GENERAL PLAN

City of Cedar Hills - Revised 6-18-2002

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INTRODUCTION & GENERAL GOALS

Cedar Hills, by virtue of its location, has the potential to be a jewel city in Utah County. The town sits on elevated hills and plateaus which provide striking vistas. A creek running through town, hillsides dotted with juniper and oak, orchards, and nicely landscaped neighborhoods add to the ambience. The town is also in close proximity to majestic mountains and a beautiful canyon. For nearly 150 years the peacefulness and beauty of this setting has drawn small numbers of people to live here.

Planning provides the basis for nearly all productive effort. City leaders, while consistently dealing with the day to day issues which arise, must be ever conscious of the future and should develop and follow plans and policies which will give purpose and direction to the changing conditions within the community, to the end that growth will take place in a manner which is financially prudent and orderly and which maintains a high quality of life.

In 1954, the U.S. Supreme Court, in an attempt to further clarify the appropriate role of local government with respect to community planning noted:

> The values a community represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled. Berman vs Parker (1954).

More recently the Supreme Court commented further with respect to the rights of a community in the preservation of residential areas:

> A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs. The police power is not confined to the elimination of filth, stench and unhealthy places. It is ample to lay out zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people. Village of Belle Terre vs Boraas (1974).

Utah State Law indicates that the General Plan should be viewed as "an advisory guide for land use decisions" and that its "comprehensiveness, extent and format" are to be determined by the community. The plan may provide for the health, safety, and welfare, promote the prosperity, improve the morals, peace and good order, comfort, convenience and aesthetics of the municipality and its present and future inhabitants and businesses. It may also protect the tax base and secure economy in governmental expenditures, foster agriculture and industries, protect urban and non-urban development, and protect property values.

These are the sorts of issues that are at the core of the current planning efforts in the Town of Cedar Hills. This general plan was created in 1995 in compliance with Utah State Law for the purpose of guiding the community through the next 20 years. The plan represents the "official" statement of the objectives and policies intended to be followed regarding the physical development of the community. The plan allows for orderly growth as more people desire to locate here, without losing the feeling of open space and quiet, which makes it such a desirable setting. Necessary public and commercial services need to be provided without creating the bustle of a busy city. Parks, trails, and open space need to be protected and further developed.

Therefore, the overall goal of Cedar Hills is to guide development in such a manner that allows for new residents to enjoy the physical and human atmosphere of living in Cedar Hills, without changing the atmosphere to such a degree that its appeal is lost. To that end, new development of residential, commercial, or other property will be encouraged which enhances rather than destroys the towns appeal.

Objectives:

1. Promote a living environment that is safe and pleasant for individuals and families who choose to live in or visit the town.

2. Maintain current housing and neighborhoods and guide future residential development in a manner which enhances the current appeal of the town, rather than destroying the very atmosphere which makes Cedar Hills an attractive place to live.

3. Enhance economic resources and opportunities by encouraging commercial and/or institutional development which is compatible with the semi-rural residential nature of the town.

4. Provide for efficient traffic circulation that minimizes traffic volumes on residential streets and provide non-motorized transportation/recreation corridors.

5. Continue to provide for the necessary infrastructure such as water, sewer, and drainage necessary for increased residential, commercial, and other development.

6. Provide facilities which allow for needed community services, including the efficient functioning of government, sense of community, and the health and recreation of the citizenry.

7. Enhance the unique beauty, visual and aesthetic qualities of the community, and preserve and provide access to the important natural features of the area including the nearby foothills, waterways, canyons, flora and fauna.

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HISTORY

As a town, Cedar Hills is one of Utah's newer communities, having incorporated in November 1977, but the area has a rich human history stretching back several centuries, and the physical environment of the area is the result of millions of years of geological processes.

Cedar Hills is located at the base of the central portion of the Wasatch Mountain Range. Directly east of the town is 9,001 foot high Mahogany Mountain, flanked by the majestic Mt. Timpanogos reaching 11,750 feet above sea level.

The town is situated on an alluvial fan or "bench" that was formed as a shoreline terrace of an ancient sea. Immediately north of the town is the mouth of American Fork Canyon, with the American Fork river cutting a path through the bench as it runs toward Utah Lake to the southwest. Because of this visible geology, nearby settlers referred to the area as "The Bench." Between "The Bench" and Pleasant Grove the area was known as "The North Fields" or "The Danish Bench." In 1898, LDS Church members in the North Fields changed the name of their ward from the Pleasant Grove Third Ward to the Manila Ward. The name was taken as a patriotic reaction to the recent signing of a treaty in the city of Manila in the Philippine Islands.

Juniper trees (Juniperus Utahensis) dotted the bench. They were often cut for Christmas trees by the settlers in Manila. Throughout the western United States these junipers were and are referred to as cedar trees and "The Bench" was soon tagged "Cedar Bench." That name held until the town was incorporated as Cedar Hills. Today the town includes the original "bench" as well as the north and east areas of Manila.

Various Ute tribes as well as Shoshone Indians traversed the area. A permanent Indian trail led along the base of Mahogany Mountain to the mouth of the American Fork Canyon where it divided into two trails, one leading up the canyon and one continuing into the Salt Lake Valley. Numerous arrowheads and some Native American bowls were found by early visitors to the area. However, the lack of water on the bench probably limited any lengthy Indian stays.

Fathers Escalante and Dominguez entered Utah Valley from Spanish Fork Canyon in 1776. They penetrated Utah Valley far enough to see a river lined with poplars, which they called the Santa Ana (American Fork River). They also noted seemingly good soil to the north and encountered Indians from the valley of "Nuestra Sonora de la Merced de los Timpanogotzis" who were of "admirable gentleness."

After the settlement of Salt Lake City in 1847, Mormon pioneers began to spread into other areas, including Utah Valley. Farming communities were soon established in Lehi, and American Fork, and Pleasant Grove was settled in 1850. But farming ventures were not very successful in Cedar Hills because of the lack of water. The Manila and North Fields were more amenable to early agricultural operations. The beauty of the area was recognized by those who came to cut Christmas

trees and by families and school groups who came for nature walks, Easter hikes, picnics and birthday parties.

Abundant animal life was noted by the first settlers. Coyotes were numerous, along with muskrats, skunks, raccoon, deer, lynx, bison, bear, red fox, chipmunks, and squirrels. Cougars and wildcats also passed through. Three washes on the east slope of the bench were known as bone holler (hollow), skunk holler (hollow), and bear holler (hollow). Skunk and Bear hollows were so named because of the animal life there. Bone hollow was tagged as such because it was a community dumping ground for dead animals. Although bison and red fox have been eliminated from the area, current residents often see deer pass through their yards, and squirrels, chipmunks and raccoons still live along Manila Creek.

The 1870's brought a large influx of European immigrants who could not be accommodated with land in the existing communities. Some of these immigrants began to move north of Pleasant Grove in to the North Fields and The Bench, which had previously been used only for grazing or dry farming. A "Big Ditch" (now known as Manila Creek) had previously been dug to take water from the American Fork River into Manila. Also called "The Wash" the ditch was initially an ugly scar contributing to erosion. Additional irrigation ditches were now added. In 1910, a canal was opened to transport water from the Provo River to north Utah County and into Salt Lake County. The canal was known as the Murdock Canal, named for Joseph Murdock of Heber City, the originator of the idea which brought it into being. The canal runs northwesterly in the southern part of Cedar Hills Town.

Pioneers to what is now called Cedar Hills included Alma and Alsina Radmall, Ed Meredith and his two wives (Susan and Eliza), Peter and Christena Johnson, as well as Hansen's, Harvey's, Holman's, Larson's, Monson's, Nielson's, Pulley's, Sandgreen's, Swenson's, Wadley's and Warnick's. By 1900, approximately 10 homes were located in the area served by the Big Ditch, Meredith Ditch, and 80 Rod Ditch. The is an area roughly equivalent to the current demarcation of Cedar Hills Drive on the north, Manila Creek on the south, Canyon Road on the east, and Training School Road on the west.

Home or neighborhood school held in homes met the educational needs of the early settlers. By the 1880's a school was constructed in Manila from the local soft rock. It was replaced in 1909 with a three room school, constructed for $5,781.

In addition to farming, nearby Mahogany Mountain had a lime kiln, and served as a source for clay which was used to line furnaces. Grazing of cattle, goats, and sheep also occurred on the mountain. Two major flash floods came down the slopes of Mahogany Mountain onto the homes and farm land below, leading to the building of two flood control basins.

The nature of the area changed little until the 1930's, when farmers struggled during the great depression. J. Arza Adams of Pleasant Grove found some success in raising turkeys and when he needed to expand beyond his 2 ½ acres, he rented some fields in Manila, eventually acquiring "The Bench" for $30.00 rent per year. By 1939 his turkey business was successful enough that he bought the "Radmall Place" for $1,000.00 and the Monson farm for $300.00, a total of 200 acres. During ensuing years his operation grew, the area was fenced to contain the turkeys, range sheds and buildings were constructed, and a large pit ("dead hole") was dug in which to dump and cover dead

turkeys. A permanent home for the hired man and moveable cabins for the herders were also built. The turkey farm was located primarily in the area south of the current Cedar Hills Drive and east of Manila Creek. The "dead hole" was in the area of the current Pinion and Cottonwood Drives.

In 1958 Adams sold 47 acres on top of the bench as a gravel source to the United Concrete Company for $50,000. Later he sold another 12 acres for gravel for $12,000. Proceeds from these sales were used to build a feed mill and perhaps most importantly for today's residents, a well was dug.

The turkey operation peaked with about 100,000 turkeys and received national attention. Large trucks delivered feed, while others trucks carried turkeys to market. On one occasion in May of the year, a severe blizzard killed over 4,000 turkeys. In 1956, J. Arza and Effie Adams were invited to the White House and personally presented President Dwight Eisenhower a Thanksgiving turkey from the Adams Turkey Ranch.

The Adams turkey ranch received attention from Salt Lake City news outlets and was covered nationally in newspapers and in an NBC television news report. The beauty of the bench was noted in many of these reports. The view of the mountains, valley, and Utah Lake was awe-inspiring. The area was picturesque as the creek had become lined with willows, cottonwood, and other trees and vegetation, and the hills were covered with wild larkspur, sego lilies, miniature snowballs, Indian paintbrush, sage, rabbit brush, oak and juniper.

By the late 1960's more homes had been built in the Manila area. Some complaints were being made about the noise and dust of the turkey ranch. Gravel work had erased the hollows above the bench. The area was changing, Mr. Adams was aging, and turkey prices were dropping. With some reluctance the Adams' put the land up for sale. The turkey ranch was cleared, with the well being the only remaining evidence of the operation.

The ranch was sold in 1971. Following several unsuccessful attempts by local developers, a group from California proceeded with development in 1976. Their press release read:

> Never before has a town been totally engineered and developed with the future in mind before the first house was built! Most towns in America "just happen...."
>
> Within a mile of American Fork Canyon, on a series of picturesque plateaus set against the Wasatch Mountains and overlooking Utah Valley, is another kind of town. One that did not "just happen." One planned down to the last fire hydrant before the first house foundation was ever poured. One built to accommodate a set number of people and to preserve a set amount of open space. One expressly engineered for the enrichment of human life. Cedar Hills--the whole idea is that people's needs come first.
>
> As Cedar Hills grows, services will grow too, -- shopping plazas, theaters, banks, medical and dental centers, schools, churches -- everything necessary for happy, convenient, contemporary living.

While the description of the picturesque setting was accurate, history has shown that some of the developers statements were hyperbole. The development also came with some controversy. Some nearby residents were not pleased to have the development and later Pleasant Grove City officials

joined with some Manila residents in contesting annexations into Cedar Hills. But the development took place and in 1977 incorporation occurred. A five member town council was elected, the same structure in existence today.

A planning commission was established in 1978. Annexation has continued with additions to the south, east, and west of the original Cedar Hills development. Some annexations have been new developments while others brought in existing homes and farms. The town's annexation policy declaration includes additional areas to the north and south to 8800 North.

During the town's 19-year history, eight people have served as Mayor (see listing below). A sewer system has been put in place and a town park created. A master plan inventory was made in 1984. A single church, constructed in 1991, is the only other 'service' anticipated by the original developers that is in place. All other development has been in the form of houses.

As Cedar Hills nears the 20th anniversary of incorporation, it appears that many of the promises of the original founders are about to happen -- but not "just happen." The town and its residents are working to carefully plan development including the preservation of open space, attractive shopping centers and professional services. A high school is under construction on the west boundary of the town. New housing developments are proposed. The possibility of a town "expressly engineered for the enrichment of human life" still exists. "Cedar Hills -- the whole idea is that people's needs come first."

Mayors of Cedar Hills:

1977-78	Robert Nixon
1978-79	Douglas Collette
1980-83	Richard Turnbow
1984-85	Max Adams
1986-89	Gregory Harris
1990-92	Paul Fox
1992-93	Marcus Memmott
1994-96	Martha Spoor
1996-	Elizabeth Johnson

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ENVIRONMENTAL SETTING

(Taken from BYU Geography Dept. 1984 Cedar Hills Master Plan Survey)

Topography/Relief

Cedar Hills lies approximately 3,000 feet west of the Wasatch Range whose crest forms a sharp south-trending ridge. Found at the western base of Mt. Timpanogos, Cedar Hills has an elevation of about 4,600 feet. All natural drainage is to the west.

Exposed rocks found just east of the city limits are folded and faulted rocks ranging in age from Precambrian to Mississippian. This thick sequence of quartzite and limestone rocks are included in the Oquirrh Formation.

The actual area of Cedar Hills is built upon Quaternary deposits of the ancient Lake Bonneville. Shorelines of Lake Bonneville are most conspicuous along the western side of Cedar Hills.

Lake Bonneville was the largest late Pleistocene pluvial lake in western North America. At its maximum, it covered 20,000 square miles. The shorelines we see today in the Cedar Hills area are the result of many rises and falls of the lake level. The three major levels of this lake are well defined in the area of discussion and are the Alpine, Bonneville, and Provo levels. Field samples from each of these formations were taken from recent road cuts, stream channels and ditches, gravel pits, and digs. Each formation will now be discussed individually (Refer to Map on following page).

Bonneville Formation. The highest shoreline of the lake is commonly called "the Bonneville level," although it was probably developed by standstills during both Bonneville and Alpine time periods. The Cedar Hills area has a very discreet remnant of this level; yet, the Bonneville level was mappable. This thin and discontinuous beach deposit consists mostly of gravelly sediment that is probably glacial outwash deposits from American Fork Canyon. Smallest in volume from the other two formations, Bonneville level has been highly eroded and buried from debris slides to its present size and discreetness.

Alpine Formation. The Alpine formation is the oldest of the three and its shorelines are extensively gullied by post-Alpine erosion. This formation is the most prominent of the three and shows a well-defined shoreline at the mouth of American Fork Canyon (approximately found at the 5,100-foot elevation). There the formation is composed mostly of fine-textured sediment such as silt and fine-grained sand. These sand and silt members are mappable but, for the scope of this report, are not included. Although the Alpine Formation consists dominantly of silty-to-fine sandy sediments along the outer edges, it is not entirely fine textured close to the mountains.

Provo Formation. The broadest level of lake-formed features is the Provo Formation and is actually a series of shorelines. Its maximum elevation is approximately 4,800 feet.

Most of Utah Valley is covered by the Provo Formation. The various types of sediments represented at this level are coarse-textured gravels, finer-textured sands and silts, and clays. Often this level is well expressed in striking deltas such as what Brigham Young University is built upon. Though this is not the case for the immediate area of Cedar Hills, typical crossbedding of the sediments are common.

Conclusions. Prospect of quarries on the western side of Cedar Hills appears to be favorable. Gravels of 4.0 mm. and larger are well sorted in the Bonneville Formation; yet, this supply is limited to short range use due to small reserves. Fine-grain sands, .725 mm. to 2.0 mm., are found in great abundance in the Alpine Formation and show the greatest prospect for quarrying due to large reserves.

The Provo Formation is the most extensive formation and has gentle slopes that are well suited for development. Its height above the local water table also makes it attractive for subsurface structures (generally speaking).

Mud slides and debris flows are generally restricted to two areas: poorly sorted regolith, and with the Bonneville Formation and the steep edge of the Alpine Formation near the mouth of American Fork Canyon, shown on the map on the following page. Homes built in these areas are in danger of being transported downslope in mud and debris flows during heavy precipitation. Movement occurs when water-saturated solids are lubricated on slide planes internally. Thus, mapping potential flows was based on slope subsurface water, sediments, and slope.

Geology/Hazards

Earthquake activity in Utah has been felt since 1850. Hundreds of earthquakes are recorded in Utah every year. During a 45-month period from October 1, 1974, through June 30, 1978, 2,482 events were recorded in the Richter scale that ranged from 0.0 to 6.0. Utah has had 40 damaging earthquakes in its first 136 years of history. These earthquakes originate at shallow depths of approximately one mile. Approximately 90 percent of the state's population and economic development lies within the active seismic belt in Utah.

Cedar Hills lies 3,000 feet west of a complex fault system shown on the Earthquake Potential Map. These faults constitute a zone of discontinuous fault segments. Their surface expression exhibits large, west-facing scarplets at the base of Mt. Timpanogos. Several fault scarps are active and are found transversing Highway 146. It would be good to point out that most geologists regard these recent-looking fault traces as having the greatest prospects for future movements. These can be easily identified as sharp sloped breaks in the surface that are void of vegetation. In the event of activation of these faults, this area could suffer "extremely severe consequences in this section of the fault zone."

Traditionally, this area has suffered little damage due to the low population. The major destruction has been masonry chimney, dishes rocked off shelves, and rocks transversing roadways. As urban development expands into this area, damage will likely increase.

As Cedar Hills expands in the future, this report recommends that schools, hospitals, emergency services, and other socially important buildings should not be constructed across faults. High pressure line such as petroleum, water, gas, chemical, and any other volatile products ought not cross the Wasatch fault, if possible. If they must cross, then there should be provisions of automatic shutoff valves that activate immediately if the line becomes damaged. Transmission lines should cross the scarp at right angles, unlike the present situation. Height of the transmission towers should be low because greater movement will increase as the height of the tower increases.

It is predicted that within the next 25 years an earthquake of magnitude 6.0 or greater will occur. A quake of 7.0 or greater magnitude will likely occur within the next 115 years and a 7.5 or greater magnitude will likely occur within the next 260 years. With such conditions, Cedar Hills growth must carefully consider tectonics in their planning.

Soil Management

The erosion of areas within Cedar Hills is an issue which needs to be looked at. Building on the foothills of the Wasatch front has caused an increase in the erosion process. Slopes over 15 percent need extra precautions if the decision to build is made. These are extreme slopes which will create the biggest hazard concerning erosion. Other lots should take care to vegetate the area to prevent erosion (refer to Table #1, Soil Code Explanation and Map #4, Soils, respectively).

Waterways

The rivers, creeks, and canals of Cedar Hills include the Manila Creek, the Murdock Canal, the Meredith Ditch, and the Salt Lake Aqueduct. These channels are used as collectors for water and for irrigation, They are not suitable for drinking of swimming. The seasonal flow and water levels should be taken into account before building on adjacent sites.

Rainfall/Runoff

Cedar Hills is bounded on the east by the steep slopes of Mahogany Mountain of the Wasatch Mountain Range. On the west, an irregular boundary expands toward Highland and American Fork. Running through the western margins of the town's boundary is the Pleasant Grove Irrigation Ditch (Manila Creek), a ditch that has its origin from the American Fork River. Dating from the late 1800's, this ditch has eroded the soil and has created a deep channel in the vicinity of where Cedar Hills Drive crosses it. Most of the erosion has come since the development of the Cedar Hills subdivision, as the ditch is used for storm runoff from Cedar Hills streets. Downstream from where Cedar Hills Drive crosses the ditch, it becomes more than five feet deep, and follows the contours of the land as it flows toward Pleasant Grove.

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Table 1

SOIL CODE EXPLANATION

Soil	Depth to Seasonal Water Table	Soil Features Affecting Highway Location	Limits as Foundations for Low Buildings
BkB	>60	Generally Favorable	Severe: High Shrink-Swell Potential
HmF HOF	>60	Subject to Frost	Moderate to Severe (dependant on slope)
PmE2	>60	Slope	Dependant on Slope
PrD	>60	Subject to Frost	Moderate Bearing Strength
SgB	>60	No Favorable Features	Slight
TcB	40-60	Subject to Frost	Moderate Shrink-Swell Potential
WeC	>60	Subject to Frost	Moderate Bearing Strength

Information based on the United States Department of Agriculture, soil survey of Utah County.

Because the Pleasant Grove Irrigation Ditch is so deep from erosion at spots, local residents have renamed the ditch Manila Creek and have assumed it to be a natural stream. The deep channel, however, extends no further south than 9400 north where it crosses 4000 West and the Provo Reservoir Canal.

Because of the orographic effect, rainfall amounts in this area differ with altitude. Using data from the Alpine and Pleasant Grove weather stations and from the Utah County Master Plan, these differences can be reasonably predicted. From the lowest altitude in Cedar Hills and general area, 4,760 feet above sea level, to the highest, 5,400 feet above sea level, the variance of precipitation ranges greatly from an average of 16.30 inches annually to 22.50 inches annually at the respective heights. With the data obtained, a general map of expected rainfall annually has been created (see Map #5, Precipitation). Runoff from the short, steep canyons and hillsides of Mahogany Mountain fed by its relatively high precipitation may periodically cause flooding in the Cedar Hills area. Heavy runoff is rare, and no designated channels for runoff exist below about the 5,000 feet elevation. The 100-year flood, however, could prove to be disastrous and has also been mapped (See Map #6, 100 Year Storm Inundation).

Flood runoff from the canyons has caused alluvial fans along the base of the hills, where the flood waters historically have spread out and eventually percolated into the soil. Table #2, Runoff from Mahogany Mountain Across Provo Reservoir Canal, illustrates the peak runoff volumes estimated for canyons on Mahogany Mountain by the Bureau of Reclamation.

As a result of a 1935 flood, several debris basins affecting Cedar Hills were constructed along known runoff courses:

1. Willard Monson property, 3850 West 10000 North with its capacity now approximately 1 acre-foot.

2. Heisetts Hollow debris basin at 3750 West 9550 North with a 1 acre-foot capacity.

3. S. Ray Elkins property at 3700 West 9470 North with a ½ acre-foot capacity.

These Debris basins were built to retain only large rocks and debris; The ungated spillways were not intended to reduce flood water flows. No channels were built for flood flow from the spillways, and homes were built downstream of all three basin spillways. Cedar Hills Drive was constructed across the drainage course to the Monson debris basin, and other developers have expressed intention of developing properties in the other basins.

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Table 2

RUNOFF FROM MAHOGANY MOUNTAIN ACROSS PROVO RESERVOIR CANAL

Runoff Location	Return Period (yrs.)	Equation Used	C	I (in/hr)	A (acres)	S (ft/ 1000 ft)	Q (cfs)
Heiselt's Hollow	25 50 100	Q = CIA Q = CIA Q = CIA	0.13 0.16 0.18	1.84 2.08 2.30	636 646 646	- - -	154 210 270
SW Corner of Sec. 9, T5S,R2E	25 50 100	McMath* McMath* McMath*	0.13 0.16 0.18	2.00 2.25 2.52	294 294 294	360 360 360	80 110 140
Center of SW 1/4, Sec. 16, T5S, R2E	25 50 100	McMath* McMath* McMath*	0.13 0.16 0.18	2.00 2.25 2.52	297 297 297	360 360 360	80 110 140
South 1/4 Corner, Sec. 16, T5S, R2E	25 50 100	McMath* McMath* McMath*	0.13 0.16 0.18	2.00 2.25 2.52	227 227 227	300 300 300	63 85 110

* McMath Equation: $Q = C\ I\ (a)4/5\ (s)^{1/2}$

Source: Runoff Estimates, Jordan Aqueduct Reach 4, Central Utah Project Bonneville Unit, Bureau of Reclamation, by Fred Barnes, Provo Office.

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POPULATION TRENDS

Listed below is a chart showing population trends for Cedar Hills, nearby cities, and the State of Utah since 1960. While rates of development are difficult to precisely project, it seems clear that the population in Cedar Hills will climb to 4,000 or 5,000 within a few years and as high as 10,000 or 12,000 within 5 to 15 years. (Note that West Jordan grew from 4,221 to 27,192 in a 10 year period from 1970 to 1980 and then nearly doubled again by 1990. Highland, the nearest city to Cedar Hills, with quite restrictive zoning, doubled in size from 1980 to 1990 and has grown well beyond 5,000 in the five years since the 1990 census.)

These projected population levels for Cedar Hills are near the levels that Pleasant Grove and American Fork reached between 1970 and 1980. Lindon and Alpine, by comparison, had not yet reached a population of 5,000 at the time of the 1990 census. Looking back in time at these nearby cities may give some ideas of needs and changes in housing, commercial, industrial, city services, etc.

Table 3

PAST, PRESENT AND FUTURE POPULATION

City	1960	1970	1980	1990	2000*	2010*
Cedar Hills	**-0-**	**-0-**	**571**	**769**	**968**	**1,117**
American Fork	6,373	7,713	13,606	15,696	20,560	24,654
Highland	-0-	-0-	2,435	5,002	6,409	7,519
Lehi	4,377	4,659	6,848	8,475	10,696	12,372
Orem	18,374	25,729	52,399	67,561	94,770	122,259
Pleasant Grove	4,772	5,327	10,833	13,476	18,755	23,983
Provo	36,047	53,131	74,111	86,835	106,815	120,722
West Jordan	3,009	4,221	27,192	42,892	N/A**	N/A**
Utah County	106,991	137,776	218,106	263,590	340,877	407,438
State of Utah	890,627	1,059,273	1,461,037	1,722,850	1,992,048	2,407,843

* Data Source: Projections from the Utah Governor's Office of Planning and Budget
** Data being revised, not yet available

It should be noted that the population figures listed above can be misleading. A number of the cities listed have already approached or surpassed the projected population for the years 2000 and 2010, including Cedar Hills. Currently, Cedar Hills has a population of approximately 1,500 which exceeds the Office of Planning and Budget projection for the year 2010 by nearly 400. Local planners project the population of Cedar Hills to be near 10,000 by the year 2010.

Town of Cedar Hills • General Plan

LAND USE ELEMENT

I. Introduction

The Land Use Element of the Cedar Hills General Plan, prepared by the Cedar Hills Planning Commission, is designed to promote sound land use decisions within the jurisdiction and areas surrounding Cedar Hills located in the annexation declaration policy of the town. According to the Utah Code § 10-9-302 (2) (a), the Land Use Element should designate the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. The Utah Code conveys further that a community may include a statement of the standards of population density and building intensity recommended for various land use categories.

Under that direction and authority, this Land Use Element has been organized in order to provide the citizens, both present and future, a plan for future development patterns. The Planning Commission believes that if each concept, goal, and policy of the element is adhered to, the result will be a well planned, functional and aesthetically pleasing community.

The Land Use Element of the Cedar Hills General Plan is intended to be consistent with all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. If any section of this Land Use Element is found to be unlawful, the specific section may be severed with all other sections remaining valid. In all other cases of conflict, the more strict of two or more laws, ordinances, or resolutions shall apply.

II. Purpose of the Land Use Element

Land use patterns, location of uses, transitions between different uses, and the density or intensity of uses are critical components of community character. The purpose of the Cedar Hills Land Use Element is to direct land use decisions in such a manner that in the future there is sufficient land for residential, commercial, industrial and public uses. The Land Use Element should assist decision makers in locating these uses appropriately in order to enhance community character, preserve and protect important natural resources, and enable the community to provide adequate and efficient public services in the future. The Land Use Element includes a Land Use Map which indicates recommended future land use patterns for all locations within the Cedar Hills General Plan area.

The Land Use Element of the Cedar Hills General Plan will allow current and future residents, property owners and developers, elected officials, and staff to approach land use issues from a similar standpoint resulting in improved coordination, efficient delivery of public services, and elimination of competition between public entities in attracting development.

It is the intent of Cedar Hills to regulate growth in such a manner so that public services and facilities required to serve proposed development are functional prior to development approval. In order to accomplish this task, Cedar Hills will develop a Capital Improvements Program which organizes future capital expenditures of the town. The program will indicate where the community will focus expansion of service provision and construction of public facilities, and provide a general timeline for completion of the improvements. For any development which requires services not currently found in the Capital Improvements Program, the developer will be responsible for providing such services. Cedar Hills may consider future reimbursement for any public facilities provided by a developer.

The Land Use Element is divided into two Chapters. Chapter 1 describes desired uses of land currently located within the incorporated boundaries of Cedar Hills, and generally the types of uses which are allowed under the current Zoning Ordinance. Chapter 2 describes areas of future annexation complete with desired uses and Land Use Categories.

III. Key Land Use Element Issues

Several key issues pertain to areas located both within the community, Chapter 1, and areas within the Annexation Policy Declaration of Cedar Hills, Chapter 2. Prior to making land use decisions which impact the ability of Cedar Hills to guide future development patterns, these issues should be addressed by the Planning Commission and City Council.

1. Accommodation of Growth in Accordance with Community Goals and Objectives.

The Land Use Element establishes a planned pattern for the development of the community in the future. It reflects historical development patterns, and the current amount and type of development occurring at present. The Land Use Element also provides a guide for future development patterns which reflect the desires of Cedar Hills residents, land owners, elected officials, and staff. The Land Use Element is a combined effort of all individuals and groups that may be affected by land use decisions.

2. 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.

3. 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, it will be important to maintain an organized land use pattern. By developing and mapping land use categories for areas which will be annexed in the future, the community can reduce the potential for incompatible land uses located adjacent to one another.

4. 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. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

5. 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 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.

6. 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.

7. 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.

8. Agricultural Protection.

Cedar Hills desires to protect the production of food and other agricultural products through appropriate zoning, tax and density incentives. Cedar Hills does not support development that would encroach upon areas where agricultural uses are desired by the land owner.

9. Financing Capital Facilities

Cedar Hills Town intends has established Levels of Service (LOS) for each public service the Town provides to the residents (See Appendix B). Cedar Hills will be responsible for correcting existing deficiencies, while private development will participate in capital improvements through exactions, dedications, impact fees and other reasonable means.

CHAPTER 1

Desired Uses of Land Located Within Current Cedar Hills Town Boundary

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 zone. A description of each current zoning district and the intended land use within different zones is provided as follows:

1. R-1-10,000

The R-1-10,000 zone is characterized by single family homes located on lots of not less than 10,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

Development in the R-1-10,000 zone is the highest intensity residential use in the community at the current time. This high intensity use demands more concentrated public service provisions. Special attention to the availability of adequate public services should be a concern of the community in this zone. Institutional uses (government buildings, schools, churches, health care facilities, public safety facilities) may be located within this zone.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

2. R-1-20,000

The R-1-20,000 zone provides an area for single family residential housing on larger lots of not less than 20,000 square feet, or roughly one half acre. The zone provides for subdivision type development while allowing a variety of more rural type uses than the R-1-10,000 zone.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

The R-1-20,000 zone also provides a buffer area between the urban development pattern in the R-1-10,000 zone and the agriculture based RA-1 zone and the more development sensitive H-1 zone. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

3. RA-1

The rural agriculture zone of Cedar Hills provides for single family homes equal to one unit per acre. The purpose of this district is to allow for continued agricultural uses and to protect the property from encroachment by conflicting uses. Ideally, this area would provide housing for residents in the agriculture sector and workers associated with agricultural uses. Careful consideration of farming issues, such as odors, dust, noise, and chemicals (fertilizers, pesticides) should be reviewed prior to development approval which approaches this zone in order to protect the future of the agricultural industry in Cedar Hills.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

This zone is located in a corridor between 4000 West and Canyon Road. However, when reviewing development applications, Cedar Hills should allow for some future residential development in the RA-1 zone, consistent with the current use of the RA-1 zone.

4. H-1

The hillside area of Cedar Hills located on the east side of the community is characterized by limited development on the sensitive foothills of Mahogany Mountain. Cedar Hills recognizes that this zone contains areas more sensitive to development than other areas within the community. Designed to minimize impact on the hillsides and provide a sense of openness, while retaining a portion of the land in its natural state, development in this zone will be limited to one unit per acre.

Clustered, master planned developments may be allowed in this zone. Clustering will most likely provide a more efficient use of the land and keep public service costs to a minimum. Interconnected open space amenities through development of this type assist to create conservation of view sheds, ridgelines, and trail systems.

Architectural design and building materials can aid in creating housing which blends into the natural surroundings providing attractive development. Particularly in this zone, sensitive areas should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

5. SC-1

This zone provides for commercial and retail uses within the community. To the extent possible, commercial uses should attempt to minimize impact on residential areas. The zone allows the community to better balance the tax base, and provides residents with employment opportunities, retail goods, and office space. Special attention should be given to traffic, design, location, safety and signage in the zone. Cedar Hills will encourage commercial development which will directly benefit the residents of the community. Cedar Hills recognizes that not all commercial and industrial uses are compatible with other uses in the community.

CHAPTER 2

Desired Uses of Land Within the Cedar Hills Annexation Policy Declaration

In order to create an organized growth pattern for future development in areas of Cedar Hills which have yet to be annexed, the Land Use Element must include desired future land use patterns and account for the impact the new areas will have on the community. It is the intention of Cedar Hills to plan for these areas to be compatible with adjacent land use patterns and existing zoning designations when annexed. In order to do so, six general land use designations have been assigned to land located within the annexation policy declaration area. Each of the designations are meant to be general and somewhat flexible in nature. Each of these designations are described below and can be found on the Cedar Hills General Plan Map.

Current density in Cedar Hills averages approximately two dwelling units per acre. It is the intention of the Planning Commission and City Council to create a land use element that would maintain a similar overall density in the future while providing a variety of housing styles, types, and price ranges.

Because the Land Use Element primarily addresses land development, it is important to reiterate that the community desires to protect the natural environment and open space found within the community. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

1. Low Density Residential

Generally located in the central section of Cedar Hills, this area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other

compatible uses. The general density of the Low Density Residential area will be one (1) unit per acre. This area is suitable for low density developments with substantial open spaces to provide protection and preservation of ridgelines, view corridors, hillsides, wildlife habitat, and aesthetic attributes. However, developments may occur on lots smaller than one half acre provided that the overall density of the area is not increased. For example, a subdivision containing a portion of one acre lots and a portion of quarter acre lots may be approved. Likewise, a developer who would like to develop quarter acre lots and retain the remainder of the parcel as open space would be encouraged to do so. A wide variety of housing types and styles, and development flexibility is allowed and encouraged by Cedar Hills.

Cedar Hills believes that low density, carefully planned, single family housing may enhance many features of the community such as Manila Creek, and provide parcels with spectacular views of Utah Valley and the surrounding Mountains. Likewise, by limiting the number of homes in these areas, the community can protect these types of areas. As each application for development approval is submitted in the low density residential area, it will be carefully reviewed for conformance with the objectives of the General Plan.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

2. Medium Density Residential

Located along the east side of Canyon Road, and in areas on both the northern and southern portions of the community, the Medium Density Residential area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses. The general density of the Medium Density Residential area is two (2) units per acre. Minimum lot size is not as important in this area as overall density. Clustered, master planned developments which contain substantial open space are encouraged in this area. Interconnected open space amenities through developments assist to create an recreation and open space system available for use by residents and is highly encouraged.

The medium density residential area will also provide a transition area from low density residential uses into the high density residential area of higher intensity uses. Because this area will provide such a transition, all development concepts and layout should be reviewed with compatibility in mind.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

3. High Density Residential

High density housing, characterized by single family developments with a density of three (3) to four (4) units per acre, is located throughout the community in areas suitable for single family residential development. When reviewing developments in the high density residential area, careful attention should be paid to impact on surrounding developments and integration of transportation, and open space.

Located near main roads and commercial areas of the community, the high density residential area may provide a significant portion of the future population of Cedar Hills.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

4. Very High Density Residential

The Very High Density Residential area, located on the western side of the community near the SC-1 zone, future main roadways, and the new High School, should provide for multi-family housing, factory built homes, and rental units. This area will allow access to the commercial, retail, and institutional uses in the community. This area will also provide a transition from the higher intensity commercial and retail uses to less intensive residential uses.

Landscaping, off street parking requirements, traffic circulation, and other high density housing planning issues will play an important role in project review in this area.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

5. Commercial-Retail District

Commercial and retail development will be encouraged in the Commercial-Retail District. The district will be located in two areas of the community, one on the western side of Cedar Hills adjacent to the SC-1 zone, and the other near the intersection of Canyon Drive and S.R. 92. Commercial and retail businesses that provide services directly to the residents of Cedar Hills will be highly encouraged. Transportation and other considerations may limit the types of businesses approved in the district.

In particular, the Commercial-Retail District located adjacent to S.R. 92 because of it proximity to American Fork Canyon, should include very low intensity commercial activities such as bike rentals, fishing supplies, and other businesses catering to visitors of the canyon.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

Land Use Element Goals and Policies

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 residents of the town.

Policy: Cedar Hills town 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.

Town of Cedar Hills • General Plan

ECONOMIC ELEMENT

I. Introduction

The Economic Element of the Cedar Hills General Plan, prepared by the Cedar Hills Planning Commission, is designed to promote economic development in the community which will provide a more stable economic and tax base, while minimizing impacts on the residential nature of the town. According to the Utah Code § 10-9-302 (2) (f), the economic element should be composed of appropriate studies and an economic development plan that may include review of municipal revenue and expenditures, revenue sources, identification of base and residentiary industry, primary and secondary market areas, employment, and retail sales activity.

II. Purpose of the Economic Element

At the present time, Cedar Hills has not completed studies dealing with potential economic development options. At such time as these studies are completed, they will be included in this section. Until these studies have been completed and an economic development plan has been adopted, it is the intention of Cedar Hills to encourage economic development which will have a positive effect on the economic base and tax structure of the community, but to limit such development to those types of businesses which are compatible with the residential nature of the community.

Areas for economic development have been identified on the General Plan Map and Zoning Map of Cedar Hills. These areas have been set aside for commercial interests and should not be used for residential purposes. Likewise, the residential areas of the community should not be used for commercial purposes.

III. Key Economic Element 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 future and attempt to create a self sustaining, economically viable community.

1. Neighborhood Compatibility.

Prior to development approval, the town should attempt to minimize impacts that commercial development might have on the surrounding residential areas. Special attention should be paid to potential traffic problems, pedestrian access, intermodal transportation, noise and air pollution, and other relevant impacts.

2. Type and Amount of Commercial Development.

Because Cedar Hills is expected to remain primarily a residential community, the town should encourage commercial development which is compatible with residential use. The amount of commercial development should be carefully balanced with projected build out population in order to create a sustainable commercial base.

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, proper massing and adequate, yet attractive parking areas.

Economic Element Goals and Policies

Goal # 1: Complete appropriate studies leading to the creation of an Economic Development Plan.

Policy: The Cedar Hills Town Council will organize a committee to explore economic development opportunities and commission a study of these opportunities. The economic development committee will also be charged with completing an Economic Development Plan for the community.

Policy: Once the study of economic opportunities and the Economic Development Plan have been completed, the Planning Commission will update the Economic Element of the General Plan to include the findings of the economic development committee.

Goal # 2: Approve developments which will benefit Cedar Hills economically, aesthetically, and socially.

Policy: Prior to approval of commercial development, the applicant should be able to demonstrate to the Town Council that the project will be beneficial to the community.

Town of Cedar Hills • General Plan

TRANSPORTATION ELEMENT

I. Introduction

The street system is one of the most significant influences upon growth within a community. In a manner of speaking, the street system is the "bloodstream" of the community. Accordingly, a well designed and adequate street system is essential to the safe and efficient development of the Town.

The Town's street system serves four major functions:

1. It provides a corridor for the circulation of goods and people into and within the community.

2. It serves as the principle means of access to individual properties throughout the community.

3. It serves as the primary location for the placement of culinary water mains and other public utility systems.

4. It provides open space for light and air to adjoining properties.

II. Purpose of the Transportation Element

The primary purposes for preparing, adopting and implementing the Transportation Element are:

1. To provide a guide to community leaders, property owners and developers in making decisions regarding the location, width and alignment of new streets and the improvement of existing but inadequate streets.

2. To identify and make recommendations for the prevention and elimination of unsafe and/or inconvenient vehicular access conditions within the town.

3. To provide a technical basis for the adoption and enforcement of subdivision regulations.

III. Existing Conditions

Cedar Hills contains approximately 8 miles of public streets and roads. State and Federal designated highways account for about 1.1 miles with the remainder being classified as City streets.

1. Traffic Volumes

Traffic volumes for most Town streets may be considered light. Traffic data is available only for State designated highways and certain major City streets. The attached map shows the annual average daily traffic flows for the major arterial streets within the City. All measured traffic volumes are substantially less than design capacities.

2. Ownership of Street Right of Way

Most of the street rights-of-way within the Town are owned by the Town and have been acquired by dedication through the subdivision process or by gift. However, the Town does maintain a significant number of streets which have become "public streets" through right-of-use. Such routes are typically the older routes which existed prior the incorporation of the community. while the public enjoys the right to use such routes public land records show that the title to the land occupied by the right-of- way of many of these older Town streets is still held by the adjacent property owners.

Many of these streets were established in pioneer times to provide access to adjacent farmland and the right-of-way widths are often insufficient to meet the requirements of an urbanizing area. Obtaining formal title to all street right-of-way and the acquisition of additional right-of-way width for those streets which are presently too narrow is one of the elements of the Town's Major Street Plan implementation program.

IV. Design Standards and Criteria

1. Level of Service Criteria

The adequacy of a road system is determined by the capacity of its intersections to allow the movement of vehicles with minimal delay time. To facilitate the evaluation of the adequacy of intersections, highway planets have adopted a "Level of Service" criteria. A summary of the criteria is shown on the following table:

Table 4

LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Reserve Capacity (PCPH)	Level of Service	Expected Delay to Minor Street Traffic
Greater than or equal to 400	A	Little or no delay
300-399	B	Short traffic delays
200-299	C	Average traffic delays
100-199	D	Long traffic delays
0-99	E	Very long traffic delays
0	F	When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement in the intersection

Experience suggests that there is little concern from motorists until such time as the conditions reach the Level of Service condition "C", and to the maximum extent possible the community should seek to preserve this standard throughout the community.

Capacity of Existing System

The capacity of an intersection is customarily a measure of the number of vehicles that may pass through the intersection in an hour (VPH). The following table gives volume levels which can be accommodated at four way stop controlled intersections under Level of Service conditions "C":

Table 5

CAPACITY OF A TWO-BY-TWO LANE FOUR-WAY STOP-CONTROLLED INTERSECTION FOR VARIOUS DEMAND SPLITS

Demand Split	Capacity* (VPH)
50/50	1,900
55/45	1,800
60/40	1,700
65/35	1,600
70/30	1,500

* Total capacity, all legs

At the present time it does not appear that any of the intersections within the Town exceed the standard of Level of Service "A".

V. Classification of Streets

All streets within the Town may be classified into one of three types or "functional classes", as follows:

1. Arterial streets

Arterial class streets are the major traffic routes. Their primary function is to facilitate the relatively large volume of traffic at high speed to and through the City. Existing Arterial class roads within the City consist of Canyon Road (State Highway 146) and Training School Road (4800 West).

2. Collector Streets

The primary function of collector class streets is to carry local traffic to and from arterial streets and local traffic generators (schools, commercial areas, etc.), however, collector class streets also serve to provide access to abutting properties. The dual function of collector streets should be recognized and right-of-way widths should be sufficient to safely accommodate both functions.

3. Neighborhood or Local Streets

The remaining streets are classified as Neighborhood or Local streets. The primary function of Local streets is to provide a means of access to abutting properties, usually residential or agricultural lands, and the location of utilities. Their use as a travel artery is strictly secondary and accordingly, the right-of-way widths are customarily narrower than for collector and arterial streets and the necessity for continuous alignment of intersections is not as significant.

To accomplish the primary function, a Local class street system should be designed to **not** encourage its use for through travel of outside motorists. The use of "T" type intersections and curvilinear road alignments is common for minor street systems.

VI. Major Street Plan

The Major Street Plan for Cedar Hills Town consists of three major elements as follows:

1. A Street Plan Map for the Town showing the general location of all existing and proposed Arterial and Collector streets and all Local streets which have been previously acquired by the Town or for which the location has been determined to be essential to the establishment of an adequate circulation system.

   This map, when adopted, will serve as the major Street Plan for the Town of Cedar Hills and, together with this written document will constitute the streets element of the general plan provided for pursuant to Section 10-9-302 of Utah Code.

2. A diagram showing the minimum street right-of-way widths and street cross-section standards for the various classes of roads within the Town.

3. A summary of specific improvements needing to be undertaken in order to eliminate evident deficiencies in the Town's street system. This listing will serve as the bases for capital improvements program for streets.

VII. Major Street Plan Map

The proper development of the Town requires the establishment of an overall street network which will provide safe and convenient circulation to both pedestrians and vehicles throughout all developed parts of the City. The Street Plan Map shows the location of all existing Town streets and the general location of all proposed Arterial, Collector and significant or essential Local Streets. The Planning Commission has determined that the street network, as shown on this map, is sufficient to accommodate the ultimate development of the City for the area covered by the plan and further, that each of the streets and street segments identified on the plan represents a necessary and integral part of the Town's street system.

The following table provides a summary of the general characteristics of each street class and identifies the general criteria used in designating the location of the streets shown on the Major Street Plan:

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Table 6

CHARACTERISTICS OF STREET FUNCTIONAL CLASSES

ITEM	Functional Class			
	Primary Arterial	**Secondary Arterial**	**Collector**	**Local**
Average Trip Length	Over 3 miles	Over 1 mile	Under 1 mile	Under 1/4 mile
Average Travel Speed	40 mph	30-35 mph	20-30 mph	15-25 mph
Access Control	Partial to Full	Partial	Minor	Limited to Driveway Design
Spacing	2-3 miles	1 mile	1/4-1/3 mile	About 1/20 mile
Traffic Volume (ADT)	< 30,000	< 20,000	2,000-5,000	100-2,000
Traffic Control	Signalized Intersection 1,600-2,000 Feet	None to signals 1,300-1800 feet	Stop/yield signs on cross streets	Must stop or yield
Percentage of Total Street Mileage	5-15%	5-15%	5-10%	About 80%
Percentage of VMT	0-40%	40%-70%	10%-20%	5%-10%

VIII. Proposed Street Network

1. Arterial and Collector Streets

The Major Street System, consists of the designated Arterial and Collector Streets within the Town. These streets provide the basic framework of the City's street system. Typically Arterial streets are provided on a frequency of approximately one mile and are one mile or longer in length. Because these streets function as the main access to and from Cedar Hills, they account for the major portion of the total vehicle miles traveled within the community. Collector or feeder streets serve as the essential link between residential areas and arterial routes. They are typically more closely spaced, 1/4 to 1/3 mile apart, and carry substantially less traffic than arterial streets.

The spacing of the Collector streets is essential to the development of an adequate street system. If properly located and linked to other collector streets and arterial routes, the collector street system will facilitate the dispersal of traffic generated (usually 10 to 12 vehicle trips each day per dwelling) and avoid the concentration of traffic on a few routes. At present, Cedar Hills Drive serves as the only major east-west collector street within the community. As development continues and transportation demand increases, traffic will continue to concentrate on this route. To avoid levels of traffic which exceed the intended purpose of the facility additional collector streets should be established.

Because of the necessity for maintaining the integrity of the Major Street system the Planning Commission and Council should be very reluctant to entertain and requests for deletion of street segments as shown on the Major Street Plan or to allow significant shifts in alignment which require right angle turns. Additionally, subdivision proposals coming before the town which include some portion of the major street network should incorporate the street in the location shown on the Plan.

2. Neighborhood (local) Streets

As noted earlier, the primary function of Neighborhood of Local streets is to provide a means of access to adjacent properties. Because Local streets are not intended to move large volumes of traffic there is more flexibility in the design and location of the Local Street system. However, the Local Street network should be fully compatible and consistent with the Major Street system. Also, to insure adequate circulation within residential neighborhood areas the Planning Commission and council should insist that subdivision designs make adequate provision the extension of Local streets into adjacent undeveloped properties.

IX. Street Right-of-Way Standards

The recommended right-of-way of a street should be sufficiently wide to allow for: (1) a paved travel surface of sufficient width to allow the movement of vehicles with safe passing margins, (2) an adequate sidewalk for pedestrian use and (3) space for on-street parking and the deposition of excess snow during the winter months.

X. Non-Motorized, Intermodal Transportation

During 1995 the Cedar Hills Town Non Motorized Trails Master Plan was adopted by the Cedar Hills Town Council. It was produced for decision makers and advisory boards, such as the Planning Commission, the Town Council, Mayor, recreation oriented task forces, residents, Home Owners Associations and trail oriented groups. The Trails Master Plan is intended to facilitate the development of not only a recreational amenity, but also an alternative transportation system for all non-motorized forms of transportation. The plan is primarily a document for planning and securing a city-wide trail system and should be referred to for specifics regarding trail planning, acquisition and development.

The trails master plan includes a map and text document which is divided into three sections and several appendices including: *Objectives and Policy Section, Trail Construction and Standards Section* and a *Maintenance and Operation Section*. Appendices include: *Public Input*, *Construction Standards Drawings*, *Sign Standards Drawings* and *Federal Highway Administration Traffic Control For Bicycle Facilities*. The Town Planning Staff is responsible for interpreting the master plan document and map.

1. Assumptions

Cedar Hills trail use has increased dramatically in recent years. As Cedar Hills Town grows and new development occurs, there will be an increasing demand for multi-use trails to provide safe access for children commuting to schools, provide/retain recreational opportunities, and create an alternative transportation system to lessen the impacts of development and convert motorized trips to non-motorized trips.

There is a desire in the community to better identify and preserve existing trails, and strong support for trail development. The Utah County Trails Coalition, The United States Forest Service, Mountainland Association of Governments, the Bonneville Rim Trail Association and other groups have expressed an interest in developing joint utility, fire access, and trail corridors.

2. Objectives

1. To provide the following benefits and opportunities to the Cedar Hills Community:

    a. Improve the general quality of life in the community.

    b. Provide a more aesthetic and multiple-use experience than traditional sidewalks.

    c. Provide non-motorized routes for pedestrians, equestrians, and bicyclists.

    d. Provide handicap access in portions where access is appropriate and reasonable.

    e. Anticipate and design an interconnecting trail system.

f. Preserve access to existing trails within and outside of the city limits.

g. Tie to present and future trails in Utah County and surrounding areas.

h. Provide trail diversity. Various user activities include: hiking, walking, bicycling, jogging, roller blade, horseback riding, etc. The trail system should accommodate these multiple uses and users.

i. Provide an alternative transportation system - The trail system should create a non-motorized commuter system to lessen vehicular traffic within Cedar Hills Town.

j. Consider school bus stops when developing the trails master plan map with the objective of developing improved pedestrian access to these areas.

k. Connect important open space and recreation oriented landscape parcels.

3. Policy

The Town Council will direct the Planning Commission and planning staff to update and amend, implement, and administer this element of the general plan. The Planning Commission and planning staff shall interpret the Non-Motorized Trail Plan and map. Any subdivision of property must consult the Non-Motorized trail Plan and address applicable trail alignments. In all existing areas of the community efforts, including financial support, will be made to develop the trails found in the Non-Motorized Trail Plan. Further, it is the intention of Cedar Hills to impose impact fees on future development to aid in trail development.

4. Non-Motorized Trail Location

The map on the following page indicates the location of proposed trails within Cedar Hills Town. A more precise description of the location and type of trail can be found in the Non-Motorized Trail Plan.

Town of Cedar Hills • General Plan

PARKS AND RECREATION ELEMENT

I. Introduction

An open atmosphere has always been an identifying characteristic of the Cedar Hills area. It has perhaps been the primary factor that has drawn people here. A feeling of openness can continue amid residential and other development through the establishment of parks, trails and open space areas. In addition, the population requires ample recreational space. The City's desire is to build a sufficient network of parks, connected by a trail system that will contribute to the healthy, active lifestyles of the residents while also contributing to maintaining the historical feeling of openness. A map showing the location of present and future parks, trails and open space can be found herein.

II. Planning Philosophy

It has been said that "recreation facilities and their ability to enhance the quality of life are an essential competitive resource to be managed by communities for their own economic well-being." To this end, the City of Cedar Hills and its Parks and Trails Committee has undertaken this planning effort to give the Community's growing parks and trails system some planning and design direction and to fill the recreation needs of an ever increasing population.

It was decided by the City, at the beginning of the planning and design process, that structured public input throughout the process would facilitate the most effective results. To accomplish this important component of the parks and trails planning, the City conducted a series of structured public input meetings during the design process. The public input process addressed the following key elements:

1. Understanding the character and dynamics of the community as well as the physical resources of the sites and the need to preserve and enhance them.
2. A firm grasp of community objectives, wants, values and conceptual program desires and how to reaffirm established long-term goals and objectives.
3. Consider the possibility that recreation needs can be met in many different ways depending on the resources available to the City and how other available facilities can act in support of those needs.
4. How the proposed plans accomplish the community's vision.

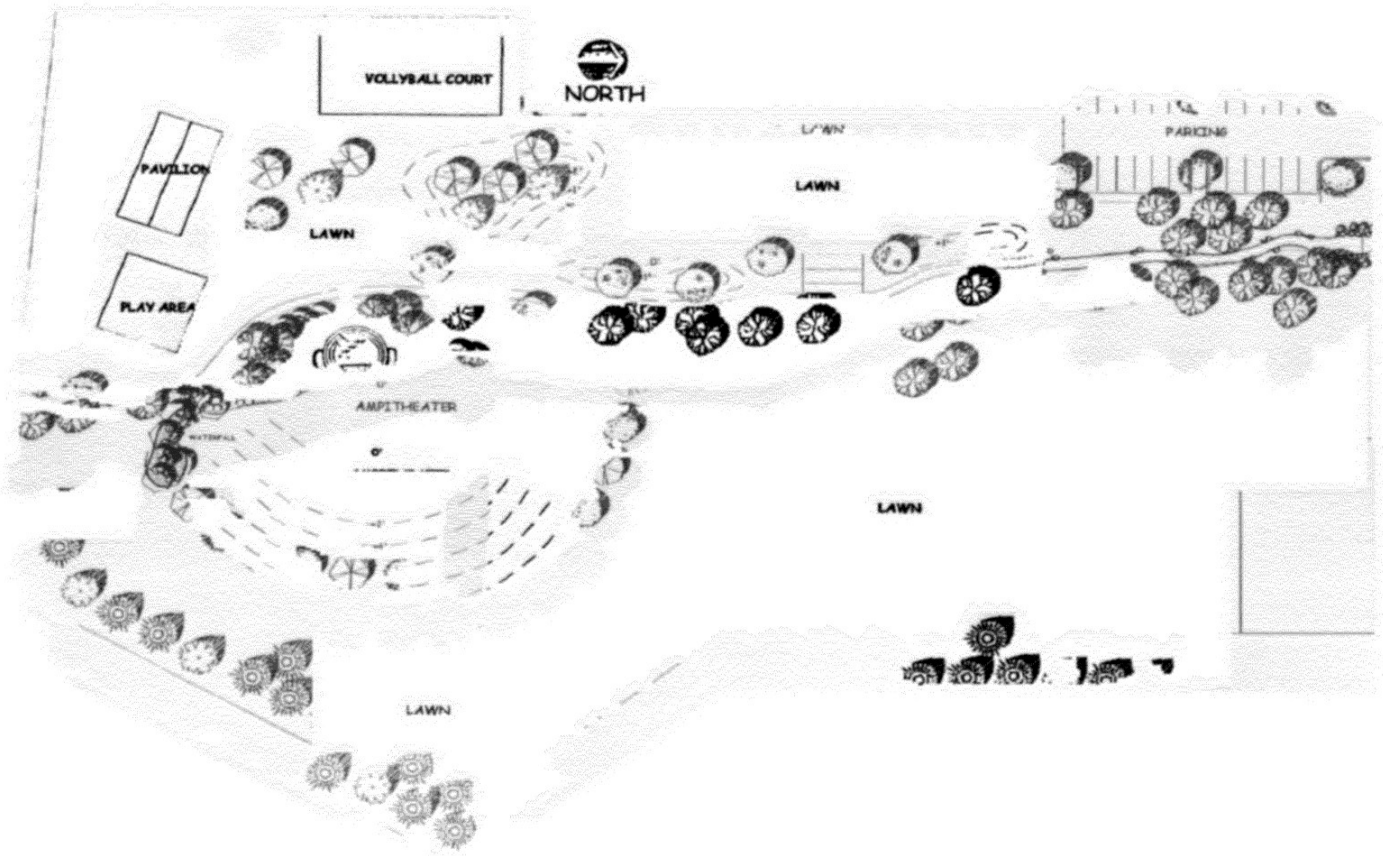
III. Park Programming/Park Character

The park programs were determined using City standards, with the national standards as a guide, to determine the different types of park facilities needed in communities based on population and projected growth. The available recreation resources of the community, both physical (natural) and existing facilities, should be assessed and analyzed based on the needs of the community to identify the uses and time frame of parks and trails. Every park has been considered as to its potential to accommodate community recreation needs. Different park parcels have different roles that will fill in the overall parks and trails system. These roles are identified primarily by site characteristics (size, slope), proximity to other facilities, trails, community needs, and park location.

IV. Existing Designs

1. Heritage Park

As of 1995 one park existed, Heritage Park, located along Cedar Hills Drive on the east and west sides of Manila Creek. This park contains a pavilion, picnic tables, amphitheater,



volleyball court, stream, trees and a trail that extends to Sunset Drive. Its size of 8.5 acres leaves additional room for future facilities.

2. Heiselt's Hollow Park

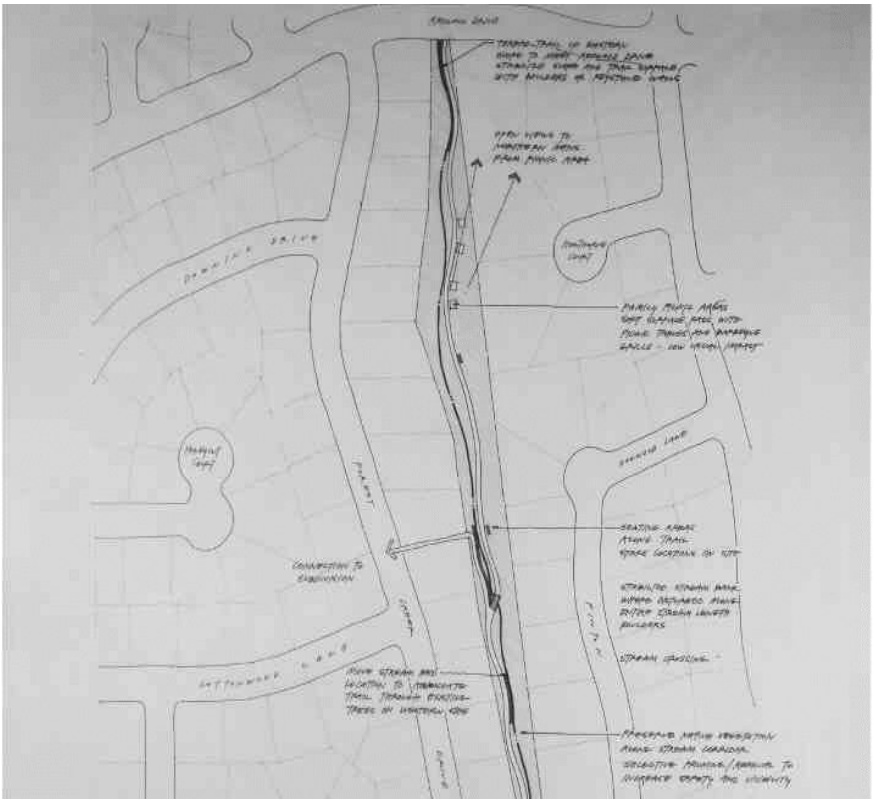
In the Spring of 2001, Heiselt's Hollow Park was completed adjacent to the Public Safety Building. This park contains a little league baseball/softball field, restrooms, a circular trail, trees, parking and tiny tot-lot. Its size is 2.3 acres.

V. Proposed Designs

1. Forest Creek Park/Trail

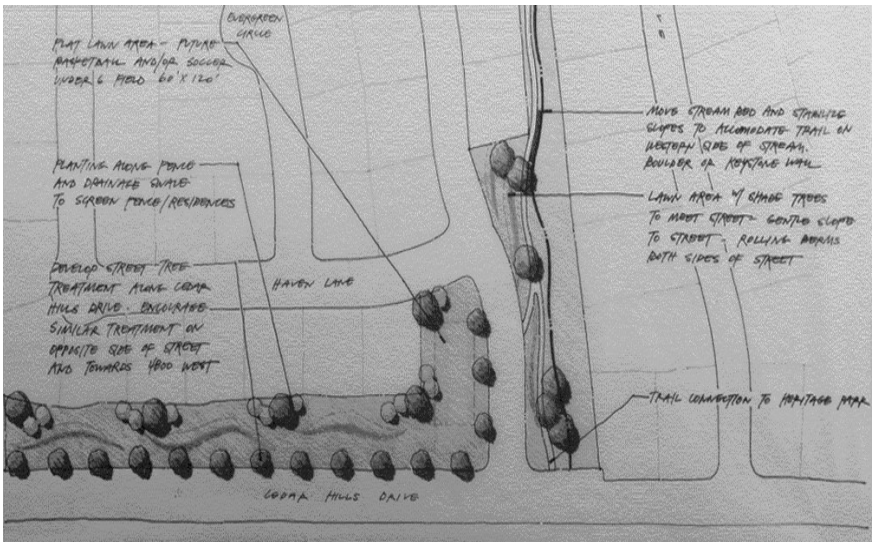
Forest Creek Park and Trail (5.1 acres) is contemplated to be constructed in two phases with slightly differing uses.

Phase II is the trail along the creek. The creek will need some realignment and bank stabilization as a part of this effort. This area is visualized as primarily being kept in its natural state (cleaned up) with the addition of a paved path with bridges at proposed creek crossings and some benches along the path. The trail should connect to Heritage Park to the south and up at Redwood Drive to the north.



Phase I

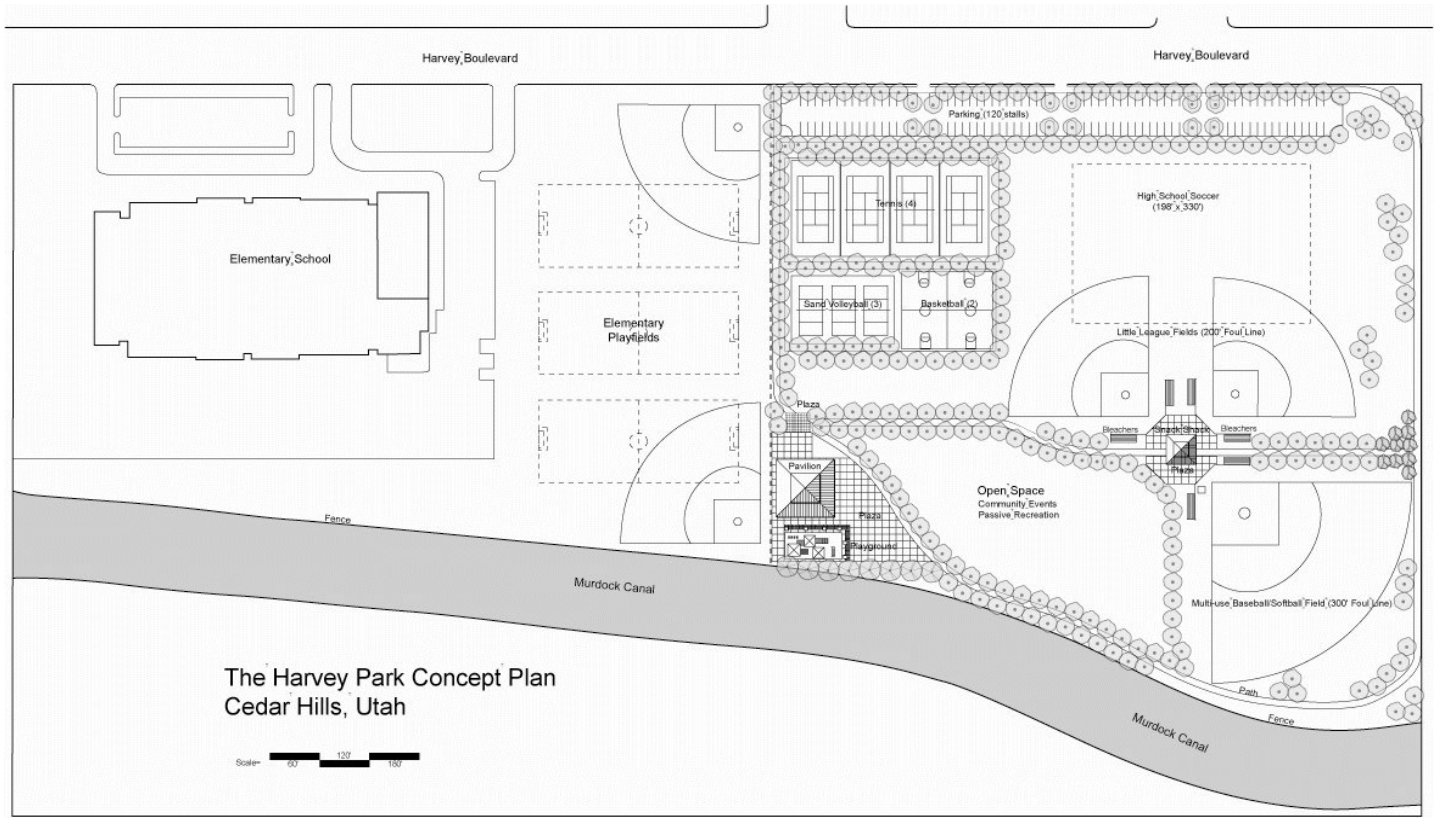
Phase I is designed to have mostly earth mounds and landscaping for screening added to the existing meandering concrete path. At the far eastern end of this phase is a small open lawn area (west of Forest Creek Drive) This area along Cedar Hills Drive plays an important role as a landscaped gateway to the Community in establishing the landscape character for the rest of the community and parks.



Phase II

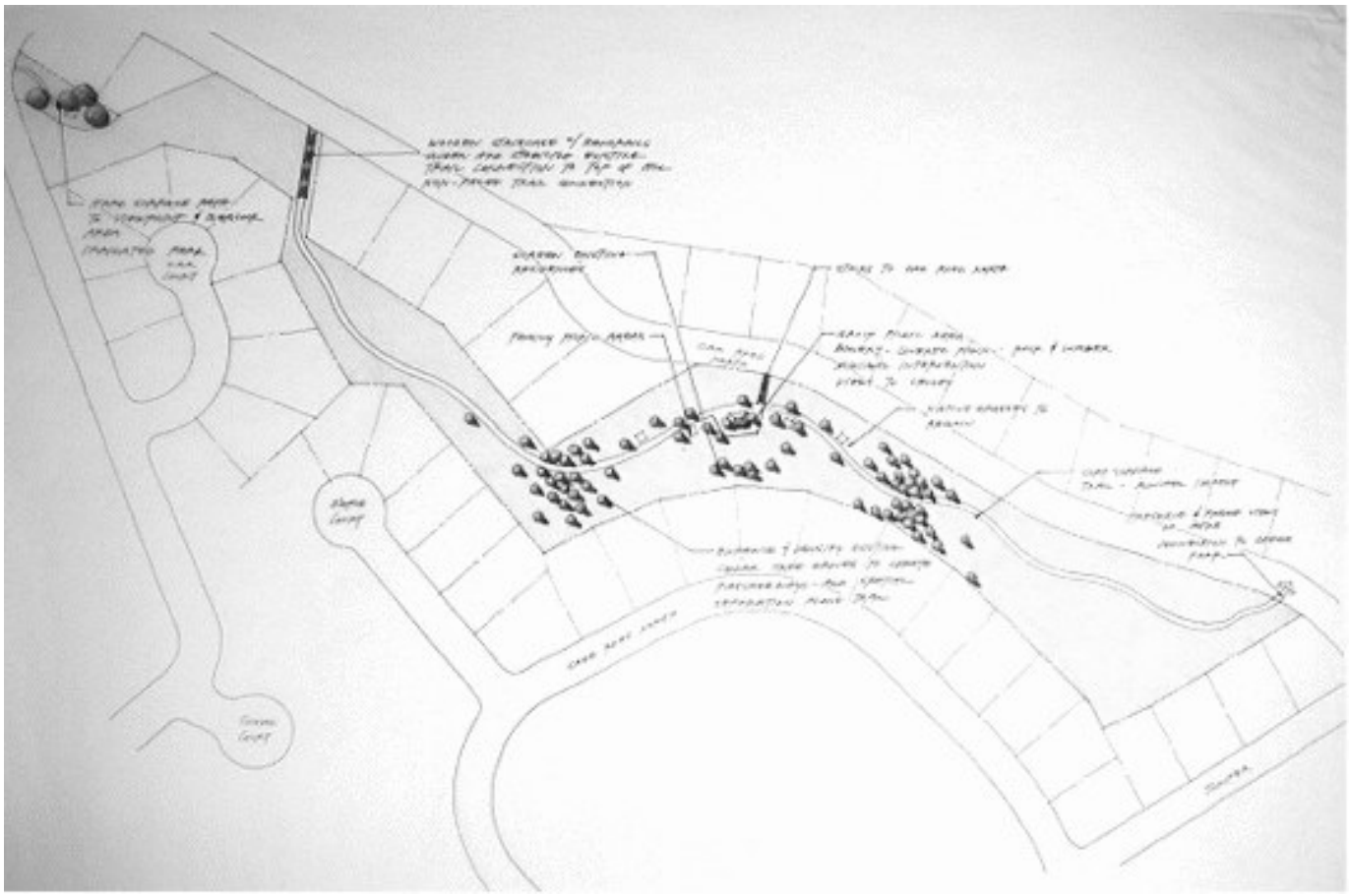
2. Harvey Parcel

The Harvey parcel at 12.4 acres is vitally important for accommodating recreation in the City of Cedar Hills. It is the only large piece of flat ground available for recreation. It can easily be connected by trail to Sunset Park and Forest Creek Park/Trail. It has been designed to accommodate one (1) regulation size high school soccer field, one (1) pony size baseball diamond, two (2) little league baseball/softball diamonds, four (4) tennis courts, three (3) volleyball courts, two (2) basketball courts, a passive recreation and picnic area with picnic tables and pavilions, one (1) large playground, restrooms, storage, a jogging loop, and parking.



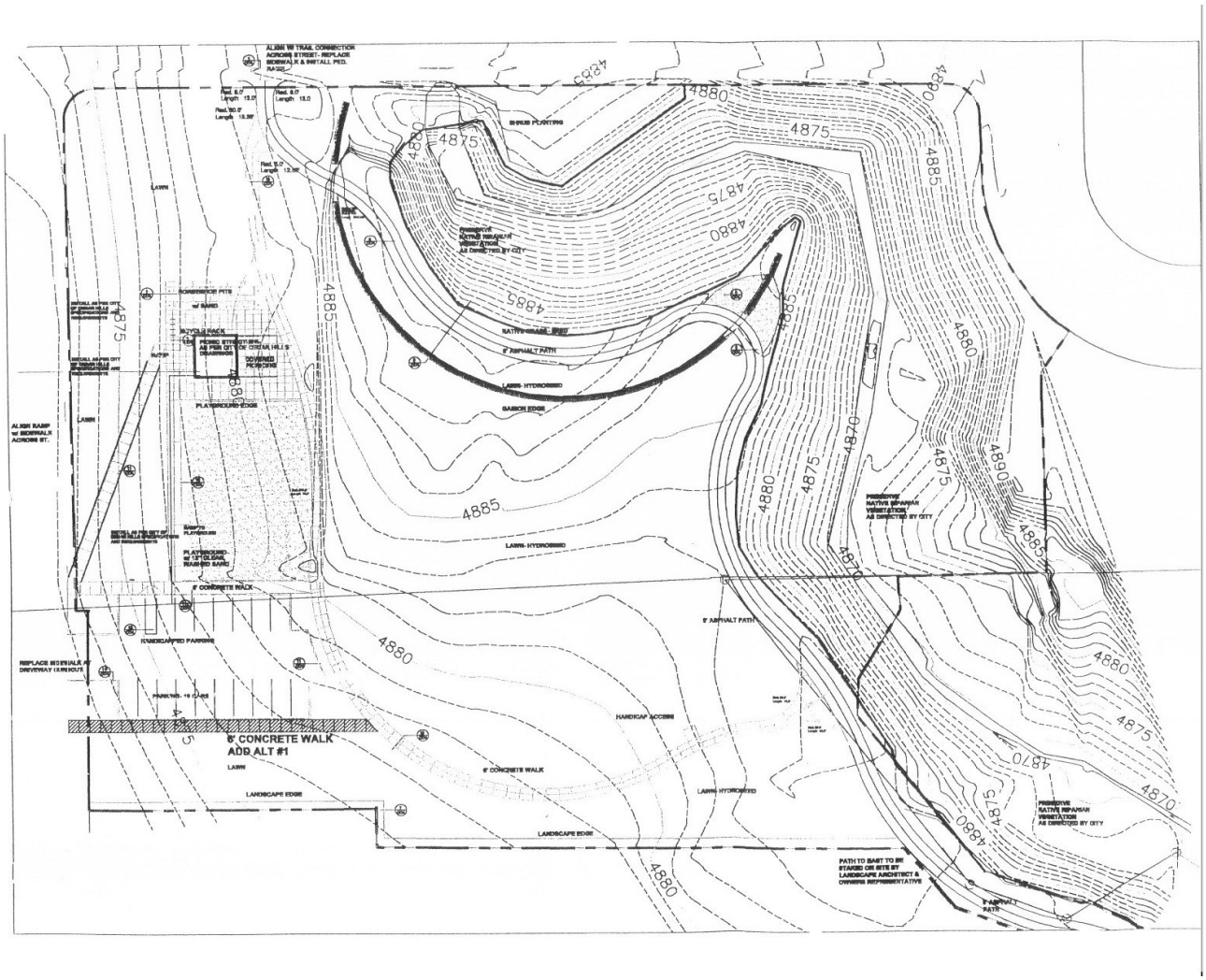
3. Hillside Parcel

The Hillside parcel is a 5.2 acre piece of open hillside designed to accommodate mostly passive recreation such as trails, picnic facilities and an enhanced natural landscape.



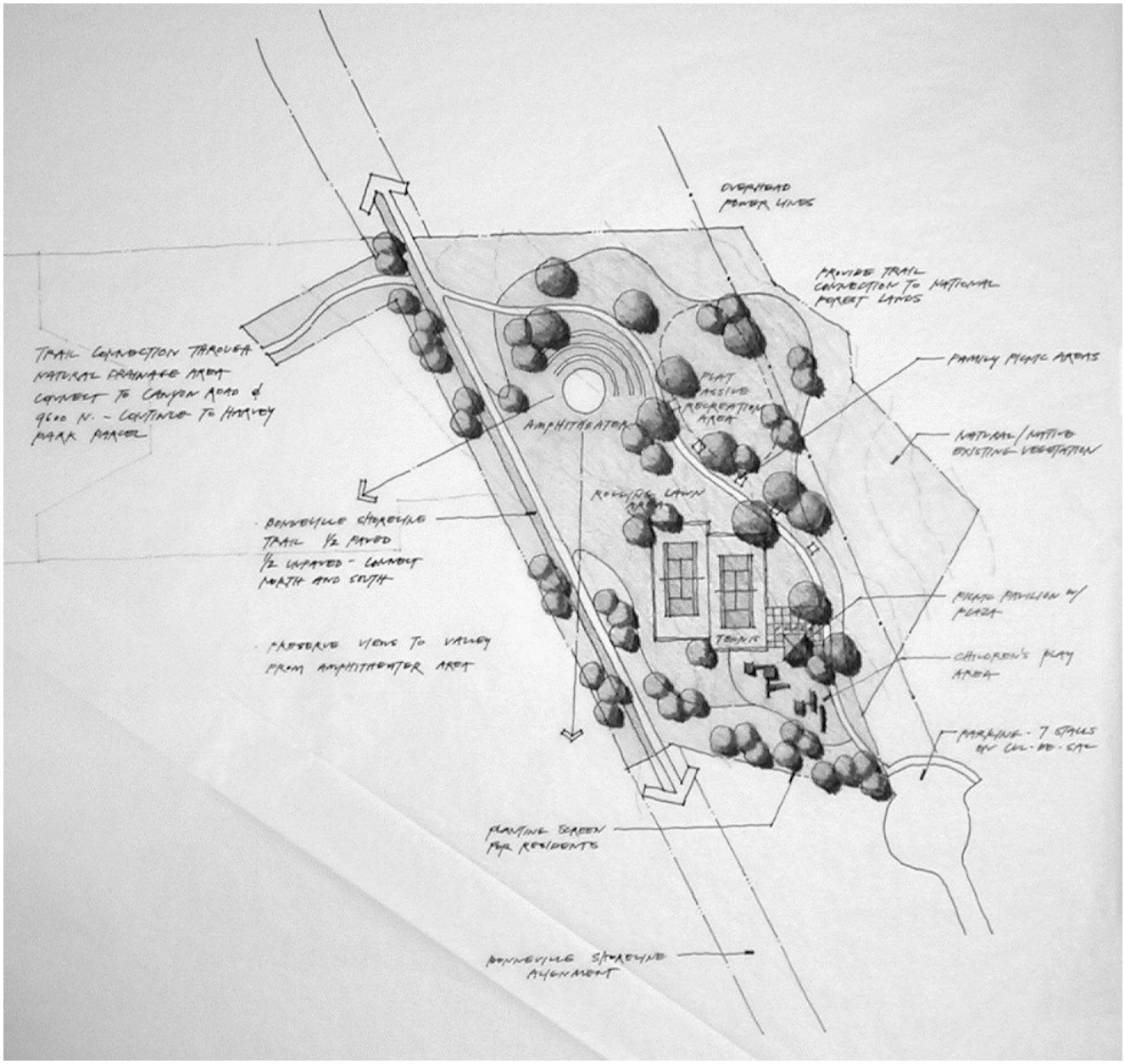
4. Sunset Parcel

The Sunset parcel is 5 acres. Because of its size it is designed primarily to offer opportunities for passive recreation and limited, informal active areas. The open area in the center of the park can be constructed to handle children's activities and "games." The park has been proposed with extensive "natural areas" and landscaping along the creek and is designed to capitalize on the significant views to the mountains. This park will also contain pavilions, picnic areas, a hard surface trail that extends to Harvey Boulevard, an overlook sitting area adjacent to the creek, a more manicured landscaped area, and horseshoe pits.



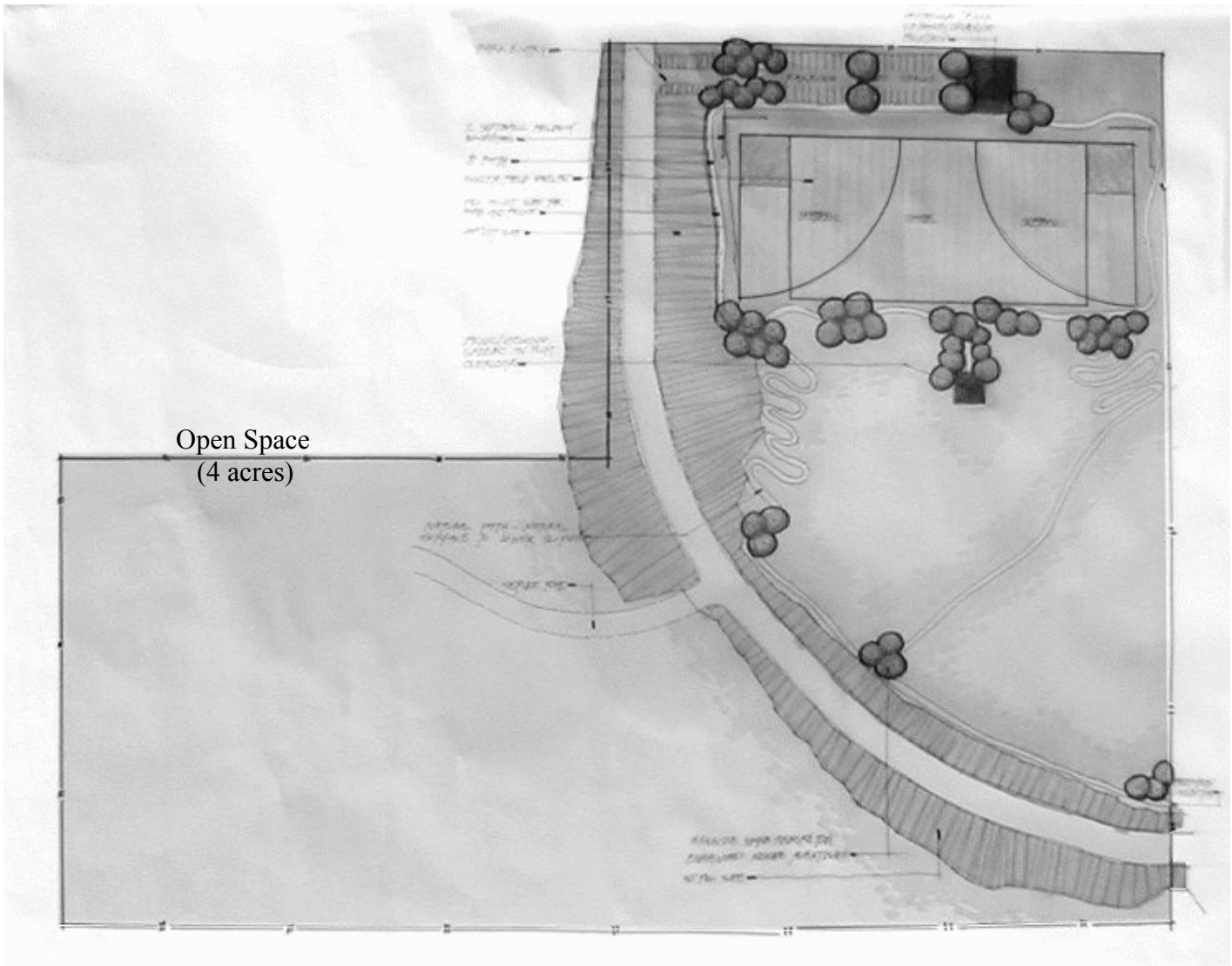
5. Canyon Heights Parcel

The Canyon Heights parcel is 4.7 acres in size and may include among other things an amphitheater, a large play area, a passive lawn recreation area, a small storage shed, gazebo tennis courts and picnic tables all set in a "natural setting."



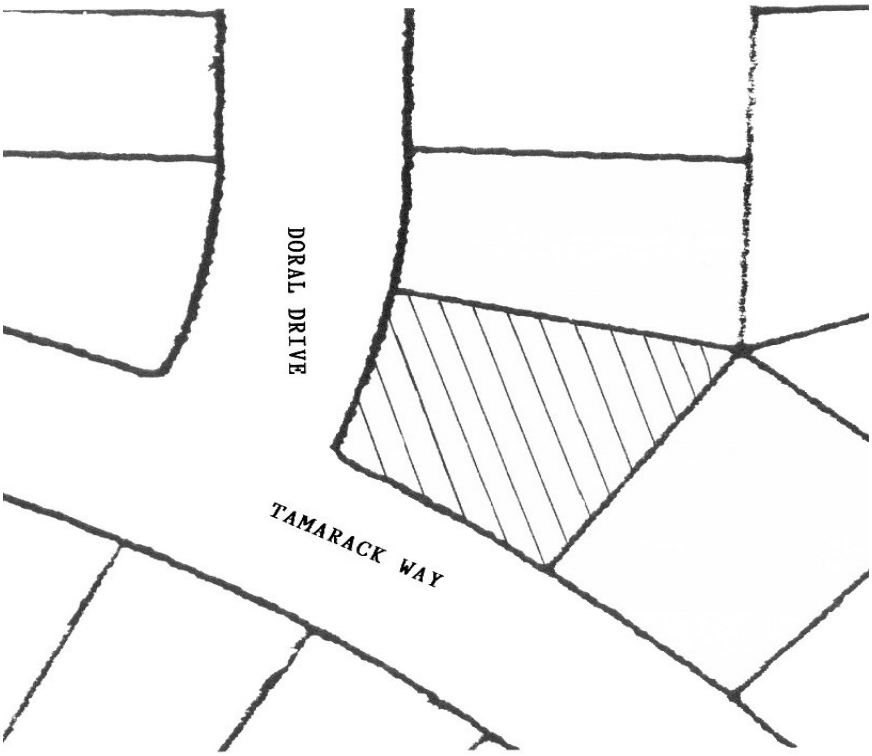
6. Savage Parcel

The Savage parcel is approximately 10 acres. The upper, flatter 6 acres may include among other things facilities for active recreation, softball fields, soccer field, restrooms, picnic tables, trails and parking. The remaining 4 acres is conducive to open space designation and trails.



7. Hayes Parcel

The Hayes parcel, because of its small size and neighborhood location, is best suited for use as a neighborhood tot-lot with lawn and shade trees. The park would also include some picnic tables and/or benches to accommodate sitting and supervising of children. A gazebo to offer some shelter from the elements should also be contemplated and designed to accommodate mostly passive recreation such as trails, picnic facilities and an enhanced natural landscape.



VI. Concl usion

At this time there are a number of deficiencies that need to be addressed. According to the City standards the total park acreage is deficient by 12.6 acres. The facilities that are deficient include a multi-recreation/pool facility, basketball courts, a football field, and a skateboard park.

The park plans attached herein are not intended to be specific, detailed park designs, but only to identify how the different park sites might be designed to fill a role in the overall parks and trails system and give direction to future development. These plans communicate visually the community residents' ideas for parks and facilities. The items illustrated could be included toward the goal of meeting community recreation needs as each park is developed. This Parks and Trails Master Plan should be used primarily as a guideline to direct future parks and trails designs and development. It is not intended to be so totally site-specific that it precludes design development efforts or

additional community planning when these individual parks and trails are developed. Additional trails connect these parks throughout the City.

The overriding, guiding consideration should be on preserving and enhancing the natural resources and environment whenever possible and carefully integrating man's works with nature's. Trails should meander through and follow the natural terrain while staying away from roads as much as possible. If Cedar Hills can accommodate the residents recreation needs while protecting the environment and natural resources that make Cedar Hills a desirable community to live in, the recreation planning efforts will truly be successful.

VII. Standards for Recreation Facilities

Existing Cedar Hills Population (approximately 4,500)

	Standard	**Existing**	**Surplus**	**Current Deficiency**
Baseball/Softball	1/5000	1	0	1
Basketball	1/5000	0	0	1
Football	1/20000	0	0	0
Horseshoes	1/5000	0	0	1
Multi-Rec Center	1/10000	0	0	0
Skateboard		0	0	1
Soccer	1/10000	0	0	0
Swimming	1/20000	0	0	0
Tennis	1/2000	0	0	2
Trails	1 system	1	0	0
Volleyball/Badminton	1/5000	1	0	0

Projected Buildout Population (approximately 12,000)

	Standard	Planned	Surplus	Deficiency
Baseball/Softball	1/5000	6	3	0
Basketball	1/5000	2	0	1
Football	1/20000	0	0	1
Horseshoes	1/5000	4	1	0
Multi-Rec Center	1/10000	0	0	1
Skateboard		0	0	1
Soccer	1/10000	2	0	0
Swimming	1/20000	0	0	1
Tennis	1/2000	6	0	0
Trails	1 system	1	0	0
Volleyball/Badminton	1/5000	4	1	0

VIII. Standards Based on Community Population of 12,000

Facilities	Average	Heritage Park	Heiselt's Hollow Park	Forest Creek Park/Trail	Harvey Parcel	Hillside Parcel	Sunset Parcel	Canyon Heights Parcel	Savage Parcel	Hayes Parcel	Total
Acres **City Standard/General Plan** **National Park & Rec**	**66** **6.1/1,000**	**8.5**	**2.3**	**5.1**	**12.4**	**5.2**	**5**	**4.7**	**10**	**.2**	**53.4**
Amphitheater	**N/A**	**1**						**1**			**2**
Baseball/Softball	**3**		**1**		**3**				**2**		**6**
Basketball	**2-3**				**2**						**2**
Football	**1**										**0**
Horseshoes	**2-3**						**2**	**2**			**4**
Multi-Rec Ctr	**1**										**0**
Parking	**N/A**	**24**	**28**		**120**		**18**	**7**	**60**		**257**
Pavilions	**6**	**1**			**2**	**1**	**1**	**1**	**1**		**7**
Playgrounds	**6**	**1**	**1**		**1**		**1**	**1**		**1**	**6**
Restrooms	**N/A**	**1**	**1**		**1**		**1**	**1**	**1**		**6**
Skateboard	**N/A**										**0**
Soccer	**1-2**				**1**				**1**		**2**
Swimming	**1**										**0**
Tennis	**6**	**2**			**4**						**6**
Trail portion	**1**	**1**		**1**	**1**	**1**	**1**	**1**	**1**		**1**
Volleyball/Badminton	**2-3**	**1**			**3**						**4**

IX. Non-Motorized Trails

Non-motorized trails are an important element to the lifestyle enjoyed by the citizens of Cedar Hills. For a graphic representation of trail locations, refer to the map titled Parks and Trails Master Plan in this document. The trail system can serve as a vital and viable transportation system, and connects the parks within the community. Construction details and specific locations of trails can be found in the Cedar Hills Town Non-Motorized Trail Plan. This General Plan is intended to be consistent with the Trail Plan.

X. Other Recreational Facilities

As population growth warrants, the town may look at joint ventures with adjoining communities for other recreational facilities. A swimming pool in cooperation with Highland adjacent to the new high school on 4800 and Cedar Hills Drive might be considered along with a general sports complex for that area that is proposed in the Highland City Comprehensive Plan.

Town of Cedar Hills • General Plan

EDUCATION ELEMENT

I. Introduction

The Town of Cedar Hills falls within the boundaries of Alpine School District. Currently, children attending public schools are transported to Manila Elementary, Pleasant Grove Junior High, and Pleasant Grove High School. A new high school which will serve Cedar Hills, Alpine, and Highland, is under construction at the junction of Cedar Hills Drive and 4800 West. This high school is scheduled to open in the fall of 1997 and should adequately serve the high school needs of the area for the foreseeable future.

Alpine School District owns property south of the Murdock Canal in the Manila area of Pleasant Grove. This property is being held for a future elementary school. Population projections suggest that the completion of this school may be needed within the next 3-4 years and would adequately serve the area for the next 5-10 years. Over a 20 year period an additional elementary school will likely be needed. A site in the north declaration area (gravel pits) is suggested, possibly adjacent to a town park proposed for that area.

It is anticipated that Pleasant Grove Junior High will not adequately serve the area beyond a 5-10 year period and a regional junior high for the Cedar Hills, Alpine, Highland area will be needed.

Town of Cedar Hills • General Plan

DESIGN ELEMENT

I. Introduction

Diversity has been and will continue to be a hallmark of residential development in Cedar Hills. No specific architectural style is required. However, it is intended that residences be of durable construction, in compliance with established building codes and practices with attractive landscaping. Off street parking is necessary. Noxious weeds, untended lots, or other visual nuisances are to be discouraged.

II. Commercial Architecture

Commercial developments are intended to be architecturally and naturally congruent with surrounding commercial and residential development, and with the natural environment. Landscaping with street berms, in parking lots and at store front are important.

III. Natural Areas

Public facilities, parks, and other open areas are to be attractively landscaped. Plants native to the area and compatible with xeriscaping are encouraged. This would include the native Utah juniper from which the town received it's name. Other natives compatible with xeriscaping are gambel oak, sego lily, wild larkspur, Indian paintbrush, sage, and rabbit brush. Along waterways would be found cottonwood, willow, and wild rose.

Design Element Goals and Objectives

Goal # 1: Promote the overall aesthetic feel of the community through architecture and landscaping.

Policy: Prior to development approval, the Town Council, Planning Commission and city staff will review the project for design features and make any suggestions for improving the design.

Goal # 2: Develop Design Guidelines for all new development in the town.

Policy: The Town Council will direct the Planning Commission to develop design guidelines for the community. The design guidelines will promote compatible and attractive construction in Cedar Hills.

Town of Cedar Hills ● General Plan

CAPITAL IMPROVEMENTS

I. Introduction

Because Cedar Hills is a newer but growing community, there is a tremendous need for new government buildings, transportation, water, sewer, storm drainage, parks and other facilities. In order to efficiently and cost effectively provide for these needs, this Capital Improvements Plan outlines the needs and provides some prioritization for action. Because of growth it is anticipated that the Capital Improvements Plan will need regular review and amendment based on need, funding, and re-prioritization.

Funding for these capital improvements will come from tax levies, impact fees, federal and/or state grants, or other identified funding sources.

II. Proposed Improvements

The following is a list of proposed capital expenditures:

1. Community Center/Town Hall

The Cedar Hills Community Center will include a town hall with council chambers and offices. Attached will be a police station or substation, a fire station or substation, a library, and a senior citizens center. The Center will be designed so that it can be built in phases as needs and funding warrant. Projected needs, estimated costs, descriptions and priority follow. The facilities are intended to meet the needs of Cedar Hills through the next 20 years, with a population expected to exceed 10,000 residents before 2015.

The preferred site for this Community Center is on the north side of Cedar Hills Drive, directly across from the current park, and immediately west of Manila Creek, adjacent to the proposed trail along Manila Creek. Approximately 5 acres will be needed for complete development.

Item #1, Council Hall. Approximately 30 x 50 feet (1800 square feet). The hall will be equipped with a council table at one end for the purpose of holding town council, planning commission, or other meetings. The council table should accommodate at least 8 people. The hall should accommodate the presentation of charts, maps, slides, films/videos, etc. Plans should include provisions for flag displays, additional tables, podiums, and chairs for a minimum of 75 people. The hall may also be used for community gatherings and activities. The size is intended to be sufficient for adjacent rest rooms.

Item #2, Offices. Projected over the next 20 years, the Town Hall will need office space for a mayor, city manager/planner, building inspector, recorder, secretaries, conference room, other public officials, as well as storage space. Based on 8 rooms with an average size of 225 square feet (15x15), with a reception area and hallways a total of 2000 square feet will be needed. This office space may be built in phases based on need and funding. Rest rooms will not be needed if built adjacent to the council room.

Item #3, Kitchen. A kitchen facility will serve three purposes in the overall community center plan. These would include increasing the usability of the council room for other community functions where food is included, the availability of a lunch/break room for employees in town offices, and for meal preparation for senior functions in the senior citizens center.

Item #4, Police Station. Historically and currently the Town of Cedar Hills has contracted with other entities for police protection. The current contract is with the American Fork City Police Department. As the town grows, it is anticipated that Cedar Hills will either need a police department of its own or a substation for any contracting department.

Item #5, Fire Station. Historically and currently the Town of Cedar Hills has contracted with other entities for police protection. The current contract is with the Pleasant Grove City Fire Department. As the town grows, it is anticipated that Cedar Hills will either need a fire department of its own or a substation for any contracting department.

Item #6, Library. Historically and currently the Town of Cedar Hills has cooperated with other entities for library services. Currently Cedar Hills has a contract with the neighboring cities of Highland and Alpine for use of the North County Library located at Mountain Ridge Junior High School in Highland. This library requires a drive of several miles to reach. As the town grows, it is anticipated that Cedar Hills will need a library of its own, accessible to children through the Town's trail system.

Item #7, Senior Citizens Center. Although the current populace of Cedar Hills is younger than the national average, time and the growth of the community will undoubtedly result in a populace with more elderly people. Many communities have provided centers for senior gatherings and recreation. These centers also provide needed space for other community activities.

Item	Space	Estimated Cost		General Timetable
Land Acquisition	5 acres	$100,000		1995-1996
1. Council/Activity Room, Rest Rooms	1800 sq. ft.	$ 90,000	($50 sq. ft.)	1996
2. Offices	2000 sq. ft.	$130,000	($65 sq. ft.)	1998-2000
3. Kitchen	300 sq. ft.	$ 21,000	($70 sq. ft.)	1998-2000
4. Police	400 sq. ft.	$ 26,000	($65 sq. ft.)	2001
5. Fire Station		$600,000		2001
6. Library	5000 sq. ft.	$300,000	($60 sq. ft.)	2002
7. Senior Citizens Center	3500 sq. ft.	$210,000	($60 sq. ft.)	2005
TOTAL		**$1,447,000**		**1995-2005**

2. Water System

Currently, water service in Cedar Hills is provided by Manila Culinary Water Company, which also serves homes in areas around Cedar Hills. The Town's agreement with Manila Water Company meets current needs but will be not be sufficient to meet future growth. Two, one million gallon water tanks will be needed to the service the town. Both tanks will be located on the higher elevations on the east side of the town. The first will service only the lower pressure zone. The second could be situated to service an upper pressure zone.

Item	Size	Estimated Cost	General Timetable
Water Tank #1	1,000,000 gallon	$700,000	1996
Water Tank #2	1,000,000 gallon	$575,000	1998
Delivery System			to be determined

In addition to culinary water, it is the intention of the Town of Cedar Hills to move toward pressurized irrigation systems for outdoor watering needs. All future developments in Cedar Hills must install pressurized irrigation water along with culinary water. The city will install pressurized irrigation in existing areas.

Item	Estimated Cost	General Timetable
Pressurized Irrigation, New Development	none	1995 and on
Pressurized Irrigation, Existing Development		1997-2000

It is recommended that all work on the water system that requires construction on town streets be coordinated with work on sewer, storm drainage, or other utility work, so that street removal and replacement occurs only once.

3. Storm Drainage System

There is a need for a storm drainage system in Cedar Hills. Heavy rainfall frequently results in homes being flooded. The city will install storm drains where needed in existing areas. All future developments in Cedar Hills must install storm drainage systems.

Item	Estimated Cost	General Timetable
Storm Drainage, New Development	none	1995 and on
Storm Drainage, Cedar Hills Drive	$210,000	1996
Storm Drainage, other existing areas	$	1997-1998

It is recommended that all work on storm drainage that requires construction on town streets be coordinated with work on sewer, water system, or other utility work, so that street removal and replacement occurs only once. The map on the following page indicates areas of poor drainage in Cedar Hills.

4. Parks & Trails

As noted elsewhere in this plan, parks and trails are of the highest priority to current residents. A park and trail plan is outlined within this general plan. Land for parks and trails will generally come from the open space set aside land required of developers. A small amount of land will need to be purchased where parks or trails will be added in existing areas. Likewise, most costs for construction and development in parks and trails will come from impact fees.

5. Roads & Sidewalks

Cedar Hills intends to maintain existing roads and sidewalks at a level which ensures public safety and contributes positively to the circulation pattern of the community. New roads and sidewalks in the town will be provided by private development at a standard acceptable to the town as set forth in the construction standards document.

6. Sewer

Cedar Hills is currently served by the Timpanogos Special Service District for sewage transmission and treatment. It is the intent of Cedar Hills to continue a sewer system consistent with TSSD plans and policies.

7. Cemetery

There is not a cemetery in Cedar Hills at the current time. With a relatively young population the death rate is much lower than the national average. The nearest cemetery is in Pleasant Grove City. As the populace of Cedar Hills ages and grows beyond the 10,000 population predicted, residents may desire a community cemetery. A minimum of (10) acres would be needed to last a city of 10,000 for 100 years. Land may be partially obtained from developers through the requirement for 7% land set aside.

Item	Min. Size	Estimated Cost	General Timetable
Cemetery Land Acquisition	(10 acres)	$ 50,000	1998
Cemetery Development		$100,000	2005

Cedar Hills ● General Plan

SUMMARY

Each of the Elements found in this document together with the historical, environmental and social settings of Cedar Hills combine to create the General Plan of Cedar Hills Town. The General Plan will act as a guide in making informed land use decisions.

The annexation policy declaration map on the following page illustrates land which Cedar Hills intends to annex at a future date. This General Plan provides information, goals, policies, and expectations for development of this land. If this plan is followed, the citizens of Cedar Hills can expect to create a functional, sustainable, and aesthetically pleasing community in the future.

Map #12 is the General Plan Map. This Map is the combination and culmination of the information found in this document. The map, while general in nature, depicts land use categories described in detail in the Land Use Element. The Zoning and Subdivision Ordinances of Cedar Hills are organized to provide a more detailed description of what uses are permitted in specific areas of the community.

Due to the general nature of the map, there will likely be a need for interpretation of the map and its boundaries. When an interpretation is required, the Cedar Hills Board of Adjustment will provide the interpretation.

I. Review and Updates to General Plan and General Plan Map

Review and updates to the General Plan and General Plan Map should occur on a regular basis. This General Plan has been organized into several elements. Each element can be updated as needed while leaving the other elements in tact. However, it is the recommendation of the Town Council that the General Plan and General Plan Map be reviewed and updated at least annually.

II. Relationship to Other Laws and Ordinances

The Cedar Hills General Plan is intended to be consistent with the Subdivision and Zoning Ordinances of Cedar Hills, and all other applicable federal, state, county and local laws. If the General Plan is found to be in conflict with any of the laws or ordinances listed above, the stricter of the two shall apply.

III. Authority and Severability

The Cedar Hills General Plan has been adopted in accordance with § 10-9-301 et. seq. of the Utah Code. If any portion of this General Plan is found to be illegal, that portion of the General Plan is declared to be severed without effect to the remaining text of the plan.

IV. Amendments to General Plan

Amendments to the Cedar Hills General Plan shall occur in accordance with § 10-9-304 of the Utah Code.

V. Administration of the General Plan

The Planning Commission is responsible for the preparation of the General Plan in accordance with the Utah Code § 10-9-301 et. seq. The Town Council of Cedar Hills shall initiate, adopt and amend the General Plan, the General Plan Map, and all Elements of the General Plan following a recommendation from the Planning Commission. The Council shall also hear applications for amendments to the General Plan. The Town Council shall appoint an administrative official to decide routine and uncontested matters which otherwise would be heard by the Board of Adjustment.

The Board of Adjustment shall hear any dispute pertaining to the boundary of a land use category or zoning district. The Board will have authority to render interpretations of the General Plan Map and Zoning Map, including lot lines, district boundaries, and questions rising from the administration of this General Plan.

The Planning Commission shall provide an advisory function to assist the Town Council in making decisions pertaining to amendments to the General Plan and applications for development approval. In no event is the Commission authorized in making a final decision approving, denying, or conditionally approving a change in the General Plan. Further, the Planning Commission shall prepare the General Plan, prepare or cause to be prepared amendments to the General Plan, and review and make recommendation of proposed amendments to the General Plan or General Plan Map.

APPENDIX A

Sample Citizen Survey

CEDAR HILLS NEEDS/ISSUES SURVEY RESULTS
4/21/95

The city planner has reported that when fully built out, with our current zoning, Cedar Hills would be a city of 12,000 people. Full build out was projected to occur within the next 20 years, but the latest projections suggest 5 to 15 years. With that in mind, please respond to the following issues.

Assuming a population of 10,000 people, what services/amenities/character do you think Cedar Hills should have within its boundaries.

Population is determined primarily by density. Do you feel we should have high, medium, or low density , or combinations thereof? Sample Comments: Low to Medium. Medium or combination of medium to low. Perhaps an area for apartments near a commercial district. Mostly low to medium, small sections of higher compensated for by sections of very low density or open space.

Please Comment on Traffic Issues: Do you see a need for through streets with higher limits and minimal stops or small, low limit streets? Major connectors to neighboring towns and freeways or small connectors? Other concerns or ideas? More east-west to relieve Cedar Hills Drive. Big need for through streets with minimal stops. Need a few good connections to PG & AF with few stops. Mostly small, low limit streets, however, Canyon Road and Cedar Hills Drive need to be upgraded. Training school road should be a through street and higher limits. Through streets - Plan now! Residential should remain lower but through streets to provide easy access to other areas are needed and we should work with other entities because these collectors may not be in Cedar Hills boundaries. Need collector class roads...east/west, no higher limits in residential areas.

What other issues are you concerned about that should be addressed in the master plan? Trails, zoning. Better snow removal, street cleaning, and sidewalk coverage. Trails, parks and green belts should be considered to maintain the areas beauty. Sidewalks and trees, some large lots. Protection of environmental and water supply, avoidance of hillside problems with fire protection and snow removal costs. While some high density zones may be needed, large 1 acre or estate lots are also needed. Zoning-protect the hillside and the creek.

Any other comments or suggestions? Would like to see movement on impact fees. Hurry, we need a good plan in place before it's too late. Adequate water storage and deliver. Adequate storm drainage system.

High Need = 1 Medium Need = 2 Low Need = 3 No Need = 4

	Avg. Rating	Ratings Range
Cemetery	2.5	2-3
comments: Private or city? Land should be designated for future. Will need later as population grows and ages.		
City Hall/Public Facility	1.7	1-3
comments: Critical when population grows-plan a large enough space now.		
Commercial District(s)	1.5	1-2
comments: Revenue is critical. Needs to be attractive.		
Fire/Police Station(s)	2.0	1-4
comments: City of 10,000 will need.		
Greenbelt or Open Space	1.5	1-3
comments: Must maintain personality of rural space.		
Industrial	3.0	2-4
comments: Not appropriate for small community. Future tax base.		
Library	1.8	1-3
comments: North county library will suffice. Work with high school. Could be in city center when built.		

	Avg. Rating	Ratings Range
Parks/Recreation	1.0	1
comments: Now is time to put on master plan. Parks along trail routes in each area of town.		
Post Office	2.4	1-4
comments: Need service but not expensive building.		
Professional (medical, etc.)	1.5	1-2
comments: Would like as part of commercial. Preferred choice in commercial. Clean tax base.		
Schools	1.3	1-2
comments: Elementary. Will need elementary and maybe junior high eventually.		
Swimming Pool	2.3	2-3
comments: At high school, joint with Highland. Recreation for children will be needed here as all North County cities grow.		
Trails	1.2	1-2
comments: Very important. Could be most important characteristic of Cedar Hills.		

APPENDIX B

Established Levels of Service

Established Levels of Service for Cedar Hills Town are as follows:

Parks and Recreation

5.5 acres of developed parks (i.e. sports complex, play grounds) per 1,000 residents.
1 swimming pool and 1 recreation center per 12,000 residents or complete City build-out.

Culinary Water

800 gallons per day per Equivalent Residential Unit (ERU) + Fire Protection Storage.

Public Safety

1 public safety building per 12,000 residents or complete City build-out.

Transportation

Level of service "C"

Storm Drainage

Not more than the site's natural drainage or .2 cfs/acre if storm drainage facilities are used.

Trails

7 miles per 12,000 residents.

Moderate Income Housing

An element of Cedar Hills' General Plan

What does this element do?

The purpose of this moderate-income housing element of the general plan is to ensure that Cedar Hills provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of those desiring to live in the City. Utah State Code requires cities to adopt a plan for moderate income housing

According to Utah Code 10-9a-103

"Plan for moderate income housing" means a written document adopted by a city legislative body that includes:

a. An estimate of the existing supply of moderate income housing located within the city
b. An estimate of the need for moderate income housing in the city for the next five years as revised biennially;
c. A survey of total residential land use;
d. An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
e. A description of the city's program to encourage an adequate supply of moderate income housing

Moderate Income Housing Defined

Moderate income housing is defined as (Utah Annotated Code 10-9a-103-29) "...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." The 2018 Area Median Income (AMI), as provided by HUD office of Community Development (CPD), for Utah County is $74,700. Cedar Hill's median household income level as provided by the 2012-2016 ACS is $107,840.

In order to place the definition of the State Code in real terms, it is helpful to understand that affordable housing is generally deemed to be "Affordable" if the cost of monthly housing expenses is ≤30% of gross household income. The following table defines the income levels, lists affordable monthly housing expenses for each income level, and maximum mortgage amount at each income level based upon the 2018 AMI. Maximum Mortgage Amount calculated on 30-year loan, 4.25% interest rate. Some examples of those making 80% or less of the Area Median Income are law enforcement, teachers, and nurses.

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

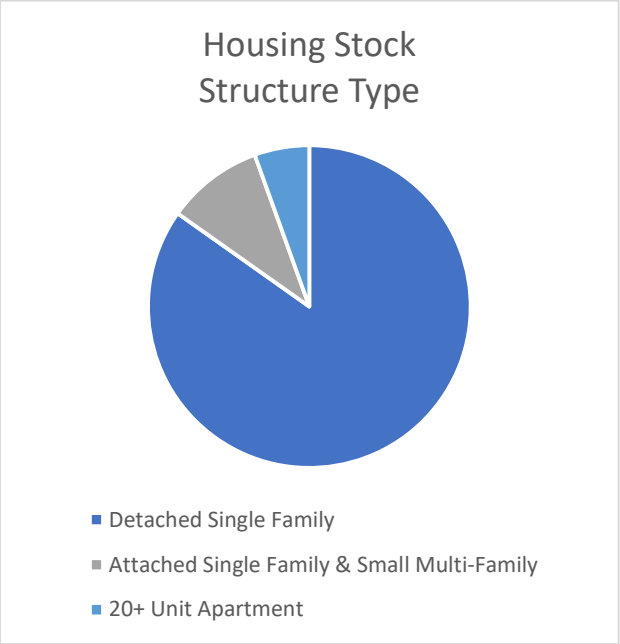
Moderate income housing means "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." (Utah Code, Section 10-9a-103). In the following analysis, moderate income housing will be divided into three categories: 80%, 50%, and 30% of the median gross income.

According to the definition, the Utah County moderate income level is recommended to be used in assessing the affordability of housing in Cedar Hills. The average household size for Utah County was 3.6 persons in 2017, rounding to 4.0 for statistical purposes. In 2017 the median gross income for a family of four in Utah County was $64,321. Therefore, an average household earning less than 80% ($51,456), 50% ($32,160), and 30% ($19,296) of the Utah County median income is considered to be the standard by which Cedar Hills should assess the affordability of housing within the community.

However, the use of the Utah County median income level does not adequately reflect current income levels in Cedar Hills. Therefore, various demographic data must be taken into consideration. Based on 2017 census data, Cedar Hills median household income level was about 38% higher than the Utah County level. At the 80% threshold, the median household income for Cedar Hills is $70,988, a difference of 38%. Naturally, higher levels of median household income reflect in higher average home values and prices on the housing market. Additionally, land availability in Cedar Hills is limited. Currently, available land for larger-scale development is on the hillside which presents challenges for any developer wishing to develop land. The cost of developing the land would necessitate that any housing within the development would be unaffordable.

Housing Supply

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



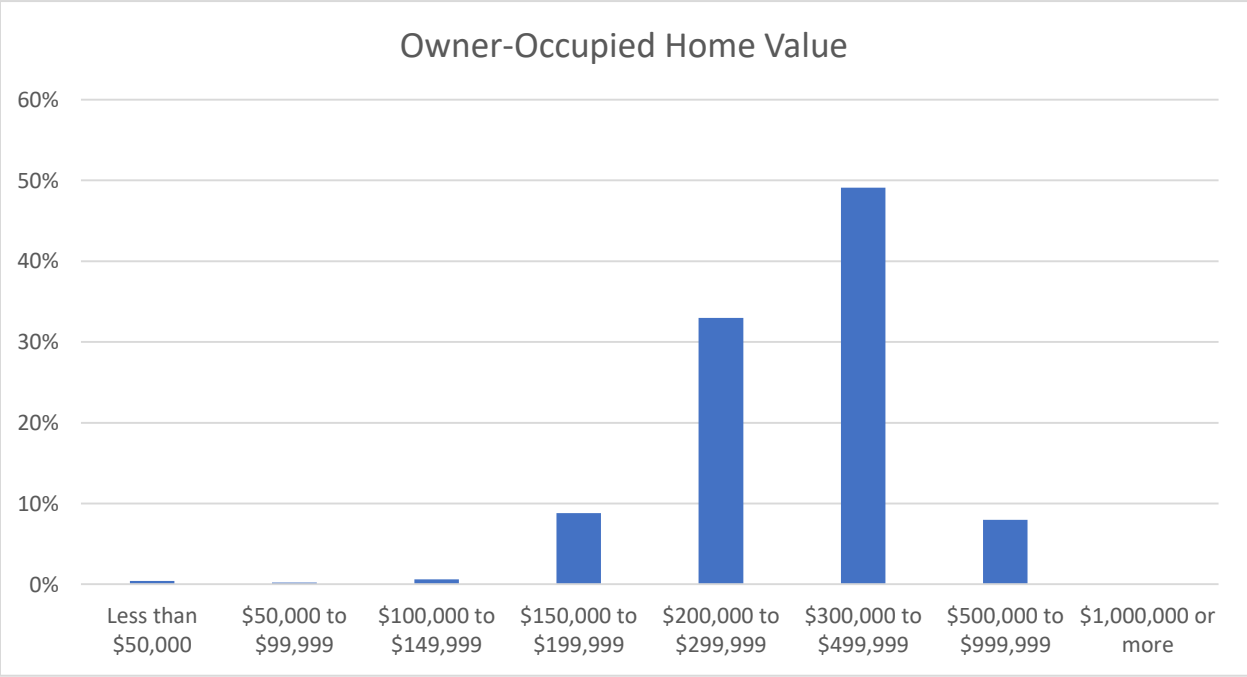
93%

of homes built in or after 1980

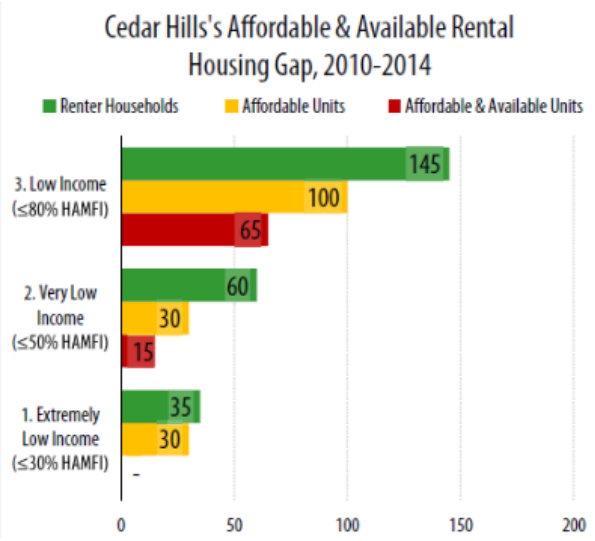
The newer homes in Cedar Hills follow the national trend of an increasing number of square feet per person. More established cities see a greater percentage of older, smaller, and more affordable homes, but Cedar Hills' relatively recent growth in a "bedroom community" area has resulted in larger, costlier homes for larger-than-average families. Cedar Hills is relatively distant from major employment centers and

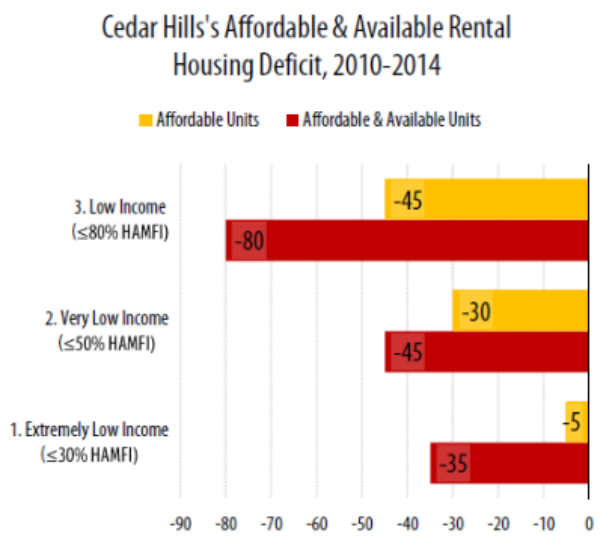
institutions of higher learning and transit routes when compared to other cities in the county, dampening the demand for higher-density housing.

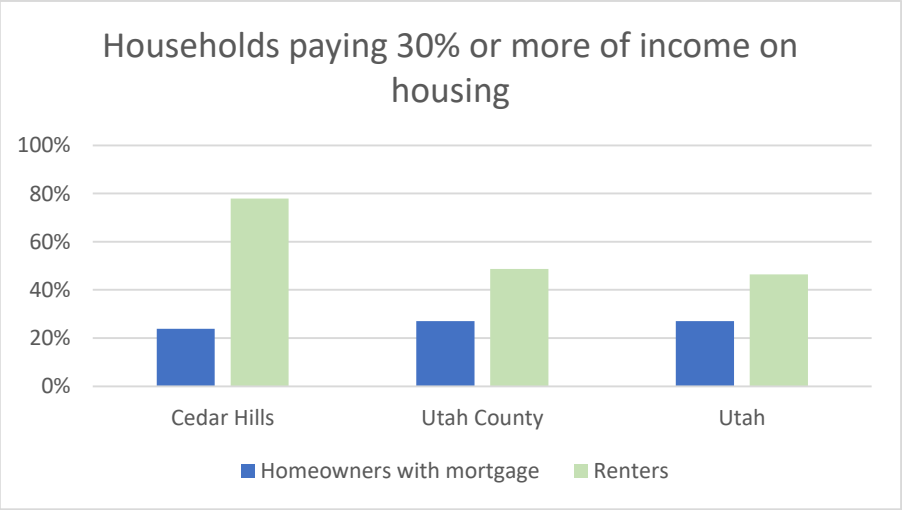
In order for a person making 80% of Area Median Income to purchase an affordable home (one whose costs are less than 30% of income), they would pay less than $1,494 per month on home expenses or a roughly $210k mortgage. This describes about 10% of the current housing stock.



Rental housing shows a large gap between the renter households and affordable and available rental units according the U.S. Dept of Housing & Urban Development's 2017 Comprehensive Housing Affordability Strategy (see figure below). An affordable unit is one which a household at the defined income threshold can rent without paying more than 30% of its gross income on housing and utility costs. A unit is affordable and available only if that unit is both affordable and vacant or is currently occupied by a household at or below the defined income threshold.





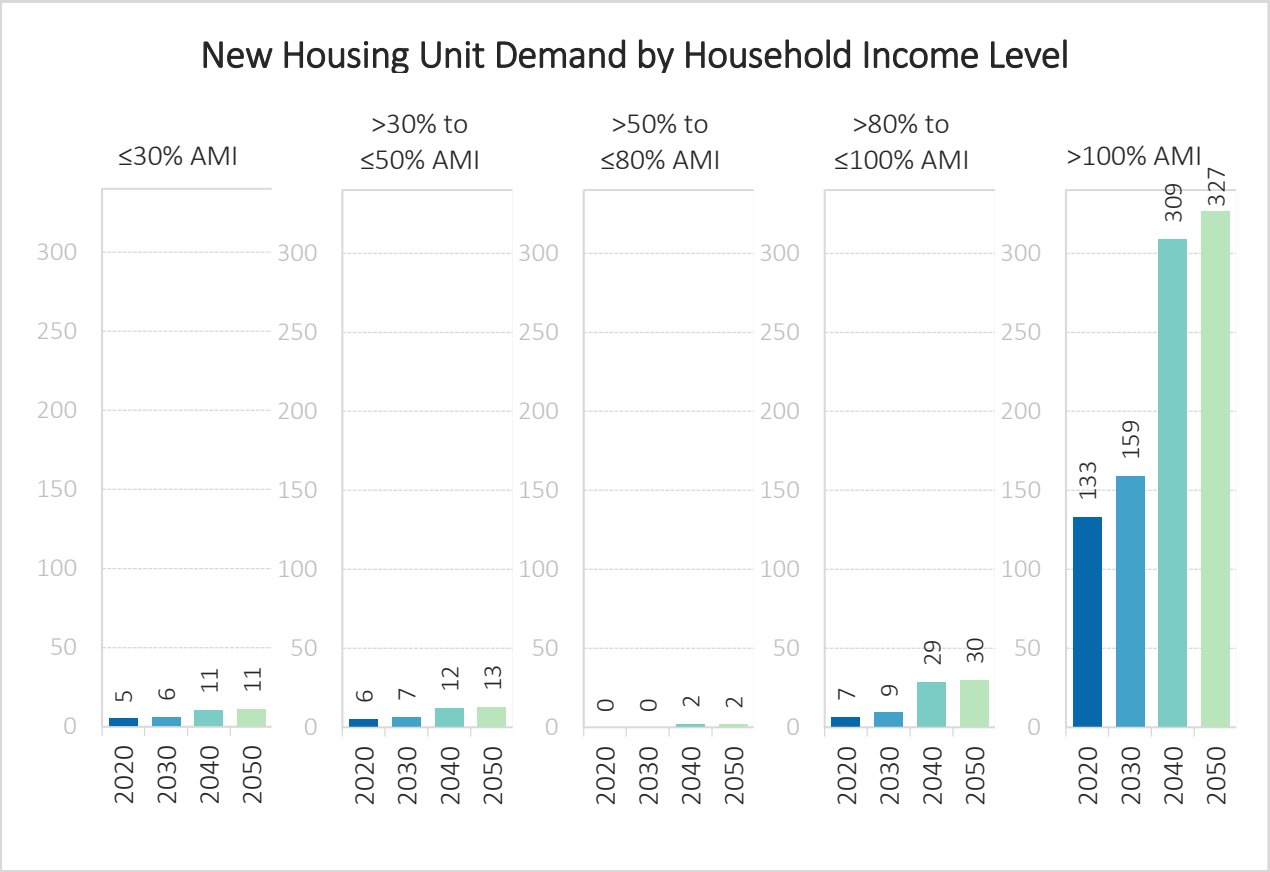


Renters seem disproportionately burdened by housing costs in Cedar Hills according to rental rates from the 2012-2016 American Community Survey.

5 Year Moderate Income Housing Need

By extrapolating from the Utah Affordable Housing Forecast Tool's estimates below, Cedar Hills will need about 20 additional dwellings with monthly payments less than $1,494 by 2023.

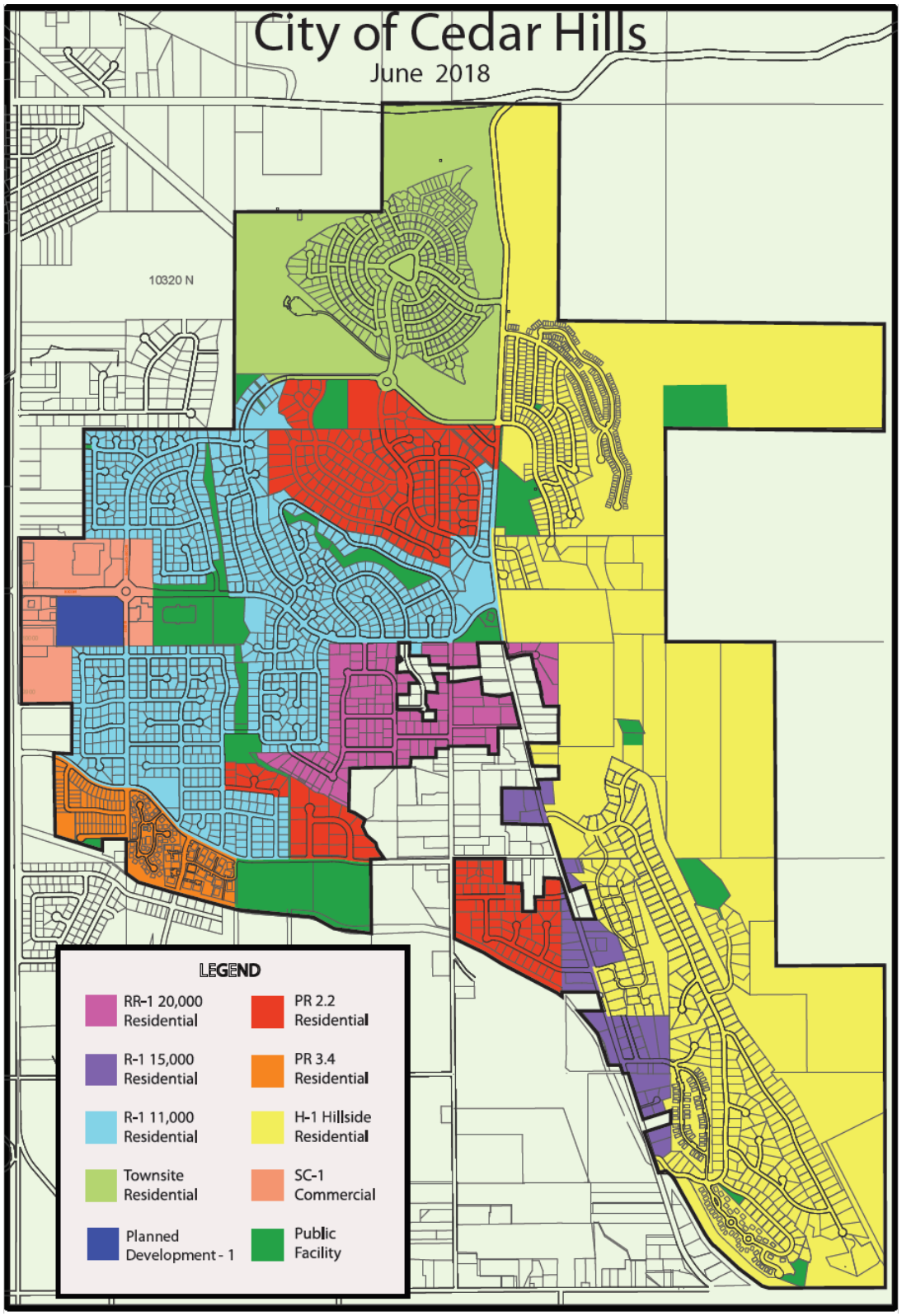
20	additional moderate-income dwellings by 2023



The projected five-year housing demand has been calculated using the Utah Affordable Housing Forecast Tool UAHFT 2.1 developed by the Utah Division of Housing and Community Development. The model uses the population projections by the Governor's Office of Planning and Budget, 2010 Census Data, the American Community Survey 2012 (ACS) economic data, Housing and Income data provided by the Department of Housing and Urban Development Office of Community Planning and Development (CDP), and the available housing inventory.

Survey of Residential Zoning & Impact on Housing Opportunities

The R-1100, R-15,000, R-20,000, H-1, and PR 2.2 zones, which make up the 92% of land area for residential housing zones, require a minimum of 1,200 square feet of living space on .25 acre or greater lots. According to Zillow.com, the average price per square foot for a home in comparable cities is about $205. For a 1,200 sq ft home, a buyer would expect to pay about $246,000. This is not affordable for those making 80% or less of the AMI. Changing requirements for living space, however, would do little to lower costs of building a new home as the sale price of the lot does not necessarily decrease in direct proportion to a reduction in lot size and there are few lots left to sell. The PD 1, PR 3.4 and TR-1 zones, comprising about 8% of land area for residential housing zones, allow more flexibility in both lot size and square footage.



Cedar Hills has few opportunities to build higher-density housing within its city limits as most land is either already built upon, has submitted plans for

development, or is unsuitable for development (hillside). Except for nine acres on the west side of town which will add to the little commercial development Cedar Hills currently has, most additional moderate-income housing would have to be through razing or repurposing existing homes, of which only 7% were built before 1980 (ACS 5-year estimates, 2012-2016).

Cedar Hills allows Accessory Dwelling Units and Assisted Living Facilities in all residential zones and has two senior living centers.

Program to Encourage Moderate Income Housing

According to a 2015 survey conducted by Cedar Hills, 7% of the 449 respondents had ADUs. If this factor were applied to the total number of single family homes, Cedar Hills could currently have about 160 ADUs. City Staff have long suspected that the total number of ADUs is far greater than those known by the city or reported to the Census Bureau (48 in total) due to the difficulty and expense of registering a legal ADU. If these ADUs exist, they would go a long way toward filling the 80-household gap in affordable and available rental units calculated by the U.S. Dept. of Housing & Urban Development in 2017.

Cedar Hills updated their zoning ordinances in 2018 to ease the requirements for creating ADUs and is considering an amnesty period for those who currently rent illegal ADUs. The city recognizes that ADUs are an important way to provide moderate income housing and defray costs for homeowners.

Special Needs

Cedar Hills has a growing number of elderly citizens that desire to stay in the community. Some are finding as they age, their current homes in which they raised their families no longer met their needs. Some desire smaller homes, with little to no yard work, possibly single level living or facilities that provide various social activities or various levels of assistance. Cedar Hills will continue to allow Assisted Living Facilities in all residential zones and recognizes ADUs are a source of supplemental income for those who no longer use their entire square footage.

Housing Goals Background

Cedar Hills is a bedroom-type community, located at the entrance of American Fork Canyon in Utah County. Due to the City's location and demographics, unique zoning limitations restrict provisions for high-density housing. These limitations include: 1) being almost built out to its borders; 2) having unsuitable development opportunities in the hillside residential areas; and 3) having limited commercial areas. It is not anticipated that the City will use commercial areas as a component to low-income housing developments. However, from a recent settlement agreement, which was reached between the City and a land developer, an 80-home, planned development subdivision will be the City's major building impact in the immediate years to come.

Transportation concerns may also play a factor in the desirability of high-density housing in Cedar Hills. The City is approximately seven miles from the closest Interstate freeway, and the lack of convenient public transit services may also contribute, with services only available in nearby cities. Furthermore, the area is somewhat remote for commuting or having a successful home-based business with clientele on site.

State Code further delineates specific policies and procedures, which may be implemented in order to achieve the requirement for low-to-moderate income housing options. The following policies and objectives established for affordable housing are determined to be consistent with the following goals:

Goal 1:

Create and allow for, and reduce regulations related to, accessory dwelling units in residential zones.

Objectives:

- To provide additional dwelling opportunities by allowing for accessory dwelling units in residential zones throughout the City.
- Streamline approval processes by outlining a clear and concise procedure for residents to follow for ADU approval.

Policies:

- To provide updated forms that reflect current zoning standards
- To not require impact fees for accessory dwelling units that have no measurable impact on City infrastructure
- To provide for an amnesty period for existing ADU's to self-report and come into compliance with current building and zoning code

Goal 2:

Allow for housing in commercial and mixed-use zones

Objectives:

- Continually re-evaluate City Code related to commercial development by allowing for a limited amount of residential development to be ancillary to any commercial development

Policies:

- Staff will annually evaluate programs as they become available

Goal 3:

Consider utilization of programs made available to municipalities to assist in the promotion and development of moderate income housing.

Objectives:

- Consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity
- Consider utilization of affordable housing programs that are administered by the Department of Workforce Services

Policies:

- Any data provided by Mountainland Association of Governments affordable housing study, or any entity established by the State of Utah, will be updated to the Moderate Income Housing Element as part of the City's bi-annual review.
- The City of Cedar Hills will support agencies seeking to promote moderate income housing, as long as the polices and goals established by said agencies are congruent with those established by the City of Cedar Hills.

Goal 4:

Allow for single room occupancy

Objectives:

- To evaluate, and if necessary, promote single room occupancy as a means to develop more moderate income housing in Cedar Hills

Policies:

- To begin discussions with planning commission and city council to allow for single room occupancy and an adequate supply of safe, accessible, and sanitary moderate income housing throughout the City.

The City of Cedar Hills is committed to pursue all applicable and realistic housing options, which allow for equitable housing choices. On July 17, 2018, the City Council approved and updated an ordinance for accessory dwelling units (ADUs).

This (07-17-2018A) reflects the City's intent to provide adequate moderate-income housing options to meet State requirements. In addition to complying

with State legislation, this new ordinance simplifies the process and costs for creating and registering accessory apartments in Cedar Hills. Waived impact fees and a one-time registration fee have been put in place to allow for fewer ADU restrictions and to streamline the registration process for property owners. The ordinance also provides an amnesty period of two years for those currently renting unregistered accessory apartments. Certificates of occupancy from the building department will be required for the portions of the homes used for accessory apartments.

Conclusion

Utah State Code requires that municipalities consider the State Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate-income housing. Due to demographics and limited land availability, the City will facilitate state requirements by allowing ADUs to meet these requirements. Persons or families who desire to live in Cedar Hills will now have moderate-income housing options, allowing full participation in all aspects of the community.