

ROLL CALL VOTING:		
	YES	NO
Mayor Ben Hillyard (tie only)	[]	[]
Council Member Brian Hutchings <i>excused</i>	[]	[]
Council Member Steve Johns <i>excused</i>	[]	[]
Council Member Janet Lunt	☒	[]
Council Member Kari Malkovich	☒	[]
Council Member Dan Roden	☒	[]

I move that this Ordinance be adopted.

Kari Malkovich
Council Member *Malkovich*

I second the foregoing motion.

Dan Roden
Council Member *Roden*

Ordinance 2026-15

An Ordinance Amending Sections of City Code Title 10 and Title 11

WHEREAS, the Woodland Hills City Planning Commission has reviewed and made a recommendation to the City Council to amend sections of Woodland Hills Municipal City Code Title 10 and Title 11; and

WHEREAS, a public hearing before the Planning Commission of Woodland Hills City was held on August 19th, 2026, after being duly advertised as required by law; and

WHEREAS, the City Council of Woodland Hills City finds that the amendments to the Woodland Hills Municipal City Code, Titles 10 and 11, are appropriate.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Woodland Hills City, Utah, that certain sections of the Woodland Hills City Code, Titles 10 and 11, be amended to read as follows:

10.2.1 Definitions

Driveway (Primary): Provides access from the main road to the residence. Must be at least twelve feet wide (12'), concrete or asphalt paved, and have 13.5 feet of vertical clearance. The slope cannot exceed a fifteen percent (15%) grade, as measured at the centerline of the driveway. Must comply with other city driveways and related construction standards.

Driveway (Secondary): A secondary access to a residential lot for any purpose. Allowable surfaces for a secondary driveway include concrete or asphalt pavement, compacted road base with gravel overlay, or other city-approved hard surface. All vegetation must be removed and kept clear.

10.4.7 Certificate of Occupancy (B, C, and D would not change)

A. General

1. The city may issue a Certificate of Occupancy (CO) in compliance with all laws, ordinances, rules, and regulations. A Certificate of Occupancy will be issued by the building official after satisfactory completion of all building permit requirements. The Certificate of Occupancy must be obtained before the structure is permanently occupied.

2. Temporary Certificate of Occupancy: A temporary certificate of occupancy can be applied for if the structure is substantially complete and there are no safety, life, or health hazards on the property. As a condition of receiving a temporary certificate of occupancy, an applicant must complete an application, pay a fee, and agree to complete the items shown on the final checklist by a deadline stated on the permit. A bond may be required as determined by the building official or community development director. Occupying a structure after the expiration of a Temporary Certificate of Occupancy is a violation of the law, and the person(s) may be subject to fines and penalties. A temporary permit may be renewed.

10.8.5 Schedule of Minimum Area, Yard and Height Regulations

*** For all zones, corner lots shall have a side yard setback along the street equal to the front yard setback. Where the rear yard of a corner lot abuts the side yard of an adjacent lot, the rear yard setback of the corner lot shall be equal to the side yard setback of the adjacent lot, if they are in the same zones. For accessory building setbacks, see City Code 10.11.2 and 10.11.3C(D).

10.11.8 Landscape Features, Fences, Walls, Driveways, And Culverts

B.

3. Swimming Pools: A private swimming pool fence shall be a minimum height of 72 inches (72") measured on the outside of the fence to comply with State Code. Access gates shall have a self-closing and self-latching device. The release mechanism of the self-latching device must be located not less than forty-eight inches (48") from the grade below the gate. If the release mechanism of the self-latching device is less than fifty-four inches (54") from the bottom of the gate, the release mechanism for the gate shall be at least three inches (3") below the top of the gate on the side facing the pool. The maximum vertical clearance between the ground and the bottom of the fence shall not be small enough that a four-inch (4") diameter sphere will pass through. The enclosure shall otherwise be constructed as described in U.S. Consumer Product Safety Commission Publication No. 362. See Section 10.11.16 of the City Code on Swimming Pools.

10.11.20 Residential Driveways and Gates

(Proposal is to change letter A only)

- A. Primary driveways shall be designed and constructed in accordance with applicable standards, including drainage and load capacity (as defined in city ordinances). Driveways cannot drain onto adjacent properties.

Driveways shall provide a minimum unobstructed width of twelve (12) feet and a minimum unobstructed vertical clearance of thirteen and one-half (13.5) feet. Driveway grades shall not exceed fifteen percent (15%) as measured at the driveway centerline; however, the owner may seek a modification from the city council from the slope requirement where compliance creates hardship.

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

Fifteen-inch (15") drainage culverts shall be installed beneath all driveways. Unless directed by city engineer or the city engineer's designee prior to approval.

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

11.4.5 Additional Requirements for Posted Security

A. Estimate Required; Withdrawal Of Funds:

1. The subdivider shall furnish an estimate of the cost of construction of required improvements to aid the City Engineer in determination of improvement costs. Said cost estimate shall be reviewed and approved by the City Engineer. Following approval, the subdivider shall obtain the performance guarantee for the appropriate amount.
2. Said funds may be withdrawn in the same proportion as the completion of the improvements bears to the project.

B. Duration: The duration of the performance guarantee shall be for two (2) years from the date of issuance of the performance guarantee. An extension of time may be granted by the Planning Commission upon application by the subdivider, provided such application is submitted at least sixty (60) days prior to the expiration of the two (2) year time period.

C. Default:

1. In the event the subdivider defaults or fails or neglects to satisfactorily install the required improvements within one (1) year from the date of posting the performance guarantee regarding the final plat, the Planning Commission may declare the performance guarantee forfeited, to the extent required to satisfy the default, and the City may use the assurance towards completion of the required improvements.
2. In the event the subdivider is found to be in default or fails to or neglects to satisfactorily install the required improvements, it shall be unlawful for any person to receive any further building permits within the subdivision until all improvements are installed and accepted by the Planning Commission, or a formal extension is granted by the City Council and a new agreement is signed.
3. In the event that the City determines that a minimum level of improvements have been installed to meet basic public health, building codes, fire codes, and safety

concerns, such as streets, water, drainage and other utilities, then in that event, the City may, in its sole discretion, issue a building permit; provided, that the applicant/property owner executes an acknowledgment and waiver in a form satisfactory to the City Attorney, acknowledging that all improvements have not been finally installed and waiving all claims against City.

D. Final Inspection And Release: The subdivider shall be responsible for the quality of all materials and workmanship. At the completion of the work but in no case more than one (1) year from said date or not less than ten (10) days prior to the release date of the bond, the City Engineer shall make a preliminary inspection of the improvements and shall submit a report to the Planning Commission stating whether the conditions are found to be satisfactory. Following a satisfactory report, the Planning Commission may release the bond subject to the requirements of Subsection F of this Section. The Planning Commission may, at the option of the applicant, issue a partial release of bonded or escrow funds proportional to the improvements accepted during the prior quarter. If the condition of the improvements shows premature depreciation or defects or does not comply with the specifications of the City, the Planning Commission may declare the subdivider in default.

1. City shall publish and maintain objective inspection standards for acceptance of improvements that:

- a. Does not change from project to project; and
- b. Are backed up by expert opinion.

E. Posting Of Assurance: All performance guarantees submitted to the Planning Commission, upon approval, shall be posted with the City Recorder, which shall be done before recording of the final plat. Should the instrument require recording, the City Recorder shall record the same with the County Recorder and the subdivider shall pay all costs for the bond or other assurance.

F. Durability Retainer:

1. An improvements durability guarantee, in the amount of not less than ten percent (10%) of the initial amount of the engineer's estimate, shall be retained by the City for a period of not less than one (1) year following the date of final acceptance of the improvements by the City. The retainage shall be for the purpose of guaranteeing the improvements. If, during the one (1) year period, the durability of said improvements is found to be satisfactory, the retainage shall be released following the normal procedure for release of posted security. If, however, during said period, any required improvement fails or shows unusual depreciation, or if it becomes evident that certain work was not completed, or that the materials or workmanship used in constructing the improvements do not otherwise comply with accepted standards of durability, said condition shall be corrected by and at

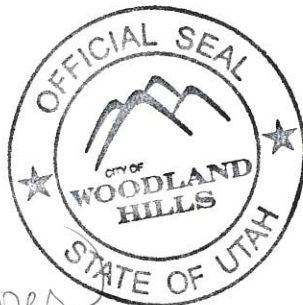
the expense of the person giving the performance guarantee. If the corrections are not made within a reasonable time, the Planning Commission shall declare such person in default and use the retainage to defray the cost of any required work. Costs in excess of the durability retainage remain the responsibility of the person or entity for whom the performance guarantee was given.

2. In the event the subdivider is found to be in default, it shall be unlawful for any person to receive any further building permits within the subdivision until all corrections have been made and accepted by the Planning Commission and City Council, or a formal extension is granted by the City Council and a new agreement is signed.
3. Part or all of the performance guarantee will be retained unless brush, tree stumps, branches and other debris which are the result of the subdivider or its agents, but not subsequent builders, are removed.

G. Inspection Fees

1. An inspection fee, in the amount of not less than six percent (6%) of the initial amount of the engineer's estimate, shall be retained by the City for the duration of the construction period. The retainage shall be for the purpose of paying for inspections that occur throughout the construction process. If, after construction is complete and all inspection services have been paid for, there is still a remaining balance of the original inspection fee, the retainage shall be released following the normal procedure for release of posted security. If, however, after said period, the amount required to pay for all inspection services exceeds that of the original amount, the subdivider shall pay the remaining balance required to cover all inspection services of the project.

PASSED AND ADOPTED by the City Council of Woodland Hills, Utah, this 25th day of August, 2026.



ATTEST:

Jody Stones
Jody Stones, City Recorder

Bep Hillyard
Bep Hillyard
Mayor of Woodland Hills, Utah

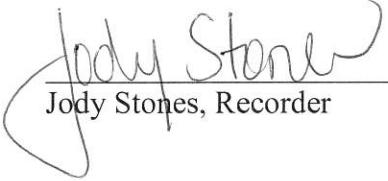
CERTIFICATE OF POSTING ORDINANCE

For the City of Woodland Hills

I, Jody Stones, the duly appointed Recorder for the City of Woodland Hills, hereby certify that copies of the foregoing Ordinance No. 2026-15 were posted at three public places within the municipality this 26 th day August of 2026 which public places are:

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

Dated this 25th day of August, 2026.


Jody Stones, Recorder

