



Cedar Crest Village Ordinance and Community Structure Plan

September 14, 2023

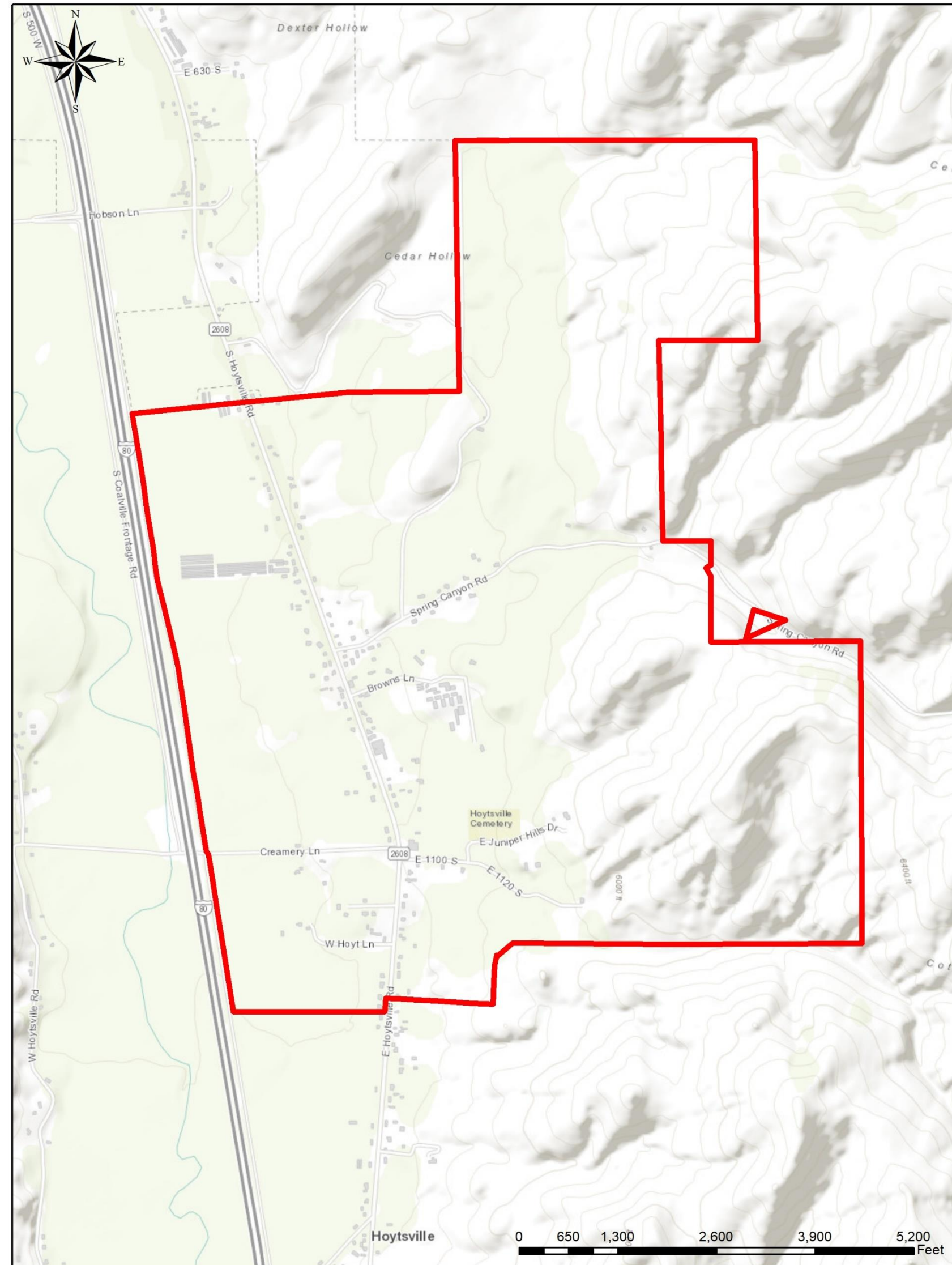
 *Larry H. Miller*
REAL ESTATE

Village Overlay Process

Village Overlay Plan And Zoning Districts: The Village Overlay Committee shall develop a plan and proposed zoning districts that address:

- (1) **Land Uses:** A mix of residential uses may be considered, including detached single-family, attached single-family, and multi-family. Mixed-use land-uses may also be considered, including residential, commercial, service commercial, and light industrial.
- (2) **Density:** A proposed zoning district densities shall be based upon sufficient access, circulation, connectivity, water, and wastewater infrastructure.
- (3) **Development Standards:** Requirements for development, including but not limited to minimum lot sizes, building height, setbacks, parking, streets and circulation, community/civic space, and infrastructure.
- (4) **Infrastructure:** Infrastructure implementation including financing and phasing.

Key Area definitions in the Ordinance

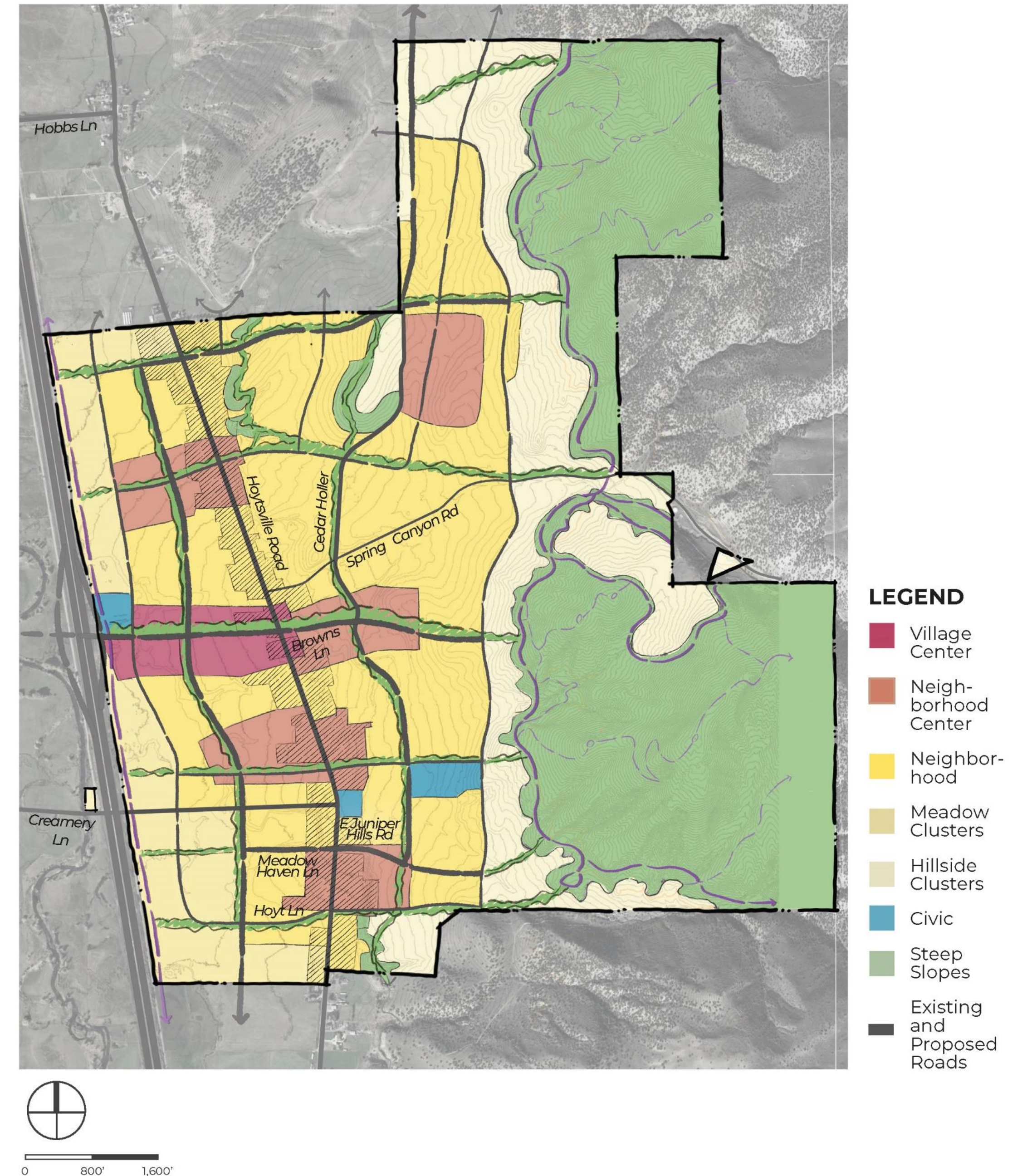


PLANNING AREA

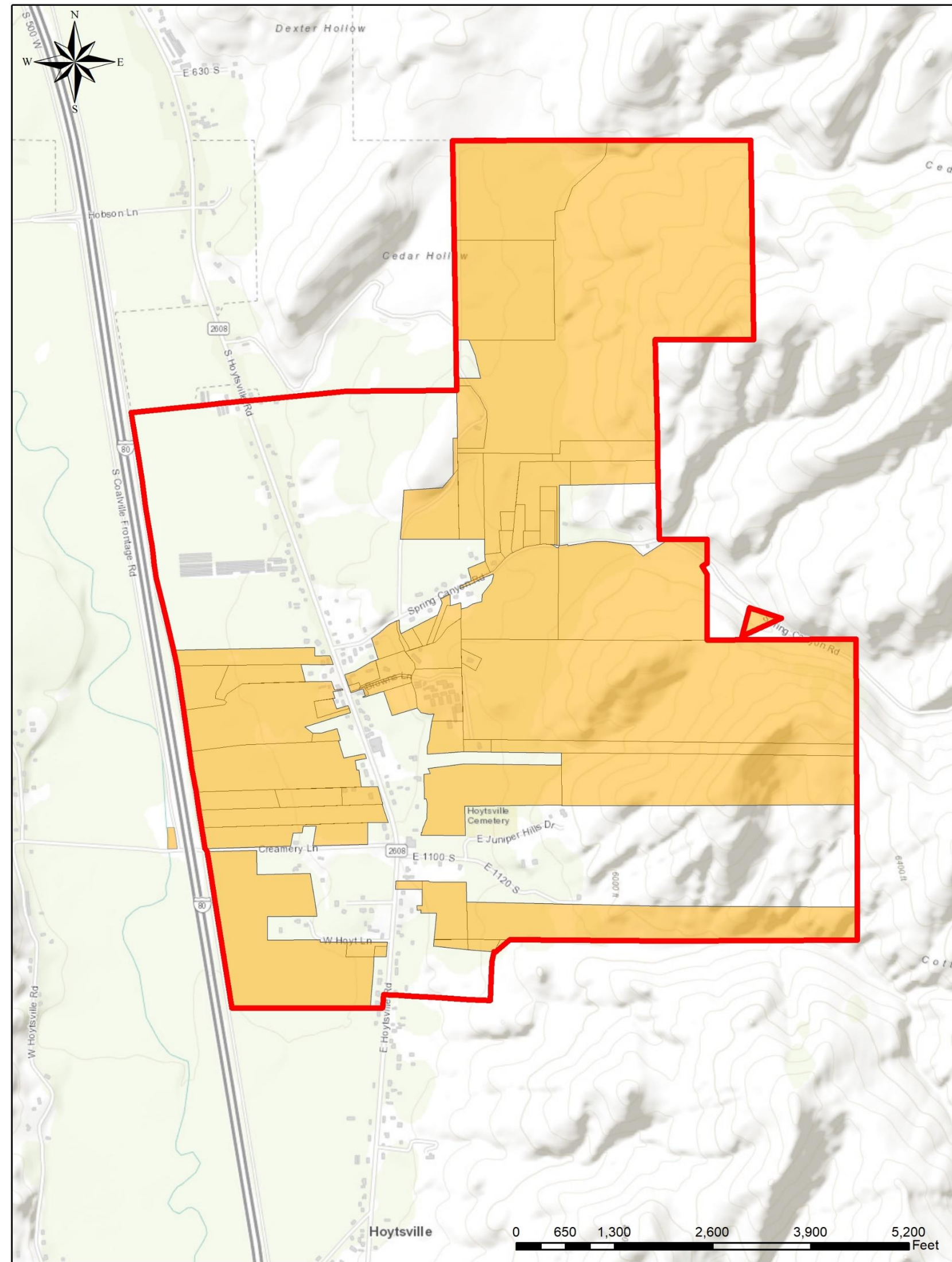
- 1,672 ACRES
- Excludes Red Hill in Coalville
- **Master Planned for:**
 - Land Uses & Densities
 - Transportation Corridors
 - Green Space Corridors
 - Area Constraints
- Area to be adopted as General Plan
- Sets the framework for a complete community

Community Structure Plan

Community Structure Plan means the plan designating development patterns and configurations for the planning area that is included within the general plan, as may be amended from time to time. The community structure plan may be amended by the county council, but only after the county council accounts for development existing at the time of amendment, including development planned in approved project land plans.



Cedar Crest Village Overlay Zoning District



Cedar Crest Study Area (CCSA)

- 1,048 Acres
- Opted into original study area
- Includes 60 parcels

Cedar Crest Village Overlay Zone (CCVOZ)

- CCSA properties become the CCVOZ and are subject to this ordinance and development standards
- Option to remain part of CCVOZ or withdraw before County Council approval

Key Documents

Enabling
Ordinance

Named
Project

Pattern
Book

Community
Structure
Plan

Development
Agreement







Development
Standards

Project Land
Plan

How the Ordinance Works



Place Types

Village Centers	Neighborhood Centers	Neighborhoods	Hillside Clusters	Meadow Clusters	Parks and Open Space
<ul style="list-style-type: none">• Multi-Family• Retail• Office• Schools• Churches	<ul style="list-style-type: none">• Single-Family• Multi-Family• Community activities• Retail	<ul style="list-style-type: none">• Single-Family• Townhomes	<ul style="list-style-type: none">• Single-Family• Townhomes	<ul style="list-style-type: none">• Single-Family• Townhomes	<ul style="list-style-type: none">• Community parks• Natural open space• Trails• Landscape preservation• Community agriculture
					

The CCVOZ shall consist of the following Place Types (Districts), which shall be identified in the Community Structure Plan as provided in this chapter. Various uses proposed in the CCVOZ may only be established in conformance with provisions of this chapter. These objectives are achieved by organizing development into a community structure of transportation and open space systems that are sensitive to their riverside, freeway, meadow, farm, ranch, hillside, or existing development context. Each place type is built with a range of uses, building types, densities and other architectural characteristics, street types, open space, and parks. Centers of varying density and intensity are distributed throughout the plan to promote opportunities for social interaction, promote transportation choice and walkability, and local services. The community is organized into various place types as follows with standards for each Lot Type.

Place Types - Village Center

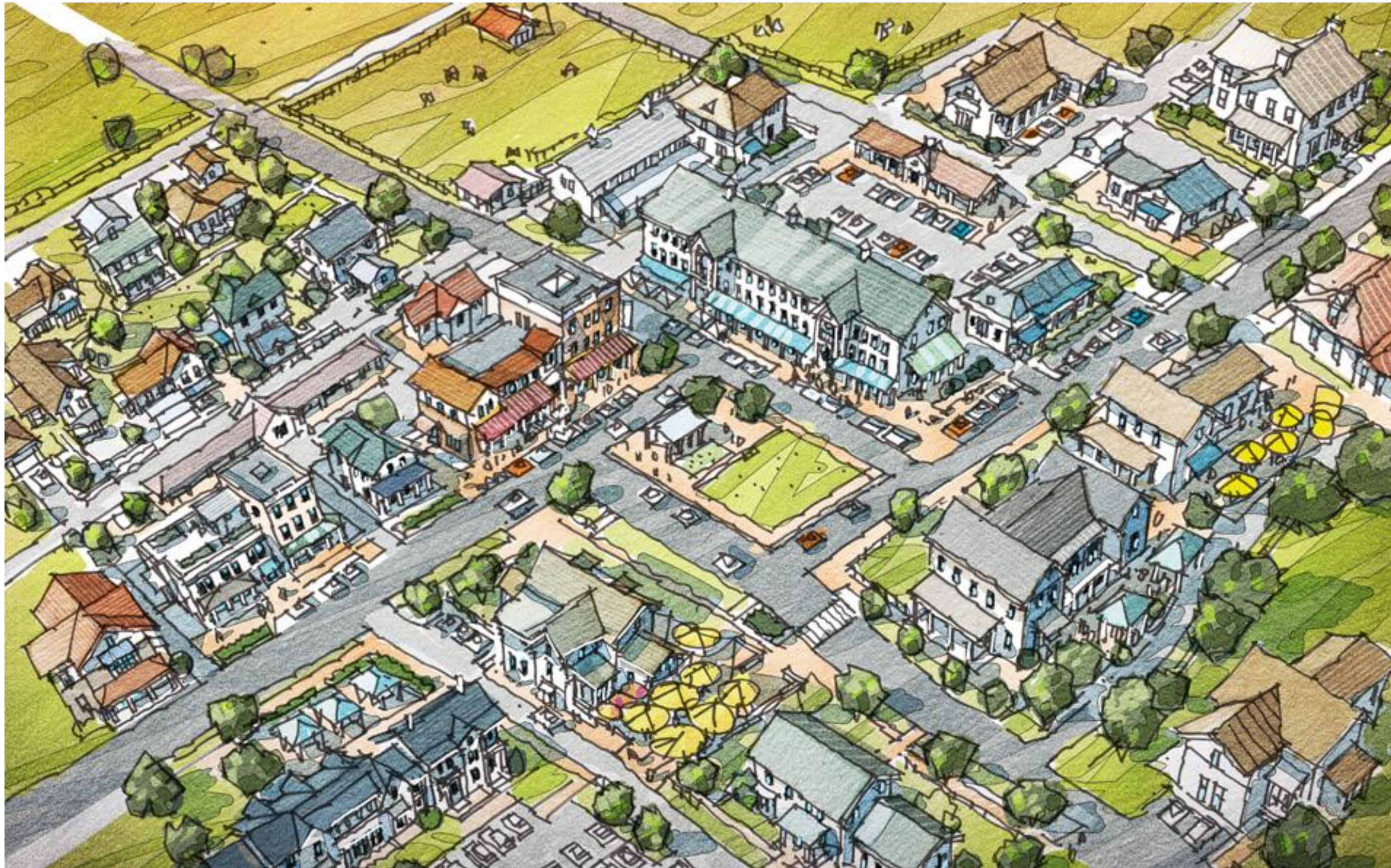


Village Center: Aggregates the most intense commercial and residential land uses to promote the success of businesses and social interaction. Such uses include multi-family housing, office, professional services, general retail uses, such as grocery stores, and for full-service restaurants, retail shops, employment opportunities, service commercial, community amenities, such as schools, churches, parks, trails, recreation opportunities, public plazas and gathering spaces, and other support uses. This place type may accommodate a maximum net average residential density of twenty-five (25) units per acre.

Village Centers may contain the following Lot Types:

- I. Single Family – A. Attached
- II. Single Family – B. Court
- III. Single Family – C. Small Lot
- IV. Single Family – D. Medium Lot
- V. Multi-Family – A. Garden
- VI. Multi-Family – B. Tuck-Under
- VII. Community Use
- VIII. Mixed Use
- IX. Small Commercial
- X. Large Commercial
- XI. Light Industrial

Place Types - Neighborhood Center



Neighborhood Centers: Small distributed clusters of commercial and civic uses and services, such as churches, schools, and neighborhood commercial uses surrounded by a blend of housing types of varying densities. This place type may accommodate a maximum net average residential density of fifteen (15) units per acre.

Lot Types:

- I. Single Family – A. Attached
- II. Single Family – B. Court
- III. Single Family – C. Small Lot
- IV. Single Family – D. Medium Lot
- V. Multi-Family – A. Garden
- VI. Multi-Family – B. Tuck-Under
- VII. Community Use
- VIII. Mixed Use
- IX. Small Commercial
- X. Large Commercial
- XI. Light Industrial

Place Types - Neighborhoods

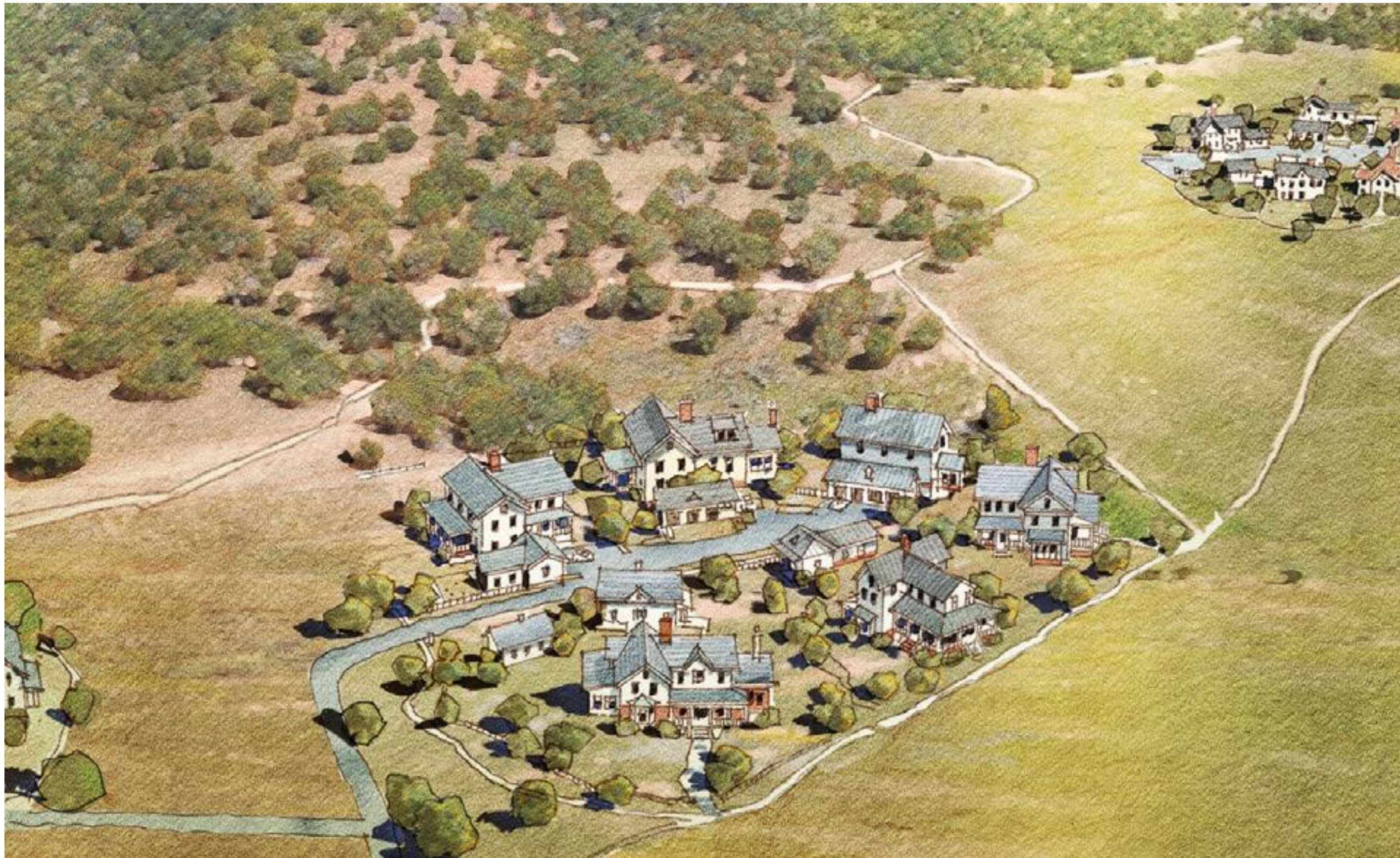


Neighborhoods: Blend of multi-family and single-family housing organized around parks and open space. This place type may accommodate a maximum net average residential density of six (6) units per acre.

Neighborhoods may contain the following Lot Types:

- I. Single Family – A. Attached
- II. Single Family – B. Court
- III. Single Family – C. Small Lot
- IV. Single Family – D. Medium Lot
- V. Single Family – E. Large Lot
- VI. Single Family – F. Estate Lot
- VII. Multi-Family – A. Garden
- VIII. Multi-Family – B. Tuck-Under
- IX. Community Use
- X. Mixed Use
- XI. Small Commercial

Place Types - Hillside Cluster



Hillside Clusters: Neighborhoods or Neighborhood Centers are located at the toe of slopes and adjacent to the tree line that introduce trails and parks to the hillside. This is a specific neighborhood type designed to establish the limit of development, mediate the wildlands interface, and accommodate an increased change in slope. This place type may accommodate a maximum net average residential density of three and one tenth (3.1) units per acre.

Hillside Clusters may contain the following Lot Types:

- I. Single Family – A. Attached
- II. Single Family – B. Court
- III. Single Family – C. Small Lot
- IV. Single Family – D. Medium Lot
- V. Single Family – E. Large Lot
- VI. Single Family – F. Estate Lot
- VII. Multi-Family – A. Garden
- VIII. Multi-Family – B. Tuck-Under
- IX. Community Use

Place Types - Meadow Cluster



Meadow Clusters: Neighborhoods or Neighborhood Centers are located between the freeway and the bench; this place type softens the transition of development from meadow and ag land that allows open space to transition to the higher intensity neighborhoods. The clusters provide access to open space and stream edges that become passive community outdoor amenities, such as stream, trails, parks, and constructed wetlands. This place type may accommodate a maximum net average residential density of three and two tenths (3.25) units per acre.

Meadow Clusters may contain the following Lot Types:

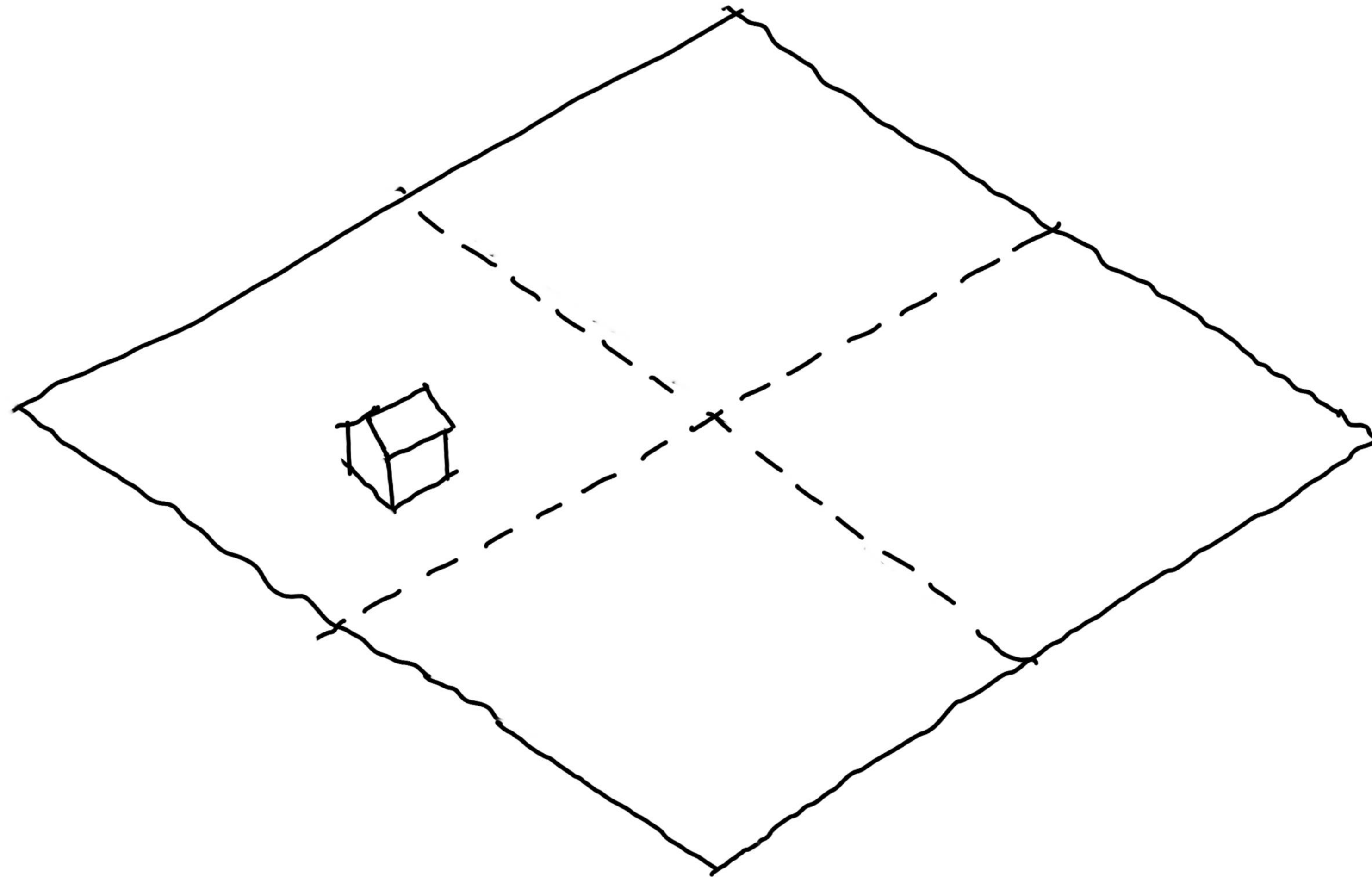
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Hoytsville Road Overlay



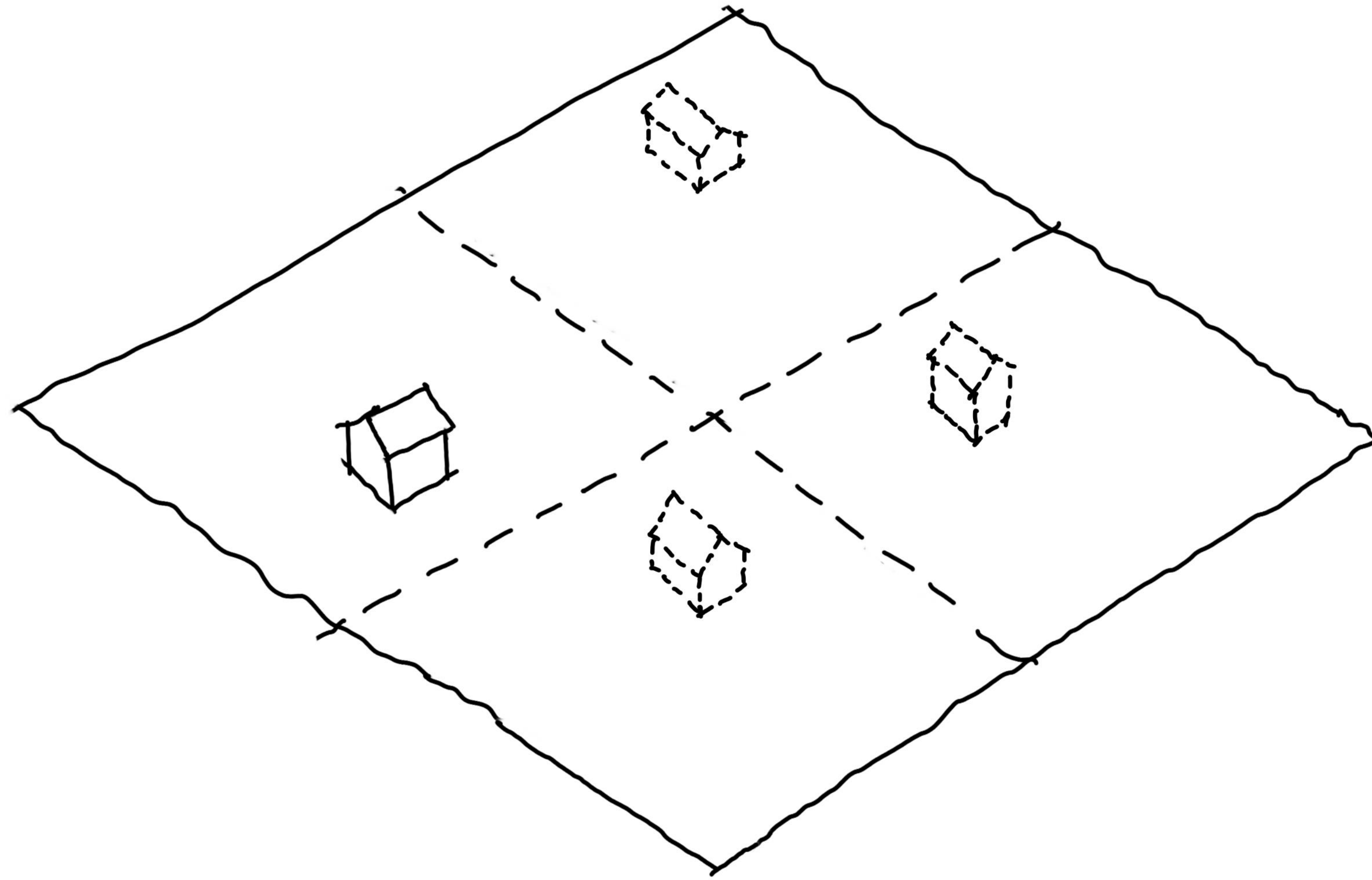
Hoytsville Road Corridor: The community structure plan identifies an area known as the “Hoytsville Road Corridor” that is not a place type, but may be developed. The project land plan for development of all or part of the Hoytsville Road Corridor must identify the planned density, uses, open space locations, and location of driveways leading to Hoytsville Road. The approved, limited, conditional, or restricted uses within the Hoytsville Road Corridor are the same as those of the Village Center place type

Transfer of Development Rights



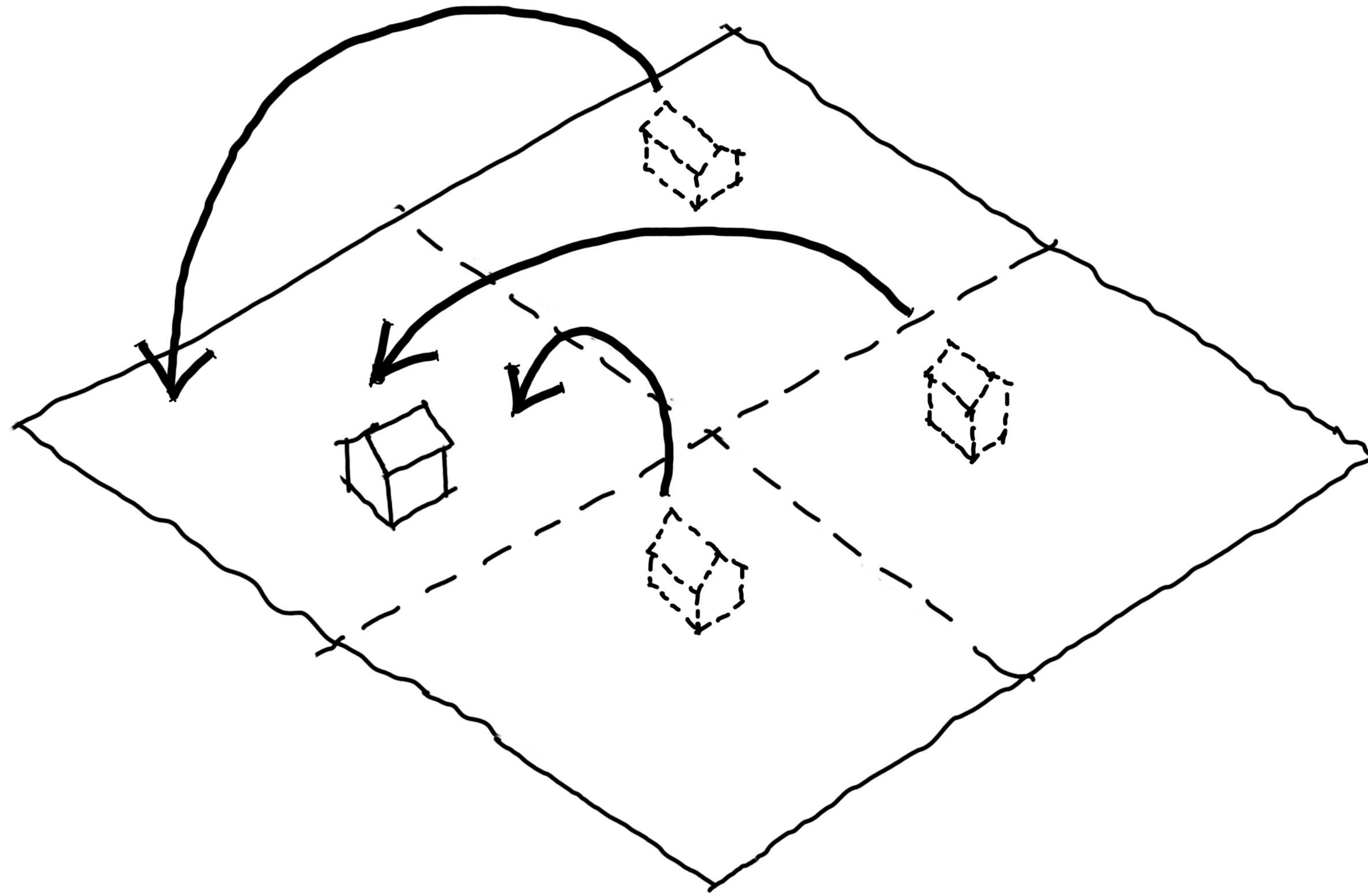
RESIDENTIAL LOTS

Transfer of Development Rights



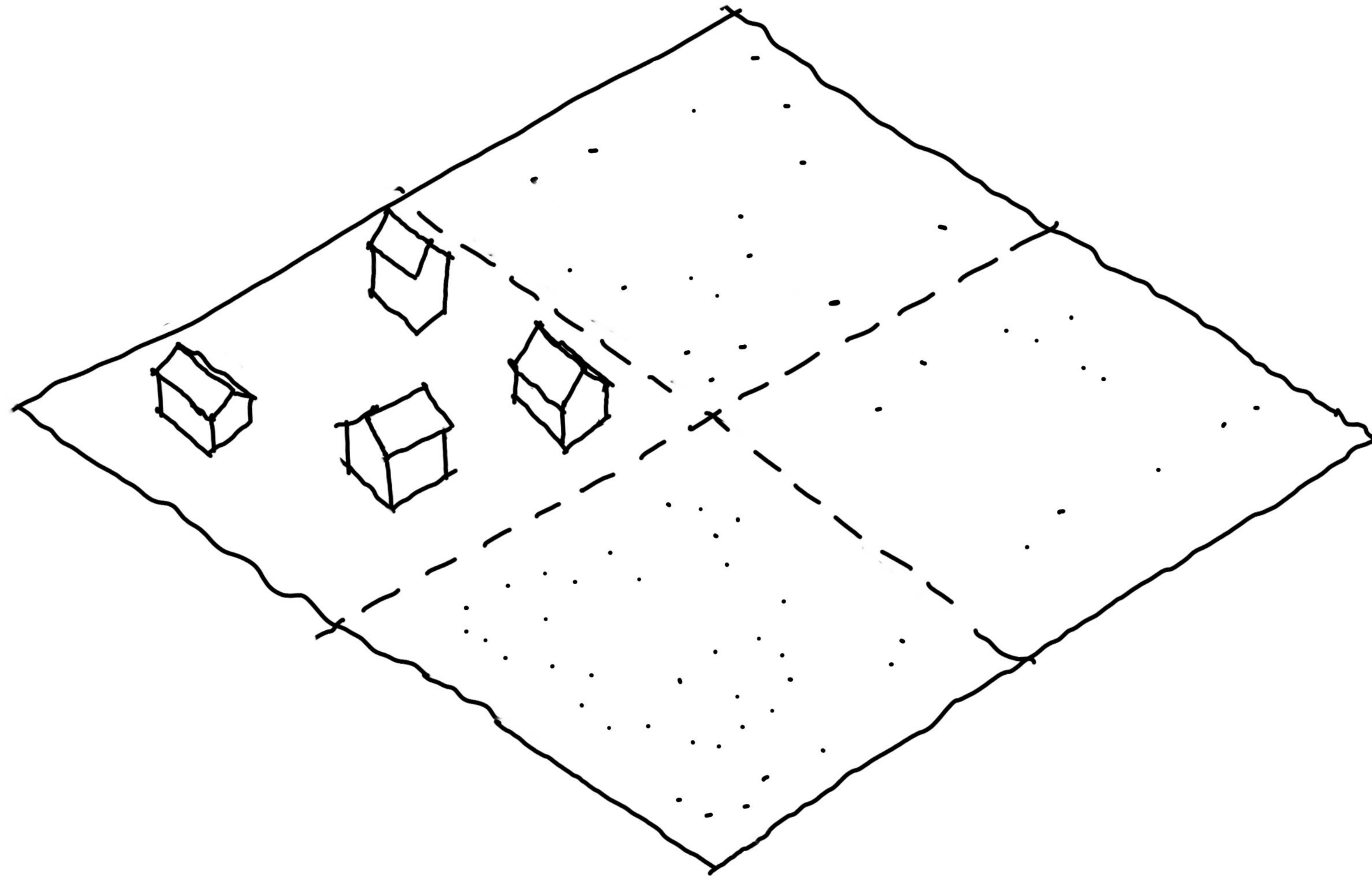
RESIDENTIAL LOTS + POTENTIAL

Transfer of Development Rights



TRANSFER DEVELOPMENT RIGHTS

Transfer of Development Rights



NEW DEVELOPMENT PATTERN

TDR Transfer

Original Cedar Crest Discussion is 5 Units Per Acre (Gross)

Based on Placetypes and Development Standards – 4 Units Per Acre (Gross)

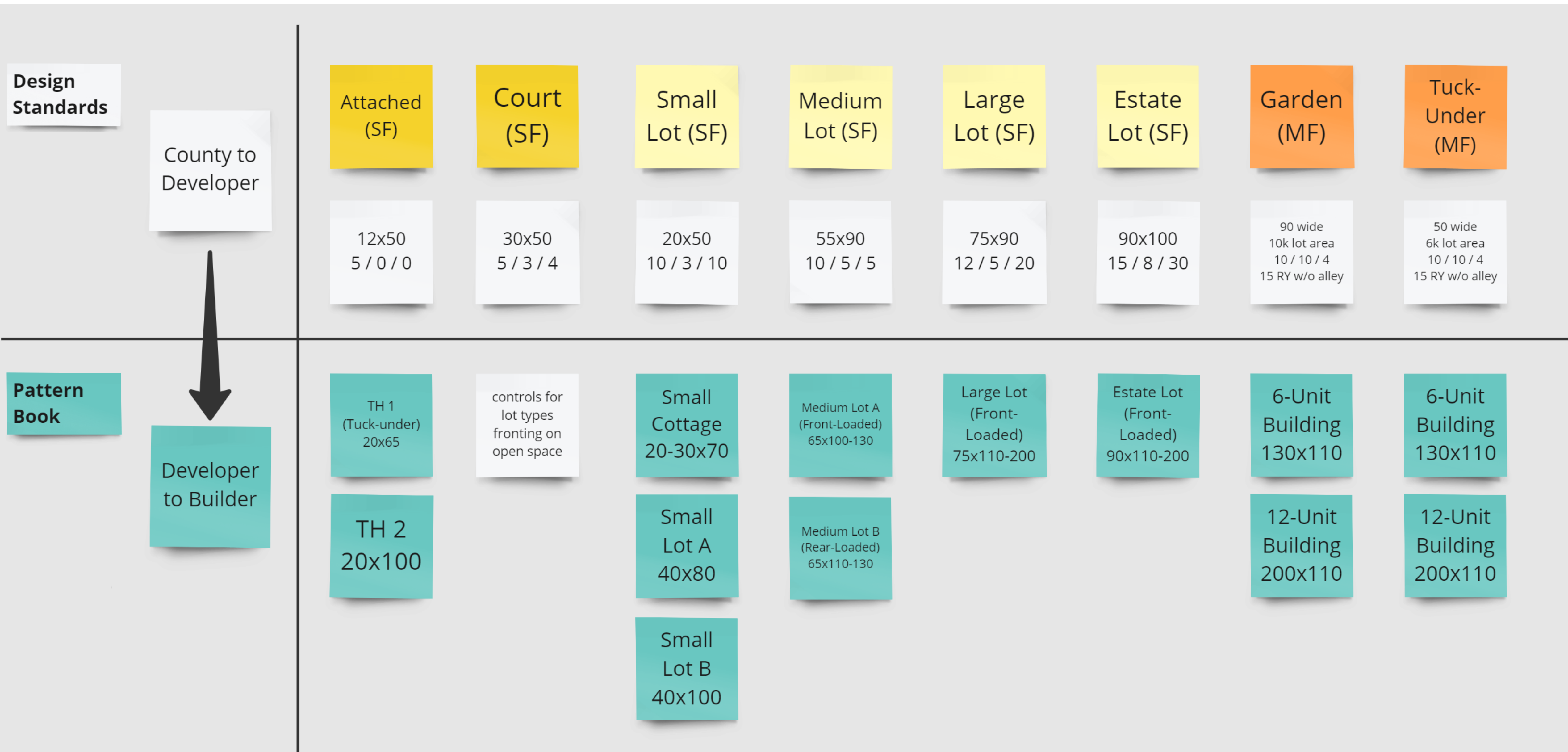
Development will respond to land constraints

Regulated by Development Standards for minimum lot sizes, heights and setbacks


Not all acreage in the Planning Area will develop

Key Component of TDR to get Density clustered in the optimal locations in the Community

Design Review




Infrastructure

SEWER	
	OPTION 1A: <ul style="list-style-type: none">• New sewer treatment plant located in Cedar Crest area• Initial Plant ~500 Units• Can be incrementally expanded over time• Additional units includes additional treatment units and a larger building footprint• Option to reuse water for irrigation and discharge excess in winter months• Backbone piping would phase in over time
	OPTION 1B: <ul style="list-style-type: none">• Interlocal agreement with Coalville for sewer service• Force main through rail trail corridor from Cedar Crest to Coalville treatment plant• ~2 Milles from plant to Coalville south boundary• Coalville would need to purchase land and expand current plant to add capacity

Credit: Santaquin City Sewer Treatment Plant
Not the Actual Design (Image for Illustrative Purposes only)

Infrastructure

WATER	
	OPTION 1A: <ul style="list-style-type: none">• Grow with Hoytsville Pipe Water Company• Add additional tanks• Add additional main lines• Add additional wells
	OPTION 1B: <ul style="list-style-type: none">• Create new culinary water system• Install up to 3 new wells• 2 water zones• Tanks in each water zone• Parallel System – private water company or county facility

Infrastructure

SECONDARY WATER
<ul style="list-style-type: none">• Tie into North Summit Pressurized Irrigation Company• Explore additional storage and distribution lines
STORM DRAIN
<ul style="list-style-type: none">• Swales system along roadways with minimal underground• Treatment for discharge, as needed• Flood mitigation in conjunction with the county
DRY UTILITES
<ul style="list-style-type: none">• Distribution from Mountain West pipelines to Dominion Energy• Rocky Mountain Power• All West and Quantum
TRANSPORTATION
<ul style="list-style-type: none">• Hoytsville Road• Regional Connections

Infrastructure Financing

All Cedar Crest Village land falls into the Eastern Summit County Water Conservancy District

No Impact Fees established for Eastern Summit County for Sewer, Water, Transportation, or Storm Drain. North Summit County Fire District has an Impact Fee

FUNDING OPTIONS

1. Public Infrastructure District

- Landowners must all sign on to be in PID
- Use for initial capital improvements
- Tax rate is currently 5.5 mils in area

2. Establish Regional Water and Sewer District

3. Rural Utah Infrastructure Grants

- Tied to economic development

4. Developer Controlled Private Utilities

Project Phasing

