

Cedar Crest Village - Frequently Asked Questions (FAQ's)

Questions	Responses
How will the project maintain the small-town feel?	<p>Hoytsville could be described as a one street farming settlement. In recent decades, small road spurs have been extended into the landscape as housing has replaced pasture land. A network of street connections that build off of the spurs will begin to organize the growth pattern into blocks that reflect the orderliness of Utah's original settlements and small rural Utah towns such as neighboring Coalville. Such blocks will be shaped by the edges of farms, the Little Weber, existing and familiar road experiences, and hillsides. As the community continues to add houses, the place will be identifiable a sister town of Coalville rather than a suburb.</p> <p>Our approach to rural town design integrates open fields of alfalfa or the smell of cattle or mink in the area, while learning from and incorporating the site planning and architecture of the original pioneer buildings. Agricultural uses can continue to operate until such time as landowners decide that they want to sell or develop their properties. The edges of neighborhoods are loose and are clustered toward the center so that the character of existing streets does not change. The open space is laced through the plan so that previously private meadow lands can be enjoyed by the community as parks and trails, and provide other forms of access and recreation. In this sense the plan is a roadmap for rural Utah town growth, places that are no longer anchored with productive farming. The plan sets up the introduction of amenities and services such as medical, elder care, food markets and eating establishments that don't currently exist.</p> <p>Most of the key design elements take their cues from the historic pioneer heritage in the cluster</p>

	<p>layout of buildings, the architectural design and the use of some street sections that include softer shoulders than the more suburban curb and gutter.</p>
<p>What is the timing/phasing of the project?</p>	<p>The project will be phased in a way to not exceed the capacities of sewer, water, and transportation infrastructure. One scenario is the development pattern illustrated in a presentation given to the planning commission in December 2022. Please see presentation on the project website https://www.cedarcresthoysville.com/press-and-videos The project will develop over an extended period of time as dictated by infrastructure and market conditions. Full buildout of the project could take over 20 years.</p>
<p>What is the maximum number of potential houses based on the current zoning?</p>	<p>The current zoning is a mix of Light Industrial (LI), AG-5, and AG-10. The number of units that could be built in the area would be 334 units with a potential of 359 with the density bonus as calculated under Appendix B of the Eastern Summit County Development Code. If developed under current zoning, these few homes would be sprawling large-lot development at very high prices, very different from the planning outcomes desired by the original property owners that created the Cedar Crest Village Overlay in 2018.</p>
<p>What is the maximum number of potential houses based on the proposed density?</p>	<p>The ordinance contemplates 4 units per gross acre which if every area was built out at the maximum place type densities would result in 6,688 units. This calculation does not account for any natural land constraints or market conditions. Specific development plans will further refine the total number of units and a development agreement specific to the land and based on the guiding principles and design standards in the Cedar Crest Village Ordinance. These constraints will result in far fewer developed homes. The 4 units per acre in the current ordinance is down 20% from the original 5 units per acre as approved by the Cedar Crest Subcommittee.</p>

<p>How will the proposed density compare to nearby municipalities (Coalville, Henefer, Kamas, Francis, Oakley, etc.)</p>	<p>The Census Bureau¹ provides the following population estimates for 2022: Park City – 8,374 Coalville – 1,524 Kamas – 2,185 Francis – 1,722 Oakley – 1,599</p> <p>Mountainland Association of Governments (MAG) tracks the current population and predicts future population growth in Summit County cities and the county itself. Projections can be found at https://mountainland.org/mag-population-projections/. Unincorporated Summit County accounts for over 60% of the total population of county.</p>
<p>Have discussions be held with other entities (North Summit School District, Utah Department of Transportation, and the North Summit Fire District)?</p>	<ul style="list-style-type: none"> • The Cedar Crest Committee introduced the project to the North Summit School District Board in a board meeting on September 11, 2019. Further discussion was held with Superintendent Holmes in November 2023 and the North Summit School Board in January 2024. These helpful discussions will be ongoing to coordinate school needs and planning, and potential for technical education opportunities in construction trades, which could both educate tradesmen/women and facilitate affordable housing. • Representatives of Cedar Crest met with UDOT Director Carlos Braceras in July 2023 and MAG MPO Director LaNiece Davenport in September 2023. The Hoytsville interchange was added to Utah’s Unified Transportation Plan 2023-2050 as a future project under a Phase 3 Need. There are ongoing discussions to begin an Environmental Impact Study (EIS) for the interchange. The Cedar Crest team welcomes opportunities to work with Summit County and Utah leaders to seek to

¹ Annual Estimates of the Resident Population for Incorporated Places in Utah: April 1, 2020 to July 1, 2022 (SUB-IP-EST2022-POP-49)

	<p>accelerate this future needed interchange. For more details on the interchange and traffic needs, see the below question.</p> <ul style="list-style-type: none"> • The Cedar Crest team met with North Summit County Fire District Chief Ben Nielson, Deputy Chief Nick Jarvis, and Administrative Battalion Chief Tyler Rowser in November 2023. Discussed coordinating potential future fire service needs.
Is there cap on density until the interchange is completed?	<p>Traffic engineering uses standard practices from the Institute of Transportation Engineers (ITE) to model traffic patterns along existing roadways, and at intersections and provide mitigating recommendations to maintain established levels of service. Based on a full traffic impact study for the Cedar Crest project, incremental improvements would be made until an interchange would be needed. The current study suggests that a full interchange would likely be needed at around 5,000 units. Other measures include widening Hoytsville Road with turn pockets and a turn lanes through the Cedar Crest area.</p>
What is the impact on other communities and how will it be mitigated?	<p>With change, there are impacts to other nearby communities that bring both benefits and challenges. The project access is generally through Wanship and Coalville and traffic will flow through each of those communities until the interchange is completed. Mitigating measures are spelled out in the traffic impact report including expanding turn lanes and adding a signal at Coalville Main Street when volumes reach almost 900 units. As the county has designated this as an area where growth should occur, the project allows other areas of the county to be preserved. There are economic benefits to Coalville that is currently studying how to revitalize Main Street as more homes are added leading to more employment opportunities, nearby services, and retail sales tax to support the community. As with any project, collaboration is needed to solve regional issues.</p>

<p>How much attainable/affordable housing is proposed and at what price points and how will it be kept attainable/affordable long-term? How will it be kept for community residents rather than bringing in people from other communities?</p>	<p>Affordable housing requires a multifaceted approach and public-private cooperation and partnerships. While inclusionary zoning has been prohibited by the state, the team of Ivory Homes and Larry H. Miller Real Estate continue to discuss options with county staff, Habitat for Humanity and Mountainlands Community Trust. The variety of housing types as contemplated in the Cedar Crest plan creates greater housing opportunities and price points to meet a broad spectrum of home buyers and renters.</p>
<p>How will natural resources, such as water, be protected?</p>	<p>The project will follow all codes and legal requirements for the use of natural resources. This means wells and water diversions will not impair existing rights. Sewer and storm water impacts will be designed and operated to meet all clean water requirements, including taking into account the location of the project in a valley with the important and perennial Weber River. Beyond the legal requirements that will be met, the Project will locate development so that improvements will be set apart from water natural resources, including waterways and wetlands. To protect other natural resources, development will prioritize both active and passive open space, and the creation of open space acreage requirements in connection with each subdivision plat. These open space areas will create corridors that will be important to preserve areas for recreational enjoyment, wildlife, and preservation. Hillside slopes will be preserved or have cluster development to protect hillside views and open space.</p> <p>The state manages water quality and storm run-off, and each development prepares Storm Water Management (SWPPP) with Best Management Practices (BMP's) to manage storm water. Water rights are managed by the water rights policy for Area 35 – Weber and Ogden Rivers.</p>
<p>How will wildlife and wildlife corridors be protected?</p>	<p>The Division of Wildlife resources (DWR) has mapped wildlife corridors based on low, medium, and high use. The Cedar Crest area corridors are designated as low use areas. Much of the property will remain native allowing for movement of wildlife. The formation of greenspace corridors will allow the movement of wildlife through the project.</p>

How will trespassing be addressed in the plan?	<p>Trespassing can be reported to the Summit County Sheriff's office. Landowners per Utah Criminal Code – Section 206 Criminal trespass. The state code requires the following steps be taken to address trespassing:</p> <ul style="list-style-type: none"> (i) personal communication to the actor by the owner or someone with apparent authority to act for the owner; (ii) fencing or other enclosure obviously designed to exclude intruders; or (iii) posting of signs likely to come to the attention of intruders <p>Furthermore, the project will distinguish the use of public and private spaces and provide appropriate fencing and signage as the development plan progresses. The trails and open space contemplated in the plan will provide public trails for recreation through the area rather than on private property.</p>
How will the existing deed restricted land impact the TDR potential?	<p>Prior to the designation of the Hoytsville area as an area eligible for development under the Village Overlay process, certain parcels developed under the then current code and were able to build additional units on smaller lots in exchange for deed restricting land for only agricultural use. These restrictions are by recorded deed and an agreement between the County Council and the landowner. The County Council, at its discretion, may remove or relocate the deed-restricted lands, which would be by separate application</p>