



CEDAR HILLS

PLANNING COMMISSION MEETING

Tuesday, May 24, 2022 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 Tuesday, May 24, 2022 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 April 26, 2022 Planning Commission meeting
4. Discussion on Land Use in the SC-1 Commercial Zone
5. Discussion on the City's General Plan Land Use Element

ADJOURNMENT

6. Adjourn

Posted this 19th day of May, 2022

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhills.org.

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.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	May 24, 2022

Planning Commission Agenda Item

SUBJECT:	Discussion on Land Uses in the SC-1 Subdistricts
APPLICANT PRESENTATION:	Coldwater Capital
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Coldwater Capital owns the land that is directly east of the Hart's Gas Station. The Land is zoned SC-1 and is within the Retail Subdistrict. For a list of approved or conditional uses, please see City Code 10-6A-2,3. The request is for the Planning Commission and the City Council to consider a rezone of the subdistrict of this portion of land to allow for offices. The goals of the SC-1 zone include creating a community center that is conducive to community gathering, a place for community services, and then to generate sales tax base. Given the focus on eating establishments in the area, and the proximity of the car wash and lube station to this parcel, a drive-thru use may be problematic. Additionally, consideration should be given to the residential area and uses that would be appropriate near a residential area.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Developer will provide some visuals	
RECOMMENDATION: Consider the merits of the proposal, and provide any feedback necessary for either a positive or negative recommendation on the matter to the City Council	
MOTION: No motion necessary, discussion item only.	



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	May 24, 2022

Planning Commission Agenda Item

SUBJECT:	Discussion on the Cedar Hills General Plan Land Use Element
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The City Council has given the direction to staff to update the Land Use Element and appropriate notice has been given to the necessary entities. The current land use element is out of date in relation to development in Cedar Hills. A land use element should be a high-level guide on large scale development in the community. With Cedar Hills nearly built out, the question that must be answered in the new land use element is not on development but on redevelopment. How do we envision the City in the next 10-20 years? As part of the preparation for this discussion, staff has prepared a draft land use element, using relevant portions of the current plan and incorporating future land uses. Planning Commission should prepare by reviewing the document, specifically the goals, policies, and guidelines that will serve to direct land use discussions and decisions in the coming years. Staff was asked to provide some examples of land use elements for similarly situated communities. Staff will provide access to those documents for the Planning Commission to review.	
PREVIOUS LEGISLATIVE ACTION: City Council gave notice of the intent to amend the General Plan in the October 2021 City Council meeting	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Draft Land Use Element, Current Land Use Element	
RECOMMENDATION:	
MOTION: No motion necessary, discussion item only.	

LAND USE ELEMENT

1 INTRODUCTION

This Element of the General Plan is intended to provide land use policy direction and guidance to decision-makers as they address future land use changes within the City. The Land Use Element is to be used in conjunction with the adopted Zoning Map of the City of Cedar Hills (Figure 1).

*See Appendix for full-size Zoning Map

1.1 DEVELOPMENT GUIDANCE

Development of land will create a long-term effect on Cedar Hills. Cedar Hills desires to make well informed decisions that will benefit the community in the future. The Land Use Element provides direction and predictability for both developers and decision makers. It establishes the community's vision for the future and guides the development of land accordingly. If individual developments correspond with the Land Use Element, the residents of Cedar Hills can expect to create the envisioned community. As development occurs within the community, the Land Use Element should be updated and revised to provide decision makers a tool with which to make proper land use decisions.

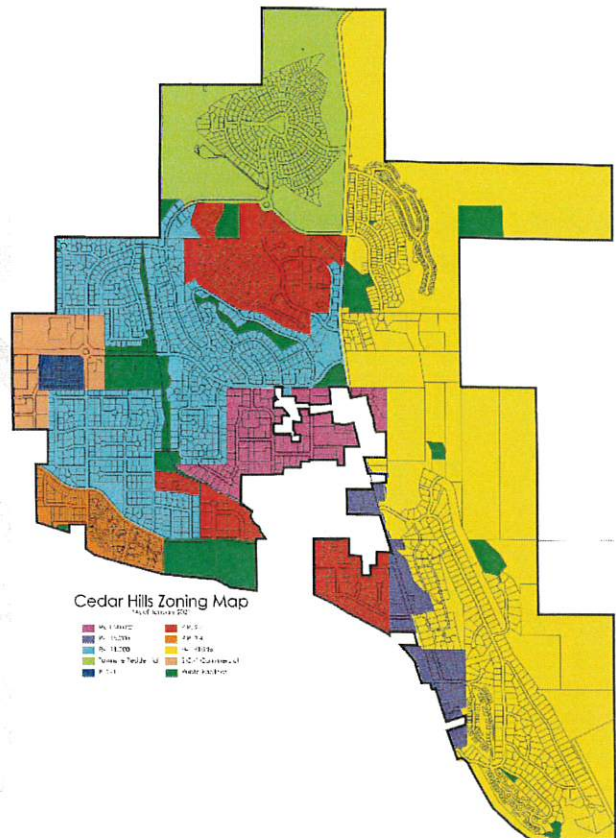


Figure 1: Cedar Hills Zoning Map 2020

1.2 LAND USE COMPATIBILITY

The current Zoning Ordinance of Cedar Hills is an attempt to create a pattern of compatible land uses. As the community continues to expand and redevelop, it will be important to maintain an organized land use pattern. By developing and mapping land use categories for areas which will be redeveloped in the future, the community can reduce the potential for incompatible land uses located adjacent to one another.

1.3 PRESERVATION OF THE NATURAL ENVIRONMENT AND OPEN SPACE

Cedar Hills and the Land Use Element recognize the importance of the natural environment and open space in the community. Many of the goals and objectives found in this element reflect the community's desire to protect the environment and provide open areas for the use and enjoyment of the residents. Although aesthetics play an important role in preservation of the environment and open space, there are also areas

within Cedar Hills which are difficult to develop. In areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards, development should be avoided to the extent possible.

1.4 DISTINCTIVE COMMUNITY CHARACTER

The residents and elected officials of Cedar Hills would like to see the community maintain a level of individualism and unique community character. Design guidelines, regulation of signage, landscaping requirements, enforcement of zoning ordinances and other policies of the community are meant to provide opportunities for unique and highly desirable development to occur, not simply add to the burden of potential developers and residents.

1.5 INFILL DEVELOPMENT

The Land Use Element supports the efficient use of public and private resources by promoting the development of vacant land or under-developed parcels in existing developed areas. By doing so, reductions in overall capital expenditures, by reducing the need for new public services and facilities, may be achieved.

1.6 JOINT PLANNING EFFORTS

The residents and elected officials of Cedar Hills recognize that the community effects and is affected by surrounding areas. When land use decisions made by Cedar Hills may effect surrounding jurisdictions, including Utah County, every effort will be made to inform all interested parties. Conversely, Cedar Hills will make every effort to be informed about land use decisions that may affect the community.

1.7 CURRENT LAND USE

Cedar Hills sits in the north eastern end of Utah Valley adjacent the Wasatch Mountains, and American Fork Canyon. The City is a bedroom community, with access to regional transportation connectors. Cedar Hills encompasses approximately 2.73 square miles, adjacent to regionally significant transportation corridors, and containing parks, trails, and open space. The predominant land use in the City is single-family residential. Commercial and public facility uses are also featured as major land use components throughout the City. There are nine zoning classifications in Cedar Hills, with the SC-1 Commercial zone consisting of three districts and one overlay zone. Although Cedar Hills is a relatively new community, established in 1977, the City is nearly built out. Cedar Hills experienced rapid growth through the early 2000's, resulting in limited land for future development. Because Cedar Hills was imagined as a bedroom community, there are no manufacturing or industrial zones. While agriculture was an important aspect of Cedar Hills from its early days, as development has occurred, agriculture has become less prevalent within the community and the current zones do not reflect an agricultural component.

2 RESIDENTIAL ZONES:

2.1 INTENT OF RESIDENTIAL ZONES:

At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone may be found in the Zoning Ordinance of Cedar Hills. The Land Use Element

of Cedar Hills is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. The Zoning Map of Cedar Hills provides a graphic representation of the land located in each zones.

2.2 RESIDENTIAL ZONE DESCRIPTIONS

The RR 1-20,000 Residential Zone was created for single family use with building lots a minimum of twenty thousand (20,000) square feet in size. Lots in this zone have large animal rights, and may be used for agricultural-type uses.

The R-1 15,000 Residential Zone was created as a medium density single family residential zone, requiring fifteen thousand (15,000) square feet per lot for development. This zone still allows for large animal rights.

The R-1 11,000 Residential Zone is characterized by medium density single family homes, of not less than eleven thousand (11,000) square feet. These neighborhoods are supplemented by parks and trails, as well as other public uses, such as schools.

The Townsite Residential Zone is a master planned community, with density clustered in a certain area, with an open space dedication consisting of portions of the Cedar Hills Golf Course. While the homes are in close proximity to one and other, with the open space dedication taken into consideration, this zone is still medium density.

The PR 2.2 Residential Zone is characterized by spacious single family lots of approximately half an acre. Parks, trails, and other public uses are commingled within this zone.

The PR 3.4 Residential Zone is characterized by a mix of single family detached housing and attached housing units located in a coordinated design setting.

The H-1 Hillside Residential Zone is characterized by both attached single family units, as well as spacious single family lots. Sensitivity is given to hillside conditions when developing in the H-1 Zone. Developments may include clustered housing with open space dedications to meet requirements.

The PD-1 Zone, is the Planned Development zone, and is characterized by higher density single family detached housing. These developments are master planned homeowner's associations, and are guided by development agreements.

3 COMMERCIAL ZONES:

3.1 INTENT OF COMMERCIAL ZONE:

The SC-1 Commercial Zone is created and designed to promote economic development in the community which will provide a more stable economic tax base, while minimizing impacts on the residential nature of the City. Areas for commercial development have been identified on the Zoning Map of Cedar Hills. Additionally, the intent of the SC-1 Commercial Zone is to create a commercial City center and a place for the community to gather, provide for a convenient place for community services, and to provide for mixed-use land uses as well as generate sales tax.

3.1.1 KEY ECONOMIC ISSUES

Many issues of economic development deal with compatibility and conflicts with residential uses, and although important, other issues must be addressed as well. Cedar Hills must look to the future and attempt to create a self-sustaining, economically viable community. With frontage on North County Boulevard, the SC-1 Zone is strategically located to provide access to the City's commercial center via the most travelled thoroughfare. As commercial development occurs, care should be given to reducing the impact of the various developments as it approaches residential areas.

3.1.2 NEIGHBORHOOD COMPATIBILITY

Prior to development approval, the City should attempt to minimize impacts that commercial development might have on the surrounding areas. Special attention should be paid to potential traffic problems, pedestrian access, intermodal transportation, noise and air pollution, and other relevant impacts. While the City recognizes that many impacts can only be mitigated rather than eliminated, during the development and approval phase, discussion should be centered on the potential for a development to disrupt adjacent residential neighborhoods.

3.1.3 CREATION OF AESTHETICALLY PLEASING COMMERCIAL DEVELOPMENT

Commercial development in Cedar Hills should consist of innovative and aesthetically pleasing design. This includes an abundance of landscaping, proper use of colors, massing, and adequate, yet attractive parking areas. The standards for development in the Commercial Zone found in the City Code should be maintained throughout the complete development of the SC-1 Zone.

3.2 COMMERCIAL ZONE AND DISTRICT DESCRIPTIONS

The SC-1 Commercial Zone, or Shopping Center Zone, is located adjacent to regionally significant transportation corridors, and is comprised of three distinct districts; the office, mixed-use, and retail districts, as well as an retail/mixed-use overlay district.

The office district is adjacent to residential neighborhoods, as well as public facilities, and must take into consideration the impact that the uses within the zone will have on surrounding neighborhoods. The intent of the Office District is to provide office space. It shall consist of the least intense land uses found in the SC-1 Commercial Zone.

The Mixed-Use District is considered a transition district, as it has conditional and permitted uses that may be found in either the office or the retail district. The Mixed-Use District is intended to consist of lower intensity uses than the Retail District, and may be comprised of retail, office, and residential components.

The Retail District is intended to be the retail center for the City, and generate on-site sales tax. This District is adjacent to North County Boulevard, where the most intense commercial uses may be found.

The Retail/Mixed-Use Overlay is intended to provide a buffer for residential areas that are adjacent to the SC-1 Commercial Zone. Uses within the Overlay Zone may be from the Retail or the Mixed-Use Districts.

4 PUBLIC FACILITIES ZONE:

The PF Public Facilities Zone is appropriate for uses such as schools, public buildings, open space, parks, public utilities, and other related uses, although many of these uses are also allowed as permitted or conditional uses in other zones.

The PF Public Facilities zone has been established to provide areas for the location and establishment of facilities owned and maintained by the public and quasi-public entities and that utilize relatively large areas of land.

It is the intent of this zone to create areas that serve the public interest. These areas of interest could be for education, providing general municipal services or utilities, preserving natural areas, creating public gathering spaces, or uses that are recreational in nature.

The City of Cedar Hills has established a Parks Master Plan ([see Appendix _](#)), whereby design, rehabilitation and construction projects are established. Cedar Hills is committed to providing safe recreational areas, including parks and trails, in a fiscally responsible manner.

5 FUTURE ZONING:

FUTURE LAND USE:

The Future Land Use Map serves to guide decision makers in their understanding of public and private developments and infrastructure improvements. Although Cedar Hills is a relatively young community, established in 1977, it has developed quickly. As such, very little land remains for future residential and commercial growth. Also, because Cedar Hills is a younger community, there are few locations in need of redevelopment. The Future Land Use Map anticipates potential development in the community within the next ten to twenty years. While Cedar Hills is experiencing limited growth, there is the desire in the community to preserve existing neighborhoods, develop public amenities, and protect open space and natural areas. The future land use categories build off existing and proposed uses, while recognizing that future zone changes would generally adhere to the land use categories depicted in the Future Land Use Map. However, a flexible interpretation of the map by the Planning Commission and the City Council, provided the proposed change is consistent with the vision, goals, and strategies of this General Plan.

LAND USE CATEGORIES:

Stable Neighborhood: Stable Neighborhood identifies residential areas throughout Cedar Hills that are mostly built out and not likely to experience change or redevelopment into an alternate land use. This land use category supports a variety of residential developments reflecting various densities, housing types, and styles. A focus of this land use is the preservation of the existing character of the neighborhoods. This goal should be kept in mind when considering any new development or redevelopment application.

Future Residential: This land use category represents areas of Cedar Hills that present an opportunity for the development of residential housing. These areas are not yet fully developed, but are best suited to residential development. Any development within these areas should be consistent with the vision, goals, and strategies of this General Plan.

Commercial: The Economic Center identifies the commercial and office uses in the community. While Cedar Hills has limited land available for economic development, it becomes critical to preserve these areas for future economic uses to meet the intent of the SC-1 Zone. These areas are located near arterial roads and major corridors. The focus of uses within this land use category is to provide amenities and services to members of the community, while providing a location for gathering.

Future Commercial: This land use category recognizes economic opportunities within Cedar Hills, and supports the infill, development, and redevelopment of commercial areas within the City. These areas could support a variety of services and amenities that bring value and convenience to the community, while also providing gathering spaces which are a critical component of the Economic Center.

Parks and Trails: Uses within this land use category are areas that are not always required to be maintained, but often are maintained to provide recreational options for members of the community. This land use category also includes parks and trails. Cedar Hills recognizes the value that these types of spaces bring to the community in terms of recreational opportunities and gathering places. Other types of areas are maintained by the City, but are not necessarily intended for recreational or gathering purposes. These are areas that are critical to the City's utility infrastructure, and are maintained in a way that provides aesthetic beauty to the community.

Open Space Areas: As Cedar Hills is situated adjacent to a wildland interface area, it is critical that the City recognize the impact that our community has on the surrounding area. As a result, the preservation of natural areas that are set aside for the habitat and migration of animals, and to allow for natural hydraulic flows that could affect the community. Any proposal to alter these areas should take into consideration the original intent of the natural area, and ensure that existing conditions are preserved.

Public Facilities: Uses in this land use category contain public facilities and schools. As public

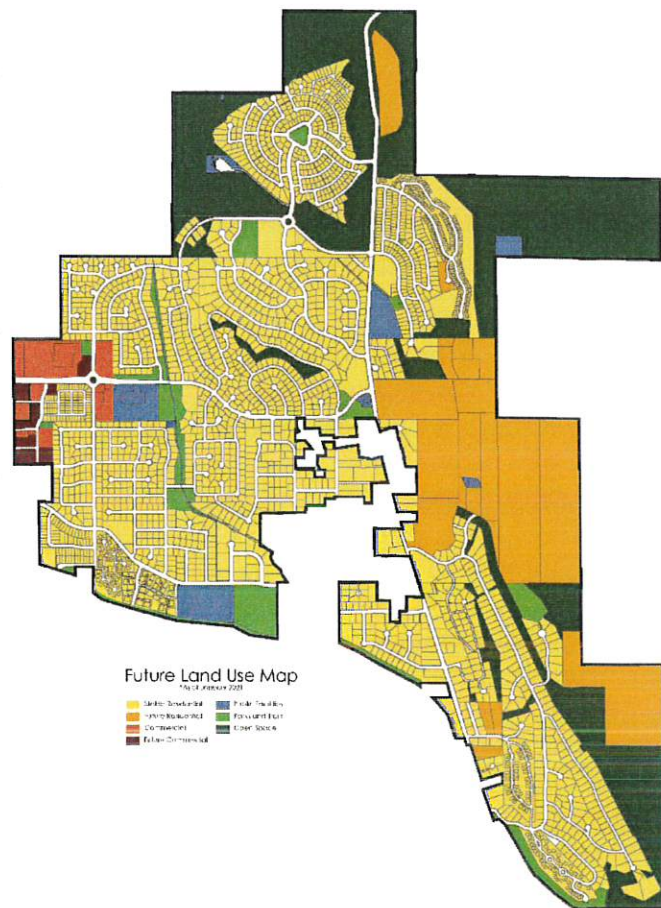


Figure 2: Cedar Hills Future Land Use Map

buildings, these sites should strive for the highest level of design and efficiency. These buildings may be governmental or educational in nature, or facilities that allow for the transmission of utilities throughout the community.

*See Appendix _ for full size Future Land Use Map

6 LAND USE GUIDELINES:

Planning Commission and the City Council should evaluate the proposed Land Use Element and establish guidelines that will help direct land use decisions in the City of Cedar Hills

The following land use guidelines should be followed throughout the City:

1. The identity of Cedar Hills should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long- term residency.
2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
3. Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the City.
4. The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, and public use areas.
5. Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Adequate screening and buffering should be required to protect existing residential areas from more intense land uses.
6. Growth should be guided to locations contiguous to existing development to provide City services and transportation in a cost-effective and efficient manner.
7. Development approval should be tied to the construction of culinary water, sewer, storm drainage, and circulation systems.
8. Density increases should be considered only after adequate infrastructure and resource availability have been sufficiently demonstrated.
9. An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, and drainage ways.
10. Commercial uses should be highly accessible, clustered near the center of their service areas, and developed in harmony with the uses and character of surrounding districts.
11. Land use patterns should be encouraged that reduce travel distances, limit pollution, allow for alternative modes of transportation, and conserve energy.

12. The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or excessive slopes should not be encouraged.
13. Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas. Desirable natural resources should be conserved.

7 GOALS AND POLICIES OF THE LAND USE ELEMENT:

GOAL – 1: Make land use decisions that conform to the Cedar Hills General Plan and the Elements of the General Plan

POLICY: As each subdivision is reviewed by the staff, Planning Commission and City Council, reference to the General Plan and each relevant element will occur prior to final approval.

POLICY: Each applicant will be required to demonstrate how the proposed development is consistent with the General Plan and the elements of the General Plan.

GOAL – 2: Update the Land Use Element on a regular basis to provide current Planning Commissions with a useful tool for making land use decisions.

POLICY: The Planning Commission shall review the Land Use Element on an annual basis and amend the Land Use Element as needed.

POLICY: Prior to zone changes, density amendments, and other land use decisions, the Planning Commission will make necessary adjustments to the Land Use Element to reflect such changes.

GOAL – 3: Maintain consistency between the Land Use Element, General Plan, and Zoning Ordinance.

POLICY: Review the General Plan, Land Use Element, and Zoning Ordinance in order to maintain consistency between these documents and minimize any potential conflict in making land use decisions.

GOAL – 4: Preserve the integrity of the Land Use Element by requiring all developments and zone changes to be consistent.

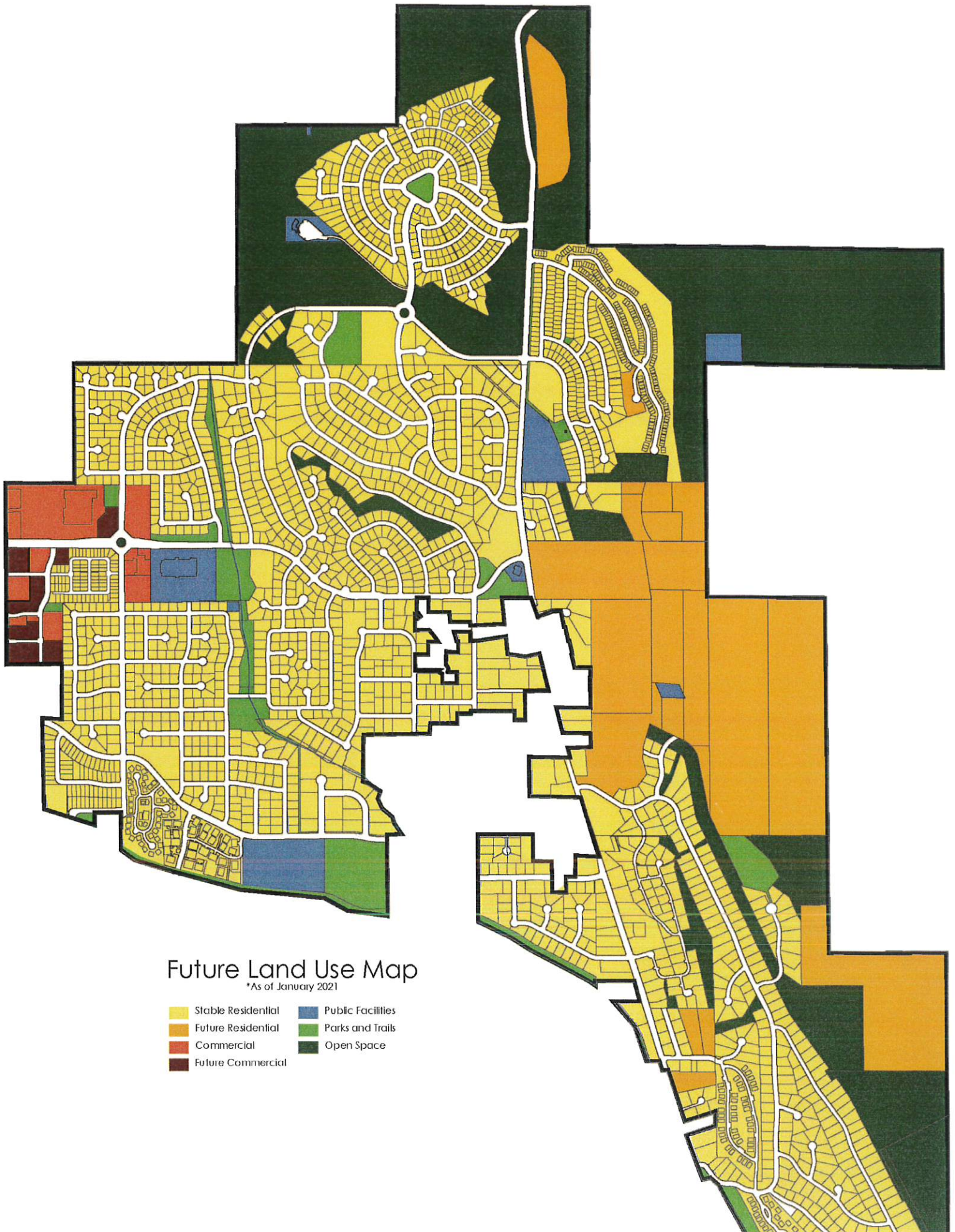
POLICY: The Planning Commission will not recommend approval for any development or zone change which is inconsistent with the General Plan or Land Use Element.

POLICY: If a development or zone change is found to be beneficial to the community by the Planning Commission, the Planning Commission will recommend that the General Plan and Land Use Element be amended prior to approval of the development or zone change.

GOAL – 5: Provide established levels of service to the residents of the City.

POLICY: The City of Cedar Hills will correct existing deficiencies in the provision of public services at the adopted level of service (LOS).

POLICY: Private development will participate in the provision of public services through exactions, dedications, impact fees, and other reasonable means.



Future Land Use Map

*As of January 2021

- | | | | |
|---|--------------------|---|-------------------|
|  | Stable Residential |  | Public Facilities |
|  | Future Residential |  | Parks and Trails |
|  | Commercial |  | Open Space |
|  | Future Commercial | | |