

Cedar Fort, Utah General Plan 2013 to 2018



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Acknowledgments

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ACKNOWLEDGEMENTS

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Executive Summary

INTRODUCTION

This General Plan is to be used as a guide for the decision-making process and should remain flexible enough to allow decisions to be made that are in the best interest of Cedar Fort Town. The Plan, if followed, will allow economic growth without adversely impacting the overall character of the community. As a guide, it is important that the recommendations contained in this document are followed by the policy and decision-making organizations. Although this information must be considered as general, it represents an important perspective that will help direct future planning decisions. This document serves as the rationale for designations and decisions related to the town's land use ordinances and controls. These decisions must carefully consider how each use relates to the community's goals, objectives and policies, as well as the Land Use Plan and its overall impact on adjoining properties.

Long-range stability will require a continuous effort by the Town, property owners and residents to maintain and improve all facets of the Town. The Town must assume responsibility for maintaining the public infrastructure, such as streets and utilities. Property owners and residents must assume responsibility for maintaining private property. Private property maintenance is an important factor in evaluating the quality and desirability of a community.

THE GENERAL PLAN

This general plan contains nine main elements including:

1. Community Vision Element This is the most important element or chapter of the Cedar Fort General Plan. The Community Vision sets the tone for the Plan by establishing what the community sees for the future of Cedar Fort. The community's strengths and opportunities are identified.
2. Land Use Element The land use element is an attempt to organize future development and guide community leaders to place development in the most suitable areas of the Town. The element will assist leaders in providing efficient and cost-effective public services, preserving open areas and important historical areas, locating parks, trails, and ensuring an appropriate mix of housing styles and commercial opportunities.
3. Circulation or Transportation Element Due to the terrain and potential growth in Cedar Fort, the Circulation Element will be vital to the community. Cedar Fort recognizes that streetscape plays an important role in the "look and feel" of the Town. Roads must be designed to handle future capacity while preserving the rural atmosphere of the Town.

4. Public Facilities Element Planning for future capital expenditures is the key component of the Public Facilities Element. It provides the citizens, developers and landowners information about the timing and funding for infrastructure investments of the Town. This element is also necessary for the imposition and collection of impact fees used to provide the infrastructure to new developments in the community.
5. Moderate Income Housing Element Required by Utah State Law (UCA 10-9a-403), the housing element, among other things, estimates the supply and need for moderate-income housing. The element also includes a survey of total residential zoning; an evaluation of how existing zoning densities affect opportunities for moderate income housing and a description of Cedar Fort's program to encourage an adequate supply of moderate income housing.
6. Economic Element This element contains information regarding existing commerce and industry in Cedar Fort. The element also identifies standards and opportunities for economic growth.
7. Environmental Element The Environmental Element addresses the reclamation, protection, conservation, development and use of natural resources as well as the identification of environmentally sensitive or hazardous areas.
8. Annexation Policy Plan Element In the 2001 General Session, the Utah State Legislature enacted HB 155, "Annexation Amendments". This legislation requires every community to have an Annexation Policy Plan, prior to December 31, 2002. The Annexation Policy Element of this Cedar Fort General Plan shall act as a furtherance, and continuation of Cedar Fort's existing Annexation Policy Plan.
9. Implementation Element The Implementation Element identifies ways that the General Plan may be implemented.

Each of these elements must be integrated, adjusted, and made to harmonize with each other to become a viable General Plan.

An important part of the Cedar Fort general planning program is the preparation of community goals, objectives and policies that indicate the direction the community would like to take in the future and provide a framework for specific recommendations regarding the General Plan.

INTRODUCTION

This General Plan is a result of a cooperative effort for the community's future. Like many small communities in Utah County, Cedar Fort has the potential for growth over the next several years. If future growth is well guided, Cedar Fort Town can preserve and enhance its country charm and maintain a sound tax base all the while making the Town a better place to live, work and visit.

Efforts to amend the existing General Plan began in the early part of 2012. The Cedar Fort Town Council contacted the Regional Planning Department of Mountainland Association of Governments (MAG) for planning assistance through MAG's Community Assistance Program. MAG staff collaborated with the Town Council and Planning Commission to formulate goals, objectives and policies to create this General Plan in a form that would be most beneficial to the community. This revision in 2013 is intended to update and refine the details of the General Plan to keep it as current as possible.

LEGISLATIVE AUTHORITY

The Town of Cedar Fort in accordance with, Title 10 *Utah Municipal Code*, Chapter 9a *Municipal Land Use Development and Management*, Part 4 *General Plan*, of the *Utah Code Annotated* has legally prepared and adopted the following General Plan for Cedar Fort.

IMPLEMENTATION

This plan is to be used as a guide for the land-use decision-making process. The Plan, if followed, will encourage economic growth without adversely impacting the overall character of the community. In order to provide residents and developers with reasonable expectations, it is important that the policy and decision-making organizations follow the recommendations contained in this document. Land use decisions must be made on a case-by-case basis; however, these decisions must carefully consider how each use relates to the community's goals, objectives and policies, as well as the Land Use Plan and its overall impact on adjoining properties.

DYNAMICS OF THE GENERAL PLAN

This General Plan is not intended to be an idle document. It is to be used as a guide to identify where certain types and densities of land use should be located. Within five years, this plan will likely require updating or amending. However, yearly minor revisions and updates may be initiated to keep the Plan current. The Planning Commission, the Town Council or the general public may initiate amendments. The process for drafting major updates or amendments is the same as for developing the original Plan.

HISTORY

The history of Cedar Fort is lively and memorable. The most complete account is found in Margery J. Peterson's book *Our Roots Grow Deep: A History of the Cedar Valley*, published in 1990. Mrs. Peterson has also published a revision of the text in an effort to

continue documentation of Cedar Fort's history. Most of the following information has been collected from this resource, and the book should be regarded as a valuable contribution to the residents of the Cedar Valley.

Albert Bell settled Cedar Valley in October 1852. He had been living in Lehi, but came to the valley in search of better pastureland for his animals. President Brigham Young of the Church of Jesus Christ of Latter Day Saints soon heard about the valley and in November of that same year he sent several other families to occupy the land. Among them were the families of Allen Weeks, Eli Bennett, and Claybourne Thomas.

The area quickly became well known for good grasses and plentiful lumber. Because of its abundant resources, many people began to move into the valley. Although only four families spent the winter of 1852 in Cedar Valley, there were at least 115 permanent residents one year later.

The Walker War began in the spring of 1853 when the town was still in its infancy. This caused considerable concern among the residents because of the potential of Indian hostilities. Tragedy struck the town in 1854 when Indians killed the Weeks brothers, William and Warren. The other residents were forced to evacuate the town several times between 1853 and 1858 to ensure their safety.

When the settlers returned to their land following an evacuation in 1854, they began to build forts for their protection. The first fort consisted of a cedar picket fence between the houses. Although some insist that the original pickets were carved from juniper trees rather than cedars, it was the name *cedar* that stuck and the town was named Cedar Fort.



A stone fort was later erected that did not connect with or include the old cedar pickets. It was to encompass the entire town so that the people could live within its walls for safety, but it was never finished because the Indian problems had largely disappeared. Some large sections, however, were completed, due to the efforts of many of the town's citizens. Today a part of the "Old Stone Wall" is still visible as a boundary fence near the intersection of Church Street and Center Street.

Education was a priority for the settlers. A schoolroom had been erected at the center of the cedar fort as early as 1854. A newer schoolhouse was completed in 1910. It was constructed in a Late Victorian/Prairie School architectural style. A gymnasium was added in 1914, and a mobile classroom was added in 1928. As late as 2011, 73

students were still enrolled there. Today the building is owned by the town and used as the Town Hall and museum.



There are many traditions and activities that are important to the residents of Cedar Fort. Perhaps the most celebrated events are those of the 23rd and 24th of July, which commemorate the arrival of Brigham Young and the Mormon pioneers to the Salt Lake Valley (Pioneer Day). The activities begin with a water fight on the 23rd,

and continue with a parade, carnival and rodeo on the 24th. Games, concerts and cookouts help round out the festivities. This is the biggest celebration of the year.

The rodeo began around 1924. It has grown so much in popularity that it is not uncommon for many people from outside Cedar Valley to attend it each year. The rodeo remains one of the most important and anticipated traditions in Cedar Fort.

Early settlers often traveled the area on foot, by horseback or in wagons. Today, Cedar Fort's connections with the Greater Salt Lake Valley and Salt Lake Metropolitan Area are made primarily by private automobile along U.S. Highway 73, which feeds into Interstate I-15 at in several locations, approximately fifteen miles to the east.

Cedar Fort is home to many important historic sites. The most obvious are the Old Stone Wall, the cemetery and the schoolhouse. During a community survey conducted to help guide the development of this General Plan, over 80% stated that historic preservation was either very (30.6%) or somewhat (50.1%) important to them. – to be updated after new survey is completed.

There is only one building in Cedar Fort that is currently listed on the National Register of Historic places. It is the Cedar Fort School, located at 50 E. Center Street. It was listed on April 6, 2000 (#00000357).

THE GENERAL PLAN

The General Plan has nine main elements as follows:

1. Community Vision
2. Land Use
3. Circulation
4. Public Facilities
5. Housing
6. Economic
7. Environmental
8. Annexation Policy
9. Implementation

All nine elements must be integrated, adjusted and made to harmonize with each other.

MISSION STATEMENT

The Town of Cedar Fort desires to build a positive civic image and quality of life for people who live and/or work in Cedar Fort Town by providing policies and standards that ensure the orderly and balanced distribution of growth, sound fiscal and economic investment and preservation of the open and rural environment in a clean, attractive setting.

1.0 COMMUNITY VISION ELEMENT

1.1 INTRODUCTION

The most important part of the Cedar Fort general planning process is the preparation of a Community Vision Statement and community goals, objectives and policies. This statement will indicate what direction the community would like to take for the future and to provide a framework for specific recommendations regarding the General Plan. To aid in the formulation of the Community Vision Statement, goals, objectives and policies of the Cedar Fort Town Council were distributed through a community survey to all households in the Town. The return rate on the survey was low to moderate but sufficient to draw certain conclusions from the responses. The results of the survey and the work of the Planning Commission and Town Council were incorporated into this General Plan.

1.2 THE COMMUNITY VISION OF CEDAR FORT

Provide a small-town atmosphere with well-planned, organized growth, good parks and recreation facilities and a strong business tax base. Also to create a family oriented, clean, fun and friendly community that is a great place to live.

1.3 GOALS AND POLICIES OF THE COMMUNITY VISION

Goal 1. Provide a small-town atmosphere with well-planned, organized growth.

- Policy 1 Channel future growth and development into areas that can be efficiently and effectively served by existing public infrastructure and facilities, or expand these using impact fees.
- Policy 2 Encourage managed growth and well-planned developments within the Town.
- Policy 3 Encourage new commercial land uses to locate in existing commercial areas.
- Policy 4 Development should be permitted only to the degree that the Town has capacity to provide the adequate public facilities.
- Policy 5 Assure that development is built to proper scale to maintain the small town atmosphere of the Town.
- Policy 6 Encourage the preservation of existing prime agricultural land within Cedar Fort.

Goal 2. Provide ample parks and recreational opportunities to the residents of Cedar Fort.

Policy 1 Require development to mitigate its impact on parks through the payment of park and recreation impact fees.

Policy 2 Determine appropriate locations for future parks, trails and other recreational facilities and preserve them through development agreements, and conservation easements.

Goal 3 Provide a strong business tax base.

Objective 1: Encourage Business Expansion and Retention (BEAR).

Policy 1: Plan for expansion of businesses without requiring relocation.

Policy 2: Encourage established businesses with growth potential to locate in the Town.

Policy 3: Encourage enhancements to business areas through examination of all available means.

Objective 2: Create an economically viable setting for businesses.

Policy 1: Work with utility companies to assure capacities for projected business use

Policy 2: Assure that proper zoning is currently in place to encourage appropriate businesses and discourage inappropriate businesses.

Policy 3: Require buffering of incompatible (i.e. residential and industrial) land uses.

Policy 4: Allow for easy access to major transportation routes.

Policy 5: Encourage recruitment of quality businesses to the Town.

Goal 4 Create a family oriented, clean, fun and friendly community that is a great place to live.

Policy 1: Provide recreational opportunities that would be of interest to the full range of age groups.

Policy 2: Enforce weed abatement ordinances.

Policy 3: Establish a community beautification ordinance.

2.0 LAND USE ELEMENT

2.1 INTRODUCTION

From the time Cedar Fort was initially settled in 1852, it has primarily been an agricultural community made up of agriculture-related land uses such as grazing and field crops which remain a significant part of the community today. The original Mormon pioneer settlers platted out the town using straight, wide roads intersecting at right angles and a central Town plaza with areas for churches, government, schools and businesses. This layout is still quite evident in the core area of the town. The peripheral of the town would be used for farming: which the town would like to maintain.

There is rich history in Cedar Fort, especially when it comes to sense of place. Recreation, farming, agriculture, community and family are all very important components of the Cedar Fort equation. It is in the best interest of the town and its citizens that this history be protected and that through the land use element of this General Plan, the town of Cedar Fort be guided to future growth in recreational, cultural and community excellence.

2.2 SUMMARY OF ZONING

Cedar Fort has seven zoning classifications within its land use code that permit residential and other uses. The following is a brief description of these classifications.

The **CR - 1 Commercial Zone** is located along the U.S. Highway 73 corridor as it passes through the core area of the town. Additionally, the zone is planned for an area adjacent to a future highway on the east side of town. Lots in this zone may not be smaller than 1 Acre and are to be used mainly for commercial purposes. Commercial uses are allowed in this zone with the permission from Planning Commission. This zone represents major commercial availability within the community.

The **LI - 1 Light Industrial (and Sexually-orientated Business) Zone** is located at the south end of town, after the core area of the town. Lots in this zone may not be smaller than 1 Acre and are to be used mainly for light industrial and manufacturing purposes. Industrial uses are allowed in this zone with the permission from Planning Commission. This zone also represents major industrial availability within the community.

Sexually-orientated businesses in this zone may not be smaller than 1 Acre. These uses are allowed in this zone with the permission from Planning Commission. This zone also represents only availability within the community for these types of businesses.

The **MG - 40 Mining and Grazing Zone** is located primarily to the west of the town's core area. Lot acreage within this area is 40 acres. The primary use of this zone is grazing and not residential purposes.

The **RA - 1/3 - Residential Limited Agricultural Zone** is located in the core area of the community and represents the town’s primary residential area. Within this zoning classification, lots may not be smaller than 1/3 Acre. The uses permitted within this zoning classification are principally single-family dwellings, limited agricultural endeavors and their associated uses and structures. [Note: this zone is currently RA, which is at 10,000 sf]

The **RA - 1 Residential Agricultural Zone** is located in the surrounding area of the Town’s core area. The density level within this zoning classification is not permitted to exceed one dwelling on one acre of land, homes cannot exceed two stories. Similar to the RA -1/3 Residential & Limited Agricultural Zone, the declared primary uses of land within this zone are for the pursuit of agricultural endeavors.

The **RA - 4 Rural Agricultural Zone** is located in fields, on the east side of SR 73. The intended uses in this zoning classification are also determined to be for agricultural purposes although some limited residential uses are permitted. Similar to the RA-1 Residential Agricultural Zone, there can be no more than one residential unit for every four acres of land and homes cannot exceed two stories.

The **RA - 5 Agriculture Zone** is located on the periphery of the town’s RA-1 & RA-4 areas. The intended uses in this zoning classification have been clearly determined to be for agricultural and livestock purposes although residential uses are permitted. Similar to the RA-1 & RA-4 there can be no more than one residential unit for every five acres of land and homes cannot exceed two stories.

The **RA - 10 Agricultural Zone** is located in the outer periphery east, northeast and south of the town’s RA-1, 4, and 5 zones. Acreage within this zoning classification must be at least 10 acres per dwelling unit. The primary uses for this zone are the preservation of open spaces and the pursuit of large-scale agricultural and ranching endeavors.

Each zone has the same setback requirements. Each dwelling must have a minimum 30’ setback from street, a minimum 30’ setback from the back of the dwelling to the rear property line, and a combined minimum 24’ on the sides of the dwelling. Cedar Fort’s zoning ordinance does not allow mobile homes to be used as primary dwellings under any circumstances. Manufactured and modular homes must conform to all building and zoning codes.

2.3 LAND USE TODAY

Today there are approximately 13,668 acres of land within the town limits. They’re divided into the following land uses:

Residential - 483 acres:

| | | | |
|-------------|---------------------------------------|-----------|-----------|
| RA | Residential Limited Agricultural Zone | 10,000 sf | 107 acres |
| RA-1 | Residential Agricultural | 1 acre | 266 acres |
| RA-4 | Rural Agricultural Zone | 4 acre | 110 acres |

Commercial - 332 acres:

| | | | |
|-------------|--|--------|-----------|
| CR-1 | Commercial Zone | 1 acre | 332 acres |
| LI-1 | Light Industrial Zone (and Sexually-oriented Business) | 1 acre | |

Special Use – 12,853 acres:

| | | | |
|--------------|-------------------------------|----------|-------------|
| MG-40 | Mining and Grazing Zone | 40 acres | 6,608 acres |
| RA-5 | Residential Agricultural Zone | 5 acre | 3,157 acres |
| RA-10 | Rural Agricultural Zone | 10 acres | 3,088 acres |

Based on current populations a small percentage of the available land within the town has been developed to date. A major challenge for the Town will be dealing with development requests which “leap frog” past areas targeted for special uses, thus increasing infrastructure and maintenance costs for the Town. A second challenge will be attempting to preserve agricultural land uses while allowing residential growth. A third and perhaps most important challenge will be the availability of water.

2.4 POPULATION FORECASTS AND FUTURE LAND NEEDS—ANNEXATION

| | Decennial Census | | Short Range Projection | | | Long Range Projection | |
|--------------------|------------------|---------|------------------------|---------|-----------|-----------------------|-----------|
| | 2000 | 2010 | 2020 | 2030 | 2040 | 2050 | 2060 |
| UTAH COUNTY | 368,536 | 519,837 | 668,564 | 833,101 | 1,019,828 | 1,216,695 | 1,398,074 |
| Cedar Fort | 341 | 372 | 961 | 2,757 | 4,503 | 6,900 | 9,000 |

Development should be encouraged to occur within the existing Town boundaries as a first priority. Where the community currently maintains an abundance of available land, annexations should only be approved based upon an overwhelming benefit to the community as a whole. [In a recent community survey, 60% of respondents felt that residential development would enhance the community while 85% were in favor of continued commercial development. Of those respondents, the vast majority felt the west side of the community was the best location for future residential development and nearly 80% felt new businesses should be located in the town core area – to be updated after new survey is completed.]

2.5 LAND USE CATEGORIES

The Land Use Element of the Cedar Fort General Plan is intended to encourage the orderly and efficient distribution of land uses in the town. A full range and mix of land uses including residential and commercial areas are provided within the town.

Although the intensity of development in residential designations is defined by density ranges, the relative density of development within the zoning classifications of Cedar Fort are based on comparisons with other classifications within Cedar Fort. Therefore

the density levels are relative only to Cedar Fort and are not compared or contrasted to other communities.

2.5.1 Residential Land Uses include a range of residential classifications including low, medium and high density. Density is expressed in lot sizes for primarily single-family dwellings. Zoning regulations may, conditionally, also allow a limited number of nonresidential uses, such as places of worship, neighborhood parks, schools, home occupations, governmental buildings in residential areas.

- *Residential - High Density* (beige, see map on page 16) 1/3 minimum lot size: The objective in establishing the Residential Agricultural (RA) Zone is to provide a residential environment within the Town which is characterized by smaller lots and somewhat more dense residential environment than is characteristic of the other residential zones. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions.
- *Residential – Medium-High Density* (yellow, see map on page 16) 1 Acre minimum lot size: The objective in establishing the Residential Agricultural (RA-1) Zone is to provide a residential environment within the Town which has good lot size. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions.
- *Residential - Medium Density* (medium green, see map on page 16) four-acre minimum lot size: The objective of establishing Residential Agricultural (RA-4) Zones is to encourage the creation of residential areas within the Town which are characterized by relatively large lots which are slightly more concentrated than that in the RA-5 Zone but which provide the same amenities and feel.

2.5.2 Commercial Land Uses provide a variety of goods and services to the people who visit, live, and work in Cedar Fort. It is the purpose of the commercial areas to provide appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.

Whenever commercial uses are adjacent to established or future residential areas, special care should be taken to ensure privacy and to protect personal property. Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include, but are not limited to: increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, and transitional land uses such as minor offices or higher density residential uses.

- *General Commercial* (red see map on page 16): The objective in establishing the CR-1 Commercial Residential Zone is to provide a primarily commercial environment within the Town in which to serve the needs of the citizens and those visiting or passing-through town. The intent of this zoning classification is the provision of basic local commercial services and opportunities.
- *Light Industrial (and Sexually-oriented businesses)* – (blue-grey, see map on page 16) 1 acre minimum lot size: The objectives in establishing the Light Industrial (LI-1) Zone is to encourage the creation and maintenance of Industrial areas within the Town which are characterized by acreage for industrial purposes although some limited residential uses are permitted.

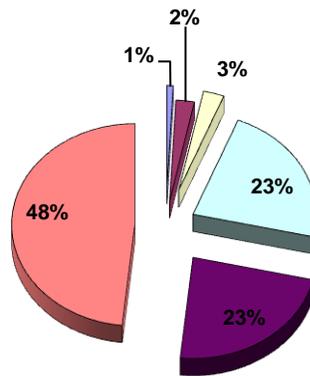
Sexually-oriented Businesses –1 acre minimum lot size: The objective in placing Sexually-oriented Businesses within the Light Industrial Zone is to place these businesses in areas within the Town which are away from the schools and family-oriented areas.

2.5.3 **Special Use** areas include land use classifications that are distinct from the other two major groups. These uses include agricultural, mining and grazing and open spaces. Additional uses such as schools or major transmission lines are considered special uses that may be located in the community regardless of zoning classification. In some cases, the Town does not control the location of those uses and the State and Federal Government may preempt local land use authority. However, the Town can work with other jurisdictions and agencies on decisions regarding land use. Any negative impacts, including visual impacts, should be mitigated whenever possible.

- *Residential – Low Density* (light green, see map on page 16) 5 acre minimum lot size: The objectives in establishing the Rural Agricultural (RA-5) Zone is to encourage the creation and maintenance of Residential Agricultural areas within the Town which are characterized by acreage for agricultural purposes although some limited residential uses are permitted. A minimum of vehicular traffic and quiet residential conditions favorable to family living are also characteristic of this zone.
- *Rural Agricultural* (dark green, see map on page 16): The purpose of establishing the Rural Agricultural (RA-10) Zone is to identify areas of the community where preservation of open lands is desirable. Although some limited residential opportunities exist within the zoning classification, the density requirement of 10 acres of open space per dwelling unit creates a scenario where land is preserved in its native state. Although some residential uses are permitted, they are clearly secondary to the agricultural aspect of the area.

- *Mining and Grazing* (brown, see map on page 16): The purpose of establishing the Mining and Grazing (MG-40) Zone was to identify an area of the community that lends itself to these unique land uses. As Cedar Fort lies at the base of the Oquirrh Mountains, opportunities exist for appropriate allocation of land for these uses. The density requirement of 40 acres of open space per dwelling unit creates a scenario where land is preserved in its native state. Although some residential uses are permitted, they are clearly secondary to the grazing aspect of the area.

General Land Use Designations



| ZONE | CODE | Percent | Acres |
|--------------------------|-------------|----------------|--------------|
| Mining and Grazing | MG-40 | 48% | 6608 |
| Residential Agricultural | RA-5 | 23% | 3157 |
| Rural Agricultural | RA-10 | 23% | 3088 |
| Commercial | CR-1 | 3% | 332 |
| Residential Agricultural | RA-1 | 2% | 266 |
| Residential Agricultural | RA-4 | 1% | 110 |
| Residential Limited Ag | RA-1/3 | 1% | 107 |
| Light Industrial | LI-1 | X% | XX |

2.6 GOALS OF LAND USE FOR CEDAR FORT

Goal 1 Provide residential areas in Cedar Fort that support and complement the unique rural quality and character of the Town.

- Objective-1 Avoid encroachments of land uses which would adversely impact residential areas, i.e.; increased traffic, noise, visual disharmony, etc., by providing adequate screening and buffering of any adjacent commercial or industrial development including parking and service areas.
- 2 Encourage creative approaches to housing developments that will maintain and protect natural resources and environmental features.
 - 3 Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods.
 - 4 Priority should be extended to existing animal rights/agricultural rights versus new residential or commercial development.

Goal 2 Promote and encourage high quality, well planned residential development with open spaces in the Town.

- Objective-1 Develop and implement standards and policies that promote attractive and well-planned residential subdivisions in areas where there are existing public services.
- 2 Discourage “leap-frog” development by not extending Town services to new areas until existing areas are developed.
 - 3 Allow the development of cluster subdivision or other types of subdivisions that provide for open space, or which will preserve existing open spaces.
 - 4 Enforce ordinances that require land owners to keep their property free of weeds, junk vehicles and equipment, unsightly buildings, trash and other debris.
 - 5 Discourage subdivision of land that results in areas of residential development too small or too isolated to be adequately and economically served by Town services.

Goal 3 Encourage the establishment of a centralized business district with low environmental impact, retail-type businesses, which will enhance the Town's sales and property tax revenues and provide the highest quality goods and services for local residents, while enhancing the visual appeal of the community.

- Objective1 Expand the range of retail and commercial goods and services available within the community.
- 2 Provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.
 - 3 Improve the image and appearance of commercial corridors, especially along State Road 73.
 - 4 Carefully limit any negative impacts of commercial facilities on neighboring land use areas, particularly residential development.
 - 5 Formulate thoughtful commercial site design and development standards, including guidelines for landscaping and signage, to express the desired overall image and identity.
 - 6 Encourage safe and convenient pedestrian access to shopping and service areas.

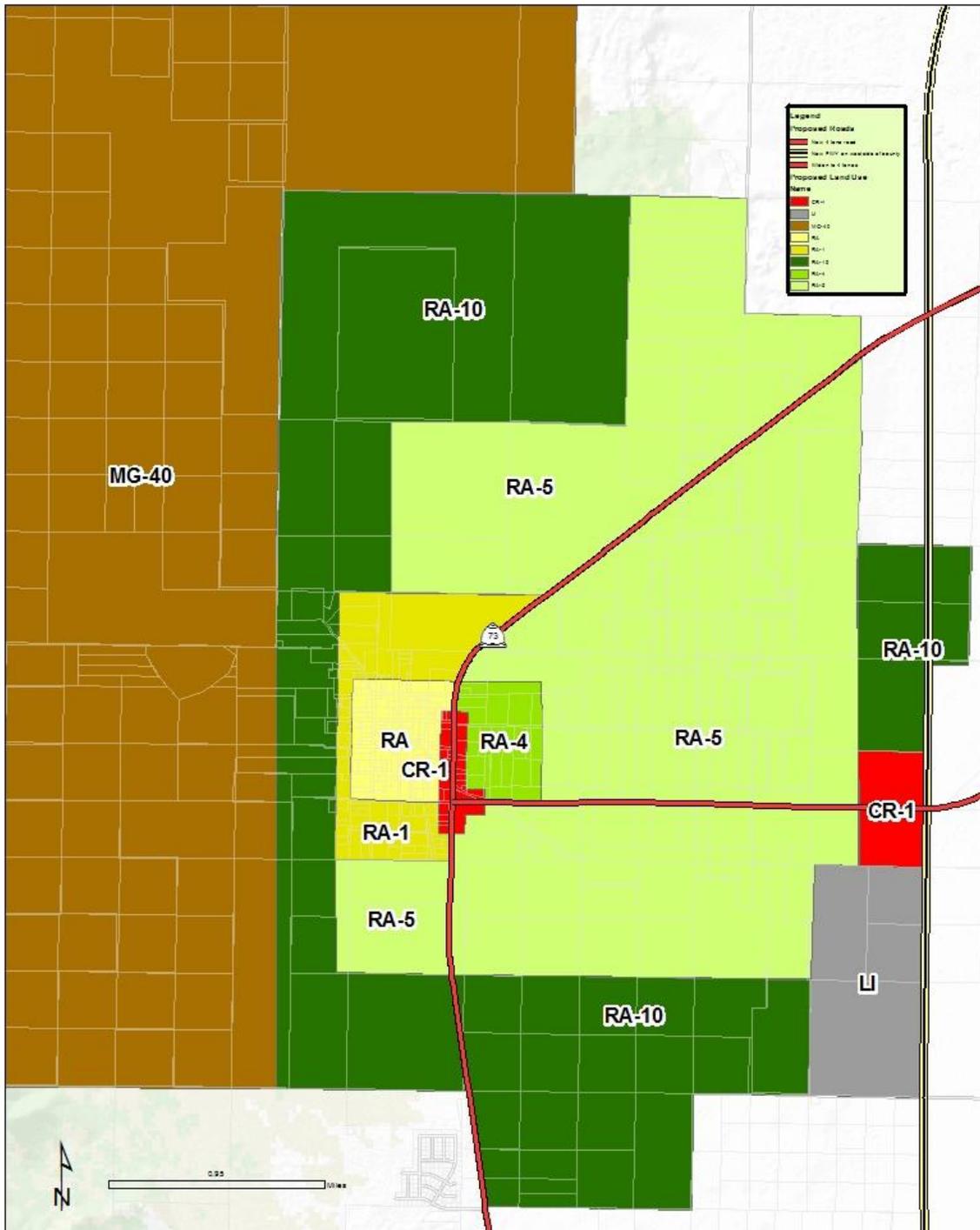
2.7 LAND USE GUIDELINES

This element has identified the components of the Town land classifications and uses. The following guidelines are presented to direct the Town in applying consistent and fair land use Town-wide.

- Guideline 1 The identity of Cedar Fort should be strengthened by land uses which contribute to the unique character of the community.
- Guideline 2 The relationship of planned land uses should reflect consideration of existing development, agricultural preservation, environmental conditions, service and transportation needs, and fiscal impacts.
- Guideline 3 Developed areas should be protected and revitalized by promoting new development and the adaptive reuse of existing community resources.
- Guideline 4 The Land Use Plan should provide for a full range and mix of land uses including residential, commercial and special use areas.

- Guideline 5 A variety of quality housing types should be provided where appropriate, and innovative development patterns and building methods should be encouraged.
- Guideline 6 Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
- Guideline 7 Growth should be guided to locations contiguous to existing development or on in-fill properties to provide Town services and transportation in a cost-effective and efficient manner.
- Guideline 8 Development approval, throughout the community should be tied to the construction of primary culinary water, sewer, storm drainage and circulation systems.
- Guideline 9 Residential density increases should be considered only upon demonstration of adequate infrastructure, increased open space amenities and benefits to the community and residents of the project.
- Guideline 10 An interconnecting open space system that is accessible to the public should be provided including pedestrian linkages, recreational areas, natural areas and drainage-ways.
- Guideline 11 Commercial uses should be highly accessible, located near the center of their service areas, and developed compatibly with the uses and character of surrounding districts.
- Guideline 12 Land use patterns should be encouraged that reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation and conserve energy.

Town General Plan Zoning Map and Land Use Area Designations



3.0 CIRCULATION ELEMENT

3.1 INTRODUCTION

The Circulation Element of the Cedar Fort General Plan is designed to give guidance and direction to town leaders as they plan for the movement and circulation of people, goods and materials. Since traffic patterns and designations impact nearly every facet of the community, this element is vitally important to the overall welfare of the community. The purpose of the Circulation Element is to facilitate efficiency and intelligent design in the pattern of highways, roads, trails and pathways and therefore includes both existing and future such facilities.

Since transportation is so closely tied to land-use patterns, the two corresponding elements should be used together to shape the community of Cedar Fort. The potential impact of any changes to one of these elements on the other should be studied to maintain the compatibility between the two elements.

A transportation plan that follows the 3-C model (Comprehensive, Coordinated, and Continuing) of land use and circulation planning can ensure that the needs of Cedar Fort will be met in an acceptable and efficient manner.

The intent and purpose of the Circulation Element of the Cedar Fort General Plan is to provide a system of roads, trails and pathways that will meet the various needs of the residents and visitors to the community. It will allow for community involvement to identify the desires of the residents and provide a tool for leaders to use in planning the future development and growth of the transportation infrastructure.

Additionally, the primary purpose of the Circulation Element is to balance future demands generated by the Land Use Element with future roadway improvements, thereby developing a long-range circulation system that will efficiently support future land development.

3.2 BACKGROUND

The primary circulation-related challenge for town leaders is to balance the differing needs for vehicular, pedestrian and equestrian traffic. The impact of current and future traffic corridors on the natural and man-made environments also needs to be considered in order to minimize negative effects.

With future growth in Cedar Fort and surrounding areas likely to continue, the community needs to prepare for future traffic issues and concerns. Care will also need to be taken to ensure that the current quality of life in Cedar Fort is not dramatically altered or destroyed. Improvements to the existing transportation infrastructure will need to be made as conditions warrant. These improvements must also maintain enough flexibility to evolve as needs and technology change. However, municipal funds are limited and improvements should be constructed within the financial capabilities of

the community. Therefore, new transportation facilities should be designed and constructed to provide maximum durability and minimize maintenance costs.

3.3 NEW TRANSPORTATION FACILITY REVIEW CRITERIA AND ISSUES

As new transportation facilities are planned or constructed within Cedar Fort Town they will be reviewed for compatibility with the following key issues. In addition to addressing these issues, all new transportation facilities must satisfy the requirements found in the Subdivision Ordinance, Zoning Ordinance, Standards and Specifications Document, and all other relevant laws and standards of Cedar Fort Town.

3.3.1 Compatibility with Built Form

The transportation system of Cedar Fort Town is strongly affected by the existing land use pattern and environment in which it occurs. Likewise, the future development pattern of the town is strongly affected by the development of the transportation system. As plans for transportation facilities are developed, efforts should be made to ensure that the facilities and the desired future land use pattern are mutually supportive. The facilities should reflect the desired future development pattern in scale, function and intensity.

Appropriate transportation facilities should service development patterns. Retail and commercial areas should be convenient not only for automobiles, bicycles and pedestrians, but should also include design for ample off-street parking and unloading zones. Residential areas should have facilities designed with safety as the key concern. Parks and other recreational areas should be well served by trails and other pedestrian modes of transportation along with automobiles and transit service.

3.3.2 Integration into Neighborhoods

New transportation facilities should be designed to improve the mobility and circulation in existing neighborhoods. Smooth transitions, functional intersections, and safety will be given special consideration. All facilities should be compatible with the Master Roads Plan and with future desired development patterns in mind so development intended to use the same facilities will adequately handle the increased demand when approved.

3.3.3 Protection of Natural Environment

While construction of any transportation facility will inevitably impact the adjacent natural environment, it is a goal of Cedar Fort Town to minimize these impacts. Noise, air pollution, cuts and fills, and run off of oils and other pollutants are all concerns related to protection of the natural environment.

Appropriate speed limits, noise barricades or barriers, vegetation and berms, enforcement of local, state and federal vehicular noise reduction methods, and appropriate facilities in heavy traffic areas for large trucks can reduce noise impacts.

Enforcement of local, state and federal air quality methods including emissions testing, reducing vehicular trips, and promoting non-motorized means of travel and mass transit will aid in the reduction of air pollution.

Cuts and fills should be minimized to the extent possible without jeopardizing safety of the facility. All cuts and fills should be properly repaired through the use of vegetation, retaining walls, decorative rip-rap, or other appropriate methods in accordance with the Town Standards and Specifications.

Drainage facilities should be designed on all new facilities that serve to filter out oils and other pollutants prior to their deposit into any watercourse. Sumps, grease traps and other means of cleaning run off pollutants should be included in all projects.

In addition to the concerns listed above, it is a requirement of Cedar Fort Town to enhance the environment adjacent to facilities with an abundance of landscaping while limiting signs and other unnatural objects. Additionally, all transportation facilities should be kept in good repair.

3.3.4 Safety

Transportation facilities should enhance safety in the community. Circulation, simplicity, and maintenance should be addressed with safety in mind. The circulation system should provide each neighborhood with adequate access for police, fire and medical services. The transportation system should be designed so that visitors and other users unfamiliar with the town can easily find their desired locations. All new and existing facilities should be properly maintained to minimize the possibility of accidents and injuries. Pedestrian facilities should be properly lighted to reduce the possibility of personal crimes. Finally, proper signage should be placed throughout the community to control traffic and guide users.

3.3.5 Planning and Priority of Facilities

All major construction and maintenance of transportation facilities should be included in the Capital Facilities Program of Cedar Fort Town and planned to increase the effectiveness of each transportation dollar. This Element and the Master Street Plan should be regularly and simultaneously updated to reflect current development patterns, changes in transportation needs, and projected funding levels.

If the town is required to prioritize transportation facility projects, the criteria should include safety, number of citizens that will receive benefit, and linkages between facilities.

3.3.6 Maintenance Responsibilities

Some of the streets in Cedar Fort Town are under the jurisdiction of other public entities such as the State of Utah or Utah County. It is a goal of the town to coordinate and cooperate with such entities for the ongoing maintenance of these facilities.

3.3.7 Transportation Corridors and Circulation

Important to the success of the Cedar Fort Town transportation system is the need for an effective and complete hierarchy of roadways with transportation corridors and nodes that reflect access management strategies and alternatives to corridor access.

3.4 ROAD, STREET AND NON-MOTORIZED FACILITY CLASSIFICATION

Each road, street and non-motorized facility in the community has been classified according to its intended use and capacity. Each of the following classifications represents a different type of roadway, street, or non-motorized facility and a short description of typical characteristics. The classifications represent a local definition and description and are not intended to reflect any County, State or Federal definitions, but rather provide an effective method for designing a circulation system. Developments should indicate all transportation facilities on final plats and assign each facility a proper classification for review purposes.

3.4.1 Arterial [currently this is SR 73]

An arterial is a major roadway or street which serves the transportation needs of not only residents of Cedar Fort Town, but also for travelers moving through the community and on to other destinations. Access should be strictly limited on arterial facilities in order to preserve the best possible traffic flow and in the interest of safety. Subdivision lots should internally drain onto other collector roads before emptying onto an arterial and should not be designed to allow residents to back onto an arterial road from private driveways. Likewise, commercial projects should be planned with consideration of safety and access to any arterial. Projects should work together to minimize access to arterial facilities. Parking should be adequate and ample to avoid overcrowding, and loading and unloading areas should not take place directly on the arterial road.

Because these facilities are designed for traffic with higher speeds, pedestrian facilities such as sidewalks, trails and paths should be separated from the traffic flow through the use of planter strips, detached sidewalks and landscaping. Elementary schools should not be located on arterial streets.

3.4.2 Major Collector [not currently used]

A major collector is a major roadway or street that typically serves the transportation needs of all the residents of Cedar Fort Town. Access should be limited where possible on major collector facilities in order to preserve traffic flow and promote safety. If possible, subdivision lots should internally drain onto minor collector roads before merging with major collectors. If possible, private driveways should be avoided on major collectors, and where needed special design features such as shared, circular or hammerhead driveways should be considered. Commercial projects located on major collectors should be planned to provide adequate parking, loading and unloading areas along with consideration of safety.

Because these facilities are generally designed for traffic with higher speeds, pedestrian facilities such as sidewalks, trails and paths should be separated from the traffic flow through the use of planter strips, detached sidewalks and landscaping.

3.4.3 Minor Collector [not currently used]

A minor collector is a roadway or street that typically serves the transportation needs of the residents in a particular area of the community, such as a subdivision. A minor collector is the backbone of a local street pattern. Each subdivision should be designed with a minor collector that drains traffic from the subdivision and places it onto a major collector or arterial. Although minor collectors are meant to service mainly residential development, they also serve to provide transportation to residential support uses such as parks, churches and schools. Access should not be limited on minor collectors but traffic flow and safety remain important considerations.

Pedestrian access is an important part of the minor collector system. All pedestrian facilities should be designed to be appropriate with regard to the minor collector road. The facilities should link to other sidewalks, trails or paths to make all services in the community accessible to pedestrians.

3.4.4 Local Street

A local street is a roadway or street that typically serves local residents. The facility is designed for slow traffic and safety is the key concern. These roads should be designed to discourage through traffic with the use of traffic signs or other appropriate means.

Pedestrian access is a critical part of the local system. Pedestrian facilities should blend into the system and be a key part of the transportation review of a proposed subdivision. Access to schools and churches without requiring an automobile is highly desirable. The facilities should link to other sidewalks, trails or paths to make all services in the community accessible to pedestrians.

3.4.5 Motorized Trails and Pathways

A motorized trail or path is a facility designed for motorized vehicles other than typical automobiles and trucks. Usually recreational in nature, a motorized trail or path will vary in size and materials on a case-by-case basis. Because these facilities are meant for motorized vehicles, their location in relation to residential uses should be considered.

3.4.6 Non-Motorized Trails and Pathways

A non-motorized trail or path is a facility designed for use by pedestrians, bicyclists, horses and other non-motorized modes of transportation. Usually these facilities are a part of a town wide non-motorized transportation system. The system is designed to provide non-motorized access to all areas of the community and linkages to local regional, state and national non-motorized facilities. Each facility may be different and should be incorporated into all new subdivision designs.

Each road in the town has been assigned a functional class. The map on page 24 depicts the current transportation facilities in Cedar Fort Town along with its functional class.

3.5 RIGHT-OF-WAY PROTECTION AND ACQUISITION

Cedar Fort Town is a growing community with undeveloped land on all sides. As the community continues to expand in population and size, new transportation facilities will need to be constructed in order to maintain an efficient and effective motorized and non-motorized transportation system. Once a development is approved, or a structure is erected, which adversely affects the transportation and circulation system, either in whole or in part, the system will need to be adjusted or new facilities will need to be constructed. In either case, development approval without considering long-term effects can prove costly to the community. The Master Roads Plan should be reviewed prior to any development approval, including issuance of a Building Permit.

The Master Roads Plan should also identify future transportation corridors and determine the functional class of each facility. The town can then effectively plan for the preservation or acquisition of critical transportation corridors. Once identified, the town can use a number of methods for the future financing and construction of the facilities including exactions, impact fees, capital improvements programming, and cooperation with other appropriate government entities such as the Utah Department of Transportation and Utah County.

3.6 TRANSPORTATION NETWORK

Each roadway, street and non-motorized transportation facility functions as a part of a larger network designed to create a logical and safe pattern for moving people and goods through the community. Each segment, or facility, in the network is highly dependent on many other segments. For this reason, it is important to review each development proposal from a larger point of view. As each new facility is planned or constructed, the town should consider how the facility would affect the transportation and circulation system as a whole. If the proposed new development will have a negative impact on the system, the applicant should be required to address the impact by upgrading existing facilities to meet new demand.

3.7 NON-MOTORIZED TRANSPORTATION - SIDEWALKS, TRAILS, AND PATHS

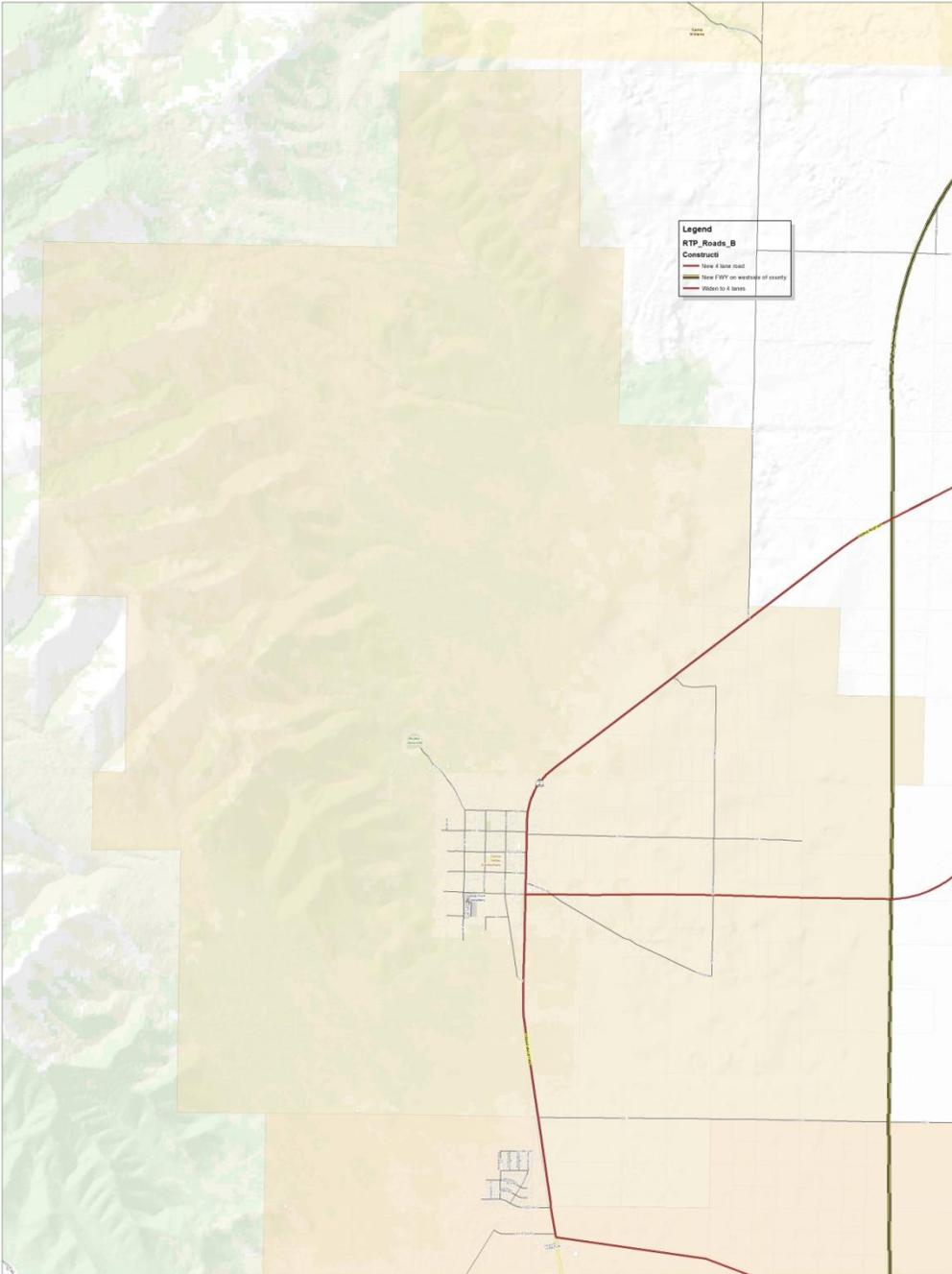
Equally important to the facilities that move people and goods by means of automobile and truck are the non-motorized transportation systems of the town including sidewalks, trails and paths. The non-motorized transportation system should not only allow for access to all major commercial and recreational facilities in the town, but also provide linkages to regional and state non-motorized transportation systems, both existing and planned.

3.7.1 Pedestrian Facilities

All new developments should address pedestrian needs. The pedestrian facilities in each development should be installed, by the developer, in a manner agreeable to the Planning Commission and Town Council in compatibility with the surrounding and planned pedestrian system. Safety of pedestrians should always be the primary concern of the town in approving pedestrian facilities in a new development.

3.7.2 Trails and Paths

A detailed description of the location and construction standards for non-motorized trail facilities in Cedar Fort Town can be found in the Non-Motorized Trails Master Plan. Funding for the non-motorized trails system should be a combination of development exactions, impact fees, capital expenditures by the town, and any grants the town may receive.



3.8 LEVELS OF SERVICE

In order to determine when a transportation facility has reached its intended capacity and should be expanded or a new facility should be constructed, the town has adopted a level of service for the functional class of each facility in the community. The following chart describes these levels of service.

Table 1
Levels of Service Descriptions

| Level of Service | Traffic Flow | Service Description |
|------------------|---------------------------|---|
| A | Free Flow | Posted speeds attainable with very little or no interference between vehicles. |
| B | Stable Flow | Posted speeds attainable with minor amounts of delay and interference. Smooth traffic flow. |
| C | Less Stable Flow | Posted speeds attainable with periods of delay during peak hours. Congested flow during peak periods of traffic. |
| D | Approaching Unstable Flow | Posted speeds not attainable during peak periods of traffic. Significant congestion during peak periods of traffic. |
| E | Unstable Flow | Posted speeds not attainable during peak periods of traffic. Intersection failure and heavy congestion in peak periods. |
| F | Forced Flow | Heavy congestion even during non-peak periods of traffic. Intersection failure most of the time. |

Table 2 represents adopted levels of service for each transportation functional class in Cedar Fort Town. When a facility reaches the level of service, it is an indication that the facility should be improved or expanded, or a new facility constructed to alleviate pressure on the facility.

Table 2
Cedar Fort Town Transportation Acceptable Adopted Levels of Service

| Facility Functional Class | Adopted Acceptable Level of Service |
|---------------------------------|-------------------------------------|
| Local Street | Level of Service A and B |
| Minor Collector | Level of Service A through C |
| Major Collector | Level of Service A through C |
| Arterial | Level of Service A through D |
| Regionally Significant Facility | Level of Service A through D |

In the instance that a facility exceeds the adopted level of service, a detailed analysis should be completed to determine a proper solution. In some cases additional traffic lanes may be necessary. In other instances, the addition of a two way left turn lane, right hand turn lane, re-striping or other design features may adequately bring the facility back into compliance with the adopted level of service.

When a facility owned and maintained by another entity (i.e. UDOT) fails to meet the adopted level of service, Cedar Fort Town should contact the appropriate entity in order to: 1) explain why the facility fails to meet the adopted standard and the negative impact it will have on the transportation system; 2) coordinate to determine the proper course of action to correct the problem; and 3) cooperate as necessary on the maintenance and/or construction needed to correct the problem.

3.9 CIRCULATION GOALS

The goals, objectives and policies for Cedar Fort Town with respect to the overall circulation system of the community are as follows:

Goal 1. Develop a balanced circulation system that provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding land development patterns, and enhances regional circulation facilities.

- Objective 1. Coordinate land use and circulation planning to maximize the land development opportunities created by major transportation routes.
- Objective 2. Ensure that circulation facilities are designed and developed in harmony with the natural environment and adjacent land uses.
- Objective 3. Cooperate appropriately with other public and private agencies in the provision of convenient public transportation services within Cedar Fort and between Cedar Fort and other nearby destinations.
- Objective 4. Ensure that decisions regarding future land development and roadway construction are closely coordinated and mutually supportive.
- Objective 5. Cedar Fort follows the Mountainland Association of Governments' Transportation Planning Policy.

Goal 2. Provide transportation infrastructure that meets the needs for all types of users, including vehicular, pedestrian and equestrian traffic.

- Objective 1. Ensure safe and efficient movement of automobiles, trucks and other motorized vehicles.

- Policy 1. All roads and streets should meet applicable codes.

Policy 2. Safe and prudent speed limits should be established throughout the town.

Policy 3. Intersections should be well marked with appropriate signs or signal devices.

Objective 2. Provide safe walking corridors throughout the town.

Policy 1. Primary pedestrian routes should be identified and designated.

Policy 2. Crosswalks should be safely located and clearly marked.

Policy 3. All pedestrian facilities should be designed and constructed in compliance with the Americans with Disabilities Act.

Objective 3. Retain room for horseback trails and pathways.

Policy 1. Certain pathways for equestrian traffic should be identified and designated. These horse trails, where possible, should be limited to non-vehicular traffic.

Objective 4. Create and maintain safe trails and pathways for bicyclists.

Policy 1. Primary bicycle corridors should be identified and marked.

Goal 3. Improve and maintain existing roads and trails to ensure quality and safety for all users.

Objective 1. Prioritize future road improvements to maintain responsibility in the expenditure of municipal funds.

Policy 1. The most pressing needs of the town should be identified and prioritized. Funds for future improvements and the construction of future roads should be dispersed according to highest priority.

Objective 2. Provide ways to ensure that required maintenance and upkeep is being performed.

Policy 1. Cedar Fort should work closely with Utah County and officials of the State of Utah to ensure that road maintenance performed by entities other than Cedar Fort Town is completed in a timely manner and of an acceptable quality.

Objective 3. Develop ways to protect the safety of all users of roads and trails.

Policy 1. Town officials should meet as needed to study and implement additional safety measures and programs.

Goal 4. Implement appropriate means of public transportation.

Objective 1. Encourage development of public transportation facilities and routes.

Objective 2. Create Park and Ride facilities to encourage carpooling and ride-sharing.

Goal 5. Design transportation policies that are in harmony with the land use and community goals and objectives of Cedar Fort.

Objective 1. Provide the means to analyze the potential impact of future development on the transportation system and the mitigation of negative impacts.

Objective 2. Design an adequate transportation system for current and future residents and areas of development.

Policy 1. Ensure that all future roads are properly designed and include provisions for adequate drainage.

Policy 2. The impact of future land uses upon the transportation network of Cedar Fort should be reviewed during the planning process.

4.0 PUBLIC FACILITIES ELEMENT

4.1 INTRODUCTION

As Cedar Fort moves into the future, the vision for the public facilities of the community is to provide an improved system of public facilities to equitably and effectively meet the needs of present and future residents in a cost effective and sustainable manner. Also to enhance the quality of life of the community by providing an effective water system, medical care services, parks, connected mixed-use trails and recreational facilities that preserve the character and open space of Cedar Fort.

Public facilities represent the public's investment in the development of the infrastructure that is necessary to support the physical operation of the town. The Public Facilities Element is a plan for municipal utilities, public structures, properties, and measures required to meet the needs of the community.

Cedar Fort's investments in public facilities are designed to respond to the identified needs of both the existing population and the forecasted population.

The annual capital budget provides for financing the construction of immediate projects for the current fiscal year. The 5-Year Capital Improvements Plan sets priorities for establishing and financing projects during the five succeeding fiscal years. The Public Facilities Element of the General Plan presents a longer term, more comprehensive view that addresses the existing infrastructure of the community and addresses projected needs over the next 30-50 years.

The location, size, timing, and financing of major streets, water, sewer, and drainage systems, parks and playgrounds, police and fire stations, and libraries must be planned well in advance of their construction as a means of minimizing their cost, optimizing their usefulness, and maximizing their public benefits and private sector support.

Each year, the Mayor compiles a Capital Budget to be approved by the Town Council for incorporation in the Town's spending program for the coming fiscal year. Concurrently, the 5-Year Capital Improvements Plan (CIP) is reviewed and updated by dropping the prior fiscal year and adding a new fifth year. Each updated CIP incorporates the changes that have been determined as necessary to satisfy the most current capital investment needs of the community.

The inter-linked features of the Public Facilities Element, Capital Improvements Plan, and Capital Budget provide a broad perspective of the existing and planned infrastructure of the community. This enables decision makers in the public and private sector to anticipate and prepare for future development.

The plans in this document are based upon standards and levels of service necessary to meet the needs of Cedar Fort's anticipated population. Projected locations of

facilities shown in this Public Facilities Element are generalized rather than site specific. Future development plans will determine the final timing and location of facilities.

4.2 WATER SYSTEM

Cedar Fort maintains a 300,000-gallon water storage system that serves the community's 125 residences, 2 commercial businesses, and 4 institutional / governmental buildings. The Town currently uses approximately 80% of the total capacity of the system. Within the coming few years there will need to be several improvements made to the culinary water system including the collection and control systems.

Cedar Fort Town has four sources of culinary water: 1) the Spring Creek Spring; 2) Tunnel Creek Spring; 3) an underground water well located near the community center, and 4) a deep well on Longridge. The following table indicates the source and approximate quantity of water produced by the Town's existing culinary water sources.

| SOURCE | PRESENT CAPACITY (gpm) |
|-------------------------------|------------------------|
| Spring / Tunnel Creek Springs | 650 gpm |
| Community Center Well | 0.8 gpm |
| Longridge Well | 580 gpm |
| TOTAL | 1,230.8 gpm |

Source: Cedar Fort Town

From the foregoing table it can be seen that Cedar Fort can expect the existing water supply to produce a total of approximately 1,772,352 gallons per day. Cedar Fort's most critical need for its water system lies in improvements and enlargements in the source, distribution and storage systems.

The following table indicates the water rights owned by the Town. It should be noted that only approximately one-half of the flow from the Community Center well has been proven and the remainder has been transferred into the Longridge well.

| WATER RIGHTS No. | FLOW |
|--|-----------------------|
| 54-256 Spring & Tunnel Creek Spring | 163 gpm (25% of flow) |
| 54-1076 Community Center Well | 0.8 gpm |
| 54-569 Longridge Well | 580 gpm |
| TOTAL | 743.8 gpm |

Source: Utah Division of Water Rights

Cedar Fort has developed it's rights in the springs to capacity. Additional water has been developed through the underground right at the Longridge well. The Town should explore various well sites throughout the Town to develop. The Town does not have the

capacity to accommodate any significant growth without developing additional water resources.

4.3 CULINARY WATER SYSTEM GUIDELINES

The following guidelines should be used in planning further Town water usage and development requirements.

- Guideline 1 The Cedar Fort Municipal Water System delivers water efficiently and safely to the town.
- Guideline 2 Cedar Fort Town controls culinary water service production, storage, and distribution facilities within the incorporated town.
- Guideline 3 Private development participates in improvements to the water system through water development impact fees, construction of additional facilities, and the provision of additional resources.
- Guideline 4 Private development should install dry lines for connection to the culinary water systems of new construction projects. This will allow new developments to connect to the Municipal Water System as it expands.
- Guideline 5 Proposed developments should only be approved contingent on proof of an assured water supply and water right.
- Guideline 6 Private development must transfer the necessary water shares/rights to the Town and provide all internal distribution facilities to serve each individual project.
- Guideline 7 All private water improvements should be built to all specified Town water system standards that apply.
- Guideline 8 Cedar Fort Town encourages water conservation through demand reduction and education.
- Guideline 9 Water conservation measures should be incorporated into the planning and design of the expanded culinary water systems.

4.4 SECONDARY WATER

Cedar Fort should evaluate the feasibility of a secondary water system in conjunction with the Cedar Fort Irrigation Company. Current studies suggest that the system may not be viable for many years. However, the potential and incidence of increased growth may expedite the need for a secondary system. As developments occur, the Town should review, as part of the development process, the possibility of small-scale secondary or gray (re-use) water systems.

4.5 SEWER

Cedar Fort Town does not have a sewer system at the present time. All structures in the Town utilize septic tanks to deal with effluence. The Town should study the costs, as well as the ongoing tax burden of constructing and maintaining a sewer system.

4.6 TOWN BUILDINGS AND PROPERTY

Cedar Fort Town maintains a fire station that was built in 1998 which services all of the incorporated town area. The Town also maintains a town park with tennis courts, a pavilion, and a playground. Recent acquisition of the old school by the Town has allowed that building to become the Town Hall and Museum. In addition, the Town has improved land owned by the Bureau of Land Management to construct a community center. Interest remains for further development to include a ball field for adult softball and youth baseball and softball programs, a walking trail for seniors, and an area for wildlife.

4.7 TOWN SERVICES PROVIDED BY OTHERS

Cedar Fort Town contracts with Utah County for police services. The Town contracts with the Utah County Sheriff's office, who also serves the community of Fairfield, to serve the community with the equivalent of quarter-time deputy. Police service is adequate and should remain that way for the next five years.

Although the streets are typically considered to be in poor condition, the maintenance service received from contractors is generally adequate and should remain that way for the near future. The Town does, however, anticipate the necessity for a major street overhaul in the future.

Cedar Fort's health care services and programs are provided by the Utah County Health Department. The service is adequate and should remain that way into the future. The nearest hospital is located in American Fork and is approximately thirty minutes away. The Town would like to see a clinic placed in either Cedar Fort Town itself or in Lehi, which is only about fifteen minutes away. Currently, a small emergency clinic is located at the crossroads (U73 and U68).

Cedar Fort is a member of the North Utah County Solid Waste District. The service is considered to be quite good and should remain that way into the future. Household waste is collected by a commercial waste disposal company.

The Town has expressed interest in opening its own library, possibly in partnership with the Alpine School District. The facility is anticipated to be undertaken sometime in the near future. There is an elementary school in Cedar Fort that carries grades 1 to 5. All junior high and high school students, as well as 6th grade students travel to Saratoga Springs to attend school. There are no post secondary educational facilities in Cedar Fort Town.

4.8 TOWN BUILDINGS PLAN GUIDELINES

- Guideline 1 Town service facilities should be provided to efficiently meet the administrative, public safety, maintenance, and cultural needs of the community.
- Guideline 2 Fire protection services are provided from the Volunteer Fire Station.
- Guideline 3 Library services should be provided to the best of the Town's ability.
- Guideline 4 Community properties should be the primary focus for community activities and town administrative services.
- Guideline 5 Town facilities, especially those that citizens need to visit on a regular basis, should be grouped wherever possible.
- Guideline 6 The design of Town facilities should incorporate water and energy conservation measures and meet ADA accessibility requirements.

4.9 ELECTRICAL SERVICE

The Cedar Fort Town currently receives its power from Utah Power and Light. The service received is generally considered to be good. This quality of this service should remain high for the foreseeable future.

Plans should be made to propose a hydroelectric generation station to harness the water power from the spring and tunnel creek water sources. This electricity generated could be sold back to the power company and used to support the community in times of power shortage.

4.9.1 ELECTRICAL SERVICE PLAN GUIDELINES

- Guideline 1 All of Cedar Fort is served by Rocky Mountain Power. All new developments will be required to continue to utilize Rocky Mountain Power for their electrical service
- Guideline 2 The visual impact of existing and proposed electrical transmission facilities should be minimized, especially high voltage lines.
- Guideline 3 All new electrical distribution and service lines carrying less than 69 kV should be underground.
- Guideline 4 Cedar Fort requires the placement of upgrades or replacements to existing 69 kV and smaller electrical lines to be under ground.
- Guideline 5 Major electrical transmission lines should parallel existing transmission lines whenever feasible.

Guideline 6 Cedar Fort encourages open space along transmission line corridors.

4.10 PARKS, RECREATION AND TRAILS

The Town currently maintains a town park 1 acre in size that includes tennis courts, a pavilion and a playground. A community center building of approximately 10,500 square feet is on BLM property on the South end of town. The Town also has an historic rodeo arena that residents have expressed a strong interest in preserving.

4.10.1 PARKS, RECREATION AND TRAILS GUIDELINES

Guideline 1 Parks should be planned to equitably provide varied recreational activities throughout the community.

Guideline 2 New development should provide facilities with basic recreational activities for all new subdivisions. The site should provide adequate parking and be easily accessible to all residents of the new neighborhood.

Guideline 3 Town parks should provide a broader range of recreational activities for residents of all ages and abilities. Town parks should be placed to provide good access for the majority of residents.

Guideline 4 Private development should participate in park development through park impact fees, dedication of land, and construction of facilities.

Guideline 5 All park and recreational facilities should be linked by a Town trail system, if possible.

Guideline 6 Parks and trails should be designed to match the characteristics and traits of the adjacent neighborhoods and the Town itself.

Guideline 7 A committee to oversee the planning and development of Town trails system should be established. This committee should coordinate its efforts with the Town Council and Planning Commission.

Guideline 8 Town trails should tie into trails connecting adjacent communities whenever possible.

4.11 STORM DRAINAGE, DEBRIS FLOWS AND FLOOD CONTROL

Cedar Fort incorporates natural washes, ditches and storm drains into the town-wide storm drainage system. The Town's location and topography necessitate receiving storm water from the unincorporated areas west of the Town.

Cedar Fort has not been identified by the Federal Emergency Management Agency (FEMA) flood control program as a potential flood area and therefore has not been mapped. As a result, Cedar Fort has not maintained membership with the Federal Emergency Management Agency.

4.11.1 STORM DRAINAGE/FLOOD CONTROL PLAN GUIDELINES

- Guideline 1 Cedar Fort should plan for and control future major storm drainage and flood control facilities within its boundaries.

- Guideline 2 The municipal storm drainage and flood control system should provide for the safe and efficient collection of storm water generated within the community.

- Guideline 3 Private development participates in improvements to the major system through construction of selected facilities, and by providing additional resources.

- Guideline 4 Private storm drainage system improvements should be constructed to all applicable town standards and specifications.

- Guideline 5 Development projects should plan for a future integrated storm drainage and flood control system.

- Guideline 6 To the extent possible, drainage from new development should be less than the site's natural condition.

- Guideline 7 Washes should be retained in their natural condition unless storm water management facilities have been designated.

4.12 PUBLIC FACILITIES GOALS

Notwithstanding the guidelines established for each segment of the Public Facilities Element, the overall goals, objectives and policies for community facilities and services are:

Goal 1. Improve and expand the water system.

Objective 1 Improve and expand the existing culinary water system.

- Policy 1 Replace the valves in the existing system as necessary.

- Policy 2 Replace existing water lines as necessary.

- Policy 3 Conduct regular routine drinking water studies.

- Policy 4 As test well results are favorable, construct a production well and facilities necessary to allow the well to enhance the system capacity.

Policy 5 Establish legislation requiring the installation of dry lines for the culinary water system on all new development projects in newly annexed areas of the town so each property can be connected to the town system as it is expanded.

Objective 2 Establish a secondary water system (in conjunction with the Cedar Fort Irrigation Company).

Policy 1 Construct a secondary water system to effectively use the available water to better accommodate the large lot and agricultural land uses of the community.

Policy 2 Establish legislation requiring the installation of dry lines for the secondary water system in all new development projects so each property can be connected as the system is brought on line.

Goal 2. To provide recreational facilities for residents of all ages and abilities.

Objective 1 Provide recreational facilities for residents by constructing parks in newly developed parts of the town.

Policy 1 Legislate that one-third to one-half of required open space of new developments be dedicated for a neighborhood park in a central location (regional park) that is easily accessible to all residents of the subdivision.

Policy 2 Private development should participate in park development through park impact fees, dedication of land and construction of facilities.

Policy 3 Neighborhood parks should provide basic recreational opportunities with adequate access, parking, playground equipment, picnic area, open space, sports court and drinking water.

Policy 4 The character of parks should reflect the unique features, lifestyles, and history of the community.

Policy 5 All parks and recreational space should be connected to the town trail system, where possible.

Objective 2 Provide recreational activities for residents by connecting the community with a system of trails.

- Policy 1 A committee to direct the planning, location and intended use of trails should be established.
- Policy 2 Private development should participate in trail development through impact fees, dedication of land, and construction of trails.
- Policy 3 Public buildings and new and existing parks should be linked by the trail system, where possible.
- Policy 4 Legislation should be established requiring new development to set aside open space for trails linking the new development with the existing and planned community trails system.
- Policy 5 The trail system should provide opportunities for some mixed uses such as equestrian or off-highway vehicles (OHV).
- Policy 6 The trail system should have proper signage designating route and prohibited uses.
- Policy 7 The trail system should be linked to adjoining communities.
- Policy 8 The trail system should be incorporated into community events such as races, organized walks, etc.

Objective 3 Provide recreational activities for youth and adults by constructing a softball/baseball complex.

- Policy 1 The Town should work with Bureau of Land Management to acquire appropriate land for a softball/baseball complex.
- Policy 2 The Town should construct facilities that will allow for youth and adult use.
- Policy 3 The Town should promote the complex by establishing tournaments, leagues and programs for residents of all ages and abilities.
- Policy 4 The Town should incorporate the complex into community events.

Goal 3. Plan new developments to connect to the future sewer system.

Objective 1 Plan new developments to connect to a new separate sewer system for the subdivision or a proposed new future sewer system.

- Policy 1 Primary option - Establish legislation requiring all new development to install a municipal sewer system to handle the expected build-out of the subdivision plus 25%.
- Policy 2 Secondary option - Establish legislation requiring all new development to install dry lines so new developments can be connected to the future municipal sewer system as soon as it comes on line.

5.0 MODERATE-INCOME HOUSING ELEMENT

5.1 INTRODUCTION

The availability of moderate-income housing has become a statewide concern. In 1996, the Utah State Legislature adopted §10-9-307 of the Utah Code dealing with "Plans for Moderate Income Housing". With the adoption of Senate Bill 0060 during the 2005 General Legislative Session, this section was reorganized and became §10-9a-403 of the Utah State Code. This section of the code now requires that cities adopt a plan for moderate income housing within the community and exempts "Town Class" municipalities from this requirement. However, it remains in the best interest of Cedar Fort Town to adopt a Moderate Income Element with this General Plan in order to further its qualification efforts for certain types of grants and other funding sources. Any plan adopted under the terms of the Utah State Code must address the following five issues:

1. An estimate of the existing supply of moderate-income housing located within the municipality;
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
3. A survey of total residential zoning;
4. An evaluation of how existing zoning densities affect opportunities for moderate-income housing; and
5. A description of the municipality's program to encourage an adequate supply of moderate income housing;

Moderate income housing is defined by Utah State Code §10-9a-103(18) as: "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size".

The 2013 median-income level for Utah County for a family of four is \$61,900. The Utah County moderate-income level is recommended by the State to be used by Cedar Fort in determining whether or not housing is affordable.

A Low and Moderate Income Survey (LMI) conducted in 1999 by Cedar Fort showed that at least 60% of the surveyed population was at or below the moderate-income levels for their family size. However, a community survey showed that over 83% of residents feel that they live in housing that is affordable to them. According to 2002 state income tax data, only 39% of the population was at or below the moderate-income level.

5.2 ESTIMATE OF EXISTING SUPPLY

According to the 2010 Census, Cedar Fort had 110 housing units with nine of those being vacant. Of the total housing units, renters occupy six units and one is for seasonal/recreational use. According to the Utah State Affordable Housing Model, as of

year-end 2012 data, Cedar Fort had a surplus of six units for households making 80% of the Metropolitan Statistical Area Median Income (MSAMI).

5.3 ESTIMATE OF THE NEED FOR MODERATE-INCOME HOUSING FOR THE NEXT FIVE YEARS

The majority of the need for moderate income housing within Cedar Fort will be to serve the town's own growth. In other words, to house existing residents and more particularly their children as they grow up and move out of their parents' home.

According to the Utah State Affordable Housing Model, population growth in Cedar Fort between 2012 and 2017 will create a demand of **two** units available to moderate-income families (i.e. 80% MSAMI). The demand at the 50% MSAMI level will be one unit with an additional one unit needed for those making 30% of the MSAMI.

The net need, current supply plus future demand for moderate-income families is nine units or two units per year for the next five years. The net need for those in the 50% category is five units or one unit per year for the next five years, while those in the 30% group need a net unit total of seven or approximately one unit a year for the next five years.

On average, three building permits were issued per year from 2000-2002 and 74% were in a price range affordable to moderate income persons. Meeting the net need in Cedar Fort of two building permits a year in the affordable range is not anticipated to be a problem.

5.4 EVALUATION OF ZONING'S AFFECT ON HOUSING OPPORTUNITIES

The Cedar Fort Planning Commission and Town Council hold one of the most important keys to providing housing opportunities for persons of moderate income. This key is zoning. By working cooperatively with state and county agencies, Cedar Fort can assure affordable housing to its citizenry. Households making 50% of the median income, which will typically be renters, are affected by zoning, but may also be impacted by market conditions beyond the control of the Town. Households making 30% of the MSAMI will more than likely need government rental assistance in addition to any zoning assistance from Cedar Fort.

Cedar Fort already provides a good mix of housing in their zoning ordinance and provides an adequate share of moderate-income level housing. Because there is no sewer system in the Town and 80% of the existing water supply is already being used, Cedar Fort is not capable of supporting multi-family housing at this time. Any needed adjustments in the future can be attained through altering the existing zoning code.

5.5 CEDAR FORT'S PROGRAM TO ENCOURAGE MODERATE-INCOME HOUSING

Cedar Fort is a rural farming community that provides housing for its residents on various lot sizes. With a high LMI percentage, Cedar Fort has shown that it is not an exclusionary municipality. The Town will need to proceed in the same manner it has in

the past, continuing to offer moderate income housing for those in need of it.

5.6 THE GOALS OF THE MODERATE-INCOME HOUSING ELEMENT

Goal 1 Provide affordable housing for all income levels in the Cedar Fort Community.

- Policy 1 Provide alternative ways to encourage affordable housing for moderate-income families, such as smaller homes and smaller lots.
- Policy 2 Establish zoning in annexed areas allowing for various lot sizes.
- Policy 3 Utilize services of Utah County Housing Authority, the Utah Housing Corporation and the Utah Department of Community and Culture to help provide opportunities for rent-assisted programs.
- Policy 4 Utilize affordable housing programs administered by the Department of Community and Economic Development.
- Policy 5 Explore the use programs offered by the Utah Housing Financing Agency within the agency's funding capacity.
- Policy 6 Make use of state or federal funds or tax incentives to promote the construction of moderate-income housing.

Goal 2 While providing affordable housing, preserve the rural character of Cedar Fort.

- Policy 1 Pursue the implementation of the policies and goals of this General Plan, the terms of the Town's Land Use and nuisance Codes and programs such as neighborhood watch to create a clean and safe environment for current and future residents.
- Policy 2 Enforce existing minimum lot size zoning in each zone.
- Policy 3 Require bonds of all contractors, developers, and individuals desiring to build requiring them to finish their specific building in a reasonable amount of time. If the contractor, developer or individual does not finish the structure in the allotted time, his or her bond may be forfeited.
- Policy 4 Develop an animal rights clause in zoning ordinance that allows a specific number of animals on each lot according to its size.
- Policy 5 Establish right-to-farm ordinances that give priority to agricultural land use over other land uses.

6.0 ECONOMIC ELEMENT

6.1 INTRODUCTION

Economic development is the carrying-out of activities that infuse new capital from outside the area into the community to improve the lifestyle of local citizens.

Historically, an agrarian based economy dependant on irrigation or dry land farming served as the focal point of the economy in the Cedar Valley area. Mining in the Oquirrh Mountains to the north and west and the East Tintic Mountains to the south also contributed in the early days.

6.2 ECONOMIC SECTORS

The Utah County General Plan mentions three phases or sectors of economic development. Primary industries are associated with extractive operations such as farming and mining. Secondary industries are construction and manufacturing. Tertiary industries are the service sectors such as retail stores, consumer services, tourist facilities, medical clinics, professional services and government services.

Primary industries add to the county and state economies, but little to the local economy. Land used for such purposes are taxed at a low rate. Most farms are highly mechanized and require few employees. Farms, however, do add to the aesthetic, open space appeal of an area.

Secondary industries provide more to the local tax base. Property taxes for such businesses and industries are higher due to a higher and substantial capital investment. Employment opportunities are greater, thereby providing more jobs for local residents who in turn have more spending power. Generally, these industries do require more public infrastructure to operate.

Tertiary industries add little to the local economy and are limited by the population they serve. More wealth is not created, but is merely moved around, without tourism. Commercial properties contribute more to the local tax base via property taxes than residential property. Commercial businesses collect sales taxes and provide jobs; however the jobs are usually low paying, part-time and/or temporary. Government facilities do not pay property taxes, but they do provide jobs. Tertiary industries that do not relate to tourism don't create or bring in outside money to supplement or grow the local economy.

There are different economic scales or levels: national, regional and local. Economic development can achieve the highest commerce activity at the national level and lowest at the local level. An economy operating at the national level brings in more "outside" money and investment. Because Utah is a more economically isolated location, most of Utah functions on a regional level. That is, goods and services produced or provided are mostly for in-state consumption. One exception to this is Utah's tourism industry, which attracts people from all over the country and the world.

Overall, the community of Cedar Fort would like to maintain its small town, open, rural setting. In addition, the community wants to be safe and clean while improving the quality of services and increasing the employment opportunities available within the community.

Maintaining the historic and current rural lifestyle and agricultural economy, providing more retail services and increasing employment opportunities through the development of commercial and small industrial enterprises should be a focus of the Town in the coming years.

6.3 SUMMARY OF PRESENT CONDITIONS

The broader economic market is not attracted to Cedar Fort because of its distance from economic infrastructure (airport, freeway, and water). Therefore, the town should focus on its strengths.

The main economic activity in Cedar Fort continues to be agriculture. Winter wheat, livestock and the crops associated with them (alfalfa), and grazing are the predominant agricultural activities. Nonetheless, agriculture does not provide the primary livelihood for most residents although many that live in Cedar Fort do so for the agrarian lifestyle. Residents largely work elsewhere and commute to work.

By way of services, there is only one market/gas station in town.

The economic element seeks to establish a basic financial plan for the present and envisioned growth. This element of the general plan considers the community's resources in terms of what is available and what additional means can be developed to help supply or pay for what is needed. There are several traditional sources of revenue for communities. Revenue sources include: taxes (property and sales), fees, fines, permits, licenses, interest, rents and/or grants. Expenditures or costs usually include: administrative, legal, public safety, public works, recreation facilities and cultural events.

6.4 ECONOMIC NEEDS

In order to keep pace with the growth rate of Cedar Fort's population, approximately four net new jobs need to be created annually in Cedar Fort. Looking at a broader perspective, Utah County's population of approximately 437,600 and annual birthrate of more than 11,000 creates a need for nearly 9,000 net new jobs annually to keep local residents employed.

6.5 ALTERNATIVE FUTURES

To meet the future employment needs of Cedar Fort's population, several alternative paths could be pursued. Retail, service, manufacturing, or agriculture development opportunities present the town with a different set of advantages and drawbacks. For example, commercial businesses can be an important source of sales tax revenue. Industrial businesses, because they invest heavily in capital equipment, often provide significant property tax revenue to support the town and schools. Office developments

usually pay the highest wages, but are often relatively insignificant contributors of sales or property taxes.

Commercial businesses, defined as retail, service and professional, are important conveniences for local citizens. Cedar Fort residents are traveling to other communities to shop or receive medical care. Also, many local citizens are commuting out of town daily to work in commercial jobs. On the other hand, commercial businesses often provide lower than average wages and most jobs in this sector are part time.

All forms of growth have impacts on roads, utilities and many other aspects of quality of life. Choosing to not grow is also an alternative, but it is one that impacts youth and even the lifestyles of the existing labor force. In a no-growth scenario, youth will stay in their hometown to be raised and educated and then be exported to external job markets. Others who are presently employed, may find themselves having to leave the area as well if their present employment opportunity ceases to exist and there is nothing new to replace it.

6.6 RETURN ON INVESTMENT CONSIDERATIONS

Rules-of-thumb in the industry indicate that each acre provided for commercial or industrial activities will attract \$2 million in new capital investment on average, although this value can vary greatly dependent upon actual use type. In terms of Cedar Fort's current property tax rate that means that each acre of commercial or industrial ground could potentially provide \$17,200 to the Town's budget and another \$162,380 in new tax base for the Alpine School District.

In addition, each acre, on the average, will support 20 new jobs, and new payrolls of approximately \$500,000 annually. These capital infusions into Cedar Fort's economy will support additional commercial businesses in the community.

Applying this same rule-of thumb, a 40-acre business park could provide \$688,000 annually into Cedar Fort Town's budget, approximately \$6.5 million for the Alpine School District per year, and 800 new jobs (a 10-year supply) for local citizens. Payrolls would be approximately \$20,000,000 annually.

6.7 INCENTIVES

The best incentive any community can use to attract business investment is an enthusiastic response team at the local level and an inventory of well-packaged sites.

Within Utah County, organizations like the Utah Valley Economic Development Association (UVEDA) have provided timely and professional responses to client requests for business information in the past. The Utah County Business Development Department employs full time research personnel and professional writers and sales people who provide timely responses to clients.

Often the missing link in attracting new industry is a weak response team at the community level. The most successful cities in Utah County are those who are ready to

act on a moment's notice. They provide general community information, specifics on utility rates and capacities, and simple brochures describing a variety of pre-packaged sites.

A pre-packaged site is one that meets the "Five-Way Test": 1) the land is annexed; 2) the land is zoned for business use; 3) utilities are available or a utility plan is in place for the area; 4) a "fully improved" asking price for the site is readily available; and 5) transportation via major highways is available without interference by residential areas, school zones or other incompatible uses.

Good planning, well-written zoning ordinances, and Conditions, Covenants and Restrictions (CC&R's) are the best assurance a business owner can have to protect their long-term investment.

Packaged sites and community cooperation are usually the only real incentives sought by business. Other incentives such as loan pools and tax rebates mean almost nothing to quality businesses, contrary to common belief. Another myth is that land price is important. Business investors see land price as a one-time cost, usually averaging less than 5% of the total project cost.

On the other hand, relative land cost is significant. Business sites in Cedar Fort need to be competitively priced with sites in comparable settings.

All incentives offered to business have a cost. A commitment by the Town to package business sites is costly. Engineers, real estate advisors, Town leaders and planners will typically need one to two years to prepare a site for market. Consulting fees and land improvement costs are out of reach to most communities without some form of grant assistance.

Disincentives can play a significant role in economic development. Sites that are located on sensitive lands or sites that do not meet the five-way test are not competitive with alternatives such as Provo/Orem or Salt Lake. Ongoing costs such as utility franchise taxes, if higher than neighboring competitors, are also a strong disincentive.

Cedar Fort's relative property tax rates currently can be seen as an incentive. Cedar Fort's rate of .001268 is the fourth lowest of Utah Valley's twenty-one communities, including Eagle Mountain and Saratoga Springs. Cedar Fort's relative property tax rate is approximately two-thirds the rate of Alpine, the next lowest rate in the County. Provo, whose tax rate represents the highest in the County, is nearly 2½ times that of Cedar Fort.

Funding for business incentives such as expanded utility systems or Town-owned business park sites could become available through moderately increased property tax rates, by forming partnerships with developers, or by obtaining grants.

6.8 ACTION ITEMS

Economic development is a critical part of Cedar Fort’s future. This goal can be met by having the Town government serve as an on-going development partner with owners of business sites. As a partner, the Town would: 1) provide information on the town; 2) make referrals of potential clients to local developers; and 3) expedite business zoning and permit approvals. The private landowner as a partner would apply for annexation and proper zoning, extend utilities or at least design a utility plan, set a “fully improved” asking price, and ensure that the aesthetic quality of the site is adequate.

Another element of Cedar Fort’s economic development program will be to assist owners and developers of business properties to package their sites for market. Packaged sites will meet the “five-way test.”

Cedar Fort’s economic development focus will be on working with quality developers to bring business sites to the market, cooperating with utility services, and providing quality zoning ordinances to attract and keep targeted businesses in the town.

6.9 GOALS AND POLICIES

Goal 1. Promote and encourage commercial, industrial and other economic endeavors to strengthen and improve the town’s tax base and quality of life.

Policy 1 Coordinate closely with private, county, state and other economic development organizations.

Policy 2 Create and maintain a local Economic Development Advisory Committee.

Policy 3 Promote a positive environment for the growth and development of economic activities that will enhance the town’s quality of life.

Policy 4 Encourage the development of “packaged” sites that meet the “five-way test” and promote the sites through economic development channels.

Policy 5 Provide adequate infrastructure to support the anticipated needs of commercial, industrial and residential development.

Goal 2. Encourage the creation of additional local jobs to create the opportunity for more residents to work within the community rather than commuting to adjacent areas.

Policy 1 Coordinate commercial, industrial and recreational potential with work force characteristics and community resources.

Policy 2 Consider and evaluate the potential for attracting commercial and retail stores (e.g. hardware and do-it-yourself stores), agricultural support businesses, small industries and manufacturing facilities, highway oriented business and recreational/tourist businesses.

Goal 3. Make Cedar Fort a more self-contained community by providing retail opportunities to obtain basic necessities and other commercial/retail services within the community possible.

Policy 1 Determine the best locations for commercial and retail services as well as the infrastructure required.

Policy 2 Prepare a land use plan indicating areas of commercial development in coordination with the other plan elements.

7.0 ENVIRONMENTAL ELEMENT

7.1 INTRODUCTION

Cedar Fort is located globally at 40°19'52" North 11°20'546" West. The town is located in the northwest portion of Utah County approximately 40 minutes northwest of Provo, approximately 32 miles southwest of Salt Lake City and approximately 15 miles west of Lehi along US Highway 73. Cedar Fort is located in the Cedar Valley where some of the land is fairly level. The town sits at the base of the southern extent of the Oquirrh Mountains and therefore has gentle hills through the majority of the town with steeper slopes towards the extreme north and west. The elevation of the Town is approximately 5,069' above mean sea level.

7.2 CLIMATE AND VEGETATION

The climate in Cedar Fort is semi-arid, characterized by higher summer temperatures, low humidity, wide temperature ranges, and low seasonal precipitation. The closest meteorological station (Station 422696) is located in the community of Fairfield, approximately 5 miles to the south of Cedar Fort. Although the station is not within Cedar Fort, it still provides a reliable source for weather data because the station exists at a similar elevation and orientation. The mean maximum temperatures and average precipitation for the four seasons measured at this station are shown in Table 1. The data displayed in Table 1 reflect readings gathered between October 1 1950 and December 31, 2004.

Table 1
Cedar Fort, Utah

| Season* | Mean Maximum Temperature | Precipitation |
|---------|--------------------------|---------------|
| Winter | 44.9° F | 3.10" |
| Spring | 71.9° F | 2.95" |
| Summer | 85.4° F | 2.90" |
| Fall | 52.3° F | 2.98" |

Source: Western Regional Climate Center, Utah State University

* Meteorological Season

Days are generally sunny, except during periods of winter storms or afternoon thunderstorms in the summer. Since the area normally has very little cloud cover, the temperature falls rapidly at night, resulting in a high daily temperature range.

Precipitation is mostly orographic in origin and averages 11.93" annually. Precipitation occurs evenly throughout the year with a variance of about ¼" between winter and summer.

The high temperatures and high amount of solar radiation cause low humidity and high evapo-transpiration rates. The combination of solar radiation and gravelly-clay soils increase the demand for outside watering during the summer months.

7.3 NATURAL HAZARDS

Cedar Fort sits at the base of the Oquirrh Mountains and has been determined by the National Resources Conservation Service and the Utah Automated Geographic Reference Center to have a very low natural hazard potential, including soil liquefaction. Additionally, there are no identified earthquake faults in the vicinity of Cedar Fort.

Often associated with earthquakes are slide areas and debris areas. These areas pose as much risk as the earthquakes themselves. Where there are no identified faults in the vicinity of cedar Fort, it is reasonable to determine that the threat of slide or debris activity is very low.

7.4 WILD-LAND FIRE

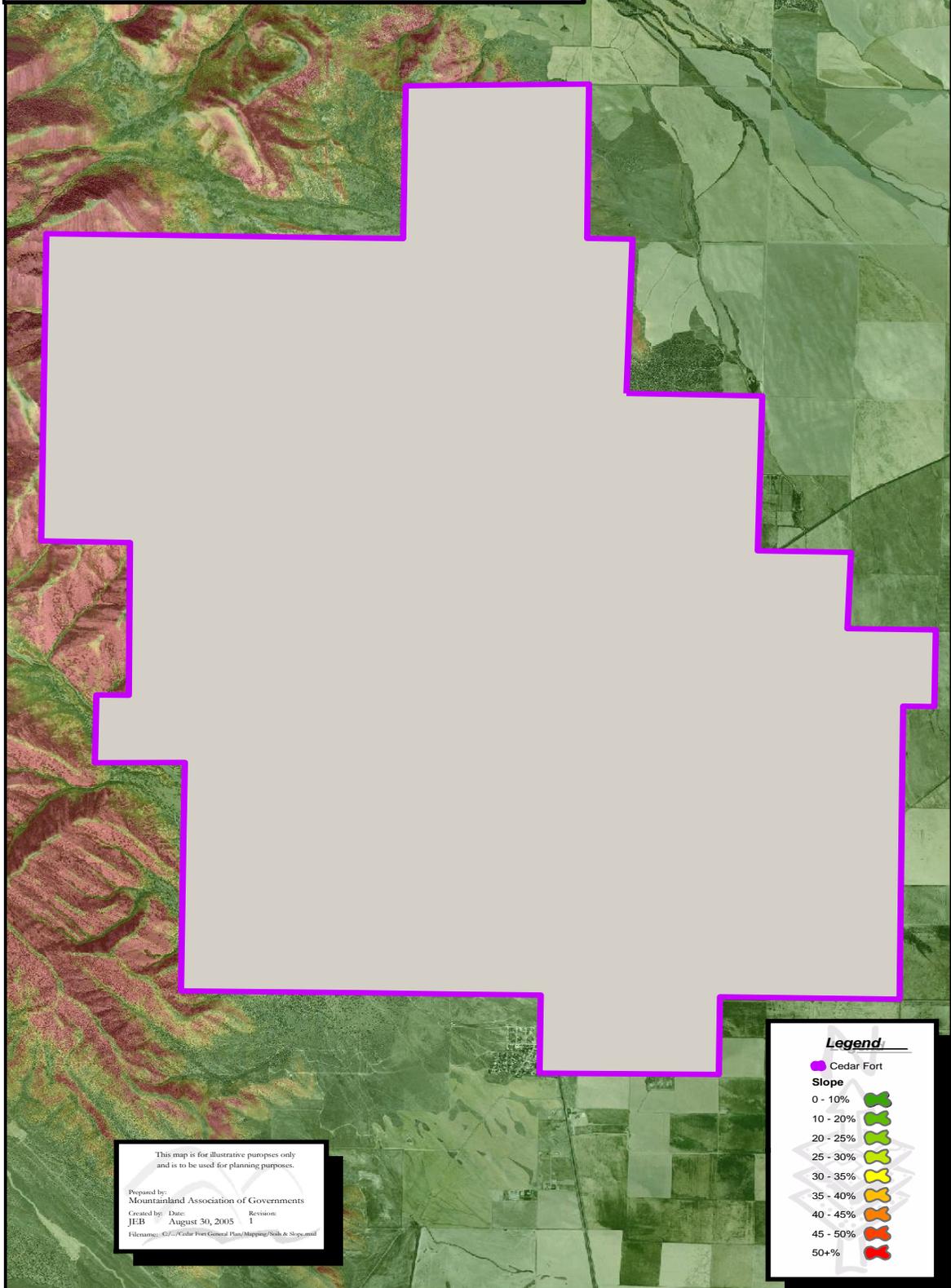
The urban wild-land interface issue is of great importance in Cedar Fort. The potential for wildfires is high due to the dry climate and low fuel moisture. Although fires pose a danger for human settlements, they are a necessary and natural occurrence in the wild that destroys invading species and creates a healthier environment.

Cedar Fort has an average of 5 to 8 fires per year, ranging from an area of less than one acre to those that could burn the entire mountain above Cedar Fort. The real danger lies to the homes on the periphery of the town where Juniper and Oak trees are abundant and burn easily.

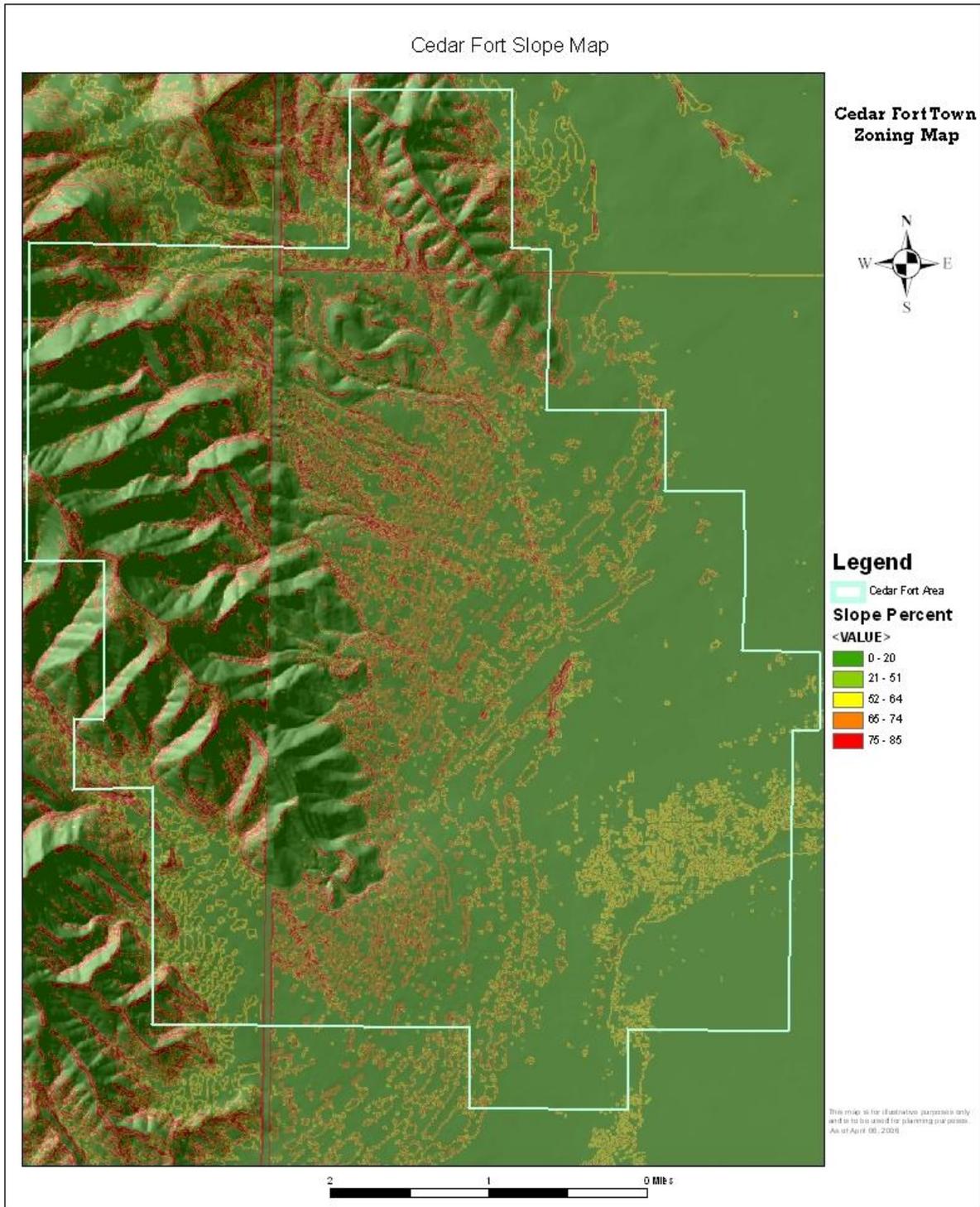
7.5 TOPOGRAPHY/SLOPES

Generally level areas are relatively common within Cedar Fort; however, the topography of the Town is considered one of the unique assets of the area. The steepest slopes in Cedar Fort are toward the west and northwest corporate limits, beyond the developed area of the community, where the Oquirrh Mountains rise imposingly over the community. The map on page 49 shows areas within the town according to average slope.

Cedar Fort Slope Map



Cedar Fort Slope Map



7.6 SOILS

A survey of the soils in and around Cedar Fort shows 12 different soil types, dominated by a variant of loamy soils. The lone exception is the large number of soils characterized as Rock Outcroppings in the mountain slopes in the west and northwest portions of the community. In general, the soils in and along the sloped areas of the community exist as a cobbly variant of loam soils. The more flat areas of the community typically contain more sandy or stony variants. A Soils Map for the inception of this plan is found on page 51 and a listing of the soils present in Cedar Fort follows.

7.6.1 SOILS TYPES

Rock Outcrop (RO); Cobbly – Loam (CB-L); Very Cobbly – Loam (CBV-L); Channery – Loam (CN-L); Gravelly – Loam (GR-L); Loam (L); Silty Loam (SIL); Stony – Fine Sandy Loam (ST-FSL); Stony – Loam (ST-L); Very Stony – Loam (STV-L); Very Stony – Sandy Loam (STV-SL); Very Fine Sandy Loam (VFSL)

Although the hazard levels from geologic and/or geographic phenomena are relatively low for Cedar Fort, it is important to not ignore the possibility of hazards or the role soils and geology plays when considering development proposals.

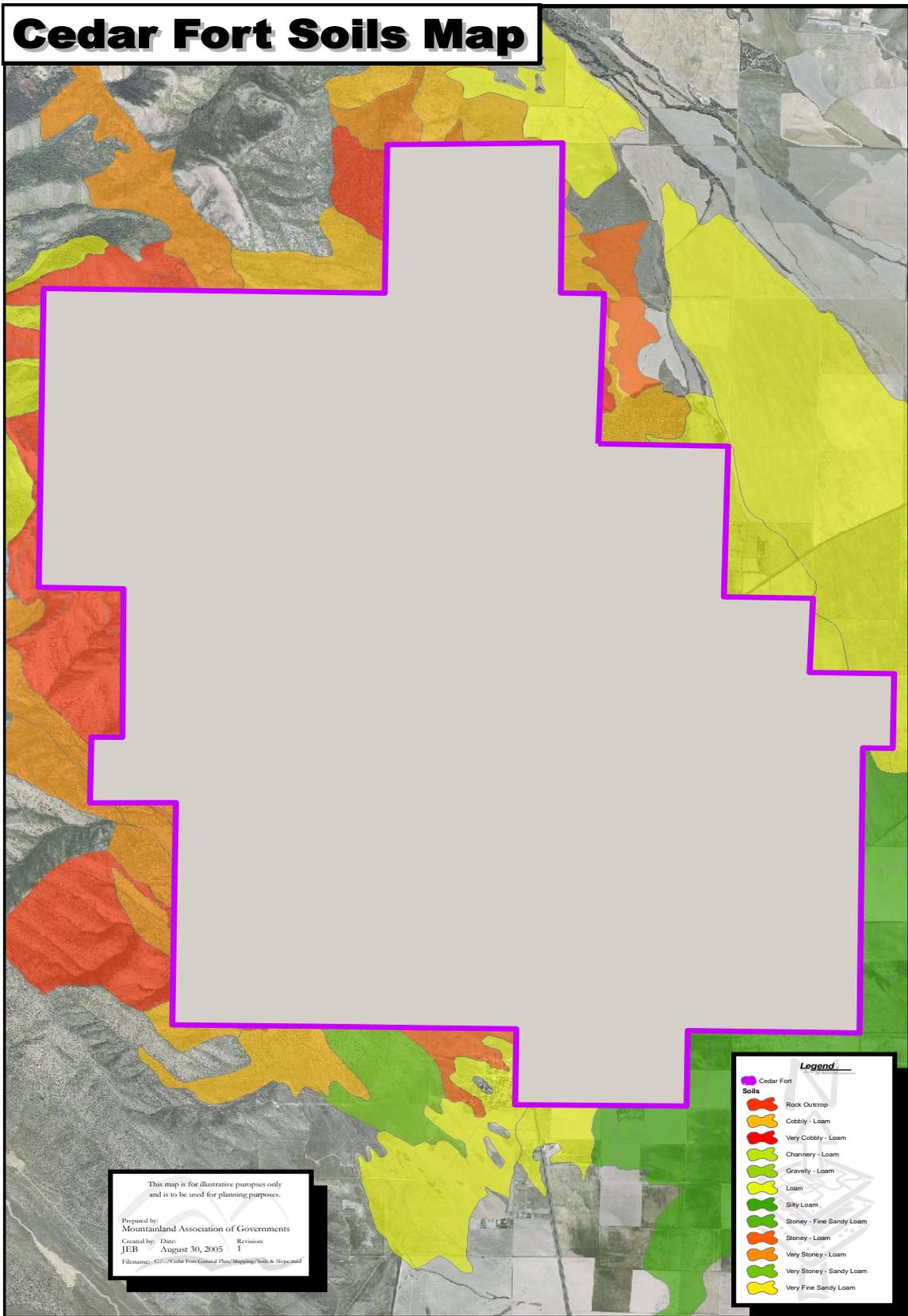
7.6.2 GOALS

Cedar Fort's efforts to minimize soil and geologic hazards to people and properties should include:

1. Special review procedures and ordinances in addition to land use ordinance bulk standards for building on hillsides or in other environmentally sensitive areas.
2. Requiring developers to identify and assess soils and geologic hazards prior to development through the preparation, submission and review of thorough geo-technical reports.
3. Preparing construction policies for roads and other improvements on sensitive hillsides.
4. Regulations that limit development densities on lands that contain severe hazards or constraints.

Citizens can also avoid soil and geologic hazards by selecting construction sites that they have had carefully evaluated by professional geologists and/or engineers.

Cedar Fort Soils Map



This map is for illustrative purposes only and is to be used for planning purposes.

Prepared by:
Mountainland Association of Governments

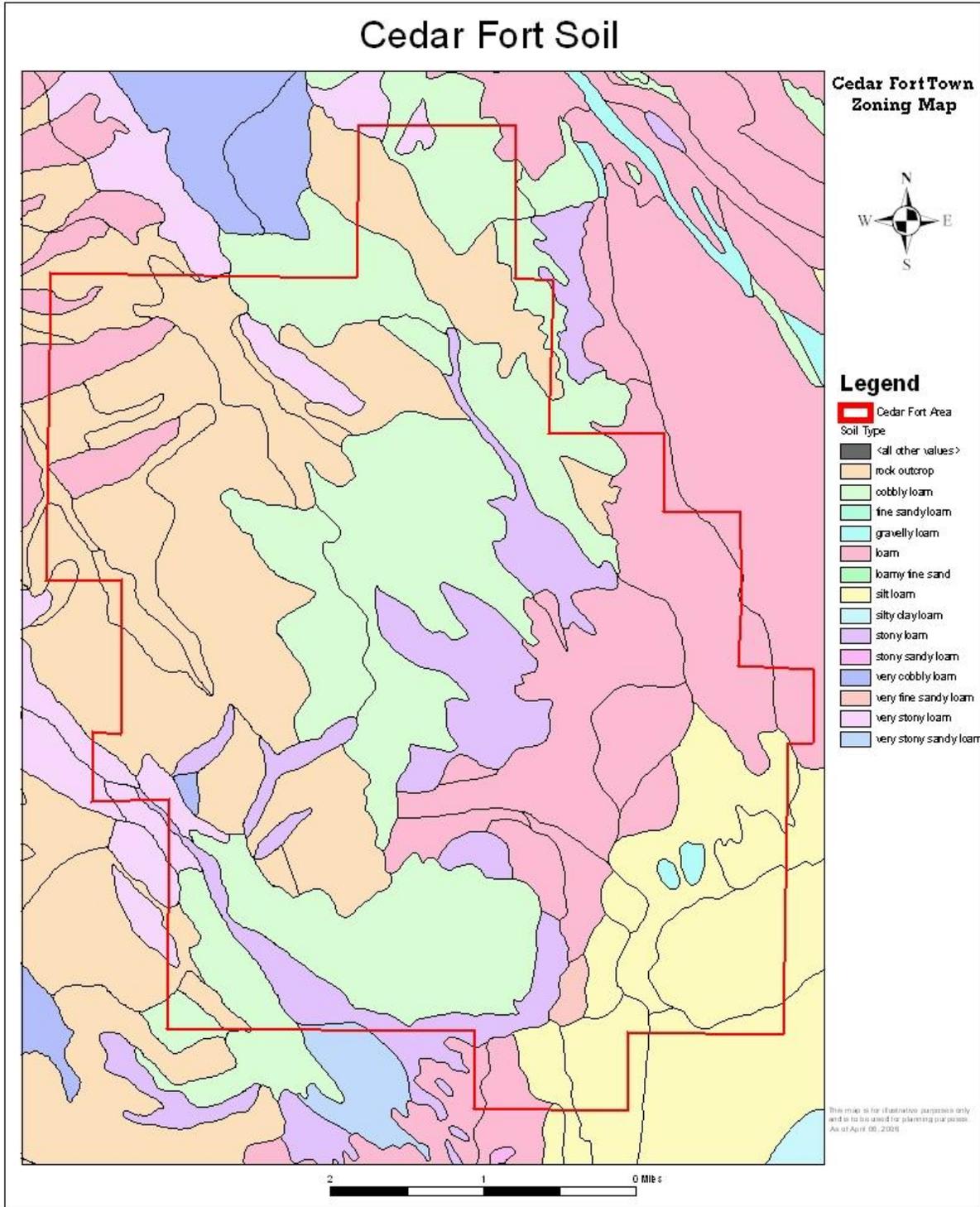
Created by: JEB Date: August 30, 2005 Revision: 1

Filename: C:\... Cedar Fort General Plan\Mapping\Soils & Slope.mxd

Legend

- Cedar Fort
- Rock Outcrop
- Cobbly - Loam
- Very Cobbly - Loam
- Channery - Loam
- Gravely - Loam
- Loam
- Silty Loam
- Stony - Fine Sandy Loam
- Stony - Loam
- Very Stony - Loam
- Very Stony - Sandy Loam
- Very Fine Sandy Loam

Cedar Fort Soil



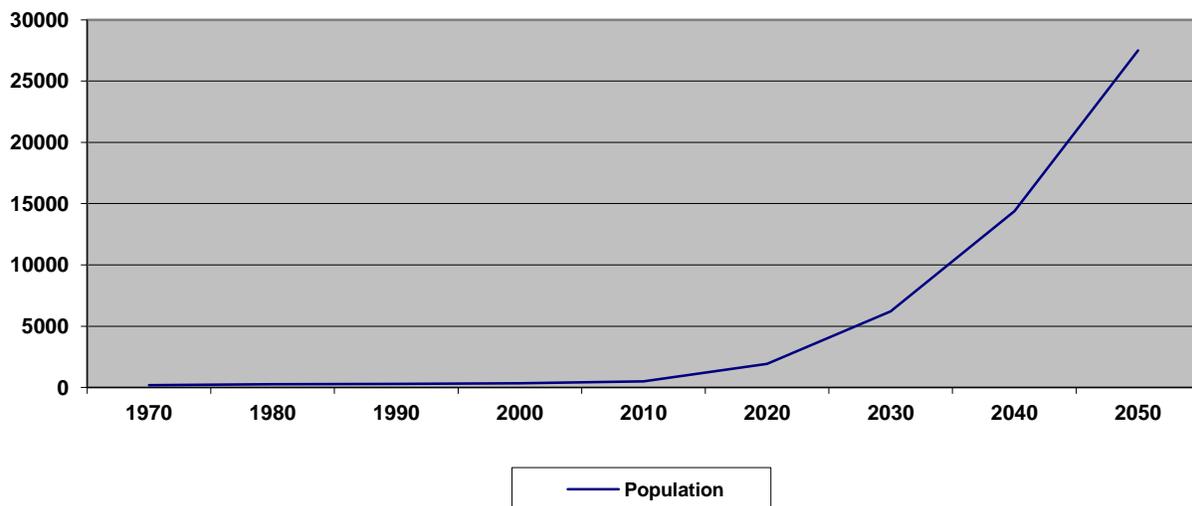
8.0 ANNEXATION POLICY ELEMENT

8.1 INTRODUCTION

The U.S. Census estimated that the July 1, 2010 population of Cedar Fort was approximately 368 people. Current projections indicate a 2015 population of 435 and a 2020 population of more than 500. Total build out population estimates using current boundaries, for Cedar Fort show a maximum population of about 10,000-15,000 people. Future growth of Cedar Fort is constrained by the Oquirrh Mountains and the boundaries of neighboring cities. Most new growth is anticipated to occur along the eastern half of the community.

Development should be encouraged to occur within the existing Town boundaries as a first priority. Annexations should only be approved based upon an overwhelming benefit to the community as a whole. The Town should zone all future annexed properties according to surrounding properties within the Town or according to the General Plan Map and Future Land Use Map for the area upon annexation until a suitable plan for development is approved. This policy discourages annexations for purely speculative reasons. Applicants for annexation should provide water shares and other particulars to offset any negative impacts on current Town services and facilities.

Population Trends 1970 - 2050



8.2 BACKGROUND

In the 2001 General Session, the Utah State Legislature enacted HB 155, "Annexation Amendments". This new legislation required every community to have an Annexation Policy Plan, prior to December 31, 2002. This Annexation Policy Element of this Cedar Fort General Plan shall act as a continuance and successor of the Cedar Fort's Annexation Policy Plan adopted in compliance with that legislation.

8.3 STATUTORY REQUIREMENTS

This annexation policy was prepared and adopted by the Town of Cedar Fort pursuant to Utah Code §10-2-401.5. If any provision of this policy is found to be inconsistent with state law, or any other provision of law or ordinance, that provision shall be severed and all remaining portions of this policy shall remain in full force and effect.

The Annexation Amendments Act requires each Policy Plan to include the following: (a) a map of the expansion area which may include territory located outside the county in which the municipality is located; (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including: (i) the character of the community, (ii) the need for municipal services in developed and undeveloped unincorporated areas, (iii) the municipality's plans for extension of municipal services, (iv) how the services will be financed, (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area, and (vi) the interests of all affected entities; (c) justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary; and (d) a statement addressing any comments made by affected entities at or within ten days after the public meeting required by the act. An Expansion Area Map for the inception of this plan may be found on page 56.

8.4 PURPOSE AND OBJECTIVES

It is a finding of the Town Council that the purpose of the annexation policy is to prepare for future expansion of municipal services, to identify public safety boundaries, to plan for an appropriate growth balance, and to preserve environmentally sensitive areas.

The goals of the annexation policy include, without limitation:

- Goal 1.** Planning for efficient and cost-effective extension of municipal services and infrastructure, including:
 - 1.1 Extension of culinary water main distribution lines, development of water sources, and provision of water storage facilities.
 - 1.2 Installation of sanitary sewer main trunk lines to accommodate the development of a sanitary sewer system.
 - 1.3 Removal and disposition of solid waste.
- Goal 2.** Identifying, acquiring and diverting adequate water rights to serve anticipated future development.
- Goal 3.** Providing safe and effective traffic circulation for motor vehicles and pedestrians, and constructing streets and highways.
- Goal 4.** Delivering public services in an effective way with acceptable response times.

- Goal 5.** Providing adequate recreational facilities for the enjoyment of residents.
- Goal 6.** Protecting and enhancing, where possible, environmentally sensitive areas from inappropriate development.
- Goal 7.** Enabling residential development within the Town where appropriate municipal services can be provided rather than fostering development in unincorporated areas.
- Goal 8.** Protecting investments in the community contributed by past, present and future residents.
- Goal 9.** Balancing the tax base of the Town between residential housing and other types of development.
- Goal 10.** Protecting valuable agricultural lands and the infrastructure necessity to serve such lands.

8.5 CRITERIA TO GUIDE THE TOWN’S DECISION WHETHER OR NOT TO GRANT FUTURE ANNEXATION PETITIONS:

1. *The character of the community.* Cedar Fort is a small community whose economic base relies heavily on Cedar Fort’s reputation for its dry farm agriculture and agriculture in general. Cedar Fort has sufficient land within its current municipal boundary to support population growth for the foreseeable future. Although the community is small and has not seen the level of growth pressure of other Utah County communities, a single moderately sized subdivision would have a significant impact on the town. Cedar Fort should limit leap-frog development because of the high costs associated with serving sparse development patterns. Proposed annexations should be a minimum of 5 acres in size, contiguous to the town and within the growth boundary area defined on the accompanying map.
2. *The need for municipal services in developed and undeveloped unincorporated areas.* Cedar Fort has capacity in its culinary water systems for current residents. The Town is able to adequately serve all properties within its currently developed areas. As new annexations are processed, the Town will review each application for its impact on municipal services. The applicant of each proposal will need to mitigate any negative impacts on the Town’s systems. Mitigation efforts may include but are not limited to: paying for utility extensions, dedication of water shares, payment of on- and off-site fees, land dedications and annexation agreements.

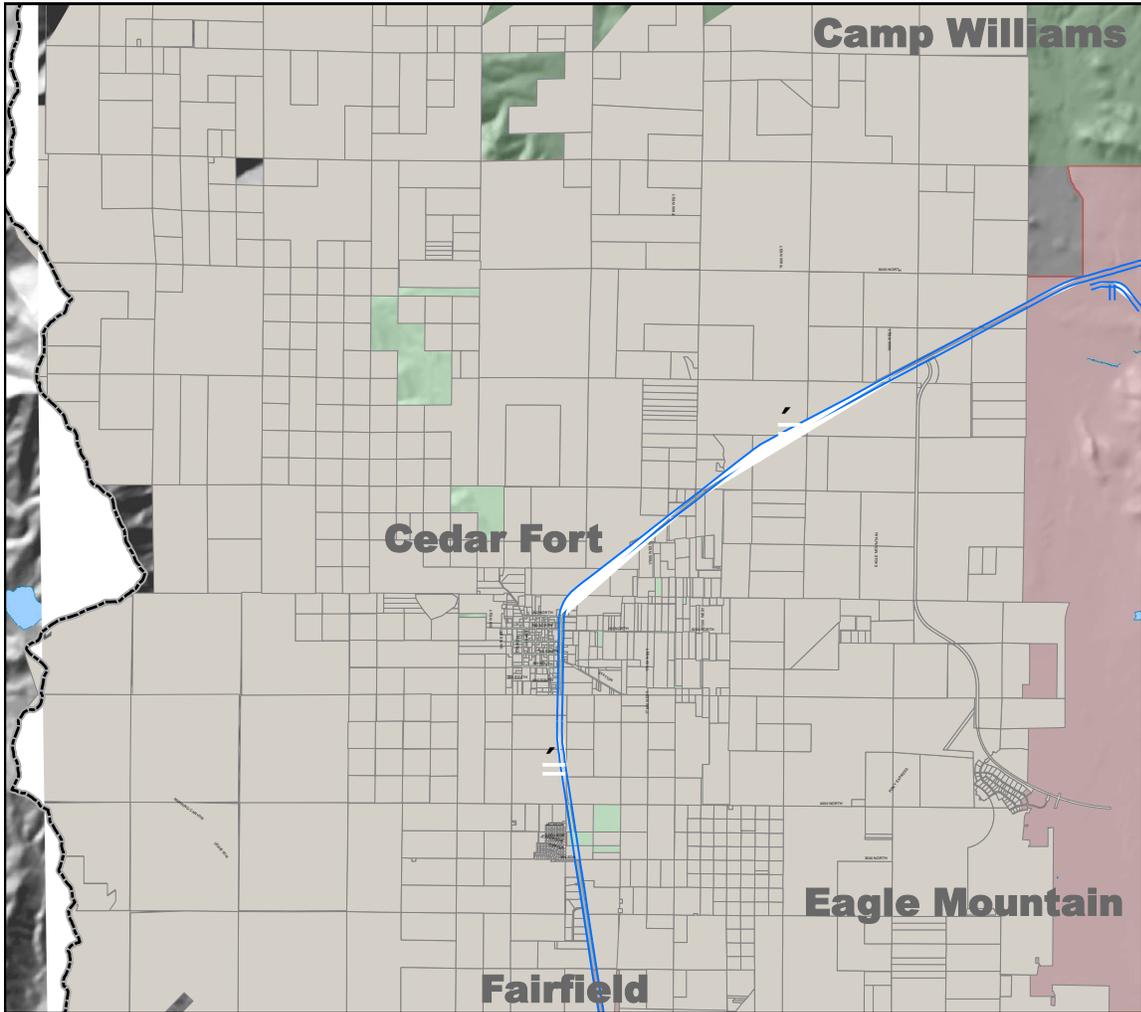
3. *The Town's plans for extension of municipal services.* Cedar Fort currently intends to expand its municipal services to newly annexed areas as needed. This will typically occur at the developers' expense.
4. *How the services will be financed.* Initially, services will be funded by private development as development occurs. As growth continues, impact fees, developer extractions, bonding, reserves in the enterprise funds, grants and the possibility of tax increment financing may be used to fund expansion, upgrades and/or repairs of municipal service systems.
5. *Estimate of the tax consequences to residents both currently within the Town boundaries and in the expansion area.* Since most of the future annexations are targeted for areas that should have residential designations, consequences to existing residents of the community should be either no change or a slight increase in taxes. The property tax rate may increase or decrease from time to time as determined by the Cedar Fort Town Council. Impact fees should be charged in accordance with the terms of the Utah State Code and to assure that any newly annexed property pays its proportionate share of its impact on municipal services. The payment of impact fees that are properly calculated should reduce the chance of tax increases or reduction of municipal services to existing residents.
6. *Interests of all affected entities.* There are only four possible affected entities for annexations surrounding Cedar Fort. The affected entities are Utah County, Eagle Mountain City, the Town of Fairfield, and the Alpine School District. These entities may submit comments up to 10 days following the public hearing. Their comments will be listed in the appendix of this General Plan.

8.6 JUSTIFICATION FOR EXCLUSION OF ANY AREA CONTAINING URBAN DEVELOPMENT WITHIN ½-MILE OF THE TOWN'S BOUNDARY FROM THE EXPANSION AREA

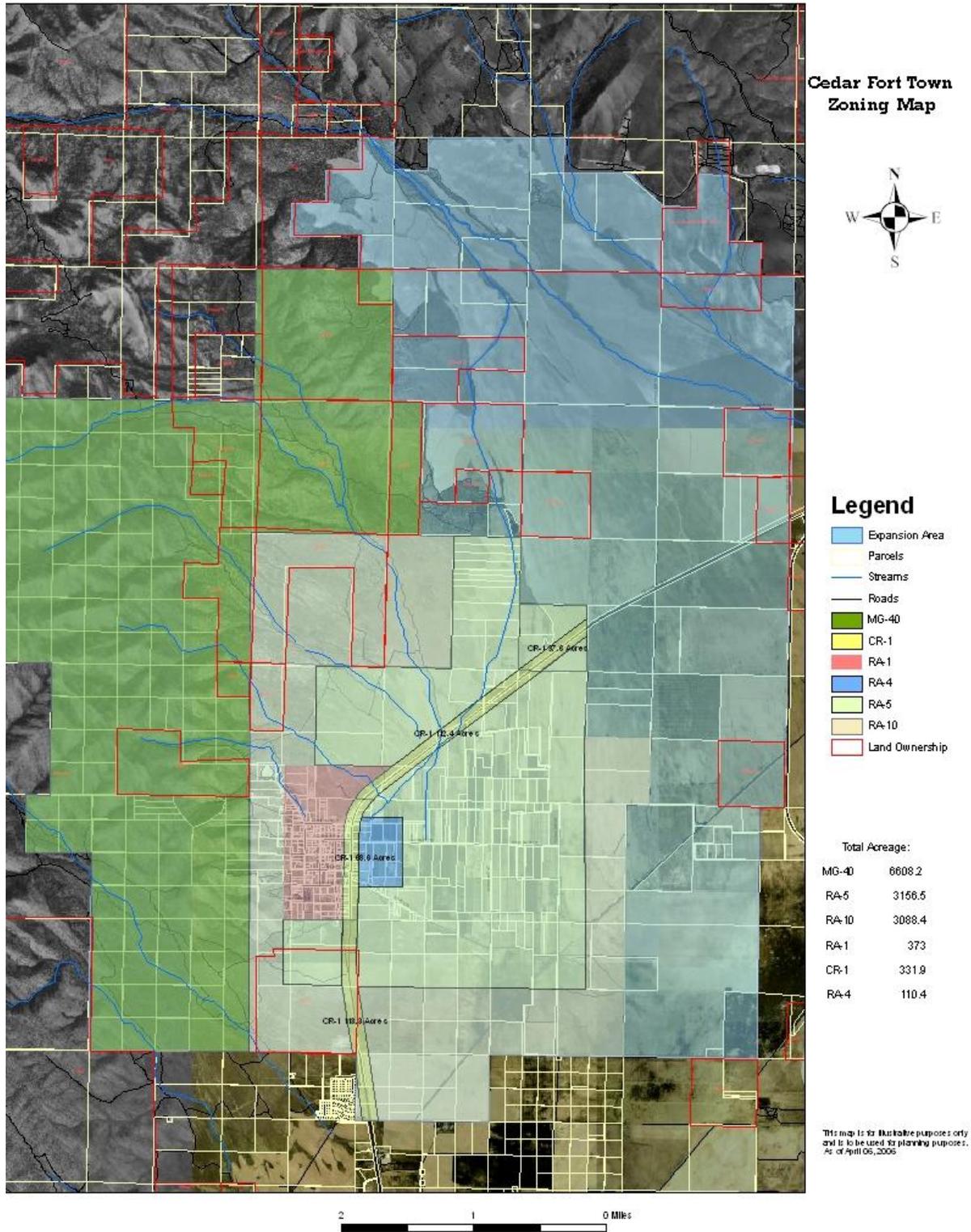
Cedar Fort does not intend to exclude any area containing urban (high density) development within ½-mile of its current municipal boundary, except those areas that are currently incorporated within other communities.

8.7 COMMENTS MADE BY AFFECTED ENTITIES AT OR WITHIN TEN DAYS AFTER THE PUBLIC MEETING

See the appendix of this General Plan for any comments received from affected entities.



Expansion Area Map



Expansion Area Map

9.0 IMPLEMENTATION ELEMENT

9.1 INTRODUCTION

The foregoing maps and explanatory matter constitute the General Plan for Cedar Fort, but the plan is not self-executing. It is like a blueprint. It can only “sit on the shelf” until each public agency or person incorporates it into their individual programs.

After the General Plan has been adopted, the Planning Commission and Town Council should no longer make decisions pertaining to matters relating to physical development without first referring to the General Plan as a part of their decision-making process. Not only will it be the responsibility of public officials to uphold the integrity of the General Plan, but it will also be necessary for them to adopt the policies and procedures of the plan and to actively support administrative officials in their duties as they carry out the plan.

9.2 PLANNING: A CONTINUOUS PROCESS

It should be recognized that a General Plan is never really finished in the sense that a plan of a building is finished. Rather, a General Plan should become a repository for new and improved ideas that can be assimilated and made part of an ongoing program. As better solutions to problems become known, or as changes and unforeseen conditions arise, corresponding changes should be made in the plans. On the other hand, it should also be recognized that to make one change in a general plan might require many other changes to be made. This occurs because of the interrelationships that are inherent in General Plans. What may appear to be a better solution to one problem, in and of itself, may call for other changes to be made that, in total, become unacceptable. Changes should, therefore, be made in the Plan only after the total affects have been taken into account.

9.3 IMPLEMENTATION MEASURES NEEDED

The following are measures that should be taken to implement the General Plan:

1. Preparation and adoption of a revised Land Use Ordinance designed to implement the various Elements of the General Plan.
2. Preparation and adoption of policies covering extension to water and sewer lines and other public utilities as a means of encouraging development to take place in accordance with the Plan.
3. Preparation and adoption of a long-range Capital Improvement Program (CIP) showing public facilities listed according to priority of need and indicating the approximate amount and source of funds.
4. Adoption and/or revision of impact fee ordinances to fund the improvements required by new development and growth.

9.4 INCENTIVES FOR PLANNING

Experience has shown that many rewards come to communities that prepare and implement General Plans, especially when several communities are adjacent to each other. Plans can be coordinated, more “mileage” can be obtained from tax dollars and more efficient use of physical, financial and human resources can be had. The preparation and implementation of General Plans can also serve as a prerequisite for federal or state aid for water supply and distribution works, sewage facilities and water treatment works, parks, libraries, streets and urban conservation programs. The most important reward, however, is that a community becomes a healthier, safer and more wholesome place in which to live and rear a family.

9.5 GENERAL PLAN AMENDMENT REPORTS

Should there be any requests made by the public to amend the General Plan after its adoption, the following reports should be filed with the Town to support a requested amendment, as appropriate:

1. A culinary water report;
2. A sewage treatment report;
3. A traffic report;
4. A storm drainage report;
5. A right-of-way report;
6. A geo-technical report;
7. A fire protection report;
8. A public safety report;
9. An educational services report; and/or
10. An electrical service report.

9.6 GENERAL PLAN REVIEW

The General Plan should be reviewed on an annual basis to maintain its level of productivity and suitability. Furthermore, the Town should pursue a comprehensive review and amendment every five years. This time frame may be shortened or lengthened by the Planning Commission and/or Town Council based on the rate of growth, maturity and changing atmosphere of the community.

APPENDICES

APPENDIX A

CEDAR FORT TOWN GENERAL PLAN TOWN SURVEY RESULTS

APPENDIX B

ANNEXATION POLICY PLAN COMMENTS MADE BY AFFECTED ENTITIES AT OR WITHIN TEN DAYS AFTER THE PUBLIC MEETING