

# CEDAR CITY GENERAL PLAN 2012



## FORWARD

Contained herein is the latest update to the CEDAR CITY GENERAL PLAN.

This Cedar City General Plan is the results of the significant planning efforts of its citizens throughout the history of Cedar City. The initial settlers developed the first town site plats for Cedar City. Later, many political leaders and citizens continued the planning effort for Cedar City with the following approved town site plats, the initial zoning ordinance, the initial Master plan and updates, and the initial General Plan and its updates including the latest update as presented herein.

	Update:
Fort Cedar	1851
Cedar Fort Town Site	1852
Cedar City Plat A	1853
Cedar City – Plat B	1855
Cedar City – Plat B (update)	1875
Cedar City – Plat B (update)	1902
Initial Zoning Ordinance	1941
Initial Master Plan	1972
Master Plan (update)	1979
Master Plan (update)	1981
Initial General Plan	1990
General Plan (update)	1994
General Plan (update)	1999
General Plan (update)	2009

The latest update to the Cedar City General Plan was approved by the Cedar Council of Cedar City by resolution dated September 26, 2012

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**SECTION I – APPROVAL RESOLUTION**

## **SECTION II --INTRODUCTION**

### **SECTION II-1 Purpose of the General Plan**

This General Plan is a policy document reflecting the general interests of the community. It is designed to guide decisions and establish priorities affecting the future development within the city and thereby, assist in defining the character of the community.

This document details goals, objectives and strategies to enable Cedar City to:

Grow in a logical, orderly, and safe fashion

Designate areas within the City that will appropriately foster:

- The arts, culture and preservation of history
- Recreational, leisure and educational opportunities
- Retail, business, tourism and industrial development,
- A variety of housing types within then community

Development that occurs in such a manner will serve to promote the health, safety, order, convenience, prosperity, and general welfare of the community for both its citizens and its businesses.

The plan seeks to capitalize on the advantages that growth presents while minimizing any undesirable impacts as a result of new development occurring in a manner that is contrary to the community's values, goals and desires.

Thus, the General Plan is a comprehensive approach to the long-range development of Cedar City. The individual sections of the plan deal with specific areas of planning concern within the total range of planning issues. The plan provides for an integrated approach to the issues while focusing on the major concerns of the community, both immediate and long-term. The General Plan does not affect existing Development Agreements that were approved prior to this General Plan being approved.

### **SECTION II-2 The General Plan Process**

Under Utah state law, each municipality must prepare, adopt and amend, as necessary, a General Plan. Title 10, chapter 09a, of the Utah State code, entitled "Municipal Land Use, Development, and Management" guides the preparation and adoption of such a plan.

The General Plan provides a common base of understanding for everyone involved in matters related to the community, and performs and following functions:

It provides a useful framework for more detailed plans or for making incremental planning and implementation decisions.

It becomes a legal document prescribed by Utah State Code, which has been formally adopted by the City integrating public needs and aspirations with recommendations for ordinances and rules governing the quality of life in and about Cedar City.

It focuses the decision-making responsibilities of Planning Commissioners and City Council members in evaluating proposals and projects in the context of long-range considerations, and, thereby, helps prevent arbitrary decisions or choices that may be detrimental to the long-term growth and viability of the community.

It provides a common base of understanding for public agencies and private property owners related to their projects, focusing on community interest rather than special interest.

It embodies policies and strategies, goals and procedures essential to city management, to the timing and scope of city improvements, and to both the annual and long-range budgeting process of the city.

It serves as a source of information and data describing the future of Cedar City and the goals of the community at-large.

As detailed in this document, zoning of land within the City's boundaries should be consistent with the adopted General Plan. Zoning and community leadership are the tools for fully implementing the General Plan. Other implementing mechanisms include City ordinances, design guidelines and specific area plans along with municipal actions such as purchases, easements, incentives, and capital improvement plans.

The Planning Commission should complete a comprehensive update to the General Plan for Cedar City every ten years and review elements of the plan on a biannual or as needed basis. Any necessary or advisable changes should be made after receiving public input with appropriate recommendations being forwarded to the City Council for adoption when necessary.

The 2009 General Plan for Cedar City updates a plan that was prepared by the community in 1994, and partially updated in 2001. In the years since the prior plan was adopted, much has changed in Cedar city and in the environs of Southern Utah. The 1994 plan has served the community well, and in most respects, the population growth and forecasts were reasonable and accurate. However, as the 1994 plan was intended to guide the City to a point where the population reached a level of 25,000 residents, the City's current population of over 27,000 residents is ample evidence of an immediate need to the current update.

### **SECTION II-3 Planning in Cedar City**

Formal Land Use Planning did not occur in Cedar city until the more recent past, however, what would now be termed land use planning issues have existed and been addressed by the City from its beginning. The following is a brief overview of the City's land use planning efforts from those beginnings, through the current General Plan Update process.

### **SECTION II-3-A Initial Settlement Patterns**

Although initially settled in 1851, it wasn't until 1885 that the current layout for Cedar City was established. Rapid growth and the threat of Indian attacks had caused the first site, Fort Cedar, to be abandoned by 1853, in favor of a new town site (Cedar City Fort – Plat 'A') established the year before along the south side of Coal Creek. But, after experiencing flooding along Coal Creek from runoff following some heavy rain storms in the mountains, it was determined to relocate the less than 4 year old settlement once again, away from the most flood prone areas

The new site, still known as Plat B, became the City's third and final site. Compared to the one-half mile square Plat A, Plat B reflected Cedar City's continued growth as it included an area of approximately one-mile east to west, and one and one-half miles north to south. With its straight grid system oriented to the compass points, Plat 'B' follows the gridded layout pattern of most contemporary town sites. However, almost unique to Cedar City in terms of Mormon settlements, is that the Plat B blocks are elongated rectangles rather than squares. All Plat B blocks front on north-south streets with full blocks being 24 rods (396 feet) wide by 72 rods (1188 feet) long. Originally, each full block of 10.8 acres had 18 lots of 0.6 acres each (132 feet wide by 198 feet deep), with 9 lots facing the street on either side. Although the greater part of the Plat B block pattern still exists, only a few of the original lots still remain in their original dimensions.

As might likely be expected in a community founded by a highly organized, shared purpose group, the Mormon community worked together to build and develop common needs. Minutes from early City Council meetings reflect that all able-bodied men and boys were to contribute labor on City projects. That it wasn't a perfect community is reflected by fines being imposed for those who did not provide their share of the labor.

Several of the earliest Cedar City ordinances dealt with such items as beautification, order, and health issues. The City's first Shade Tree Ordinance was enacted in February or 1856, to levy fines for those who injured or cut down cottonwood trees planted along the street and elsewhere. Another 1856 Ordinance established a one dollar fee for a dog license in hopes of reducing the number of marauding dogs. Numerous Council discussions also related to health issues regarding the location and upkeep of the area used for slaughtering cattle.

### **SECTION II-3-B Initial Land use Planning efforts**

Utah adopted enabling legislation for land use planning in the 1920's, but it still wasn't until December 11, 1941, that Cedar City adopted its first Zoning Ordinance. The ordinance included basic residential, Business, Commercial, and Industrial Zones.

Although municipal Zoning Ordinances has become common, prior to the early 1970's only the largest cities in the State had significantly addressed the need for Land Use Planning and the development of formal, comprehensive Master Plans.

The impetus and means for most communities to adopt a Master Plan occurred through the "HUD 701" program. This department of Housing and Urban Development (HUD) program

provided money to communities nation-wide to develop Master Plans. This was especially attractive to smaller communities as adopted Master Plans became a requirement in qualifying for a broad range of federal programs and funding.

In March 1972, Cedar City adopted its first formal Master Plan (I. Dale Despain and Associates) resulting from “701” funding assistance. During the next ten years, successive Master Plans were adopted in May, 1979 (University of Utah Planning Practicum), and December, 1981 (A/P Associates). The 1979 document revised the 1972 plan while the 1981 plan was intended to help the city cope with the anticipated but unrealized MX missile development west of the city.

### **SECTION II-3-C 1990 General Plan**

In 1989, the Planning Commission and City Council established a General Plan Committee to review existing plans and to develop a new document for the continued, orderly growth and development of Cedar City. The committee was comprised of citizens of Cedar City appointed by the Mayor and approved by the City Council. The Council appointed the Committee’s co-chairs, Dennis Johnson, a member of the City Council, Richard Wilson, chairman of the Planning Commission, and Michael Richards. Michael Richard’s assignment was to coordinate the preparation and drafting of the Plan.

Primary functions of the Committee were to contribute concepts and suggestions that would lead to a fully revised General Plan. To accomplish their task, the group was divided into five subcommittees: (1) Culture, History and the Arts, (2) Transportation and Infrastructure, (3) Zoning, Land Use and Annexation, (4) Population and Demographics, (5) Parks, recreation, and Physical Environment.

The Five County Association of Governments provided technical expertise as needed, and the City Engineer provided the necessary maps and other materials essential to the process. The committee also drew on planning documents, both formal and informal, from a number of cities located throughout the western United States. The format of the Carmel, California plan was adapted for the Cedar City plan.

The Committee met regularly from September 1989 to June 1990. The City Council adopted the great majority of the plan in November of 1990, with adoption of the entire plan in January of 1991. According to the City Council minutes, the plan was considered a guideline for growth to when the population of Cedar City reached between 20-25,000 people. Cedar City had a population of 13,320 at the time of the 1990 Census.

### **SECTION II-3-D General Plan Update – 1994**

In 1994, under the direction of the City Council, the Planning Commission and City staff organized the General Plan Update Committee. The purpose of the Update Committee was to evaluate the current conditions of the community and surrounding area, identify future trends which may affect the areas, compare those conditions and trends with Goals, Objectives and Priorities stated in the 1990 General Plan, and to recommend any modifications to the Plan.



The Committee that began meeting in February 1994 divided itself into nine subcommittees representing the nine elements of the General Plan. The elements included: Land Use; Transportation; Public Facilities and Services; Historical, Cultural and Arts Resources; Community Design; Open Space and Recreation; Social and Economic Development; Residential Quality; and, Environmental Quality. Each subcommittee then began working independently to address the Goals, Objectives and Priorities of their respective element.

In an attempt to gain greater public input into the process, the General Plan Update Committee formulated a community public opinion survey. The survey was designed to gather public opinion about each of the nine General Plan Elements. Southern Utah University's Small Business Development Center coordinated the gathering and compilation of the survey information.

The Cedar City Planning Commission held public meetings to receive comments on the updated General Plan during August of 1994. The City Council then held a series of public meetings and a Public Hearing for adoption of the General Plan in September 1994.

### **SECTION II-3-E Land Use Plan Update – 1999**

In March of 1998, Cedar City retained Swaner Design, Inc., to prepare an update to the Land Use element of the General Plan. The purpose was to again analyze the existing Land Use Plan and make recommendations for amendments that would give the city balanced, sustainable growth. Over several months, City Staff and Swaner Design held several meetings to address those features considered most important and critical at the time. Although the Planning Commission reviewed the plan from January through August of 1999, the City Council took no action on the plan as they determined that no substantial land use changes were necessary.

### **SECTION II-3-F General Plan Update – 2009**

Thirteen years after the last adopted update, a new initiative to update the General Plan commenced. The need to update the plan was precipitated by the unprecedented growth that was occurring throughout the region of Southwestern Utah. Cedar City experienced several years of amplified growth, both in the residential and commercial markets, and was facing the prospect of continued expansion in the form of several large-scale, master planned communities. The rapid growth and the potential development of these new communities have taken Cedar City beyond the 20-25,000 population envisioned through the original 1990 Plan.

Many of the proposed projects relied upon the City expanding its traditional boundaries and adopting a broader annexation declaration area in an effort to control development within its sphere of influence in Iron County.

The 2009 Update process followed much of the previous planning effort in that it was a widespread, public process. From an initial meeting that was open to the citizens of Cedar City, volunteers enlisted to help guide the process. Six 'Task Forces' were created with approximately twenty citizens serving on each committee.

These task forces were each assigned one of the following topics related to the creation of an updated General Plan document:

- Education and the Arts
- Parks and Recreation
- Neighborhood Identity
- Economic development
- Planning and Zoning
- Infrastructure and Transportation

Each task force met several times over the course of two months and produced a series of reports that outlined their concerns, issues, opportunities and recommendations related to the future of Cedar City.

Several citywide Open Houses were then held to report on the results of the task force committees and to receive direction from the community-at-large. More local, rather than citywide, 'Open Houses' were held throughout the City in an effort to focus on specific needs within the various regions within the community.

The original recommendations from the task force reports and the added citizen input from neighborhood meetings were formulated into a series of reports that highlighted each area of focus related to the task force topics. These results were distributed to City Staff, Planning Commissioners and City Council Members for review. The results were also reported to the Planning Commission during public meetings.

From this process the six Specific Area Plans were prepared and submitted to the City. The results of those reviews, when added to the initial reports, became the backbone of the update to the General Plan document and its supporting maps and graphics. The prior planning document from 1994 was used as a template for the current General Plan. This was done to ensure consistency in approach and content while allowing an apples-to-apples comparison between the two plans.

The Planning Commission thoroughly reviewed the initial draft of the plan through the first part of 2009, and created a Final Draft document. The Final Draft document was presented for citizen review and comment at Planning Commission meetings in May and a Public Hearing held on June 9, 2009. Following consideration of the citizen comments, the Planning Commission recommended the Final Draft along with certain recommended changes, to the City Council on June 16, 2009.

Following receipt of the documents from the Planning Commission, the City Council conducted several work sessions to review the submitted document through July and August of 2009. Following those work sessions, a Public Hearing was held by the City Council on September 23, 2009. In order to allow a broad input from the community, the City Council continued the Public Hearing through their September and October meetings. Following the conclusion of the citizen input at the October 28, 2009 meeting, the City Council directed staff to create the plan with recommended revisions, for final review and adoption. That Plan was completed and presented

to the Council on December 2, 2009. The City Council adopted the 2009 update to the Cedar City General Plan on December 16, 2009.

\*Historically, Master Plan, Comprehensive Plans, and General Plan have been used almost interchangeably, but the term now used in Utah's enabling legislation is General Plan.

### **SECTION II-3-G General Plan Update 2012**

As recommended in the 2009 update of the Cedar City General Plan 'the Cedar City Planning Commission should complete a comprehensive update to the General Plan for Cedar City every ten years and review elements of the plan on a biannual or as needed basis. After receiving public input, appropriate recommendations should be forwarded to the City Council for adoption.

The 2009 General Plan update also stated that 'Zoning of land within the City's boundaries should be consistent with the General Plan.'

After some limited use of the 2009 General Plan Update it became apparent that some updates to the general plan and also the City's zoning ordinance were needed in order that the two documents could be consistently administered. Based on the recommendations from the 2009 General Plan Update a committee was created to make a biannual update to the plan and to the City's Zoning Ordinance to make these necessary updates. The committee consisted of the Mayor, a member of the City Council, the Planning Commission Chairperson, the City Manager, the City Attorney, Public Works Director, City Engineer, and City Building Official. From May 2011 to August 2012 the committee met to identify the updates needed. The updates were then presented to a citizen's committee for input. The updates were then presented to the City Planning Commission and City Council for recommendation and approval. The updates were identified, reviewed, recommended and approved in several parts over a period of time with the final part being approved by the City Council on September 26, 2012.

## **SECTION III CEDAR CITY: HISTORICAL PROFILE**

The following is not intended as a detailed history of Cedar City, but rather one that provides enough background to better understand the influences that contributed to the physical, social, and economic layout of the City as it exists today. Background sources include John Urie's 1880 "History of Cedar City;" William R. Palmer's 1922 "History of Iron County;" Leonard J. Arrington's 1976 "The Building of a Community;" and Evelyn K. and York F. Jones's; 1986 "Mayors of Cedar City;"

### **SECTION III-1 American Indian Inhabitants**

For generations, the Cedar City region was home to multiple Native American groups and cultures, including the Fremont and Uto-Aztecan cultures. It's believed ancestors of the principal group that eventually occupied the area the Southern Paiutes, entered Utah about A.D. 1100-1200. The Southern Paiutes are one of the five major Indian Tribes that continue to inhabit Utah. Their source of subsistence included a hunting-gathering system with some flood-plain gardening. They were generally non-warlike and considered a weaker tribe that often suffered at the hands of their more aggressive Ute neighbors.

### **SECTION III-2 Exploration and Transition**

The area's first recorded visits by non-natives occurred in 1776, when the Dominguez-Escalante party traveled south from central Utah, using a trail Native Americans had likely used since prehistoric times. The 14-member exploration party was named for the two Franciscan Fathers who led the group. Their travels had several purposes including exploring an area about which the Spanish had very little information. In consideration of future settlement, the explorers noted in their journal how well suited the area was for raising sheep and cattle.

Some fifty years later, in 1826, fur trapper Jedediah Smith followed much of the same route through the region, as he looked for trade routes between Southern California and the Rocky Mountain trapping areas. The trail he followed from central Utah down through the Cedar City area and toward California was soon to become a major trade route between Santa Fe and Los Angeles. The roundabout northern path through Utah resulted from the avoidance of sometimes hostile Indians along the direct route to the south, and impassible canyon areas in between. The New Mexicans carried woolen goods along the trail in trade for horses and mules. Along the route traders sometimes swapped animals from Paiute slaves or stole children outright from the tribes.

When western explorer John C. Fremont traveled through the Cedar City region in the 1840's he assumed that the trail route had been laid out by the Spanish and named it for them. The Old Spanish Trail, as it became known, enjoyed its heaviest use between 1829 and 1848, closely corresponding to the years from when Mexico became independent from Spain and when the area was ceded to the United States through the Treaty of Guadalupe Hidalgo. With the area as part of the United States, the main use of the trail through the Cedar City area soon related to its connection between the emigrant trails to the north and southern California, rather than its past connection to Santé Fe.

The Cedar City region's most detailed exploration occurred only a few years after the 1847 arrival of Brigham Young and the Mormon pioneers in the Salt Lake Valley, some 250 miles to the north. In the winter of 1849-50, a 50-member Mormon exploring expedition led by Parley P. Pratt traveled the area extensively, principally seeking lands suitable for settlement, but also describing other significant features. Besides describing suitable farming and grazing lands, the Pratt survey noted significant deposits of iron ore in the area.

### **SECTION III-3 Settlement and Initial Growth**

Based on Pratt's report, and with the desire to produce a needed supply of iron for the growing Mormon colonization effort, Brigham Young directed Mormon apostle George A. Smith to lead what was known as the Iron Mission to settle the area. In January of 1851, within a year of Pratt's report, the community of Parowan was established as the first of communities that were part of the mission. The principal role of Parowan was to produce food for the iron workers and the associated community that would be established 20 miles south on the Little Muddy (later Coal Creek), closer to the main iron ore deposits.

On November 11, 1851, a group of 35 men arrived at a pre-selected site about one and one-half miles north from the mouth of the canyon, and established what would become Cedar City. The site is along today's Main Street on the southwest side of the Knoll, east of the Valley View Medical Center. The men began with the construction of a corral for livestock, and a 300-foot square enclosure of mud and brush for protection against Indian raids. They designated the site as Fort Cedar, named for the abundant type of tree found throughout the foothills in the area. It was later found that the trees are actually Junipers rather than Cedars, but the name remained. Soon after the initial improvements, the women and children of the settlement group arrived, with the wagon boxes serving as their main shelter during the first winter.

In the latter portion of 1852, a more formal town site was laid out on the south side of the Coal Creek, about one-half mile southwest of the original settlement. This surveyed town site was called Cedar Fort and was approximately one-half mile square. The site included blocks and lots formed around a 22+ acre site denoted as the Public Square/Temple Block. Cedar Fort also eventually included an adobe wall constructed around 9 of the site's 16 blocks.

Toward the end of 1852, there were 60 families between the original Fort Cedar and Cedar Fort and by the next February, there were 70 families. Although it mostly involved the Ute Indian tribe and communities further to the north, the outbreak of the Walker Indian War in 1853, resulted in all settlers moving to the more defensible Cedar Fort. By the end of 1853, there were 1000 people in the two-year old community. However, before long, the new settlement would move once again.

Due principally to flooding problems that had occurred following a heavy summer storm runoff, it was determined to relocate the settlement, to a third site. In the middle of 1855 a new site was surveyed and became the core layout for present Cedar City. Besides being away from the areas that had flooded, the new area reflected the continued growth of the community, with its size

being approximately 1 mile east to west, and 1 ½ miles north to south. After a period of several years, Cedar Fort was eventually vacant of settlement, and the new site became the entire city.

### **SECTION III-4 The Middle Years**

The population and continued growth of any area is greatly a result of its economy. With Cedar City, the initial economy was based on mining nearby iron ore deposits. However, despite initial success, the Iron Mission could not produce pig iron in enough quantity or quality to compete with the cost of simply importing finished iron products. By 1858, most of the area's mining operations had all but ceased and by 1860, the population of Cedar City dropped to only 301 residents. Later situations would revive the mining industry, but for the next several decades, the area's economy was instead based on agriculture and livestock, principally cattle and sheep.

Through the remainder of the Nineteenth Century, the area's economy went through times of prosperity and decline. Some of the prosperity occurred in the late 1860's and 70's when a silver mining boom opened new markets for the area's produce and livestock. Largely, these new markets included Silver Reef, located about 40 miles south of Cedar City, and Pioche, located to the west in Nevada. In 1880, the railroad was extended from northern Utah to Milford, 50 miles to the north in Beaver County, primarily to access the rich Frisco silver mining area west of Milford. However, the railhead also served the livestock industry well by providing a much broader and timely access to the livestock and wool markets.

During the years just preceding and shortly following the turn of the century, significant events occurred in and around Cedar City that profoundly affected the City's future. In 1897, the State Legislature approved the establishment of Branch Normal School a branch of the University of Utah, in Cedar City. From its earliest days, it has given Cedar City the distinction of being a center of education for the region. Its growth in terms of numbers and academic offerings later led to the institution becoming the Branch Agricultural College in 1913, the College of Southern Utah in 1953, Southern Utah State College in 1969, and eventually, Southern Utah University in 1991.

By the turn of the century, silver mining had almost ceased, however, the San Pedro, Los Angeles and Salt Lake Railroad Company worked to extend the rail line that then ended at Milford, to Southern California. By 1899, the rail line reached the Nevada border, although its closest connection with Cedar City remained 38 miles northwest, at Lund. In May of 1905, a partnership with the Union Pacific Railroad allowed the eventual completion of the rail connection between Salt Lake City and Los Angeles. Although the new connection did not put the railroad any closer to Cedar City, it added a significant marketing area for Cedar City's economy. It also allowed for other considerations that were soon to more directly affect and benefit the City.

In 1919, both Zion and Grand Canyon were designated as National parks, and Bryce Canyon as a National Monument (designated a National park in 1824). Also in 1919, Stephen "Mather, the director of the National Park Service, began making annual trips to the area, often bringing influential traveling companions. In 1921, his companions included a writer from the Saturday Evening Post and a famous naturalist. During a visit to the North Rim of the Grand Canyon, the

three began discussions of ways to economically provide tourists access to all of the area's National Parks and Monuments. Calling the concept the Grand Circle, they soon sought State and commercial support for the project.

In 1921, Union Pacific acquired full ownership of the rail line between Salt Lake City and Los Angeles. Seeing the potential of the Grand Circle and the resulting passenger business, Union Pacific created a subsidiary business called Utah Parks Company. The Utah Parks Company poured more than \$1,700,000 into improvements that included laying a rail line to Cedar City and the construction of a railway station. From Cedar City, a bus-touring service then transported visitors through the stops of the Grand Circle. On June 27, 1923, U.S. President Warren G. Harding arrived in Cedar City for a visit to Zion National Park, using the new rail line.

Besides tourism, an upswing in other economic activities occurred as local industries took advantage of the new rail line. This increased activity was also evident at the iron mines, where the ore could now be shipped directly to the west coast for processing. However, rail access and the shipment of iron ore became even more significant during and following World War II.

Following the 1941 attack on Pearl Harbor, there was an immediate need for new, updated steel mills to supply the war effort. For several strategic reasons, a site was selected on the shores of Utah Lake, 180 miles to the north of Cedar City. Cautiously located inland and away from possible attacks on the Pacific Coast, the site was also convenient to necessary steel making resources. Besides the large water source of Utah Lake and nearby limestone and dolomite deposits, these resources included coal from Central Utah, and the readily available and abundant iron ore west of Cedar City, all of which were located along existing rail lines. The new Geneva Steel Mill was completed in December, 1944, and during the next 40+ years of its operation, mining once again served as the economic backbone of Cedar City and Iron County.

### **SECTION III-5 More Recent Times**

Cedar City's history over the most recent 50 years can be associated with the establishment and growth of a more diverse and broader economic base. Cedar City has understood its niche in the regional marketplace, and has advanced its people and its specialties accordingly in an effort to expand its importance as a center for commerce, art and education within the State of Utah.

In 1969, non-rail access to Cedar City was significantly enhanced with the completion of Interstate 15 through Cedar City. Interstate 15's full completion in the 1970's and its connection with I-70 at Cove Fort, greatly strengthened the regional impact of Cedar City, with overnight trucking being possible to Denver, Los Angeles and San Diego. Besides the transportation of goods, the Interstate Highway system has also provided for more direct and timely access for the general public, resulting in a substantial increase in tourist related services.

Except for an occasional tourist excursion, passenger rail service to Cedar City ceased long ago. However, rail access for industrial development is continuing to grow in importance. Growth in the Southern California and Las Vegas areas has resulted in a lack of new rail served industrial sites being available. With Cedar City being the next sizable population area north of Las Vegas

with access to the main rail line, it is considered to be in a prime location for new rail served industries. With that need in mind, Cedar City, the State of Utah, and private development have worked together to create Port 15, a large, rail-served industrial park on the western edge of the City.

The large majority of nearby mining operations were tied to supplying the Geneva Steel Mill. US Steel temporarily shut down Geneva Steel in 1987. Geneva later spun off from US Steel and was purchased by local Utah County business interests. However, further operation of the mill did not continue to succeed and Geneva shut down permanently in 2002, with the mill since demolished. In 2005, the associated mining property west of Cedar City was sold to Palladon Ventures, Ltd. They began limited mining again in the fall of 2008, with plans to expand the operation as demand may warrant.

The City has also experienced economic growth in airport related services. The importance of the airport has long been recognized and the City continues to make improvements that recognize both its current and future importance to the community. With the second largest commercial service airport in the State, the Cedar City Regional Airport can handle all types and sizes of aircraft. An attractive new airport terminal building opened in the fall of 2005, with daily scheduled commuter service currently provided between Cedar City and Salt Lake City.

Adding additional diversity to the economy are several major industries and manufacturers that have relocated to Cedar City and Iron County. The commercial base of the City has expanded beyond the traditional Main Street and 200 North retail corridors to include developments such as the Providence Center. The Airport Business Center has brought high-quality manufacturing development to the area located between Interstate 15 and the airport. Additionally, Port 15 has expanded manufacturing outward along U-56 to 5700 West, providing a long-term opportunity for industrial growth while adding a significant job-base to the regional economy.

Southern Utah University has continued to become a large part of the local economy and has been adding educational opportunities to the City and the Iron County region. It is also expanding beyond a regional focus, with strong efforts to recruit students from not only all areas of Utah, but from the burgeoning Las Vegas area as well. Relations between the community and the University are excellent, and the concerns and aspirations of Cedar City and the University by and large coincide. The University has recently completed a Master Plan that addresses its needs for expansion in cooperation with the City.

Cultural opportunities and the arts have augmented the recent decades of growth and development. Founded in 1961, the Utah Shakespearean Festival has expanded into a nationally recognized and acclaimed production. The tourism and economic benefits resulting from the growth of the Shakespearean Festival has led to the development of other festivals to capitalize on the growing tourist industry. The arts and the “Festival City, USA” concept remain viable components in the economic structure of Cedar City. Expanding offerings in the form of new festivals and celebrations include the Neil Simon Festival, SkyFest, the Utah Summer Games, the American Family fest, the Great American Stampede, and the Cedar City Livestock and Heritage Festival, among others. The festivals and special event activities scheduled throughout



the year have allowed better marketing and utilization of supporting facilities, including hotels and dining establishments, over a wider time period.

### **SECTION III-6 Future Directions**

A community's history displays its individual traditions, charm, and character and provides the foundation for its uniqueness. But, another strong measure of a community's character is from the impressions an area and its people leave on visitors. From recent visitors to the community, the people of Cedar City have been described as having many admirable attributes. They have strong values. The people are warm and friendly. There is a strong sense of community, and of volunteerism.

A common desire often expressed by citizens participating in the General Plan Update process was that as growth continues, the uniqueness of Cedar City's character and special feeling be maintained. When asked to more specifically define what they believed contributed to that character and special feeling, a broad range of answers resulted. However, most frequently, the responses could be narrowed to two main concepts: First, life in Cedar City is low-key and unhurried, unlike in other cities caught up in trying to establish themselves or become like some other place; and second, the people truly care about each other.

For the most part, participants in the General Plan process understand that continued growth, when properly planned for and directed, does not have to create a conflict with the maintenance of the City's character and uniqueness. They also understand that growth can provide vitality to a community and add new positive opportunities. Their expectations and aspirations for the future of the City are expressed in the Goals and Objectives of this plan.

In 1923, the then president of the Union Pacific Railroad commented on the energy of Cedar City in this statement: "The resources of this people reflect a stable community, but more important than this, I find a people who are conquerors of their environment; a people who have risen above failure to success, who have learned to work together, and who have dreamed a dream and labored to see its fulfillment through their children."

It is this energy and forward thinking perspective that has shaped Cedar City in the past and that will continue to guide future development within the community; thereby ensure the community's continued growth and prosperity for decades to come.

## **SECTION IV- CEDAR CITY COMMUNITY PROFILE**

Cedar City is located in Iron County, in the southwestern portion of Utah. Like the majority of the communities in Utah and Iron County, Cedar City is located along the Interstate 15 corridor. The freeway corridor follows the western edge of the mountain spine that runs generally northeast to southwest through the center of the state. Although Parowan serves as the County Seat for Iron County, Cedar City is by far, the County's predominant community in terms of population, and as a regional employment and shopping area.

The following paragraphs briefly detail the various features of Cedar city.

### **SECTION IV- 1 CITY FEATURES**

#### **SECTION IV-1-A Regional Setting**

Cedar City is located in eastern Iron County, Utah, along Interstate 15. To the north, Cedar City borders Enoch City as well as unincorporated areas of Iron County. To the east are the mouth of Cedar Canyon and the mountains of the Markaguant Plateau. Kanarrville, and other unincorporated areas of Iron County lie to the south with the growing region of Washington County located further south along the Interstate 15 corridor.

Because of its size, location, and accessibility, Cedar city is a regional center for shopping, health care, education, entertainment and financial and business services. Many communities within southwestern Utah and southeastern Nevada patronize the City and its shopping districts.

#### **SECTION IV-1-B Physical Setting**

The scenic environment of the City stems from two dominant features: the mountains to the east and the expanse of largely undeveloped desert valleys lying to the west. Cedar City lies in the Great Basin physiographic province, at the base of the Markaguant Plateau. To the east of the Plateau, mountains rise to elevations of over 10,000 feet. To the south lie the Grand Staircase geological formations, dropping from the Great Basin to the upper Mohave Desert. To the north and west are additional Basin and Range valleys and the towns of rural Utah they encompass.

#### **SECTION IV-1-C Climate**

Dry air and seasonal temperature variations mark the climate of Cedar City, consistent with its elevation of 5,800 feet above sea level and its geography. Average annual precipitation is approximately 10 inches. Snowfall during the winter months provides irrigation water for crop production and recreational skiing in the nearby mountains. Average temperatures range from 17 degrees F in the winter to 90 degrees F in the summer producing a true, four-season climate.

#### **SECTION IV-1-D Vegetation**

Cedar City's vegetation is characteristic of the region, with variations occurring from the specific influences of water, elevation, topographical features, and cultivation. Undeveloped areas of the

City still reflect the native vegetation pattern with large expanses of juniper trees throughout the foothill areas, and sagebrush in the valley floor. In the mountains to the east, the pattern changes with elevation and is generally characteristic of semi-arid, alpine regions, with mixes of evergreens and Aspen trees.

## **SECTION IV-1-E Hydrology**

The principal water feature of Cedar City is Coal Creek as it flows from the canyon mouth on the east side, toward the northwest corner of the City. Though springs and wells are the source for the City's culinary water supply, the water of Coal Creek supplies significant water for agricultural needs.

Water resources are becoming a much greater concern as Cedar City, Iron County, and the overall region continue to grow. State estimates are that the Cedar Valley has approximately 35,000 acre feet of water available annually for irrigation and culinary purposes. With current usage, the basin's water could supply approximately 100,000 to 126,000 people, with a very limited amount of water remaining for agricultural uses. Presently, the State is actively exploring construction of a pipeline to transfer additional water from Lake Powell, to Washington and Iron Counties. If construction goes forward, the pipeline is scheduled to bring an additional 20,000 acre feet of water to the Cedar City area shortly after the year w2020. That amount of water could supply an additional population of approximately 60,000 people.

Development in the area of the Coal Creek floodplains prompted continued attention during the preparation of this General Plan update as it did in prior planning efforts. As important are the hillside areas that become flood channels following heavy summer storms. The city and various state and federal agencies have delineated flood channels, and recommended methods of averting flood damage. The City has adopted flood control ordinances governing construction in these floodplains and continues to monitor the effectiveness of these measures.

## **SECTION IV-2 Jurisdictional Setting**

### **SECTION IV-2-A Political Boundaries**

Except for Enoch City on the north, Cedar City is surrounded by unincorporated areas of the County. Parowan is located 17 miles to the north, and Kanarrville is located approximately 13 miles to the south of Cedar City. The ski resort town of Brian Head is located high in the mountain to the east. A few smaller, unincorporated Iron County communities lie to the west of Cedar City. To the south is the area of Schurtz (Shirts) Canyon, with a mixture of privately owned property and BLM land, State owned lands, and Paiute tribal lands of the Cedar City Band of the Paiute Indian Tribe. To the west, Cedar City extends to Quichapa Lake at the valley floor. Quichapa is a shallow lake that is often historically dry, but has more recently held water due to the large volume of springtime run-off in 2005.

## **SECTION IV-3 Land Ownership**

### **SECTION IV-3-A Public Agencies**

A variety of federal and state agencies influence the Cedar City area. The City is a regional center for many agencies, and the policies and programs of these and other agencies impact the City and its residents.

The Bureau of Land Management (BLM) has stewardship over most of the public lands in the foothills east and south of Cedar City (the Harmony Mountains, Iron Mountain, the Sweat Hills Granite Mountain area west of Cedar valley, the Three Peaks, Hole-in-the-Wall, Bald Hill areas northwest of the city and the extensive hills and hollows to the north and northeast in the Parowan Gap area). Their land use policies and management of these lands impacts wildlife and groundwater, recreation, development, and general land use throughout the region.

The National Park Service manages Cedar Breaks National Monument, and cooperates with the forest Service in the preservation of the Ashdown Gorge wilderness area. Both of these areas are important assets within the region. Additionally, Cedar City serves as a gateway to many other scenic wonders and tourist destinations that include the National park areas of Bryce Canyon, Zion, and the north rim of Grand Canyon.

The Forest Service is responsible for the forested watershed comprising the Dixie National Forest. Forest Service control begins about 10 miles up Cedar Canyon from Cedar city. Recreational uses on these federal lands as well as effective flood and water control of the natural drainages from these lands require the City and Iron County to maintain an atmosphere of coordination with the forest Service.

Among state agencies impacting Cedar city are the Utah Department of Natural Resources and its water management and wildlife division; the Utah Geological and Mineral Survey which has consulted with Cedar City on soil issues and geologic hazards; and the Utah State division of parks and Recreation which manages Iron Mission State Park located on main Street in the downtown Cedar City area.

Numerous other federal and state agencies such as the Federal Aviation Administration, Soil Conservation Service United States Geological Survey, Utah Department of Social Services, and Utah Department of Transportation assist the City with its objectives and oversee properties or programs within their respective jurisdictions or portfolios.

## **SECTION IV-4 Demographics**

### **SECTION IV-4-A Population Size and Growth**

As with most cities in the United States, Cedar City's historic demographics are very closely tied to employment trends. With the initial settlement of Cedar City, employment opportunities were related to the iron mine, farming and grazing.

Within the last 30 years, the U.S. Census showed Cedar City's population growing from 10,972 in 1980; to 13,443 in 1990; to 20,527 in 2000 and to 28,857 in 2010. This represents a growth rate of 23 percent over the ten-year period during the 1980's a 53 percent growth rate during the 1990's and a 40% growth rate from 2000 to 2010. In 2010 Cedar city was the twenty-sixth largest city in the State, being twenty-fourth at the time of the 2000 Census. Currently, Cedar City is the largest city between Spanish fork (180 miles to the north, just south of Provo, in Utah County), and St. George (50 miles to the south at the southern end of the state) and the population projections are that it will remain such for the foreseeable future. The Utah State Governor's Office of Planning and Budget projects that Cedar City will approach a population of 40,376 with the next census in 2020, and possibly 99,500 by the year 2060.

#### **SECTION IV-4-B Dwelling Units**

While the number of dwelling units in 1990 was estimated at 4,346, the number of dwelling units in 2000 increased to 7,134; the number of dwelling units in 2010 was 10,574. This represents an average annual net increase in dwelling units of approximately 311 homes per year in the last 20 years.

#### **SECTION IV-4-C Household Statistics**

##### **SECTION IV-4-C-1 Family Size**

The average number of persons per household is estimated at 3.08, according to 2010 U.S. Census Data. Current data also shows an increase in the number of retired individuals and an increase in the number of individuals in the work force from age 35 to 54.

##### **SECTION IV-4-C-2 Household Income**

The 2000 2010 U.S. Census indicated that the median household income for Cedar City was \$38,6634 as compared to the State median income of \$58,122. This is compared to the 2000 Census records that listed the Iron County median household income level of \$32,403, and a Utah State median income of \$45,726.

The annual, seasonally adjusted unemployment rate for Iron County, as reported by the Utah Department of Workforce Service, has increased over the past several years from a rate of 4.9% in 2000 to a high of 6.74% in 2010. At the same time the average annual income rose from \$41,205 to a 2010 level of \$51,325 an increase of approximately 5% per year.

##### **SECTION IV-4-C-3 Economic Base**

From its historical dependence on agriculture, Cedar City has developed into a center for tourism, healthcare, business and education. Nonagricultural employment, as a percentage of the economic base in Iron County, has continued to expand throughout the past two decades. The city has diversified its non-tourism related economic base to include a variety of manufacturing, distribution, mining, trade, and both private and public service sector employers. With Cedar City as the driving force, Iron County has become one of the most economically diverse counties

in the State of Utah. The Hachman Index indicated that Iron County is tied 2<sup>nd</sup> out of all Utah Counties and has an index rating of 0.87.

Currently, Cedar City lists several major corporations among the companies that serve as the ‘anchors’ of its economic foundation. In the private sector, these corporate citizens include Convergys, Wal-Mart, Smead, Metalcraft, GenPak and AmPac/WECCO. Service sector employers include Intermountain Healthcare, Leavitt Group, Wells Fargo and Zion’s Bank. Public sector employers include Southern Utah University, the Iron County School District, and the Southwest Applied Technology College, Cedar City Corporation and various State, County and Federal agencies. Cedar City is also home to a number of strong business and industry associations that support its economic base including the Southern Utah Manufacturers Association, Iron County Home Builders Association, Iron County Board of Realtors, Iron County Lodging Association and the Cedar City Area Chamber of Commerce.

The Cedar City Office of Economic Development promotes economic development that will benefit the region and local jurisdiction. The Economic Development function provides Cedar City with the opportunity to ensure and promote quality of life and job growth. Such actions can involve multiple areas including development of human capital, critical infrastructure, regional competitiveness, environmental sustainability, health, education and public safety. Additionally, the community is well served by an administration that strives to streamline the development process while ensuring the adequacy of roads and infrastructure systems; including continued rail service, interstate access, fiber optics and systematic improvements to the Cedar City Regional Airport.

All indications are that Cedar City will see a positive growth trend in the coming years. Utah recently repeated as Forbes Magazine Best State for Business and Careers, which has increased the number of companies looking to expand and relocate to this region. Cedar City offers low energy costs, low local taxes, a young educated workforce, population growth for the workforce of tomorrow, competitive land costs and an excellent quality of life.

Because of its location and accessibility, Cedar is a center of regional shopping, healthcare, education, entertainment and services. Southern Utah University has students from nearly every state in the county and Southwest Applied Technology College not only serves Iron County, but Beaver, Garfield and Kane County as well.

Cedar City elected officials and administration continue the efforts to enhance the economic foundation by supporting commercial, industrial and cultural opportunities. Port 15 Utah will attract manufacturing/distribution and industrial users to the area, Commercial/Retail districts including the Historic Downtown will offer shopping opportunities while plans for the Utah

## **SECTION IV-5 City Organization**

Cedar City was incorporated on February 10, 1852.

Cedar City has a Mayor/Council form of government, with five City Council members elected at large. As a “weak Mayor” system, the mayor directs the meetings of the Council, but does not have veto power over their actions. The Mayor serves as the administrative head of the city, however, an appointed city manager is charged with the day to day operations. Various departments carry out the daily operations of the City under the direction of the Mayor and the City Manager.

These departments include:

- Administration
- Economic Development
- Engineering
- Fire Department
- Finance
- Legal
- Leisure Services
- Library
- Police
- Public Works

A wide variety of volunteer boards and committees serve in an advisory role to the City’s administration. The members of these groups continue to exemplify the volunteer spirit that has been valued throughout the history of Cedar City. They provide valuable input to the City in matters related to community planning, economic development, arts, culture, education and recreation. Their service is invaluable to the community and serves as a touchstone between the citizens of Cedar City and the elected officials.

## **SECTION V COMMUNITY DEVELOPMENT FRAMEWORK**

### **SECTION V-1 Principles of Community Development**

With its history, attributes, and location, Cedar City possesses the basic resources that give energy to its aspirations as a thriving community of moderate size in southwestern Utah. It is a community that combines the draw of a rural lifestyle surrounded by agricultural, with an historic downtown commercial district that is combined with a growing university community, a center for the arts and a hub for tourism. The City's goal for the future is to be a dynamic and healthy community, responsive to a pattern of quality growth while preserving its basic strengths and values through comprehensive planning.

From the outset, it is significant to note that the concepts of Planning for Growth and Community Development denote specific qualities that shape land use and zoning strategies, as well as priorities in this General Plan. Planning for Growth as described below, denotes the deliberate, systematic anticipation of residential and commercial expansion within the context of continued emphasis on environmental quality and social needs. Community Development implies that infrastructure, civic facilities and grounds, and commercial development are to be encouraged only to the extent that it meets the needs of the city's residents. Future development and expansion of the existing community will prove essential in order to maintain present service levels as population and tax base within the City grows.

### **SECTION V-2 Planning for Growth**

Planning for growth implies that development to accommodate population growth will be on the terms and conditions set forth by the community. The strategies and priorities of this General Plan represent those terms and conditions. Development is encouraged where it will result in net social and economic benefits to the City. It is to be discouraged where it may result in degradation of the environment and cause undesirable changes to the character and identity of the community.

The population of Cedar City was comparatively stable through the 1980's. since the 1990's however, the community has seen significant growth. In 2010, the population of Cedar City from the U.S. Census Bureau was 28. This represented, approximately 63 percent of the population of Iron County as a whole and was an increase of 214 percent from the 1990 census figure. Building valuation has also increased significantly during the same time period. Projections indicate that this level of growth could continue over the next decade while allowing for some variation and downturns within the larger U.S. Economy. This accelerated growth has given greater emphasis for needing a General Plan that will help to guide the future growth. In addition to actual numbers, changes within the population, family size, number of households, etc. – have a bearing on the plans and objectives of the City, particularly in the form of housing that may be desired to meet the needs of the residents.

Growth can also occur through the annexation of adjoining unincorporated property within Iron County. The General plan suggests developing criteria for annexation, such as logical extension of existing services, cost-benefit relationships between land-use, tax- base and municipal



services, and proactive planning for the purpose of controlling development adjacent to or surrounding the City. In some cases, such as with the foothills to the east or the watersheds, annexation can be a means of protecting the interests of the City and its citizens through the direct control of land use and development within sensitive natural environments. Public safety, municipal water supplies and natural aesthetic qualities can all be considered as valid municipal interests in these and other areas, while allowing for appropriate development patterns that respect the interests of the landowners.

### **SECTION V-3 Community Development**

Other cities have learned that a balanced Community Development concept depends on:

- Economic Development activities and commerce
- Housing opportunities and neighborhood enhancements
- Cultural and aesthetic enrichment
- Citizen involvement in the community
- Education and its requisite facilities.

Where these components combine, along with their supportive networks, an integrated framework for community development emerges and is most often, successful.

### **SECTION V-4 Economic Development**

A healthy local economy is an essential component of a livable community. Cedar City has a compelling interest in promoting economic development that will benefit the region and our local jurisdiction and remain within the context of the principles attributed to the General Plan.

The Economic Development function provides Cedar City with the opportunity to ensure and promote quality of life and job growth. Such actions can involve multiple areas including development of human capital, critical infrastructure, regional competitiveness, environmental sustainability, health, education and public safety.

The strategic objectives of the Economic Development Element are outlined below.

- A. Foster cooperation, communication and coordination of local, county and area leaders.
- B. Recruit quality businesses providing higher wages and benefits to employees.
- C. Improve employment opportunities through retention and expansion of existing businesses.
- D. Conduct marketing research and prepare essential information regarding Cedar City and Iron County.
- E. Provide comprehensive marketing information to increase tourism.
- F. Maintain and improve the infrastructure of Cedar City and Iron County to accommodate business and tourism growth.

### **SECTION V-5 Neighborhood Enrichment**

Housing and neighborhood enhancement represents not only the physical structure but also the social and cultural phenomenon that will create a sense of community and a quality of life in which citizens can take pride. Structures provide shelter, but the integration of all of the required

supporting facilities will create an environment for societal interaction, neighborhood stability and residential identity. The social cohesiveness of a community can be measured in terms of the stability and strengths of individual neighborhoods. As a community grows and the City expands, its neighborhoods are the individual building blocks within which the citizens reside. The quality of the neighborhoods is vital to the overall quality of the community. Major efforts should be directed toward neighborhood conservation and improving the capability of neighborhoods to provide an attractive and fulfilling residential environment.

The neighborhoods located within Cedar City possess distinct identities that reflect the values of the community: stability, character, tradition, and “green space”. Encouraging the conservation of these qualities, and ultimately, improving the building upon them while preventing the onset of blight and deterioration are priorities of this General Plan.

Cultural and aesthetic enrichment are hallmarks of Cedar City. These factors combine to produce a community identity that is, often, the envy of cities throughout Utah and many other areas of the southwestern United States. Each resident of the city has a multitude of opportunities to share in this cultural climate within the community. Cultural and aesthetic enrichment is found in the quality of open space, streetscapes and physical design of the community, as well as the cultural, educational and arts programming. It manifests itself in a variety of recreational and sports complexes, and the varied cultural facilities. It means making Cedar City a place of continuous enrichment for its citizens and a place of value that is sought out and desired by visitors.

Cedar City has a tradition of cultural events that not only enhances the quality of life for its residents, but also attracts thousands of visitors to the community each year. The economic boost of these events and visitors cannot be understated as an asset to the community, but at the same time should be kept in context of the General Plan. The quality of cultural experiences depends on the quality of each production or event, as well as on the quality of community infrastructure, housing, lodging, shopping and dining, and civic, historic and cultural spaces including open spaces, pathways and trails.

As expressed in this General Plan, Cedar City commits itself, commends and supports the total cultural enrichment of its residents through improving the aesthetic quality of their lives, the quality of events and of the facilities in which they are held. When combined with the natural setting within which Cedar City exists, these aspects of the community represent the ‘Quality of Life’ component that draws newcomers to Cedar City while rewarding its existing citizens.

## **SECTION V-6 Citizen Involvement**

Citizen involvement in community affairs, events and governance represent one of the most important elements of community development. To reflect the desires and aspirations of its people, the City needs active, informed and involved citizens. At the same time, the people need to feel secure in the belief that the City’s municipal government, its representatives and employees, are acting in their best interests and that they listen and respond to their needs and desires within the constraints of acceptable economic, legal, and administrative limits.

This General Plan was predicated on citizen involvement; its successful implementation depends on continued communication and opportunities for citizen input and participation. Proper formats for citizen participation must continue to be planned and a variety of channels of communication opened; in turn, the people must be willing to participate and express their views, so that a broad spectrum of interests are shared at each step in community governance.

## **SECTION V-7 Education**

Education plays a critical role in a balanced approach to Community Development. Cedar City is fortunate to be served by three publicly-funded educational entities, working together to build a strong regional workforce. The quality of these institutions is a major factor in the attractiveness of the City for families and, in a different but equal extent, to businesses. These include the Iron County School District, the Southwest Applied Technology College and Southern Utah University.

The City and the Iron County School District, share a common interest in ensuring that their respective constituents are the beneficiaries of the finest educational system possible. The General Plan suggests regular dialogue with City and school district officials. A plan that includes a means of effective communication on mutual issues such as:

- The effect of the educational program on the structure of the community
- The improvement of facilities and traffic pattern
- The role of public education in economic development
- The concurrent construction of new schools to serve the City's expanding population base and geographic area

These issues will result in a better-educated population within higher quality, stable residential neighborhoods that comprise the City. The School District will additionally benefit through better planning for new facilities, reduced costs and better efficiencies in areas such as transportation and land purchases.

The Southwest Applied Technology College serves the technical training needs of Cedar City and surrounding areas, for industries requiring licensure or certification, instead of a degree. Industry and business leaders advise the campus on curriculum and program development to ensure offerings align with current technology. SWATC also provides Custom Fit Training as an economic development incentive and to existing businesses to increase workforce skills. The SWATC offers training in health care, information technology, business, skilled trades, transportation, automotive technology, renewable energy and apprenticeships.

Southern Utah University extends the opportunity for post-secondary education as a comprehensive regional university offering graduate, baccalaureate, associate and technical programs. Known as a public institution with a private campus feel, SUU features personalized classes combined with competent, qualified and supportive faculty, staff and administration. The university offers majors in "liberal arts, sciences and the professions Citizens look to SUU for these major academic specialties, outreach services, cultural and athletic events, economic and business development and regional archives.

The General Plan recommends regular dialogue with City, University and technical College officials for effective communication on mutual issues such as the effect of technology, and other educational programs on the structure of the community and the City's economic Cedar City development program. Discussions might also consider the improvement of facilities and traffic patterns within the campus area as a means of creating a physical environment that is conducive to the needs of the University and technical College communities.

## **SECTION VI - EXECUTIVE SUMMARY OF GOALS**

The General Plan is a comprehensive guide for the future development of the City. The overall goal of this General Plan is to enhance and preserve Cedar City and its environs. Holding paramount in this process is the health, safety, and welfare of its citizens through the careful management of the growth of its population and the prosperity of its economic base.

### **SECTION VI -1 Land Use**

- G1-1. Encourage appropriate land uses throughout the City, as identified and described in this General Plan. Provide for the regulation of these uses through appropriately defined zoning districts and ordinances.
- G1-2. Provide for future development opportunities, both residential and non-residential, through the use of the adopted Annexation Policy Declaration Boundary map and through the development and adoption of a specific annexation policy.
- G1-3. Review and identify the characteristics of residential, commercial and industrial land uses, and inventory those uses within the City on a systematic basis, allowing necessary changes to keep pace with changing market and development demands.

### **SECTION VI – 2 Community Design Elements**

- G2-1. Identify the cultural and visual qualities and attributes that contribute to the unique character of Cedar City and endeavor to retain and enhance these qualities.
- G2-2. Recognize unique areas or districts within Cedar City and develop design guidelines, development standards and ordinances, as appropriate, to protect the qualities within these areas that are valued by the citizens.
- G2-3. Encourage new development to move beyond the City’s minimum site design and architectural standards through a system of development incentives.
- G2-4. Establish methods of way-finding within the City to identify unique districts and to guide tourists and visitors to their destinations.

### **SECTION VI – 3 Public Facilities, Services and Infrastructure**

- G3-1. Provide public facilities and services that aid in furthering development while maintaining the quality of life in the City and increase its attractiveness.
- G3-2. Develop adequate systems to handle culinary water, wastewater and storm water that promote safe and appropriate support for the activities and needs of the community.

- G3-3. Implement a plan to maintain and improve the existing storm water and drainage facilities and associated infrastructure and to develop necessary facilities and infrastructure for future development.
- G3-4. Continue to improve telecommunications and digital access systems to enhance both quality of life and commercially viable communications within the City.
- G3-5. Develop a decision-making process for infrastructure design and budgeting that effectively anticipates future needs and associated costs, but can also adjust to shifting environments and technologies.
- G3-6. Implement a capital improvement plan to develop, maintain and improve public facilities, services and infrastructure, including schedules, budgets and potential funding sources.

#### **SECTION VI – 4 Historical, Educational, Cultural, and Arts Resources**

- G4-1. Preserve and enhance the city’s notable historic buildings and sites (both public and private); recognizing that they represent a source of community identity, pride and heritage. These key buildings are often indicative of the community’s social and economic vitality.
- G4-2. Continue to advance Cedar City’s economic and cultural prominence through comprehensive planning, management and marketing. Continue to support the performing arts, and the variety of festivals and events, that set the City apart from other communities in the state and the region.
- G4-3. Support a wide variety of educational opportunities throughout the City as a means of sustaining Cedar City’s community and economic development activities. Coordinate City efforts with Iron County School District, Southern Utah University, Southwest Applied Technology College and other public and private schools, business resource centers, and USTAR (the Utah Science and Technology Research initiative).

#### **SECTION VI – 5 Parks, Trails, Open Space and recreational Amenities**

- G5-1. Protect, conserve and enhance the natural beauty of Cedar City, and improve the recreational facilities and opportunities for residents and visitors to enjoy that beauty.
- G5-2. Expand recreational opportunities throughout the City.
- G5-3. Plan, and budget for future open space needs, parks, trails and recreational components to promote and encourage a healthy citizenry through the proper maintenance and the enhancement of all recreational amenities in the City.

## **SECTION VI – 6 Transportation**

- G6-1. Provide and maintain a transportation system that will promote the orderly and safe transport of people, goods and services while preserving the residential character of Cedar City.
- G6-2. Create a transportation network that is balanced, incorporates multi-modal corridors and facilitates local circulation.
- G6-3. Utilize a broad transportation demand management approach.
- G6-4. Protect and expand the viability of the Cedar City Regional Airport as a component of the community's transportation system.
- G6-5. Designate and support the development of major arterial roadway corridors that are vital to the long-range transportation plan. Protect the viability of those corridors.
- G6-6. Preserve the existing rail service corridors and adapt these rights-of-way to future transportation services where feasible.
- G6-7. Expand mass transit opportunities as the community grows.
- G6-8. Expand transportation planning to include all methods of transport; including pedestrian trails, bikeways, equestrian trails and off-road vehicle routes.

## **SECTION VI – 7 Community and Economic Development**

- G7-1. Foster cooperation, communication and coordination of local, county and area leaders.
- G7-2. Recruit quality businesses providing higher wages and benefits to employees.
- G7-3. Improve employment opportunities through retention and expansion of existing businesses.
- G7-4. Conduct marketing research and prepare essential information regarding Cedar City and Iron County.
- G7-5. Provide comprehensive marketing information to increase tourism.
- G7-6. Maintain and improve the infrastructure of Cedar City and Iron County to accommodate business and tourism growth.

## **SECTION VI – 8 Housing and Residential Quality**

- G8-1. Preserve and strengthen Cedar City's existing neighborhoods while allowing the formation of new neighborhood centers.

- G8-2. Protect the individual resident’s investment in the Cedar City community that is represented by the existing housing stock and neighborhood environments.
- G8-3. Provide opportunities for safe and affordable housing for the expanding variety of social and economic constituencies within the community.
- G8-4. Identify potential areas of blight that may affect the community and establish goals and standards for improvement of these areas or structures.
- G8-5. Evaluate zoning applications and decisions from a perspective of preserving and improving the quality of life for residents of existing neighborhoods.

**SECTION VI – 9 Environmental Quality**

- G9-1. Clearly define natural or environmental hazards within the City that may affect health, safety and quality of life.
- G9-2. Continue expanding and developing the quality, availability, delivery and use of water resources consistent with the highest professional standards and community expectations.
- G9-3. Control and monitor surface and ground water pollution sources to provide a healthy environment.
- G9-4. Develop a Water Conservation Plan that encourages citywide water conservation methods in order to reduce use, conserve resources and reduce infrastructure costs.
- G9-5. Assure that the air quality within Cedar City provides a healthy environment for residents.

**SECTION VI – 10 General Plan Implementation**

- G10-1. Refer to the General Plan for guidance and recommendations related to any and all future developments and follow the recommendations in the approved Plan.



## **SECTION VII - PHYSICAL DEVELOPMENT**

The General Plan document is a comprehensive guide for the future development of the City. The overall goal of this General Plan is to enhance and preserve Cedar City and its environs. Holding paramount in this process is the health, safety, and welfare of its citizens through the careful management of the future growth of its population and the prosperity of its economic base.

The following sections encompass the areas of Land Use; Community Design elements; Public Facilities and Services; Historical, Cultural, and Arts Resources; Parks, Trails, Open Space and Recreational Amenities; and Transportation. These are the major elements of a General Plan that deal with the considerations related to the spatial distribution of activities and the facilities necessary to support orderly development within the community. These elements, when taken as a whole, provide for sound planning and community development while ensuring the continued health, safety, welfare and economic prosperity of the community.

*For notation purposes within the following sections of the plan, the letter ‘G’ in each identifying prefix refers to a ‘Goal’ of this General Plan. The letter ‘O’ in a prefix designates an identifiable ‘Objective’ in assisting the community in reaching that Goal. Each Goal is listed under a sub-heading that related to a component or element of the General Plan*

### **SECTION VII-1 Land Use**

#### **SECTION VII-1-A Introduction**

The Land Use section of a General Plan contains an inventory of existing zoning and suggests land use patterns within the expanded annexation declaration of the City. It also considers existing and potential conflicts between land uses, both current and future, and offers recommendations for guiding future decisions in the form of goals and objectives. The term Land Use refers to broad categories such as residential or commercial uses. The Goals and Objectives also relate to activities that may take place within various areas of the community. Land use policies are inseparably linked to the social, economic, and community values of Cedar City. The Land Use map in this report indicates the proposed land uses for Cedar City’s existing and future land area based on the Goals and Objectives statements contained within the General Plan.

#### **SECTION VII-1-B Land Use Goals and Objectives**

**G1-1. Encourage appropriate land uses throughout the City, as identified and described in this General Plan. Provide for the regulation of these uses through appropriately defined zoning districts and ordinances.**

- O1-1.1 Review existing zoning ordinance and zoning map. Update these documents, where necessary, to meet the goals of the General Plan.
- O1-1.2 Allow for proper commercial growth in appropriate areas, compatible with the overall goals of the General Plan.

- O1-1.3 Pursue the possibility of establishing a research and development business park that is focused on the strengths of the community and the University. This development should be located within close proximity to the Campus and the Downtown core.
- O1-1.4 Support and facilitate the growth and future campus expansion of Southern Utah university as detailed in their October 2008 Facilities Master Plan.
- O1-1.5 Identify appropriate areas for multiple-family housing development adjacent to the City’s downtown core and the University Campus.
- O1-1.6 Expand the zoning classifications to provide better controls for both in-fill development and future community expansion.
- O1-1.7 Consider appropriate land uses and land use restrictions for development in adherence to the Cedar City Airport Master Plan and any associated FAA criteria and restrictions.

**G1-2. Provide for future development opportunities, both residential and non-residential, through the use of the adopted Annexation Policy Declaration Boundary map and through the development and adoption of a specific annexation policy.**

- O1-2.1 Biannually review the existing Annexation Policy Boundary. The included area should be based on controlling the desired uses of property in a manner that is consistent with the General Plan with conformity to good city planning and zoning principles. Influencing factors to consider include: land ownership, utility service areas, transportation systems and policies, and characteristics of the natural terrain.
- O1-2.2 Develop necessary plans for extending City services in an orderly and cost-effective manner within this boundary. New development should be expected to cover the cost for expansion of City services, particularly when such new development is not contiguous to existing areas of City utilities and other City services.
- O1-2.3 Encourage Iron County officials to develop and adopt a system that only allows the development of areas within the Cedar City Annexation Policy boundary to occur following annexation to the City.

**G1-3. Review and identify the characteristics of residential, commercial and industrial land uses, and inventory those uses within the City on a systematic basis, allowing necessary changes to keep pace with changing market and development demands.**

- O1-3.1 Consider updates to the various elements of the General Plan, the zoning ordinance, and the zoning map that address changing market and development trends while conforming to the goals of the General Plan. This will be an ongoing and continuous function of the Planning Commission and Staff.
- O1-3.2 Provide continued training for staff, planning commissioners, and City Council members in an effort to ensure an ever-increasing level of understanding of the factors involved in land development, to use in implementing quality development standards for the community.

## **SECTION VII-2 Recommended Land Use Categories**

### **SECTION VII-2-A Introduction**

The following are land use categories that are represented in this Cedar City General Plan Update and the associated maps. These descriptions do not represent zoning designations and are intended to describe general development expectations and limitations. Indicated Arterial and Collector Streets on the General Land Use Plan are for reference only. For more detailed information, see the Transportation Plan and Map. Informational lines on the Land Use Map including those indicating drainages, property boundaries, road systems, political boundaries and similar items, are also for reference only.

#### **Section VII-2-A-1 Multiple Zoning Developments**

The City may allow multiple zoning developments within designated land use areas that are compatible with the general descriptions described below. Developments with such multiple zoning shall be established through the approval of development overlays as allowed in the City's Planning and Zoning ordinance.

In order to effect an orderly transition to the ultimate build-out of these areas, the development of each of these areas should be in accordance with an adopted master development plan. The development plan should address the realistic build-out of the entire associated area, including traffic circulation, and common transition and buffering treatments toward less intensive uses. Allowance should also be made for properties within the plan to develop independently, but as an element to a larger, unified development in terms of design and function. All proposed development should be in accordance with the City's Building and Zoning Ordinance, and Engineering Design Standards current at the time of development.

The following are general descriptions of the types of development that could be included in an adopted master development plan.

**SECTION VII-2-A-1-(a ) Neighborhood and Community Centers -** Neighborhood and Community Centers represent areas at the intersections of major roads away from or on the edge of larger commercial areas, which are intended to provide a combination of commercial services, civic services and open space amenities for the adjoining neighborhood areas. Through cohesive design and integration of various uses, these centers are also intended to become an identifiable focal point that provides a strong neighborhood and community identity. To provide greater support for the surrounding areas and to allow for greater integration of walkable uses, increased residential densities may be allowed. The inclusion of open space within these areas is also important not only for their recreational activity, but to also allow attractive connections and transitions to the surrounding neighborhood.

**SECTION VII-2-A-1-( b ) Regional Commercial Centers –** Regional Centers are future growth areas in locations conducive to high traffic. Along with other regional commercial areas, they are intended to provide for the large scale, most intensive retail and office development within

the city, providing services for all residents of Cedar City and the outlying regional marketing area.

Besides a wide variety of retail uses, these centers also allow for professional office buildings and high density residential development to be integrated into master development plans for the area. It is important that the designed traffic circulation for these centers allows for defined access points along major traffic corridors while still allowing an adequate through-traffic flow from adjoining neighborhoods.

**SECTION VII-2-A-1-( c ) Housing Clusters –** Housing Cluster are higher density housing in areas near commercial and/or employment centers and corridors. Residential areas on the edge of the higher density core areas are intended to allow the development of more moderate residential densities as a transition to lower density residential areas.

The master development plans for these areas should include integrated open space and recreation areas which are easily accessible between all areas included with the plan, instead of duplicating separate amenities for each development within the area. Development within these areas should reflect integrated design elements, with common streetscape components to create a positive identity for the area.

**SECTION VII-2-A-1-( d ) Professional Office and Business Centers –** Office and Business Centers are intended to allow for medium and large scale Professional Office and/or Business Parks, reserved more exclusively for general office uses rather than other land uses. Normally, any ancillary retail uses should be allowed within these areas, however, where adjoining commercial and/or residential use designations can be integrated into the master development plan for the area, a further blending of uses could be allowed.

The master development plans for these areas should especially take into account neighboring uses, with the development's layout and intensity being complimentary of adjoining uses, and with the greatest transition occurring toward areas planned for lower density residential development.

## **SECTION VII-2-B Residential Land Use Classifications**

### **SECTION VII-2-B-(1) Rural Estate Residential (2 Units/Acre Maximum )**

Low Density residential development typical of large lots and homes in a rural setting. The City, in these areas, may provide limited municipal infrastructure and services. The keeping of large animals may be permitted with restrictions. Maximum density is set at 2 units per acre. Accessory buildings are permitted as allowed by zoning ordinance and building codes.

### **SECTION VII-2-B-(2) Low Density Residential (3 Units/Acre Maximum)**

Residential Neighborhood development composed of detached single-family homes and supporting community uses such as churches, schools, and parks.

### **SECTION VII-2-B-(3) Medium Density Residential (8 Units/Acre Maximum)**

Residential Neighborhood development composed of both separate zones for detached and attached single-family homes. Both zones with supporting community uses such as churches, schools and parks. Neighborhood open space amenities are encouraged at this density level.

### **SECTION VII-2-B-(4) High Density (24 Units/Acre Maximum)**

Development areas composed of separate zones for detached single family homes and multi-family developments consisting of town homes and/or stacked. Both zones with supporting community uses such as churches, schools and parks. Site density for the multi-family unit zone set through approval process. Multi-family unit developments must be enhanced with private open space and amenities. Site plan approvals are recommended as part of the approval process for multi-family unit developments.

### **SECTION VII-2-C Higher Density Community Planning Overlays**

#### **SECTION VII-2-C-(1) Mixed-Use Development**

Developments composed of a variety of uses including residential, commercial and offices with mixed use type zoning. Residential densities may vary from 4 to 24 units per acre. This land use may be used as an overlay district in the mixed use development area shown on the land use plan and in other land use areas for development with multiple zoning designations as allowed in the City's Planning and Zoning Ordinance.

### **SECTION VII-2-D Commercial and Business Land Use Classifications**

#### **SECTION VII-2-D-(1) Central Commercial**

Commercial development with central commercial type zoning that provides basic community and neighborhood retail or services. This use is typified by the Grocery Anchored Shopping Center or corner commercial district. Proximity to residential neighborhoods is essential.

#### **SECTION VII-2-D-(2) Downtown and Main Street Retail District**

Commercial business and office uses with downtown commercial type zoning that line the Main Street corridor and adjacent streets, including the traditional Downtown shopping district of Cedar City. Community image, a mixture of two-story buildings and street presence with sidewalk entrances and windows typifies this district.

#### **SECTION VII-2-D-(3) Highway and Regional Commercial Services**

Commercial development with highway service type zoning that serves the greater regional area or highway adjacent commercial services that caters to the transient traffic along the interstate highway corridor. Locations for this land use occur at off-ramps or at intersections of regional arterial roadways.

**SECTION VII-2-D-(4) Corporate Office and Research Campus**

Campus style office and research facility developments with support services such as copy centers, shipping companies and restaurants. High levels of landscaping are required. Building materials and elevations vary within guidelines adopted for each specific development. Corporate office and research campus' can be developed as conditional uses in appropriate zones.

**SECTION VII-2-E Industrial and Manufacturing Land Use Classifications**

**SECTION VII-2-E-(1) Business and Light Manufacturing**

Land areas with light industrial and manufacturing type zoning suitable for general business operations and smaller warehousing or assembly facilities with automobile, and truck access. Rail access may be available for limited use. Residential buffers are encouraged.

**SECTION VII-2-E-(2) Industrial and Heavy Manufacturing**

Principally, large parcels with heavy industrial and manufacturing type zoning suitable for buildings and developments catering to heavy manufacturing uses within larger, predominantly, single-level structures. Access to large trucks and rail is required for both raw materials and finished product shipping. Mining and extraction activities are allowed subject to limitations specified within the City code. Buffer zones are required next to residential areas.

**SECTION VII-2-F Civic, Park and Preservation Land Use Classifications**

Developers are encouraged to use the wide variety of available zoning tools to fulfill the vision of the General Plan for the Land Use Classifications that are described below for this section of the General Plan.

**SECTION VII-2-F-(1) Municipal Uses, Hospitals, Schools and Campus Facilities**

Parcels of property that are dedicated to municipal services, regional hospitals and associated uses, public or private schools and campuses or similar public facilities. Structures normally associated with these uses and supporting recreational facilities are permitted.

**SECTION VII-2-F-(2) Developed Open Space and Recreation Facilities**

Open space and recreational facilities that have been improved or developed and are in a managed situation. These facilities may be in public or private ownership. The use of these facilities may also be public or privately controlled.

### **SECTION VII-2-F-(3) Natural Open Space Areas**

Areas within the City of natural open space, such as hillsides, stream corridors, drainage channels and highway or industrial buffer zones. Base residential densities for these parcels are set at 1 unit per 5 acres of land for naturally difficult development sites, with higher densities similar to those of adjoining properties allowed for less difficult development sites. Clustered development, conservation easements and other means to preserve the existing natural open spaces of an area are encouraged. Limitations to development in environmentally sensitive areas may exist.

### **SECTION VII-2-F-(4) Native American Reservations**

Areas within the City that are under the control of the United States Bureau of Indian Affairs (BIA). These areas are allowed to develop with a mixture of residential and commercial type improvement that are necessary to achieve the needs of the residing tribe.

*Note: All acreage estimates are based on current mapping accuracy and land use plans. Specific acreage of parcels should be verified through surveys where possible.*

## EXAMPLES OF VARIOUS LAND USE DESIGNATIONS

RURAL ESTATE RESIDENTIAL



LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL





MIXED USE DEVELOPMENT



NEIGHBORHOOD AND GENERAL  
COMMERCIAL



DOWNTOWN AND MAIN STREET  
RETAIL DISTRICT



HIGHWAY AND REGIONAL  
COMMERCIAL SERVICES



CORPORATE OFFICE AND  
RESEARCH CAMPUS



BUSINESS AND LIGHT MANUFACTURING



INDUSTRIAL AND HEAVY MANUFACTURING



MUNICIPAL USES, HOSPITALS, SCHOOLS,  
AND CAMPUS FACILITIES



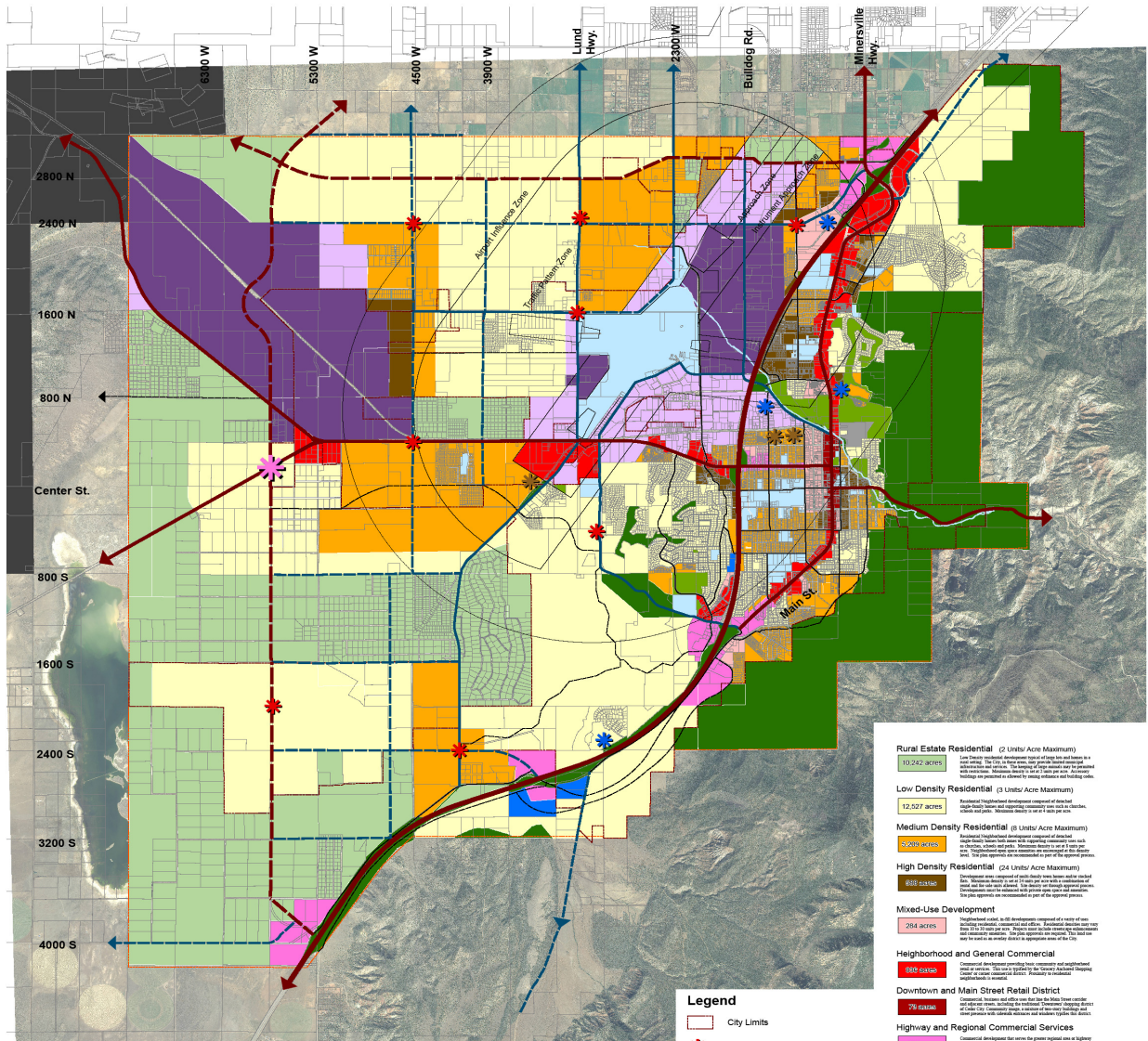
DEVELOPED OPEN SPACE AND RECREATION FACILITIES



NATURAL OPEN SPACE

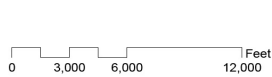


# GENERAL LAND USE MAP



**Indicated Arterial and Collector Streets**  
Streets and Roads on the General Land Use Plan are for reference only. For more detailed information, see the Transportation Plan and Map.

**Informational Lines**  
Note: Informational lines on this Land Use map including those indicating drainages, property boundaries, road systems, political boundaries and similar items, are overlays to the actual map. They are included to provide context for the indicated land uses and their indication may be altered as needed without amendment to this plan.



## Proposed Land Use **CEDAR CITY** General Plan 2012

### Legend

- City Limits
- Commercial Centers
- High Density Residential
- Corporate Office/Research Center
- Regional Centers
- Future Annexation Boundary
- Coal Creek
- Landuse area color with estimated acreage

- Rural Estate Residential (2 Units/ Acre Maximum)**  
10,242 acres  
Low density residential development consisting of single lots and homes in a rural setting. The lot size shall be a minimum of 5 acres and the minimum lot area shall be 10,000 square feet. The density shall be no more than 2 units per acre. Minimum density is 1 unit per acre.
- Low Density Residential (3 Units/ Acre Maximum)**  
12,527 acres  
Residential development consisting of detached single-family homes, townhomes, duplexes and triplexes. Minimum density is 3 units per acre. Minimum density is 1 unit per acre.
- Medium Density Residential (8 Units/ Acre Maximum)**  
5,244 acres  
Residential development consisting of detached single-family homes, townhomes, duplexes and triplexes. Minimum density is 8 units per acre. Minimum density is 1 unit per acre.
- High Density Residential (24 Units/ Acre Maximum)**  
482 acres  
Residential development consisting of detached single-family homes, townhomes, duplexes and triplexes. Minimum density is 24 units per acre. Minimum density is 1 unit per acre.
- Mixed-Use Development**  
284 acres  
Residential development consisting of a mix of detached single-family homes, townhomes, duplexes and triplexes. Minimum density is 24 units per acre. Minimum density is 1 unit per acre.
- Neighborhood and General Commercial**  
884 acres  
Commercial development consisting of neighborhood and general commercial uses. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Downtown and Main Street Retail District**  
76 acres  
Commercial development consisting of downtown and main street retail uses. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Highway and Regional Commercial Services**  
628 acres  
Commercial development consisting of highway and regional commercial services. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Corporate Office and Research Campus**  
598 acres  
Commercial development consisting of corporate office and research campus uses. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Business and Light Manufacturing**  
1,872 acres  
Commercial development consisting of business and light manufacturing uses. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Industrial and Heavy Manufacturing**  
624 acres  
Commercial development consisting of industrial and heavy manufacturing uses. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Municipal Uses, Hospitals, Schools and Campus Facilities**  
1,319 acres  
Public development consisting of municipal uses, hospitals, schools and campus facilities. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Developed Open Space and Recreation Facilities**  
618 acres  
Open space development consisting of developed open space and recreation facilities. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Natural Open Space Areas**  
6380 acres  
Open space development consisting of natural open space areas. Minimum density is 1 unit per acre. Minimum density is 1 unit per acre.
- Native American Reservations**  
6380 acres

## CEDAR CITY ANNEXATION POLICY PLAN

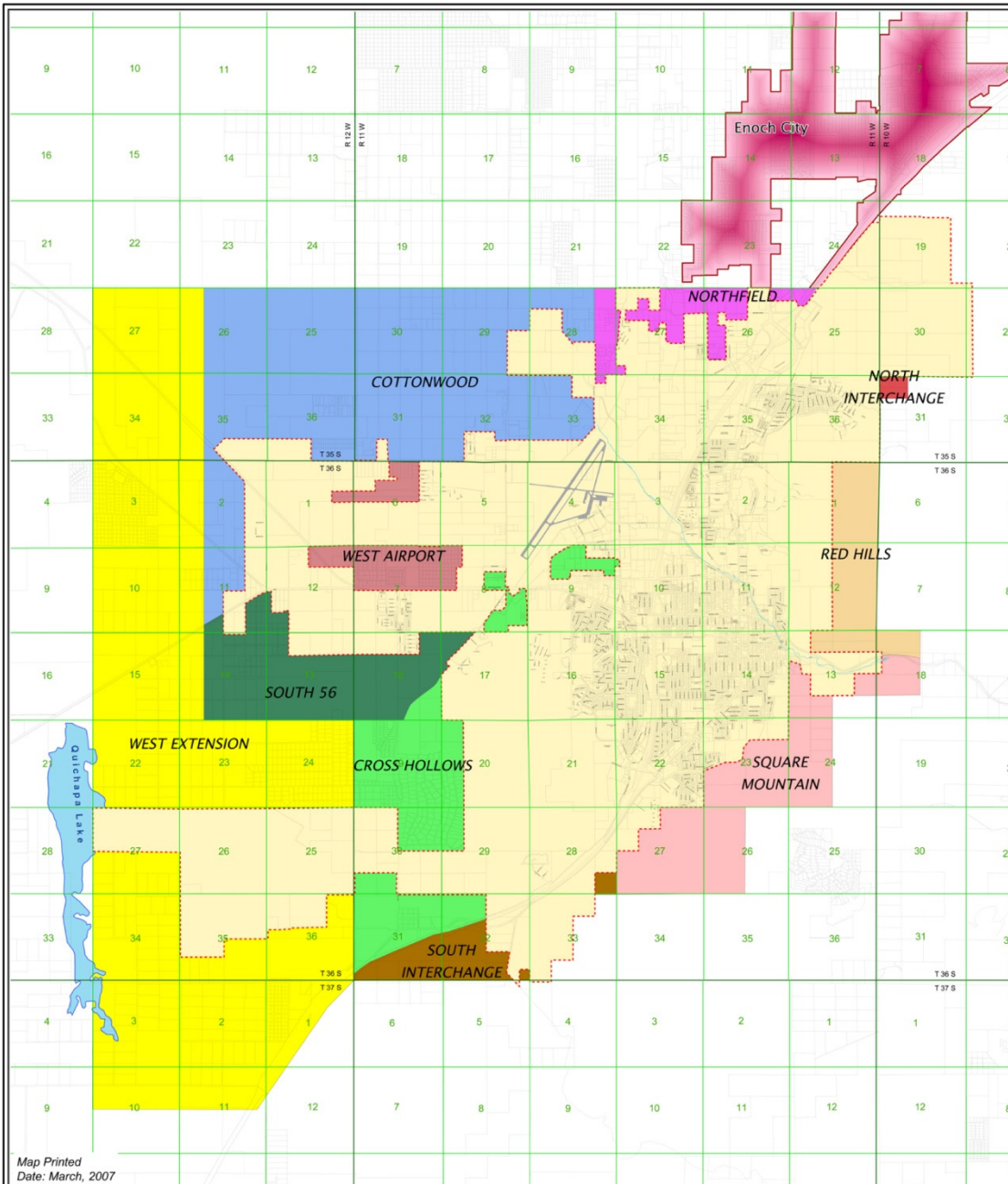
As required by State code, an Annexation Policy Plan has been established, described, mapped and adopted by Cedar City. The land area included within the current plan encompasses 77 square miles, (49,356 acres). In its extremes, it extends just over 9 ½ miles north to south from approximately 2300 North to 4400 South, and about 10 miles east to west from the foothills of the eastern mountains to Quichapa Lake. It is anticipated that the City will continue to move toward annexing the majority of properties within the adopted boundary.

Any future amendments to the Annexation Policy Declaration Boundary should carefully consider the following factors:

- Economic development initiatives
- Pending development proposals
- Community development or governance initiatives
- Natural areas of community influence
- Design to minimize detrimental effects from development
- Environmental controls
- Infrastructure service limits

Specific criteria should be established and adopted by the City, standardizing through policy the evaluation of each proposed annexation in consideration of those same factors.

# CEDAR CITY ANNEXATION AREA MAP



Map Printed  
Date: March, 2007

## CEDAR CITY, UTAH

Future Annexation Map

Cedar City Council Approval  
Date: February 28, 2007

**Disclaimer**  
Cedar City Corporation assumes no liability for the accuracy of this map. Intent is for viewing purposes only.



Scale: 1"=1/2 MILE

**LEGEND**

- SECTION LINE
- TOWNSHIP LINE
- Edge Asphalt
- Parcels
- Existing City Limits

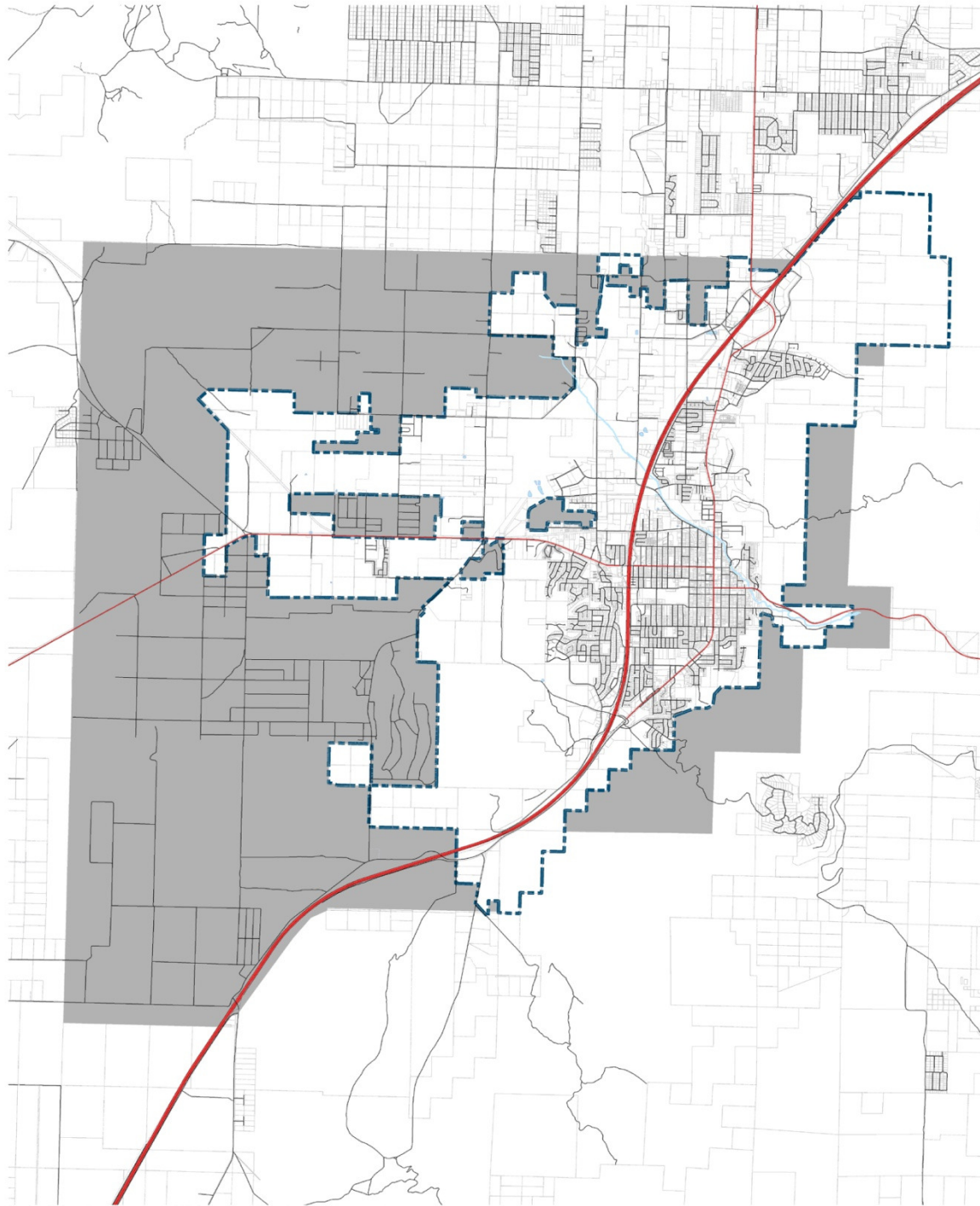
**Future Annexation areas**

- Annexation Areas
- COTTONWOOD
- CROSS HOLLOW
- NORTH INTERCHANGE
- NORTHFIELD
- RED HILLS
- SOUTH 56
- SOUTH INTERCHANGE
- SQUARE MOUNTAIN
- WEST AIRPORT
- WEST EXTENSION

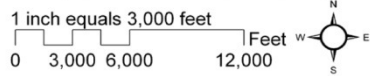


**CEDAR CITY CORP.**  
10 North Main  
Cedar City, Utah 84720

# CEDAR CITY ANNEXATION DECLARATION BOUNDARY MAP



Note: Cedar City Corporation and Thomas assume no liability for the accuracy of this map. Intent is for viewing purposes only.



- Legend**
- Existing City Limits
  - Future Annexation Area
  - Coal Creek
  - Lakes
  - Parcels





## MUNICIPAL BOUNDARY COMPARISONS



Ogden  
17,185 ac.



Salt Lake  
71,255 ac.



Lehi  
14,802 ac.



Logan  
10,818 ac.



Existing Cedar City Boundary  
20,760 ac.



Park City  
8,038 ac.



West Jordan  
20,989 ac.

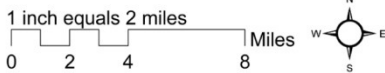


Proposed Cedar City Boundary  
46,705 ac.

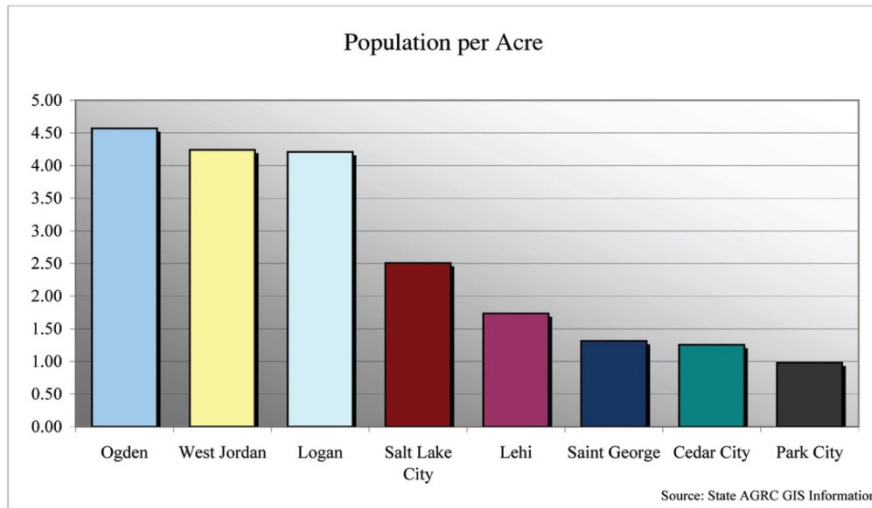
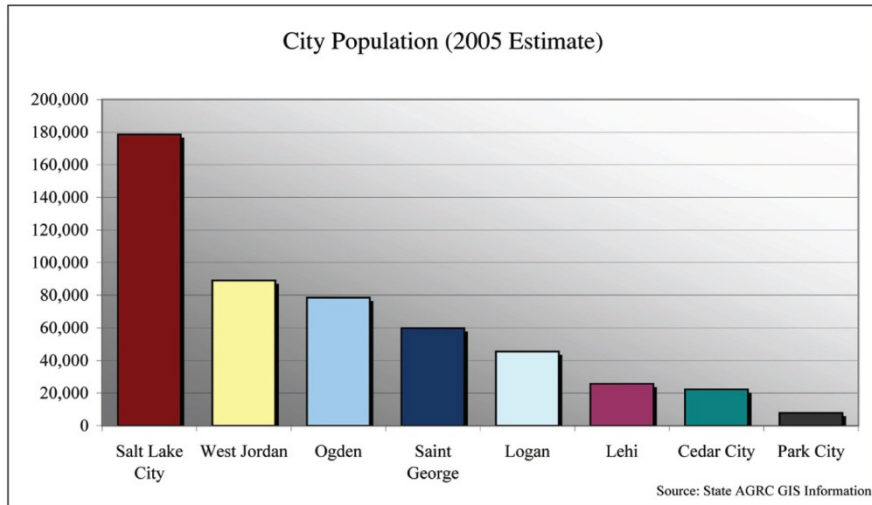
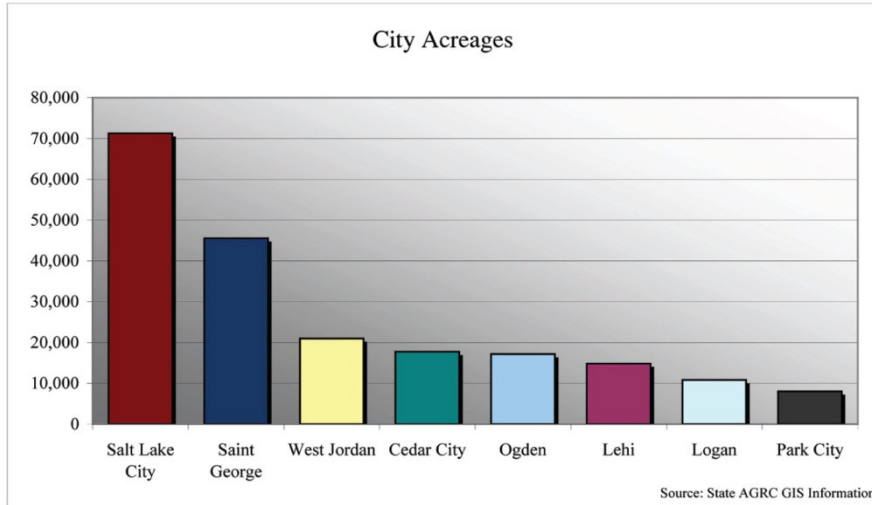


St. George  
45,525 ac.

Note: Cedar City Corporation and Picosas assume no liability for the accuracy of this map. Intent is for viewing purposes only.



## MUNICIPAL COMPARISON CHARTS



## **INCENTIVES FOR APPROPRIATE IN-FILL DEVELOPMENT**

Cedar City should explore incentives to promote appropriate development of vacant parcels of land; particularly those parcels of land that are surrounded or nearly surrounded by developed land and would constitute in-fill development parcels. Development of such vacant parcels would result in a more efficient use of the existing utilities, road patterns, and other city services. This pattern of development would result in lower costs for City services, more compact development patterns, cohesive neighborhood structure and lower costs for infrastructure extension. Incentives to encourage this type of development could take the form of reduced impact fees or the transfer of fees for utility hookups. Density incentives may not be appropriate where they would be inconsistent with adjacent development patterns and the underlying zoning classification.

## **HILLSIDE OVERLAY ZONE**

Cedar City should develop and adopt a Hillside Overlay Zone or a similar Sensitive Lands designation. The City could superimpose this zone over any other zone where steep, sloping or unstable lands occur. The objective of the zone would be to accomplish the following:

- Minimize the potential effects of flooding, erosion, and other geologic or environmental hazards;
- Protect the natural scenic character of the hillsides within the City;
- Retain significant natural topographic features;
- Provide protection for natural drainage patterns and riparian habitat; and
- Provide for the provision of public services in a cost efficient manner while maintaining adequate public safety with respect to roads and utilities in areas of steep terrain.

The intent of a well-crafted hillside Overlay Zone will be to respect and protect the landowner's existing property rights while providing development and/or economic incentives to develop and/or maintain the land in a manner that addresses the public's interest, both physical and aesthetic, on these properties.

## **LANDSCAPING STANDARDS**

The City should continue to encourage the installation of high quality landscaping throughout the community. Beautification should be a priority in areas such as the entrances to the city, along airport access roads, and other arterials. A comprehensive Landscaping Ordinance should apply to all new development and establish guidelines for the improvement or renovation of existing landscaped area within the community.

Newly proposed landscape standards should consider the range of possibilities for aesthetics and quality based on location with high image areas receiving an increased level of execution. In all cases, appropriate standards should recognize the desire of the community to adopt standards that encourage lower levels of water consumption. Xeriscaping principles for landscaping should be developed that are appropriate to the Cedar City climatic conditions, soil structure and

environment. These standards should be published in a form that is readily available to businesses and residents throughout the community.

## **AIRPORT FACILITIES AND OPERATIONS**

Airport conical and horizontal surface areas should be protected from residential encroachment and inappropriate non-residential building patterns. This must be done on a regional basis with the cooperation of Cedar City, Iron County and any other affected municipality or legislatively created entity:

- New residential uses should be restricted where necessary within the appropriate Airport protection zones based on current flight patterns and planned airport expansions.
- The establishment of strict zoning standards for all permitted non-residential development and structures.
- Uniform preconstruction documents for developers and closing documents for land purchasers acknowledging and defining these areas as an active, and vital, aviation area within the City.

## **AGRICULTURAL AND INDUSTRIAL PROTECTION AREAS**

By State law, property owners may petition to create agricultural, industrial, and mining protection areas. Cedar City is required to encourage the continuity, development, and viability of designated agricultural, industrial, and mining areas by not enacting a local law, ordinance, or regulation that would unreasonably restrict a farm structure or farm practice on designated agricultural land, industrial use on designated industrial land, or a mining use on designated mining land unless there is a direct relationship to public health and safety:

- A map indicating the areas known to have been designated as Agricultural and Industrial Protection Areas will be included within the addenda section of this document.
- The map will be periodically updated to reflect newly adopted areas, or areas that are no longer designated for protection.
- Provisions for these zoning protections will be included in the revision or creation of the various zoning districts implementing this plan.

## **COMMUNITY DESIGN ELEMENTS**

### **Introduction**

Design elements describe the various visual features that comprise the physical image of the City and its component parts. It is the presence of these visual elements, which will determine the structure and character of both the civic and the community environment and therefore positively influence people's feelings about the quality of their community and its place within the regional landscape of Southern Utah.

Community Design Goals and Objectives recognize unique areas or districts within Cedar City and develop design guidelines, development standards and ordinances, as appropriate, to protect the qualities within these areas that are valued by the citizens.

## **Community design Goals and Objectives**

### **G2-1. Identify the cultural and visual qualities and attributes that contribute to the unique character of Cedar City and endeavor to retain and enhance these qualities.**

- O2-1.1 Identify the cultural attributes that contribute to the unique character of Cedar City. Preserve and enhance these characteristics through specific planning and zoning ordinances that guide future development.
- O2-1.2 Provide incentives to property owners to encourage the preservation of historic or unique architecture, vegetation or spaces within the community. Preservation should be accomplished through a program of incentives rather than rigid requirements or restrictions.
- O2-1.3 Coordinate with other agencies to assess and enhance the unique and diverse aspects of Cedar City and its position as a gateway to the National Parks of Southern Utah
- O2-1.4 Partner with Southern Utah University to integrate the look and feel of the University into the fabric of the greater community. This may include blending or transitioning building uses, their mass, their architectural style and materials, University parking and housing areas, and the streetscapes leading to the campus.

### **G2-2. Recognize unique areas or districts within Cedar City and develop design guidelines, development standards and ordinances, as appropriate, to protect the qualities within these areas that are valued by the citizens.**

- O2-2.1 Identify architectural and other visual qualities that will contribute to the understanding of the City's unique identity within Iron County, the southern Utah region and the western United States.
- O2-2.2 Identify unique architectural design, natural features, land use activity and other characteristics that are desirable for preservation and emulation in identifiable areas such as the downtown core, the University area, the hillsides, and Shurtz Canyon. Provide guidance for further development within those areas through ordinances, and development guidelines and standards, specific and appropriate to the setting and context of each area.
- O2-2.3 Allow the consideration of alternative design and building materials where appropriate, rather than implementing excessively rigid requirements or restrictions. These considerations would have to be specific and appropriate to the setting and context of the site.

### **G2-3. Encourage new development to move beyond the City's minimum site design and architectural standards through a system of development incentives.**

- O2-3.1 Identify desirable architectural and material qualities that exceed the City's minimum development requirements.
- O2-3.2 Identify incentive that are deemed desirable and economically feasible by the development community.

**G2-4. Establish methods of way-finding within the City to identify unique districts and to guide tourists and visitors to their destinations.**

- O2-4.1 Create gateway streets to the University, which will be identifiable to residents and visitors, through the use of signage, lighting, landscaping and other appropriate methods.
- O2-4.2 Create a streetscape that will unify the Main Street commercial district and encourage its expansion from the downtown core into other appropriate areas of Main Street.
- O2-4.3 Utilize parks and trail systems to create or enhance key entry points in residential neighborhoods.
- O2-4.4 Encourage both new and existing neighborhoods to create a unifying identity through street lighting, signage and plantings. Encourage cohesive neighborhoods as a means to preserve housing stock and its associated value.

## **PUBLIC FACILITIES AND SERVICES**

### **Introduction**

This section addresses issues related to public buildings, facilities, and services that are necessary to the vitality of the community. It includes schools, libraries, civic buildings, fire stations, social service centers, distribution systems for culinary water, wastewater and storm drainage systems, parks, golf courses, recreational fields and the City cemetery.

### **Public Facilities, Services and Infrastructure Goals and Objectives**

**G3-1. Provide public facilities and services that aid in furthering development while maintaining the quality of life in the City and increase its attractiveness.**

- O3-1.1 Review and determine appropriate levels of service for all public services and set goals to achieve those levels throughout the City.
- O3-1.2 Plan for appropriate expansion of public facility and service needs ahead of actual growth demands. Require all new developments to pay for their proportionate share of expansion.
- O3-1.3 Consider all possible levels of service related to public safety including police and fire protection when considering new development proposals. Develop and adopt a public safety plan that establishes minimum acceptable levels of service, requiring all new development to meet or exceed the standards of that plan.

**G3-2. Develop adequate systems to handle culinary water, wastewater and storm water that promote safe and appropriate support for the activities and needs of the community.**

- O3-2.1 Continue to monitor utility system demands to ensure that the desired level of service commitment is maintained as new growth occurs.
- O3-2.2 Anticipate growth demands on infrastructure based on General Plan parameters and plan for appropriate utility services and expansion needs ahead of actual growth demand. Size master infrastructure improvements to meet projected service demands.

- O3-2.3 Balance the costs and operational impacts of new growth proposals on system expenditures relative to both existing and future infrastructure development plans. Develop a service extension policy relative to future annexations and development.

**G3-3. Implement a plan to maintain and improve the existing storm water and drainage facilities and associated infrastructure and to develop necessary facilities and infrastructure for future development.**

- O3-3.1 Protect existing storm water and drainage channels to maintain capacity for future development.
- O3-3.2 Encourage sustainable development practices that incorporate on-site storm water detention facilities to reduce peak discharge flows while providing opportunities for ground water recharge throughout the City.
- O3-3.3 Identify storm water recharge methods and standards appropriate for use in both new and existing developments and locations. Coordinate efforts with other agencies including Iron County, Enoch City, and the Central Iron County Water Conservancy District.
- O3-3.4 Study drainage patterns within the City and annexation policy areas to accurately identify the 100-year flood plains based on the current levels of development. Work with FEMA to update the appropriate panels where changes are warranted.
- O3-3.5 Coordinate the improvement of detention areas and flood channels with the development of trails and parks.

**G3-4. Continue to improve telecommunications and digital access systems to enhance both quality of life and commercially viable communications within the City.**

- O3-4.1 Continue to monitor and evaluate technology applications within the community to provide better telecommunications opportunities for residents as well as businesses.
- O3-4.2 Work with telecommunications providers to ascertain avoidable hindrances that might limit or delay the delivery of services.

**G3-5. Develop a decision-making process for infrastructure design and budgeting that effectively anticipates future needs and associated costs, but can also adjust to shifting environments and technologies.**

- O3-5.1 Monitor industry trends, with staff examining and reporting on emerging technologies to the City Council.
- O3-5.2 Develop or obtain modeling programs that allow close examination of future needs and costs related to the installation, operations and maintenance of the City's complete infrastructure system.

**G3-6. Implement a capital improvement plan to develop maintain and improve public facilities, services and infrastructure, including schedules, budgets and potential funding sources.**

- O3-6.1 Monitor existing systems within the City and develop a program, including budgets, for systematic maintenance and upgrades.
- O3-6.2 Prioritize infrastructure improvements in areas of the City where existing, sub-standard utility systems have been identified.

- O3-6.3 Establish realistic budgets and time frames for the expansion and maintenance of all public facilities and services within the City. Provide balanced between new areas of development and existing areas of the community.

## **HISTORICAL, CULTURAL AND ARTS RESOURCES**

### **Introduction**

Historic and cultural preservation, as well as the management of Cedar City’s unique resources in the performing arts, represent a responsibility of the present generation for the used, edification, and enjoyment of both present and future generations. This General Plan section seeks to identify and protect areas, activities, sites, and structures possessing architectural historical or cultural significance, and to reaffirm their continuing value as a resource contributing to the vitality and quality of life in Cedar City.

### **Historical, Cultural and Arts Resources Goals and Objectives**

**G4-1. Preserve and enhance the City’s notable historic buildings and sites (both public and private); recognizing that they represent a source of community identity, pride and heritage. These key buildings are often indicative of the community’s social and economic vitality.**

- O4-1.1 Provide incentives as a means of encouraging the preservation of significant buildings, on a voluntary basis.
- O4-1.2 Identify historic resources and cultural landscapes that meet national, state, or local criteria for designation and protection from demolition or detrimental modification. Study available methods and incentives that may encourage preservation.
- O4-1.3 recognize and use unique architectural features and cultural elements exhibited at the Iron Mission State Park as key components of Cedar City’s historic and cultural identity.
- O4-1.4 Preserve significant cultural resources through local educational programs and funding. Provide educational opportunities related to heritage-based resources.

**G4-2. Continue to advance Cedar City’s economic and cultural prominence through comprehensive planning, management and marketing. Continue to support the performing arts, and the expanding variety of festivals and events, that set the City apart from other communities in the state and the region.**

- O4-2.1 Encourage the development of the Shakespeare Center project to provide enhanced amenities for the festival and performing arts center with all required facilities necessary to mitigate parking and transportation conflicts.
- O4-2.2 Encourage funding to facilitate new Arts and Recreation programs using and leveraging RAP tax and other funding opportunities (i.e. grant writing, fund-raising).
- O4-2.3 Create supporting positions within the City with accompanying committees and funding to develop arts center and youth art programs, using the existing Heritage Center and Festival Hall facilities where possible.



- O4-2.4 Create partnerships between education and arts organizations as well as city and County organizations to better coordinate the planning of events and activities while continuing to expand the City’s mission to promote itself as a festival marketplace.

**G4-3. Support a wide variety of educational opportunities throughout the City as a means of sustaining Cedar City’s community and economic development activities. Coordinate City efforts with Iron County School District, Southern Utah University, Southwest Applied Technology College and other public and private schools, business resource centers, and USTAR (the Utah Science, Technology, and Research initiative).**

- O4-3.1 Support the various education and training partners in their efforts to provide accessible and high quality educational opportunities for a variety of age groups and users in order to meet the needs of the local residents as well as to attract non-resident students to the Cedar City area.
- O4-3.2 Encourage the various educational institutions to explore the aspects of life-long learning opportunities and use these programs to attract retired residents to the area. These residents often bring expanded knowledge, experience and disposable income with fewer needs for services while generating a large number of volunteer hours that serve to better the City at large.
- O4-3.3 Incorporate educational and art resources into the community planning and development process.
- O4-3.4 Provide information on new residential developments to Iron County School District as quickly as possible. This will allow new school sites to be included with significant development proposals, and new schools to be constructed in locations that will better respond to new growth.

**PARKS, TRAILS, OPEN SPACE AND RECREATIONAL AMENITIES**

**Introduction**

This Master Plan represents an important step in the City’s efforts to enhance the public’s ability to enjoy the natural beauty and extensive recreational opportunities in Cedar City. This section is predicated on the importance of the City forming a partnership with private and public entities that represent the variety of resources that complement the goals, and objectives set forth below. This General Plan section provides direction for integrating public and private resources and facilities. The intent is providing better recreational facilities and services, and improving public access to open space.

**Parks, Trails, Open Space and Recreational Goals and Objectives**

**G5-1. Protect, conserve and enhance the natural beauty of Cedar City, and improve the opportunities for residents and visitors to enjoy that beauty.**

- O5-1.1 Inventory the diverse ecosystems, recreation, open space, sensitive lands, and the potential of free or low cost open space opportunities.
- O5-1.2 Establish open space corridors that provide connectivity between all areas of the City and surrounding public lands. This should be especially considered with any new development.

- O5-1.3 Create and adopt a comprehensive Recreation, Parks, Trails, and Open Space Policy and Strategic Plan.

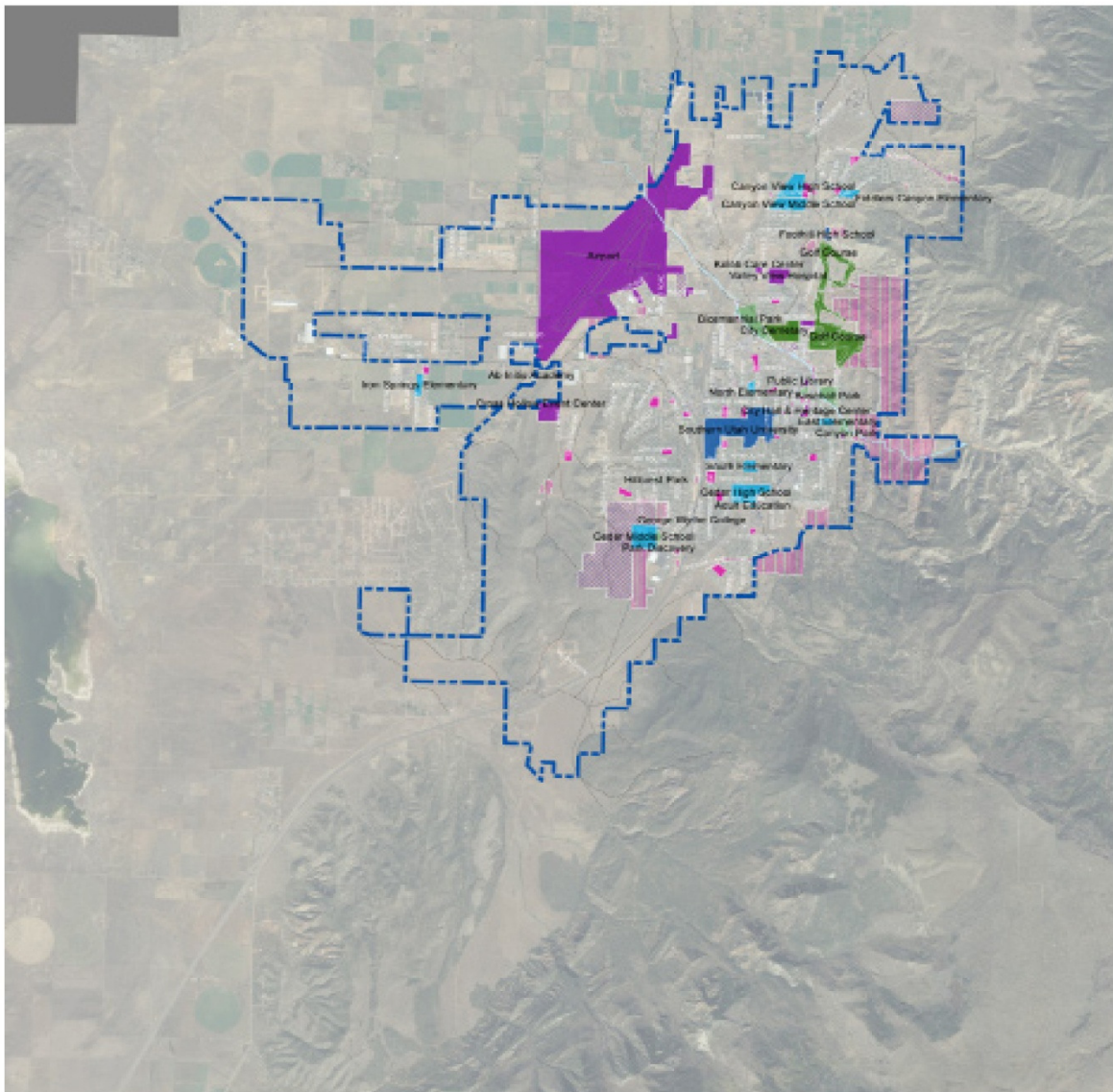
**G5-2. Expand recreational opportunities throughout the City.**

- O5-2.1 Build additional recreational resources. These should include a community recreation center, ball fields, active and passive parks, area-wide trails and appropriate nature parks. Add neighborhood parks into existing areas of the City where possible, consistent with the parks and Trails Master Plan.
- O5-2.2 Develop a broad network of trails for a variety of users including riding opportunities for ATV's and Off-Highway vehicles.
- O5-2.3 Create a policy for neighborhood parks, including operations and maintenance, and work with new development to implement these policies.

**G5-3. Plan and budget for future open space needs, parks, trails and recreational components.**

- O5-3.1 Build partnerships with governmental, private, and educational groups to achieve recreation and preservation goals.
- O5-3.2 Create a strong link between Cedar City and the surrounding notable tourist destinations and their managing agencies and continue to promote this connection to both residents and visitors.
- O5-3.3 Encourage input from all residents, including young families and retirees, to identify the recreational resources, opportunities, wants, and needs they are seeking.
- O5-3.4 Identify free or low cost land for recreational opportunities. Consider all aspects of acquiring open space including donations, conservation easements, property trades, existing rights-of-way and opportunities within new developments.
- O5-3.5 Respect private property rights when preserving or developing open space. Work to bring balance and equity for both the landowner and the community into the negotiations to secure open space or greenbelts.
- O5-3.6 Build upon prior planning and recreation efforts when planning for the future. Monitor community and recreational industry trends with the goal of keeping Cedar City at the forefront of open space and recreation planning.

# EXISTING CEDAR CITY PARKS, SCHOOLS, CHURCHES and PUBLIC FACILITIES MAP



Neither the City nor the Engineer warrants absolute or liability for the accuracy of this map. Users are for viewing purposes only.



- Legend**
- Existing City Limits
  - Coal Creek
  - Existing Developed Parks
  - Existing Golf Course or Cemetery
  - Existing Public Schools
  - Existing Alternative School or College
  - Existing School Property
  - Existing Public Facilities
  - Existing Public Entity Owned Lands
  - Existing Cedar City Owned Lands
  - Existing Church Property

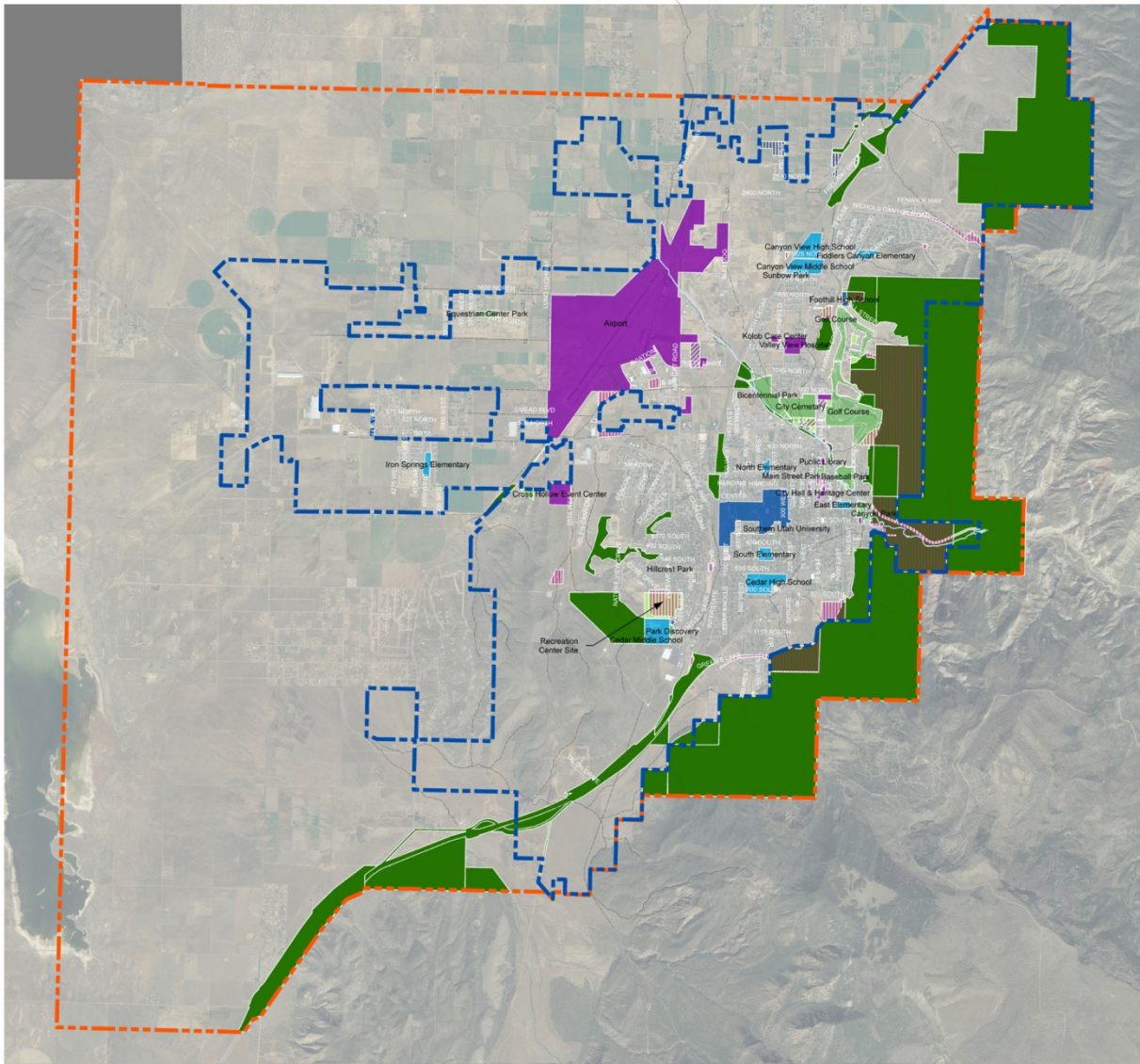


Existing Parks, Schools,  
Churches, and Public Facilities  
**CEDAR CITY**  
General Plan 2007

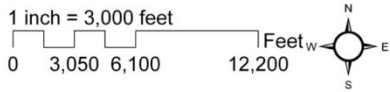
October 18, 2007  
Prepared By:



# EXISTING CEDAR CITY PARKS and OPEN SPACE MAP

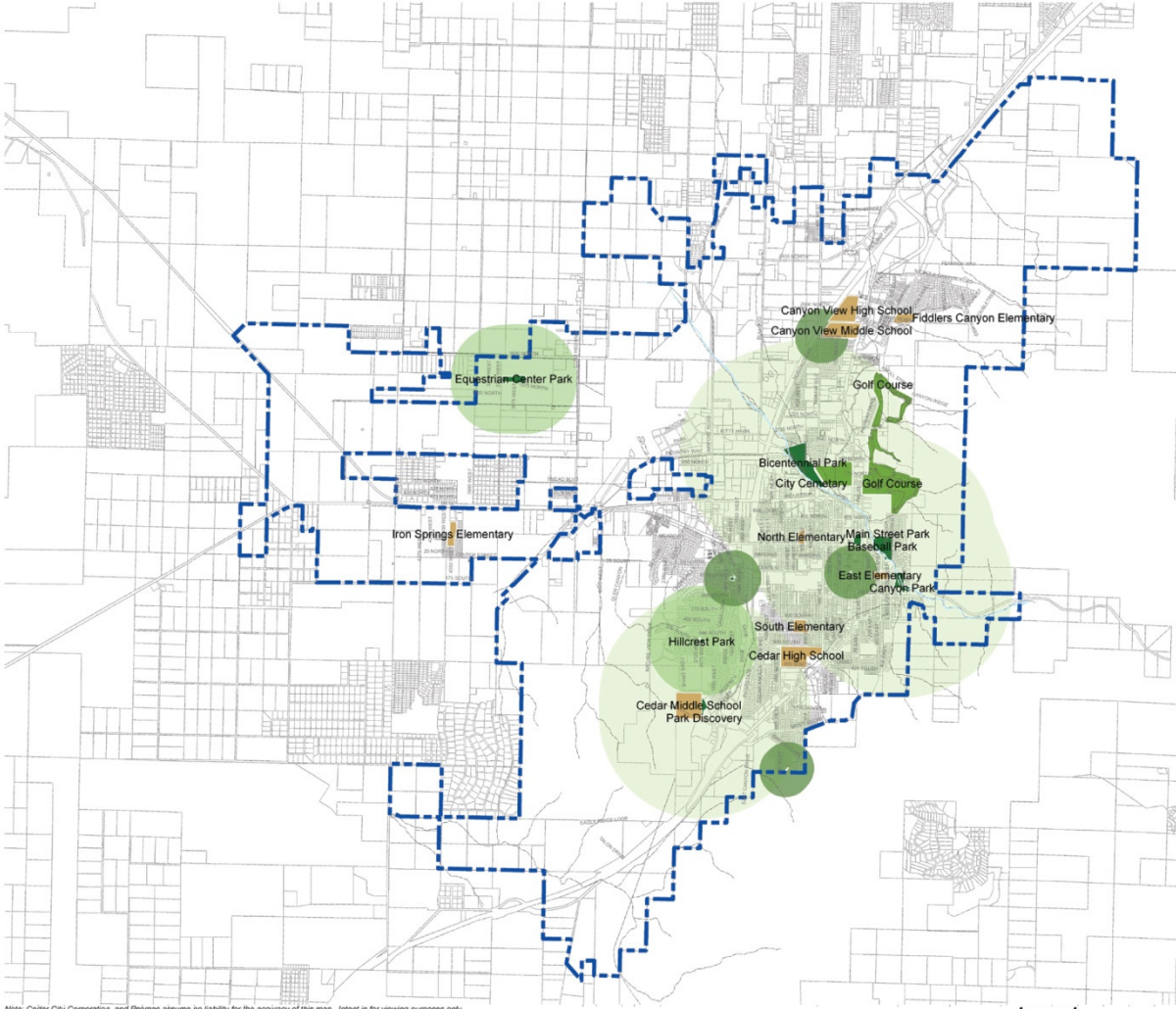


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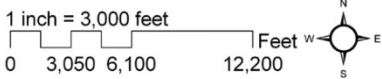


- Legend**
- Existing City Limits
  - Future Annexation Boundary
  - Coal Creek
  - Drainages
  - Existing Developed Parks
  - Existing Golf Course or Cemetery
  - Proposed Developed Park/Open Space
  - Natural open Space
  - Existing Public Schools
  - Existing Private School or College
  - Existing School Property
  - Existing Public Entity Owned Lands
  - Existing Cedar City Owned Lands
  - Existing Public Facilities

# EXISTING CEDAR CITY PARKS DISTRIBUTION MAP



Note: Cedar City Corporation and PDS&S assume no liability for the accuracy of this map. Intent is for viewing purposes only.



- Legend**
- Existing City Limits
  - Parcels
  - Coal Creek
  - Existing Developed Parks
  - Existing Public Schools
  - Existing Golf Course or Cemetery
  - Mini Park Service Area - 0.25 mi.
  - Neighborhood Park Service Area - 0.5 mi.
  - Community Park Service Area - 1.0 mi.

# TRANSPORTATION

## Introduction

Growing industrial, residential and seasonal tourism traffic will increase the amount of pressure on Cedar City's transportation systems. This General Plan section describes goals and objectives to manage the increased traffic volumes that occur through growth. It also recommends expanding the City's transportation system to encompass additional modes of transport including trails, pathways and mass transit options.

## Transportation Goals and Objectives

### **G6-1. Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods and services while preserving the residential character of Cedar City.**

- O6-1.1 Develop a surface transportation network that minimizes congestion and provides for safely designed neighborhood streets with minimal through-traffic flows.
- O6-1.2 Require all new development to follow the Transportation Element of the General Plan while allowing some flexibility in the final design.

### **G6-2. Create a transportation network that is balanced, incorporates multi-modal corridors and facilitates local circulation.**

- O6-2.1 Locate major transfer points and connections to multiple use transportation networks, to facilitate movement between major focal points throughout the city (i.e. airport, SUU, SWATC, city center, and other activity or employment centers).
- O6-2.2 Coordinate the placement and location of roads and future transit lines with state, County and regional planning agencies.
- O6-2.2 Establish a separate, but integrated, network of pedestrian and bicycle paths providing safe and suitable walking and biking access throughout the city.

### **G6-3. Utilize a broad transportation demand management approach.**

- O6-3.1 Assess transportation demand utilizing a wide-range approach. The assessment should include system capacity, trip dynamics, travel behavior, land use, employment centers, retail centers, and residential density.
- O6-3.2 Adopt a transportation project priority list to ensure early acquisition of right-of-ways. Use the priority list in coordinating with elected officials and State or Federal agencies.

### **G6-4. Protect and expand the viability of the Cedar City Regional Airport as a component of the community's transportation system.**

- O6-4.1 Continue to use and review the Airport Overlay Zone to regulate airport-adjacent land uses that may restrict current or future air operations due to encroachment on flight safety zones or noise.
- O6-4.2 Coordinate with State, federal and industry leaders to secure long-term commitments for quality air service to Cedar City.

- O6-4.3 Promote Cedar City as an air-served tourism destination and as a convenient facility for both general and commercial aviation.
- O6-4.4 Continue to support improvements at the Cedar City Airport. The lengthening of the existing runway is among these improvements.

**G6-5. Designate and support the development of major arterial roadway corridors that are vital to the long-range transportation plan. Protect the viability of those corridors.**

- O6-5.1 Continue to develop, in cooperation with Iron County, the southern segment of the 5700 West transportation corridor.
- O6-5.2 Coordinate with Iron County and Enoch City on the extended alignment of 5700 West through the northern portion of the City.
- O6-5.3 Engage UDOT in discussions related to future development along Main Street to guarantee the long-term viability of the City’s downtown core.
- O6-5.4 Study the need and possibility for a new interchange location for the Shurtz Canyon area of the City. Include the future needs, costs and funding options for these improvements.

**G6-6. Preserve the existing rail service corridors and adapt these rights-of-way for future transportation services where feasible.**

- O6-6.1 Preserve rail access to the City as an economic development tool. Limit encroachment on this line through land use limitations where appropriate.
- O6-6.2 Encourage users, currently existing east of Interstate 15, to expand their operations in appropriate areas west of the interstate highway.
- O6-6.3 Preserve the existing East-West rail corridor for use as an expanded transportation network that may include a multi-use trail system and future mass transit operations between the downtown core manufacturing, business, and residential areas to the west.
- O6-6.4 Investigate the expansion of tourism-based rail service into Cedar City as a means of enhancing the City’s recreational and cultural reputation.

**G6-7. Expand mass transit opportunities as the community grows.**

- O6-7.1 Expand the CATS bus service as demand grows.
- O6-7.2 Coordinate with Southern Utah University and Southwest Applied Technology College in providing transit links between campus area and to retail and student housing areas and activity centers.
- O6-7.3 Monitor future needs and opportunities related to a potential mass transit system along the existing east-west rail line. This may include rail or bus service.

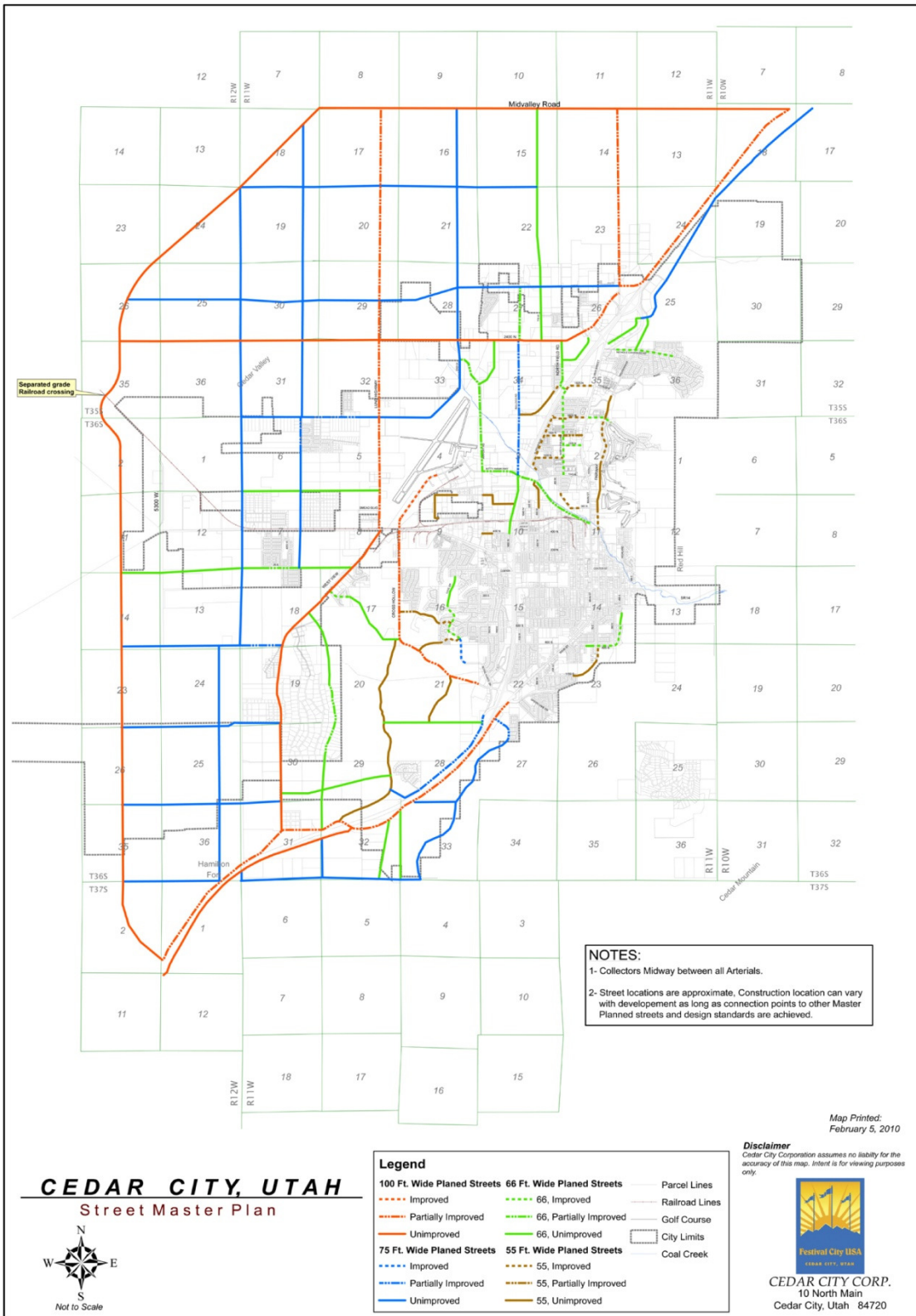
**G6-8. Expand transportation planning to include all methods of transport; including pedestrian trails, bikeways and off-road vehicle routes.**

- O6-8.1 Continue to develop an integrated network of pedestrian trails, and bikeways to provide safe, non-vehicular access throughout Cedar City.
- O6-8.2 Provide for equestrian trails from residential developments with equestrian use, to equestrian facilities and outlying equestrian trail areas, lessening the need to trailer and transport the animals. Include additional equestrian trails where appropriate.

- O6-8.3 Continue to develop routes within the City to provide for direct ATV access to ATV trails both within and outside of the City.
- O6-8.4 Minimize conflicts between motorized, non-motorized, and equestrian users by separating them where possible.



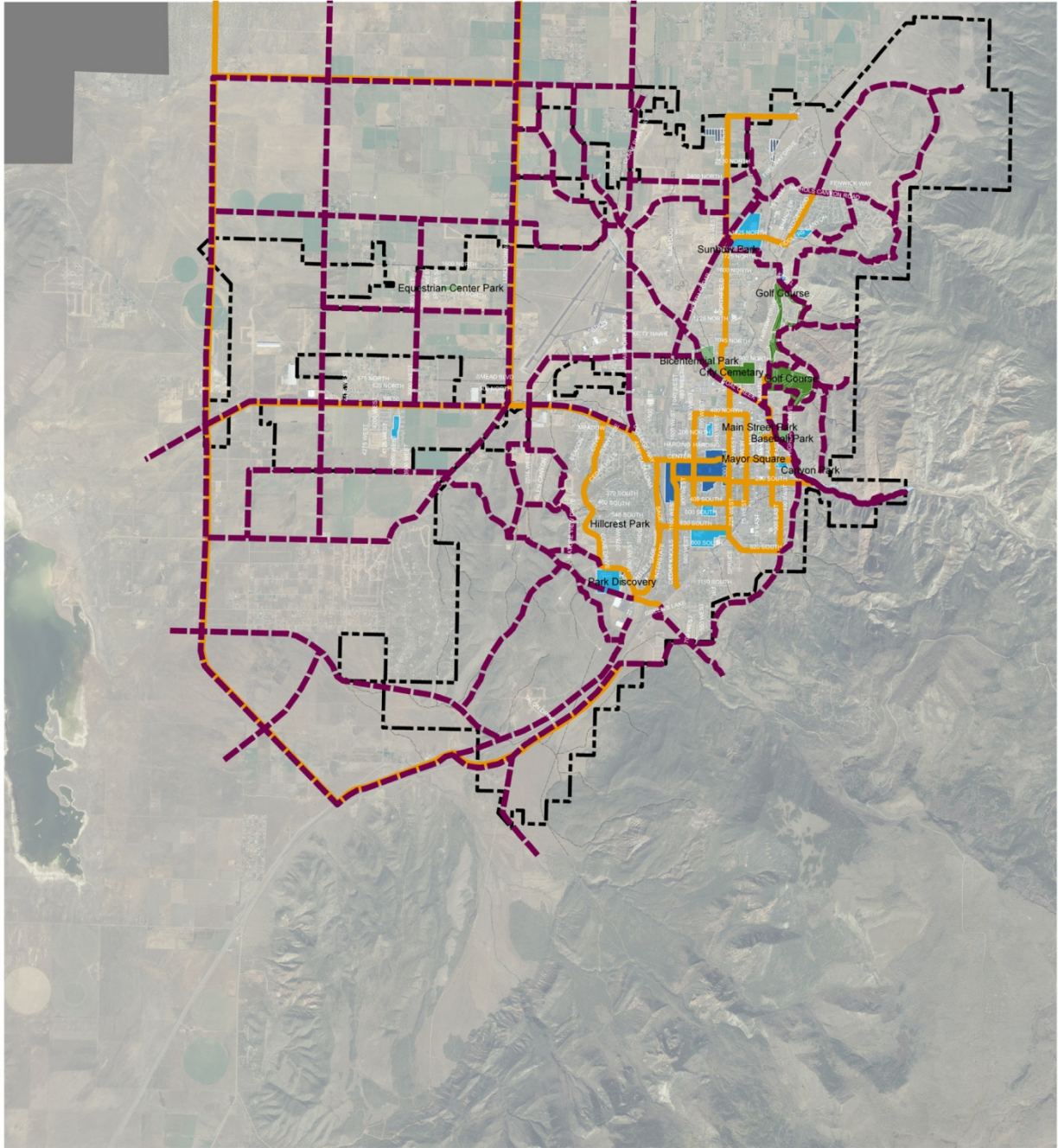
# CEDAR CITY TRANSPORTATION MAP



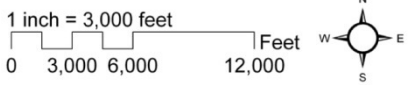
## CEDAR CITY, UTAH Street Master Plan



# CEDAR CITY TRAILS MAP - EXISTING and PROPOSED



Note: Cedar City Corporation and Pionas assume no liability for the accuracy of this map. Intent is for viewing purposes only.



- Legend**
- Existing City Limits
  - Coal Creek
  - Bike Lanes
  - Existing Pedestrian Trail
  - Proposed walking trail
  - Existing Developed Parks
  - Existing Golf Course or Cemetary
  - Existing Public Schools
  - Existing Alternative School or College
  - Existing School Property

## **SECTION VIII – COMMUNITY AND ECONOMIC DEVELOPMENT**

### **Introduction**

The purpose of the Community and Economic Development section is to define the role and responsibilities of the City in relation to community and economic planning.

### **Community Planning Goals and Objectives**

#### **G7-1. Address issues related to Quality of Life in Cedar City through comprehensive planning and the effective allocation of resources, in coordination with other public and private agencies.**

- O7-1.1 Identify key elements that affect the Quality of Life in Cedar City, using community surveys, Town Hall Meetings, and a broad variety of available technological means.
- O7-1.2 Develop programs and initiatives to enhance the issues and identified elements for the benefit of residents and visitors.
- O7-1.3 Coordinate with public and private groups in Iron County to address Quality of Life issues related to cultural, social and educational opportunities.

#### **G7-2. Continue the City’s commitment to promote a broad-based and informed decision making process based on citizen participation at all levels of community governance.**

- O7-2.1 Continue expanding opportunities for citizen involvement in the City’s decision-making processes through opportunities such as the Planning Commission and the Parks and Trails Committee.
- O7-2.2 Educate the public on the public-input process and the available avenues for discussion and comment.
- O7-2.3 Publish the results of City initiatives, studies, designs and budgets in multiple formats, both electronic and print, and in multiple locations.
- O7-2.4 Establish clearly defined methods for responding to community input on planning and zoning matters and monitor these methods to ensure their effectiveness.
- O7-2.5 Evaluate the City’s various committees to determine relevance, minimize duplication, and assure citizen involvement. Clarify roles, objectives, and expected outcomes. The Mayor and City Council are the source of this direction and the ultimate approval authority.
- O7-2.6 Implement formal sun setting process for all City boards and committees to keep these bodies relevant and current while ensuring a consistent turnover of members as a means of providing diversity of thought representing the entire community.

#### **G7-3. Develop improved mechanisms for communication, joint planning, and coordination with other levels of government, public agencies, and the private sector.**

### **Economic Planning Goals and Objectives**

**G7-4. Expand employment opportunities within Cedar City through effective planning and zoning supporting economic development activities.**

- O7-4.1 Promote Cedar City as a business gateway to high tech, clean renewable energy, and manufacturing opportunity with a quality infrastructure, skilled workforce, convenient transportation system and superior lifestyle.
- O7-4.2 Provide planning and zoning protections for business investment preventing residential encroachment on business and manufacturing properties.
- O7-4.3 Continue to promote rail-served industrial parks and commerce centers for high technology, clean renewable energy, manufacturing and shipping operations.
- O7-4.4 Collaborate with Southern Utah University, SWATC and the State of Utah in developing a research and business campus adjacent to the Coal Creek Parkway and the Interstate 15 corridor.

**G7-5. Increase the tax base of the City through expanding commercial development that broadens the retail diversity, and limits sales taxes leakage.**

- O7-5.1 Provide commercial Zoning in compliance with the General Plan at a pace that supports economic expansion based on population growth and community needs.
- O7-5.2 Identify new retail opportunities that could be supported in Cedar City. Provide the necessary zoning and seek corporate investments in areas.
- O7-5.3 Periodically survey residents to identify sales leakage, the size and sales potential in the effective retail shopping area, and other important details, needed to attract retail and opportunities.
- O7-5.4 Periodically survey commercial users and operators to identify needs and market-based demands that could be supported by City policy in an effort to attract new business while also supporting the City's existing commercial ventures.

**G7-6. Support and expand the tourism base and provide the highest quality visitor experience through proper planning, zoning, and design.**

- O7-6.1 Enact planning and zoning policies encouraging the expansion of the City's commitment to festivals and the arts.
- O7-6.2 Link core visitor facilities, such as the University Campus and the motels and hotels along 200 North, to the downtown core with pleasant, pedestrian-oriented, commercial districts that include retail and restaurants.
- O7-6.3 Establish walking and biking connections between visitor facilities and services – including motels, hotels, theatres and the University campus - leading to the Coal Creek parkway and the canyons east of downtown.

## **SECTION IX HOUSING AND RESIDENTIAL QUALITY**

### **Introduction**

The future vitality of the community is directly tied to the health and viability of its residential neighborhoods. In turn, neighborhood quality is dependent upon housing and environmental conditions, other physical amenities, community services and social factors. Because of the interrelationship of these factors, Housing and Residential Quality are considered in this section of the General Plan. A significant assumption of this section is the maintenance and enhancement of the residential environment. This can be undertaken in a comprehensive manner only when the objectives and implementation are understood as proceeding integrally with major goals of the General Plan.

Neighborhoods represent the building blocks of the community where common interests and purposes among people are manifest. This part of the General Plan represents a mechanism by which neighborhoods may be stabilized and improved through design of appropriate programs and the application of City planning and resources.

### **Housing and Residential Quality Goals and Objectives**

#### **G8-1. Preserve and strengthen Cedar City's existing neighborhoods while allowing the formation of new neighborhood centers.**

- O8-1.1 Through appropriate zoning and City ordinances, protect residential areas from inappropriate or detrimental, non-residential encroachment.
- O8-1.2 Where possible, limit conditional use permits and instead encourage clear and precise application of the zoning ordinance as a means of ensuring neighborhood stability.
- O8-1.3 Establish neighborhood centers for each community area within the City. A neighborhood center should contain the services necessary for a complete residential experience including commercial services, civic services and recreational open space.
- O8-1.4 Partner with the Iron County School District incorporating school planning into the process of community planning and zoning. Besides school locations, this should also involve examining the joint use and after-hour use of any recreational facilities.

#### **G8-2. Protect the individual resident's investment in the Cedar City community that is represented by the existing housing stock and neighborhood environments.**

- O8-2.1 Continue to enforce existing building codes and zoning ordinances to protect residential investments.
- O8-2.2 Limit a widespread conversion of existing single-family homes into duplex or multiple unit rentals through appropriate ordinances and routine enforcement procedures.
- O8-2.3 Provide traffic planning resulting in safe, traffic calmed residential streets and balancing transportation and fire safety with neighborhood values and pedestrian safety.
- O8-2.4 Continue monitoring streets and public infrastructure needs. Prepare long-term plans and budgets necessary to provide and ensure adequate levels of service.

**G8-3. Facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.**

- O8-3.1 Continue to monitor and review the moderate income housing needs within the City. In compliance with Utah Code Annotated § 10-9a-403, Cedar City has identified and detailed through the 2009/12 Moderate Income Housing Report included in the addenda of the General Plan, the City's current moderate income housing needs. These include the construction of additional senior housing units, especially for those with disabilities, and using programs that directly address income needs through such means as down payment assistance and affordable mortgages, rather than necessarily building new housing units for the non-elderly population. Besides the construction of new senior housing units, a realistic opportunity to address the identified income needs may be found in the City's adopted programs with the Cedar City Housing Authority, which include utilizing money from the Port 15 Economic Development Area to create a down payment assistance program, and allowances for the possibility of the waiver of impact fees.
- O8-3.2 Continue to address moderate income housing needs in coordination and cooperation with the Cedar City Housing Authority and other such entities. In conjunction with the availability of data from the 2010 U.S. Census and ongoing demographic information, update and expand the City's Moderate Income Housing Element of the General Plan.
- O8-3.3 Expand the variety of housing opportunities, with a balance of housing styles and price points. This might be accomplished through an expansion of zoning categories, or through the zoning ordinance allowing for greater flexibility in design, including lot sizes and setbacks. Density incentives might also be considered when based on quality development patterns.
- O8-3.4 Utilize the City's housing policy to support economic development activities, as well as the needs of community services such as education.
- O8-3.5 Review and modify as necessary, building codes and subdivision ordinances, and enforce those codes and ordinances to insure a high quality of residential housing for all economic strata of people.

**G8-4. Identify potential areas of blight that may affect the community and establish goals and standards for improvement of these areas or structures.**

- O8-4.1 Provide information for property owners regarding housing rehabilitation methods and safety inspections.
- O8-4.2 Establish appropriate areas for redevelopment and utilize the tools available through Utah State Codes to apply the necessary redevelopment goals and procedures.

**G8-5. Evaluate zoning applications and decisions from a perspective of preserving and improving the quality of life for residents of existing neighborhoods.**

- O8-5.1 Implement programs to protect purely residential areas from commuter traffic including the effects of traffic generated by schools, hospitals, businesses, and government facilities.

## **SECTION X – ENVIRONMENTAL QUALITY**

### **Introduction**

This section deals with those factors affecting environmental quality within Cedar City and therefore, may affect the quality of life for its citizens. It deals with natural resources, retention and enhancement of the existing open spaces and park areas, special geological elements, energy, scenic corridors, environmental hazards, conservation efforts, water and air quality.

### **Environmental Quality Goals and Objectives**

#### **G9-1. Clearly define natural or environmental hazards within the City affecting health, safety and quality of life.**

- O9-1.1 Assist Federal, State and County agencies in their identification of flood plains that may represent a hazard. Adopt development standards based on professional risk management standards. Work with FEMA to update the appropriate panels within the City and annexation policy areas.
- O9-1.2 Work with appropriate agencies and professionals to identify geologic hazards that may represent a hazard to the community. These may include landslides, steep slopes, unstable soils, high-water tables and fault lines. Adopt development standards based on professional risk management standards. Work with Iron County officials, where appropriate, to provide protection from risks located outside of the city.

#### **G9-2 Continue expanding and developing the quality, availability, delivery and use of water resources consistent with the highest professional standards and community expectations.**

- O9-2.1 Continue identifying and developing additional sources of City water. Work to acquire local basin water rights and develop a partnership with the CICWCD to evaluate other water acquisition and development opportunities.
- O9-2.2 Continue improving water delivery systems for existing and future developments. Update the Water Infrastructure Master Plan as needed.
- O9-2.3 Identify areas of the community that are suitable for ground water recharge and apply best management practices to protect and enhance these areas.
- O9-2.4 Prioritize water quality from the production, storage, protection, and delivery stages in the capital budgeting process. The procurement of additional water rights should also have a top priority.

#### **G9-3. Control and monitor surface and ground water pollution sources to provide a healthy environment.**

- O9-3.1 Establish and maintain protection zones and policies for all municipal sources of water serving Cedar City.
- O9-3.2 Identify critical storm water conveyance channels and adopt development standards protecting these channels.
- O9-3.3 Require Storm Water Pollution Prevention (SWPP) plans for all new development and grading activities in compliance with Federal EPA requirements.

- O9-3.4 Work to minimize potential ground water or surface water pollution sources within the City, including, but not limited to, increased levels of nitrate concentrations.