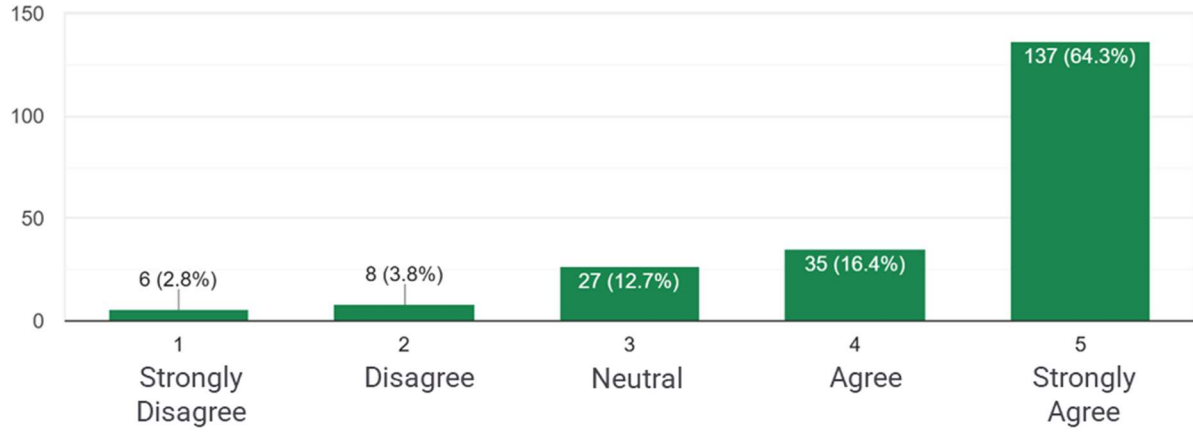
207 responses



Regarding maintaining a vibrant night sky

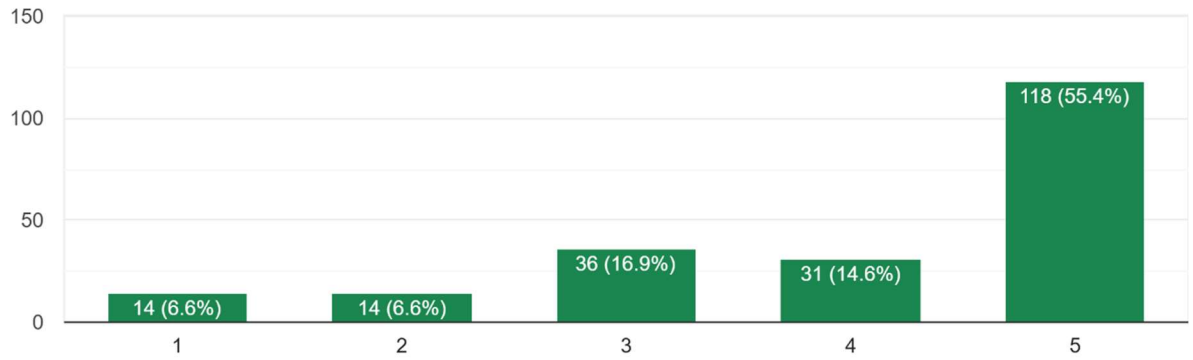
Preserving the night sky over Woodland Hills is important to me

213 responses



The City should take proactive steps to preserve our night sky

213 responses



Communities in Utah, such as Moab, Helper, Torrey, and Springdale have obtained designation as a Dark Sky Community.

The designation requires the City to have a lighting policy. Requirements relate to *new lighting* and do not require residents to replace existing light fixtures.

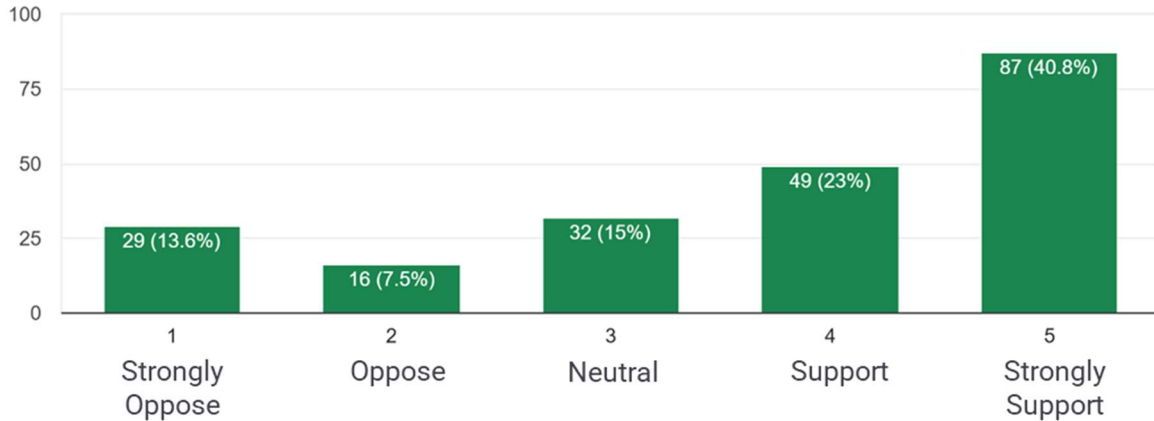
Key elements include:

- Full cut-off shielding (shielded from neighbors to prevent light trespass and sky glow)
- Warm lighting (3000K or lower)
- A cap on light intensity (total lumens per acre) or use of sensor/timer
- Restrictions on illuminated signs
- Two (2) dark sky events per year (typically summer star parties organized through a local astronomy club, such as the Utah Valley Astronomy Club)

More info here: <https://darksky.org/app/uploads/bsk-pdf-manager/2021/05/IDSC-Final-May-2021.pdf>

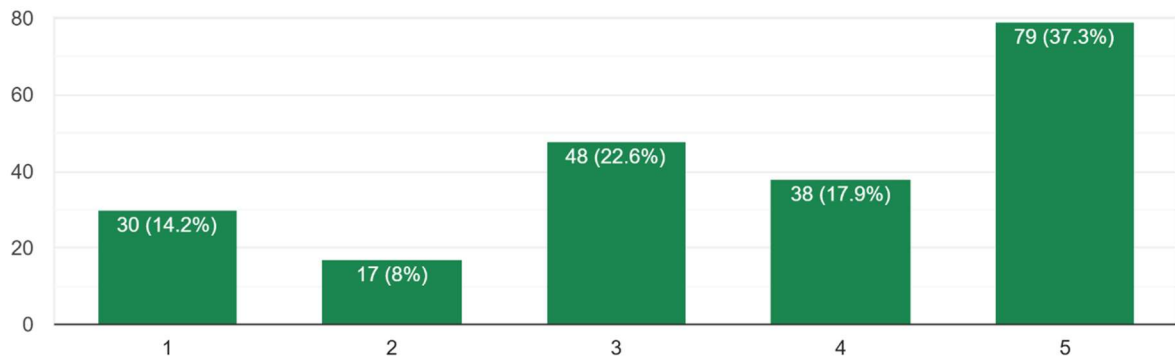
Would you support the City exploring designation as a Dark Sky Community? "Dark Sky" policies allow outdoor lighting that is useful and purposeful...seeks to curtail excessive or unnecessary lighting.

213 responses



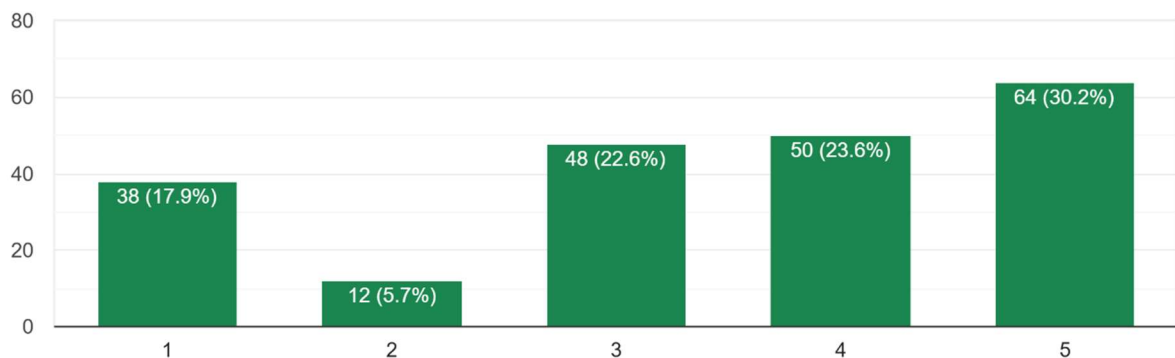
Would you support outdoor lighting requirements for new light fixtures?

212 responses



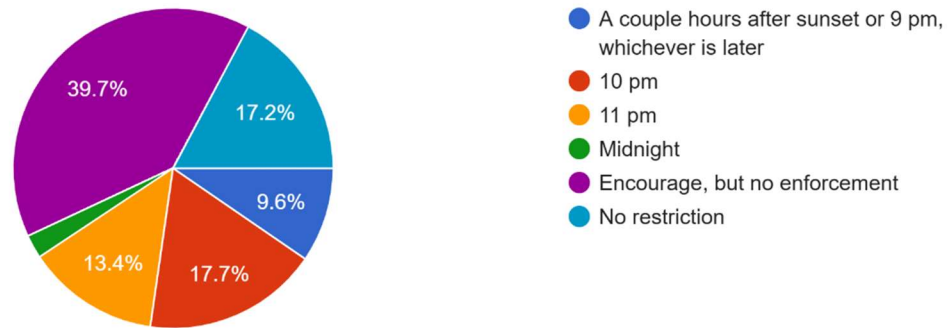
If the City were to partner with an astronomy club to provide star parties, I would be interested in attending/participating.

212 responses



I would like outside lights (unless actively used) to turn off at a certain time

209 responses



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

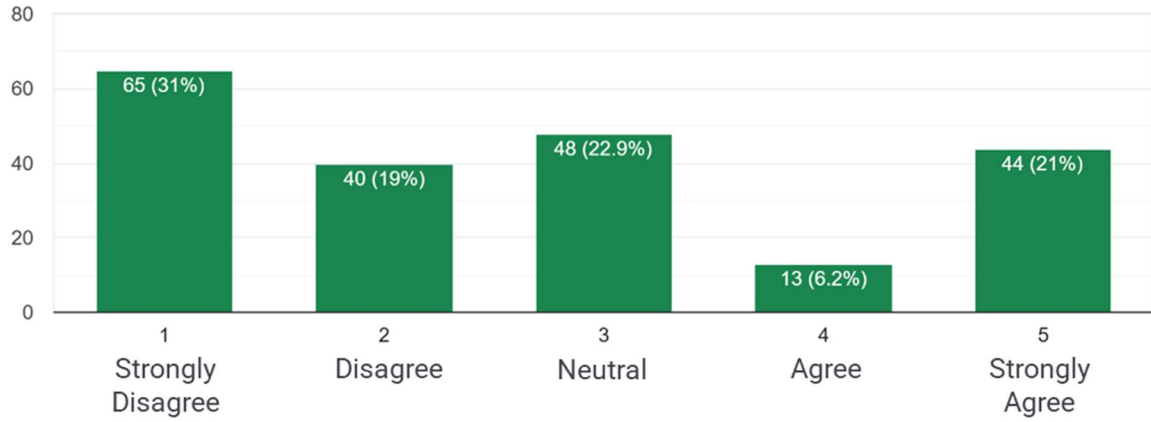
Open-ended Response Summary:

- **Recreation & Community Spaces (23 responses)**
 - Community pool (3)
 - Park Improvements:
 - A park in the lower part of the city
 - A park tailored to older kids
 - Improved playground with a slide
 - Splash pad
 - Pickleball courts (3)
 - Dog park
 - Park WiFi, sponsor-supported with park cameras
 - Small-town Main Street with shops, restaurants, and gathering spaces
 - Small shopping center where city offices are now
 - Library or ability to join Spanish Fork library (2)
 - Arts & Recreation Department to apply for grants
 - A gathering area for bigger events, possibly a little market area
 - Opportunities for kids' sports/events
 - Ski resort
- **Trails, Sidewalks & Walkability (14 responses)**
 - Sidewalks & trails to improve walkability (12)
 - More flat trails
 - Open natural areas with opportunities for recreation based on individual preferences
 - Maintain undeveloped areas for recreation
- **Infrastructure & City Services (15 responses)**
 - Better roads—pothole repairs, drainage solutions (4)
 - Improved code enforcement (9)
 - Dedicated code enforcement officer (2)
 - Better accountability
 - Consistency
 - Stricter noise ordinance enforcement
 - Enforcement of dog control (2)

- Stricter rules around dog leashes and barking dogs (2)
- Police presence
- West Loafer connection fulfillment
- **Governance & City Leadership (11 responses)**
 - Dissatisfaction with regulations (2)
 - Dissatisfaction with elected officials (2)
 - Stop city growth
 - No increase in taxes (2)
 - Have more resident input regarding Three Bridges development
- **Community & Social Improvements (7 responses)**
 - Increased appreciation for one another; less antagonism
 - Less adversarial approvals for renovations
 - Have a service day in spring & fall for neighbors who need help
 - City leaders should reach out to neighbors who feel unheard
 - A community effort to welcome new residents
 - More kindness
 - Reduce hostility and political divisiveness within the city
- **Commercial Development & Convenience (8 responses)**
 - Closer access to a grocery store or gas station (5)
 - Highlight local businesses to support neighbors and increase city tax revenue
 - Small businesses & restaurants in a town center area
 - Businesses that increase city tax revenue without large developments
- **Lighting & Aesthetics (5 responses)**
 - No streetlights (2)
 - Turn off bright lights at the mailboxes at night (2)
 - Do not support a dark sky ordinance—residents should control their own lighting (1)
- **Miscellaneous**
 - Deer reduction and control
 - Allow Woodland Hills residents access to Summit Creek amenities
 - Preparedness Fair
 - A new city sign near the fire station

I would rather pay higher property tax than have commercial businesses located in Woodland Hills.

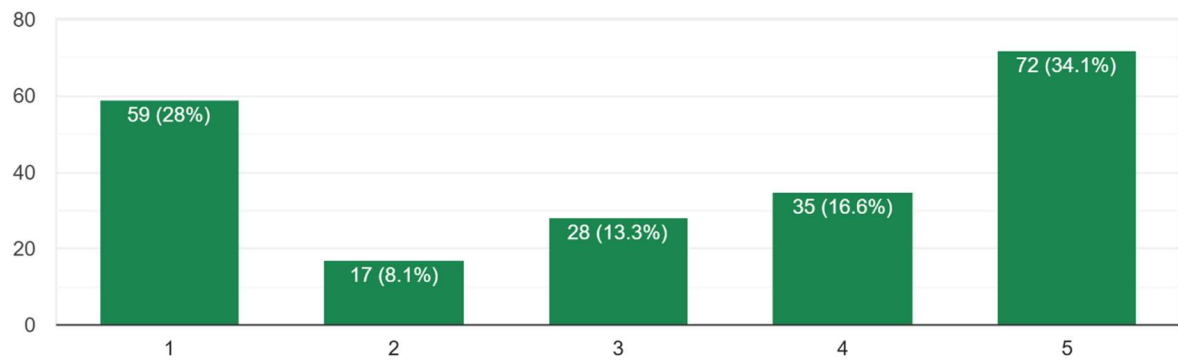
210 responses



Thinking specifically about options for the lower fields on the north side of town (11200 South, west of the roundabout / mailboxes)

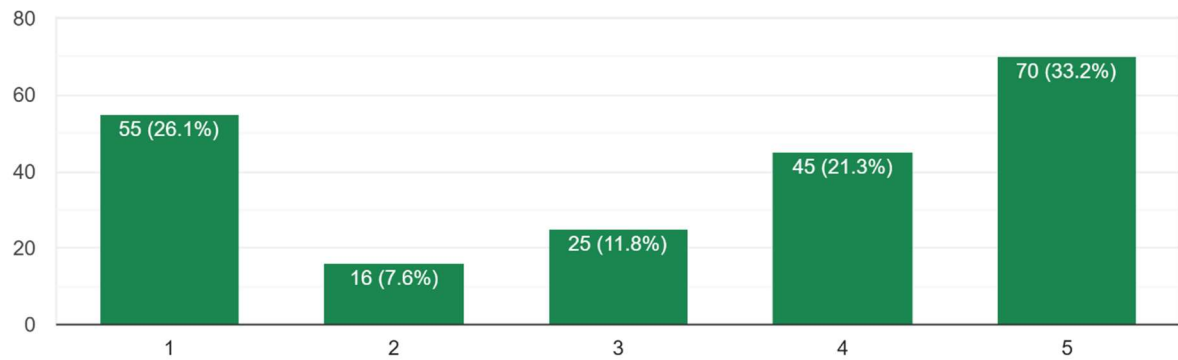
It is a good location for retail or a business

211 responses



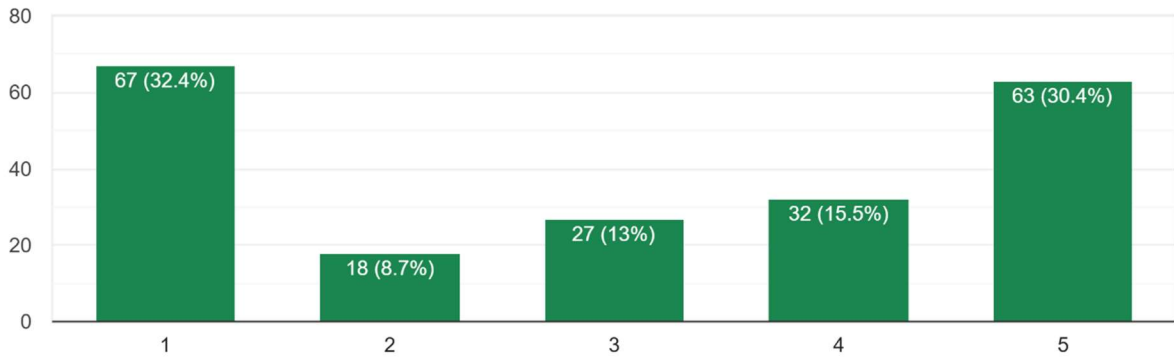
I would support providing space for a small local business.

211 responses



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

207 responses

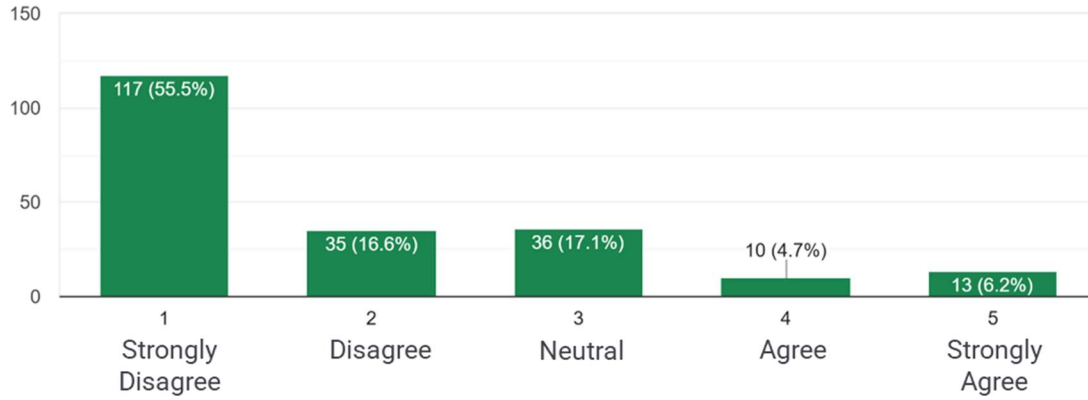


If Woodland Hills were to allow a business on the lower fields, what would be your biggest concern?	
Traffic	21%
Desire to keep City exclusively residential	17%
Outdoor lighting	7%
Noise	3%
Open-ended Concerns*	22%
No concerns, provided project meets all City development standards *Note, while this is the largest individual category, many respondents indicated that all four categories (above) were their biggest concerns.	30%
Open-ended Response Summary: A majority of responses indicated their concerns were with all four categories. Multiple people mentioned architectural / site design concerns—noting that if it was set back, nice looking, and fit the aesthetic, they would be supportive. Many people mentioned not wanting bright lights. Others mentioned concerns with long term economic viability and what would happen if buildings were left vacant.	

Thinking about other residential land uses

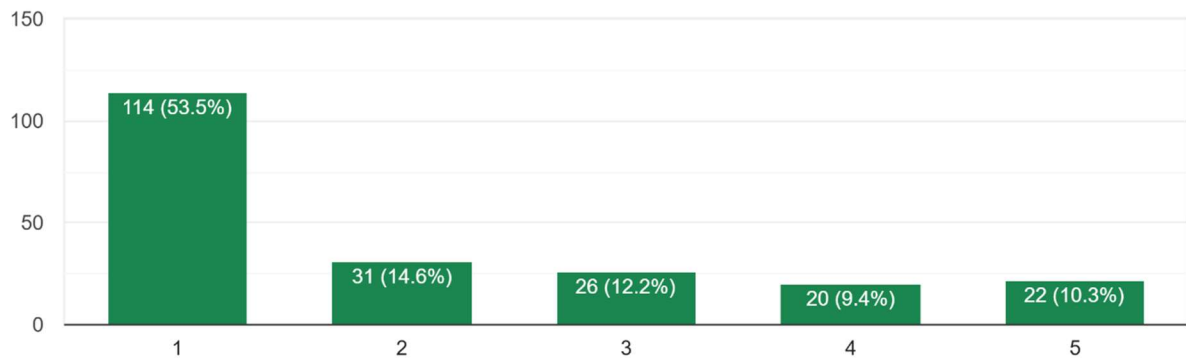
There is a place in Woodland Hills for housing for families/individuals starting out (townhomes or apartments)

211 responses



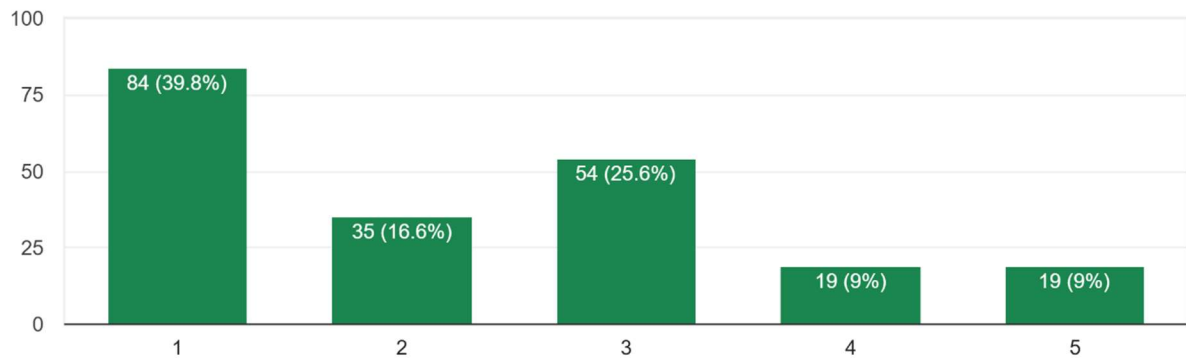
I would support a limited number of townhomes or apartments as part of a single family residential community on the lower fields

213 responses



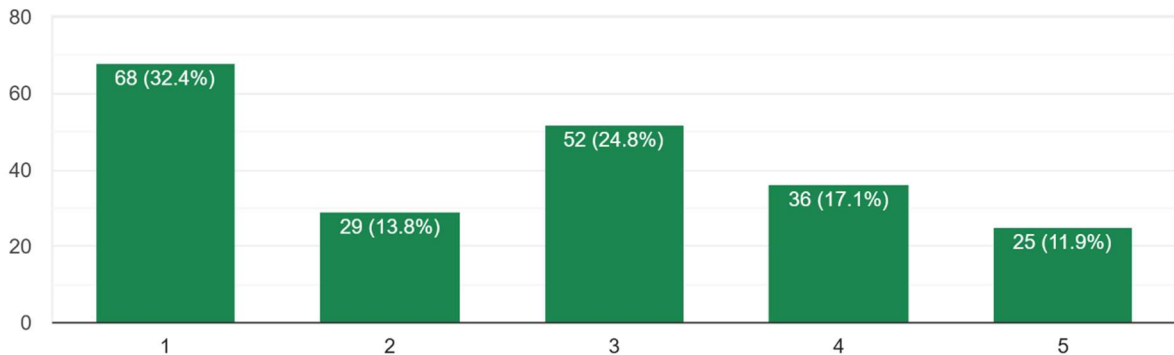
There is a place in Woodland Hills for a senior living / assisted living facility?

211 responses



I would support a senior living / assisted living facility on the lower fields?

210 responses



Are there any specific amenities or facilities that you would like to have that are currently lacking in Woodland Hills?

Any other comments or feedback about the City?

Open-ended Response Summary:

Recreation & Community Spaces (18 responses)

- Community pool or splash pad (3)
- Rec center (indoor basketball court, outdoor tennis courts, pool)
- Pickleball courts or similar
- Golf course/clubhouse with a pool
- Playground with a better slide
- Park restroom
- Shooting range or archery range (2)
- Sports Club and Event Center
- Town Center for gathering (current park has limited parking, community center underutilized)
- Community garden/community center
- Indoor play center for kids and toddlers for any season

Trails, Sidewalks & Walkability (8 responses)

- Sidewalk or trail on Woodland Hills Drive for pedestrian safety
 - Walking paths for kids to get to park safely
- More trails & bike trails (2)
 - A trail through the whole city
 - Bike and walking paths for kids to get to the park safely
- More speed limit signs if a sidewalk/trail is not possible

Infrastructure & City Services (9 responses)

- Cemetery (2)
- Our own sheriff
- Storm runoff mediation on Woodland Hills Drive
- Back-up water supply & generators for emergencies
- Lower property taxes
- Definitely something to offset taxes
- Professional services (medical, dental, etc.)

- Library (2)
 - Agreement with Spanish Fork / Salem to use library & rec center

Governance & City Leadership (3 responses)

- Keep rural and secluded as is
- Keep the city small with no businesses
- Stop forcing everything onto the lower part of the city

Commercial Development & Convenience (18 responses)

- Grocery store (4)
 - High-end grocery store like Harmons or Trader Joe’s (3)
- Gas station (4)
- Walmart marketplace, hardware store, pharmacy, tech company, or high tax-paying businesses
- Coffee shop and café (3)
- European bakery, gas, and pharmacy
- Small convenience store
- Convenience store, small-town appropriate shopping/office center
- Small diner or similar
- Restaurant, preferably high-end
- Nothing commercial, but support small businesses like bread, gardens, jewelry, etc.

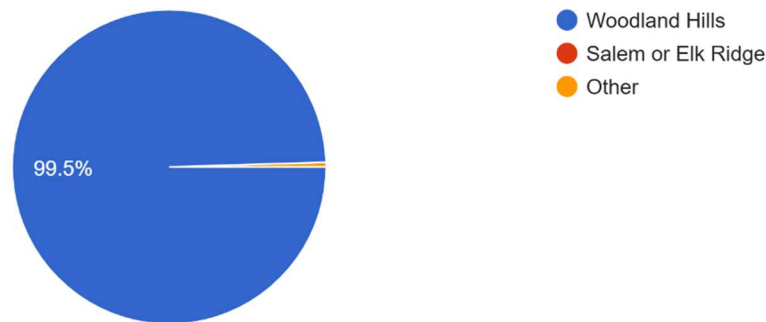
Miscellaneous

- Airbnbs should be allowed—no need for apartments since many homes have basement apartments
- No additional amenities needed (7)

Demographics

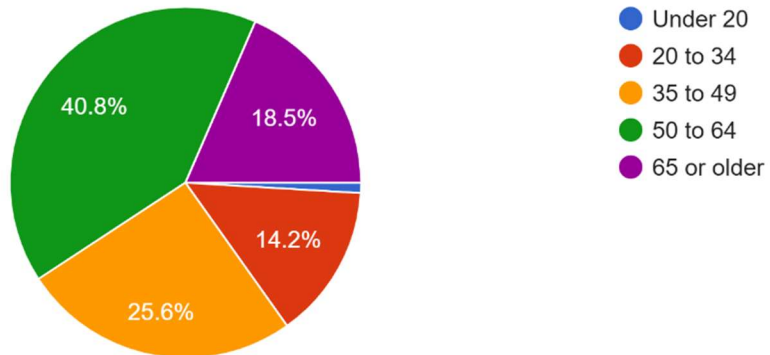
Residence

213 responses



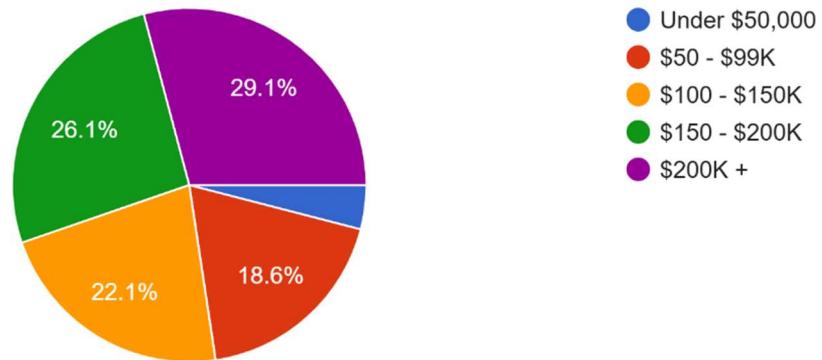
Age

211 responses



Household Income

199 responses



Education

211 responses

