

**October 19<sup>th</sup>, 2023**

**This document has been prepared to begin to answer some of the questions that have been asked by the planning commission, county staff and the general public. Though we know there will be many iterations of this plan as it goes through the entitlement process, here are some of the most frequently asked questions and preliminary answers based on the most current information.**

**General Project information:**

Q: When did this project/process start?

A: The Cedar Crest Village was started by residents in the Hoytsville area after an ordinance was adopted by the County Council in 2018 allowing for a village concept in many areas of Eastern Summit County including Hoytsville. The County Council approved the initial Cedar Crest Committee members and the Committee has spent the past few years creating the vision and principles for the Cedar Crest Village. Once the vision had been outlined by the committee, Ivory Homes and Larry H. Miller were invited to help execute and implement the vision through their expertise in designing and building master planned communities.

Q: How many units will be built?

A: The number of units the area can support is based upon building a community with a variety of housing types around central community amenities and preserving key open space areas. The Cedar Crest Committee recommended 5 units per acre and upon further study and with community feedback we feel that the carrying capacity at maximum build out will be around 4 units per acre coming out to over 6,000 units. These units will be built over a few decades and will likely never reach the maximum number as many may choose to keep the existing homes and uses.

Q: What will be built next to me?

A: Properties that have opted into the Cedar Crest Zone will be governed by the overall community structure plan map that sets the uses and units and the details found in the ordinance.

Q: Will I be able to keep farming/ranching?

A: Yes, the current zoning will allow people to continue farming and ranching both in the existing county zoning and in the Cedar Crest Zone.

**Community Outreach Efforts:**

Q: What kind of community outreach has happened?

A: There have been a number of public meetings with the Cedar Crest Committee the past few years as well as meetings with planning commission and the County Council. Ivory Homes and Larry H. Miller have met individually, in small groups, and held an open house to learn and discuss community goals.

Q: What are the next steps in the project?

A: The planning commission makes a recommendation to the County Council on the community structure plan, ordinance and development standards. A land plan consistent with the community structure plan will be combined with a development agreement that County Council approves.

Q: Where can I go to find out information about the project?

A: There is a website <https://www.cedarcresthoysville.com/home> for the project and Summit County has additional information.

Traffic and Transportation:

Q: What will this do to traffic in my neighborhood?

A: Any new construction will impact traffic. Traffic engineers are able to model using standardized ITE models to assess the impacts over time and provide mitigating measures to diffuse that traffic. A study for the development has been conducted using current baseline studies and incremental growth to show where sections of road will need to be widened to accommodate turning movements and possible future traffic stop signs and signals.

Q: You show an interchange on your plans, when will that happen?

A: We show an interchange near Hoytsville as a consideration with the future in mind of another connection point to Interstate 80 as the Cedar Crest Village grows. There have been preliminary discussions with UDOT and MAG to study the interchange location and timing. Summit County has previously explored this opportunity on their transportation master plan. The process is starting and will take a number of years of working with federal, regional and county stakeholders.

Q: Are various street widths being considered?

A: Yes, different street widths are being proposed to accommodate various traffic loads and parking needs within the community.

Q: What will the street cross sections look like?

A: The anticipation is that a rural street cross section be adopted that helps maintain the rural character of the area that includes drainage swales and detached sidewalks in place of a more urban curb and gutter system.

Q: How are we accounting for pedestrian traffic?

Walkability is a major element of planning a community so that pedestrians feel safe going between key destinations within their community of foot, bike or other mode of transportation. Sidewalks area designed to have buffers with street traffic with roadways designed to slow down traffic. Key connections through a connected trail system through the community will tie to regional Rail Trail and key community (like the cemetery).

Q: Has a traffic study been performed?

A: Yes, a traffic study has been performed by Hales Engineering who has performed many studies in Utah and within Summit County for the project area.

Q: What will be the impact on Wanship and Coalville?

A: There will be both unique challenges and opportunities that come from the growth of the Cedar Crest Village. Wanship and Coalville will see an increased volume of traffic until there is potentially another outlet through an interchange in the Hoytsville area. Coalville will see increased traffic from additional rooftops to support Main Street business.

Q: What is the public transit/park and ride systems from county?

A: There has been some thought to include transit systems connections to existing systems operated by High Valley Transit. While no meetings have been held to date, it is anticipated that a discussion will be held to discuss future ridership options including route planning and key route stops.

#### **Infrastructure:**

Q: What are sewer options?

A: A number of options have been explored to provide long term sewer treatment including MBR package plants that would be built and expanded as new units come online. Another option would be to team up with Coalville to expand their treatment facility to accommodate a regional treatment option through an interlocal agreement.

Q: When a sewer plant is built – will I have to connect? Can I connect?

A: No one will be forced to connect to a new sewer system. If residents would like to connect to a sewer system to replace a current leach field or other lot specific sewer treatment, there would be an assessment (similar to an impact fee) to buy into the backbone piping infrastructure and plant.

#### **Attainable Housing:**

Q: Will it be affordable?

A: The Cedar Crest area will have a range of housing types with pricing from \$450,000 up to over a million dollars. One way to achieve affordability is to introduce more supply into the market and offer a variety of housing choices.

Q: How is attainable housing being addressed?

A: While we recognize that there is no requirement for affordable housing in the Eastern Summit Code, Larry H. Miller and Ivory Homes desire to incorporate ideas for housing attainability from Ivory Innovations as well as explore other housing programs in Summit County such as Habitat for Humanity and Mountainlands Community Housing Trusts.

#### **Water:**

Q: Is there enough water?

A: Development will not outpace the ability to build without the requisite paper and wet water.

Q: Is water reuse part of infrastructure plan?

A: One of the elements that is being explored is the option to take water that is treated through the sewer treatment facility and reclaim it in a way that it can be utilized in the secondary system to use for open spaces, recreation spaces and farming/ranching operations.

Q: Will the water leave the valley?

A: Subject to the State Engineer, it is anticipated that water would be reused where possible and remain for use in the valley. Depending on storage requirements, some water may be discharged to the Weber River.

### **Zoning and Design Standards:**

Q: What is a pattern book?

A: A pattern book is a document created by a developer that gives more specificity above and beyond the development standards that a city or county enforces. The pattern book is a living document that outlines the architectural style and design details for individual residential and commercial buildings to achieve the desired outcomes. There are general principles in a pattern book although the specific details change over time to avoid monotony within a community and change with market conditions and needs.

Q: How can I opt into the overlay and what if I don't opt in before the zone is adopted?

A: The process to opt in or annex into the overlay occurs by filing an application with the County to be included and subject to the rezone process outlined by the County Village Overlay Process.

Q: Will I be forced into the overlay?

A: No, there is no mechanism to force any property to be in the Cedar Crest Village Overlay. It is a voluntary option by each landowner to apply to be in the zone.

Q: What housing types will be in the community?

A: The best communities have a range of housing types and Cedar Crest contemplates a broad mix of apartment/condos, townhomes, paired homes, cottages and various lot types from small lots to estate/ranch lots.

Q: What is the overall density proposed in the ordinance?

A: The ordinance contemplates 4 units per acre over the entire Cedar Crest Zone with intensifying densities up to 25 units per acre in the core areas.

### **Governance:**

Q: Will Hoytsville incorporate?

A: We are aware that there have been attempts in the past to incorporate Hoytsville. There are currently no plans to incorporate Hoytsville at this time. The planning exercises for the area are set up in a way to anticipate if Hoytsville grows to be a city that there would be a transition and framework to move into being a municipality.

Q: What is the overall governance for the plan going forward?

A: There will likely be a few forms of governance of the Cedar Crest Zone. Of projects that move forward there will be a HOA which manages the operations of certain elements of the project. A design review committee will be established to review and approve of architectural and landscaping elements. Summit County Community Development will oversee the planning and building elements of the ordinance with a preapproval by the project specific design review committee.

**Community and School impact:**

Q: What impact will this have on schools?

A: It is anticipated that as more children and families move into the area that expansion of existing schools will the possibility to need to look for school sites

Q: What schools will service the Cedar Crest zone?

A: The Cedar Crest Zone will continue to utilize North Summit Elementary, additional discussions will need to be had with the school district