

**ORDINANCE NO. 02-07-2023B**

**AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE CEDAR HILLS GENERAL PLAN**

**WHEREAS**, Utah State Code § 10-9a-401 requires the City to maintain a General Plan to serve as a high-level guide to long-term decision making in the City; and

**WHEREAS**, the Land Use Element is a component of the General Plan intended on providing long-term goals for housing, commercial, public facilities, and open space; and

**WHEREAS**, the City Council sees fit to update and amend the Land Use Element of the General Plan to promote these long-term goals and to provide direction on future land use issues and ordinances; and

**WHEREAS**, the Planning and Zoning Commission reviewed the proposed Land Use Element on August 23, 2022, and made a positive recommendation to the City Council regarding the proposed amendment; and

**WHEREAS**, a public hearing was held on February 7, 2023, pursuant to proper statutory notice as required by law by the City Council; and

**WHEREAS**, the proposed Land Use Element amendment is consistent with the General Plan and promotes the best interest of the City of Cedar Hills and the inhabitants thereof;

**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Cedar Hills, Utah as follows:

That the Land Use Element of the General Plan be amended to read as shown on Exhibit A attached hereto.

**PASSED AND APPROVED** this 7th day of February, 2023.

**CITY OF CEDAR HILLS COUNCIL**

By: Denise Andersen  
Denise Andersen, Mayor



**VOTING:**

Laura Ellison	Yes ✓	No	Absent
Mike Geddes	Yes ✓	No	Absent
Alexandra McEwen	Yes ✓	No	Absent
Bob Morgan	Yes ✓	No	Absent
Kelly Smith	Yes ✓	No	Absent

**ATTEST:**

*Colleen A. Mulvey*  
Colleen A. Mulvey, MMC

City Recorder

**DEPOSITED** in the office of the City Recorder this 8th day of February, 2023.

# LAND USE ELEMENT

## 1 INTRODUCTION

This Element of the General Plan is intended to provide land use policy direction and guidance to decision-makers as they address future land use changes within the City. The Land Use Element is to be used in conjunction with the adopted Zoning Map of the City of Cedar Hills (Figure 1). This element, and the entire General Plan, are not to be interpreted as City Code, but rather as guiding documents that both the Planning Commission and the City Council use to aid in land use decisions.

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 various zones and their geographic locations in the community.

\*See Appendix A for full-size Zoning Map

### 1.1 DEVELOPMENT GUIDANCE

Land development will create a long-term effect on Cedar Hills; as such, 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, decision makers, and the public. 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 outlined in this Land Use Element. 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. The General Plan Land Use Element should be updated to remain in compliance with changes to Utah State Code.

### 1.2 CURRENT LAND USE

Cedar Hills sits in the northeastern end of Utah Valley adjacent to the Wasatch Mountains, and American Fork Canyon. The City is a bedroom community, with access to regional transportation connectors. Cedar Hills encompasses approximately 2.73 square miles, adjacent to regionally significant transportation corridors, and containing parks, trails, and open space.

The predominant land use in the City is single-family residential. Commercial and public facility uses are also featured as major land use components throughout the City. There are nine zoning classifications in Cedar Hills, with the SC-1 Commercial zone consisting of three districts and one overlay zone. Although Cedar Hills is a relatively new community, established in 1977, the City is nearly built out. Cedar Hills experienced rapid growth through the early 2000's, resulting in limited land for future development. Because Cedar Hills was imagined as a bedroom community, there are no manufacturing or industrial zones. While agriculture was an important aspect of Cedar Hills from its early days, as development has occurred, agriculture has become less prevalent within the community and the current zones do not reflect an agricultural zone. Certain residential zones allow for agricultural uses, although the residential component is the primary intent of the zone.

## **1.3 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 and redevelop, it will be important to maintain an organized land use pattern(s). By developing and mapping land use categories for areas which will be redeveloped in the future, the community can reduce the potential for incompatible land uses located adjacent to one another. As the City develops and redevelops land, decision makers should consider the way that different uses interface, and impact each other (i.e. the way that commercial development impacts adjacent residential areas).

## **1.4 DISTINCTIVE COMMUNITY CHARACTER**

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

## **1.5 INFILL DEVELOPMENT**

The Land Use Element supports the efficient use of public and private resources by promoting the development of vacant land or under-developed parcels in existing developed areas. This will enable reductions in overall capital expenditures by reducing the need for new public services and facilities.

## **1.6 REDEVELOPMENT**

Redevelopment of older areas shall seek to address any level of service deficiencies with public utilities, improve the flow of traffic, and adhere to underlying zoning requirements. Because very little vacant space is available in the residential districts, redevelopment of parcels will be key to economic growth in Cedar Hills in the future. Potential parcels for redevelopment are those that have low improvement values, both on a parcel and per acre basis.

## **1.7 JOINT PLANNING EFFORTS**

The residents and elected officials of Cedar Hills recognize that the community affects and is affected by surrounding areas. When land use decisions made by Cedar Hills may affect 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 by other entities that may affect the community.

## **1.8 PRESERVATION OF THE NATURAL ENVIRONMENT AND OPEN SPACE**

Cedar Hills residents recognize the importance of the natural environment and open space in the community; this Land Use Element balances the preservation of the natural environment and open space with the rights of property owners in the community. Many of the goals and objectives found in this element reflect the community's desire to protect the environment and promote open areas. Although aesthetics play an important role in preservation of the environment and open space, there are also areas within Cedar Hills which are difficult to develop. In areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards, development should be limited to the extent possible.

A large portion of the open space found within the City of Cedar Hills is designated as Wildland Urban Interface Area (WUI). WUI areas are where residential land uses interface with designated wildland areas. It is recognized that these areas are susceptible to wildfires and efforts must be undertaken by both City Officials and residents to promote policies and codes that mitigate the risk of wildfire in the community.

The City recognizes the overall benefits that open space provides to the community and land use decisions should seek to preserve open spaces as they provide areas for physical activities, social connections, community health, and create areas of visual interest throughout the community.

## **1.9 CONSERVATION OF WATER RESOURCES**

Cedar Hills recognizes the importance of conserving our water resources for culinary and irrigation purposes. Cedar Hills relies on both groundwater and surface water to provide for outdoor irrigation needs in the community. In order to promote the conservation of water, the City will evaluate landscaping requirements as they relate to land uses and conserving water resources.

## **2 Residential Zones:**

### **2.1 INTENT OF RESIDENTIAL ZONES:**

At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone may be found in the Zoning Ordinance of Cedar Hills. The Land Use Element of Cedar Hills is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. The Zoning Map of Cedar Hills provides a graphic representation of the land located in each zone. The residential zones within the City provide for a range of lot sizes, development densities, and housing types. This range of housing options, together with landscaping, parks and open space, and other community amenities, makes the City attractive to many potential residents and incentivizes long- term residency.

### **2.2 RESIDENTIAL ZONE DESCRIPTIONS**

The RR 1-20,000 Residential Zone was created for single family use with building lots a minimum of twenty thousand (20,000) square feet in size. Lots in this zone have large animal rights, and may be used for agricultural-type uses. (Note: See *Cedar Hills Code 10-4F*)

The R-1 15,000 Residential Zone was created as a medium density single family residential zone, requiring fifteen thousand (15,000) square feet per lot for development. This zone still allows for large animal rights. (Note: See *Cedar Hills Code 10-4B*)

The R-1 11,000 Residential Zone is characterized by medium density single family homes, of lots not less than eleven thousand (11,000) square feet. These neighborhoods are supplemented by parks and trails, as well as other public uses, such as schools. (Note: See *Cedar Hills Code 10-4A*)

The Townsite Residential Zone is a master planned community, with density clustered in a certain area, with an open space dedication consisting of portions of the Cedar Hills Golf Course. While the homes are in close proximity to one another, with the open space dedication taken into consideration, this zone is still medium density. (Note: See *Cedar Hills Code 10-4I*)

The PR 2.2 Residential Zone is characterized by spacious single family lots of approximately half an acre. Parks, trails, and other public uses are commingled within this zone. (Note: See *Cedar Hills Code 10-4G*)

The PR 3.4 Residential Zone is characterized by a mix of single family detached housing and attached housing units located in a coordinated design setting. (Note: See *Cedar Hills Code 10-4H*)

The H-1 Hillside Residential Zone is characterized by both attached single family units, as well as spacious single family lots. Sensitivity is given to hillside conditions when developing in the H-1 Zone. Developments may include clustered housing with open space dedications to meet requirements. (Note: See *Cedar Hills Code 10-4D*)

The PD-1 Zone, is the Planned Development zone, and is characterized by higher density single family detached housing. These developments are master planned homeowner's associations, and are guided by development agreements. (Note: See *Cedar Hills Code 10-4C*)

## **3 Commercial Zones:**

### **3.1 INTENT OF COMMERCIAL ZONE:**

The SC-1 Commercial Zone is created and designed to promote economic development in the community which will provide a more stable tax base, while minimizing impacts on the residential nature of the City. Areas for commercial development have been identified on the Zoning Map of Cedar Hills. Additionally, the intent of the SC-1 Commercial Zone is to create a commercial City center, to provide for a convenient place for commercial services, and for mixed-use land uses as well as to generate sales tax. (Note: See *Cedar Hills Code 10-4-1 Article E and 10-6A*)

#### **3.1.1 KEY ECONOMIC ISSUES**

Economic development within the SC-1 zone in an attempt to create an economically viable community, should be balanced against the compatibility of, and impact on, adjacent residential zones. With frontage on North County Boulevard, the SC-1 Zone is strategically located to provide access to the City's commercial center via the most traveled thoroughfare. Key to the development of the SC-1 zone is the generation of sales tax as a revenue source for the City, balancing the need for commercial services with those businesses that generate sales tax. As commercial development occurs, care should be given to reducing the impact of the various developments as it approaches residential areas.

### 3.1.2 NEIGHBORHOOD COMPATIBILITY

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

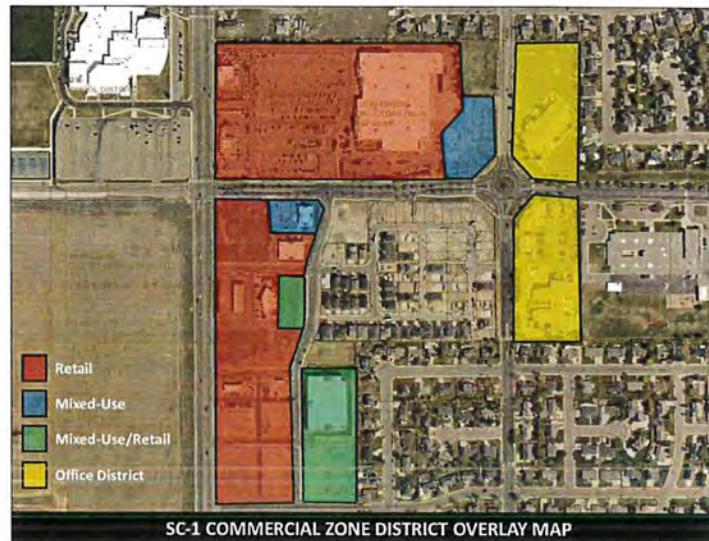
### 3.1.3 CREATION OF AESTHETICALLY PLEASING COMMERCIAL DEVELOPMENT

Commercial development in Cedar Hills should consist of innovative and aesthetically pleasing design. This includes appropriate landscaping, proper use of materials, colors, massing on buildings, and adequate, yet attractive parking areas. The standards for development in the Commercial Zone found in the City Code should be maintained throughout the complete development of the SC-1 Zone. The City should promote the use of drought tolerant vegetation, localscapes, and landscape design that is aesthetically pleasing, but conserves water.

## 3.2 COMMERCIAL ZONE AND DISTRICT DESCRIPTIONS

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

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



The Mixed-Use District is considered a transition district, as it has conditional and permitted uses that may be found in either the office or the retail district. The Mixed-Use District is

intended to consist of lower intensity uses than the Retail District, and may be comprised of retail, office, and residential components.

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

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

## **4 Public Facilities Zone**

### **Public Buildings, Parks and Trails, and Open Space:**

The Public Facilities Zone consists of multiple types of land uses, including public buildings, parks, trails, and open space. It is the intent of this zone to create areas that serve the public interest. These areas of interest could be for education, providing general municipal services or utilities, preserving natural areas, creating public gathering spaces, or uses that are recreational in nature. (See *Cedar Hills Code 10-4-1 Article J*)

#### **4.1 Public Buildings**

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

The PF Public Facilities zone has been established to provide areas for the location and establishment of facilities owned and maintained by the public and quasi-public entities that utilize relatively large areas of land. Buildings included under this designation include, but are not limited to, city offices, public safety uses, schools, utility locations, and other similar uses. Land zoned as Public Facilities, should in practice, serve the interests of the greater community.

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

#### **4.2 Parks and Trails**

The Cedar Hills parks and trails system is a valuable component of the community that brings a higher standard of living and enjoyment to the residents. An active community depends on these types of amenities to enhance the living experience, promote healthy lifestyles, and enhance property values. In evaluating land use decisions, thoughtful consideration should be

given to continuing to develop a robust trail system and innovative parks. The City has pursued the development of these types of services by following the Parks Master Plan that was developed in conjunction with professional landscape designers in the area. The Parks Master Plan inventories current amenities and polls the community to determine where inadequacies exist. Park development will seek to enhance current experiences in these types of public facilities while building amenities that the public has identified as desired.

*The City of Cedar Hills has established a Parks Master Plan (see City Website: <https://www.cedarhills.org/wp-content/uploads/2019/04/Cedar-Hills-Master-Parks-Plan-FINAL.pdf>), whereby design, rehabilitation and construction projects are established. Cedar Hills is committed to providing safe recreational areas, including parks and trails, in a fiscally responsible manner.*

#### **4.3 Open Space**

It is the intent of the City to preserve open space as a natural environment. Throughout the community, open space has been dedicated to Cedar Hills for preservation. These areas have been dedicated for multiple purposes. In some instances, areas have been dedicated due to the steep grade of the hillside. Other areas have been dedicated for public use, such as parks or trails. In each case, it is incumbent upon the City to preserve these areas, and prevent encroachments and misuse. Open space is different from common areas associated with Homeowners Associations. Common area is land jointly held in interest by those landowners belonging to the HOA. Open space is owned by the City in the interest of all residents.

Certain open spaces contain various recreational uses for residents to use at their leisure; these areas include the extensive trail systems located on the east bench of the community in the Hillside Zone. The preservation, maintenance, and protection of these trail systems and recreational uses for use by community members serves to promote overall community health.

## **5 FUTURE ZONING:**

### **FUTURE LAND USE:**

The Future Land Use Map serves to guide decision makers in their understanding of public and private developments and infrastructure improvements. Although Cedar Hills is a relatively young community, established in 1977, it has developed quickly. As such, very little land remains for future residential and commercial development. Also, because Cedar Hills is a younger community, there are few locations in need of redevelopment. The Future Land Use Map anticipates potential development in the community within the next ten to twenty years. While Cedar Hills is experiencing limited growth, there is the desire in the community to preserve existing neighborhoods, develop public amenities, and protect open space and natural areas. The future land use categories build off existing and proposed uses, while recognizing

that future zone changes would generally adhere to the land use categories depicted in the Future Land Use Map. However, the Planning Commission and City Council may maintain a flexible interpretation of the map, provided the proposed change is consistent with the vision, goals, and strategies of this General Plan.

#### LAND USE CATEGORIES:

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

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

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

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

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

**Open Space Areas:** As Cedar Hills is situated adjacent to a wildland interface area, it is critical that the City recognize the impact that our community has on the surrounding area. The preservation of natural areas that are set aside for the habitat and migration of animals, community recreation, and to allow for natural hydraulic flows that could affect the community

should be of the highest importance. Any proposal to alter these areas should take into consideration the original intent of the natural area, and ensure that existing conditions are preserved.

**Public Facilities:** Uses in this land use category contain public facilities and schools. As public buildings, these sites should strive for the highest level of design and efficiency. These buildings may be governmental or educational in nature, or facilities that allow for the transmission of utilities throughout the community.

\*See Appendix B for full size Future Land Use Map

## 6 LAND USE GUIDELINES:

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

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

1. The identity of Cedar Hills should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long- term residency.
2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.
3. Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the City.
4. The Land Use Element should provide for a full range and mix of land uses including residential, commercial, and public use areas.
5. Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Adequate screening and buffering should be required to protect existing residential areas from more intense land uses.
6. Growth should be guided to locations contiguous to existing development to provide City services and transportation in a cost-effective and efficient manner.
7. Development approval should be tied to the construction of culinary water, sewer, storm drainage, and irrigation systems.
8. Density increases should be considered only after adequate infrastructure and resource availability have been sufficiently demonstrated.

9. An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, and drainage ways.
10. Commercial uses should be highly accessible, clustered near the center of their service areas, and developed in harmony with the uses and character of surrounding districts.
11. Land use patterns should be encouraged that reduce travel distances, limit pollution, allow for alternative modes of transportation, and conserve energy.
12. The quality and usefulness of parks and trail spaces should be maximized. Park and trail spaces that are small, inaccessible, difficult to maintain, or encumbered by utilities, drainage basins, or excessive slopes should not be encouraged.
13. Open space is a diminishing commodity and should be preserved throughout the community.

14. Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas as identified in the Utah County hazard maps\*. Desirable natural resources should be conserved.

\*<https://www.google.com/url?q=https://utahcounty.maps.arcgis.com/apps/MapSeries/index.html?appid%3D812923069cae45aab9f5741b3fb675f6&sa=D&source=docs&ust=1661194248769797&usg=AOvVaw1eF-17KmgcqSz5qSNCBICe>

## 7 GOALS AND POLICIES OF THE LAND USE ELEMENT:

GOAL – 1: Make land use decisions that are guided by and conform to the Cedar Hills General Plan.

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

POLICY: Each applicant will be required to demonstrate how the proposed development is consistent with 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 should review the Land Use Element on an annual basis and make recommendations to amend the Land Use Element as needed.

POLICY: Prior to recommending the adoption of zone changes, density amendments, and other land use decisions, the Planning Commission will recommend that the City Council make necessary adjustments to the Land Use Element to reflect such changes.

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

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 but not in compliance with the current General Plan, the Planning Commission will recommend that the General Plan and Land Use Element be amended prior to consideration of the development or zone change.

