



## STAFF REPORT

**To:** Eastern Summit County Planning Commission  
**From:** Patrick Putt, Community Development Director  
Peter Barnes, Planning Director  
Kirsten Whetstone, AICP, Community Planner  
**Date of Meeting:** June 18, 2020  
**Type of Item:** Cedar Crest Village Overlay Planning - Hoytsville Area  
**Process:** Project update

---

**Topic:** Staff will present an informational update on the Cedar Crest Village Overlay Committee's work completed to date and discuss next steps in the planning process. No formal action is required.

### Project Description:

Project Name: Cedar Crest Village Overlay (Hoytsville Area)  
Applicant(s): Twenty-seven (27) Hoytsville area property owners  
Location: Hoytsville, Utah  
Type of Process: Village Overlay Master Plan and Rezoning  
Final Land Use Authority: Summit County Council

**Background:** On April 19, 2019, twenty-seven local property owners submitted a Village Overlay application for approximately 1100 acres in the Hoytsville area pursuant to the Eastern Summit County Development Code, Section 11-3-8: Village Overlay. The aim of the Village Overlay process is to create a comprehensive, community-specific land use plan and design strategy to address current and future community needs, including but not limited to:

- Construction of cost-efficient public and/or private infrastructure (streets, water, and wastewater).
- Provide a range of housing opportunities, both in terms of housing types and affordability.
- Provide a connected street system with associated sidewalks and trails enhancing pedestrian movement and safety between Village Residential neighborhoods, the Village Core and surrounding recreational lands, uses and trails.



On May 22, 2019, the County Council reviewed and approved the initial Cedar Crest Village Overlay study area boundary proposed by the applicants (see above) and established a Village Overlay Committee consisting of the following property owners:

- LaReen Judd
- Melvin Brown
- Mike Crittenden
- Stefan Bowen
- Mike Brown
- Josh Sargent (alternate)
- Gary Siddoway (alternate) (originally was Justin Hobson)

The following Eastern Summit County Planning Commissioners currently serve on the Village Overlay Committee:

- Tom Clyde
- Bill Wilde
- Rich Sonntag

The Village Overlay Committee is staffed by representatives from Planning, Engineering, Public Works, Attorney's Office, Economic Development, and Eastern Summit County Affairs. These representatives and local service providers will be incorporated into the process, as necessary.

The role of the Village Overlay Committee is to develop a land use plan and zoning recommendations for the study area that will include the following:

- Land Uses: A mix of residential uses may be considered, including detached single-family, attached single-family, and multi-family. Mixed-use land-uses may also be considered, including residential, commercial, service commercial, and light industrial.
- Density: Proposed zoning districts and densities based upon requirements for access, circulation, connectivity, water and wastewater infrastructure, and agricultural and critical lands considerations.
- Development Standards: Requirements for development, including but not limited to minimum lot sizes, building height, setbacks, parking, streets and circulation, open space, community/civic space, design and infrastructure.
- Infrastructure: Infrastructure implementation including financing and phasing.

The proposed Village Overlay Land Use Plan and draft zoning districts developed by the Village Overlay Committee, will eventually be forwarded to the Eastern Summit County Planning Commission for review and recommendation to the County Council. County Council is the Final Land Use Authority.

## Work Completed

The Village Overlay Committee established a regular meeting schedule and appointed Mel Brown as the Chair. Twenty meetings have been held and the following has been accomplished:

- Site visit and flying of a drone to capture setting and context
- Strength, Weakness, Opportunities and Threats (SWOT) exercise and analysis
- Established Study Area Boundary
- Study Area Assessment Survey/Questionnaire
- Visualization - presentation on future housing options, pedestrian connectivity, mixed use and community space
- Developed planning process road map
- Visualization- presentation on future commercial opportunities
- Reviewed Development Constraints
- Review of Existing Land Uses and Base Zoning
- Committee mapping exercise to develop future land use ideas
- Creation of a Story Map Web Page- with on-going updates (available on the Summit County web site)
- Public open house on October 17, 2019 to introduce the Village Overlay process to surrounding property owners
- Public survey and mapping exercise
- Field trip to learn about the Daybreak mixed use community in South Jordan
- Developed Concept Future Land Use "Bubble" Maps
- Presentation of various mixed-use communities in the Boise Idaho area gaining information regarding mixed housing, infrastructure, and the planning process
- Draft Future Land Use Map
- Draft Street system (partial) and identification of character areas (on-going)
- Draft concept plans for some of the character areas (on-going)

## Next Steps

As land use and character area mapping identifies areas suitable for mixed use development and opportunities for neighborhood connectivity between and within land uses, the following next steps become a critical part of this iterative planning process:

- Community Engagement – develop and implement strategies for community outreach and engagement
- Local service provider outreach and information gathering
- Creamery Lane interchange discussion- UDOT STIP (State Transportation Infrastructure Program)-
- Infrastructure (wastewater and water) impacts and economic feasibility analysis

- Future Land Use map refinement and preliminary zoning analysis
- Streets and trails system refinement
- Additional concept plans for character areas
- Draft Village Plan – example of elements to include:
  - Introduction
  - Vision and goals
  - Existing Conditions and Physical Constraints and Opportunities
  - Street system, connectivity, and characteristics
  - Character Areas
  - Land Use Plan (Site plans, mixed uses, housing, services, employment, etc.)
    - diversity of lots and unit types
    - diversity of access (alley way and front facing)
    - diversity of housing (architecture, design characteristics, massing, building height, materials, roof forms, windows and doors, porches, lighting, landscaping, etc.)
    - spacing of buildings, setbacks
    - formal and informal open areas/plazas/village greens
    - streets, alleys, and parking
    - street trees and other elements to unify village design (visual cohesion)
    - trails
    - lighting, signs, other details
    - incorporating sketches, illustrations, photographs, perspectives, and maps to visually demonstrate the vision of this Village Plan
  - Open space, mountain, and greenway resources
  - Recreation and Trails
  - Housing
  - Accessibility
  - Economic Development
  - Historic and Cultural Resources
  - Infrastructure
  - Transportation
  - Civic Uses (schools, churches, and other public/quasi- public uses and land)
  - Future Growth (plan for future growth and infill to be consistent with the vision)
  - Review Process