

Provide incentives for contiguous growth

- Small, rural town with minimal growth.
- Encroaching development from outside town. (Eagle Mountain and Saratoga Springs)
- Two proposed large scale developments close to but not contiguous with existing development.
- Many other large land and water owners that may decide to develop at any time.

Strategies (2)

Adopt

1. Capital facilities plan
 - Impact fees for new development
2. Master plan to covers roads and trails
3. Trails plan
4. Identify zoning changes
5. Pursue funding sources
6. Ordinances to support master plan
i.e. Right of way preservation and setback
7. Land owners involved

Preserve future transportation and utility corridors

- SR 73 goes through the center of town.
- Still a small road but high speed.
- Increasing number of stop lights planned.
- As population grows, potential to become a major multi lane facility.
- How do you control access to it when it may not expand for some time?
- How do you/do you facilitate commercial growth along the corridor?

STRATEGIES (3)

1. Reduce speed through town
2. Create by-pass for state route
3. Use current road as “Main Street”
4. Create commercial node and move commercial development off SR73
5. Traffic calming design
6. Develop access policy
 - Ingress/egress
 - Frontage Strategy
7. Identify key “East” routes
8. Transit/pedestrian/bike to reduce auto trips
 - Design walkable communities
9. Cedar Fort needs to identify what they want SR73 to be:
 - Communicate with State
 - Depending on future of SR73, it is important to focus on design and speed limit

Interconnect roadways and trail/bike facilities

- Many horse/atv trails from town to private and public lands.
- Rural community where horses, atvs, etc. are used every day.
- Trails are commonly used but cross private property.

Trails/bike Facilities (1)

1. Master plan – roads and trails

- Identify trails/corridor width
- Strategies
 - Easements
 - Acquisition
 - Incentives
 - Condition of rezone
 - Prioritize
 - Citizen involvement
- Identify users
- Potential user conflicts
- Major land owners input
- Public-trustee Board for SITLA

2. Trails plan

- Ownership/maintenance/storm water
- Surface types
- Fees
- Parking at trail head

Plan to minimize development and maximize conservation near critical lands

- See maps of critical lands.
- How do you determine what should and should not be preserved?
- How do you compensate landowners?

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- Create development agreements that promotes open space conservation
- Conservation (Subdivision)
- Transfer of development rights
- Alternate connectivity to other cities
- Create or update an annexation policy into the Master plan (Boundary)
- Park & ride, Vanpools
- Preserving transportation corridor
- Infrastructure master plan
- Regional discussion with surrounding cities/county/municipalities to deal with infrastructure issues
- Identify development standards
- Develop a conservation plan in the Master plan
- Identify best practices to utilize for conservation and planning

Overcome political barriers

- Current elected and appointed officials are doing the best job they can with little staff or resources.
- Concerned about development pressure.

Barriers

1. “us” vs. “Them”
2. Water
3. Land ownership
4. Denial
5. Lack of unified vision

Overcoming

1. Time
2. Leadership
3. Resolve water
4. Insure preservation of tradition and character

Community acceptance

- Some citizens are open to “innovative” planning techniques (i.e. cluster subdivisions, TDRs, etc.) others are not.
- Many citizens want to maintain the “rural character” while still accommodating growth.
- Maintaining and enhancing the current quality of life with new development is a concern.

1. Survey residents and land owners
 - Demographics
 - Opinion poll
2. Town meeting (all invited)
 - Scenarios “rural”, “historic”, “development”
 - Development concepts by community
 - Concepts by trust lands/owners
 - Educate 3rd party facilitator/mediator
3. New master plan with vision