

I. Introduction

The Land Use Element of the Cedar Hills General Plan, prepared by the Cedar Hills Planning Commission, is designed to promote sound land use decisions within the jurisdiction and areas surrounding Cedar Hills located in the annexation declaration policy of the ~~town~~ City. ~~According to the Utah Code § 10-9a-403, the Land Use Element should designate long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. According to the Utah Code § 10-9-302 (2) (a), the Land Use Element should designate the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. The Utah Code conveys further that a community may include a statement of the standards of population density and building intensity recommended for various land use categories.~~

Under that direction and authority, this Land Use Element has been organized in order to provide the citizens, both present and future, with a plan for future development patterns. The Planning Commission believes that if each concept, goal, and policy of the element is adhered to, the result will be a well-planned, functional and aesthetically pleasing community.

The Land Use Element of the Cedar Hills General Plan is intended to be consistent with all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. If any section of this Land Use Element is found to be unlawful, the specific section may be severed with all other sections remaining valid. In all other cases of conflict, the stricter of two or more laws, ordinances, or resolutions shall apply.

II. Purpose of the Land Use Element

Land use patterns, location of uses, transitions between different uses, and the density or intensity of uses are critical components of community character. The purpose of the Cedar Hills Land Use Element is to direct land use decisions in such a manner that in the future there is sufficient land for residential, commercial, ~~industrial~~ and public uses. The Land Use Element should assist decision makers in locating these uses appropriately in order to enhance community character, preserve and protect important natural resources, and enable the community to provide adequate and efficient public services in the future. The Land Use Element includes a Land Use Map which indicates recommended future land use patterns for all locations within the Cedar Hills General Plan area.

The Land Use Element of the Cedar Hills General Plan will allow current and future residents, property owners and developers, elected officials, and staff to approach land use issues from a similar standpoint resulting in improved coordination, and efficient delivery of public services, ~~and elimination of competition between public entities in attracting development.~~

It is the intent of Cedar Hills to regulate growth in a manner such that public services and facilities required to serve proposed development are functional prior to development approval. In order to accomplish this task, Cedar Hills will develop a Capital Improvements Program which organizes future capital expenditures of the ~~town~~ **City**. The program will indicate where the community will focus expansion of service provision and construction of public facilities, and provide a general timeline for completion of the improvements. For any development which requires services not currently found in the Capital Improvements Program, the developer will be responsible for providing such services. Cedar Hills may consider future reimbursement for any public facilities provided by a developer.

The Land Use Element is divided into two Chapters. Chapter 1 describes desired uses of land currently located within the incorporated boundaries of Cedar Hills, and generally the types of uses which are allowed under the current Zoning Ordinance. Chapter 2 describes areas of future annexation complete with desired uses and Land Use Categories.

III. Key Land Use Element Issues

Several key issues pertain to areas located both within the community, Chapter 1, and areas within the Annexation Policy Declaration of Cedar Hills, Chapter 2. Prior to making land use decisions which impact the ability of Cedar Hills to guide future development patterns, these issues should be addressed by the Planning Commission and City Council.

1. Accommodation of Growth in Accordance with Community Goals and Objectives.

The Land Use Element establishes a planned pattern for the development of the community in the future. It reflects historical development patterns, and the current amount and type of development occurring at present. The Land Use Element also provides a guide for future development patterns which reflect the desires of Cedar Hills residents, land owners, elected officials, and staff. The Land Use Element is a combined effort of all individuals and groups that may be affected by land use decisions.

2. Development Guidance.

Development of land will create a long term effect on Cedar Hills. Cedar Hills desires to make well informed decisions that will benefit the community in the future. The Land Use Element provides direction and predictability for both developers and decision makers. It establishes the community's vision for the future and guides the development of land accordingly. If individual developments correspond with the Land Use Element, the residents of Cedar Hills can expect to create the envisioned community. As development occurs within the community, the Land Use Element should be updated and revised to provide decision makers a tool with which to make proper land use

decisions.

3 Land Use Compatibility.

The current Zoning Ordinance of Cedar Hills is an attempt to create a pattern of compatible land uses. As the community continues to expand, it will be important to maintain an organized land use pattern. By developing and mapping land use categories for areas which will be annexed in the future, the community can reduce the potential for incompatible land uses located adjacent to one another.

4. Preservation of the Natural Environment and Open Space.

Cedar Hills and the Land Use Element recognize the importance of the natural environment and open space in the community. Many of the goals and objectives found in this element reflect the community's desire to protect the environment and provide open areas for the use, recreation and enjoyment of the residents. Although aesthetics play an important role in preservation of the environment and open space, there are also areas within Cedar Hills which are difficult to develop. **Development in** these areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing ~~geographic~~ **geological** hazards should be avoided to the extent possible.

5. Distinctive Community Character.

The residents and elected officials of Cedar Hills would like to see the community maintain a level of individualism and unique community character. Zoning regulations, including site requirements, building requirements, mitigating impacts and other policies ~~Design guidelines, regulation of signage, landscaping requirements and other policies~~ of the community are meant to provide opportunities for unique and highly desirable development to occur, not simply add to the burden of potential developers.

6. Infill Development.

The Land Use Element supports the efficient use of public and private resources by promoting the development of vacant land or under developed parcels in existing developed areas. **In this manner** ~~By doing so,~~ reductions in overall capital expenditures **may be achieved**, by reducing the need for new public services and facilities, may be achieved.

7. Joint Planning Efforts.

The residents and elected officials of Cedar Hills recognize that the community effects and is affected by surrounding areas. When land use decisions made by Cedar Hills may effect surrounding jurisdictions, including Utah County, every effort will be made to inform all interested parties. Conversely, Cedar Hills will make every effort to be informed about land use decisions that may affect the community.

8. Agricultural Protection.

Cedar Hills desires to protect the production of food and other agricultural products through appropriate zoning, tax and density incentives. Cedar Hills does not support development that would encroach upon areas where agricultural uses are desired by the land owner.

9. Financing Capital Facilities

Cedar Hills Town has established Levels of Service (LOS) for each public service the City provides to the residents (See Appendix B). Cedar Hills will be responsible for correcting existing deficiencies, while private development will participate in capital improvements through exactions, dedications, impact fees and other reasonable means.

10. Economic Development

At the present time, Cedar Hills has not completed studies dealing with potential economic development options. At such time as these studies are completed, they will be included in this section. Until these studies have been completed and an economic development plan has been adopted, it is the intention of Cedar Hills to encourage economic development which will have a positive effect on the economic base and tax structure of the community, but to limit such development to those types of businesses which are compatible with the residential nature of the community.

Areas for economic development have been identified on the General Plan Map and Zoning Map of Cedar Hills. These areas have been set aside for commercial interest and should not be used for residential purposes. Likewise, the residential areas of the community should not be used for commercial purposes.

CHAPTER 1

Desired Uses of Land Located Within Current Cedar Hills City Boundary

At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone are found in the Zoning Ordinance of Cedar Hills.

The Land Use Element of Cedar Hills is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. The Zoning Map of Cedar Hills provides a graphic representation of the land located in each zone. A description of each current zoning district and the intended land use within different zones is provided as follows:

1. ~~R-1 10,000~~ R-1 11,000

The ~~R-1 10,000~~ R-1 11,000 zone is characterized by single family homes located on lots of not less than ~~10,000~~ 11,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

~~Development in the R-1 10,000 zone is the highest intensity residential use in the community at the current time. This high intensity use demands more concentrated public service provisions. Special attention to the availability of adequate public services should be a concern of the community in this zone. Institutional uses (government buildings, schools, churches, health care facilities, and safety facilities) may be located within this zone.~~

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

2. R-1 15,000

The R-1 15,000 zone is characterized by single family homes located on lots of not less than 15,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use. This zone is to be characterized by spacious lots, and creating a quiet residential neighborhood.

Uses within the R-1 15,000 zone are to be primarily residential in nature; other uses may include gardens, orchards, large and small animals, churches and assisted living facilities for elderly persons.

3. PR 2.2 PLANNED RESIDENTIAL ZONE

4. PR 3.4 PLANNED RESIDENTIAL ZONE

~~2~~ 5. R-1-20,000

The R-1-20,000 zone provides an area for single family residential housing on larger lots of not less than 20,000 square feet, or roughly one half acre. The zone provides for subdivision type development while allowing a variety of more rural type uses than the **other single family residential zones**.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

The R-1-20,000 zone also provides a buffer area between the urban development pattern in the R-1-11,000 zone and the more development sensitive H-1 zone. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

3. RA-1

~~The rural agriculture zone of Cedar Hills provides for single family homes equal to one unit per acre. The purpose of this district is to allow for continued agricultural uses and to protect the property from encroachment by conflicting uses. Ideally, this area would provide housing for residents in the agriculture sector and workers associated with agricultural uses. Careful consideration of farming issues, such as odors, dust, noise, and chemicals (fertilizers, pesticides) should be reviewed prior to development approval which approaches this zone in order to protect the future of the agricultural industry in Cedar Hills.~~

~~Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.~~

~~This zone is located in a corridor between 4000 West and Canyon Road. However, when reviewing development applications, Cedar Hills should allow for some future residential development in the RA 1 zone, consistent with the current use of the RA 1 zone.~~

4 6. H-1

The hillside area of Cedar Hills located on the east side of the community is characterized by limited development on the sensitive foothills of Mahogany Mountain. Cedar Hills recognizes that this zone contains areas more sensitive to development than other areas within the community. Designed to minimize impact on the hillsides and provide a sense of openness, while retaining a portion of the land in its natural state, development in this zone will be limited to one unit per acre.

Clustered, master planned developments may be allowed in this zone. Clustering will most likely provide a more efficient use of the land and keep public service costs to a minimum. Interconnected open space amenities through development of this type assist to create conservation of view sheds, ridgelines, and trail systems.

Architectural design and building materials can aid in creating housing which blends into the natural surroundings providing attractive development. Particularly in this zone, sensitive areas should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other ~~geographic~~ **geological** features which could be detrimental to residential structures should be carefully reviewed prior to project approval

5 7. Shopping Center 1 (SC-1)

This zone provides for commercial and retail uses within the community. To the extent possible, commercial uses should attempt to minimize impact on residential areas. The zone allows the community to better balance the tax base, and provides residents with employment opportunities, retail goods, and office space. Special attention should be given to traffic, design, location, safety and signage in the zone. Cedar Hills will encourage commercial development which will directly benefit the residents of the community. Cedar Hills recognizes that not all commercial and industrial uses are compatible with other uses in the community.

8. Townsite Residential

The Townsite Residential zone provides for coordinated planning and development of large areas within the City. These areas are used for single-family detached housing units and also attached housing units located in a coordinated design setting. Additional uses found within the Townsite Residential zone include open space areas, playgrounds, schools, churches, and other private and community facilities which are intended to serve the residents of the City and neighborhood. Density within this zone is approximately one unit per acre, with an increase in density granted through clustering single-family homes within the development, using innovative design concepts that increase the sense of community, and providing for increased levels of open space.

9. Public Facilities Zone

The Public Facilities zone has been established to provide areas within the City that are for the location, establishment, and use of facilities owned and maintained by public and quasi-public entities. These areas shall include parks, electrical substations and transmission lines, schools, cemeteries, parks, municipal building, public works facilities, and water reservoirs and tanks.

CHAPTER 2

Desired Uses of Land Within the Cedar Hills Annexation Policy Declaration

In order to create an organized growth pattern for future development in areas of Cedar Hills which have yet to be annexed, the Land Use Element must include desired future land use patterns and account for the impact the new areas will have on the community. It is the intention of Cedar Hills to plan for these areas to be compatible with adjacent land use patterns and existing zoning designations when annexed. In order to do so, six general land use designations have been assigned to land located within the annexation policy declaration area. Each of the designations are meant to be general and somewhat flexible in nature. Each of these designations are described below and can be found on the Cedar Hills General Plan Map.

Current density in Cedar Hills averages approximately two dwelling units per acre. It is the intention of the Planning Commission and City Council to create a land use element that would maintain a similar overall density in the future while providing a variety of housing styles, types, and price ranges.

Because the Land Use Element primarily addresses land development, it is important to reiterate that the community desires to protect the natural environment and open space found within the community. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

1. Low Density Residential

Generally located in the central section of Cedar Hills, this area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses.

~~The general density of the Low Density Residential area will be one (1) unit per acre. This area is suitable for low density developments with substantial open spaces to provide protection and preservation of ridgelines, view corridors, hillsides, wildlife habitat, and aesthetic attributes. However, developments may occur on lots smaller than one half acre provided that the overall density of the area is not increased. For example, a subdivision containing a portion of one acre lots and a portion of quarter acre lots may be approved. Likewise, a developer who would like to develop quarter acre lots and retain the remainder of the parcel as open space would be encouraged to do so. A wide variety of housing types and styles, and development flexibility is allowed and encouraged by Cedar Hills.~~

Cedar Hills believes that low density, carefully planned, single family housing may enhance many features of the community such as Manila Creek, and provide parcels with spectacular views of Utah Valley and the surrounding Mountains. Likewise, by limiting the number of homes in these areas, the community can protect these types of areas. As each application for development approval is submitted in the low density residential area, it will be carefully reviewed for conformance with the

objectives of the General Plan.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

2. Medium Density Residential

Located along the east side of Canyon Road, and in areas on both the northern and southern portions of the community, the Medium Density Residential area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses. ~~The general density of the Medium Density Residential area is two (2) units per acre. Minimum lot size is not as important in this area as overall density. Clustered, master planned developments which contain substantial open space are encouraged in this area. Interconnected open space amenities through developments assist to create an recreation and open space system available for use by residents and is highly encouraged.~~

The medium density residential area will also provide a transition area from low density residential uses into the high density residential area of higher intensity uses. Because this area will provide such a transition, all development concepts and layout should be reviewed with compatibility in mind.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

High Density Residential

High density housing, ~~characterized by single family developments with a density of three (3) to four (4) units per acre,~~ is located **in** throughout the community in areas **zoned suitable** for **high density** single family residential development. When reviewing developments in the high density residential area, careful attention should be paid to impact on surrounding developments and integration of transportation, and open space.

Located near main roads and commercial areas of the community, the high density residential area may provide a significant portion of the future population of Cedar Hills.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

4. Very High Density Residential

~~The Very High Density Residential area, located on the western side of the community near the SC-1 zone, future main roadways, and the new High School, should provide for multi-family housing, factory built homes, and rental units. This area will allow access to the commercial, retail, and institutional uses in the community. This area will also provide a transition from the higher intensity commercial and retail uses to less intensive residential uses.~~

~~Landscaping, off-street parking requirements, traffic circulation, and other high density housing planning issues will play an important role in project review in this area.~~

~~The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.~~

5.4. Commercial-Retail District Zone

Commercial ~~and retail~~ development will be encouraged located in the Commercial Zone, known as the Shopping Center 1, or SC-1 Zone ~~Retail District~~. **The Commercial Zone is located on the west side of Cedar Hills, adjacent to 4800 West; and consists of approximately forty acres of land.** The district will be located in two areas of the community, one on the western side of Cedar Hills adjacent to the SC-1 zone, and the other near the intersection of Canyon Drive and S.R. 92. Commercial and retail businesses that provide services directly to the residents of Cedar Hills will be highly encouraged. Transportation and other considerations may limit the types of businesses approved in the district.

~~In particular, the Commercial-Retail District located adjacent to S.R. 92 because of its proximity to American Fork Canyon, should include very low intensity commercial activities such as bike rentals, fishing supplies, and other businesses catering to visitors of the canyon.~~

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development ~~which~~ **that** conforms to the General Plan of Cedar Hills.

Land Use Element Goals and Policies

Goal # 1: Make land use decisions that conform to the Cedar Hills General Plan and the Elements of the General Plan.

Policy: As each subdivision is reviewed by the staff, Planning Commission and City Council, reference to the General Plan and each relevant Element will occur prior to final approval.

Policy: Each applicant will be required to demonstrate how the proposed development is consistent with the General Plan and the Elements of the General Plan.

Goal # 2: Update the Land Use Element on a regular basis to provide current Planning Commissions with a useful tool for making land use decisions.

Policy: The Planning Commission shall review the land use element on an annual basis and amend the land use element as needed.

Policy: Prior to zone changes, density amendments, and other land use decisions, the Planning Commission will make necessary ~~adjustments~~ **recommendations** to the Land Use Element to reflect such changes.

Goal # 3: Maintain Consistency between the Land Use Element, General Plan, and Zoning Ordinance.

Policy: Review the General Plan, Land Use Element, and Zoning Ordinance in order to maintain consistency between these documents and minimize any potential conflict in making land use decisions.

Goal # 4: Preserve the integrity of the Land Use Element by requiring all developments and zone changes to be consistent.

Policy: The Planning Commission will not recommend approval for any development or zone change which is inconsistent with the General Plan or Land Use Element.

Policy: If a development or zone change is found to be beneficial to the community by the Planning Commission, the Planning Commission will recommend that the General Plan and Land Use Element be amended prior to approval of the development or zone change.

Goal #5: Provide established levels of service to residents of the ~~City~~ town.

Policy: Cedar Hills ~~town~~ will correct existing deficiencies in the provision of public services at the adopted Level of Service (LOS).

Policy: Private development will participate in the provision of public services through exactions, dedications, impact fees, and other reasonable means.