

INTRODUCTION

WHAT IS THE GENERAL PLAN?

The general plan is an adopted document that illustrates the community's vision for the future. It contains information about the city's past, current conditions, and steps that will guide the city into the future and achieve its vision. Those steps can include goals, policies, procedures and actions that should be taken. Ultimately, the plan is a guide for the City Council and Planning Commission to use during the decision-making process. Officials and residents of the City of Woodland Hills should consider the provisions of this General Plan in all decisions, actions, and enforcements regarding the planning, development, and maintenance of Woodland Hills. All City laws, ordinances, policies, and procedures should comply with the spirit and intent of this Plan.

The General Plan should remain flexible enough to allow decisions to be made that are in the best interest of the community. Although this information must be considered as general, it represents an important perspective that will help direct future planning decisions. Land use decisions must be made on a case-by-case basis. These decisions must carefully consider how each use relates to the community's goals, objectives, and policies, as well as the Land Use Plan and its overall impact on adjoining properties.

Long-range stability requires continuous effort by the City, property owners, and residents to maintain and improve all elements of the City. The City should assume responsibility for maintaining the public infrastructure, such as streets, water delivery, fire suppression, law enforcement, and such. Property owners and residents should assume responsibility for maintaining private property in a state consistent with the character of the community. Private property maintenance is the single, most important factor in preserving and enhancing the quality and desirability of the community. Zoning regulations, infrastructure improvements, etc., are only supportive to private property owners' maintenance responsibilities. As such, City officials should promote and enforce observance of maintenance standards by property owners.



LEGISLATIVE AUTHORITY

The City of Woodland Hills has developed this document in accordance with, Title 10 *Utah Municipal Code*, Chapter 9a *Municipal Land Use Development and Management*, Part 4 *General Plan*, of the *Utah Code Annotated* and has legally prepared and adopted the following General Plan.

COMPILATION OF THE PLAN

This General Plan continues the planning process begun during the 1980s and draws essential concepts from previous Town and City plans, specifically from *The General Plan, Town of Woodland Hills, Utah, 1993*. The current Plan, as previous plans, has been developed with public involvement and review by City residents. This Plan must be considered a work in progress; that is, it must be reviewed and kept up to date with changing demographics, community needs, expectations, and growth. At a minimum, it shall be reviewed by the Woodland Hills Planning Commission and City Council no less often than at five-year intervals. During each review, the City is enjoined to solicit broad public participation.

PURPOSE

The purpose of the General Plan is to provide for a strong, positive civic atmosphere and quality of life for people who live in the City of Woodland Hills by providing guidelines and standards that ensure orderly and balanced growth, sound fiscal management, and preservation of the open and rural environment in a clean, safe, attractive physical setting.

In the fall of 2014, Woodland Hills requested Mountainland Association of Governments provide professional planning assistance to help develop this update to the plan.

- Notification of Woodland Hill's intent to update this plan was sent to all affected entities as prescribed by state law.
- The existing plan was reviewed.
- A community survey was distributed to garner public input on issues relating to the plan.
- Multiple open meetings were held to discuss the development and content of the plan.
- A public open house was held.
- Draft plan was developed.
- The Planning Commission held a public hearing to receive additional public input on the draft plan.
- The City Council adopted the plan.

SECTIONS OF THE GENERAL PLAN

Community Vision- pg. 8 The Community Vision sets the tone for the Plan by establishing what the community sees for the future of Woodland Hills. The community's strengths and opportunities are spelled out in this section.

Land Use-pg. 17 The Land Use section attempts to organize future development and guide community leaders to place development in the most suitable areas of the City. This section will assist leaders in providing efficient and cost-effective public services, preserving open areas and important historical areas, locating parks and trails, and ensuring an appropriate mix of housing and commercial

Natural Environment Section-pg. 12 Natural Environment section addresses the natural resources and identifies environmentally sensitive or hazardous areas.

Economic Section-pg. 53 This section contains information regarding existing commerce in Woodland Hills. It also identifies standards and opportunities for economic growth.

Transportation Section-pg. 26 The terrain and rapid growth in Woodland Hills make this section vital to the community. Woodland Hills recognizes that streetscape plays an important role in the "look and feel" of the City. Roads should be designed to handle future capacity while preserving the rural atmosphere of the City.

Trails Section-pg. 43 This section constitutes a plan to develop a trail system connecting residents to destinations both within the community and regional trails.

Public Facilities-pg. 35 Planning for future capital expenditures is the key component of the Public Facilities section. It provides the citizens, developers, and land owners information about the timing of and funding for infrastructure investments by the City. This section also addresses the imposition and collection of impact fees used to provide the infrastructure for new developments in the community.

Annexation Policy-pg. 56 The 2001 General Session of the Utah State Legislature enacted HB 155, "Annexation Amendments." This new legislation requires every community to have an Annexation Policy prior to December 31, 2002. The Annexation Policy section of this Woodland Hills General Plan shall act as Woodland Hills' Annexation Policy.

Moderate Income Housing-pg. 38 Required by Utah State Law (UCA 10-9-307), the housing section estimates the supply and need for moderate income housing. This section also includes an evaluation of how existing zoning densities affect opportunities for moderate income housing and a description of Woodland Hills' program to encourage an adequate supply of moderate income housing.

HISTORICAL SETTING

The accumulation of property that formed the initial part of Woodland Hills was made by various developers purchasing numerous tracts of land from the private parties that owned the land. The move to create the city was generated when a county tax was levied that was considered excessive by the residents living in the area, especially when there were no services that were going to be provided by the County. Several home owners on the then existing properties decided to form their own town to avoid being under the thumb of the county. In the fall of 1979 a vote was held and a petition filed with the county to establish Woodland Hills as an incorporated town with LaMon Oviatt as Mayor, and Darrel Bushnell, Parley M. Neeley, Orson Dietz and Bruce Ellinger city council members.

At the time of its incorporation Woodland Hills had around 33 homes within its boundaries. 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. A property owners association was established which helped establish some uniformity throughout the city as further development moved forward. The city grew in phases, depending some upon the economy of the area. A census taken in June of 1983 showed the population to be 191. In 1991 the city experienced new growth with 21 new homes under construction. A published town newsletter shows the city population in 1991 to be 301 residents and was Utah's 179th largest city. The median priced home in Woodland Hills at the time was \$135,600.

With the county approving the establishment of a city, Woodland Hills could now not only have its own mayor and city council, but it also appointed a City Marshall and Justice of the Peace. The first town Marshal appointed was Greg Barber from Spanish Fork and the first Justice of the Peace was Ann Butler, both appointed in 1991. The city now relies upon the County for its law enforcement and court legal proceedings. One of the many pluses of living in Woodland Hills is the opportunity to have animal rights on many of the lots to include horses as well as other animals. We share the space with deer, elk, turkeys, a few bears, cougars and coyotes from time to time as well as various other animals.

The city's predominant religious organization is the Church of Jesus Christ of Latter Day Saints. Members of other religions can be found throughout the city. The city has semblances of three LDS wards which are part of the Salem, Utah Stake. The city has a mix of retired residents as well as working class families whose children attend Salem Hills High School, Salem Hills Junior High School and Foothills Elementary School in addition to some charter schools that are in the area.

The current Mayor is Wendy Pratt and the City council members include: Lawrence Henry, Dorel Kynaston, Paul MacArthur, Kerri Malkovich, and David Pratt. They meet twice a month to conduct the city business and all are invited to attend the city Council meetings.

IMPLEMENTATION MEASURES NEEDED

The following are measures that should be taken to implement the General Plan:

1. Review the Zoning Ordinance and amend as necessary to implement the Land Use section of the General Plan;
2. Review the Subdivision Ordinance and amend as necessary to implement the Transportation section of the General Plan;
3. Preparation and adoption of policies covering extension to water lines and other public utilities as a means of encouraging development to take place in accordance with the Plan;
4. Preparation and adoption of a long-range Capital Improvement Program (CIP) showing public facilities listed according to priority of need and indicating the approximate amount and source of funds; and,
5. Adoption of impact fee ordinances to fund the improvements required by new development.