



# WOODLAND HILLS GENERAL PLAN 2026

## Executive Summary

### ABOUT THIS PLAN

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

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

### KEY PRIORITIES

The plan reflects five themes that appear consistently across chapters:

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

### IMPLEMENTATION

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



## Chapter 1: Introduction

### WHAT'S A GENERAL PLAN?

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

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

### WOODLAND HILLS—A HISTORY OF THOUGHTFUL PLANNING

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

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

“

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

”

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

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

#### WOODLAND HILLS POPULATION<sup>1</sup>

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

<sup>1</sup> U.S. Decennial Census

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

### What types of commercial would you like to see?

The highest answer was “**none**” with 19 responses.

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

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

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

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

### What do you dislike about Woodland Hills?

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

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

The top answer was “**trails**” with 26 responses.

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

## GENERAL PLAN REGULATIONS—AN OVERVIEW OF UTAH STATE CODE

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

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

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

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

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

<sup>2</sup> UCA 10-9a-403(2)



## Land Use Element

### This element shall:

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



## Moderate-Income Housing Element

### This element shall:

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



## Transportation and Traffic Circulation Element

### This element shall:

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

## Selected Optional Elements

Recreation & Trails

Public Facilities & Services

Annexation

Economic Development

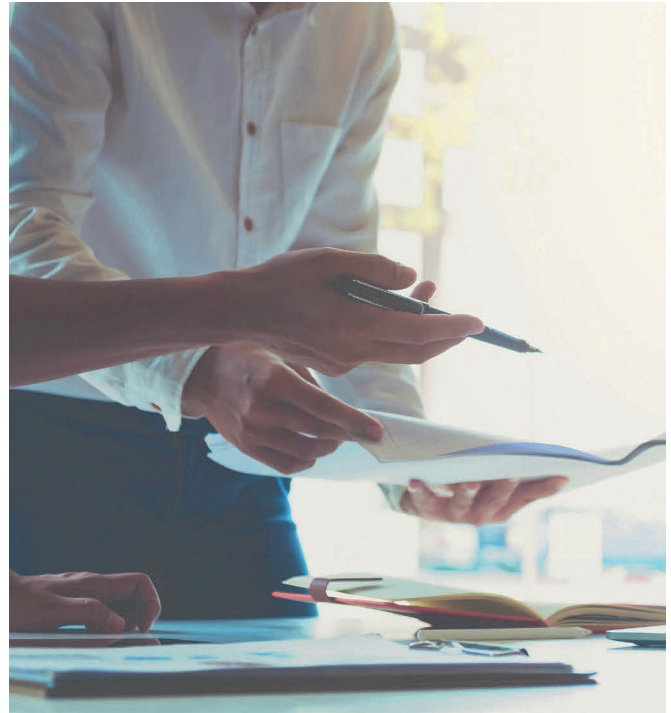
Natural Resources & Water

## HOW TO USE THIS PLAN

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

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

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



### 1

#### Review

*Have we set a time to review the goals?*

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

### 2

#### Ask

*How are our decisions in line with the General Plan?*

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

### 3

#### Reference

*What guidance does the General Plan provide?*

- Cite General Plan goals and strategies in staff reports.

### 4

#### Schedule

*What objectives should we be working on?*

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

### 5

#### Amend

*Has our vision changed?*

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

### CREATION OF THE 2025 GENERAL PLAN

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

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

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

### Data Collection

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

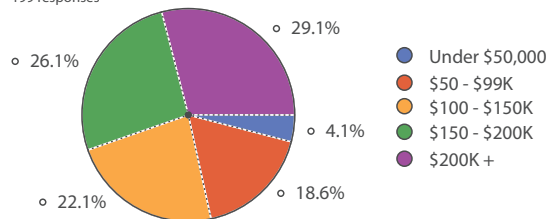


### Community Preferences Survey (Done in 2024)

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

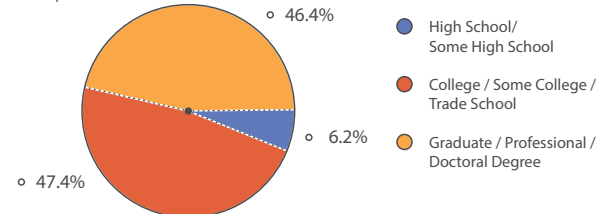
#### Household Income

199 responses



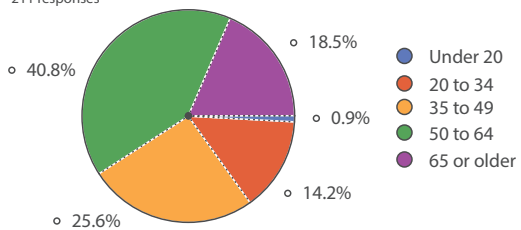
#### Education

211 responses



#### Age

211 responses





## Public Open House

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



## Staff Review

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



## Review

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



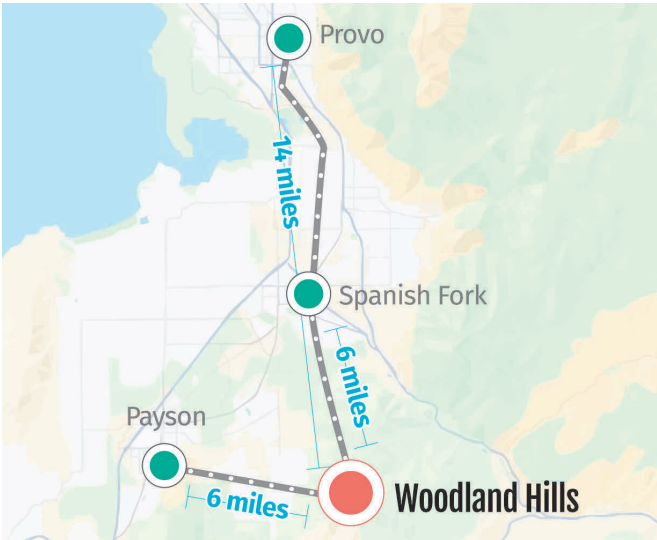




# Chapter 2: Community Context

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

### LOCATION



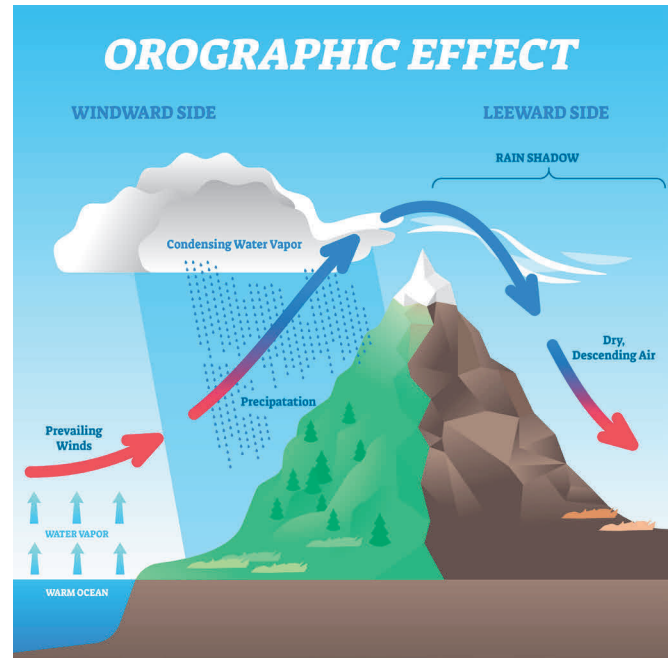
### CLIMATE AND ENVIRONMENT

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

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

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

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



## NATURAL SETTING

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

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

### ENVIRONMENTAL CHALLENGES

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

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

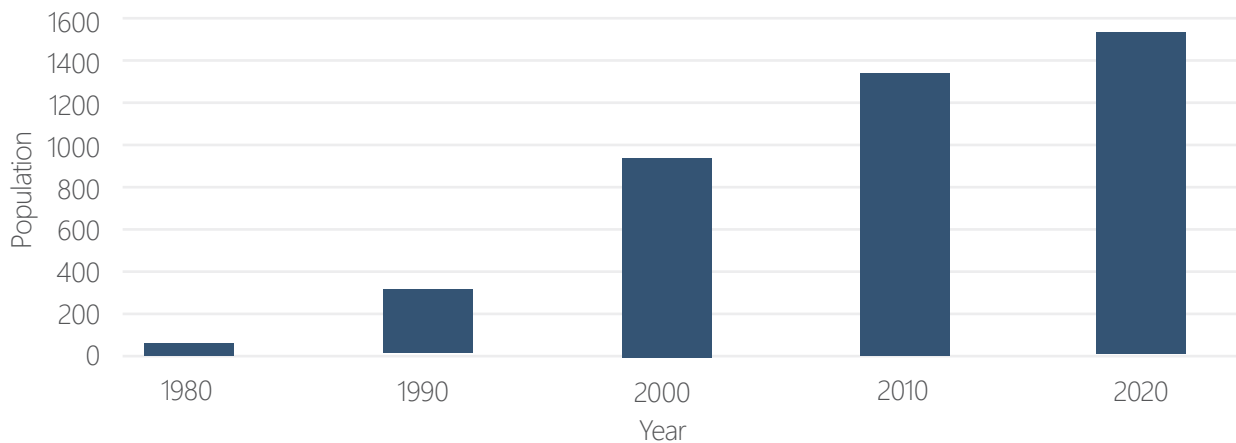


While this General Plan will address Wildland Urban Interface development and wildfire mitigation, for more specific guidance on emergency management please consult the Comprehensive Emergency Management Plan, including any updated and subsequent hazard mitigation and preparedness plans.

### COMMUNITY BACKGROUND

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

HISTORIC POPULATION GROWTH<sup>1</sup>



<sup>1</sup> U.S. Decennial Census

**PROJECTED GROWTH**

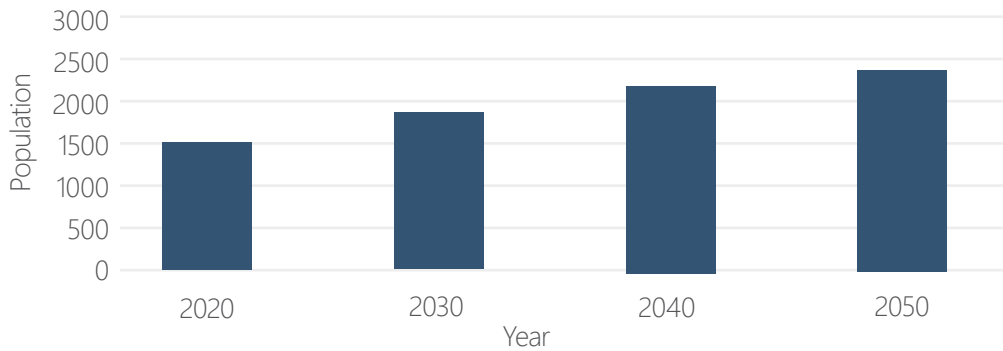
Since the early 2000s, Woodland Hills has experienced slower growth. Due to a reduction in the development of available land and annexation opportunities, slowing population growth is anticipated to continue. Mountainland Association of Governments anticipates an annual average growth rate of 1.63%.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

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

Utah Municipal Class System

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

PROJECTED POPULATION GROWTH<sup>2</sup>



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

### DEMOGRAPHIC SNAPSHOT

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

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

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

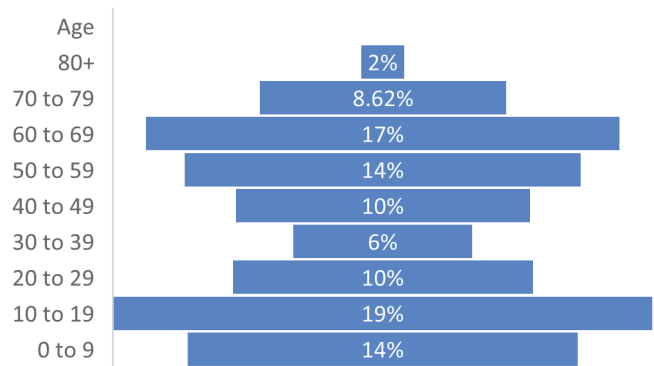


Figure 1: Percent by Age Cohort

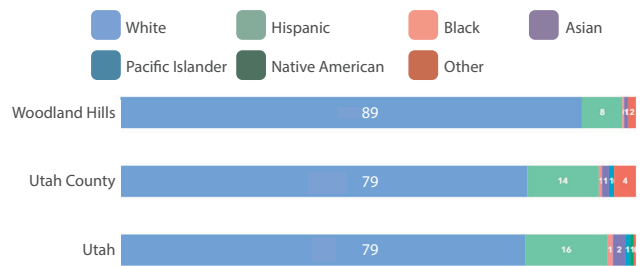


Figure 2: Race/Ethnicity Percentages<sup>3</sup>

### DEMOGRAPHIC STATISTICS<sup>4</sup>



#### Median Age

Woodland Hills	40.9
State of Utah	32.3



#### 65+ Population

Woodland Hills	19.6%
State of Utah	12.2%



#### Median Household Size

Woodland Hills	3.82
State of Utah	3.36



#### Foreign-Born

Woodland Hills	1.8%
State of Utah	8.9%



#### Language Other Than English Spoken at Home

Woodland Hills	2.8%
State of Utah	15.6%

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

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

**EDUCATION & ECONOMICS**

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

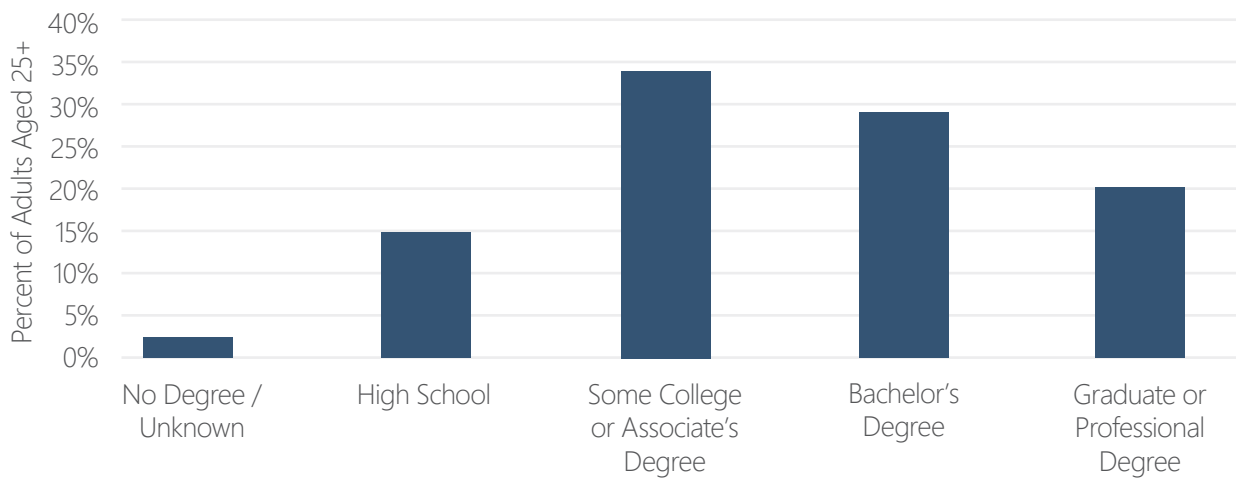
The median household income, which includes the combined pre-tax earnings of all residents aged 15 and older in any given household, is \$137,425. This incorporates all households, including retirees. The median household

income exceeds the statewide median by approximately 47%.

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

**COMMUNITY SATISFACTION (SURVEY OF 2024)**

EDUCATIONAL ATTAINMENT: ADULTS AGED 25+



Educational Attainment  
Bachelor's Degree or Higher

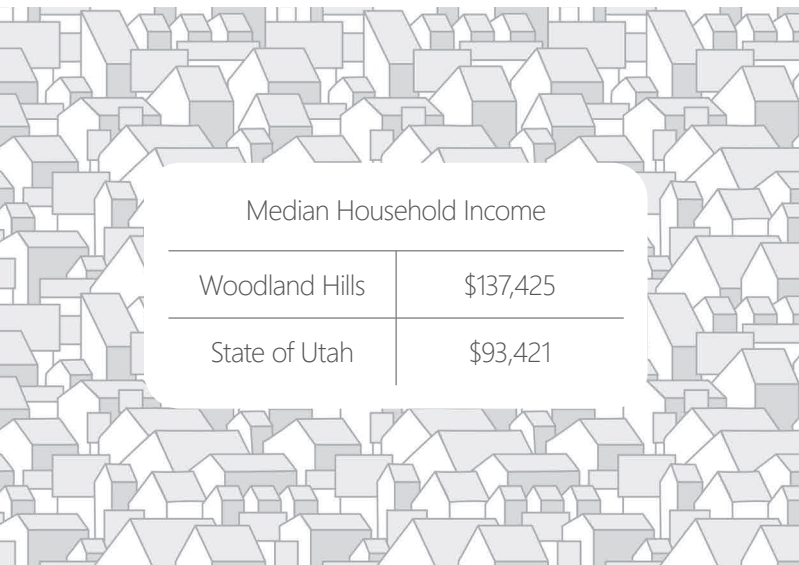
49% - Woodland Hills

38.4% - State of Utah

Poverty

6.1% - Woodland Hills

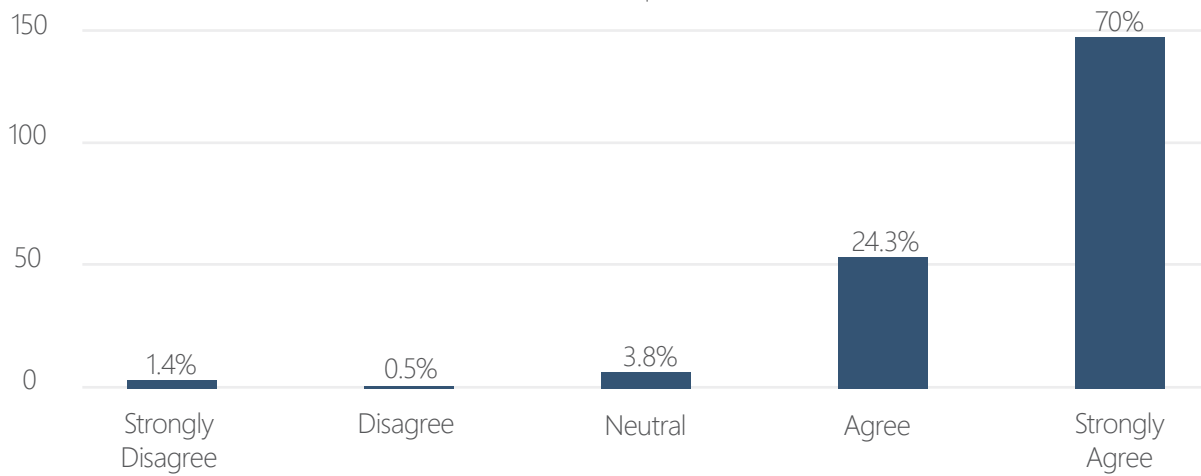
9% - State of Utah



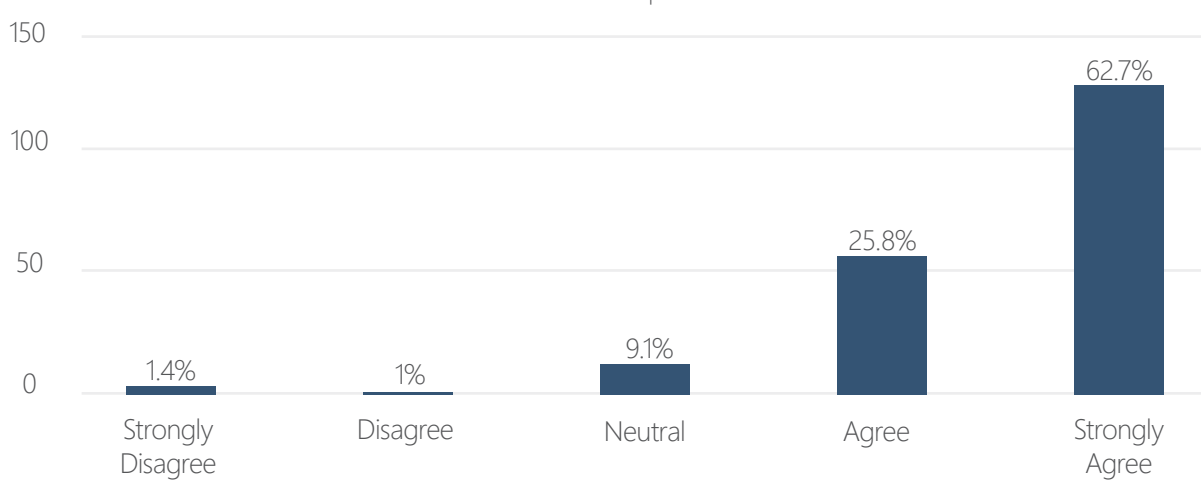
Median Household Income	
Woodland Hills	\$137,425
State of Utah	\$93,421

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

Woodland Hills Is a Great Place to Live  
210 Responses



Woodland Hills Is a Great Place to Raise a Family  
209 Responses



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

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

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

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

Open ended responses commonly included:

Beauty

Wildlife

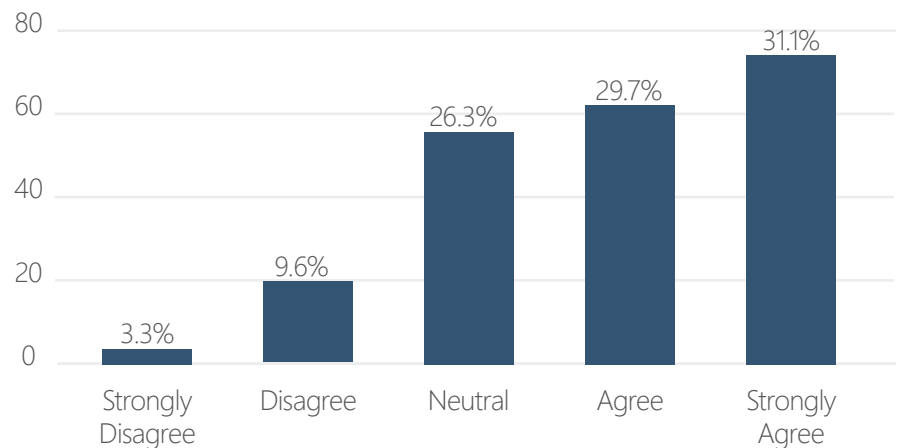
Peaceful / Quiet

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



I Am Optimistic About the Future of Woodland Hills

209 Responses



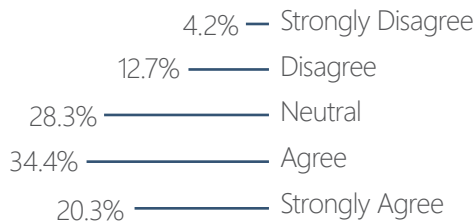
### CREATING A COMMUNITY

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

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

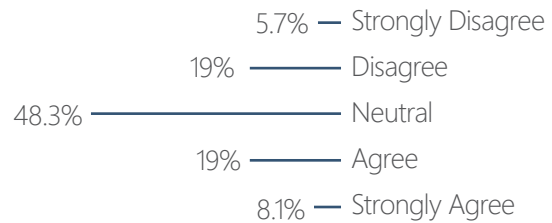
#### I feel connected to my community

212 Responses



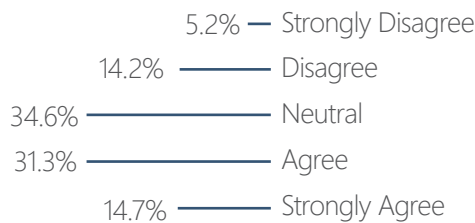
#### I would like to be more involved in my community

211 Responses



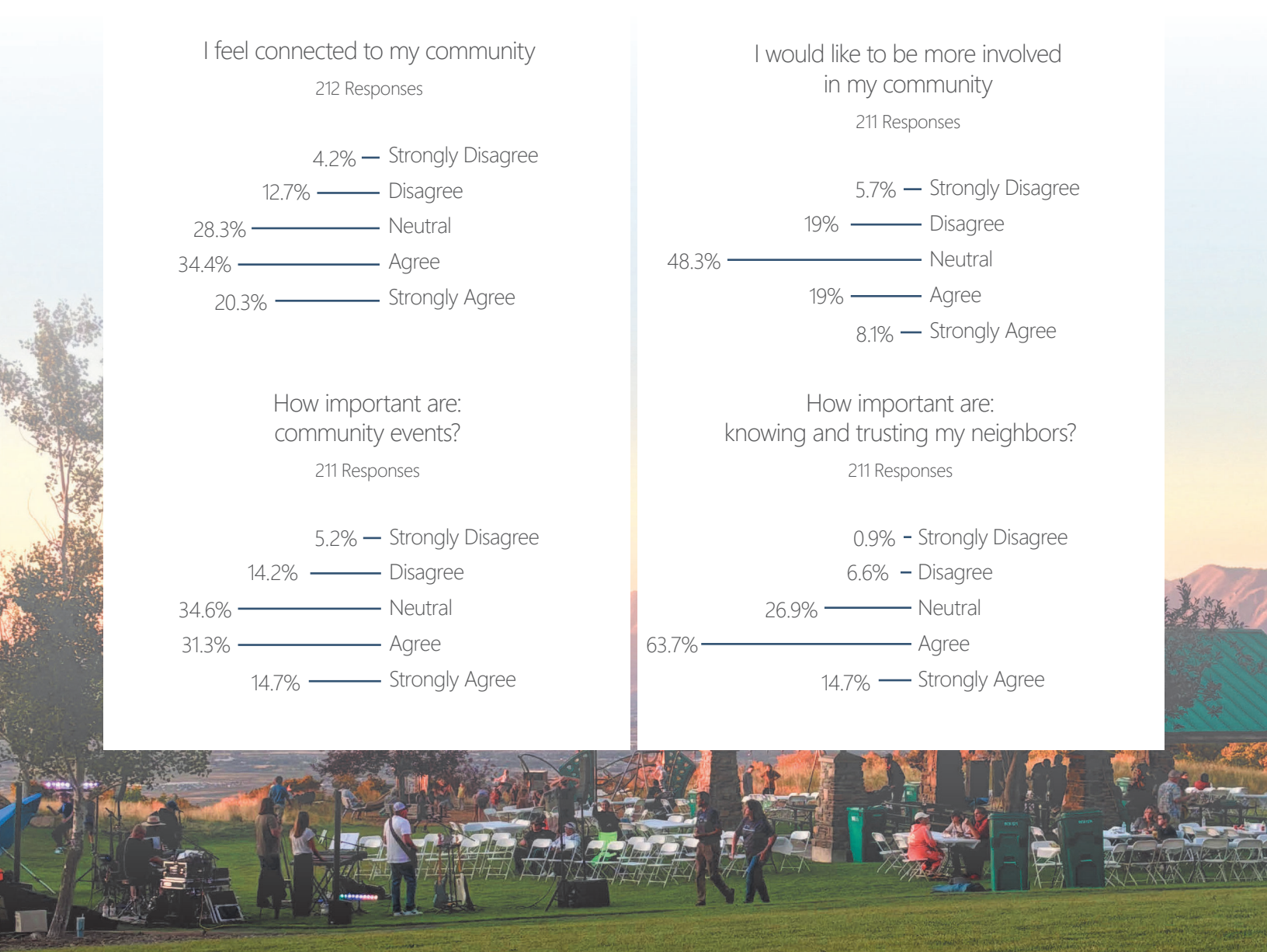
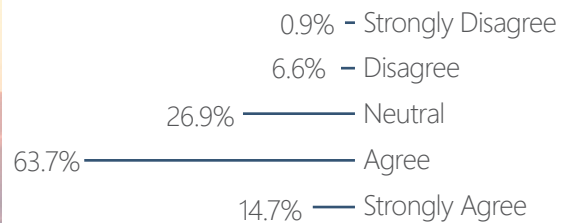
#### How important are: community events?

211 Responses



#### How important are: knowing and trusting my neighbors?

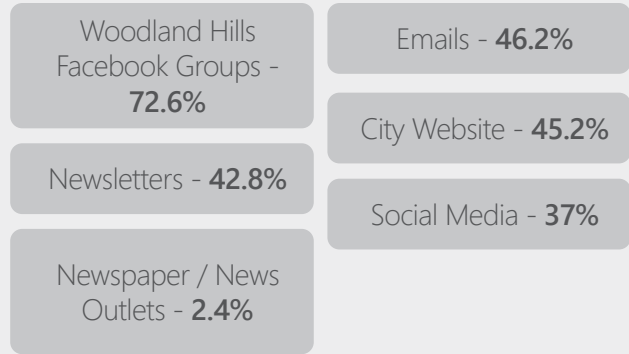
211 Responses



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

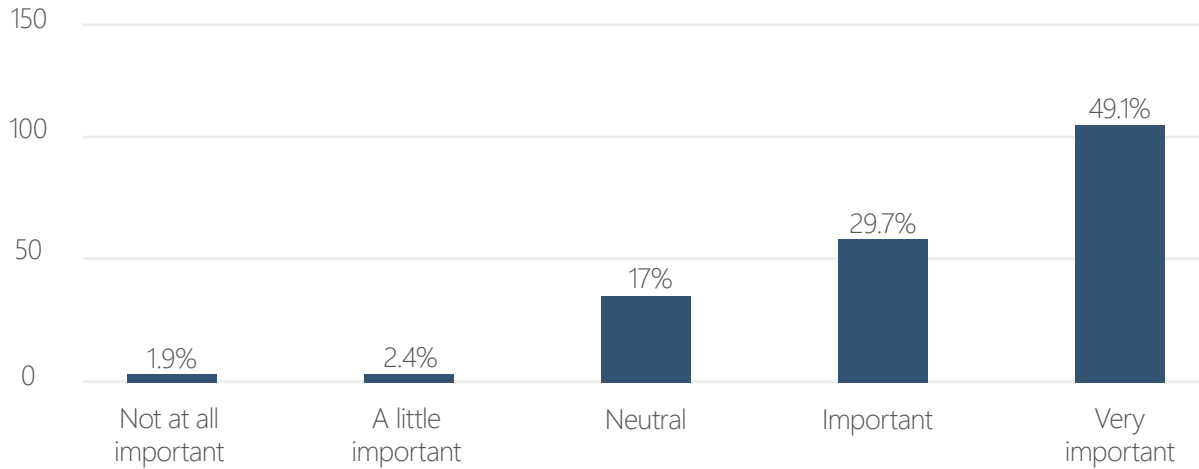
How do you follow what is happening in Woodland Hills?

(Select all that apply)



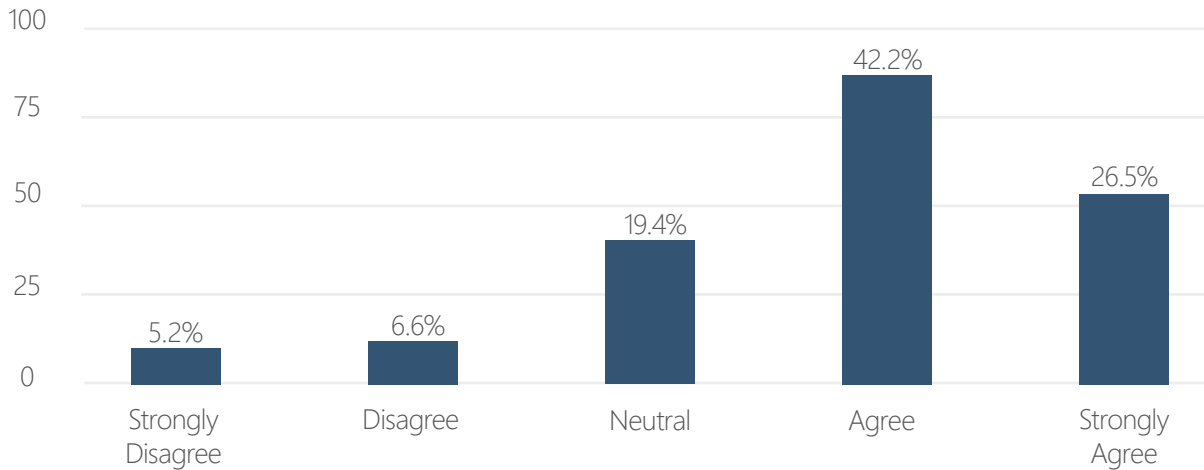
How important is receiving communication from the City about happenings around town?

212 Responses



I am content with my current access to community information

211 Responses



## VISION

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

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

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







## Chapter 3: Land Use

### **PURPOSE AND INTENT**

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

### **UTAH STATE CODE REQUIREMENTS**

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

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

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

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

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

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

#### Average Commute Time<sup>1</sup>

Woodland Hills	27.8 Minutes
State of Utah	22.6 Minutes



## DEVELOPMENT PATTERNS

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

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

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

<sup>1</sup> 2023 American Community Survey

Steve recommends removing this part

## REGIONAL GROWTH

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

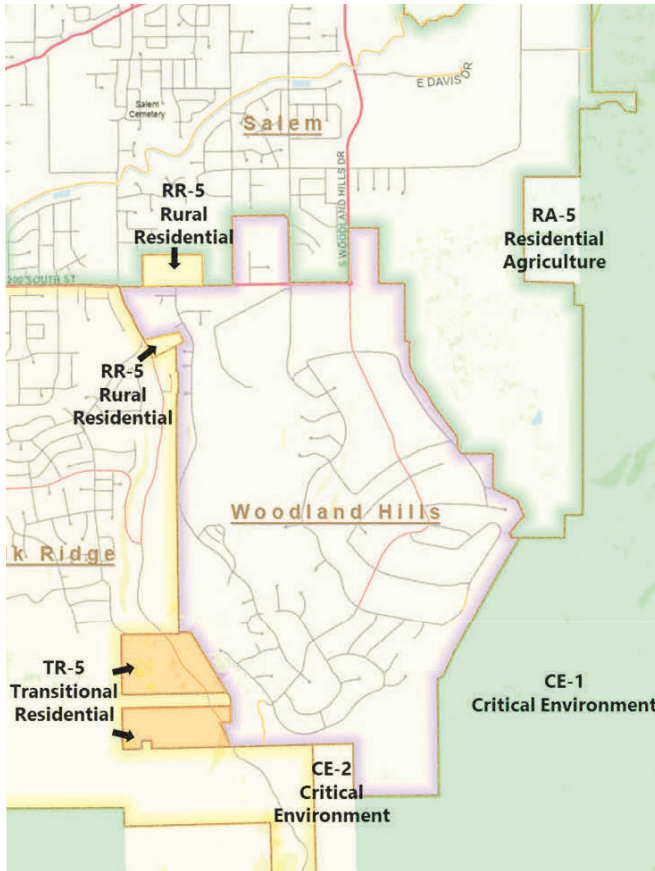


Figure 1: Utah County Zoning Map<sup>2</sup>

### Utah County Land Use Map

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

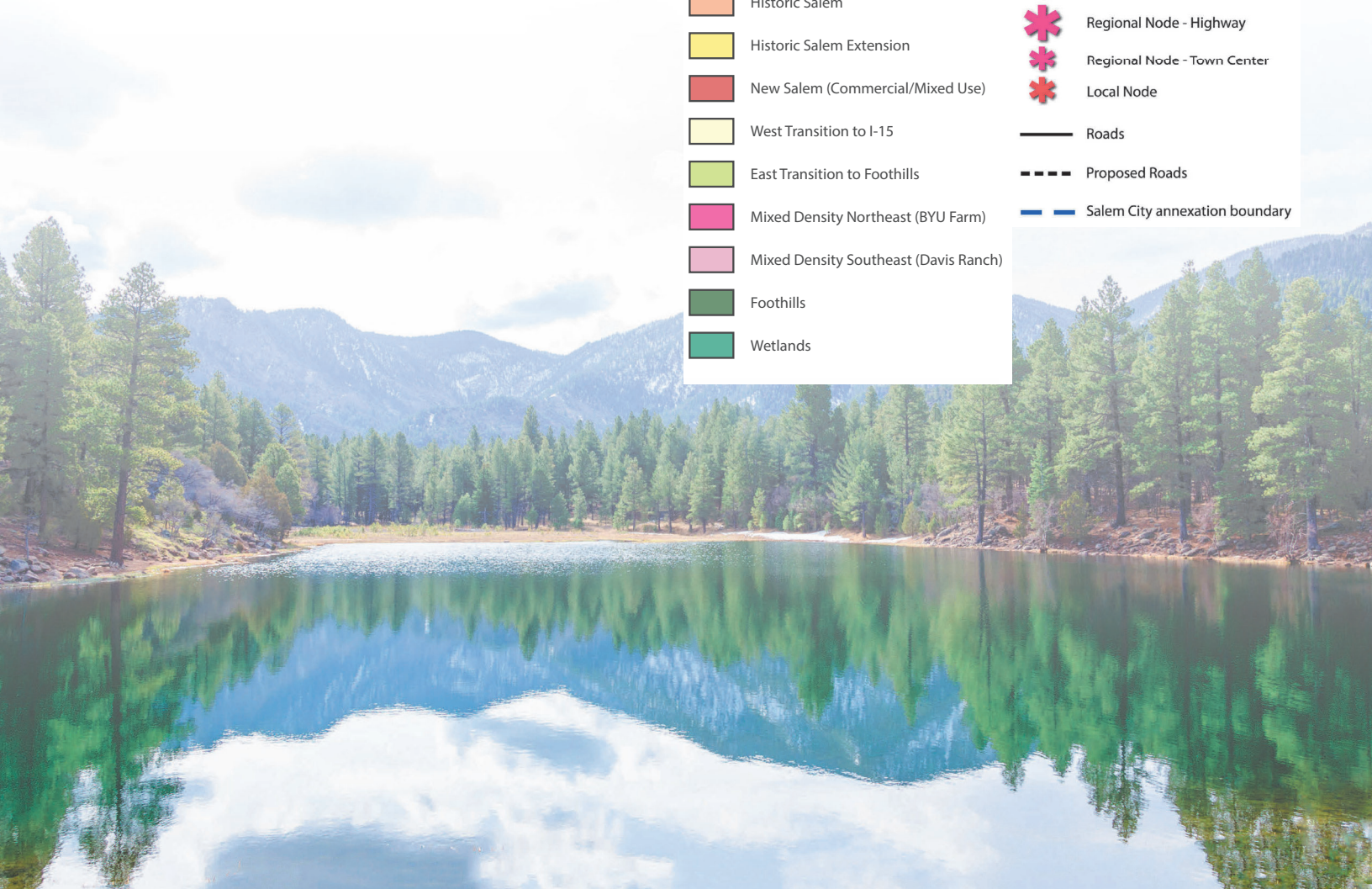
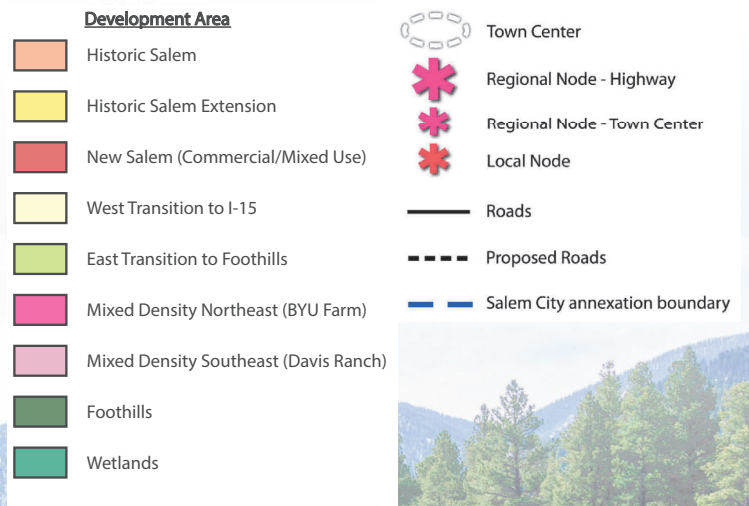
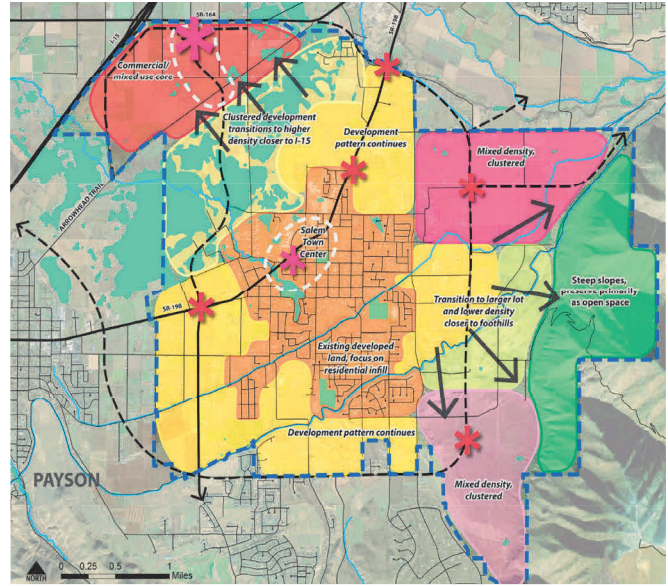


<sup>2</sup> Utah County Zoning Map, <https://maps.utahcounty.gov/CommDev/Zoning/Zoning.html>

**Adjacent Growth and Development**

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

**Salem Future Land Use Map<sup>3</sup>**



## Current Zoning Designations

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

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



### Residential

**RR1-10**  
Rural Residential

Single family dwelling on **10 acres**

**RR1-5: Rural Residential**

Single family dwelling on **5 acres**

**R1-2: Very Low Density Residential**

A single family dwelling on **2 acres**

**R1-1: Very Low Density Residential**

A single family dwelling on **1 acre**

**R1-19: Medium Density Residential**

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

**PUD Overlay: Planned Unit Development**

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

**Mountain Villa Overlay**

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



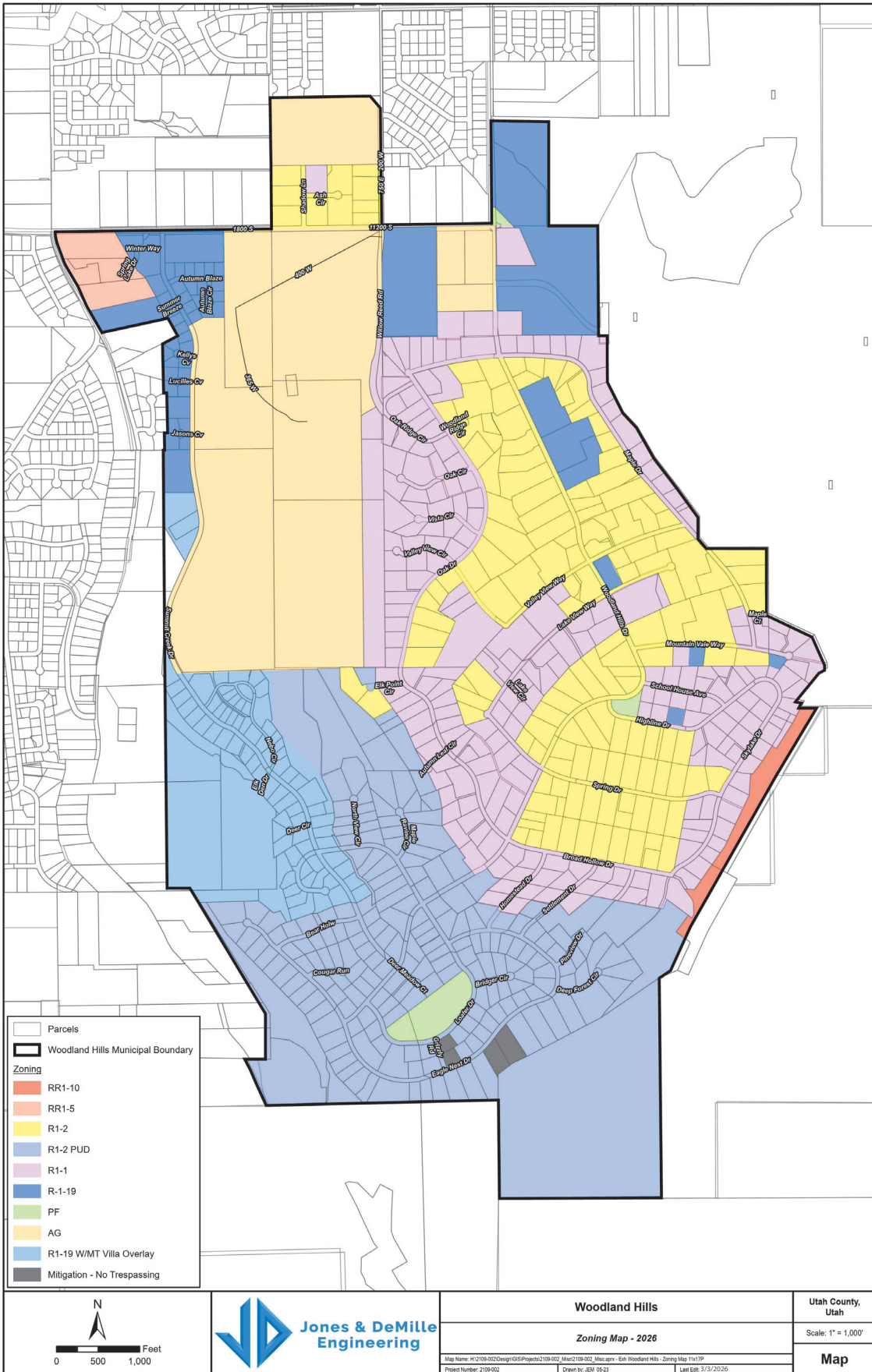
### Other Land Uses

**PF – Public Facilities**

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

**AG – Agricultural**

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



## WILDFIRES

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

### Risk Assessment

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

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

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

### Understanding the Wildland Urban Interface (WUI)

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

### Zoning and Land Use Tools

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

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

### Other Best Practices

#### Construction Standards

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

#### Sensitive Lands Landscaping Requirements

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

## EARTHQUAKES

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

### Risk Assessment

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

### Best Practices

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

### Zoning and Land Use Tools

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

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

### Understanding the Wasatch Fault Zone (WFZ)

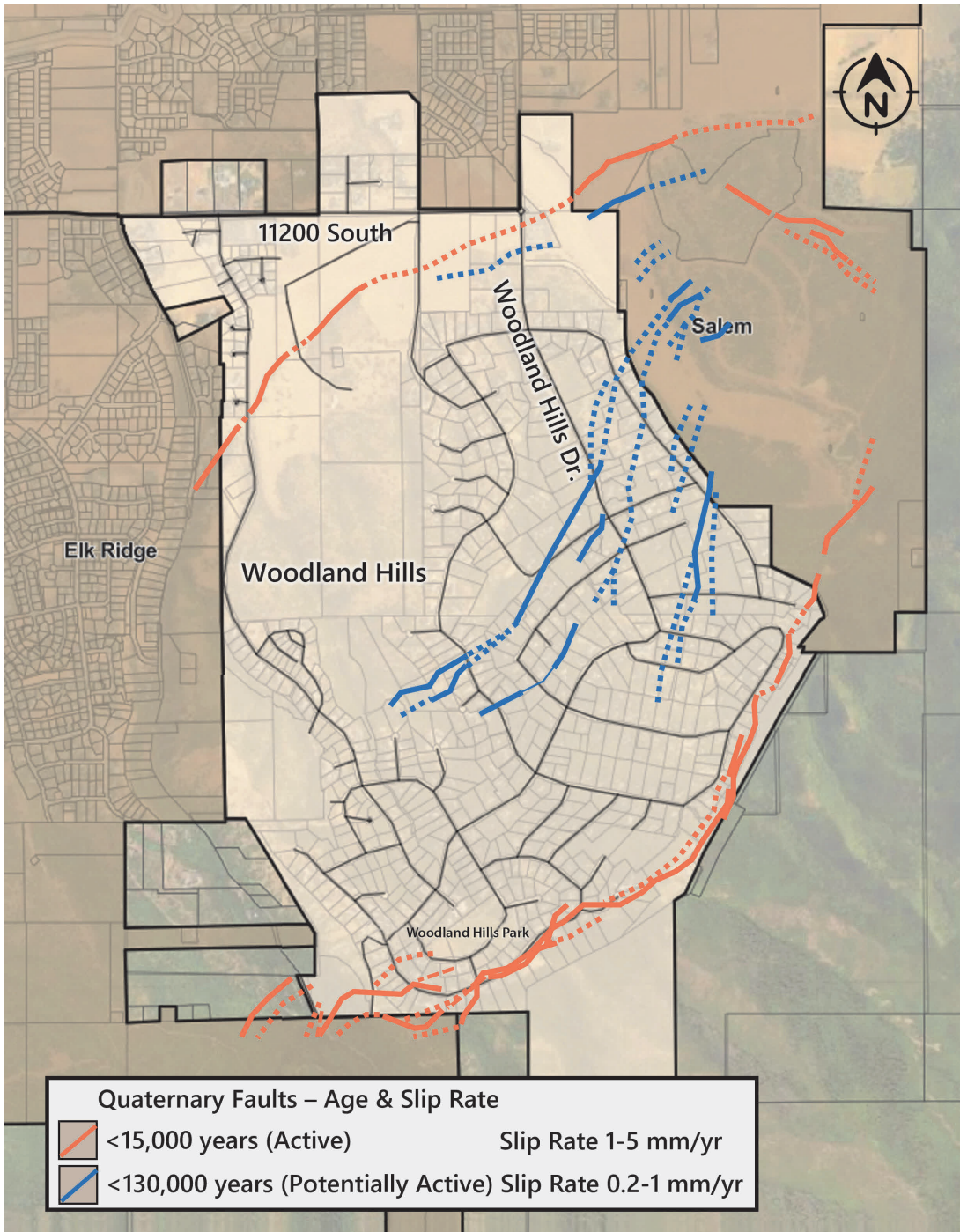
The WFZ is a 240 mile long normal fault. A “normal fault” causes vertical offset, with the valley side dropping lower compared to the mountain side. Property risk allocation is disproportionately shared based on location.

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

### Purposeful Placement of Multi-Family Housing

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

### QUATERNARY FAULT MAP



*LEGEND NOTE:*

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

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



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

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

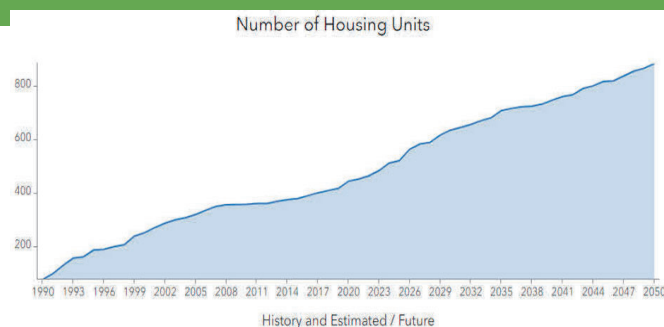


Figure 4: Number of Housing Units<sup>4</sup>

## GROWTH AREAS & PUBLIC GUIDANCE

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

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

### Public Guidance

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

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

### NEW GROWTH AREAS

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

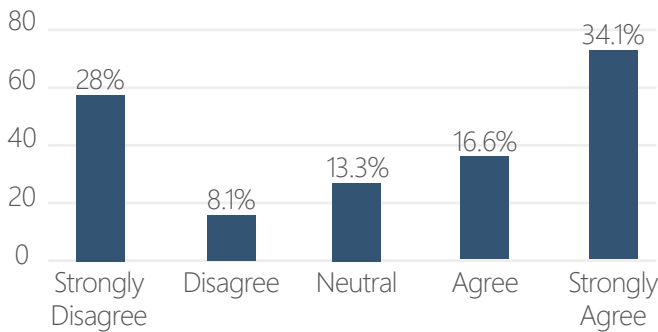
Residents gave mixed reactions to whether the area was appropriate for commercial development. This held true for all three questions about commercial growth. One question sought clarity by asking how important commercial availability was for residents. More than half of respondents said commercial availability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



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

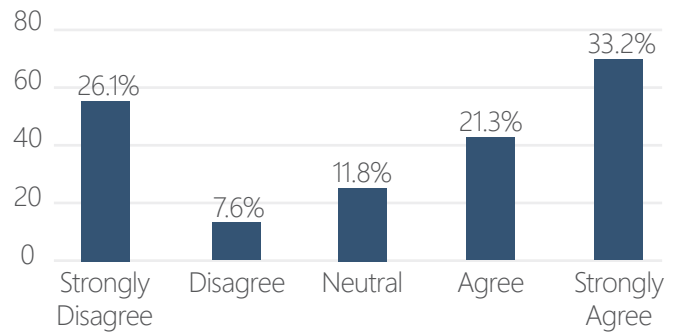
#### Woodland Hills is a good location for retail or business

211 Responses



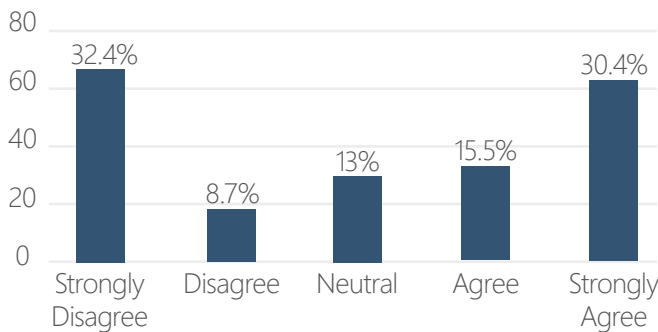
#### I would support providing space for a small local business

211 Responses



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

211 Responses



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

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

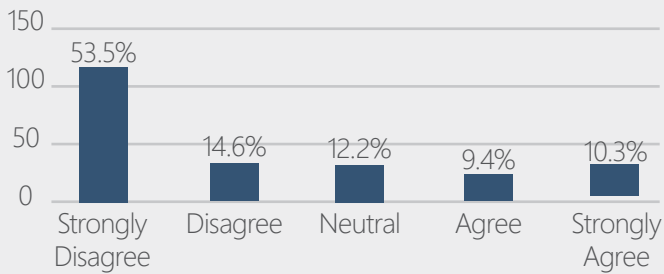
It is important to note that the public survey was intended to obtain a general background on the issues to help drive conversation at the public open house and get an overall feeling. The public survey did not provide details as to what any particular land use would look like.

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

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

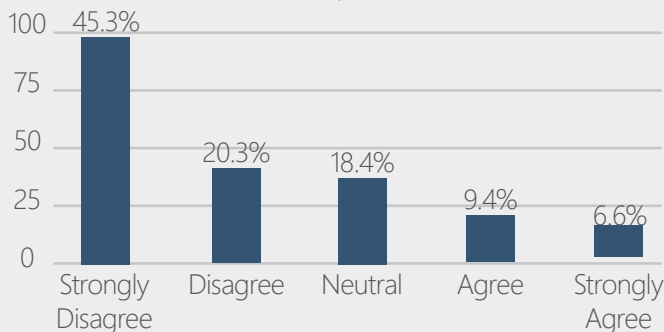
**I would support a limited number of townhomes or apartments as part of a single family residential community on the lower fields**

213 Responses



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

211 Responses



**Public Open House**

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

## FEEDBACK REGARDING DESIGN AND LAYOUT OPTIONS



### Traditional Townhomes



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



### Overlay/PUD with Rear-Loaded Multifamily



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



### Villa Flats or Manor Houses Condos



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

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



### Strip Commercial



Big box or typical commercial designs commonly seen in neighboring cities

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



### Village Commercial—Mixed Use Overlay

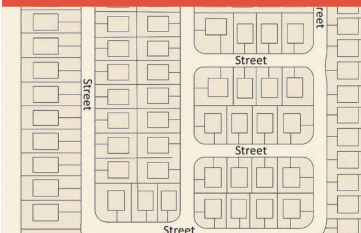


Strict architectural control and review with broad discretion—could require alpine-style architecture with stone, wood, and large glass windows, for example:

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

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

### Traditional



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

### Overlay Zone/PUD



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

## DESIGN & HOUSING STRATEGIES

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

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

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

### Future Land Use

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

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

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

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

## Future Land Uses



## Residential Low Density

*1 to 10 acres per lot*

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

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



## Residential Medium Density

*Under 1 acre per lot*

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

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



## Overlay

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

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

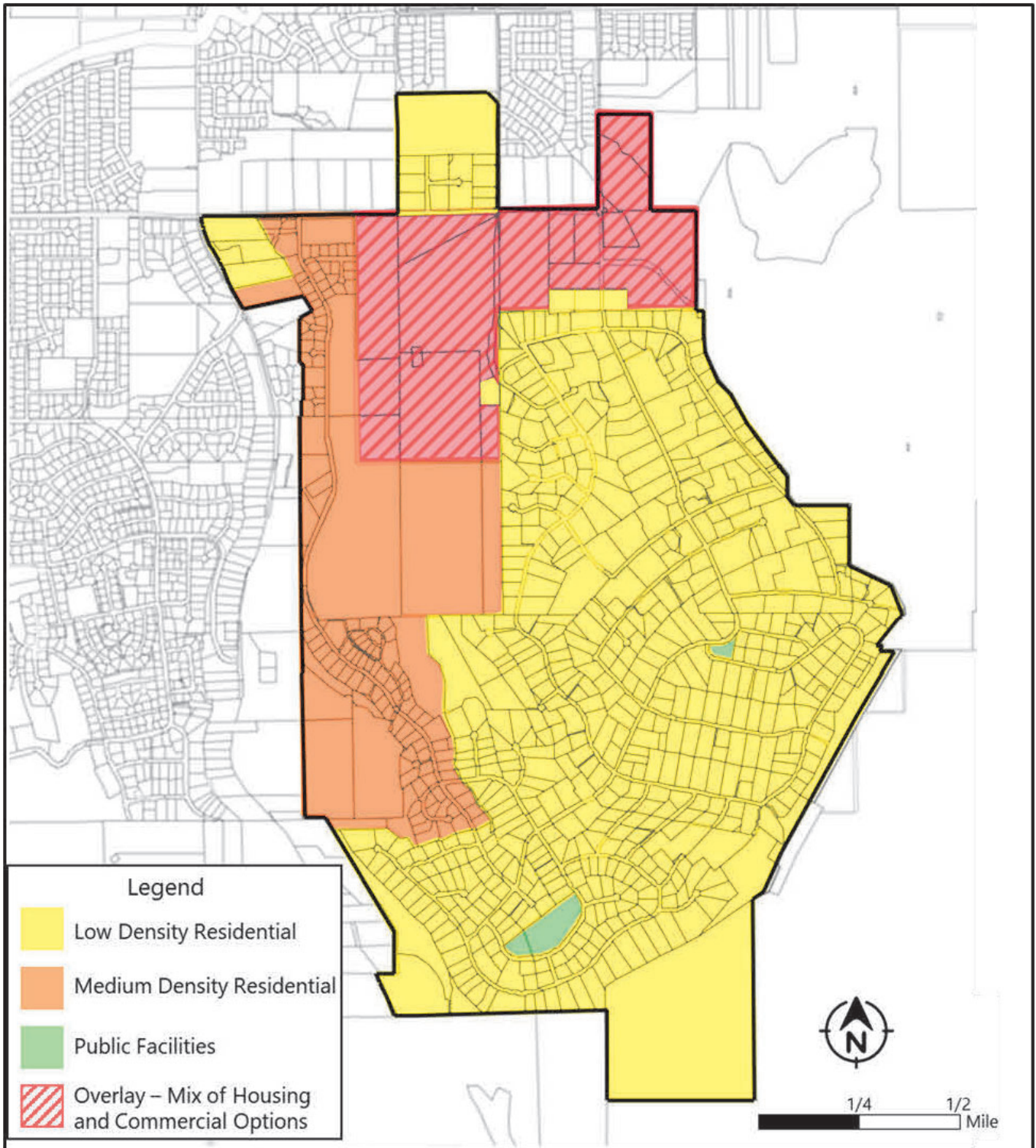


## Public Facilities

*No density specified*

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

### WOODLAND HILLS POSSIBLE FUTURE ZONING



**BEAUTIFICATION**

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



“Beautification of the city”  
is important to me

40.8%

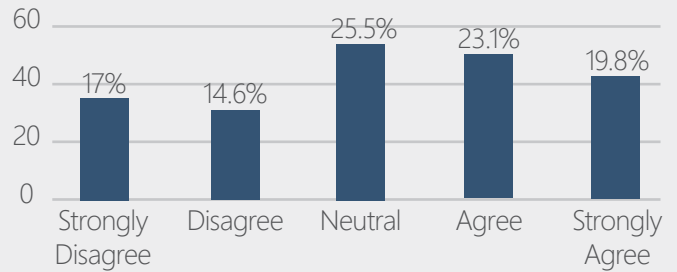
said it was very important

27.2%

said it was important

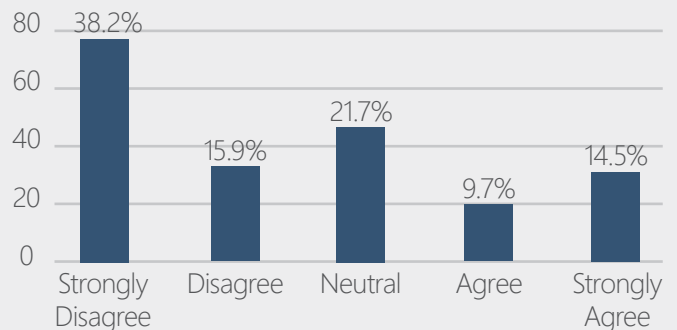
The City should use code enforcement to ensure  
properties are kept up

212 Responses



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

212 Responses



## MAINTAINING THE MOUNTAIN COMMUNITY

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

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

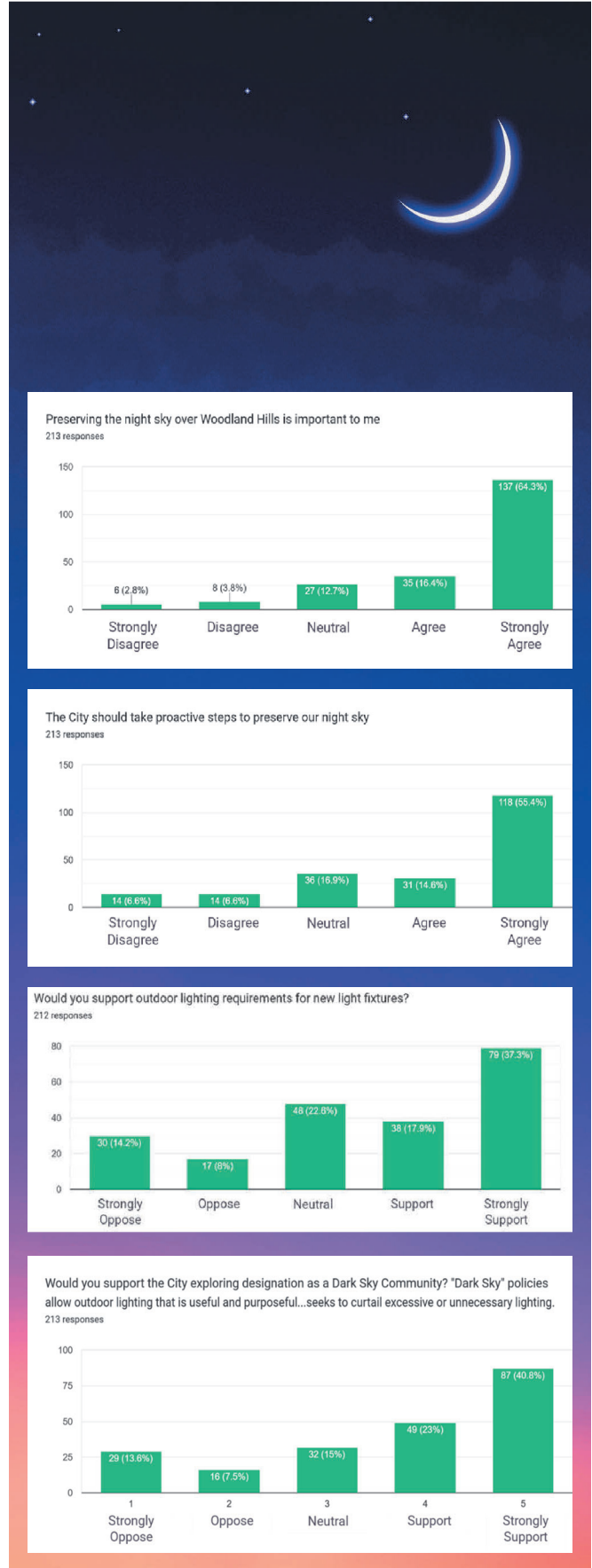


## 2. Enhance efforts to preserve the night sky

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

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

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



## LAND USE GOALS

### Goal 1: Maintain and Enhance Our Rural Mountain Community Feel

<b>A. Maintain Low-Density Residential Development as the Foundation of Community Growth</b>		<b>B. Protect Key View Corridors, Open Space, and the Natural Mountain Environment</b>	
1	Limit residential densities to those consistent with current zoning and base zone designations	1	Use zoning overlays to ensure preservation of scenic resources through open space and trail requirements
2	Utilize PUD, clustered developments, and zoning overlays to open access along hillsides, scenic vistas, and trail corridors	2	Encourage new developments to incorporate native vegetation and hillside-sensitive design
3	Prohibit high-density and multi-family developments outside of specifically approved overlays.		
<b>C. Ensure All Development Supports the Aesthetic Values and Visual Quality of the City</b>		<b>D. Reinforce Rural Identity by Limiting Light Pollution</b>	
1	Implement design guidelines for mixed-use, commercial, and multifamily developments	1	Encourage residents to use reduced lighting fixtures for exterior lighting
2	Support architectural styles that reflect the city's upscale mountain character	2	Review the City's lighting standards for new developments
3	Prioritize village-style and resort-style design over strip commercial and garage-dominant designs		
4	Limit high-density and traditional multifamily that conflict with community design standards		

## Goal 2: Support Thoughtful Land Use Planning in New Growth Areas

### A. Explore Commercial and Mixed-Use Development Opportunities that Align with Public Preferences and Community Character

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

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

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

### C. Contain Growth Areas

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

### D. Integrate Land Use Planning Decisions

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

**Goal 3: Regularly Update and Enforce the City Code**

<b>A. Align the Ordinance to Follow State Code and Support the Public’s Vision</b>	
1	Annually review the Legislature’s updates to Utah State Code and update City Code for compliance
2	Periodically review land use and subdivision code for best practices
3	Align the code and the vision of the General Plan
4	Coordinate with developers to draft land use amendments that support development while being aligned with the city’s and public’s vision

<b>B. Employ Code Enforcement to Maintain Community Standards and Quality of Life</b>	
1	Develop and periodically review strategy to publicize code enforcement reporting process and the civil fines and penalties for violations
2	Periodically review code enforcement cases and enforcement to make sure efforts are consistent and fair
3	Periodically review code enforcement regulations to ensure they follow state code and best practices
4	Provide training opportunities to staff members engaging in code enforcement
5	Employ zoning tools and strategies to mitigate potential wildfire and earthquake impacts
6	Continue to coordinate with Utah County for criminal enforcement and to utilize the judicial process where needed





## Chapter 4: Moderate Income Housing

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

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

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

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

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

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

### What is "moderate incoming housing"?

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

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

<sup>1</sup> Utah Code 10-9a-103(41)

<sup>2</sup> Utah Code 35A-8-2201(3)

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

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

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

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

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

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

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

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

<sup>1</sup> Data on this page is sourced from the 2023 American Community Survey.

### Public Guidance

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

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

#### Homeownership Rate<sup>1</sup>

Woodland Hills	92.3%
State of Utah	70.1%

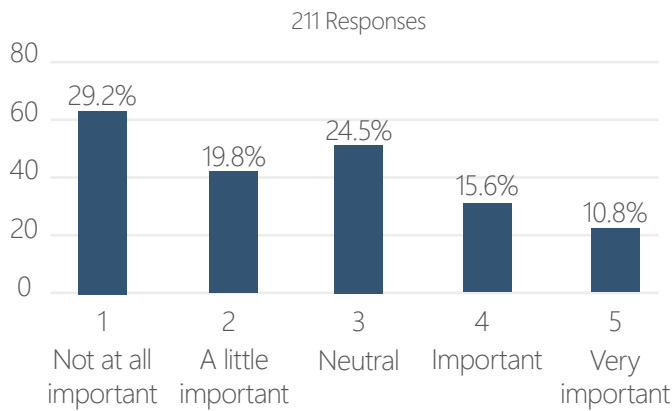
Among a list of options, including an open-ended fill-in-the-blank response, the top concern was housing costs and availability, selected by just under 40% of respondents. This scored higher than other hot button issues in Woodland Hills, such as natural hazards.

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

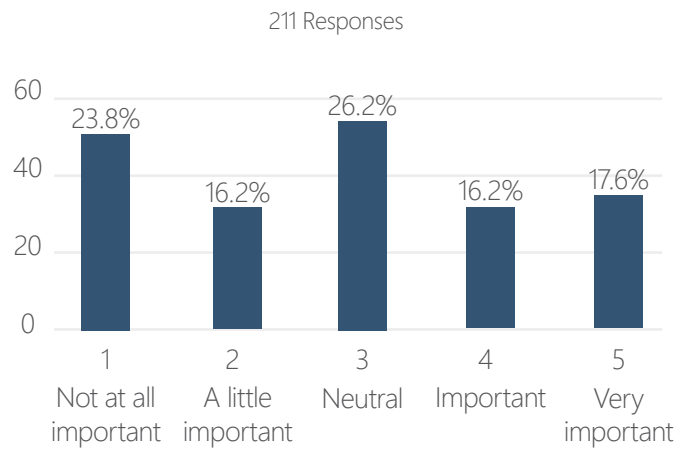
Housing costs/availability	38.9%
Natural hazards	26.6%
Proximity to services and jobs	23.2%
Lack of desired recreational opportunities	16.7%

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

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



Is housing affordability important to you?



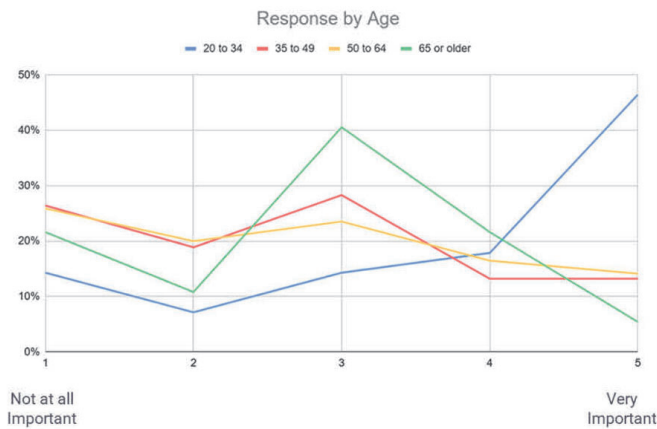
**Housing Affordability Is Important to Younger Residents**

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

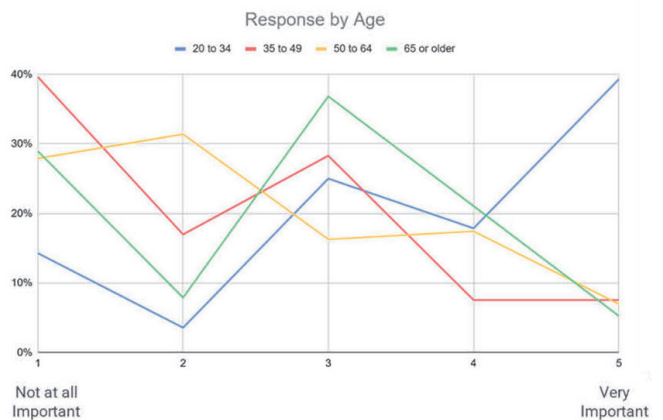
How important is: Housing Affordability					
	1 Not important	2	3	4	5 Very Important
20-34	14%	7%	14%	18%	47%
35-49	27%	19%	28%	13%	13%
50-64	26%	20%	23%	17%	14%
65+	22%	11%	40%	22%	5%

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

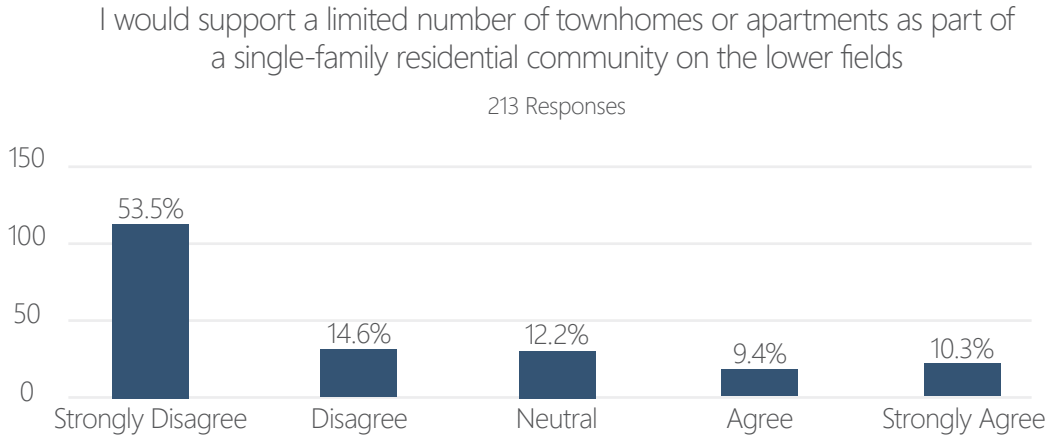
How important is the following to you:  
Housing Affordability



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



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



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

**Support for ADUs**

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

**Moderate Income Housing in the City**

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

## MODERATE INCOME HOUSING GOALS

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

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

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

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

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

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

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

### D. Proactively Monitor Housing Needs and Opportunities

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



## Chapter 5: Transportation

### PURPOSE AND INTENT

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

### STATE CODE REQUIREMENTS

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

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

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

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

## EXISTING CONDITIONS

### Road Classification

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

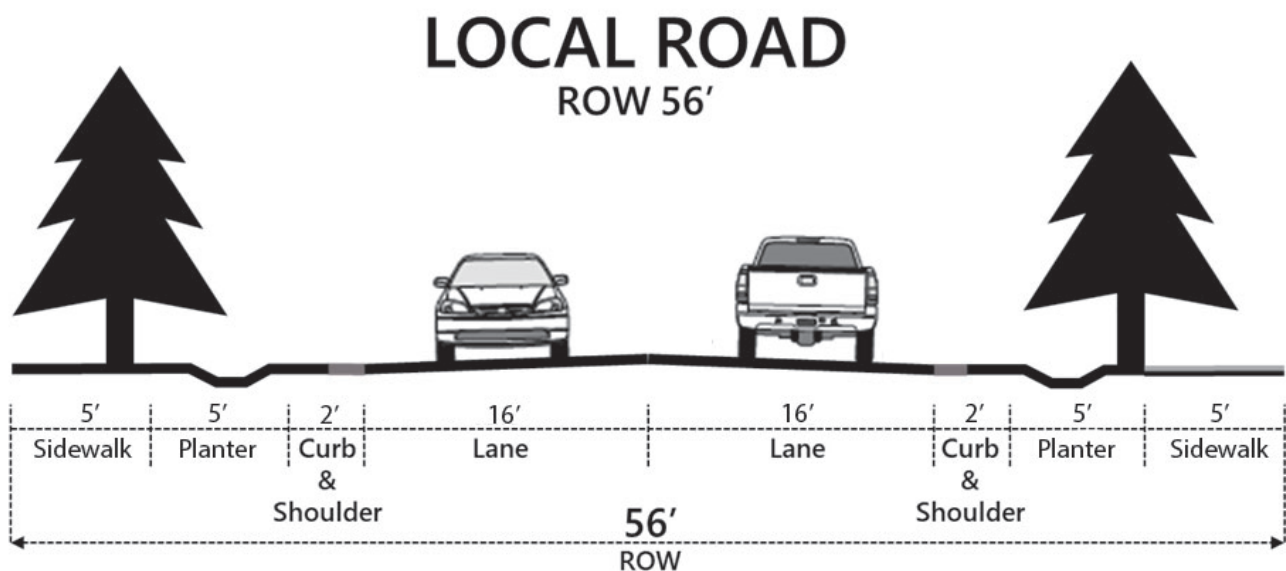
Streets classified as collectors, such as Woodland Hills Drive north of the roundabout and 11200 South, are those that carry traffic from local streets into the arterial system. These roads have more traffic than a local road, fewer stops, and higher speeds. They are designed to carry traffic efficiently,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

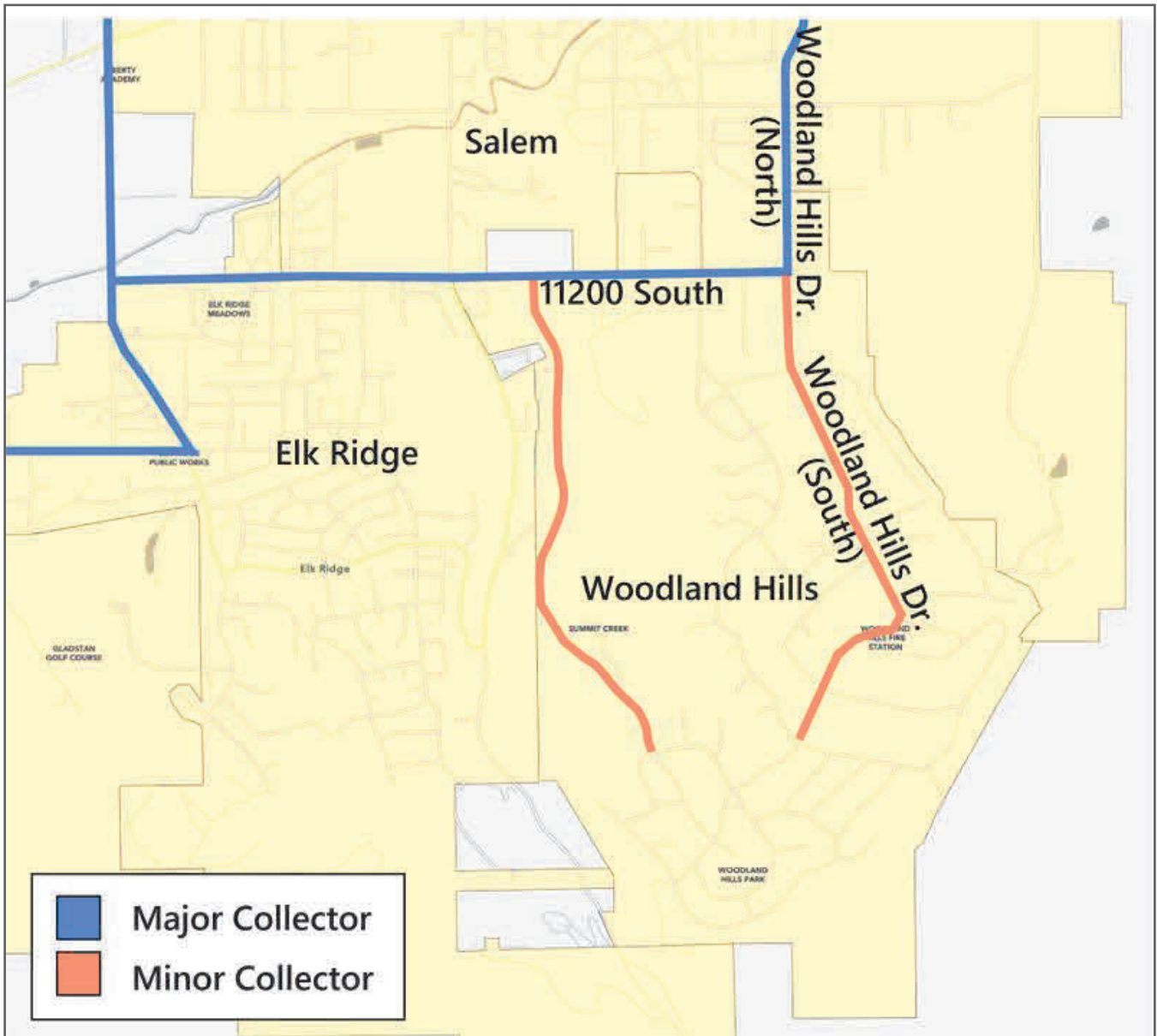
are county roads maintained by Utah County and may have cross sections that differ from those of Woodland Hills City.

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

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

### Street Connectivity





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

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

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

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

### Impact Fees

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

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

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

### Road Maintenance and Signage

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

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



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

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

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

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

**Snow Removal**

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

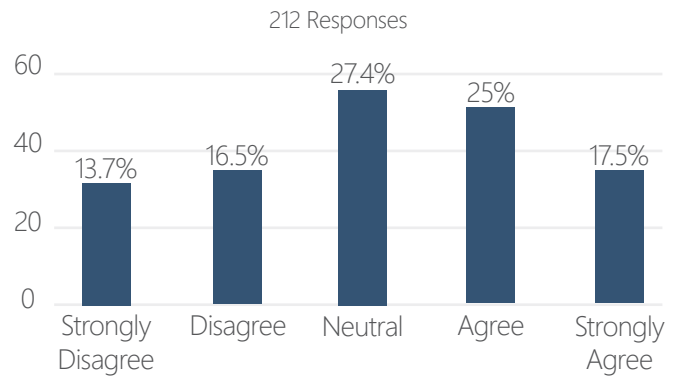


**PUBLIC FEEDBACK**

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

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

Generally speaking, roads in Woodland Hills are well-maintained



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

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

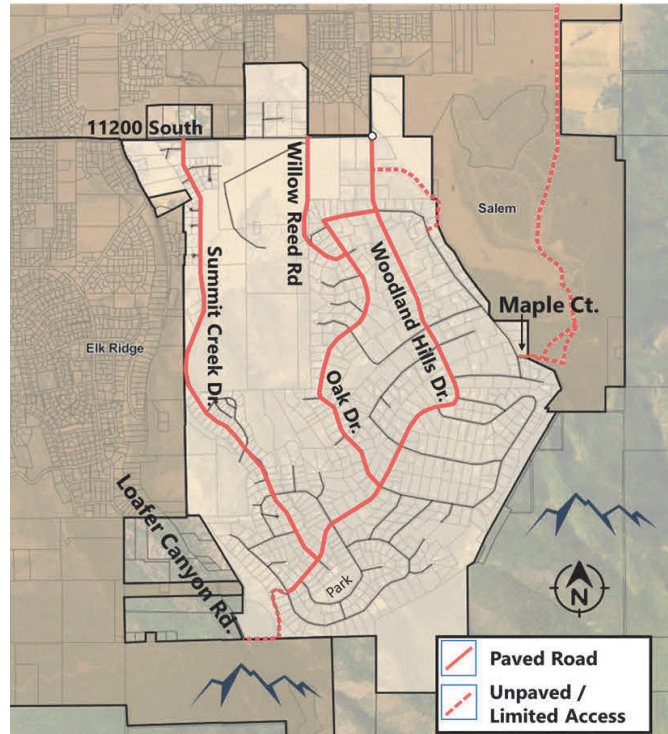
### EMERGENCY ROUTES

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

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



## Emergency Routes



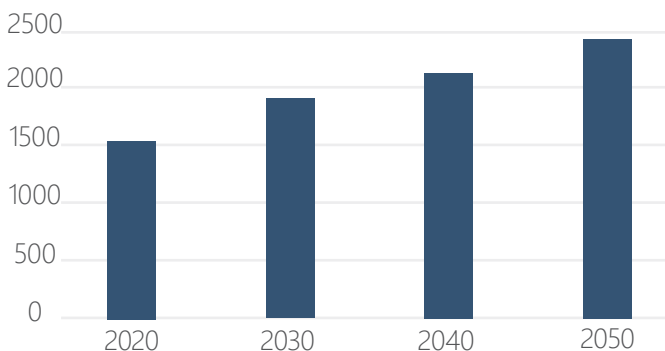
### FUTURE CONDITIONS

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

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

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

PROJECTED POPULATION GROWTH



**Connection into and Future Changes to Regional Transportation System**

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

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

**Mitigating Vehicular Accident Risk**

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

**Analyzing Future Needs**

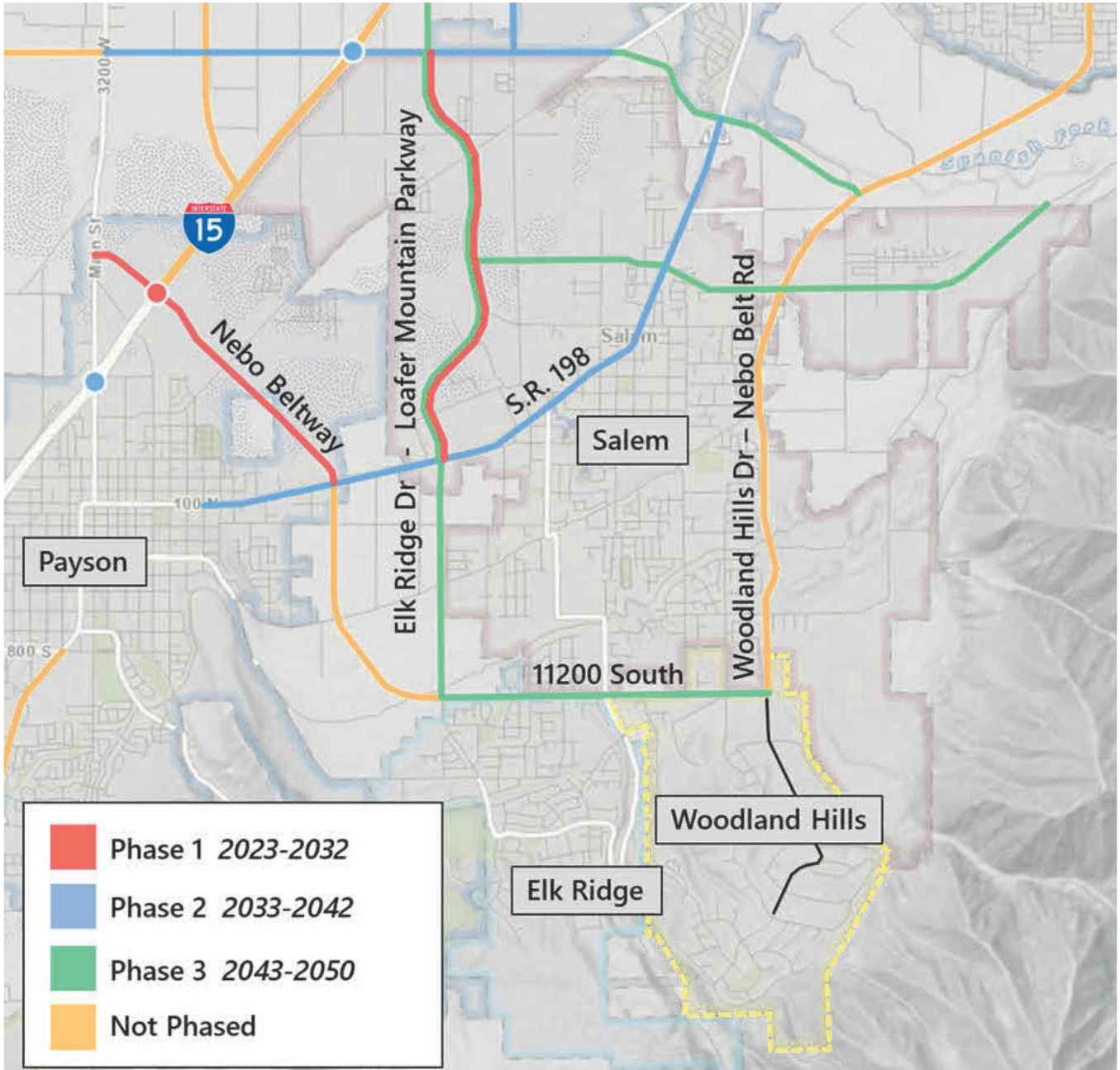
Woodland Hills monitors traffic conditions through traffic counters and collection of speed data. The City has collected this data along Woodland Hills Drive and Summit Creek Drive. Traffic and speed data can assist the City in knowing what measures to take. The 2016 South Utah County Trail Plan outlines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



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

Figure 1: AADT<sup>1</sup>

<sup>1</sup> MAG, [https://data.magutah.gov/datasets/3cca5302c110493f8ff118dabd339add\\_2/explore?location=40.022604%2C-111.659530%2C14.20](https://data.magutah.gov/datasets/3cca5302c110493f8ff118dabd339add_2/explore?location=40.022604%2C-111.659530%2C14.20)



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

## TRANSPORTATION GOALS

### Goal 1: Maintain a Safe and Efficient Local Street Network

A. Transition to a Proactive, Data-Driven Approach to Road Maintenance		B. Ensure Roadway Design Aligns with Best Practice Engineering Standards	
1	Fully implement and regularly update the Pavement Management Plan	1	Periodically review and update cross-section standards
2	Coordinate road maintenance with other utility work to reduce costs and disruptions	2	Ensure all new local roads match the city's standard for travel lane width and incorporate elements like swales and planters where appropriate
3	Use annual project lists from the Pavement Management Plan to guide maintenance priorities, adjusting as funding allows	3	Continue to use MUTCD standards for regulatory signage and track cleaning/replacement needs via asset management software, set budget to replace lost signage and regrade as needed.
4	Transition to a fully proactive maintenance program guided by annual and multi-year schedules	4	Consider installation of stop bars at key intersections to improve safety
C. Establish and Improve Communication Channels		D. Maintain Safe, Year-Round Access Through Effective and Well-Communicated Snow Removal Operations	
1	Coordinate with the public to obtain information about maintenance needs	1	Prioritize snow removal routes based on collector roads, school bus routes, and emergency access needs, and update these priorities annually.
2	Leverage public outreach tools to gather resident input on street safety concerns	2	Develop and distribute annual winter readiness information to residents, clarifying city vs. resident snow removal responsibilities, parking restrictions during snow events, and safety tips
3	Periodically publicize streets maintenance efforts, so the public is aware of how funds are used	3	Integrate snow removal considerations into new development reviews to ensure adequate turnaround space, slope management, and snow storage
		4	Use public communication tools, including the city website and social media, to provide real-time updates, educate residents, and gather feedback during snow events

## Goal 2: Plan for Long-Term Growth and Regional Connectivity

A. Ensure the Street Network Supports Future Population Increases		B. Coordinate with Regional Transportation Plans	
1	Monitor traffic volume on collector and important local roads using MAG data and local speed counters	1	Incorporate relevant data and maps from MAG's Regional Transportation Plan in city planning
2	Reassess roadway capacity as land use or population projections change	2	Participate in regional transportation discussions that impact roads connecting Woodland Hills to Spanish Fork, I-15, and surrounding cities
		3	Track and respond to regional projects such as the Nebo Beltway, Elk Ridge Parkway, and widening of 11200 South to ensure smooth access for residents

## Goal 3: Improve Connectivity and Support Active Transportation Where Feasible

A. Promote Street Connectivity in New Development		B. Maintain a Walkable, Safe Environment While Respecting the Rural Character	
1	Encourage shorter block lengths and multiple connection points in new subdivisions, especially in the lower fields	1	Support sidewalks in targeted areas like near 11200 South and school bus stops, while maintaining a "keep as is" approach elsewhere based on public feedback
2	Limit use of cul-de-sacs unless topography requires it whenever possible	2	Consider alternatives to sidewalks—such as dirt trails or widened shoulders—especially in sloped, rural sections of the city
3	Include walking trails or connections in PUDs and master planned communities to support active transportation		

## Goal 4: Support Public Safety through Road Design and Emergency Planning

A. Reduce the Risk of Vehicle Collisions		B. Ensure Streets Support Emergency Access and Response	
1	Continue monitoring accident-prone areas to understand and evaluate contributing factors	1	Review all plats for emergency access standards, such as cul-de-sac turnaround standards and grade limitations
2	Evaluate traffic calming or safety measures as needed	2	Review new developments with input from snow removal and fire/emergency staff to ensure adequate year-round access
3	Consider mitigation strategies to reduce the frequency and severity at known crash sites	3	Periodical review and update Emergency Management Plan, with a lens of how it impacts transportation planning decisions



## Chapter 6: Recreation & Trails

### **PURPOSE AND INTENT**

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

### **EXISTING CONDITIONS**

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

The top answer was clear: trails.

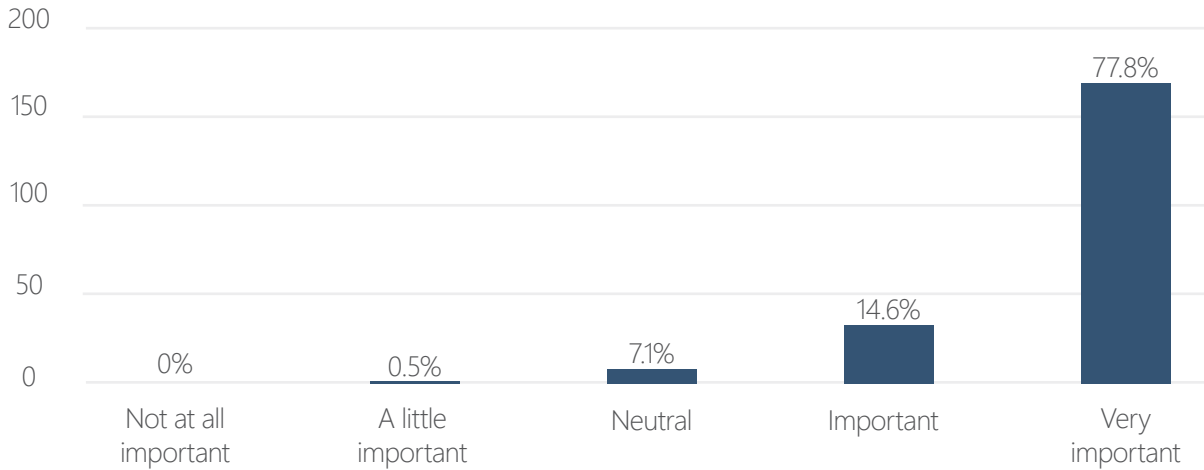
That sentiment has stayed consistent. At the time of the prior plan, residents expressed a strong desire for a trail connecting the community mailboxes to the city park and voiced concerns about the general lack of trail infrastructure in Woodland Hills.

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

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

Connection to the outdoors and nature

212 Responses



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

I would like additional trails

209 Responses

42.1% Strongly Agree

20.1% Agree

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

211 Responses

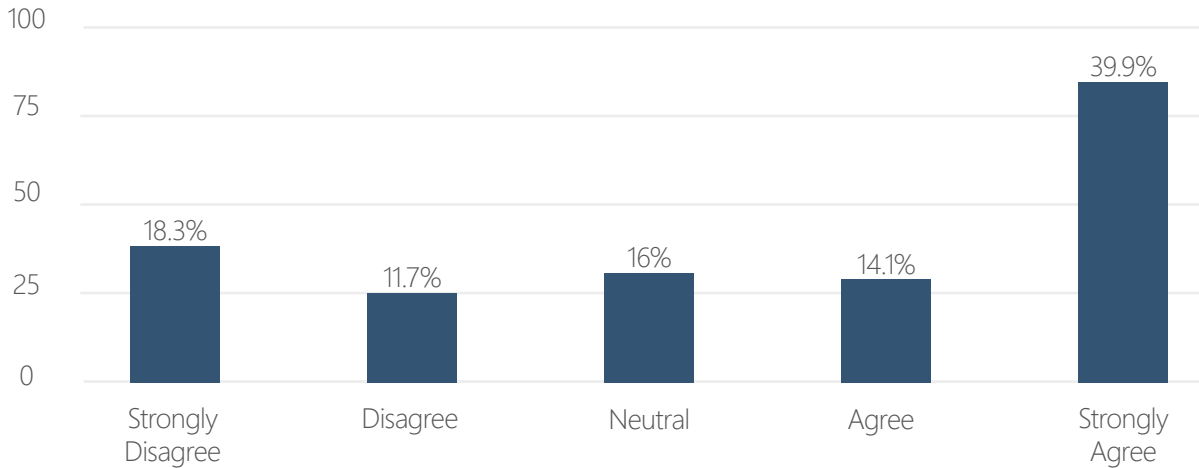
37.4% Strongly Agree

16.6% Agree

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

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

213 Responses



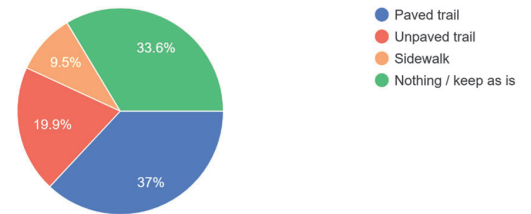
Residents would also like a trail of some sort along Woodland Hills Drive; however there is no consensus on what this should look like.

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

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

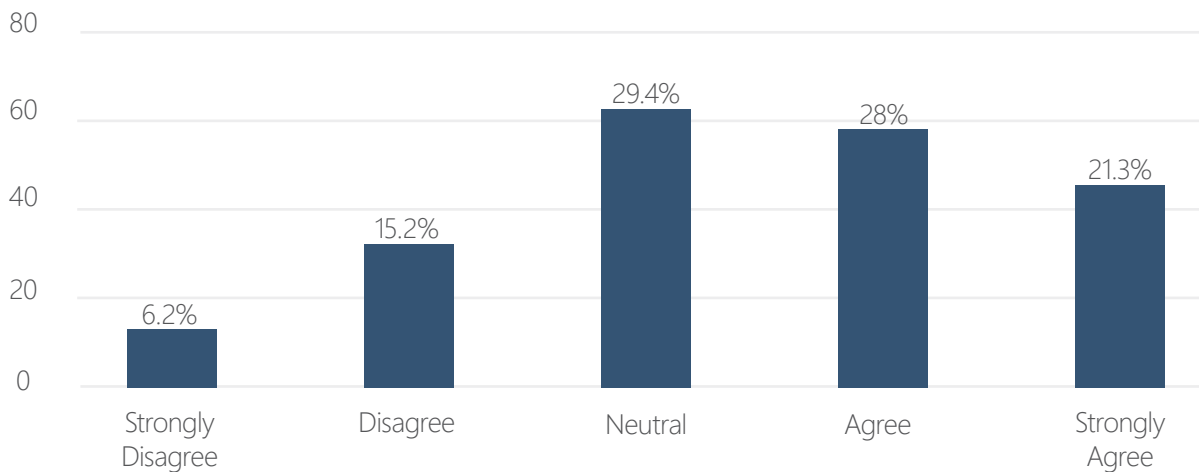
Which of the following would you prefer along Woodland Hills Drive?

211 responses



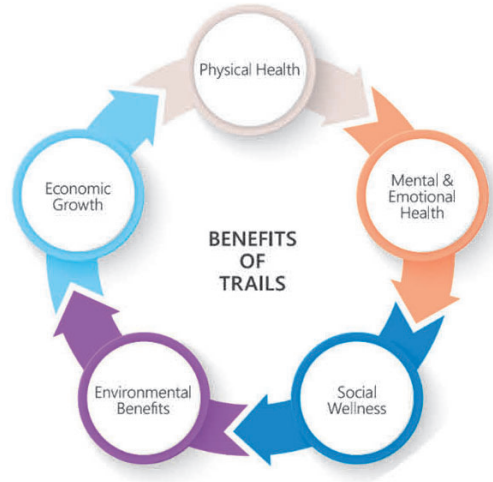
I am satisfied with current recreational opportunities

211 Responses

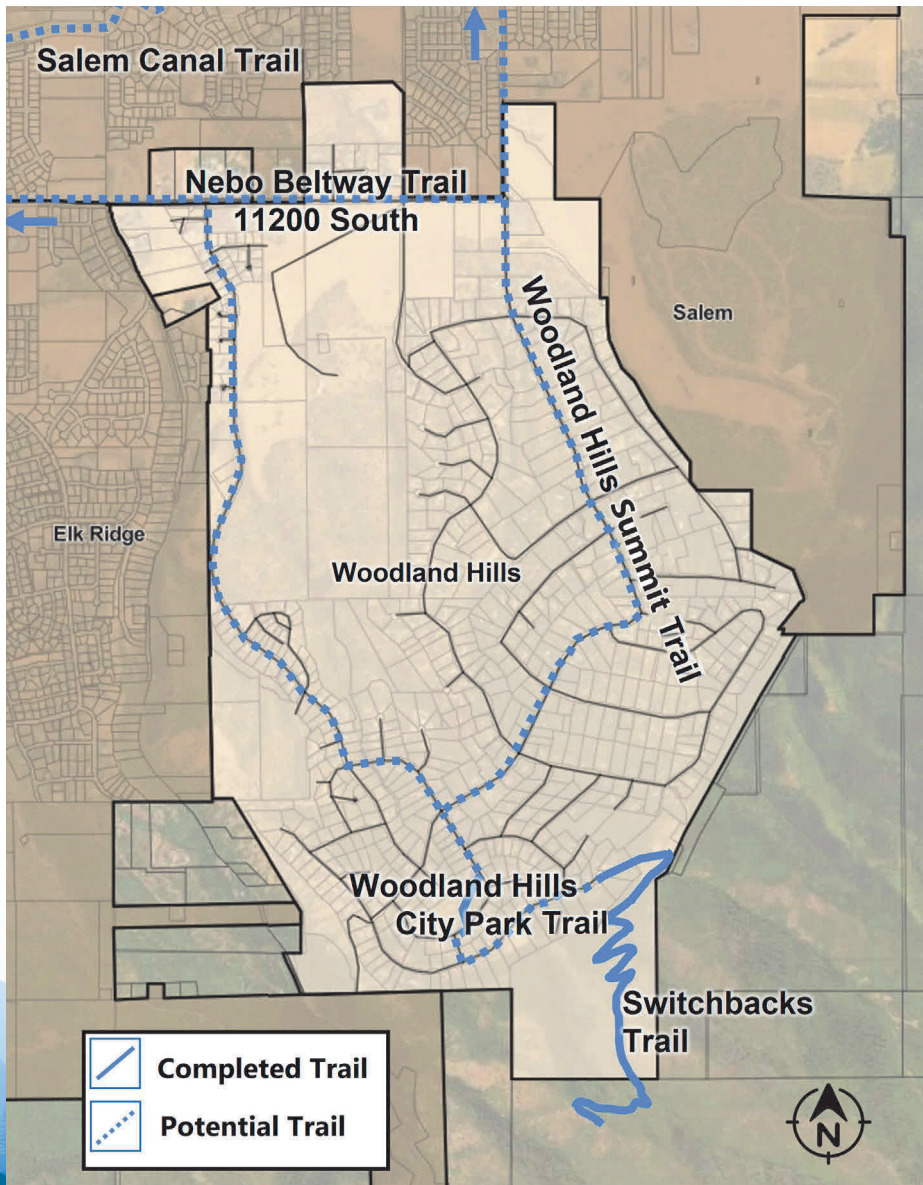


### WHY TRAILS?

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



### TRAILS: EXISTING AND PLANNED



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

## 1 City Park Trails

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



## 2 Nebo Beltway Trail

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

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

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

### The Bonneville Shoreline Trail configuration<sup>1</sup>

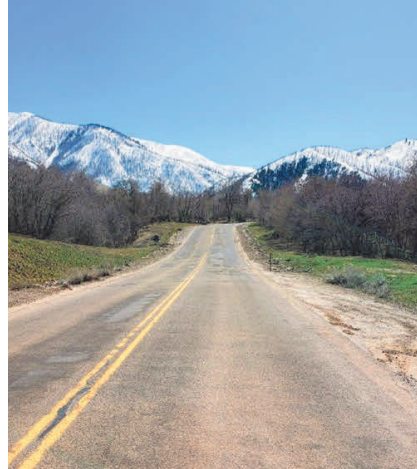


<sup>1</sup> <https://www.bonnevilleshorelinetrail.org/regions/provo-to-santaquin/>

## 3

## Woodland Hills Summit Trail

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



## 4

## Switchbacks

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

*Distance:* 2.9 miles

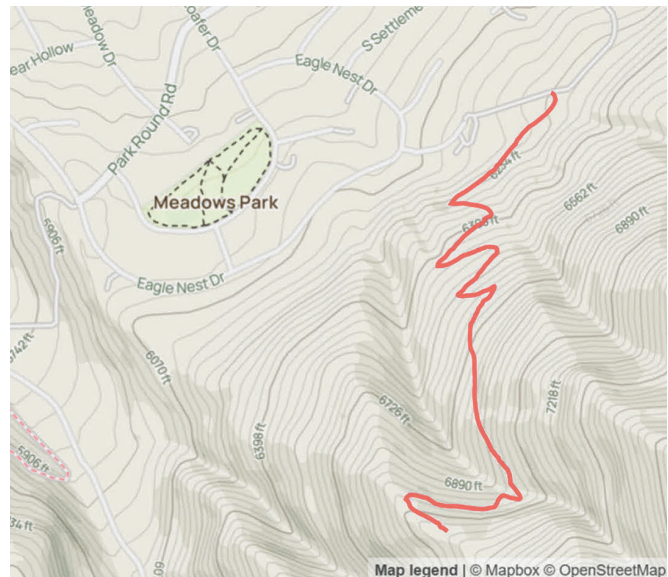
*Elevation Gain:* 1,000 feet

*Use:* 

### Characteristics and Issues

#### Ownership and Access

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



### Trail Tread

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



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



### Trailhead

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

### Maintenance

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

### Extension

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

### Hazards

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

### Trail Information

1

Encourage Environmental Stewardship and Responsible Trail Use

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

2

Review Trail Information Online

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

3

Communicate Seasonal Closures and Trail Conditions

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

### Funding Sources

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



Some key grant opportunities may include:

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

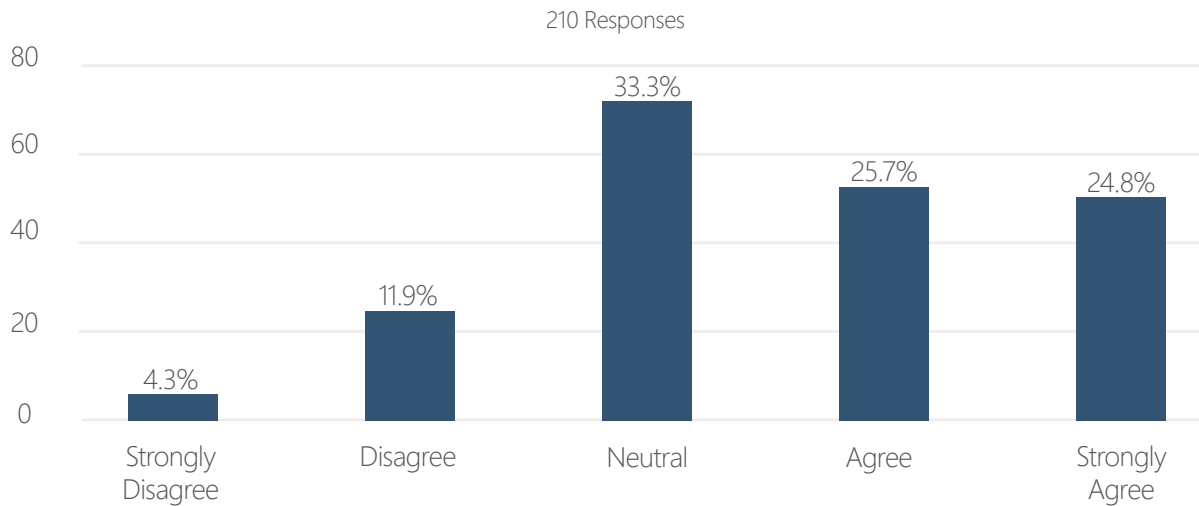
**PARKS**

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

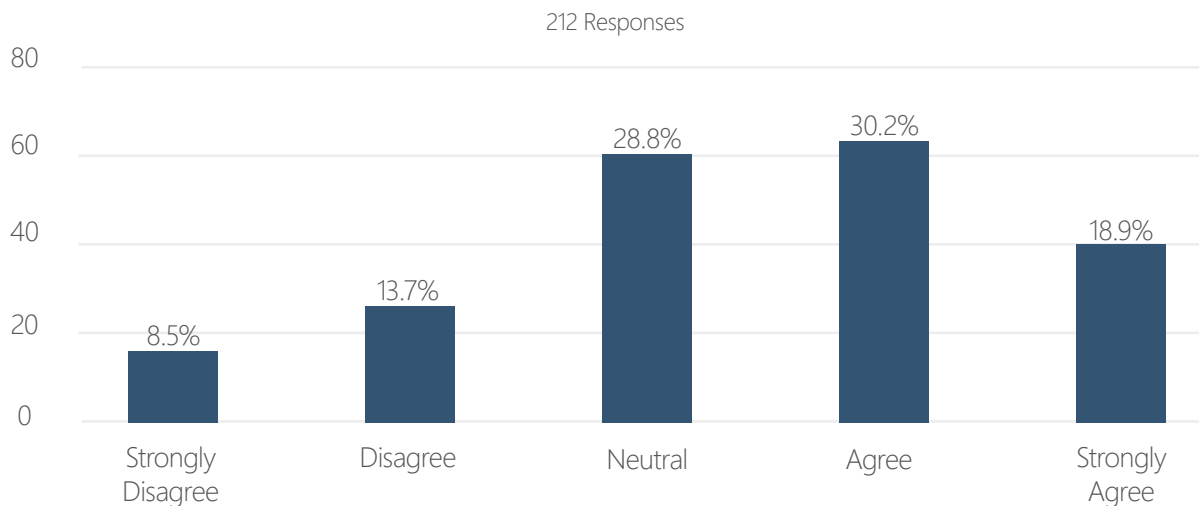
Although residents show moderate agreement that the park offers amenities suited to their families, nearly half of survey respondents were either neutral or disagreed. In the open-ended portion of the public survey, pickleball courts emerged as the most frequently mentioned recreational need outside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



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



I like having community places to gather



## RECREATION & TRAILS GOALS

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

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

### Goal 2: Improve Trail Sustainability, Safety, and Maintenance

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

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

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

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

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

