



CEDAR HILLS

PLANNING COMMISSION MEETING OF THE CITY OF CEDAR HILLS Thursday, February 25, 2025 6:00 p.m.

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Thursday, February 25, 2025 beginning at 6:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS & PUBLIC HEARINGS

3. Approval of the minutes from the January 23, 2025 Planning Commission meeting
4. Review/Action on Concept Plan approval for Milkshake Madness, Lot 6 Plat C Phase II Cedar Hills Gateway Subdivision located in the SC-1 Commercial Zone
5. Review/Recommendation on amendments to City Code Title 10 Adding Chapter 5 Section 43 related to Residential Outdoor Lighting
6. Discussion on amendments to the Moderate Income Housing Element of the Cedar Hills General Plan

ADJOURNMENT

7. Adjourn.

Posted this 21st day of February, 2025.

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.

In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.

The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.

This meeting may be held electronically to permit one or more of the commission members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

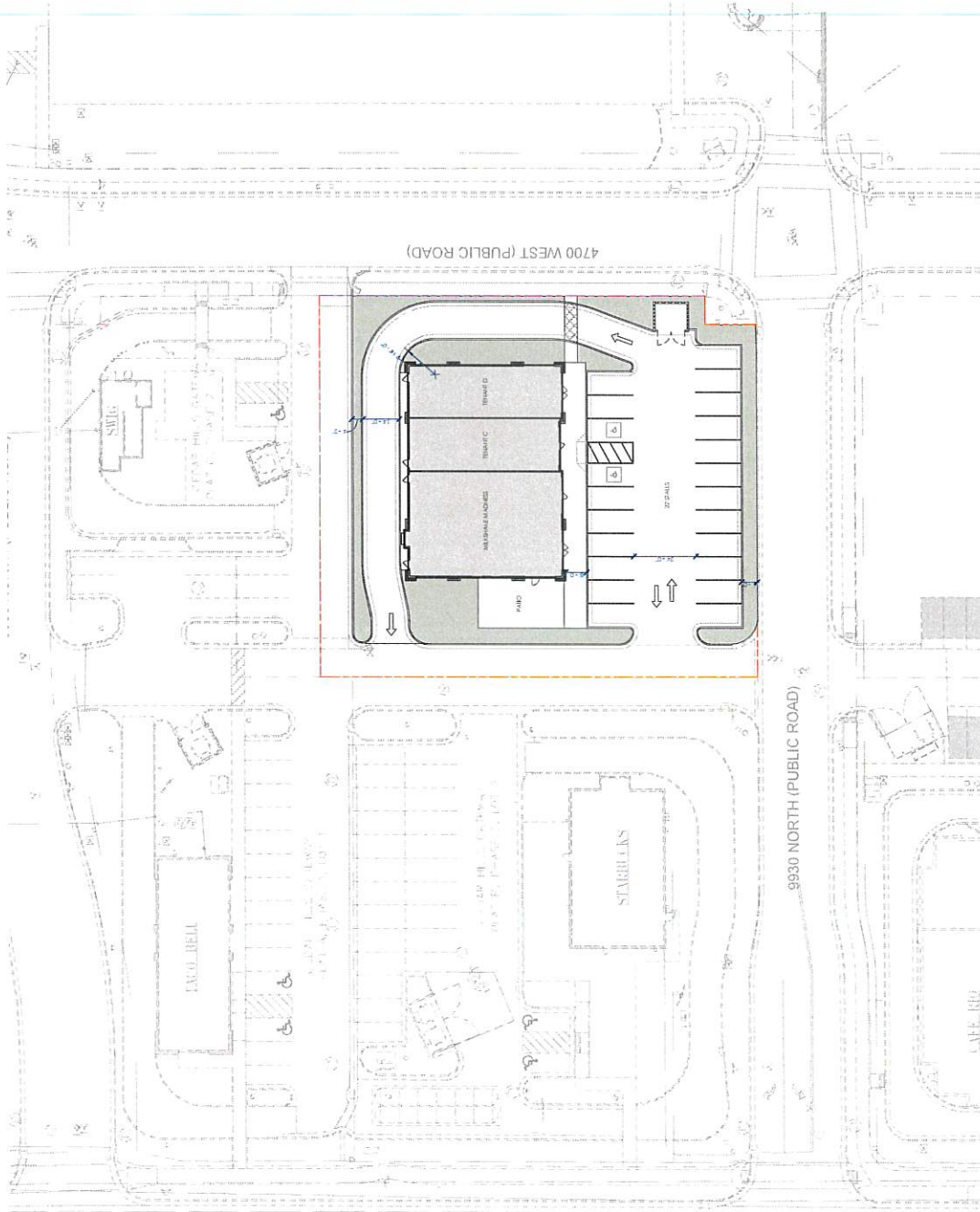


The City of Cedar Hills

TO:	Planning Commission
FROM:	Sarah Sampson, Associate Planner
DATE:	February 25, 2025

Planning Commission Agenda Item

SUBJECT:	Review/Action on concept plan for property located Cedar Hills Gateway Plat "C", Phase 2, Lot 6, in the SC-1 Commercial Zone
APPLICANT PRESENTATION:	Steve Black and Gonzalo Calquin
STAFF PRESENTATION:	Sarah Sampson, Associate Planner
BACKGROUND AND FINDINGS: Applicants are developing the property located at 9955 N. 4700 W. The proposal is for a 3 tenant building with one drive thru for a restaurant and 2 retail . Zone: SC-1 Commercial Zone, retail subdistrict Restaurants are listed as permitted uses in the SC-1 Mixed-use overlay while a drive-thru is listed as a conditional use. Setbacks – 30' from nearest residential property line (N/A) however sight lines will need to be maintained. Building construction will need to comply with the provisions of City Code 10-6A-4. Renderings of the building design will be submitted as part of the preliminary approval process.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Cedar Hills Gateway Plat c, Phase 2, Lot 6 – Site Plan	
RECOMMENDATION: Staff recommends that the Planning Commission approve the concept plan with any necessary modifications	
MOTION: To approve/not approve the concept plan for the Cedar Hills Gateway Plat C, Phase 2, Lot 6, located at 9955 N 4700 W, SC-1 Commercial Zone, subject to the following changes: -{LIST ANY CONDITIONS NECESSARY FOR APPROVAL}	



SITE INFORMATION:

PROPERTY SERIAL: 65659-0006
 PROPERTY AREA: 24.670 (0.566 ACRES)
 BUILDING AREA: 4,972 SF

PARKING:

MILKSHAKE MADNESS
 4 EMPLOYEES
 24 SEATS / 3
 = 4 STALLS
 = 8 STALLS
 = 12 STALLS

TENANTS C AND D:
 ~2,500 SF RETAIL = 2.5 x 4
 TOTAL STALLS REQUIRED
 = 22 STALLS (22 PROVIDED)

LANDSCAPING:

4,433 SF / 24.670 SF
 = 18 %

MILKSHAKE MADNESS RETAIL



MILKSHAKE MADNESS RETAIL

RENDERING | 3
 600 N 1400 WEST CEDAR HILL UT
 FEBRUARY 20, 2025
 ENVISION ARCHITECTURAL GROUP







MILKSHAKE MADNESS RETAIL

RENDERING | 5
 600 N 400 WEST CEDAR HILL, UT
 ENVISION ARCHITECTURAL GROUP
 FEBRUARY 26, 2025





MILKSHAKE MADNESS RETAIL

RENDERING | 6
 600 N. HART STREET, CARMEL, CA
 FEBRUARY 28, 2025

EAG
 ENVISION ARCHITECTURAL GROUP



PROJECT

193UE P5-A10 L52

LANDSCAPE
PLAN

HEET NO. 700

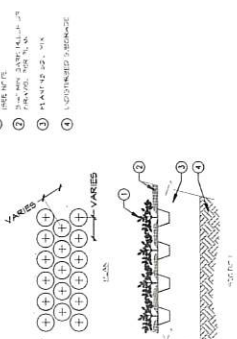
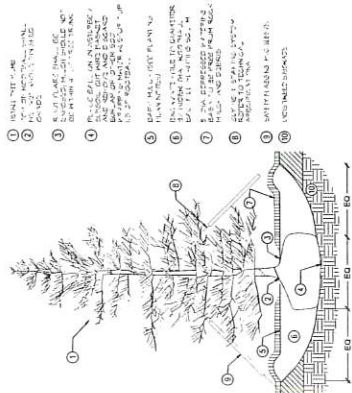
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HEET NO. 1

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LANDARC
219 2025



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7. STAFF MATTRESS
CEDAR HILLS UT



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The City of Cedar Hills

TO:	Planning Commission
FROM:	Sarah Sampson, Zoning Official/Associate Planner
DATE:	February 25, 2025

Planning Commission Agenda Item

SUBJECT:	Review/recommendation on amendments to City Code Title 10 Chapter 5 Section 43 related to Residential Outdoor Lighting
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Sarah Sampson, Zoning Official/Associate Planner
BACKGROUND AND FINDINGS: Staff has been asked to provide language to consider adding to the supplementary development standards to better regulate and set guidance on residential outdoor lighting.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed code amendment to Title 10 Chapter 5 Section 43: Residential Outdoor Lighting	
RECOMMENDATION: Staff recommends that the Planning Commission review and recommend the proposed Code changes to the City Council.	
MOTION: To recommend/not recommend the City Council of Cedar Hills adopt the proposed amendments to City Code 10-5-43, subject to the following conditions: {LIST ANY CONDITIONS NECESSARY FOR ADOPTION}	

10-5-43: Residential Outdoor Lighting: It is the intent of the City to encourage lighting that provides safety, utility and security and to limit hazardous or nuisance conditions on public ways and private property.

A. General Provisions:

1. All outdoor lighting associated with a residential use shall be shielded, recessed or directed downward to ensure that direct glare and reflections are contained within the boundaries of the parcel. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, and shall turn off when detected motion ceases.

2. No lighting may be installed in connection with a multipurpose sports court, tennis court or other similar playing surface that produces more than 0 foot-candles of illumination beyond the property lines on which it is constructed.

3.. Height. Any lighting fixture attached to a structure shall be placed below the eave or parapet, whichever is lower.

4.. Light fixtures on poles shall be installed at a maximum height of twenty feet (20') in residential zones. Light fixture height shall be measured from the ground surface at the base of the pole to the bottom of the light fixture.

B. Exemptions:

1. Lighting for public streets
2. Temporary Lighting, including but not limited to construction or emergency lighting.

3.. Holiday lighting, provided such lighting does not create a nuisance or hazardous conditions on adjacent streets or properties.

C. Enforcement: Violation of this section shall be subject to enforcement by the Zoning Administrator and any penalties under the nuisance code section 4-2.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	February 25, 2025

SUBJECT:	Discussion on amendments to the Cedar Hills Moderate-Housing Plan
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner

BACKGROUND AND FINDINGS:

Utah Code Section 10-9a-403 and 17-27a-403 require municipalities and counties to include a moderate income housing element in their general plans. This memo outlines the key requirements and considerations for developing compliant moderate income housing plans.

STATUTORY REQUIREMENTS

1. Plan Integration

The moderate-income housing element must be integrated into the municipality's or county's general plan, with specific strategies to facilitate the development of moderate income housing within the jurisdiction.

2. Required Analysis Components

- An estimate of existing supply of moderate-income housing
- An estimate of the need for moderate income housing in the next 5 years
- A survey of total residential land use
- An evaluation of how existing zoning affects opportunities for moderate income housing
- A description of the municipality's program to encourage moderate income housing

3. Implementation Strategy Selection

Municipalities must select at least three strategies from the menu of options provided in state code. Cities of the first class must select at least five strategies. Key strategies include:

- Rezoning for densities necessary to facilitate moderate income housing
- Reducing impact fees for moderate income housing developments
- Allowing accessory dwelling units in residential zones
- Creating or allowing development of higher density mixed-use zones
- Preserving existing moderate income housing
- Reducing residential building regulations
- Utilizing state or federal funds for moderate income housing projects

DEFINITIONS

Moderate Income Housing

- Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for

households of the same size

COMPLIANCE CONSIDERATIONS

1. Public Engagement

- Must include opportunities for public input
- Should engage with stakeholders including developers, housing advocates, and residents
- Documentation of public participation efforts should be maintained

2. Data Requirements

- Current census data
- Local housing market analysis
- Area median income statistics
- Current housing inventory
- Projected population growth

RECOMMENDATIONS

1. Strategy Selection

- Choose strategies that align with local conditions
- Consider administrative capacity for implementation
- Select complementary strategies that work together

2. Implementation

- Designate specific staff responsibilities
- Create detailed action plans for each strategy
- Establish regular internal review processes
- Develop community partnerships

CONCLUSION

A successful moderate income housing plan requires careful attention to statutory requirements, robust data collection, meaningful public engagement, and detailed implementation planning. Regular monitoring and adjustment of strategies will be essential for achieving the plan's objectives and maintaining compliance with state requirements.

PREVIOUS LEGISLATIVE ACTION:
N/A
FISCAL IMPACT:
N/A
SUPPORTING DOCUMENTS:
Moderate Income Housing Plan 2025
RECOMMENDATION:
N/A
MOTION:
No motion necessary, discussion item only.



CITY OF CEDAR HILLS

MODERATE-INCOME HOUSING PLAN 2025

The City of Cedar Hills Moderate-Income Housing Plan was amended on _____, 2025

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Acknowledgements

Mayor Denise Andersen
Chandler Goodwin, City Manager
Sarah Sampson, Planning Associate

City Council
Laura Ellison
Mike Geddes
Bob Morgan
Erika Price
Kelly Smith

Planning Commission
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Jeff Dodge – Vice Chair
Steve Thomas
Tyler Dahl
John Dredge
Robert Wallace
Bari Cruz
Troy Newbold

Executive Summary

Cedar Hills, a bedroom community situated at the entrance to American Fork Canyon in northern Utah County, was established in 1977 and experienced rapid growth between 1995 and 2007. However, growth in Cedar Hills has been predominantly curtailed since 2008 due to the following factors:

1. Near-completion of development;
2. Lack of adjacent unincorporated land for annexation;
3. Inadequate development opportunities in hillside residential areas;
4. Limited commercial land suitable for residential mixed-use development.

Despite offering a picturesque view of the surrounding mountains, Utah Lake, and Utah Valley, with a population of approximately 10,000, Cedar Hills remains highly sought after for development. Its proximity to the interstate freeway, approximately seven miles away, presents a challenge in developing moderate-income housing due to the absence of public transit services. As a bedroom community, Cedar Hills is somewhat detached from major commercial centers and transit zones, necessitating commuting and car ownership.

As a community, Cedar Hills strives to provide an exceptional quality of life, offering a range of city services to enhance the well-being of its residents. These amenities include parks, open spaces, trail systems, golf courses, community centers, public schools, and a limited selection of commercial establishments.

During the 2022 Legislative Session, House Bill 462, known as the “Utah Housing Affordability Amendment,” amended Utah State Code 10-9a-403, mandating that cities adopt three moderate-income housing strategies and an implementation plan as part of their comprehensive moderate-income housing plan. The City of Cedar Hills has implemented the following three strategies:

- (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
- (I) Amend land use regulations to allow for single room occupancy developments
- (O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency’s funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

These three strategies are extensively discussed within this document, including a comprehensive five-year implementation plan for each strategy. The primary objective of this document is to guide Cedar Hills in developing more vibrant neighborhoods with a strong emphasis on affordable housing options. This is achieved by providing residents with the flexibility to construct accessory dwelling units, promoting single-room occupancy, and collaborating with local agencies whose missions align with the objectives of this plan.

Cedar Hills Housing Plan

What is a Housing Plan?

This housing plan comprises a set of objectives, priorities, and strategies to enhance the availability of moderate-income housing opportunities in Cedar Hills. This document outlines a series of comprehensive policies adopted to address the unique housing requirements of Cedar Hills while acknowledging the constraints associated with housing development within the community. The primary purpose of this housing plan is to serve as a guiding framework for elected and appointed officials, as well as City staff, in the formulation, development, and implementation of housing policies and ordinances.

Purpose of a Moderate-Income Housing Plan

A comprehensive housing plan for Cedar Hills necessitates an in-depth analysis of the current housing market. This involves gathering comprehensive data on demographic trends and the existing housing stock to effectively plan for future housing requirements. By compiling information on the current moderate-income population, housing inventory, and other pertinent data, city leaders can gain a clearer understanding of the market dynamics and prioritize the promotion of moderate-income housing. This will enable them to make informed decisions regarding the supply and demand of housing and ensure a balanced and equitable housing market.

Utah Code 10-9a-103 mandates the creation of a moderate-income housing plan by cities as an integral component of their comprehensive general plan. This housing element serves as a comprehensive assessment of the current state of moderate-income housing within the city, while simultaneously outlining the anticipated future housing requirements. Furthermore, cities are compelled to implement three distinct strategies, as outlined in the State Code, to facilitate the advancement of moderate-income housing development. Cedar Hills commenced the adoption of a Moderate-Income Housing Plan on December 18, 2018.

Since 2019, General Plan requirements have been expanded. Cities are now mandated to include a five-year implementation plan and identify potential obstacles to its implementation. Additionally, cities are required to report on their current housing inventory and assess compliance with HB 462, which was enacted during the 2022 General Legislative Session.

Moderate-Income Housing Defined

Moderate-income housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. (Utah Code Annotated 10-9a-103). The 2018 area median income (AMI) for Utah County, as

provided by the Housing and Urban Development Office of Community Development, was \$74,700. The median household income level for Cedar Hills, as provided by the 2012-2016 American Community Survey (ACS), was \$107,840.

To accurately define moderate-income housing in practical terms, it is crucial to comprehend that affordable housing is deemed affordable if the monthly housing expenses do not exceed 30% of the gross household income. The following table provides a comprehensive breakdown of income levels and outlines the corresponding affordable monthly housing expenses, as well as the maximum mortgage or rent amount for each income bracket.

2018 Affordable Housing Calculation

Income Categories Area Median Income (AMI)	Yearly Income	Max. Monthly Income Spent on Housing	Max. Mortgage Amount
≤30%	≤\$22,410	≤\$560	\$114,000
>30% to ≤ 50%	>\$22,410 to ≤ \$37,349	\$934	\$190,000
>50% to ≤ 80%	>\$37,350 to ≤ \$59,759	\$1,494	\$300,000
>80% to ≤100%	>\$59,760 to ≤ \$74,700	\$1,868	\$378,000

Cedar Hills Background

Moderate income housing is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located (Utah State Code 10-9a-103). In this analysis, moderate income housing will be categorized into three groups: 80%, 50%, and 30% of the median gross income. The average household in Utah County was 3.6 persons, rounded to four individuals for statistical purposes. In Utah County, the median gross income for a family of four in 2017 was \$64,321. Based on the AMI thresholds discussed above, the income levels are as follows:

- 80% - \$51,456
- 50% - \$32,160
- 30% - \$19,296

However, the utilization of the Utah County median income level does not adequately reflect current income levels in Cedar Hills. Other demographic data points must be considered when comparing Cedar Hills demographics with Utah County in general. Based on 2017 census data, the Cedar Hills median household income level was approximately 38% higher than the Utah County level. At the 80% threshold, the median household income for Cedar Hills was \$70,988; a difference of 38%. Naturally, higher levels of median household income will correspond to a higher average home value and housing market prices. Furthermore, land availability in Cedar Hills is limited, with available land for larger-scale development situated on the hillsides, which presents development challenges and

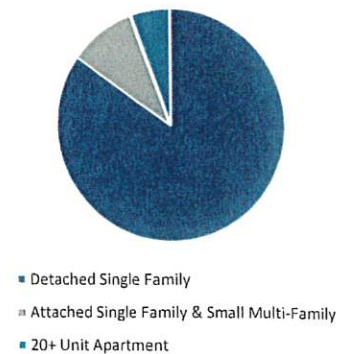
increases development costs. These cost increases would preclude any moderate-income housing from being developed.

Cedar Hills Housing Supply

According to the American Community Survey (2012-2016), Cedar Hills had 2,679 housing units with a 96.5% occupancy rate. The housing stock is relatively young, with approximately 66.8% of the housing units being constructed after 2000, and a full 93% constructed after 1980. Single-family dwellings constituted 84.8% of the housing stock, followed by attached single-family dwellings and small multi-family units (9.7%), and twenty-plus unit apartments (5.5%).

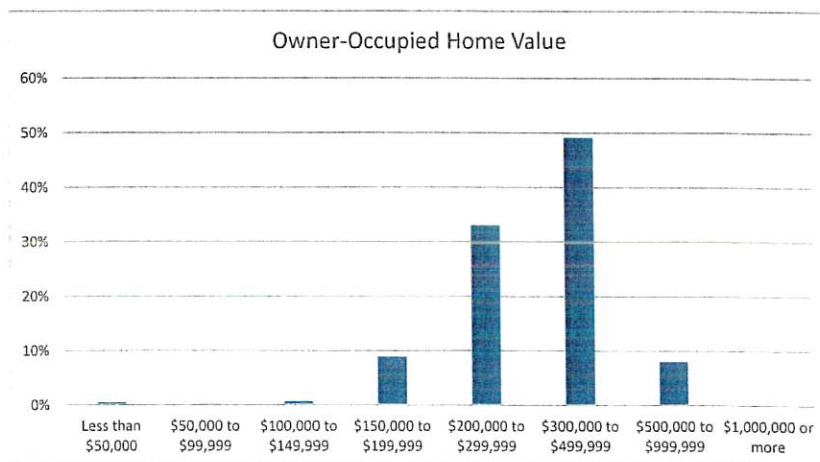
In contrast, the newer homes in Cedar Hills adhere to the national trend of an increasing number of square feet per person. While more established cities tend to have a greater percentage of older, smaller, and more affordable homes, Cedar Hills' relatively recent growth as a bedroom community area has resulted in larger, more expensive homes suitable for larger-than-average families. Notably, Cedar Hills is relatively distant from major employment centers, institutions of higher learning, and transit routes compared to other cities within the county, which has dampened the demand for higher-density housing.

Housing Stock Structure Type



To qualify for an affordable home, an individual earning 80% of the area median income would need to pay less than 30% of their total income towards home expenses. This would equate to approximately \$1,494 per month in home expenses or a mortgage of roughly

\$210,000. This scenario represents approximately 10% of the current housing market.



Data from the United States Department of Housing and Urban Development (HUD) reveals a significant disparity between the number of low- and very low-income renter households and the

availability of affordable housing options for both groups, as outlined in the 2017 Comprehensive Housing Affordability Strategy. Rental rates from the 2012-2016 American

Community Survey indicate that renters in Cedar Hills are disproportionately affected by housing costs. Furthermore, extrapolating from the Utah Affordable Housing Forecast Tool's projection, Cedar Hills is projected to require approximately twenty additional dwellings with monthly rent payments less than \$1,494 by 2023.

Survey of Residential Zoning & Impact on Housing Opportunities

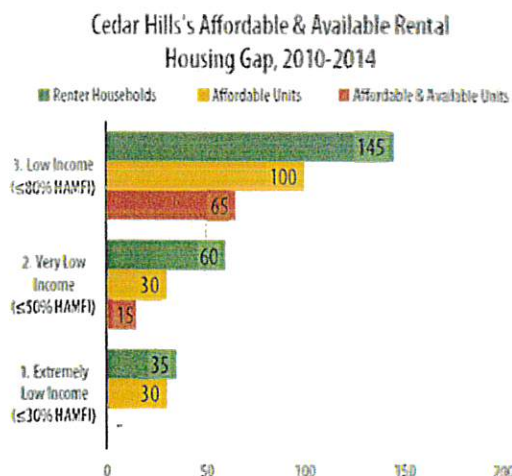
Cedar Hills was developed under a zoning code that mandated minimum floor areas. The R-1 11,000, R-1 15,000, RR-20,000, H-1, and PR 2.2 zones, which comprise 92% of the land area designated for residential housing, require a minimum of 1,200 square feet of living space. According to Zillow.com, the average price per square foot for a comparable home in other cities is approximately \$205. Consequently, a 1,200 square foot home would typically cost around \$246,000. This price point may not be feasible for individuals earning 80% or less of the average household income (AMI). However, altering requirements for living space alone would not significantly reduce the cost of constructing new homes. This is because the sale price of the lot is not directly proportional to a reduction in lot size. Furthermore, Cedar Hills has a limited supply of available lots for new development.

93%

of homes built in or after 1980

By eliminating the minimum floor area requirement, Cedar Hills can reduce the cost of new development by providing the option to construct dwellings smaller than the previous threshold of 1,200 square feet. This would enable the creation of more affordable housing options.

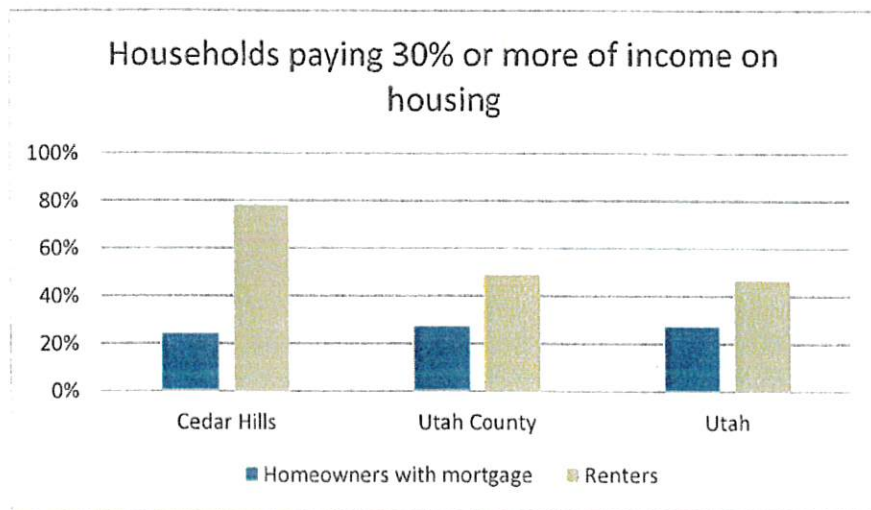
Cedar Hills presents limited opportunities for constructing higher-density housing within its city limits. The majority of the land is either already developed, has submitted development plans, or is unsuitable for development due to its hilly terrain. Consequently, the majority of additional moderate-income housing would need to be developed through demolition or repurposing



existing housing units. Notably, only 7% of Cedar Hills homes were constructed prior to 1980, indicating that the current housing stock is relatively new..

In 2018, Cedar Hills enacted ordinances to foster the development of more moderate-income housing by permitting the construction of accessory dwelling units (ADUs) in virtually every residential zone. Simultaneously, these ordinances eliminated obstacles to registering ADUs with the City, including impact fees and stringent building requirements. Since the adoption of these ordinances, Cedar Hills has witnessed a substantial increase in the number of ADUs registered with the City.

A 2015 survey conducted by Cedar Hills revealed that 7% of the 449 respondents owned ADUs. If this percentage were extrapolated citywide, the total number of single-family homes with ADUs would approximate 160. City staff have consistently estimated the number of ADUs to be significantly higher than those currently registered or reported to the City. It is believed that the primary impediment to registration was the substantial burden associated with impact fees, inspections, and compliance with challenging building requirements, such as separate air flows within the home. Since these requirements were waived by the ordinance, the number of registrations has surged. The registration of additional ADUs would contribute to the closure of the gap in affordable and readily available rental units that is currently meeting the city's demand.



Moderate Income Housing Strategies

Strategies Adopted for the Moderate-Income Housing Plan

- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones, (E).

- Amend land use regulations to allow for single-room occupancy developments, (I).
- Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate-income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing, (O).

Proposed Five-Year Implementation Plans

(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

- Year 1 Action (2022): Annual letter to residents explaining protection of homeownership rights related to accessory dwelling units in residential zones.
- Year 2 Action (2023): Continuing education to residents in City newsletter including links to City code related to ADU's and ADU opportunities for homeowners.
- Year 3 Action (2024): If applicable, identify key items that help residents and businesses understand that the City has made to zoning regulations and ordinances related to ADUs and how it may affect specific zones within the City.
- Year 4 Action (2025): Provide and advertise to homeowners ADU information and outline the registration process.
- Year 5 Action (2026): Account for how Cedar Hills has monitored ADUs and the City's annual progress toward achieving MIH goals for the number of ADUs; complete new five-year action plan.

(I) Amend land use regulations to allow for single-room occupancy developments.

- Year 1 Action (2023): Study residential zones for the inclusion of single-room occupancy developments as a permitted use.
- Year 2 Action (2024): Draft ordinance language guiding the development and promotion of SROs within Cedar Hills.
- Year 3 Action (2025): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).
- Year 4 Action (2026): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).
- Year 5 Action (2027): Continue to promote SROs as an option for homeowners through City mediums (newsletters, emails, social media).

(O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate-income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing.

- Year 1 Action (2024): Enter into an interlocal agreement with the Attainable Housing Agency (AHA), appoint an individual to serve as the City's representative on the AHA board, begin to promote the AHA program to residents and homeowners.
- Year 2 Action (2025): Review AHA engagement in Cedar Hills, promote the AHA program within the Cedar Hills community.
- Year 3 Action (2026): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.
- Year 4 Action (2027): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.
- Year 5 Action (2028): Review AHA engagement in Cedar Hills and make adjustments as necessary. Continue to promote the AHA program in Cedar Hills through the newsletter and City emails.

Plan Implementation 2025

- Strategy (E)
 - The City passed the ordinance allowing ADUs in nearly each residential zone in 2018. In order to promote the development of ADUs as moderate-income housing, Cedar Hills will continue to educate and advertise to residents their homeowner rights as it pertains to the creation of ADUs.
- Strategy (I)
 - For residents that may not wish to create an ADU on their property but would like a way to generate income through their property, developing their home as a single-room occupancy dwelling is an option. Cedar Hills adopted an ordinance regarding single-room occupancy in 2024. In 2025, the City will promote this type of living arrangement as an option to residents.
- Strategy (O)
 - Cedar Hills entered into an interlocal agreement with the Attainable Housing Agency in December 2024 and appointed the Mayor to serve as a representative on the AHA board. When funding becomes available, the City

will work with the AHA to promote the AHA program to Cedar Hills homeowners.

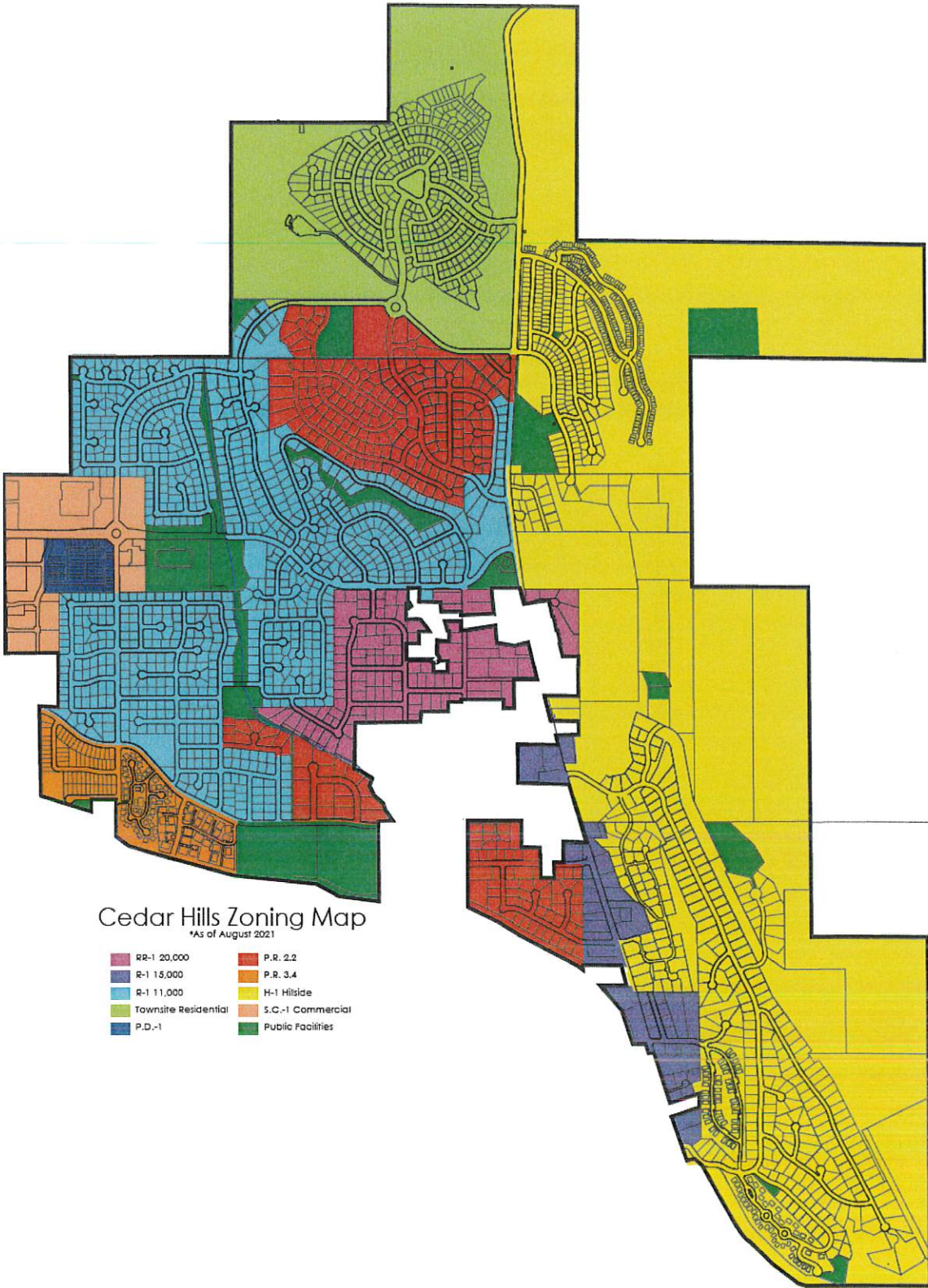
Barriers to Implementation

- ****Strategy (E):****
 - While the number of registered accessory dwelling units (ADUs) in Cedar Hills has increased since the adoption of less stringent regulations governing ADUs, there appears to be some resistance to registration. The City has emphasized the need for registration from public safety and planning perspectives, but the unregistered ADUs seem unwilling to comply.
- ****Strategy (I):****
 - The City does not track or mandate the registration of homes utilizing single-room occupancy (SRO) as a primary living arrangement. Since registration is not required for SROs, the City lacks a clear indication of the number of SRO living situations in Cedar Hills. This absence of data makes it challenging to assess the efficacy of this strategy.
- ****Strategy (O):****
 - The City has not encountered any impediments to implementing this strategy thus far. However, upon the availability of funding for the development of ADUs as moderate-income housing, it will become easier to identify and address the obstacles that may hinder the successful implementation of this program in Cedar Hills. Anticipating potential challenges, it is presumed that design constraints, such as setbacks, size limitations, height restrictions, owner occupancy requirements, addressing specifications, and utility connections, may impede the development of certain lots.

Conclusion

The City of Cedar Hills is dedicated to exploring all feasible and practical housing options that promote equitable housing outcomes. This commitment is evident in its pioneering adoption of an accessory dwelling unit code that simplified development regulations (Ordinance 07-17-2018A). Furthermore, Cedar Hills actively strives to adhere to state codes and newly enacted legislation pertaining to housing. The elected officials of Cedar Hills remain steadfast in their efforts to foster and encourage the development of moderate-income housing within the community.

APPENDIX A – CURRENT ZONING



APPENDIX B – FUTURE LAND USE MAP

