Cedar Crest Village Planning Commission Work Session



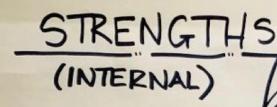


Goal for the meeting

- 1. Connect the vision statements from the Cedar Crest Committee where the Planning Commission can make a recommendation to County Council
- 2. Review and recommend on the Community Structure Plan Map, Ordinance, and Design Standards.
- 3. Answer any questions from the previous meeting
- 4. Public Hearing on November 2, 2023

Objectives

- Provide cost-efficient public and/or private infrastructure (streets, sidewalks and trails, water, and wastewater).
- Provide a range of housing opportunities, both in terms of housing types and affordability for a range of people from first time homeowners to seniors.
- Provide a connected and safe street system with associated sidewalks and trails enhancing pedestrian movement and safety between Village Residential neighborhoods, the Village Core and surrounding lands and uses.
- Provide space for local start-up businesses, live-work spaces, other commercial, businesses and services in a clustered Village Core with connections to surrounding Village Residential.
- Enhance local employment opportunities considering todays needs as well as anticipating the future.
- Reserve land and plan for civic and institutional uses, essential infrastructure and utilities, high speed broadband, future transit, trail connections, recreational opportunities, and community gathering spaces.
- Consider future constraints and opportunities and incorporate smart growth principles, such as energy efficient construction and water conservation measures.
- Cluster future growth in village core areas to allow open and agricultural lands to be maintained and protected.
- Allow for scenic view corridors, agricultural buffer areas, natural resources, ground water, waterways and wetlands, steep slopes, and other sensitive lands to be maintained, enhanced, and protected.
- At buildout, likely to occur over several decades, the Cedar Crest Village Overlay Land Use Plan is intended to guide inevitable growth and development to ensure that goals of the local landowners and communities are met.
- The Plan will need a strategy and mechanism to encourage and incentivize future development to occur within the Village or within a Village Growth Area Boundary area.



LONG TERM VESTED
INTEREST

LYNOWLEDGE

LYNOWLEDGE

LYNOWLEDGE

- VOZ PROCESS-TEATIWORK-VISION
- WATER IT'S AVAILABLE
- SCALE WROTE ENOUGH TO ACCOMPLISHA PLAN
- GOOD LOCATION SENSE OF COMMUNITY
 - EXISTING NUCLEAS OF CONTINUITY
 PROPLE STABILITY TILLTI- GENERATIONAL
- SCENIC BEAUTY; TOPO ADAPHIC VARIETY
- REPEATION, TRAIL, OFFICETUNITIES, BLUE SKY- LIKE
- 1.80 GRRIDOR
- PROXIMITY OF BAILTRAIL; ADJACENCY OF WEBER RIVER
- BLANK CANVAS NOT ALOT OF STUFF TO "WORK AROUND"
- PLAN FLEXIBILITY
- · SECONDAR WATER EXISTS
- EXISTING FIBER OPTICS
- POLITICAL WILL

OPPORTUNITIES (INTERNAL-EXTERNAL)

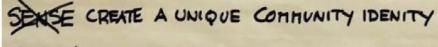
- OFF DAMP OFF OF CREAMERY LANE
- · RECREATION
- · NEW ECONOMIC OPPORTUNITIES AG, AG-TOURISM, COMMERCIAL,
 . JOBS START- UPS, INDUSTRY
- · PAILTPAIL
- CONVERT FROM SEPTIL TO PUBLIC SEWER

MIX OF HOUSING TYPES /ENTRY LEVEL HOUSING - CO. HOUSING LOCAL SERVICES

WALKABLE COMMUNITY W/ AMENITIES

DEVELOP SOLUTIONS TO IMPROVE CODE PROCESS

CREATE A PLAN BEFORE ZONING.



CIVIL/COMMUNITY SPACE

TRANSPORTATION - REGIONAL LINKS
- RUBLIC TRANSPORTATION

WEAKNESSES

(INTERNAL)

- NO LOCAL ECONOMY
- POTENTIALLY COMMUTER RELIANT
- LINITED EXISTING DEVELOPED INFRASTRUCTURE WATER
- EXISTING ROAD (CIRCULATION AND ACCESS LITHTATIONS OFF RAMP (CREAMERY LINE)
- CAPITAL TAKES \$ (LAND RICH; MONEY PEOR) FUNDING
- · FEAR OF CHANGE /LACK OF UNDERSTAND
- EXISTING DEVELOPMENT, E.g. LOCATION OF EXISTING CHURCH
- · EXISTING DEVELOPMENT CODE /ZONING
- · EXISTING AGREEMENTS / EASEMENTS / A&- RESTRICTIONS
- · LINTED /NO JOBS
- · YOUTH APATHY LACK OF A VOICE
- · HIGHER AREA MEDIAN AGE / SENICE SERVICES
- LIMITED RECESTION OPPORTUNITY

THREATS

INTERNAL - EXTERNAL)

- RESISTANCE FROM LOUL/OUTSIDE JURISDICTIONS
- FIRST-TIME /UNTESTED PROCESS
- . WEAK PUN
- . WEAK PROCESS
- LOSS OF THE NARRATIVE EXPLANATION OF THE PLAN
- SUCCESS = IMPACTS (TRAPAC)
- OUTSIDE LEGAL CHAVENGES
- COMPLETION OF (OR LACK OF) E. SUTHIT COUNTY INFRASTRUCTURE PLAN
- POOR COMMUNICATION W/ KEY STAKEHOLDERS PC, COUNCIL
- UNKNOWN THREATS
- · CHANGES IN EXISTING PROPERT COALITTON

Purpose Statements from ordinance

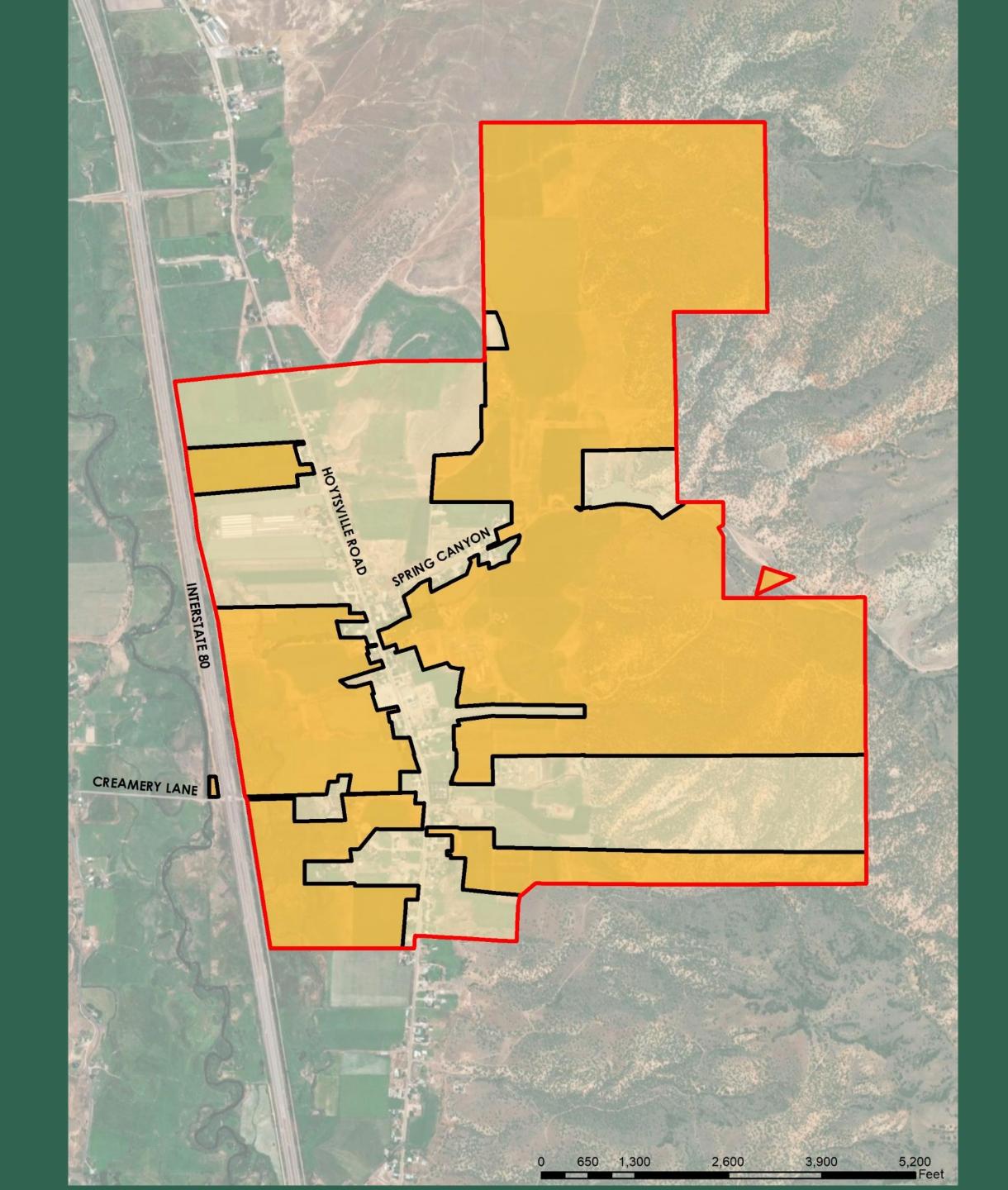
- 1.Guiding the transition of a portion of a rural mountain river valley community from rural to small town while not losing the essence of the place including farming/ranching.
- 2.Establishing an orderly land use system with a unified plan that organizes the efforts of many landowners including a continuity of street networks, open space, and critical infrastructure.
- 3. Delivering housing types that accommodate a full range of resident life cycle, lifestyles, and price points.
- 4. Delivering services, uses, and amenities to serve the local needs of the residents and promote and evolve the rural economy.
- 5.Enhance quality of life through thoughtful, incremental growth by delivering improved access to outdoor amenities.
- 6. Promoting alternative modes of transportation, such as transit, pedestrian, and bike options including access to Interstate 80.

Evolution of the Idea

MASTER VISIONING ORDINANCE SUBDIVISION CONSTRUCTION **DEVELOPMENT** AGREEMENT LEGAL FRAMEWORK TO ACHIEVE THE GOALS INFRASTRUTURE SIZING, **PHASING** HORIZONTAL AND FURTHER DEFINE **GOALS** LOCATION, AND TIMING LOTTING PLAN CONSTRUCTION THE PRINCIPLES **RECORDED PLAT** WATER RIGHTS PRINCIPLES **STANDARDS VERTICAL USES** CONSTRUCTION **DENSITIES PROCESS**

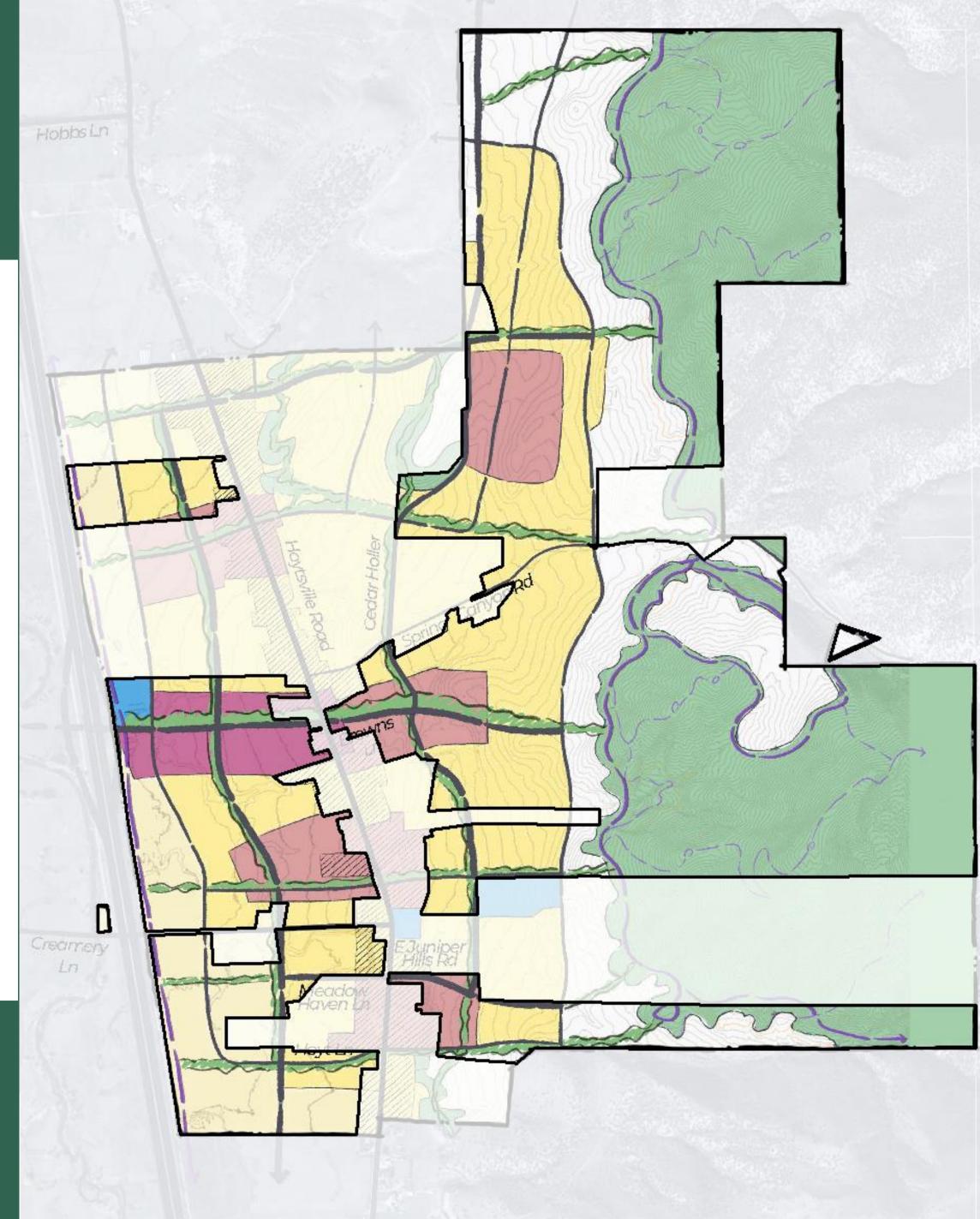
Ordinance Map/Planning Area

Planning Area - Red Ordinance Area – Orange with black border



Placetypes Map





Placetypes

20-25 Units/Acre

10-15 Units/Acre

Village Centers	Neighborhood Centers	Neighborhoods	Hillside Clusters	Meadow Clusters	Parks and Open Space
Multi-FamilyDatail	• Single-Family	Single-Family	Single-FamilyTaxable research	Single-FamilyTaxable research	Community parks
RetailOffice	Multi-FamilyCommunity activities	Townhomes	Townhomes	Townhomes	Natural open spaceTrails
• Schools	Retail				Landscape preservation
• Churches					 Community agriculture

1-3 Units/Acre

1-3 Units/Acre

3-6 Units/Acre