

Cedar City 2022 General Plan



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EXECUTIVE SUMMARY

Development decisions are constantly evolving and greatly influence community appearance and identity. Within a community, personal decisions can have an impact on neighbors, a section of the City, or the City as a whole. Because of the effects of these decisions, either real or perceived, city government has the role to balance the rights of individuals with those of the public good. Defining the public good is not always an easy task, and requires vision and foresight.

Community leaders recognize the fine balance associated with its standards and regulations, and there is typically an on-going refining process. The intent of such standards is to build a community that will be attractive, retain property values, and be a great place to live today and in the years to come.

Residents and business owners are essentially the ‘investors’ in a community. A community’s general plan is essentially written by the community and is designed to represent the vision of the community in a way that helps give them a reasonable expectation of what they can expect with their investment. The City then designs zoning and other land use regulations that are meant to implement that vision.

Education, Culture, Tourism and the Arts are an important part of the City’s overall General Plan. The unique and long-treasured quality of life elements within Cedar City must continue to be a priority of the General Plan. Any discussions or proposals that involve the city’s future, growth, and viability must include education, culture, impact on its natural wonders and recreation, as well as tourism and the arts.

For the most part, the policy direction in the prior plan is still well-supported by the community and much of it has been incorporated into this update. The following table provides a summary of the most pressing issues addressed in this plan.

LAND USE	
<ul style="list-style-type: none"> • The fact that the I-15 corridor passes through the center of Cedar City has the potential for positive and negative impacts. Much of the future growth of the City will be on the west and south side of the corridor, and this has the potential to create a rift between old/new residents. • As SUU and the local workforce continues to grow, a variety of businesses are attracted to Cedar City. • In addition to the concern about available water, recent surveys show that a significant number of residents feel like Cedar City is not well positioned for growth because of the need for higher paying jobs and the likely impact on the transportation system. 	
ANNEXATION	COMMUNITY DESIGN
<ul style="list-style-type: none"> • As people continue to discover Cedar City, the pressure to develop land near current city boundaries is likely to increase. • With several areas surrounding Cedar City unable to be developed due to natural barriers or ownership by federal or state agencies, the city will have to prioritize areas of value within their annexation area. 	<ul style="list-style-type: none"> • 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 City should require development projects to use building shapes, heights, materials, and colors that blend with and do not distract from the community brand in designated areas.

LOCAL ECONOMY	DOWNTOWN DEVELOPMENT
<ul style="list-style-type: none"> • All indications are that Cedar City will see a positive growth trend in the coming years. Cedar City offers low energy costs, low local taxes, a young educated workforce, population growth for the workforce of tomorrow, regional airport, competitive land costs, and excellent quality of life. • The Cedar City area has identified four industry clusters that are strong today and will likely grow into the future. These include manufacturing, small entrepreneurial businesses, renewable energy, and recreation and tourism. 	<ul style="list-style-type: none"> • The convenience of e-commerce and the economies of scale achieved by big-box stores is going to continue to negatively impact downtown retail in the coming years. • The cost of redevelopment and rehabilitation of historic structures can be more expensive than new development. As existing facilities (in the Main Street area) continue to age, the need to reinvest in the structures is expected to increase over time. • Main Street might be the ideal location to meet the demand for incubator / coworking / makerspaces.
TRANSPORTATION	HOUSING
<ul style="list-style-type: none"> • Growing industrial, residential, and seasonal tourism traffic will increase the amount of pressure on Cedar City’s transportation systems. • Employment for the region will primarily be located in Cedar City. With the population of Iron County expected to increase and Cedar City expecting to be the economic hub of the region, Cedar City will take the brunt of that expected traffic. • Cedar City will need to address road conditions and alternative routes and modes of transportation within these high growth areas to avoid high traffic and poor road conditions. 	<ul style="list-style-type: none"> • The population of Cedar City is projected to continue to increase substantially by the year 2030, however, it is not clear that the potential for income growth will increase at the same rate. • Housing will continue to be a major factor in economic development as well as quality of life. As new businesses consider relocating or opening in Cedar City, having affordable housing options for employees will be a part of that decision. • The rising popularity of “agrihoods” might present an opportunity for Cedar to preserve some of the areas that are currently in agriculture.
PARKS + RECREATION	TRAILS
<ul style="list-style-type: none"> • While Cedar City prides itself on being an outdoor-focused community, maintenance and finding additional land for such parks will continue to be an investment priority. • The City needs to work closely with all its stakeholders to quickly identify and finalize locations of future city and regional parks so the process may begin to acquire the necessary property. 	<ul style="list-style-type: none"> • The population of Cedar City is expected to continue to grow. This will create development pressure around areas that could be potential trail amenities. The City will need to plan now to preserve those areas and corridors.

INFRASTRUCTURE + PUBLIC FACILITIES	RISK + RESILIENCE
<ul style="list-style-type: none"> • The demand for higher-density housing and more compact commercial developments in the Cedar City area should be anticipated into the future not only because of the market demand, but because of the development cost savings of infill development (as compared to major system expansions and 'leapfrog development'). • The City will need to develop a transition strategy for its landfill over the coming decades. • Despite conservation efforts, the City is expecting aggregate water usage to continue to increase with population increases. 	<ul style="list-style-type: none"> • As the region continues to grow, Cedar City (and Iron County) will need to increase its investment into public safety services. • At the time of the general plan update, FEMA was developing new modeling and mapping for floodplains. The City is anticipating that this work will result in the need to develop an ongoing, proactive strategy to mitigate the risks identified by it. • The potential for increasing rural homelessness is significant in Cedar City because the high economic growth is driving-up housing costs, and because of the areas' high rates of underemployment.
HERITAGE + CULTURE PRESERVATION	EDUCATION + THE ARTS
<ul style="list-style-type: none"> • The strong growth pressure that Cedar City is expecting creates a risk that the community will lose a connection to their history over time. Without targeted protections and investments into its unique cultural/historical assets, Cedar City has the potential to become "Anytown USA". • Without effective historic preservation efforts, the neighborhoods in the downtown/campus areas will continue to face pressure to convert the existing historic structures into higher-intensity uses. 	<ul style="list-style-type: none"> • The connection of education and economic development initiatives will continue to grow in importance in the new economy. Students will need to continue to have access to world-class STEAM (science, tech, engineering, arts, and mathematics) resources. • SUU is expected to continue to benefit the City as one of the largest employers (estimated at more than 1,000 jobs), and as a driver of community diversity.
ENVIRONMENT	HEALTHCARE
<ul style="list-style-type: none"> • Continued demand for community growth will put strain on the function of the area's natural systems (i.e. water supply and air quality), but because Cedar is identified in part by its outdoor recreation amenities, future growth may also threaten the local economy. • Major events that affect the environment near Cedar City, like the Brian Head fire in 2017, have the potential to significantly impact the Cedar economy. 	<ul style="list-style-type: none"> • Demand for the City to facilitate safe and convenient opportunities to purchase local fresh fruits and vegetables (i.e. farmer's markets) will continue to be strong. • As the population of Cedar City continues to increase, the demand for temporary shelter, food pantry, and housing assistance will likely increase as well. This will continue to increase the strain on existing service providers.



Chapter 1: **AUTHORITY**

Introduction

Cedar City and its regional setting have been discovered as a desirable place to live, work, learn, recreate, and enjoy festivals and the arts. The Festival City is rapidly becoming the regional center of south-central Utah with its ideal location between Las Vegas and Salt Lake City. With its strategic economic infrastructure, motivated workforce, university setting, award winning Shakespeare Festival, parades and

other celebrations Cedar is positioned for rapid growth. With this general plan update Cedar City plans on continuing its success into the future as a regional economic and quality of life center.

The General Plan is used to guide the decisions that a community makes as it addresses future growth and development. Some of the aspects of the General Plan are related to physical improvements such as roads and utilities. Many of the components of the Plan are based on quality of life issues such as education, culture and recreation. Other key elements relate to jobs, economic development and the need to provide a balance of land uses/natural resources that allow these activities to grow in a responsible manner.

There will always be a gap between where the community is and where it wants to be. Getting from one to the other is the core of the city's work. This can't be done effectively without an idea of what the future might look like.

A general plan is a legal 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.

One of the key elements of any community assessment is to gauge the opinions and wants of the public. A number of surveys were conducted in early 2021 for this plan. The findings were then combined with various data sources and the survey data from the Vision 2050 initiative.

State Law and the General Plan

Cedar City recognizes the need to be proactive about community-level planning and land use management, ensuring that the community's vision and goals for the near and distant future are met. This general plan will serve as a framework for Cedar City decision makers as the community continues to experience change altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals and welfare issues. It becomes a legal document which is formally-adopted by the Cedar City Council. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community; as well as the goals for the near and distant future.

The ultimate outcome of this planning process is for the city's elected officials to adopt policy priorities that will help the organization act deliberately towards goals that will make a real impact for the community.

Past Planning Efforts

Cedar City's first formal General Plan (sometimes referred to as a master plan) was adopted in March of 1972. Since that time efforts have been made to update the plan and address current issues roughly every ten (10) years or as needed. Throughout every update process the City has placed a strong emphasis on obtaining as much public interaction as possible. With each General Plan population growth has been the driving factor throughout all elements of the plan.

Development of this Plan

Public participation in formulating this plan shaped its content and direction. All information outlined was prepared based upon, and incorporating much of the public's valuable feedback.

The Cedar City Planning Commission and City Council placed a high priority on public involvement in the development of this plan, requiring a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan were provided through public surveys and open house events, stakeholder meetings, an initiative website, and public hearings.

A summary of the results from each format of community input can be found in the appendix section of this document.

Amending the General Plan

The Cedar City General Plan is intended to be a steady, but not static, foundation for future planning. As such, great care should be taken when the decision is made to amend the Plan to avoid drastic changes in direction, while also not hesitating to update goals and policies as the landscape shifts. To ensure this General Plan remains relevant to the ongoing strategic planning process, it is intended to be reviewed annually and updated at least every ten (10) years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to community decisions.

Implementation of the Plan

A parcel's property rights are directly governed by its zoning designation. This designation is driven by the community's general plan. Changes to the zoning for parcels are initiated by property owner requests and/or when a municipality undertakes an initiative to update its land use codes. In either case, the community land use authority's (*i.e. Planning Commission or City Council - depending on the type of application*) decisions regarding the regulation of property are influenced by the vision in the plan.

Implementation of the General Plan by the Mayor, City Council, Planning Commission and city staff fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive plan provides background and context materials, as well as goals, policies, and potential action steps for the community to undertake to achieve the plan's vision.

It is recommended that implementation of the strategic plans vision or goals be reviewed annually and amended as needed to ensure the goals are being met. To prepare the community for implementation, it is recommended that the community be invited to participate to provide feedback during future strategic planning efforts completed to rank and prioritize projects as well as determine the roles and responsibilities for each task.

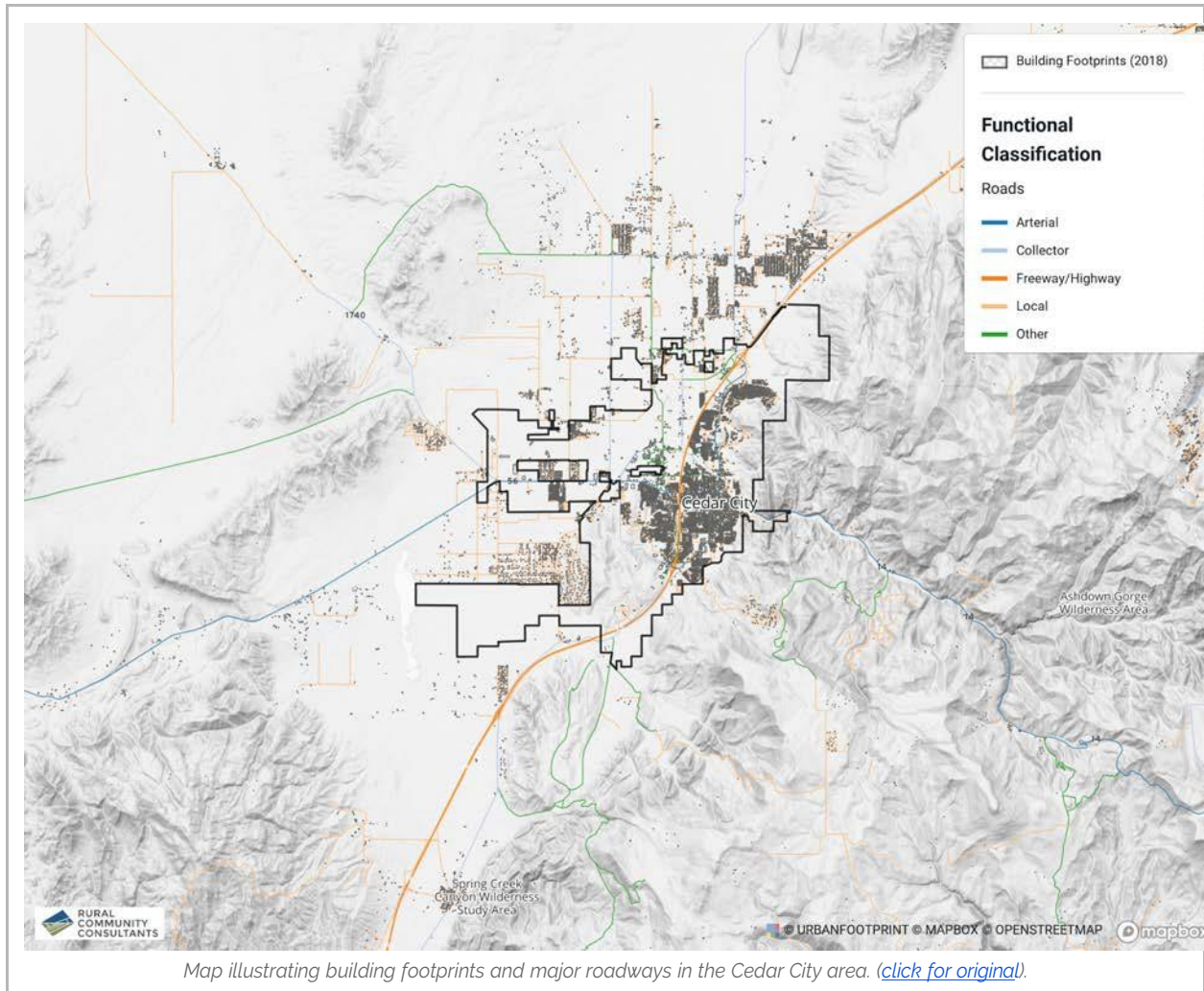


Chapter 2:

COMMUNITY CONTEXT + VISION

Historical Settlement

Cedar City is the largest community in Iron County and is located at the mouth of Coal Creek in south-central Utah. Settlement began in November, 1851 with the arrival of a group of thirty-five men from Parowan, twenty miles northward, to establish iron works. Beginning with the demise of the iron works in 1858, the town's economy became agrarian in nature although iron mining continued strongly through World War II and into the 1980s. Southern Utah University is the home of the Utah Shakespeare Festival, which provides an important economic and cultural infusion to the area. Cedar City has thus also become known as the "Festival City."



Current Development

Residential development has more recently been constructed in different areas of the city during the last 15 years, with demand for multifamily housing at the center of town and near the hospital. With Cedar attracting more residents due to the high quality, lower cost of living, the popularity of SUU, the Utah Shakespeare Festival, Cedar Breaks National Monument and other local amenities the population is expected to continue to rise at a rapid rate. There is an increased need for housing options to meet the needs of long and short term residents. Those options include a variety of housing types to meet the various income levels in Cedar City and to make the best use possible of the current land and resources available.

Commercial uses are found along the highways, with room for growth at the ends of town, and the Providence Center is a regional draw for retail along the existing commercial arteries as well at the north, south, and west ends of town.

The community values revitalizing historic downtown Cedar City to preserve its unique identity. The goal is to encourage a variety of businesses to locate and thrive on Main Street. Long-standing

establishments continue to succeed and enhance the downtown experience. Freedom Way Blvd. (200 North) is home to a growing number of nationally-known restaurant chains, vehicle service and gas station franchises.

Industrial uses are typically found on the west side of the city, with potential for growth along the southwest corridor. There is also a strong potential for expansion close to the airport. Areas of future industrial development should be identified and zoned to avoid conflict with residential and commercial expansion.

Demographic Outlook

Cedar City residents comprise the majority of the population of Iron County (approximately 70%). Over the last decade, the County’s population passed 50,000. The Kem C. Gardner Institute estimates a steady population growth pattern for the area through 2050 (largely because of its regional location, diverse economy, and proximity to unique amenities). The projected growth of the County would average 1-2% annually, and would result in a mid-century population of just over 78,000. This change is equivalent to adding two more cities the size of Enoch, and most of this growth is expected to follow historical patterns with the emphasis on Cedar City. Iron County has among the state’s highest rates of intergenerational poverty (where poverty and public assistance for children continues through adulthood).

Land Capacity Analysis

The health, safety, and welfare of citizens is the first priority of Cedar City. In land use decisions, special consideration should be given to the built environment and infrastructure that are readily available within the municipality, specifically areas with potentially problematic slopes, soils, or drainage. All proposed uses should be properly vetted to ensure that they meet current and future land use, zoning, and density regulations. Future growth should also take into consideration the impacts of water availability, potential economic improvements, and traffic. Conscientious planning should protect the rural identity and the scenic beauty of the area.

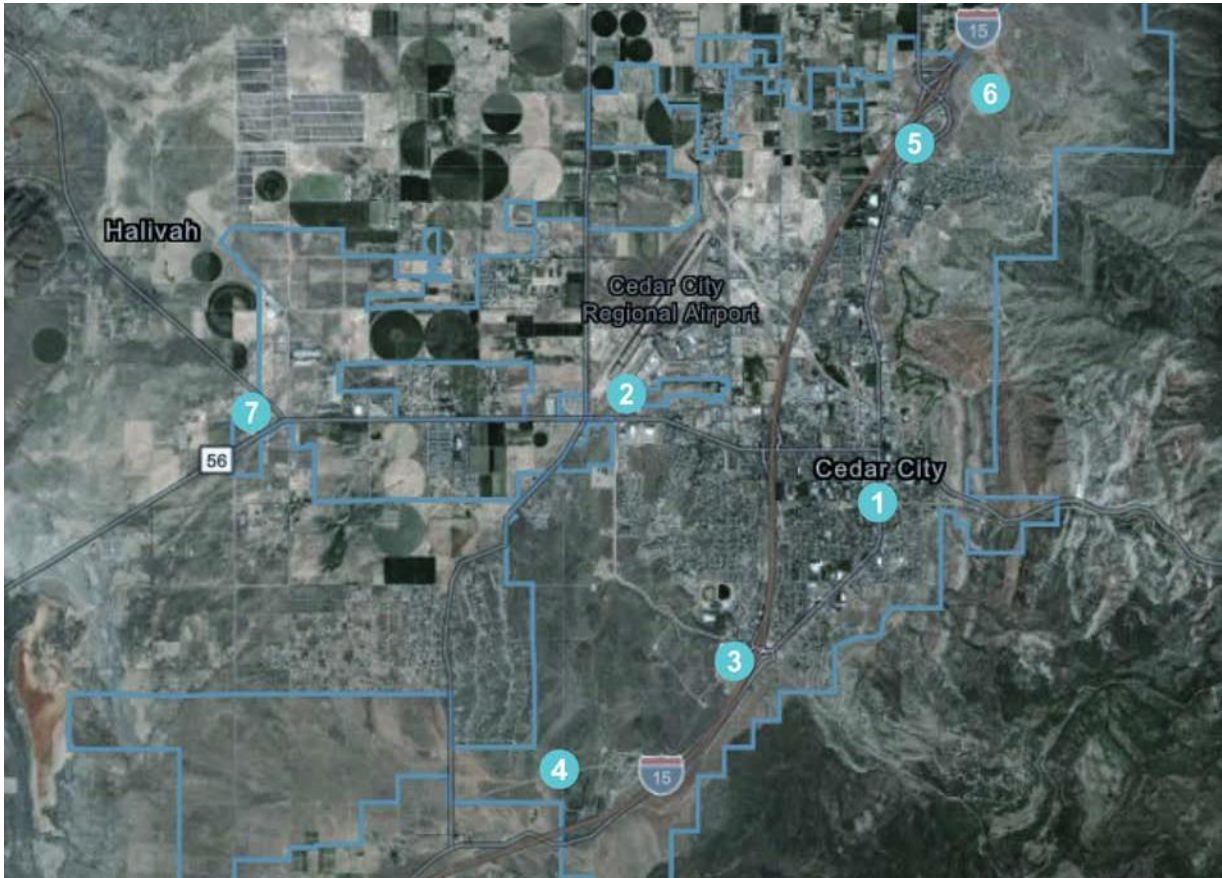
Potential for Development

As part of the general plan update initiative, residents and business owners were invited to help outline the assets and their perception of potential barriers to achieving the ideal community vision. This exercise generated a series of opportunities and constraints that were then combined with the findings of a SWOT (strengths, weaknesses, opportunities, and threats) survey. These shaped the direction of the plan, and are summarized and addressed in each of the relevant chapters.

It is widely recognized that Cedar City has a number of assets and areas of potential for future development. A few of these are illustrated in the graphic below. They include:

GENERAL OBSERVATIONS
<ul style="list-style-type: none">• Availability of land for most land use types.• The “automall” area near the north interchange has zoning that will permit most types of development (housing and/or commercial).

- Cedar City is a fiber-ready community. Southern Utah University is served by state-of-the-art internet infrastructure. This creates an opportunity for high tech firms to relocate to the area.
- The current network of trails has significant options for expansion.



Map illustrating some of the City's significant development opportunities. (See index below - [click for original map](#)).

AREA-SPECIFIC OPPORTUNITIES

- 1 - Continuing the momentum of facade improvements, infill development, street trees, and high design standards along the historic Main Street, 200 North, and Center Street corridors.
- 2 - The areas near the airport have the land availability and infrastructure that increases its potential to expand the industrial park.
- 3 - Shared parking with retail anchor locations of larger retailers. The existing commercial concentrations (i.e. Providence Center, Downtown, etc) have room for expansion and infill development.
- 4 - Major residential developments (Bauer Meadows proposal at 1,800 homes and the SITLA-Ironhorse proposal of up to 3,500 homes).

- 5 - The north interchange has a great deal of land available for regional commercial development.
- 6 - Trail and trailhead improvements in the Fiddler’s Canyon area would likely see high use.
- 7 - The Port 15 Opportunity Zone is a 540 Acre industrial park located in the northwest of the City. The 540 acre industrial park has the potential for industrial growth with high capacity industrial services and rail access.

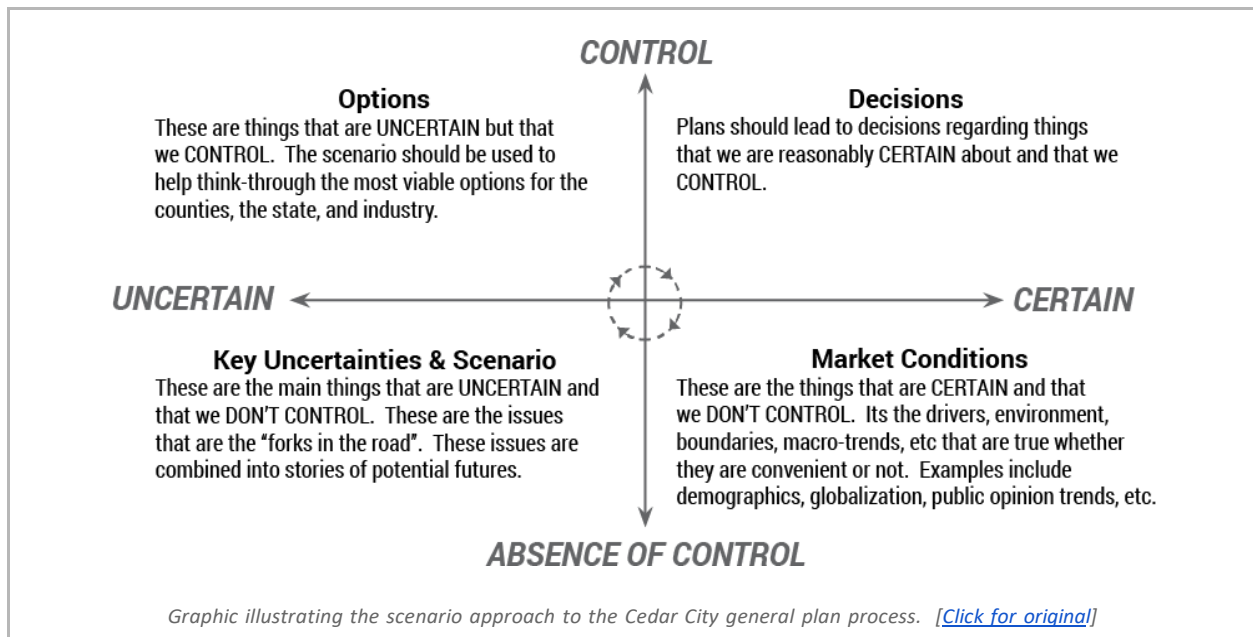
Anticipated Changes + Future Scenario

There will always be a gap between where the community is and where it wants to be. Getting from one to the other is the core of the city’s work. This can’t be done effectively without an idea of what the future *might* look like.

There are things that the city can control, and there are things it can’t. Likewise, there are things they can be certain about, and things they can’t know for sure. While not followed strictly, the development of this plan was informed by a framework that considered those things that are more *certain*.

In general, the future development scenario where Cedar City will “thrive”, “survive”, or “dive” will be driven by a number of key issues:

- Improving the water supply and distribution capacity.
- Continued efforts to improve transparency in government operations.
- Simultaneous improvement of options for both housing and better paying jobs.
- Transportation management and improvement of public transportation opportunities.



Community Input Summary

Prior to the general plan update initiative, the Chamber of Commerce Vision 2050 Committee developed research and conducted an extensive public survey to better understand the general opinions of community residents and business owners. Further surveys were conducted as part of the general plan update in order to validate and clarify the findings of the previous work.

Generally speaking, the 12 Key Focal Points that were compiled by Vision 2050 are still strongly supported by the community (as evidenced by the surveys done as part of the general plan update). They were used as guideposts for the general plan update and are summarized below:

1. Manage natural resources: conserve, innovate, and plan
2. Preserve area vistas and scenic landscapes
3. Designate areas for industrial growth and agriculture
4. Improve transportation corridors to create a well-connected community
5. Create a land use vision with a “placemaking” focus
6. Keep state and federal partners informed of local efforts to avoid duplication of efforts
7. Preserve historic buildings and districts
8. Collaborate with other counties/communities to maximize regional assets
9. Develop walkable and mixed-use neighborhoods
10. Support and strengthen SUU’s and S-Tech’s local and regional position
11. Provide zoning for a variety of housing types
12. Avoid “leap-frog” growth

Vision Statement

The community’s vision statement provides a linkage or overarching theme to the entirety of the general plan. The current community vision statement is...

“Cedar City will be known for its safe, friendly atmosphere, educational and cultural opportunities, sustainable and strong neighborhoods, and economic opportunities allowing individuals, families, and businesses to prosper.”

A survey that was conducted as part of the general plan update asked residents if they would change this statement. The majority of the 501 responses wanted to keep the statement as is. Of those that suggested changes, the most common issues or phrases included a stronger emphasis on sustainability (economic, environmental, etc), more protection of neighborhood areas, and maintaining the small town / rural atmosphere.



Chapter 3:

LAND USE

The Land Use Element is designed to promote sound land use decisions throughout Cedar City. The pattern of land uses—their location, mix, and density are a critical component of any planning area. The Land Use Element is meant to:

1. plan enough land for residential, commercial, industrial, and public uses;
 2. locate these uses appropriately to enhance community character;
 3. preserve important natural resources; and
 4. enable Cedar City to efficiently ensure adequate public services are provided for residents.
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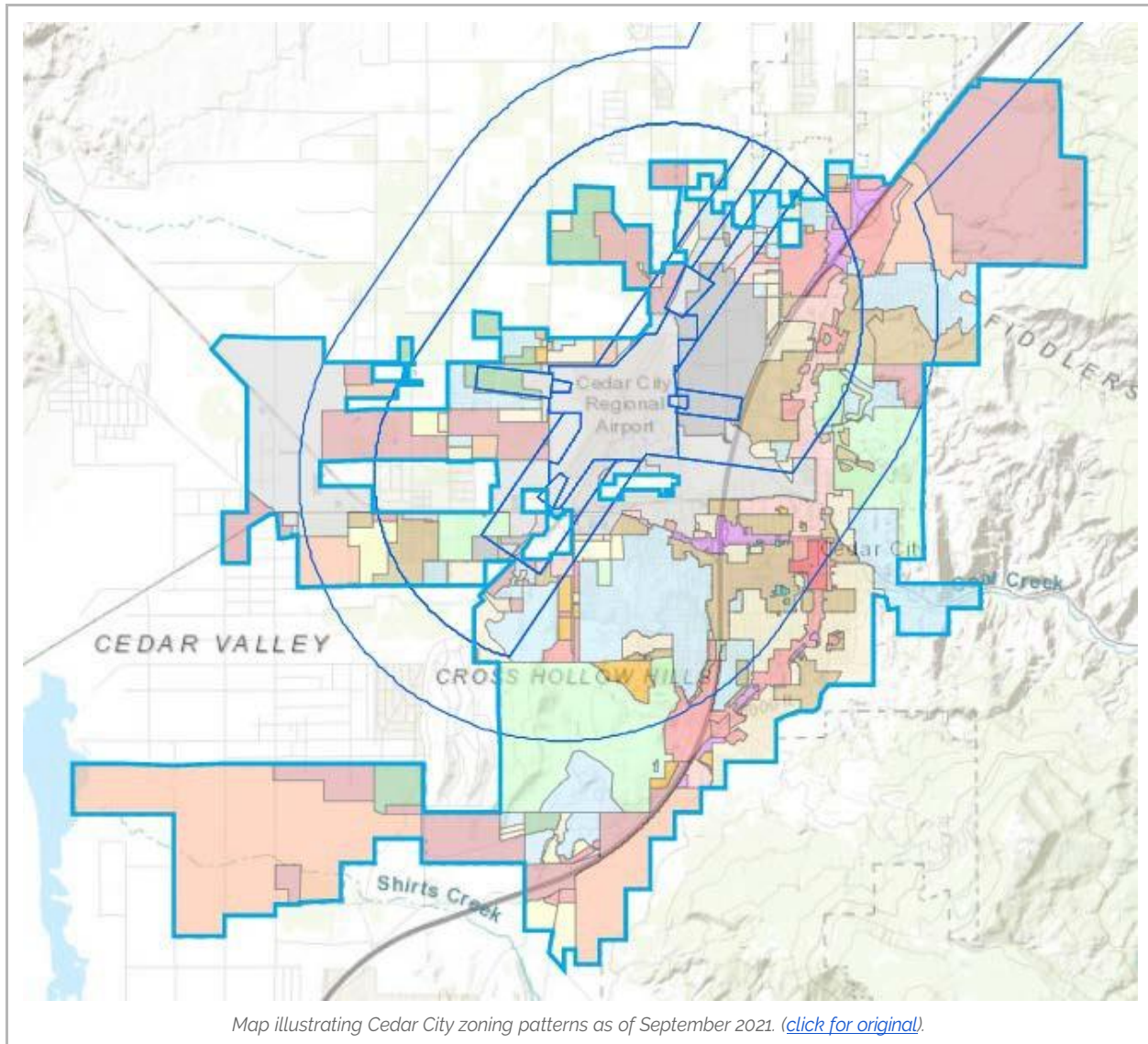
Current Conditions

The land use chapter of the general plan considers the past and projected land use patterns of the city. It 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 Land Use Element of the General Plan is the Central Element of the General Plan. The distribution, intensity and pattern of land uses provide the most vivid illustration of how the vision for Cedar City will be realized. The general plan, once adopted, should be reviewed against the current land use code of the city. While an advisory document, the general plan should align with the code and act as the rationale behind requirements in Cedar City. This chapter should be considered any time land use decisions are presented to the city.

During the previous planning process, participants expressed an understanding 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.

Land Use OPPORTUNITIES	Land Use CONSTRAINTS
<ul style="list-style-type: none"> • Cedar City is expected to continue to grow in population during the life of this plan. Residential growth is likely to occur as infill in the downtown area, on the SITLA area, and throughout the annexation boundary on the west, north and south ends of the City. • The City should work to post its current and historical construction permit data online. Making it available to the public would help stakeholders better understand trends and opportunities in the market in order to best meet the housing needs of the community. • Cedar City has ample opportunity for industrial expansion in areas with access to rail, air, and industrial-scale utilities. 	<ul style="list-style-type: none"> • Many residents expressed a strong concern about “runaway growth” and the need for mindful planning for the future in their responses to the general plan surveys. • Residents are very concerned about the types of buildings being constructed, where these buildings are being built, and how construction impacts the rural uniqueness of Cedar City and the quality of life for its residents. • The age and extent of infrastructure systems is an issue that increases over time.

In an effort to meet the need within the community for additional housing options Cedar City recently adopted standards to allow for additional density for single family housing options included in the Cedar City Code. The Neighborhood Zone is described as the following: *Residential Land Use Classifications—withstanding the maximum densities for each residential land use classification, owner-occupied detached single-family housing is an asset to our community. Therefore, regardless of traditional density standards, a Residential Neighborhood Zone which is characterized by residential subdivisions of detached single-family housing and which zone uses owner-occupancy covenants and transitional standards when bordering lower-density residential subdivisions shall be considered in agreement with this general plan for land designated as Medium Density Residential and High Density Residential.*



Desired Future - Land Use

Cedar City’s management of land use issues facilitate a community that is uniquely known for its different “centers” that create a sense of place, efficient infrastructure systems, and thriving economy.

City leaders objectively take into consideration potential impacts on the community as a whole when reviewing an annexation application. While development can have a positive impact, strengthening community character and meeting the goals identified by residents. Characteristics identified by residents that need to be preserved when considering annexation include:

- Preserving historic agricultural areas.
- Review and consider the impact that various types of zoning and growth will have on existing residential neighborhoods with the goal of maintaining said neighborhoods.

- Be mindful of land use changes as it impacts natural resources and the overall esthetic of the city.
- Preserve and protect the community core.
- Developing new areas of the city to include affordable housing.

Anticipated Changes

- Planning for growth implies that development to accommodate population growth will be on the terms and conditions set forth by the community. Development is encouraged where it will result in net social and economic benefits of/to the residents of Cedar. It is to be discouraged where it may result in the degradation of the environment, unsustainable usage of natural resources, and cause undesirable changes to the character and identity of the community.
- The fact that the I-15 corridor passes through the center of Cedar City has the potential for positive and negative impacts. Much of the future growth of the City will be on the west side of the corridor, and this has the potential to create a rift between old/new residents.
- As SUU and the local workforce continues to grow, a variety of businesses are attracted to Cedar City.
- In addition to the concern about available water, recent surveys show that a significant number of residents feel like Cedar City is not well positioned for growth because of the need for higher paying jobs and the likely impact on the transportation system.

Areas with Development Potential

Currently, there are a number of vacant lands within Cedar City limits. There are also parcels that are dedicated to agricultural use.

Most of the open spaces on the foothill and canyon areas are steep slopes that are adjacent to public (BLM) lands. Cedar City owns very few parcels that are not dedicated to parks or cemetery use.

Most residents value these open spaces, but there can be unseen costs associated with vacant/agricultural parcels within the city. “Leapfrog development” is the term used to describe a pattern of infrastructure utilization that is interrupted or mis-sized because of development that is not concurrent or adjacent. Further, the City is responsible to provide services to all parcels within its boundaries, and vacant/agricultural uses generate little-to-no tax revenue to balance the service costs.

The abundance of agricultural parcels on the northwest-side of Cedar represent areas of high potential for future subdivision and development.

Over the last 30 years, Cedar City has steadily grown. Growth has been identified in areas that are likely candidates for future residential and commercial development. These areas include the neighborhoods around the following locations:

- Fiddler’s Canyon,
- the golf course,
- along the frontage road south of the City (near the Eagle Ridge subdivision),
- along South Mountain Drive,

- the “automall” area near the northern interchange,
- West View Drive area, and
- the unincorporated area west of Cedar City’s border.

Agricultural Protection Areas

By State law, 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.

Property owners may initiate a petition to create agricultural, industrial, and mining protection areas. Interested property owners are encouraged to contact the Utah Division of Agriculture and Food (as per UCA 10-9a-403(2)(c)).

Site Planning Considerations

The prescription of property rights on any given parcel is typically calculated in gross density. When a proposed development is located near high-capacity roadways and infrastructure systems, it may be in both the city’s and the developer’s best interests to program the site in a way that concentrates some of the use. (This is particularly true of large parcels). The City encourages development that can maintain the required gross density within the zoning designation, but that “feathers” that density away from corridors or higher-intensity uses/zones.

Land Use Designations

Land use designations are intended to promote sound land use decisions throughout the community. In the City, this is done through their zoning ordinance ([available at this link](#)). The pattern of land uses—their location, mix, and density are a critical component of any area. They do this by:

1. planning enough land for residential, commercial, industrial, and civic uses;
2. locating uses appropriately to enhance community character;
3. preserving important natural resources; and
4. enabling the City to efficiently ensure adequate public services are provided for residents.

The land uses described in the table below refer to the Future Land Use Map. They take into consideration private property rights, topography, the infrastructure/transportation system, and the local economy while addressing the community’s vision, values, and principles outlined in the remainder of this Plan.

GENERAL PLAN LAND USE DESIGNATIONS
Residential Land Uses

Rural Estate Residential

Low-density residential development typified by large lots and homes in a rural setting or in areas with limited access, topography constraints, or infrastructure constraints. In these areas the City 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.



Low Density Residential

Residential neighborhood development composed of detached single-family homes and supporting community uses such as churches, schools and parks. Maximum density is set at 4 units per acre.



Medium Density Residential

Residential neighborhood development composed of detached single family homes and duplexes with supporting community uses such as churches, schools, and parks. Maximum density is set at 8 units per acre. Neighborhood open space amenities are encouraged at this density level. Site plan approvals are recommended as part of the approval process.



High Density Residential

Development areas composed of a broader range of multi-family housing types including townhomes, condominiums, apartments, patio homes, and or stacked flats. Maximum density is set at 24 units per acre with a combination of rental and for sale units allowed. Site density set through approval process. Developments must be enhanced with private open space and amenities. Site plan approvals are recommended as part of the approval process.



Southern Utah University Student Housing Areas

This development designation is intended to be implemented in close proximity to the Southern Utah University main campus. This area is established to create student housing opportunities within walking distance of campus. When compared to other land users in Cedar City, this area shall have opportunities for a higher density. The area shall primarily accommodate student housing and other uses that are reasonable and necessary for the continued growth of Southern Utah University.



Transitional Land Uses

Mixed-Use Development

Neighborhood-scaled, infill developments composed of a variety of uses including residential, commercial, and office. Residential densities may vary from 8 to 24 units per acre. Projects must include streetscape enhancements and community amenities. Site plan approvals are required. This land use may be used as an overlay district in appropriate areas in the City.



Commercial Land Uses

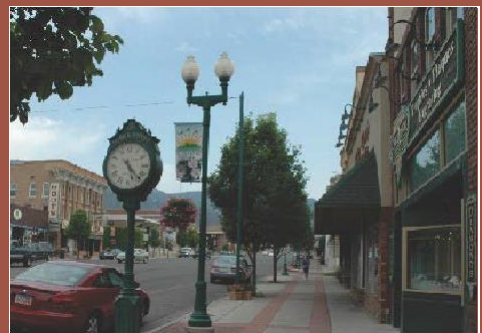
Central Commercial

Commercial development providing 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.



Downtown + Main Street Commercial

Commercial, business, and office uses that line the Main Street corridor and adjacent streets, including the traditional 'downtown' shopping district of Cedar City. A mixture of two-story buildings and street presence with sidewalk entrances and windows typify this district.



Highway and Regional Commercial

Commercial development serves the greater regional area or highway-adjacent commercial services that cater to the transient traffic along the Interstate highway corridor. Locations for this land use occur at interchanges or at intersections of regional arterial roadways.



Industrial Land Uses

Business and Light Manufacturing

Land area 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.



Industrial and Heavy Manufacturing

Primarily large parcels suitable for buildings and developments catering to heavy manufacturing uses within larger, predominantly single-level structures. Typical activities require access for large trucks and rail to provide 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.



Tribal Land + Institutional Land Uses

Paiute Indian Tribe of Utah

This land is not under the jurisdiction of Cedar City. These areas are encouraged to develop with a mixture of residential and commercial uses and improvements that are necessary to achieve the needs of the residing Tribe and that are compatible with adjacent land uses.



Municipal / Hospital / School / Campus Areas

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



Open Space Areas

Developed Open Space + Recreation Areas

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.



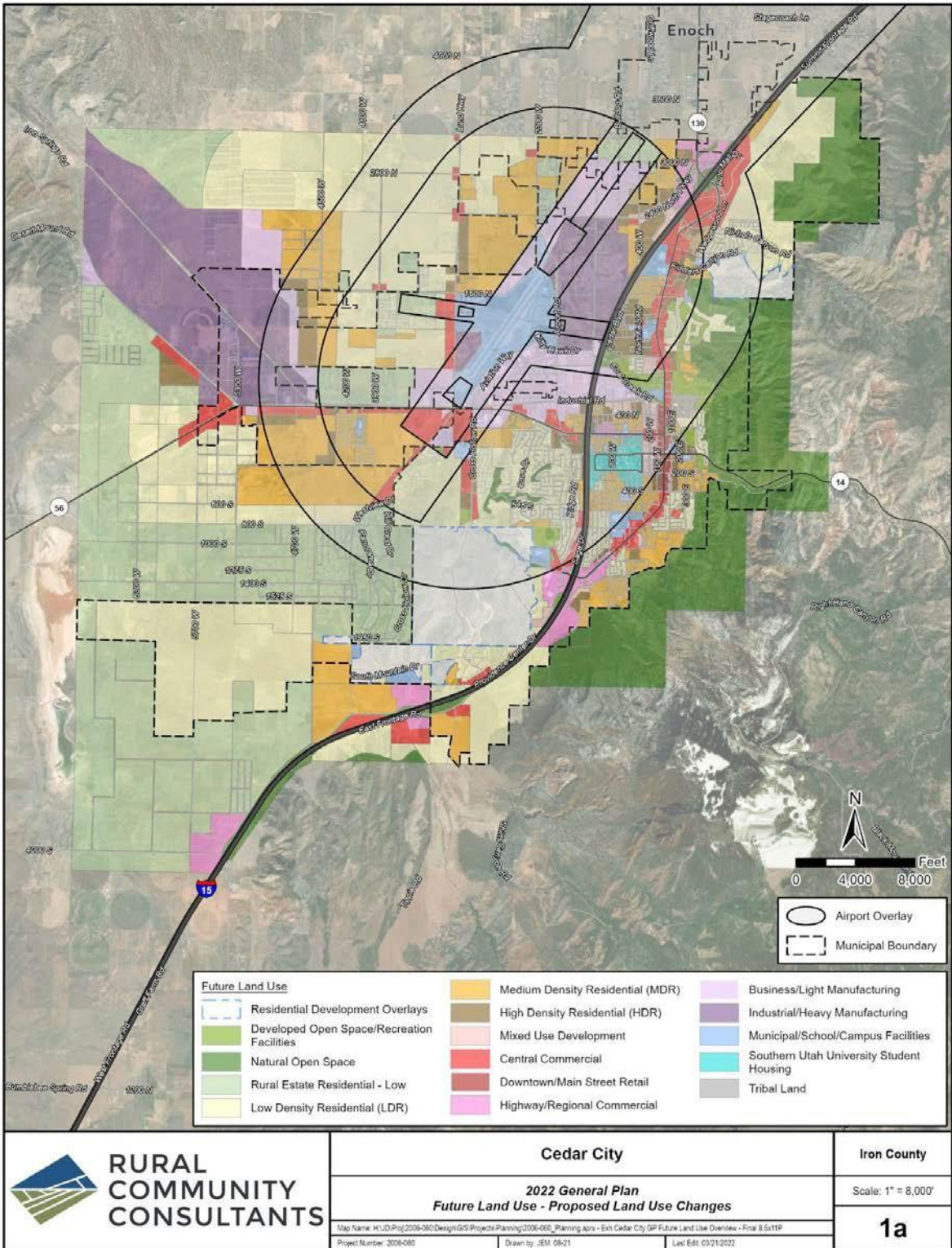
Natural Open Space Areas

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 expected to be set at one unit per five acres of land for naturally-difficult development sites, with higher density similar to those of adjoining properties allowed for less difficult development sites. Cluster development and conservation easements are encouraged. Limitations to development in environmentally sensitive areas may exist.



Future Land Use Map

The Future Land Use Map serves as a guide to where future growth should occur. The map guides decisions about proposed intensities of development, the locations of future development, and general transportation corridors. The map lays the foundation for making changes to zoning in the future, but it is NOT zoning or the zoning map.



Map illustrating Cedar City's intended future land uses. ([click for original](#)).

Goals + Objectives: Land Use

G3-1. 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.

- O3-1.1 Review existing zoning ordinance and zoning map. Update these documents where necessary to meet the goals of the General Plan.
- O3-1.2 Allow for proper commercial growth and mixed uses in appropriate areas, compatible with the overall goals of the General Plan.
- O3-1.3 Partner with SUU to pursue the possibility of establishing a research and development business park that is focused on the strengths of the community and the University.
- O3-1.4 Continue to evaluate and identify appropriate areas for multiple-family housing development to facilitate walkability and a mix of uses.
- O3-1.5 Expand the zoning classifications to provide better controls for both infill development and future community expansion.
- O3-1.6 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.
- O3-1.7 Regulate setbacks, landscaping, art, appropriate lighting, signs, and other design amenities that complement and enhance the streetscape and design of new development through the zoning ordinance.
- O3-1.8 Encourage neighborhood connectivity and access to open space through the subdivision process.
- O3-1.9 Develop a land use code amendment that encourages and defines flexibility of site design in order to encourage density transitions (i.e. “feathering”) while maintaining the intent of the gross density.

G3-2. 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 (on a scheduled basis, i.e. every 2 years):

- O3-2.1 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.
- O3-2.2 Provide on-going 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.
- O3-2.3 Provide training on how to identify and pursue opportunities where converting industrial, commercial, or mixed use zones to residential is the right path for the community.

G3-3. 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.:

- O3-3.1 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.
- O3-3.2 Coordinate with public and private groups in Iron County to address quality of life issues related to land use, cultural, recreational, social and educational opportunities.
- O3-3.3 Make sure the city has the appropriate infrastructure and public safety programs in-place to support additional growth.

G3-4. The City will promote a broad-based and informed decision-making process based on citizen participation at all levels of community governance.:

- O3-4.1 Increase citizen involvement in the City’s decision making processes by including both appointees and non-appointed resident-volunteers on committees.
- O3-4.2 Educate the public on the public-input process and the available avenues for discussion and comment.
- O3-4.3 Publish the results of City initiatives, studies, designs and budgets in multiple formats, both electronic and print, and in multiple locations.
- O3-4.4 Establish clearly defined and respectful methods for responding to citizen input on planning and zoning matters and monitor these methods to ensure their effectiveness.
- O3-4.5 Evaluate the City’s various committees to determine relevance, minimize duplication, and ensure appointed and volunteer citizen involvement. Clarify roles, objectives, and expected outcomes.
- O3-4.6 Implement a 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 that represents the entire community.

G3-5. Regulate land uses around the airport to protect current and future operation of the airport.

- O3-5.1 Maintains the City’s General Plan in such a way that it incorporates the guidelines of the FAA and Utah’s DOT for airports.

Implementation Action Steps: Land Use

- **Short Term Opportunities (1-5 years)**
 - a. Apply for a planning grant from the Utah Permanent Community Impact Board (CIB) with the intent of conducting a comprehensive update to the land use codes.
 - b. Prior to this plan update, the City has been amending the general plan through resolutions. After formal adoption of the general plan, the City could enact a “cooling-off” period that would postpone further amendments to the general plan for a defined length of time (i.e. six-month moratorium) in order for the community to adjust to the new plan. During that time, establish an ordinance that instructs the Planning Commission to schedule two meetings per year that are reserved for general plan amendments. Amendments would only be heard in those meetings.
 - c. Update the City zoning map design to be similar to the general plan map colors.

- d. Develop a system of City-wide design guidelines for higher-density land uses that encourage open space and amenities within the development.
 - e. The City could establish a regularly-scheduled Planning Commission meeting dedicated to reviewing the land use ordinances for any inconsistencies with the different zones.
 - f. Consider updating the land use ordinance to require a master development agreement (and/or the RDO) for large future developments.
- **Long Term Opportunities (+5 years)**
 - a. As resources become available, conduct an area master planning initiative for areas of strategic importance to the community (i.e. north interchange area).



Chapter 4: **ANNEXATION + BOUNDARY**

Cedar City’s growth can also occur through the annexation of adjoining unincorporated property that is currently under the direct jurisdiction of Iron County. The annexation element of the general plan serves to provide direction and rationale for a formal annexation policy. This will assist the City in planning for the future by diagramming where future municipal services may be located as well as financing these improvements.

Current Conditions: Annexation + Boundary

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 mountains 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.

The previous general plan suggested developing criteria for annexation, such as the 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.

Most of the area in the City’s annexation area is identified as “Tier 2” in the urban growth boundary of the Iron County General plan (adopted 1995). Under this system, the County has identified areas likely for future municipal expansion and therefore are eligible for a greater range of development densities and types. The County expects these areas to see capital improvement investments over a 10-20 year time horizon so that the area can encourage concurrent development and adequate public facilities.

The Cedar City area has become both a hub and gateway for local, regional, national and international outdoor and open space activities. Cedar City is a community that recognizes the importance of a strong cultural climate as it encourages and harmonizes with outdoor and open space recreation within the city. As such, the City strives to work with federal, state, county and the private sector to expand the recreational, and cultural opportunities for its citizens, and should expect growth into the future.

Annexation + Boundary OPPORTUNITIES	Annexation + Boundary CONSTRAINTS
<ul style="list-style-type: none"> • Cedar City has previously identified different areas that are likely candidates for annexation. Detailed criteria can be developed for each of these areas so that annexations benefit the larger city as well as the land owners. • Estimates from the Kem C. Gardner Institute indicate that the Iron County population will double in the next 30 - 40 years. 	<ul style="list-style-type: none"> • Some of the unincorporated islands within city limits have little incentive to incorporate (because they have their own utility systems and service arrangements).

Population Estimates

Cedar City is expected to continue to grow at a rapid pace during the duration of this plan. According to population projections from the Governor’s Office of Planning and Budget estimates by the year 2040 is expected to be roughly 54,448 and by 2060 Cedar is expected to have a population of nearly 79,886. These population estimates should be taken into consideration when annexation proposals are brought before the City

Annexation Petition Review Matrix

The following statements are additional considerations Cedar City will use in determining whether or not to approve future annexation petitions.

Criteria for Consideration	
<p>The character of the community.</p>	<ol style="list-style-type: none"> 1. The annexation will accommodate development consistent with the zoning and use assigned to this area. 2. Annexation will initiate site improvement, i.e. public utilities and streets, parks, or other public features. 3. The annexation does not create or exacerbate an existing peninsula or island unless the City Council determines that not annexing the entire unincorporated island or peninsula is in Cedar Town’s best interest. 4. The annexation shows consistency with the community vision as outlined in the current General Plan. 5. The area is contiguous to the municipality and is located within the Cedar City Annexation declaration area.
<p>The need for municipal services.</p>	<ol style="list-style-type: none"> 1. The landowners requested annexation as a means to gain access to culinary water. Adequate culinary water rights acceptable to the City must be turned into the City as part of the annexation process. These must be legally transferable water rights. The City will require sufficient water shares to be turned in that meet the requirements outlined in the current capital improvements plan. These water rights need to be converted to culinary water before being accepted by the Town. 2. The annexation applicant will provide storm sewer improvements to benefit annexed landowners if required by an engineer licensed by the state of Utah. 3. The extension of utilities in this area will enhance the overall City system. 4. Facilitate the consolidation of overlapping functions of local government. 5. Promote the efficient delivery of services. 6. Encourage the equitable distribution of community resources and obligations
<p>The municipality’s plan for the extension of services.</p>	<ol style="list-style-type: none"> 1. The area to be annexed will allow for an orderly extension of culinary water, wastewater, and street system enhancements.

	<ol style="list-style-type: none"> 2. The annexation will allow for the orderly extension of utilities by providing easements, right-of-ways, or street dedication. 3. The extension of utilities corresponds to the City’s Capital Improvement Plan.
<p>How services will be financed.</p>	<ol style="list-style-type: none"> 1. The applicant will fund the extension of all required services at the cost of the applicant. 2. The City will extend service with reimbursement through user fees or impact fees.
<p>An estimate of the tax consequences.</p>	<ol style="list-style-type: none"> 1. The tax increment increase, if any, is recognized by the petitioner. 2. The property-certified tax rate for existing parcels within the City limits will not be increased to provide for the annexation of any area.
<p>The interests of all affected entities.</p>	<ol style="list-style-type: none"> 1. The annexation will not create boundary alignment problems with elementary or secondary schools. 2. The annexation does not extend beyond the limits of the adopted annexation policy plan. 3. Other services, i.e., secondary water, natural gas, electrical power, and communications facilities, are available or reasonably available to the site. 4. Affected entities will include the following: <ol style="list-style-type: none"> a. <u>Iron County.</u> Iron County's policy has been that municipal type development should take place in areas served with central sewer and water systems, which are typically within, or in the immediate vicinity of municipalities. All of the land shown in the Annexation Policy area is anticipated to be served by CedarCity at some point in the future. b. <u>US Forest Service.</u> Some of the expansion areas are adjacent to Forest Service land. It is anticipated that the development of this area would be compatible with Forest Service land. c. <u>Iron County School District.</u> The School District is involved in the boundaries of the annexation area, and it is anticipated that Iron County School District will provide school service to the proposed area. d. <u>Other.</u> Possible other affected parties would be the Cedar City Redevelopment Agency, Cedar City Municipal Building Authority, Cedar City Special Service District,

Definition of Terms

Affected Entity: A county in whose unincorporated area the area proposed for annexation is located; an independent special district under UCA Title 17A, Chapter 2, Independent Special Districts, whose boundaries include any part of an area proposed for annexation; a school district whose boundaries include any part of an area proposed for annexation, and a municipality whose boundaries are within 1/2 mile of an area proposed for annexation.

Area of Influence: That geographic area surrounding the Town that is defined as contributing to and creating the environment in which the community exists, i.e. scenery, mountains, rivers & streams, wildlife, farms and agricultural lands, etc.. This area of influence shall generally be consistent with the outer tier of the Growth Phases Map, but in some cases may not be due to unique characteristics that do not follow geographic boundaries.

Agricultural Protection Area: That area designated within the "Expansion Area" according to UCA [Title 17, Chapter 41](#), Agriculture Protection Area, as an Agriculture Protection Area.

Annexation Petition: A petition under UCA [10-2-403](#) proposing the annexation to a municipality of a contiguous, unincorporated area that is contiguous to the municipality.

Commission: A Boundary Commission established under UCA [10-2-409](#) for the county in which the property that is proposed for annexation is located.

Contact Sponsor: That person listed on the annexation petition as the "Contact Sponsor".

Contiguous: That the property or area share a common border and are next to or together in sequence.

County: Means Iron County.

Expansion Area: The unincorporated area that is identified in an annexation policy plan under UCA [10-2-401.5](#) as the area that the municipality anticipates annexing in the future.

Personal Representative: The signature of a person signing a petition or protest in a representative capacity on behalf of an owner. This signature is invalid unless the person's representative capacity and the name of the owner the person represents are indicated on the petition or protest with the person's signature, and the person provides documentation accompanying the petition or protest that substantiates the person's representative capacity. A duly appointed personal representative may sign a petition or protest on behalf of a deceased owner.

Petitioner: The owner of real property, for purposes of each provision of this part, which requires the owners of private real property covering a percentage or majority of the total private land area within an area to sign a petition or protest.

Petition Sponsors: The majority of the petitioners or qualified personal representatives of petitioners of an annexation petition that are designated by the petitioners as "Petition Sponsors", one of whom is designated as the "Contact Sponsor".

Private: With respect to real property, means not owned by the United States or any agency of the federal government, the state, a county, a municipality, a school district, a special district under UCA Title 17A, Special Districts, or any other political subdivision or governmental entity of the state.

Owner of Real Property: The recorded title owner according to the records of the County Recorder on the date of the filing of the petition or protest.

Qualifying Parcel: A parcel of real property represented in the calculation of the required percentage or majority of petitioners owning said parcel, where the petition or protest is signed by owners representing a majority ownership interest in that parcel; or if the parcel is owned by joint tenants or tenants by the entirety, 50% of the number of owners of that parcel;

Value of Private Real Property: The value as determined according to the last assessment roll for county taxes before the annexation petition or protest.

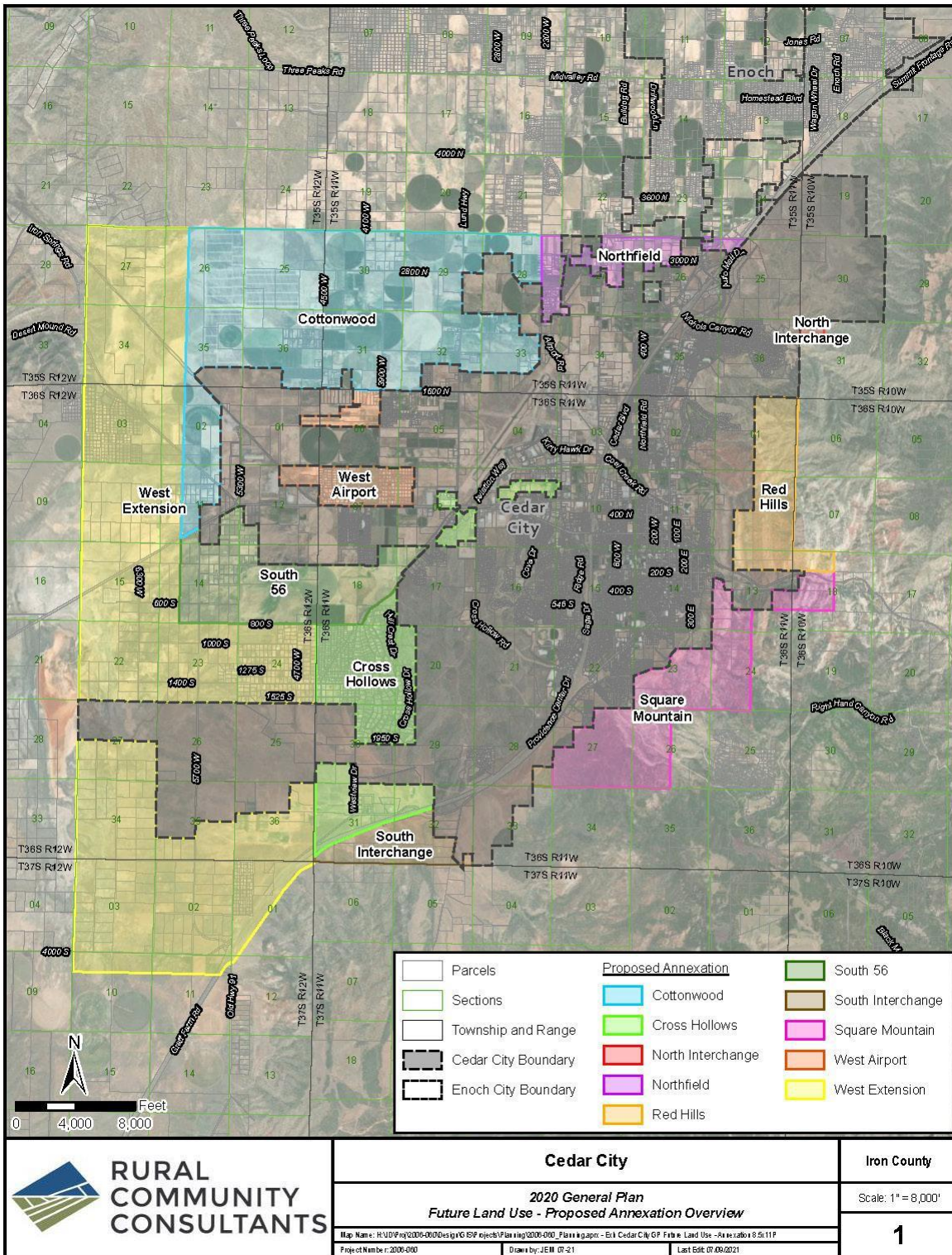
Desired Future: Annexation + Boundary

City leaders objectively take into consideration potential impacts on the community as a whole when reviewing an annexation application. While development can have a positive impact, strengthening community character and meeting the goals identified by residents. Characteristics identified by residents that need to be preserved when considering annexation include:

- Preserving historic agricultural areas.
- Review and consider the impact that various types of zoning and growth will have on existing residential neighborhoods with the goal of maintaining said neighborhoods.
- Be mindful with land-use changes as it impacts natural resources and the overall esthetic of the City.
- Preserve and protect the form and function of the community core.
- Developing newer areas of the city need to include affordable housing.

Anticipated Changes: Annexation + Boundary

- As people continue to discover Cedar City, the pressure to develop land near current city boundaries is likely to increase.
- With several areas surrounding Cedar City unable to be developed due to natural barriers or ownership by federal or state agencies, the city will have to prioritize areas of value within their annexation area.



Map illustrating the different proposed areas for future annexation to Cedar City ([click here for original](#)).

Goals + Objectives: Annexation + Boundary

G4-1. 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.

- O4-1.1 Regularly 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.
- O4-1.2 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.
- O4-1.3 Encourage Iron County officials to maintain and update the current “tier system” that only allows the development of areas within the Cedar City Annexation Policy boundary to occur following the annexation to the City.

Implementation Action Steps: Annexation + Boundary

- **Short Term Opportunities (1-5 years)**
 - a. Work with Iron County and Enoch City to update the City’s annexation policy and map.
 - b. Annexations should provide a real and measurable benefit to the City. Measurable benefits may be in the form of qualitative (civic pride, community health, etc) or quantitative (tax base generation, recreational land acquisition, etc). The City may require an “annexation impact statement” with all annexations of 5 acres or larger.
- **Long Term Opportunities (+5 years)**
 - a. Cedar City should develop a long-term plan for prioritization of future annexation of property adjacent to City boundaries for the eventual inclusion of the city boundaries.



Chapter 5: **COMMUNITY DESIGN**

Community beautification issues focus on the visual appearance of the City (residential and municipal uses) as well as preserving historic and cultural assets. The community design element shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this form-meets-function process that the City will be able to create, market and retain their unique character and appearance.

Existing Conditions: Community Design

The Vision 2050 initiative’s focus group on “Community Character” generated a number of interesting ideas. Not the least of these was that Cedar City could focus on maintaining and improving the community aesthetics in order to enhance its “Festival City” brand and re-establish its reputation as the “Gateway to the Parks”.

Participants in recent community surveys were asked to describe the area in three words. Of the 1,959 words that were provided, the most popular were: “*beautiful*” (242), “*friendly*” (239), and “*rural*” (111). When asked what the city’s brand should be, residents provided 321 responses. The “*outdoor recreation/adventure*” brand was normalized at 58, while the “*festival city*” brand was normalized at 50. The two brands that followed were “*gateway to parks*” and “*beauty/nature/landscape*”.

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 the previous general plan. Going forward, actionable steps need to be established in order to protect the distinct identities that reflect the majority values of Cedar City residents.

Community Design OPPORTUNITIES	Community Design CONSTRAINTS
<ul style="list-style-type: none"> • Cedar City also has the opportunity to be branded as an outdoor recreation destination for local amenities (not just as a gateway to national parks). • The City doesn’t currently require street trees along main roadways. An updated landscape ordinance could ensure consistency and area-appropriate species. • Many residents cited the annual clean-up event as a great event during this plan’s survey. • There seems to be an opportunity for xeriscaping along public property (ideally roadway medians and public buildings). • Create a land use vision with a “place-making” focus. Develop a city-wide design guide for future construction projects, including facade standards and options. (Vision 2050, Charrette) 	<ul style="list-style-type: none"> • The City currently employs two code enforcement officers. • Residents commonly identify with a “loss of rural character”. This trend will continue to increase as development occurs. • Some residents feel as though the City’s sign ordinance is ineffective and has created grandfathered uses that will be difficult to replace. • Historical lack of design guidelines has resulted in areas and corridors without a defined sense of place (i.e. franchises along 200 So and strip mall development on the southern end of Main Street).

Desired Future: Community Design

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. 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 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.

Design standards are a reflection of a community's values relating to aesthetics. They generally tend to protect property values over the long run, but require some restriction on what can be done in the design of buildings or site work on a property.

Design standards typically look at the area surrounding the proposed site to take visual clues as to what fits. Design standards typically address such issues as building materials, building height, roof lines, fenestration (windows), signage, pedestrian and vehicular access, and architectural style or building features.

Cedar was once branded the "Gateway to the Parks", and not just because of its geographical location. As resources are available, the City will work toward developing design guidelines that lead to a greater sense of place with themes that reflect its outdoor recreation and festival amenities. In developing these guidelines, Cedar City will be particularly sensitive to the unintended consequences design standards can have on housing affordability.

Anticipated Changes

- 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, it should be clear that the City does not produce or control the actual events. 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.
- Interest in the festivals that are held in Cedar City is expected to continue to be strong into the future. The area might be able to attract a significant development, such as a "Renaissance Village" that supports the Shakespeare Festival activities.

Beautification + Nuisances

Community beautification issues focus on the visual appearance of the city (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique form-meets-function process that the City will be able to create, market and retain their unique character and appearance.

Well-planned community design improves both the visual and functional characteristics of the city. It can make the town more aesthetically pleasing while enhancing the flow of goods and people. The term "nuisances" refer to conduct or use of land that interferes with another's ability to enjoy and use their property, and they can negatively impact area property values.

Nuisances will be addressed through code enforcement efforts. There are also opportunities for investment in beautification initiatives that were expressed by residents. These include:

- community gathering places,
- gateway and entrance signage,
- streetscape and building setbacks along main corridors, and
- downtown and interstate corridor enhancements.

Goals + Objectives: Community Design

G5-1. 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.

- O5-1.1 Regularly 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 current and future development.
- O5-1.2 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.
- O5-1.3 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 and other scenic wonders of Southern Utah.
- O5-1.4 Partner with Southern Utah University to integrate the look and feel of the University into the fabric of the greater community and appropriate satellite locations that are not adjacent to the campus. 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.

G5-2. 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.

- O5-2.1 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.
- O5-2.2 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, older established neighborhoods, 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.
- O5-2.3 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.

G5-3. Encourage new development to move beyond the City’s minimum site design and architectural standards through a system of development incentives.

- O5-3.1 Identify desirable architectural and material qualities that exceed the City’s current minimum development requirements.
- O5-3.2 Identify incentives that are deemed desirable and economically feasible by the development community.

G5-4. Establish methods of way-finding within the City to identify unique districts and to guide tourists and visitors to their destinations.

- O5-4.1 Create gateway streets to the University / Festival areas which will be identifiable to residents and visitors, through the use of signage, lighting, landscaping and other appropriate methods.
- O5-4.2 Create a walkable streetscape that will unify the Main Street commercial district and encourage its expansion from the downtown core into the side street businesses and historical touring areas around Main Street.
- O5-4.3 Utilize parks and trail systems to create or enhance key entry points in residential neighborhoods.
- O5-4.4 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.

G5-5. Refine and actively promote Cedar’s brand identity.

- O5-5.1 Explore the concept of supporting the development of a “Shakespeare Renaissance Village”.

G5-6. Create a more pedestrian-friendly community that promotes an active lifestyle.

- O5-6.1 In the downtown core area, support developments that incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting.
- O5-6.2 All commercial and industrial developments will provide adequate buffer and screening treatments to protect the desirability and amenities of adjoining properties.

Implementation Action Steps: Community Design

- **Short Term Opportunities (1-5 years)**
 - a. As resources become available, the City will develop a tree planting and replacement program and policy for residential and commercial areas.
 - b. The City should revise landscape standards as appropriate for specific areas of the City.
- **Long Term Opportunities (+5 years)**
 - a. The City’s land use ordinances will be reviewed to make sure that standards for parking and landscaping are clearly stated and continue to be enforced.



Chapter 6: LOCAL ECONOMY

Communities need to discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area. The intent of the local economy element of the general plan is to explore community priorities, but not necessarily outline a tactical economic development plan.

Current Conditions

From its historical dependence on agriculture and mining, 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 2nd in economic diversity out of all Utah Counties and has an index rating of 0.87. 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.

The tourism and economic benefits resulting from the growth of the Shakespeare 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, the Utah Summer Games, the Great American Stampede, the Lantern Festival and the Cedar City Livestock and Heritage Festival, among others.

The City and County have partnered to create an economic development committee. To ensure that the area develops responsibly, the committee’s membership also includes SUU and the Central Iron County Water Conservancy District.

The City’s Strategic Economic Development Plan includes a focus on four industry clusters that are based on Cedar’s comparative advantages. These include light industrial manufacturing, renewable energy (particularly solar), small business development, and tourism.

Tourism

Cedar City has experienced steady increases in non-farm jobs since mid-2009, with a surge in jobs since 2016. The tourism and economic benefits resulting from the growth of the Utah Shakespeare 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, the Utah Summer Games, the Great American Stampede, the Lantern Festival and the Cedar City Livestock and Heritage Festival, among others.

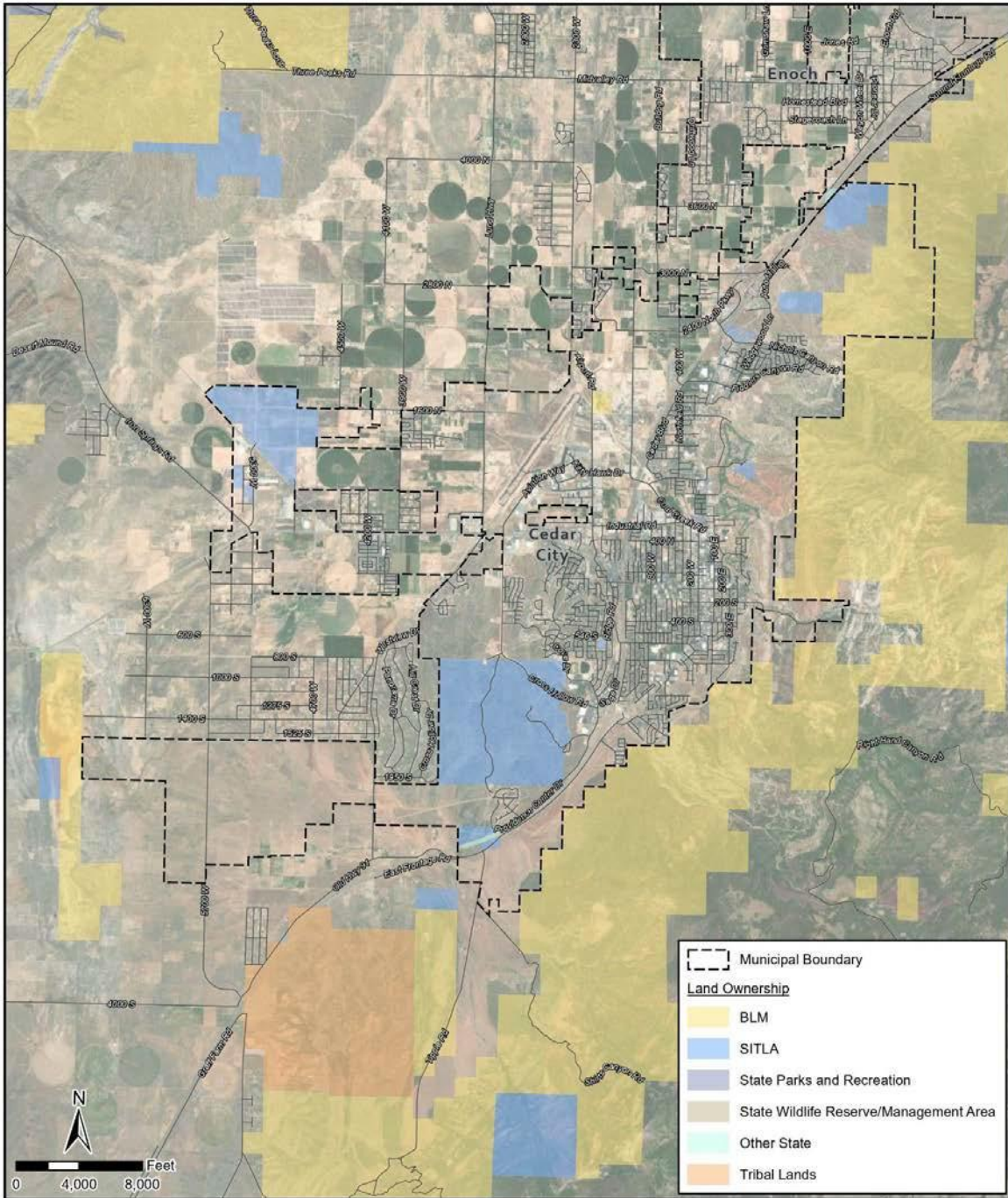
Local Economy OPPORTUNITIES	Local Economy CONSTRAINTS
<ul style="list-style-type: none"> • Cedar City has a forward-looking and engaged business community. • The presence of the university provides employment, neighborhood diversity, and a 	<ul style="list-style-type: none"> • The lack of water supply has the potential to constrain the area’s ability to recruit potential manufacturing firms. • Though the local economy is diverse, there is a concern in the community about wage rates


potential workforce.

- Access to rail, freeway, and air, combined with an educated population and fiber optic infrastructure, give Cedar a strong advantage in producing both physical goods and virtual services.
- The proximity of the airport should also be considered in planning for future industrial development. Storage and shipping facilities near the airport could begin to expand.
- Commercial development near the north interchange area could become more feasible with the growth of Enoch.
- There seems to be good opportunities to cluster industrial development in areas west of Hwy56 (i.e. the “Port-15 Utah” industrial park). The City Council and County Commissioners see this as an opportunity to support the freight operations currently taking place in the region.
- Commercial and residential development opportunities in the “automall area” (northeast of the north interchange).

(which are typically +20% below state averages).

- The tourism element of the economy has seasonal fluctuations.



 RURAL COMMUNITY CONSULTANTS	Cedar City	Iron County
	2021 General Plan Future Land Use - Public Land Holdings	
	<small>Map Name: H:\DProj\2016-000\Design\GIS\Projects\Planning\2016-000_Planning\aps - Esh Cedar City GP Future Land Use - Public Land Holdings 8.5x11P Project Number: 2016-000 Drawn by: JEM 07-21 Last Edit: 07/12/2021</small>	
		Scale: 1" = 8,000' 1

Map illustrating publicly-held land in Cedar City. ([click for original](#)).

Desired Future: Local Economy

Cedar City's unique amenities, lifestyle, infrastructure, available workforce, and environment make it attractive to a diversity of economic developments. The desired future success of the area includes an economic environment that inspires entrepreneurship, facilitates growth in the recreation and tourism industry, and improvement in the average wage rate for the area.

One of the greatest commercial assets in Cedar City is the Union Pacific railroad spur from Lund into Cedar City. This connection to the railroad system has benefited our economy since it was built in 1923. In the past century, the railroad spur has helped boost local agriculture, tourism, mining and manufacturing. Currently, the railroad spur is limited to about a dozen manufacturing companies that have direct rail connections. This resource is drastically underutilized, with service to these companies just twice weekly. Cedar City plans to make better use of our rail access by supporting a satellite operation to the Utah Inland Port, a part of Utah's statewide Inland Port system. This satellite port will give rail access to other local companies and to other businesses from throughout the region, expanding business options for the local business community and facilitating the Utah Inland Port Authority's objective to greatly improve the movement of goods throughout the state.

Cedar City has already designated land surrounding our rail spur for commercial and light industrial uses, and has encouraged the development of manufacturing, mining and other commercial uses in this area of the City. Utility and transportation infrastructure is already in place or planned for this area of our community. A partnership with the Utah Inland Port Authority and the improvement of our railroad access is of utmost importance in our planning.

Anticipated Changes: Local Economy

- All indications are that Cedar City will see a positive growth trend in the coming years. Cedar City offers low energy costs, low local taxes, a young educated workforce, population growth for the workforce of tomorrow, competitive land costs, and excellent quality of life.
- Cedar City's amenities make it attractive to remote (virtual service) workers, but the City will need to continue with efforts to draw tech sector employers in order to keep those employees over time.
- The Cedar City area has identified four industry clusters that are strong today and will likely grow into the future. These include manufacturing, small entrepreneurial businesses, renewable energy, and recreation and tourism.
- Because of its location to major cities in the western region of the country, Cedar City also has the potential to become a major inland port for those moving goods and services to such areas as Los Angeles, Phoenix, Denver, and Salt Lake City.
- Economic development is highly connected to the city's support of education, arts and cultural activities. Often one of the major factors in company relocations or expansions is related to the strength and diversity of the educated workforce. Those same factors contribute to re-location decisions where there is demonstrated commitment to cultural and recreational opportunities available for its company employees and families.
- As the area continues to develop, the lands that are held by public agencies will continue to feel pressure to develop (i.e. SITLA parcels near the north interchange).

Goals + Objectives: Local Economy

G6-1. Expand employment opportunities within Cedar City through effective planning and zoning supporting economic development activities.

- O6-1.1 Recruit and retain quality businesses providing higher wages and benefits to employees. 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.
- O6-1.2 Provide planning and zoning protections for business investment (preventing residential encroachment on business and manufacturing properties).
- O6-1.3 Continue to promote rail-served industrial parks and commerce centers for high technology, clean renewable energy, manufacturing and shipping operations.
- O6-1.4 Collaborate with Southern Utah University, SWTC and the State of Utah in developing a research and business campus adjacent to the Coal Creek Parkway and the Interstate 15 corridor or near SUU.

G6-2. Increase the tax base of the City through expanding commercial development that broadens the retail diversity, and limits sales taxes leakage.

- O6-2.1 Provide commercial zoning in compliance with the General Plan at a pace that supports economic expansion based on population growth and community needs.
- O6-2.2 Identify new retail opportunities that could be supported in Cedar City. Provide the necessary zoning and seek corporate investments in areas.
- O6-2.3 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.
- O6-2.4 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.

G6-3. Support and expand the recreation and tourism base and provide the highest quality visitor experience through proper planning, zoning, and design.

- O6-3.1 Enact planning and zoning policies encouraging the expansion of the City's commitment to festivals and the arts.
- O6-3.2 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.
- O6-3.3 Establish walking and biking connections between visitor facilities and services – including motels, hotels, theaters and the University campus - leading to the Coal Creek parkway and the canyons east of downtown.

- O6-3.4 Expand recreational facilities in and around the City that would establish Cedar City as a hub for outdoor and indoor recreational activities year-round.
- O6-3.5 Maintain and improve the infrastructure of Cedar City and Iron County to accommodate business recreation and tourism growth.

G6-4. Recognize economic opportunity areas identified by the community, and prioritize them for long-term development.

- O6-4.1 Cedar City will review its industrial policy annually to ensure the most effective areas of the City are used in promoting industrial businesses.
- O6-4.2 Cedar City will continue to maintain an efficient business and development permitting process.
- O6-4.3 Cedar City will support cooperation, communication, and coordination of local, county and area leaders.

Implementation Action Steps: Local Economy

- **Short Term Opportunities (1-5 years)**
 - a. Expand the Economic Development Committee to include representation from the industry clusters that are defined in the most current economic development strategic plan.
 - b. Support the development of Port-15 Utah with the Economic Development Administration’s (EDA) Planning and Local Technical Assistance Program.
 - c. Map priority areas selectively and prioritize incentives and investments to those areas.
 - d. Apply for EDA’s Public Works and Economic Adjustment Assistance (EAA) programs to implement projects in opportunity zones.
 - e. Support the development of comprehensive marketing information to increase recreation and tourism.
- **Long Term Opportunities (+5 years)**
 - a. Continue to maintain an economic development strategic plan.
 - b. Conduct marketing research and prepare essential information regarding Cedar City and Iron County.



Chapter 7: DOWNTOWN DEVELOPMENT

Cedar City’s downtown area is obviously part of the local economy, but its unique mix of land uses and historic role in the community warrant a separate element of the general plan. Cedar City has an iconic main street that plays an important role in the overall character of the community. Developing a strong vision that protects the identity of the downtown area will lead to an increase in economic development and community pride.

Current Conditions

Ten years ago, a study was conducted on Cedar City’s Historic downtown. This study defined the downtown area as approximately 300 North to 200 South for the two block corridor surrounding Main St, and including the festival area on Center Street. It articulated a vision for downtown that focused on the following:

- A thriving downtown of economic diversity – in terms of its business mix, cultural offerings, events, nightlife – brimming with economic success.
- A quaint, vibrant, fun downtown that has retained its historic flavor.
- The epitome of “Small Town America” – safe, friendly, comfortable, inviting, and pedestrian-friendly.
- A unique destination and draw within Southwest Utah – a Historic Downtown of high integrity and high quality that is the Gateway to the National Parks.

A number of strategies were recommended to achieve this vision. These included efforts to:

- define the area’s boundary, and improve wayfinding,
- improve linkages to other activity areas (i.e. SUU),
- investment in public improvements (i.e. street trees),
- traffic calming (i.e. medians, cross walks, bike lanes),
- improving parking for both on-street and behind buildings,
- incentivizing building facade improvements, and
- utility improvements within the historic downtown district.

Downtown OPPORTUNITIES	Downtown CONSTRAINTS
<ul style="list-style-type: none"> • The festival ‘brand’ can lead to downtown design guidelines that will help Cedar differentiate from other communities. • Students and festival attendees who are looking for after-hours entertainment opportunities would have easy access to establishments located in the downtown area. • Promotional materials for walking tours could include historic building information. • Cedar City could explore the feasibility of landscaped medians along Main Street and Center Street. • Cedar City could incentivize the development of a mid-block pedestrian mall on the 	<ul style="list-style-type: none"> • The attractiveness of the festival areas is influenced by the maintenance activity of the individual property owners located near it. • Main Street is the primary arterial for north-south transportation in the area east of the freeway. Heavy traffic can limit options for the downtown environment (i.e. on-street parking, widening sidewalks), and the roadway is under the jurisdiction of UDOT. • Absentee owners of properties along Main Street will be hard to coordinate with and to win buy-in on improvement initiatives. • Some of the street trees along Main Street have matured in a way that obscures business

<p>west-side of Main Street.</p> <ul style="list-style-type: none"> • There might be an opportunity for the old Cedar Theater to be converted into a venue for classic films and live performances that would support festivals. • Improve and/or encourage housing development in the downtown area (second and third story apartments over existing businesses). 	<p>signage. Also, the current signage (Heritage Center, parking structure, etc) is inconsistently themed and would require an investment to improve.</p> <ul style="list-style-type: none"> • The availability of parking is a concern for most businesses in the downtown area.
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Desired Future

The Historic Downtown / Main Street area of Cedar City is a focal point of the community. Its vitality and ongoing revitalization is the result of intentional efforts of private property owners that are supported by the City. The transportation infrastructure supports vehicular, bicycle and pedestrian traffic. It is a safe and interesting area that draws both local residents and tourists.

Anticipated Changes

- The convenience of e-commerce and the economies of scale achieved by big-box stores is going to continue to negatively impact downtown retail in the coming years. (The recent pandemic environment is accelerating this shift).
- Small business owners are going to be making fundamental shifts in how they reach and sell to customers. The ability to provide a user friendly environment and positive customer experience has the potential to offset the attraction of online shopping.
- The cost of redevelopment and rehabilitation of historic structures can be more expensive than new development. As existing facilities (in the Main Street area) continue to age, the need to reinvest in the structures is expected to increase over time.
- Main Street might be the ideal location to meet the demand for incubator / coworking / makerspaces.
- Demand for a larger (perhaps regional) farmer’s market facility is expected to continue into the future.

Goals + Objectives: Historic Downtown

G7-1. Support efforts to create a place of unique character and attract entrepreneurial activity to the downtown area (i.e. putting empty downtown buildings to use and bringing the creative class to the downtown).

- O7-1.1 As resources become available, consider ways that the City can incentivize business and housing activity to locate in the historic downtown area (i.e. streamlined approval process, pursuing grant opportunities, maintaining a Community Reinvestment Agency (CRA)).
- O7-1.2 The City will continue to work with UDOT to improve downtown pedestrian safety, traffic flow, calming and aesthetic appeal.
- O7-1.3 All new commercial or mixed-use developments in the historic downtown area will be designed and constructed in a way that will promote the existing characteristics of the historic architectural styles of Cedar City.

Implementation Action Steps: Downtown Development

- **Short Term Opportunities (1-5 years)**
 - a. Develop innovative parking strategies that recognize the uniqueness of the downtown area's older development patterns.
 - b. Consider parking permits for new development to help facilitate the acquisition of public parking areas.
 - c. Apply for a Rural Business Development grant from USDA Rural Development. (Funds can be used to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses which will employ 50 or fewer new employees and have less than \$1 million in gross revenue).
 - d. Implement a policy that clarifies that incubator/start-up/co-work spaces are encouraged in mixed use development, especially in the downtown area.
 - e. Establish a “maker-space” that is available to the entire community by partnering with organizations such as the Business Resource Center, Small Business Development Center, Women's Business Center, Tech-Up, and the Chamber of Commerce to program and pursue funding.
 - f. Continue to work with the State Historic Preservation Office to designate the Downtown Area on the Historic Registry.
 - g. Educate property owners within historic areas regarding potential tax credits for historic buildings.
- **Long Term Opportunities (+5 years)**
 - a. Develop a deliberate economic development strategy focused on the historic downtown area (i.e. monitoring the viability of uses in NAICS codes 44-45).



Chapter 8: **TRANSPORTATION**

The intent of the transportation chapter of the general plan is to address all modes of transportation using the public rights-of-way in the city and surrounding vicinity. This includes motor vehicles, pedestrians, and bicyclists. Transportation issues are closely connected to other elements of the general plan because land near transportation corridors typically have a higher development potential than those that will need access investments.

Current Conditions + Regional Plan

The goal of Cedar City is for improved circulation and mobility for all modes, the general plan addresses the potential for additions to the road network, as well as improvements to other means of transportation (including ATV, bicycle and pedestrian).

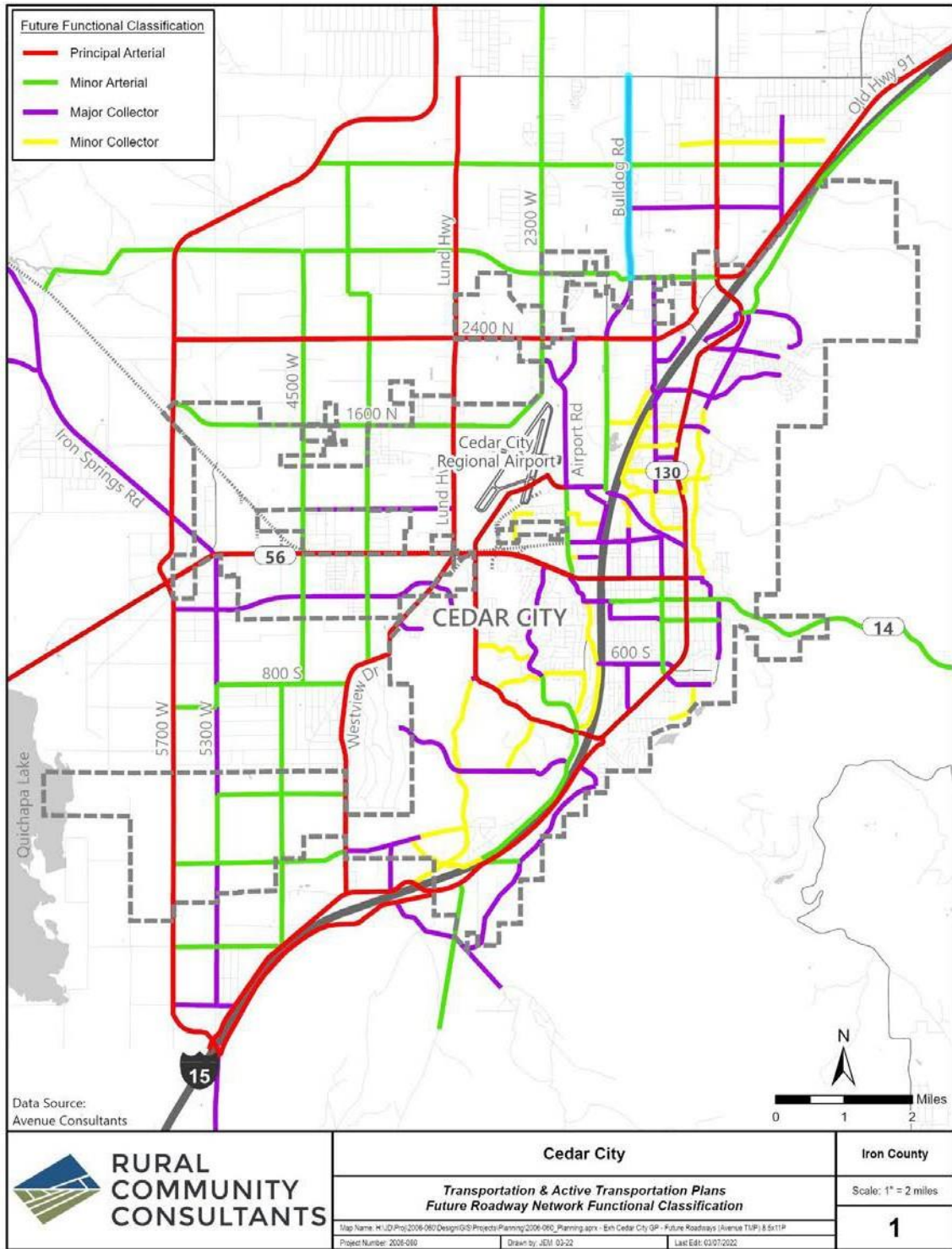
Note: The Cedar City and Enoch maintain a transportation master plan that can provide more detailed information on the transportation system in the area, and should be considered an amendment to this plan.

Transportation OPPORTUNITIES	Transportation CONSTRAINTS
<ul style="list-style-type: none"> • The location of Cedar City’s campus areas and trails might support a bike sharing program. • A new interchange near Coal Creek Drive would improve access to the hospital and airport. • Cedar City has an Active Transportation, Trails and CATS (bus service) committees. All are working on projects to improve connectivity and access, and there could be an opportunity to consolidate these efforts. • A new inland port could present an opportunity to address freight and truck parking in the area. 	<ul style="list-style-type: none"> • The public would benefit from an improved transit system, but the population (and thus the demand problem) will need to increase before Cedar City will be eligible for funding support. • Cedar City’s location along I-15 makes it an attractive location for freight and truck parking, but only the current interchange on the north is designed well to accommodate it. • The interchanges at the southern end of town and at 200 North generated a significant number of negative comments from the public in the general plan survey. • Lund Highway is a critical road that may need improvements before new development can help fund it.

Desired Future

Transportation issues will largely determine the quality of life for residents in and around Cedar City for the foreseeable future. Cedar City will continue to address the increased needs of a growing population by seeking a variety of funding options to upgrade and plan for roadway improvements and alternate modes of transportation to avoid unnecessary traffic caused by a growing population.

Current Transportation Network Map



Map showing the current transportation network for the Cedar City area ([click for original](#)).

Anticipated Changes + Future Growth

- Growing industrial, residential, and seasonal tourism traffic will increase the amount of pressure on Cedar City's transportation systems.
- Based on current land use zoning, growth pressure for residential development to the north and west of Cedar City will need to be a priority to avoid increased traffic.
- Employment for the region will primarily be located in downtown Cedar City. With the population of Iron County expected to increase and Cedar City expecting to be the economic hub of the region, Cedar City will take the brunt of that expected traffic.
- Cedar City will need to address road conditions and alternative routes and modes of transportation within these high growth areas to avoid high traffic and poor road conditions.

Impact Fees + Traffic Impact Studies

Cedar City currently has a street impact fee for transportation improvements. The impact fees are meant to assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the City. Proposed roads on the future roadways map can be funded by these fees.

In conjunction with the adopted Transportation Master Plan, the City should consider and adopt an Access Management Plan.

As part of furthering this plan and deciding how to use funds wisely, Cedar City may elect to update the impact fee after completing a fee study for any new development and for larger developments a Traffic Impact Study (TIS). A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from a new development. Since residential and private roads are not part of the Future Roadway map, TIS reports allow the City flexibility when deciding these smaller road locations.

Roadway Design

A safe transportation system is one of the top priorities of Cedar City. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways, bikeways, and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that serve schools should encourage traffic calming devices and have well-designed pedestrian street crossings. Minor collectors should maintain the current grid system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead end or terminate in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Cedar City already has in some parts of the City.

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 pre-construction documents for developers and closing documents for land purchasers acknowledging and defining these areas as an active, and vital aviation area within the City.

Active Transportation Facilities

An important part of the transportation element of the city is the ability to provide for the needs of the citizens that includes biking and walking options throughout the community. The ability of Cedar City to become a walkable and bikeable community has multiple benefits to the community including less pollution, traffic and the many health benefits to the citizens. Current data suggests those areas near the college and in the city's historic downtown core provide the most walkable/bikeable areas of the city for employment, population and households. The City will continue to explore Active Transportation opportunities that will connect its downtown core with the trails, bikeways, and recreational facilities that surround the City.

Please also refer also to the General Plan's chapter on Trails for further goals related to active transportation.

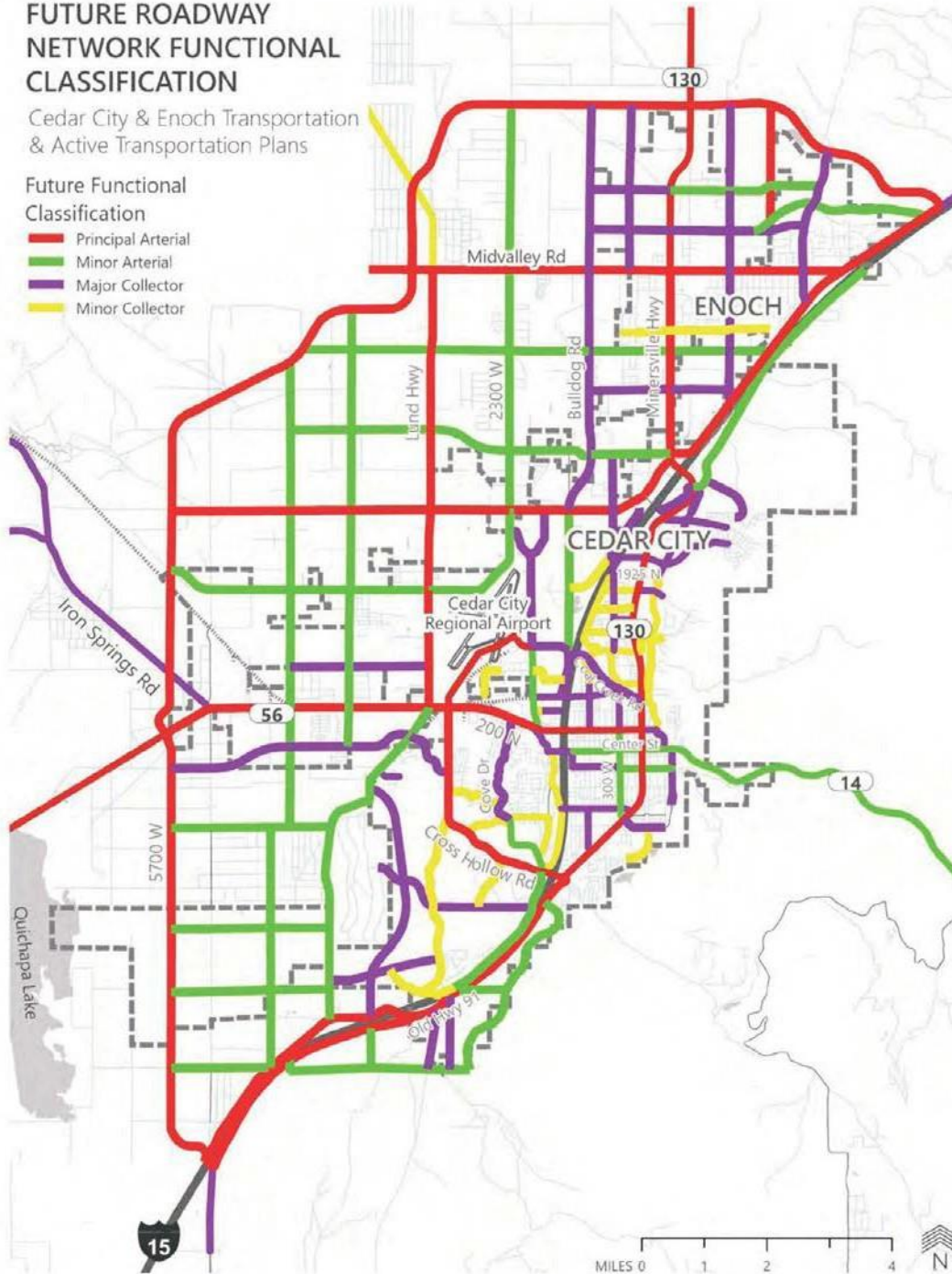
Future Transportation Corridors

Figure 5-2
**FUTURE ROADWAY
 NETWORK FUNCTIONAL
 CLASSIFICATION**

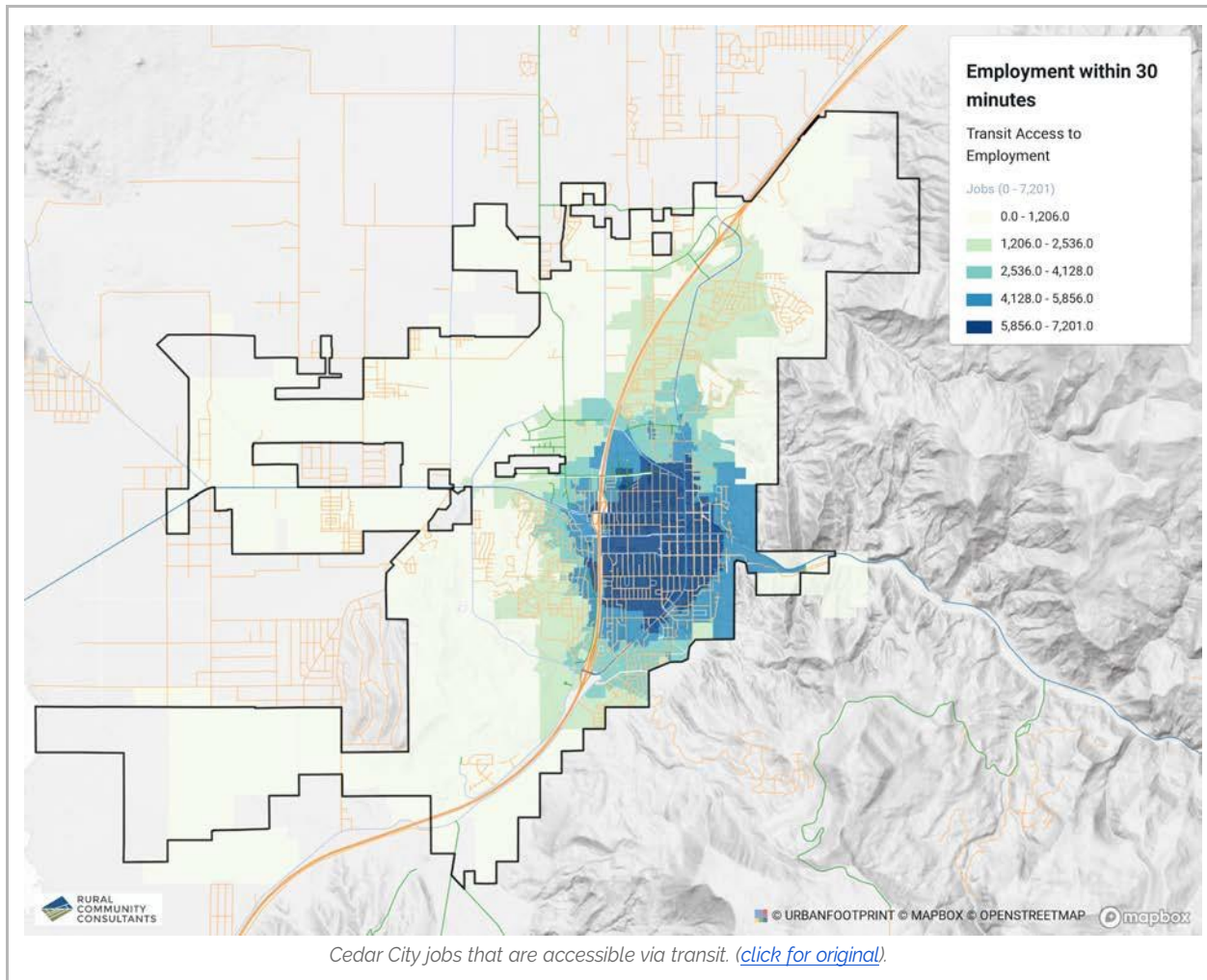
Cedar City & Enoch Transportation
 & Active Transportation Plans

**Future Functional
 Classification**

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector



Future transportation network for the Cedar City and Enoch area ([click for original](#)).



Goals + Objectives: Transportation

G8-1. 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.

- O8-1.1 Develop a surface transportation network that minimizes congestion and provides for safely designed neighborhood streets with minimal through-traffic flows.
- O8-1.2 Require all new development to follow the transportation element of the General Plan (and the most current Transportation Master Plan) while allowing some flexibility in the final design.
- O8-1.3 In lieu of isolated subdivisions dependent on master planned roads, the City shall encourage connectivity through the subdivision process.
- O8-1.4 As the City grows, implement an interconnected street network with a walkable block size.

G8-2. Utilize a broad transportation demand management approach.

- O8-2.1 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.
- O8-2.2 Adopt a transportation project priority list to ensure early acquisition of right-of-ways. Use the priority list in coordinating with elected officials and County, State or Federal agencies.
- O8-2.3 Enhance connectivity between neighborhoods, open spaces, and City destinations. Likewise, encourage vehicular connectivity between commercial developments and minimize driveway access points to minimize turning conflicts.
- O8-2.4 Traffic impacts should be evaluated on a project-by-project basis.

G8-3. Protect and expand the viability of the Cedar City Regional Airport as a component of the community's transportation system.

- O8-3.1 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.
- O8-3.2 Coordinate with State, federal and industry leaders to secure long-term commitments for quality air service to Cedar City.
- O8-3.3 Promote Cedar City as an air-served business and tourism destination and as a convenient facility for both general and commercial aviation.
- O8-3.4 Continue to support improvements at the Cedar City Airport. The lengthening of the existing runway is among these improvements.

G8-4. 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.

- O8-4.1 Continue to develop, in cooperation with Iron County, the northern segment of the 5700 West transportation corridor.
- O8-4.2 Coordinate with Iron County and Enoch City on the extended alignment of 5700 West through the northern portion of the City.
- O8-4.3 Engage UDOT in discussions related to future development along Main Street to guarantee the long-term viability of the City's historic downtown core.
- O8-4.4 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.

G8-5. Preserve the existing rail service corridors and adapt these rights-of-way for future transportation services where feasible.

- O8-5.1 Preserve rail access to the City as an economic development tool. Limit encroachment on this line through land use limitations where appropriate.
- O8-5.2 Encourage users, currently existing east of Interstate 15, to expand their operations in appropriate areas west of the interstate highway.

- O8-5.3 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.
- O8-5.4 Investigate the expansion of tourism-based rail service into Cedar City as a means of enhancing the City’s recreational and cultural reputation.

G8-6. Expand mass transit opportunities as the community grows.

- O8-6.1 Expand the CATS bus service as demand grows.
- O8-6.2 Coordinate with Southern Utah University and Southwest Technology College in providing transit links between campus area and to retail and student housing areas and activity centers.
- O8-6.3 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.

Implementation Action Steps: Transportation

- **Short Term Opportunities (1-5 years) - *recommendations found in the current Transportation Master Plan:***
 - a. As resources permit, conduct studies that can evaluate conditions and gaps in the current network:
 - Cedar City Downtown Plan
 - SR-130 Corridor Study
 - Access Management Plan along new Belt Route
 - Design Standards and Cross-Sections Update
 - Cedar City Sidewalk Study
 - Regional Transit Study
- **Long Term Opportunities (+5 years)**
 - a. Make regular updates and steady investments in the recommended capital improvement project list.



Chapter 9: HOUSING

High-quality and affordable housing is at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.

Current Conditions

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 and economic factors.

A significant assumption of this section is the maintenance and enhancement of the residential environment. This can be achieved only when the objectives and implementation are aligned integrally with the major goals of the general plan.

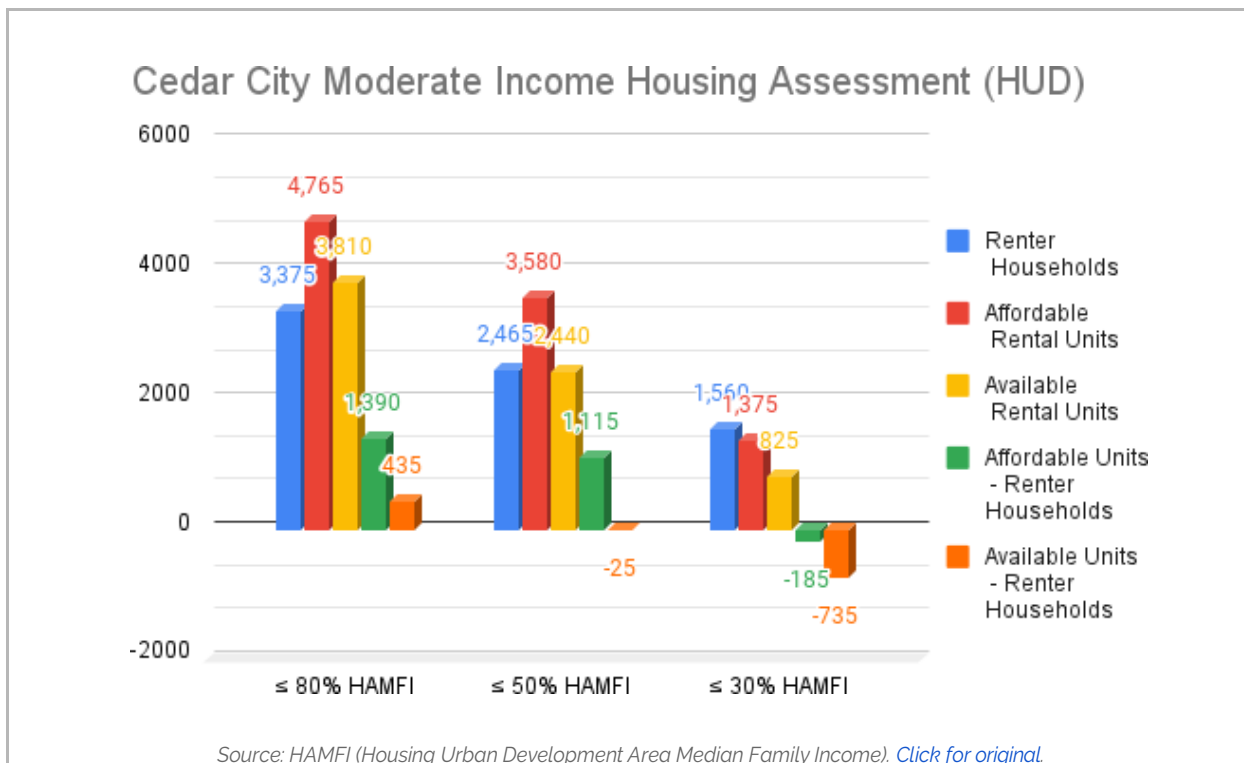
Affordable housing is a need across the state and nation regardless of location, size, or economic environment. Cedar City as the economic hub for the region, and home to a major and growing University has an extra incentive to plan for affordable housing to meet the needs of current students and residents and continually improve economic trends in the community. Currently, there is a deficiency of housing opportunities for very low and extremely-low-income households in Cedar City.

Housing OPPORTUNITIES	Housing CONSTRAINTS
<ul style="list-style-type: none"> • Cedar City has a highly-effective local housing authority that is focused on affordable housing strategies that involve the public and private sectors. • Cedar City’s student market might increase the feasibility of establishing a ‘tiny home’ development. • The downtown area should be able to accommodate more mixed-use housing and commercial development. • The City has long prioritized housing issues and has implemented solutions such as a student housing zone, updated regulations for mixed uses, and a new PUD ordinance. • The interchange areas can provide for mixed-use development that can accommodate attainable housing with the expected commercial build-out. 	<ul style="list-style-type: none"> • The city controls a limited number of elements involved in the larger housing market. • The tourism potential of the area increases the demand for short-term rentals. This reduces the housing supply for local residents. • Per the surveys, the community has responded negatively to the increase in the building of “high density” housing throughout the city. • The student population competes for affordable housing facilities. • Without a significant shift in the area’s employment opportunities, the gap between average wage rates and average home prices will continue to widen. • The Paiute Tribe’s efforts to help members with housing issues is constrained by the relative lack of tribal lands in the area.

Moderate Income Housing

Cedar City has continued to complete their yearly report to the State of Utah on moderate-income housing since 2017. An updated plan is included in this plan using data from the [Department of Workforce Services five-year projection Calculator for Cedar City](#). The following is a summary of its findings.

- The housing profile of Cedar City's total population in 2018 was roughly 54% in owner-occupied units, and 46% in rental housing units of the total occupied units within the city.
- According to the state model, this ratio of citizens living in owner and rental dwelling units is expected to stay relatively the same through 2025.
- As expected with the new housing developments in Cedar City since 2010, the number of households that own their housing without a mortgage has declined and is expected to continue to do so. Approximately 30% of those who own their home are expected to have a mortgage by 2025.
- Median housing costs for owner-occupied housing with a mortgage in 2018 were \$1,237 and median gross rents are estimated to be \$682 per month.
- The median household income for City residents is estimated to be \$48,346. Those in owner-occupied units are reporting \$66,915, and those in rental units report \$24,456.
- Utah Statute requires cities to evaluate their housing opportunities for those earning 80% of the “area median income”. Iron County’s household AMI is approximately \$47,273 for households that are the average size for the city of 3 people, and 80% of this amount is \$37,818. Under the assumption that appropriate housing costs should not exceed 30% of a household budget, then the City should look for ways to support housing development that is as or more affordable than what is in the market currently.
- Future projections predict by the year 2025 those making below the average area median income (AMI) the percentages that will be cost-burdened meaning they will spend more than 30% of their monthly income on housing costs:
 - 16.7% of those making 80% of the Iron County AMI,
 - 26.7% making 50% of the Iron County AMI.
 - 44.4% making 30% of the Iron County AMI



Subsidized Housing Data:

- The Cedar City Housing Authority currently owns and subsidizes 79 residential units, including 38 – 1bedroom units, 31- 2 bedroom units, and 3- 3 bedroom units. Since 2017, the waiting period for these units has increased dramatically from an average wait time for the three types of units provided of 10.3 months to 26 months. Currently the vacancy rate is zero percent.
- As of 2017 the Cedar City Housing Market has acquired 300 additional Low Income Tax Credit Funded Units.

Desired Future: Housing

The City is aware of its role in the housing market and deliberately employs a suite of solutions to meet the housing needs of all residents who call Cedar City home for the long and short term. A variety of housing options throughout the city at all densities is an asset to the community as a whole.

Anticipated Changes

- The population of Cedar City is projected to continue to increase substantially by the year 2030 however, it is not clear that the potential for income growth will increase at the same rate.
- Moderate income housing will continue to be an important issue for Cedar City as the population of the community increases. As was the case in past plans, a significant percentage of the population (over 36%) is between the ages of 15-29. This population is the most in need of moderately-priced housing, and demand is expected to grow as SUU continues to expand. The growth of SUU will be directly tied to their ability to provide housing for incoming students.

- A study that was done in 2017 showed the City has an aging housing stock, of which approximately 44% of the existing units are more than 30 years old. In order to maintain a healthy housing stock capable of providing safe, habitable, and affordable living conditions for residents, active maintenance and improvements to the current housing supply will be necessary.
- Housing will continue to be a major factor in economic development as well as quality of life. As new businesses consider relocating or opening in Cedar City, having affordable housing options for employees will be a part of that decision.
- The Current Cedar City population is 37,306 and is expected to continue to grow in overall population during the duration of this plan. From 2010-2020 there was a 20.4% change in the overall population, an increase of roughly 5,907 people. From 2020 to 2021, Cedar City which is one of four micropolitan areas in Utah including Heber, Price, and Vernal grew the fastest at a rate of 5 percent.
- The rising popularity of cluster subdivisions this option might present an opportunity for Cedar to preserve some of the areas that are currently in agriculture.
- Southern Utah University is experiencing historic growth. leading the state with Southern Utah University had an enrollment increase of 12.1% in the fall of 2020 leading all public institutions of higher education in the state. Areas of the community near the university should be identified for potential higher-density housing to help with affordability.
- The average household size in Cedar City from 2009 to the 2025 projections is expected to stay around three people per household. This will create a need for the community to partner with private and public sector entities to attempt to meet the needs of those that fall into the category of making less than 80% of the Area Median Income.

Goals + Objectives: Housing

G9-1. Preserve and strengthen Cedar City's existing neighborhoods while allowing the formation of new neighborhood centers.

- O9-1.1 Through appropriate zoning and City ordinances, protect residential areas from inappropriate or detrimental, non-residential encroachment.
- O9-1.2 Where possible, limit conditional use permits and instead encourage the clear and precise application of the zoning ordinance as a means of ensuring neighborhood stability.
- O9-1.3 Establish neighborhood centers for each community area within the City. A neighborhood center should contain a mix of uses and the services necessary for a complete residential experience including commercial services, civic services, and recreational open space.
- O9-1.4 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.
- Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. [as per Uca 10-9a 403(2)(b)(iii)(F).

G9-2. Protect the individual resident's investment in the Cedar City community that is represented by the existing housing stock and neighborhood environments.

- 09-2.1 Continue to enforce existing building codes and zoning ordinances to protect residential investments. 09-2.2 Limit a widespread conversion of existing single-family homes that are categorized as moderate-income housing into a duplex or multiple unit rentals through appropriate ordinances and routine enforcement procedures to preserve Cedar’s existing single-family moderate-income housing.
- 09-2.3 Provide traffic planning resulting in safe, traffic-calmed residential streets and balancing transportation and fire safety with neighborhood values and pedestrian safety.
- 09-2.4 Continue monitoring streets and public infrastructure needs. Prepare long-term plans and budgets necessary to provide and ensure adequate levels of service.
- 09-2.5 Review and implement changes to the process of development proposal reviews where necessary to make the process more efficient for the applicant and city leaders.
- 09-2.6 Identify areas of the community to allow accessory dwelling units that meet the character and environment of the neighborhood and [Utah State Code 10-9a-530](#) within residential zones of the City.
- 09-2.7 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones [*as per UCA 10-9a-403(2)(b)(iii)(E)*].

G9-3. 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.

- 09-3.1 Continue to monitor and review the moderate income housing needs within the City. In compliance with Utah Code, Cedar City has identified and detailed 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.
- 09-3.2 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 the most current data from the U.S. Census and anticipated demographic information from the State of Utah, the City will update and expand the City’s Moderate Income Housing Element of the General Plan.
- 09-3.3 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.
- 09-3.4 Utilize the City’s housing policy to support economic development activities, as well as the needs of community services such as education.
- 09-3.5 Review and modify as necessary, building codes and subdivision ordinances, and enforce those codes and ordinances to ensure a high quality of residential housing for all economic strata

of people.

- 09-3.6 Rezone for densities necessary to facilitate the production of moderate income housing. [as per UCA 10-9a-403(2)(b)(iii)(A)]
- 09-3.7 Utilize and identify strategies that preserve subsidized low to moderate-income units on a long-term basis.
- 09-3.8 Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing. [as per UCA 10-9a-403(2)(b)(iii)(P)].
- 09.3.9 Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under [Title 11, Chapter 13, Interlocal Cooperation Act](#), an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing. [as per UCA 10-9a-403(2)(b)(iii)(O)].
- 09.3.10 Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing [as per UCA 10-9a-403(2)(b)(iii)(B)].
- 09.3.11 Implement zoning incentives for moderate income units in new developments [as per UCA 10-9a-403(2)(b)(iii)(J)].
- 09.3.12 Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities [as per UCA 10-9a-403(2)(b)(iii)(H)].

G9-4. Identify potential areas of blight that may affect the community and establish goals and standards for improvement of these areas or structures.

- 09-4.1 Provide information for property owners regarding housing rehabilitation methods and safety inspections.
- 09-4.2 Establish appropriate areas for redevelopment and utilize the tools available through Utah State Codes to apply the necessary redevelopment goals and procedures.
- 09-4.3 Support housing developments that are constructed out of high-quality materials and are intended for owner occupancy, especially in the case of multi-family developments.

G9-5. Evaluate zoning applications and decisions from a perspective of preserving and improving the quality of life for residents of existing neighborhoods.

- 09-5.1 Implement programs to protect purely residential areas from commuter traffic including the effects of traffic generated by schools, hospitals, businesses, and government facilities.

Housing Opportunities

- **Short Term Opportunities (1-5 years)**
 - a. Explore the Community Facilities Grant program from the Rural Community Assistance Corporation (RCAC). Funds can be used to aid in the development of assisted living, transitional housing, etc.
 - b. Work with NGO and area stakeholders to incorporate the Community Development Block Grant Program (CDBG) from HUD into the City’s moderate-income housing strategy.
 - c. Develop a grant strategy for USDA Rural Development’s “Rural Community Development Initiative” (RCDI) with the goal of helping non-profit housing and community development organizations with their housing projects.
 - d. The City can promote programs such as first-time buyer programs available through local lending institutions, repair and rehabilitation programs administered by other government agencies, and the use of online HUD resources.
 - e. As resources are available, the city will develop and maintain an inventory of appropriate infill lots and encourage adaptive reuse to stimulate affordable housing development.
 - f. The City can actively partner with agencies such as Iron County Care and Share to develop and provide housing options for homeless high school students.
- **Long Term Opportunities (+5 years)**
 - a. Explore methods and programs that encourage homeownership counseling and mutual self-help housing (for example Neighborhood Nonprofit Housing Corporation in Logan).
 - b. Investigate the creation of incentives for the development of lower-cost housing, such as: density increases, height flexibility, partnerships, programmatic incentives such as grants, and contributing vacant City-owned land.

Regulatory Framework

The 2017 Cedar City Affordable Housing plan indicated that in general, the Cedar City Zoning Code provides for an opportunity to develop a variety of housing types within the city, including, small and large lot single family, multi-family, and mobile homes. The Cedar City Proposed Land Use Map, which guides future development plans provides for this mix of housing types. In addition, the Zoning Code provides a reasonable opportunity to develop housing for specialized populations. Section 26-XV-2 provides that “a residential facility for persons with a disability shall be a permitted use in any zoning district where a dwelling is allowed.” Although there is an opportunity to provide a variety of housing types within Cedar City, there remains to be a gap between the number of units that are affordable to very low and extremely low-income earners. The following table illustrates Housing Strategies proposed in the 2017 plan regarding the Zoning Ordinance, progress the City has made, and future opportunities:

2017 Housing Strategies	Progress
<ul style="list-style-type: none"> • Reviewing the proposed land use map to provide greater opportunities for higher density housing. • Review the parking ordinance for residential dwellings in Section 26-V-2. Currently, multifamily housing with 4 or more units requires 1.3 stalls per bedroom. This may be overly stringent, making it economically unfeasible to develop multi-family housing • Consider allowing “guest houses” to be used as rental units. Currently, guest houses are limited to being used for “guests or servants, and not rented, leased, or sold separate.” • Consider providing incentives to develop moderate-income housing in “residential development overlays.” This could be provided through a density bonus for new development. 	<ul style="list-style-type: none"> • The recent update to the Cedar City General Plan included approximately 348 acres of land changed to High Density. Since the beginning of 2022 the City has approved Zoning Map Amendments encompassing an additional 125 acres to a higher density. • The City recently completed a parking study approving a parking reduction from 1.3 parking spaces per bedroom to 1 space per bedroom for units with more than 2 bedrooms. It is anticipated that the data will be utilized to further reduce parking ratios where applicable. • The City allows for Internal Accessory Dwelling Units in compliance with State law. The City recently adopted an ordinance to allow for External Accessory Dwelling Units including the conversion of guest houses.

Future Direction

In 2022 the City formed a Housing Committee to look at the regulatory barriers related to housing. As result of this committee’s efforts the City amended the Zoning Ordinance to allow for External Accessory Dwelling Units. Future changes are anticipated to allow for more flexibility in lot sizes and lot configurations in residential zones.

Housing Implementation Plan

As noted in this element of the General Plan, housing for low- and moderate-income families will continue to be challenge for Cedar City and the State. As a result of these challenges the State of Utah is enlisting help from local governments and counties to address the issue.

Of the many objectives listed above, some are required by the State of Utah to be included in the Housing Element. Although many are important and desirable, Cedar City is required to choose a minimum of three state strategies and adopt an implementation plan [as per UCA 10-9a-403(2)(a)(iii)(c)]. In forthcoming years cedar city will be required to report on its progress in implementing the selected strategies. Cedar City provides the following three state mandated strategies as its implementation plan for 2023 and subsequent years as applicable:

Implementation Matrix

STRATEGY 1:

09.3.10 Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under [Title 11, Chapter 13, Interlocal Cooperation Act](#), an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing [as per UCA 10-9a-403(2)(b)(iii)(O)].

Action Steps:

1. The City will continue to partner with the Cedar City Housing Authority which applies for CDBG grants per the referenced strategy by prioritizing the use of CDBG funds by the Cedar City Housing Authority.
2. The City will work with the Housing Authority to increase housing assistance payments.

Timeline

This strategy will be ongoing on a yearly basis. The Housing authority will submit Block Grant (CDBG) pre applications by January of 2023 with final application due by May of 2023.

Responsible Parties

Cedar City Housing Authority, and City Staff.

Goals:

1. The acquisition of at least one additional dwelling unit for the purpose of providing housing for low income families.
2. Secure match funding and maintain CDBG program compliance and meet deadlines in order to maintain a high ranking and award of CDBG funds.
3. Help enable low-income families to ascertain market rate units.

STRATEGY 2:

Rezone for densities to facilitate the production of moderate-income housing [as per UCA 10-9a-403(2)(b)(iii)(A)].

Action Steps:

1. The City will continue to consider appropriate amendments to the City's General Plan and Zoning Map.
2. The City will track the rezoning of properties for higher densities and the resulting addition of units.
3. The City will track the number of units considered to meet low and moderate income levels.

Timeline

This strategy will be ongoing as the city considers proposed zone changes. The city will aggregate the data referenced above by August 31st of each year.

Responsible Parties _____

Engineering and Building Department Staff, Planning Commission and City Council

Goals: _____

1. To rezone where appropriate for higher densities and allow for densities that facilitate more affordable housing units.

STRATEGY 3: _____

Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing. [as per UCA10-9a-403(2)(b)(iii)(P)].

Action Steps: _____

1. The City will demonstrate utilization of a moderate income housing set aside Redevelopment Project Area per the strategy above.
2. The City will track these funds by used by the Cedar City Housing Authority.

Timeline _____

This strategy will be ongoing. The housing authority expects that any funds generated will be received by May of each year and will invest those funds into affordable housing by January of each year.

Responsible Parties _____

Cedar City Housing Authority and City Staff

Goals: _____

Utilization of funds in conjunction with CDBG funds to acquire new low- and moderate-income housing.



Chapter 10:

PARKS + RECREATION

The parks and recreation element of a general 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. The previous plan recognized 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.

Current Conditions

There are over 20 parks within Cedar that are maintained by the city. While this gives residents a number of opportunities to enjoy parks near them, there is still need for more. In 2017, a plan was developed to identify goals and policies to guide future recreation opportunities. This study estimated that Cedar City had approximately 6.8 acres of parks and open space for every 1,000 residents of the community. This is lower than the recommended 9.6 acres that is recommended by the National Recreation and Park Association.

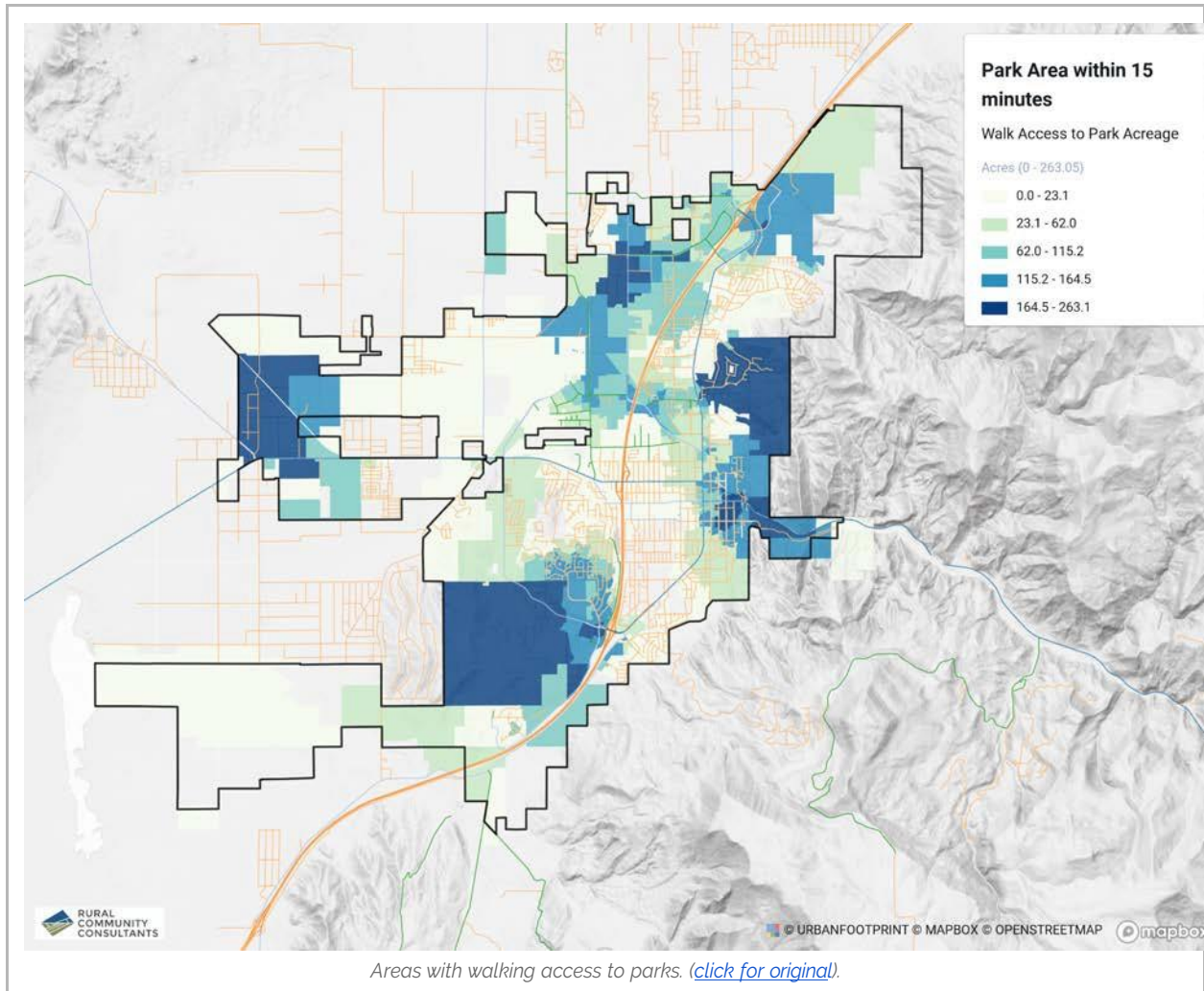
The multi-purpose Cross Hollow Arena is an asset that has the capacity to host regional events, and the aquatic center and adjoining Lake at the Hills are amenities that draw residents from across the county.

The Parks, Open Space, and Recreation subcommittee of the Vision 2050 initiative noted that Cedar City has a number of great amenities (including things like the Cross-Hollow arena, skate park, and aquatic center). They also identified ideas for future investments that include things like lighted soccer fields, indoor and outdoor sports facilities, and tennis/pickleball courts.

Cedar City has been recognized as a “Tree City USA” for over two decades. The City’s Leisure Services Department is responsible for nearly 800 trees within city limits.

The City works continually to maintain and expand outdoor leisure activities within the community through a series of parks, sports fields, trails, bike paths, aquatic center, golf course, Lake at the Hills and other year-round structured recreational programs. Simply because of its location and amenities, the city is the gateway to numerous open spaces and recreation areas including Three Peaks, Thunderbird Gardens and Brian Head resort to name a few.

Parks + Recreation OPPORTUNITIES	Parks + Recreation CONSTRAINTS
<ul style="list-style-type: none"> • The City could encourage developers to include immediately-adjacent play areas in their developments (i.e. trading front and side setbacks for larger backyards, shared areas for townhomes, etc). • Cedar City residents have shown a pattern of volunteerism to help with festivals and recreation events (i.e. Utah Summer Games). • Cedar City could develop a ‘dog park’ in the southern half of the city (not located too close to the one recently created in Enoch). • There is land available to expand the current skate park and/or create a pump track. 	<ul style="list-style-type: none"> • Residents consider the community pool as an asset, but would also like to see it expanded in order to provide indoor/winter opportunities (i.e. basketball, pickleball, indoor track). • Residents would like to see splash pads in the City, but they are also very concerned with water usage. • Most of the current city parks and recreation facilities are located in the southern half of the city.



Desired Future

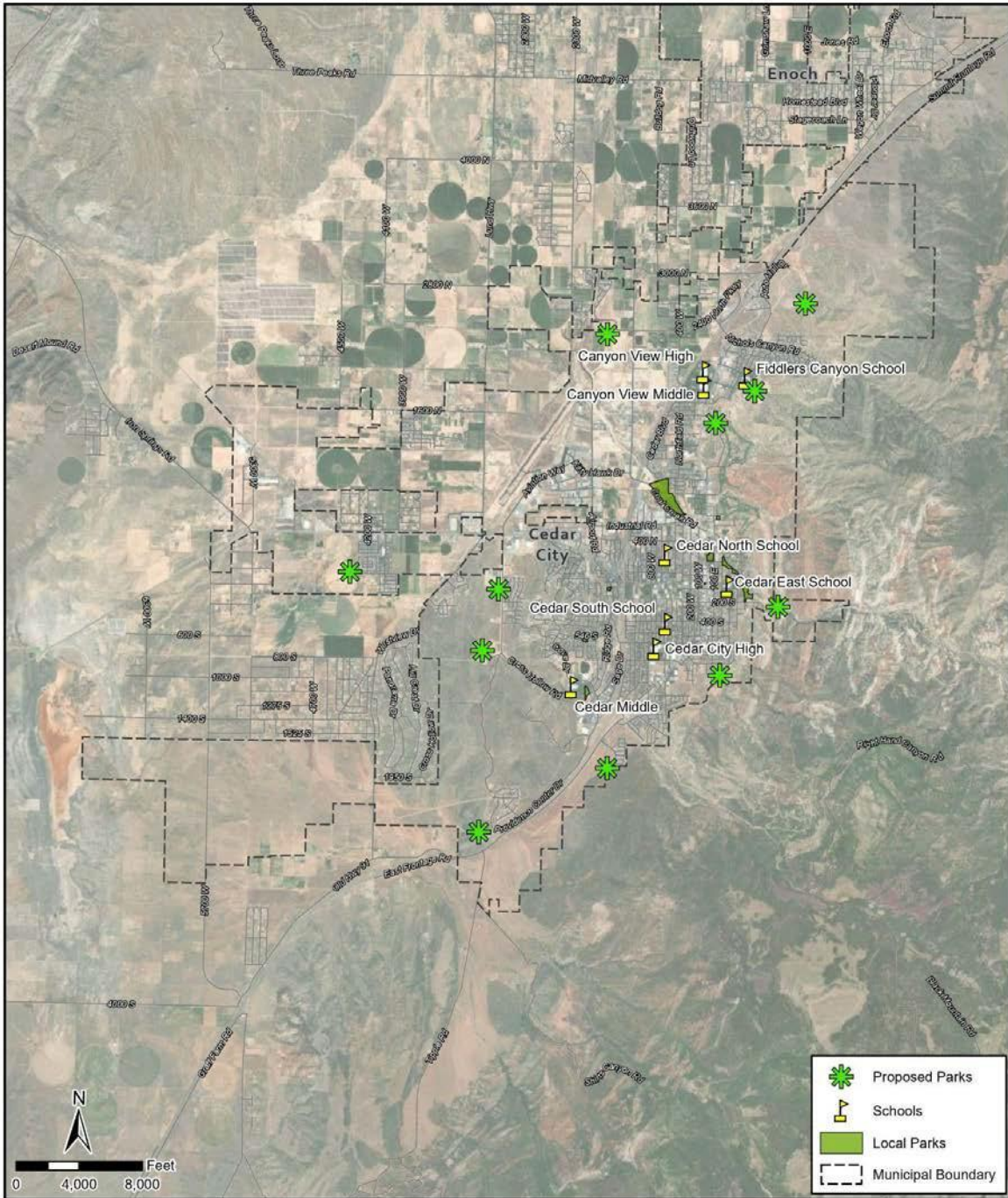
There is never a bad time to visit Cedar City. It is an active community known for its amazing four-season recreation opportunities. With projected growth comes the added responsibility to plan for and protect outdoor opportunities citizens and visitors have come to enjoy. As the gateway to national parks, national monuments and other popular outdoor venues, Cedar City has the ability to maintain its reputation as an outdoor hub in the larger region.


Anticipated Changes

- Public sports, exercise, and other recreational leagues will continue to serve an important role in part because private club costs for these leagues are beyond the means of many families.
- The growth and development of the community make additional opportunities for parks and open space more of a priority. Access to fields, parks, and other outdoor amenities are a benefit to the variety of groups and individuals who use them. While Cedar City prides itself on being an

outdoor-focused community, maintenance and finding additional land for such parks will continue to be an investment priority.

- With different facilities, Cedar City is ideally located to host the needs of traveling teams (i.e. improving spectator seating to watch sporting events).
- The City should carefully examine the opportunity for more year-round recreational facilities for the residents of Cedar City and to attract more visitation from outside the area.
- The City needs to work closely with all its stakeholders to quickly identify and finalize locations of future city and regional parks so the process may begin to acquire the necessary property.



 RURAL COMMUNITY CONSULTANTS	Cedar City		Iron County	
	2021 General Plan Future Land Use - Proposed Parks		Scale: 1" = 8,000'	
	Map Name: H:\DProj\2016-00\Design\GIS\Projects\Planning\2016-00_Plan\Map\Map - Esh Cedar City GP Future Land Use - Proposed Parks 5.5x11P			1
	Project Number: 2016-000	Drawn by: JEM 07-21	Last Edit: 07/12/2021	

Map illustrating locations of existing and proposed parks in Cedar City. ([click for original](#)).

Goals + Objectives: Parks and Recreation

G10-1. Expand recreational opportunities throughout the City.

- O10-1.1 As resources become available, 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.
- O10-1.2 Develop a broad network of trails for a variety of users including riding opportunities for ATV's and Off-Highway vehicles.
- O10-1.3 Create a policy for neighborhood parks, including operations and maintenance, and work with new development to implement these policies.
- O10-1.4 As resources permit, Cedar will pursue the development of a new, multi-generational recreation center that is designed to a scale that will draw users from the region (in order to offset some of the operating costs).
- O10-1.5 Enhance and protect quality of life for Cedar City residents of all ages, incomes, and abilities by providing access to parks, open space, and a choice of recreation opportunities within convenient walking distance.

G10-2. Plan and budget for future open space needs, parks, trails and recreational components.

- O10-2.1 Build partnerships with governmental, private, and educational groups to achieve recreation and preservation goals.
- O10-2.2 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.
- O10-2.3 Encourage input from all residents, including young families and retirees, to identify the recreational resources, opportunities, wants, and needs they are seeking.
- O10-2.4 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.
- O10-2.5 Promote active efforts to acquire necessary funds to expand, develop, or upgrade park and recreational facilities.
- O10-2.6 Consider the needs of disabled citizens when making improvements and developing new facilities.

G10-3. Protect, conserve, and enhance the natural beauty of Cedar City, and improve the recreational facilities and opportunities for residents and visitors to enjoy.

- O10-3.1 Create development incentives in the Zoning Ordinance for the preservation of natural open space areas.
- O10-3.2 Protect hillsides where trails have organically developed.

- O10-3.3 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.

Implementation Action Steps: Parks and Recreation

- **Short Term Opportunities (1-5 years)**
 - a. Conduct a study to 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.
- **Long Term Opportunities (+5 years)**
 - a. As resources become available, purchase land and develop parks on the northern and southern ends of the City.



Chapter 11: TRAILS

Trails are typically publicly-held improvements providing opportunities for passive and active recreation. They may range from paved corridors to dirt paths in a natural setting, and they provide important open space that would otherwise disappear as development occurs within the City. They are an important measure of quality of life within the community and contribute to the overall well-being of the citizens by providing places to recreate. The Cedar City general plan contains a trails element that is distinct from parks and recreation issues because the level of development pressure in the area warrants focused goals.

Current Conditions

Cedar City is a four-season community that is located near a number of natural amenities that lend themselves well to trails (i.e. foothills and river corridors). The City is also home to a number of built amenities, attractions, and activity centers that could support the use of trail connections.

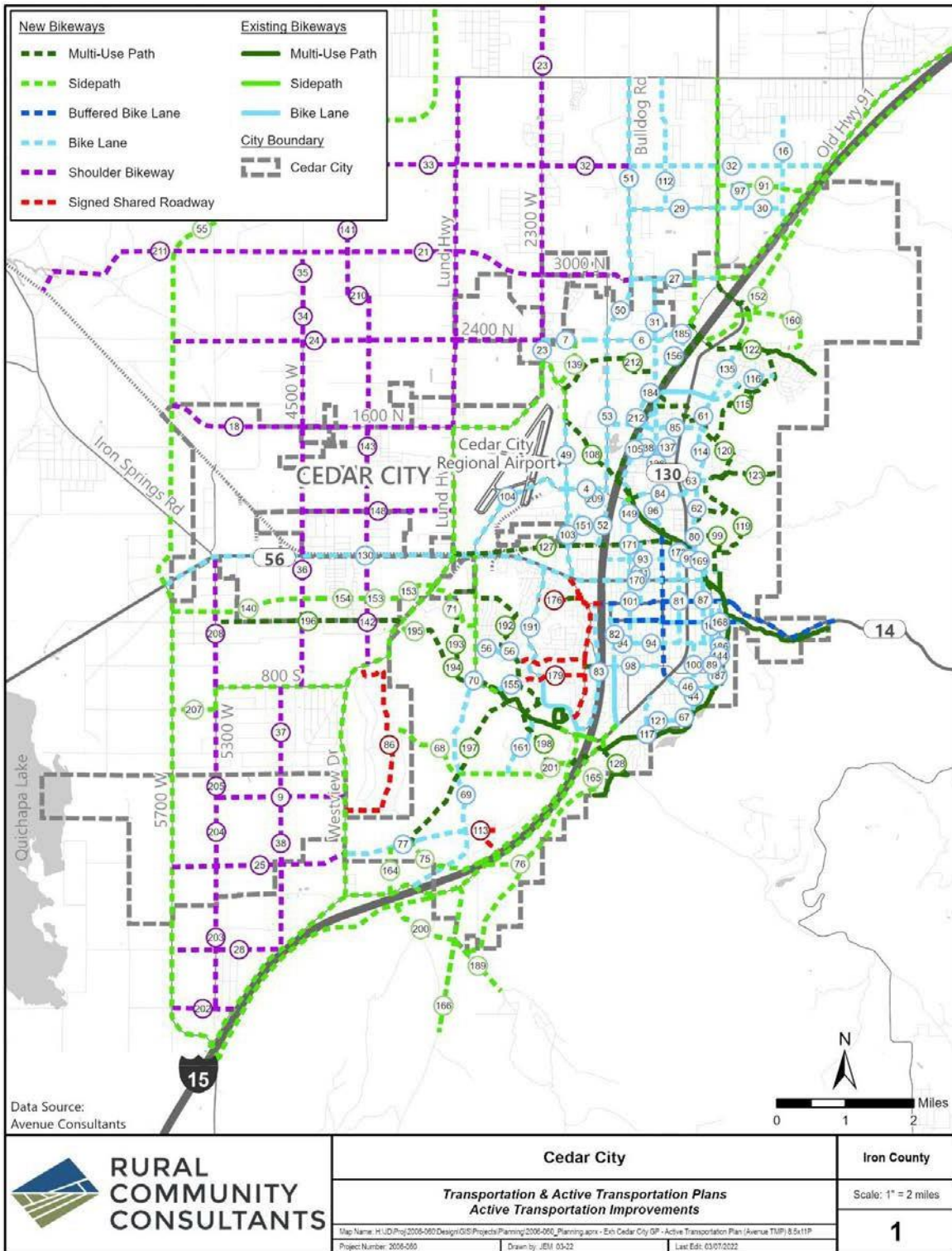
In 2017, the City adopted a master plan that suggests a more complete system of parks, recreation, and trails. In the process of developing that plan, the community expressed a strong opinion that trail improvements were one of the most important investments they wanted the City to make.

Participants in the Vision 2050 survey were asked to identify the strategy that would make the most (positive) impact on the area’s transportation system, and their response was to improve walkability and bike-ability throughout the community (over investment in roads and streets).

Trails OPPORTUNITIES	Trails CONSTRAINTS
<ul style="list-style-type: none">• Development pressure and the student population will lead to continued interest in active transportation networks that “connect-the-dots” between residential, institutional, and commercial destinations.• Many roads within Cedar City have sufficient width to incorporate bike lanes.• Community residents believe that there is an opportunity for new trailheads along foothills on the east-side of town.	<ul style="list-style-type: none">• Hotels with convenient access to trailheads can market a great amenity, but a number of hotels are separated from current trails by developed neighborhoods.

Desired Future

Cedar City’s residents and visitors enjoy easy access to world class outdoor spaces and recreational opportunities through a system of interconnected trails for pedestrian, bike, equestrian, and motorized activity. Developing and maintaining a connected network of trails throughout and around the city allows alternative options for residents to travel while enjoying the beautiful scenery of Cedar City.



Cedar City's planned active transportation and trail facilities ([click for original](#)).

Anticipated Changes

- The population of Cedar City is expected to continue to grow. This will create development pressure around areas that could be potential trail amenities. The City will need to plan now to preserve those areas and corridors.

Goals + Objectives: Trails

G11-1. Create a transportation network that is balanced, incorporates multimodal corridors and facilitates local circulation.

- O11-1.1 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).
- O11-1.2 Coordinate the placement and location of roads and future transit lines with state, County and regional planning agencies.
- O11-1.3 Establish a separate, but integrated, network of pedestrian and bicycle paths providing safe and suitable walking and biking access throughout the city.
- O11-1.4 Encourage landscaped separation buffers when trails are adjacent to master planned roads.
- O11-1.5 Encourage the separation of trails from roadways in the subdivision process.

G11-2. Expand transportation planning to include all methods of transport; including pedestrian trails, bikeways and off-road vehicle routes.

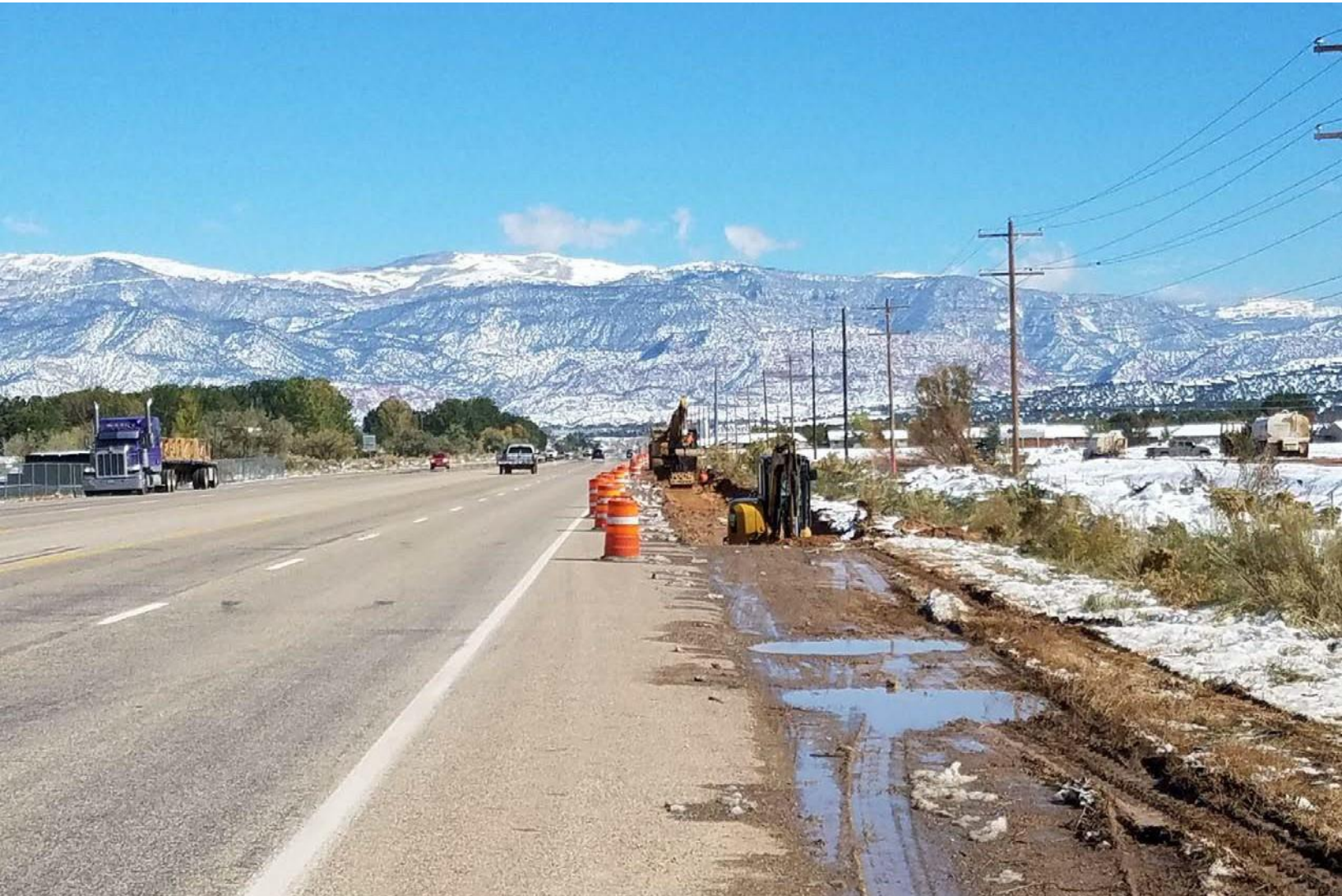
- O11-2.1 Continue to develop an integrated network of pedestrian trails, and bikeways to provide safe, non-vehicular access throughout Cedar City.
- O11-2.2 Provide for equestrian trails from residential developments with equestrian use, to equestrian facilities and outlying equestrian trail areas, lessening the need to trailer and transport the animals. Include additional equestrian trails where appropriate.
- O11-2.3 Continue to develop routes within the City to provide for direct ATV access to ATV trails both within and outside of the City.
- O11-2.4 Minimize conflicts between motorized, non-motorized, and equestrian users by separating them where possible.
- O11-2.5 Provide adequate wayfinding signage throughout the city to guide residents and pedestrians to the available active transportation and parking amenities.

Implementation Action Steps: Trails

- **Short Term Opportunities (1-5 years)**
 - a. Identify routes to schools (along state highways) where sidewalks do not currently exist and where major construction or reconstruction of the route, at that location, is not

planned for ten or more years. Apply to UDOT's Safe Routes to School Program for an implementation grant.

- b. As resources become available, provide improvements at trailheads to include restrooms, parking, and water.
- **Long Term Opportunities (+5 years)**
 - a. Maintain the City's trails master planning effort and incorporate the grants from the Utah Office of Outdoor Recreation.
 - b. Incorporate the Recreational Trails Program from Utah State Parks to help with the construction and maintenance of trails and trail-related facilities, including the development of staging areas, trailheads, restroom facilities, etc



Chapter 12:

INFRASTRUCTURE + PUBLIC FACILITIES

This element of the general plan 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.

Current Conditions

The systems serving the area are performing well generally, but deliberate consideration of the lifecycle of infrastructure assets (i.e. replacement or upgrading) needs to be included in development decisions in order to minimize the financial impact to current users.

The Vision 2050’s subcommittee on infrastructure issues partnered with the Central Iron County Water Conservancy District to form an exploratory committee to look at options for the area’s water resources.

Infrastructure + Public Facilities OPPORTUNITIES	Infrastructure + Public Facilities CONSTRAINTS
<ul style="list-style-type: none"> The City might consider developing online information portals that help utility providers improve their potential to coordinate maintenance and expansion activity. (Alternatively, the City might also establish a “joint utilities commission” to address this issue). The City’s recent major projects completed at the airport could lead to more private investment in the area. 	<ul style="list-style-type: none"> Continued growth will put additional pressure on the City's existing infrastructure. Specifically, a growing population will increase the stress on the aquifer. (Increasing hardscapes can also reduce recharge potential).

Desired Future

Infrastructure improvements will be planned to support the needs of the Cedar's growth as well as the replacement of existing facilities that have deteriorated due to age. Careful planning is conducted so that the costs for such improvements will be shared by new development and existing residents and businesses.

Anticipated Changes

- The City needs to take a stronger role in creating better communication and a better working relationship between local major developers, contractors, utility providers and citizens. The goal of this effort will be to maintain an ongoing dialogue in order to help all parties maintain current investments, reduce costs, and maintain quality of life in Cedar City.
- The demand for higher-density housing and more compact commercial developments in the Cedar City area should be anticipated into the future not only because of the market demand, but because of the development cost savings of infill development (as compared to major system expansions and 'leapfrog development').
- The City will need to develop a transition strategy for its landfill over the coming decades.
- The City is expecting aggregate water usage to continue to increase with population increases.
- FEMA’s recalculation of flood potential could have a significant impact on many properties.

Culinary Water

The Water Division of the Public Works Department manages 8 culinary water wells and two secondary irrigation wells. There are currently 11 storage tanks and almost 250 miles of water lines.

Landfill

The current landfill is managed by Iron County Solid Waste and Landfill. The current facility has a limited lifespan, and the City is supportive of efforts to plan for the future (including improvement of recycling services that will reduce demand on the landfill over time).

Sewer System

The City's Wastewater Division maintains over 220 miles of sewer lines, with more than 4,000 manholes in their service area.

Goals + Objectives: Infrastructure

G12-1. Provide public facilities and services that aid in furthering development while maintaining the quality of life in the City and increase its attractiveness.

- O12-1.1 Review and determine appropriate levels-of-service for all public services and set goals to achieve those levels throughout the City.
- O12-1.2 As a first priority, the City will make infrastructure and service investment decisions that meet the needs of existing City residents. The City will also plan for appropriate expansion of public facilities and service needs ahead of actual growth demands. Require all new developments to pay for their proportionate share of expansion.

G12-2. Develop adequate systems to handle culinary water, wastewater and stormwater that promote safe and appropriate support for the activities and needs of the community.

- O12-2.1 Continue to monitor utility system demands to ensure that the desired level-of-service commitment is maintained as new growth occurs.
- O12-2.2 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.
- O12-2.3 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.
- O12-2.4 Cedar City intends to preserve the integrity of its infrastructure systems by permitting orderly growth that synchronizes development with the availability of public facilities such as road, sewer, public safety, and water service needed to support it.
- O12-2.5 Identify groundwater recharge areas, springs, and well sites in order to work with the appropriate private or public interests to manage these areas for adequate protection.

G12-3. Implement a plan to maintain and improve the existing stormwater and drainage facilities and associated infrastructure and to develop necessary facilities and infrastructure for future development.

- O12-3.1 Protect existing stormwater and drainage channels to maintain capacity for future development.
- O12-3.2 Encourage sustainable development practices that incorporate on-site stormwater detention facilities to reduce peak discharge flows while providing opportunities for ground water recharge throughout the City.
- O12-3.3 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.
- O12-3.4 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 plans where changes are warranted.
- O12-3.5 Coordinate the improvement of detention areas and flood channels with the development of trails and parks.
- O12.3.6 Work with Iron County to establish a consistent buffer between development and stormwater systems.

G12-4. Continue to support the improvement of telecommunications and digital access systems to enhance both quality of life and commercially viable communications within the City.

- O12-4.1 Continue to monitor and evaluate technology applications within the community to provide better telecommunications opportunities for residents as well as businesses.
- O12-4.2 Work with telecommunications providers to ascertain avoidable hindrances that might limit or delay the delivery of services.

G12-5. 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.

- O12-5.1 Monitor industry trends, with staff examining and reporting on emerging technologies to the City Council.
- O12-5.2 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.

G12-6. Implement a capital improvement plan to develop, maintain, and improve public facilities, services and infrastructure, including schedules, budgets and potential funding sources.

- O12-6.1 Monitor existing systems within the City and develop a program, including budgets, for systematic maintenance and upgrades.
- O12-6.2 Prioritize infrastructure improvements in areas of the City where existing, substandard utility systems have been identified.

- O12-6.3 Establish realistic budgets and timeframes for the expansion and maintenance of all public facilities and services within the City. Provide balance between new areas of development and existing areas of the community.
- O12-6.4 Develop and maintain a schedule to conduct updates to infrastructure master plans that will help the City adjust their investment priorities.

Implementation Action Steps: Infrastructure and Public Facilities

- **Short Term Opportunities (1-5 years)**
 - a. Prioritize funding for GPS field logging and reporting of infrastructure related maintenance. Support GPS-based reporting application for Cedar City residents to identify infrastructure problems and locations in real time.
 - b. Partner with the USDA’s Natural Resources Conservation Service to plan and implement watershed projects with the PL-566 Watershed grant/loan program.
 - c. Explore a policy to incorporate Low Impact Development (LID) techniques to control on-site runoff, return stormwater to the aquifer, and improve water quality.
 - d. City can designate a drop-off location for hazardous household waste.
- **Long Term Opportunities (+5 years)**
 - a. Toward the end of the City’s current water master plan, apply for funds to update it from the Utah DEQ’s State Revolving Fund (SRF - Drinking Water).
 - b. Support the work of the Water Conservancy District.
 - c. Identify a location and make plans for the development of a new landfill.



Chapter 13:

RISK + RESILIENCE

The “community resiliency” element of the general plan is a discussion about the ways that the city is working to adapt well in the face of adversity and about their capability to bounce-back from major events. Though the city can’t accurately know all of the risks it might face in the future, there are meaningful and intentional actions that can be taken before events occur. These include: event forecasting, mitigation planning, system integration, target hardening, and maintaining effective communication between entities. Much of this plan will focus on anticipated hazards.

Current Conditions

Cedar City partners with Iron County for public safety services. This relationship is described as good currently, but future growth will add stress to this arrangement. During the public survey, many residents complimented the police and sheriff departments.

The crime data for the area is atypical of many communities for some behavior (particularly larceny and rape), but similar to other communities with a significant college campus.

The Fire Department maintains three fire stations which provide all residences within a 5 mile radius of a fire station the benefit of our ISO Class 4 rating (measured by road miles). This means lower insurance rates for most Cedar City residents. However, it is estimated that there are just over 542 homes in areas that are at high or very high risk for wildfire (as of 2021). This represents approximately 1,400 people.

There is a sense that Cedar City’s housing market is contributing to high stress in the ‘community fabric’. Service providers are reporting trends of increasing need for temporary shelter, food pantry, and housing assistance services. During the Covid pandemic the Iron County Care and Share organization witnessed a spike in caseloads that indicates the difficulty many families are facing under normal conditions (normally 800-900 unique households up to 1,300 in one year).

Risk + Resilience OPPORTUNITIES	Risk + Resilience CONSTRAINTS
<ul style="list-style-type: none"> • The Police and Sheriff could expand their program to leverage community volunteers (VIPS). • The disaster plan for Iron County ranked the Cedar City area with the lowest “overall risk” score in the county. • The City Fire Department maintains three fire stations. They provide all residences within a 5-mile radius of the station with the benefit of an ISO Class 4 rating (which facilitates lower insurance rates for residents). • Community residents commonly express interest in learning more about the risk-related plans and decisions of the City. 	<ul style="list-style-type: none"> • Some areas of the community have soil issues that will limit development options. • The groundwater aquifer is under considerable strain today, and new supply options will be needed to accommodate new growth. • The I-15 corridor that passes through the City is expected to remain a corridor for drug trafficking.

Desired Future: Risk + Resilience

Cedar City intends to position its systems and services in a way that it will be able to support individuals to cope, recover, and change following a significant event. The City will maintain its resiliency by integrating its efforts in land use planning, capital investment, maintaining natural systems, and raising awareness of risk.

Anticipated Changes

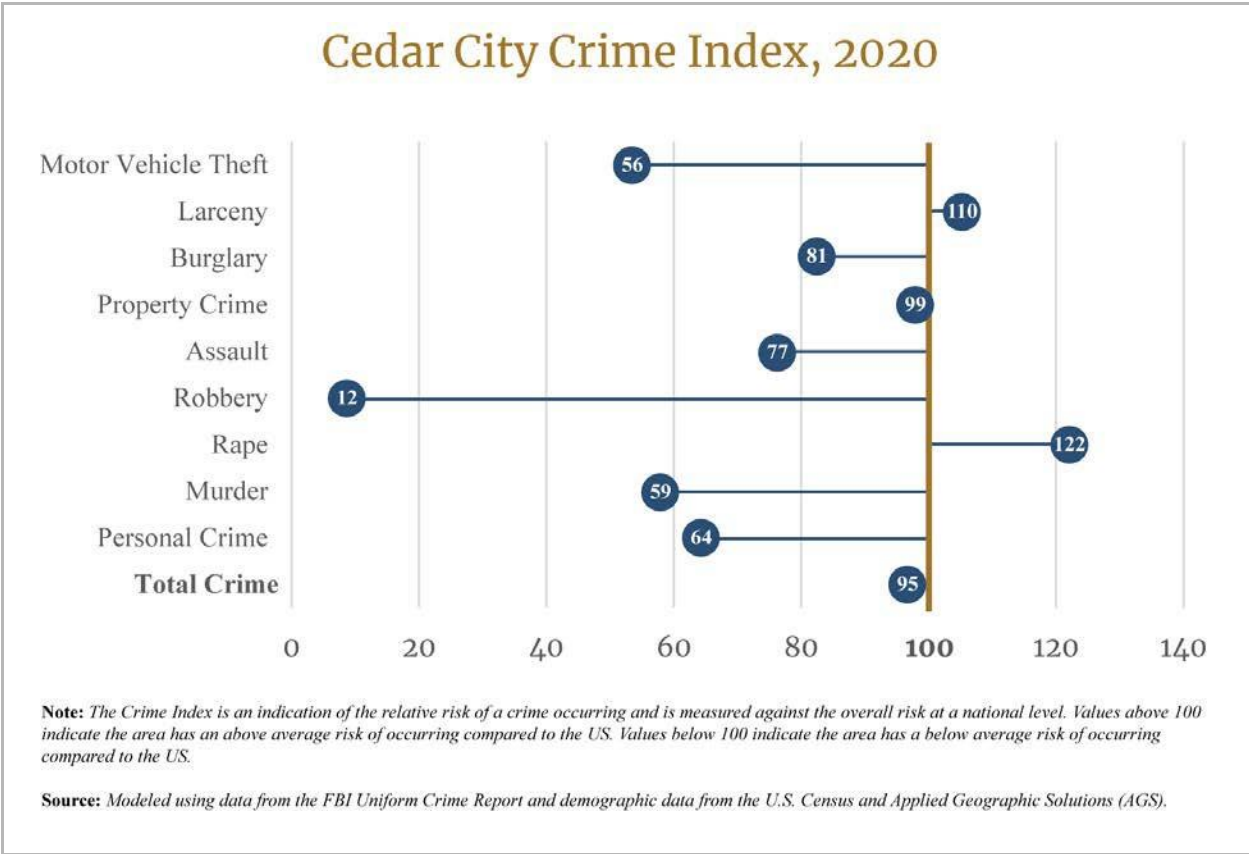
- As the region continues to grow, Cedar City (and Iron County) will need to increase its investment into public safety services.
- At the time of the general plan update, FEMA was developing new modeling and mapping for floodplains. The City is anticipating that this work will result in the need to develop an ongoing, proactive strategy to mitigate the risks identified by it.
- The location and necessity of infrastructure assets in the canyon areas is going to be an ongoing risk for the community (i.e. landslides/earthquakes could significantly impact water supply).
- The potential for increasing rural homelessness is significant in Cedar City because the high economic growth is driving-up housing costs, and because of the areas' high rates of underemployment.

Community Risk Analysis

Cedar City partners with Iron County for public safety services. This relationship is described as good currently, but future growth will add stress to this arrangement.

The crime data for the area is atypical of many communities for some behavior (particularly larceny and rape), but similar to other communities with a significant college campus.

It is estimated that there are just over 542 homes in areas that are at high or very high risk for wildfire (as of 2021). This represents approximately 1,400 people.



Public Safety Capabilities

Currently, the City benefits from a good working relationship with Iron County for public safety service, but future growth will add stress to this arrangement.

The City’s most recent update to its Emergency Operations Plan (EOP) identified primary goals to:

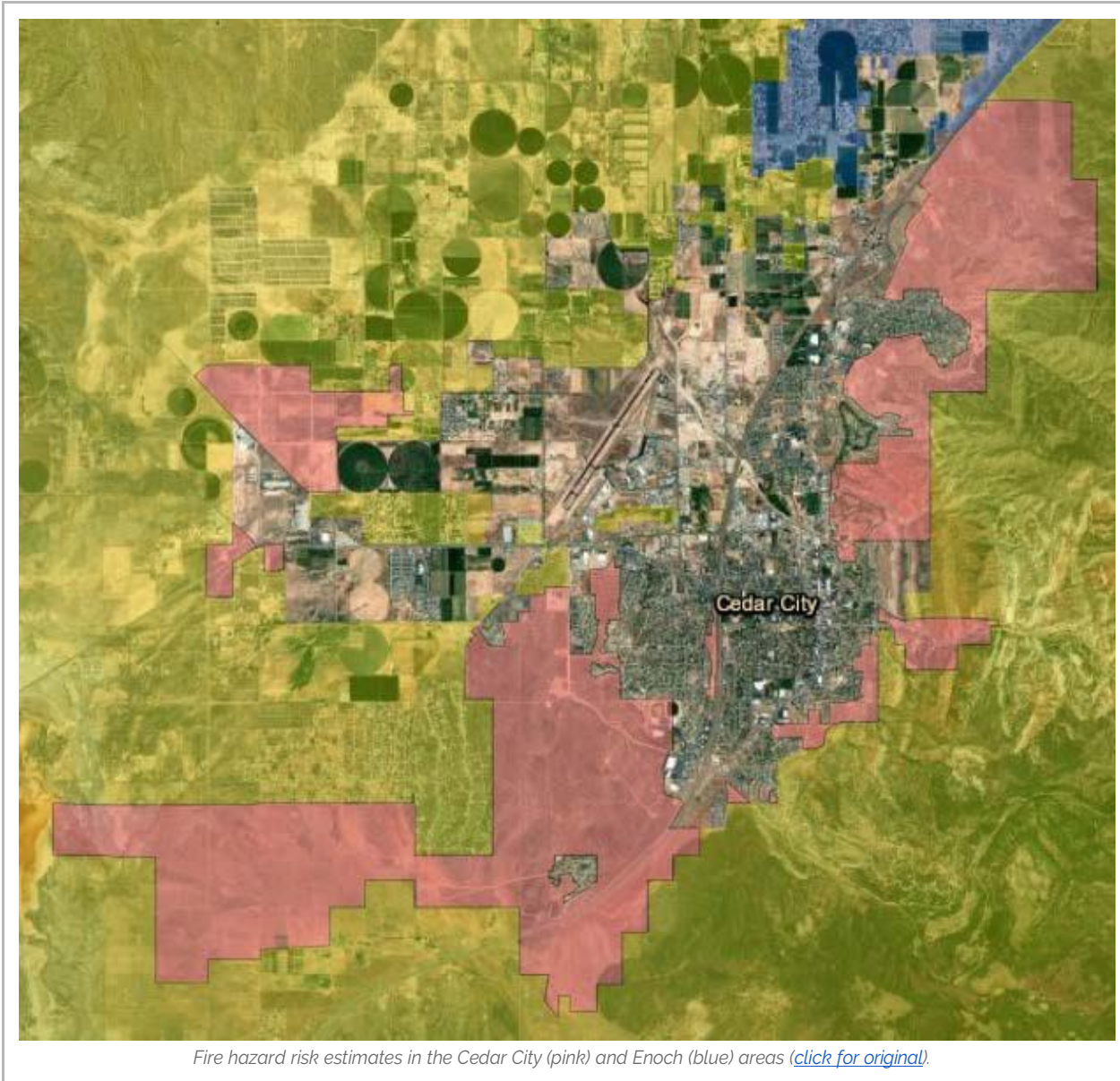
- Develop citizen self-sufficiency.
- Develop first responder capabilities.
- To have a plan (framework, strategy) that will guide organizational behavior (response) during an emergency or disaster.
- Create a framework of interagency and community-wide cooperation to enhance disaster mitigation, preparedness, response, and recovery.

Emergency Preparedness + Hazard Mitigation

In 2014, Iron County and most of the municipalities were significantly involved in the development of a PreDisaster Mitigation Plan (PDM). FEMA requires these plans as a prerequisite for any future hazard-related financial assistance the county might need, and these plans are required to include a

significant amount of analysis on the types, likelihood, and potential impacts of different disaster scenarios.

In that plan, the Cedar area showed that hazard types with the greatest potential for “overall risk” include wildfire, flooding, and areas with both high and moderate risk for landslides along the eastern city boundary. The secondary tier of moderate concern includes subsidence of the ground surface due to expansive / collapsible soils (that have historically caused extensive damage in and around Cedar City).



Goals + Objectives: Risk and Resilience

G13-1. Provide for an orderly means to prevent or minimize, prepare for, respond to, and recover from emergencies or disasters.

- O13-1.1 Encourage citizen self-sufficiency.
- O13-1.2 Develop first responder capabilities.
- O13-1.3 Maintain a plan (framework, strategy) that will guide organizational responses during an emergency or disaster (EOP).
- O13-1.4 Maintain a framework of interagency and community-wide cooperation to enhance disaster mitigation, preparedness, response, and recovery (PDM).
- O13-1.5 Cedar City has adopted by reference Utah's Wildland Urban Interface Code (WUI). The City will continue to implement the requirements of the code, and adopt amendments as approved by the State of Utah.
- O13-1.6 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 to be reviewed regularly (typically every 2-years).
- O13-1.7 Plan for public safety facilities commensurate with the city's growth patterns.

Implementation Action Steps: Risk and Resilience

- **Short Term Opportunities (1-5 years)**
 - a. Conduct an audit on the City's various emergency-related interlocal and mutual aid agreements. Ensure that the terms are still valid for all parties.
 - b. Develop and maintain a functional EOP (in compliance with HB96, 2021). Partner with the Utah Department of Public Safety (Division of Emergency Mgt) to obtain a grant from the Homeland Security Program.
 - c. Maintain an inventory and replacement schedule of emergency equipment (i.e. communication and vehicles) that is also coordinated with the City's expected growth.
- **Long Term Opportunities (+5 years)**
 - a. Approach Iron County and the Five County AOG about their plans to update the current PDM. If either of those entities intends to develop and maintain that plan, then ensure that Cedar City is well represented in it. If Cedar desires to create its own PDM plan, then partner with the Utah Department of Emergency Management to apply for FEMA's "advanced assistance" grant to fund the initiative.



Chapter 14:

HERITAGE + CULTURE PRESERVATION

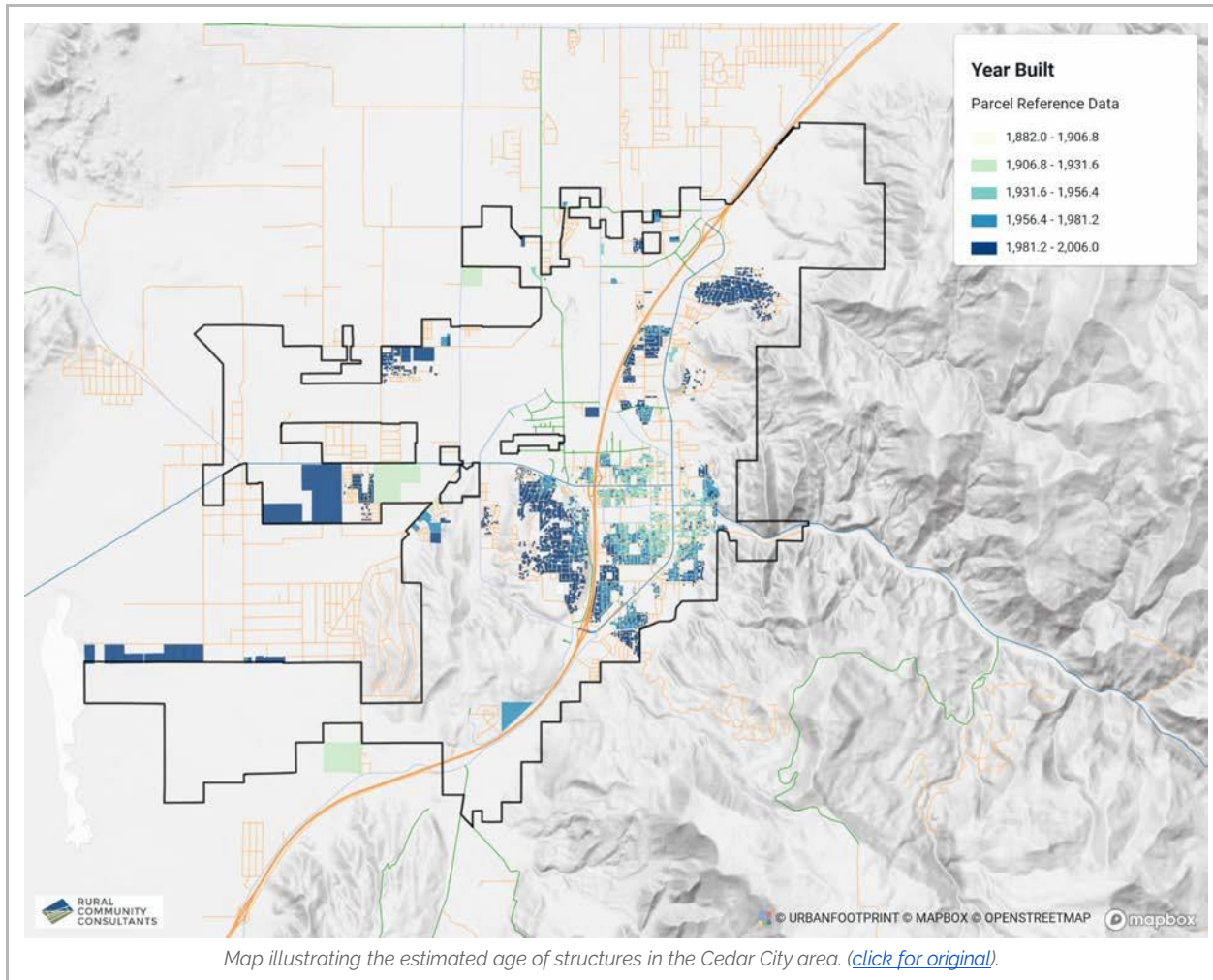
Historic and cultural preservation, as well as the management of Cedar City's unique resources in the performing arts, represent a responsibility of the present generation for the use, edification, and enjoyment of both present and future generations. The General Plan seeks to identify and protect areas,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

Current Conditions

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 use, edification, and enjoyment of both present and future generations. The city has a great heritage on display, including the Rock Church, historic downtown, current city hall, the cemetery, and the Frontier Homestead Park, and has the opportunity to do more.

One of the fundamental components that affects housing and neighborhood value is the quality and condition of the housing stock. On the whole, Cedar City is a well-maintained community with a breadth of quality architecture representative of many styles. Like other communities, Cedar has some scattered property maintenance issues and complaints that the City addresses with the resources available to them.

Heritage + Culture Preservation OPPORTUNITIES	Heritage + Culture Preservation CONSTRAINTS
<ul style="list-style-type: none"> • Non-resident attendees to the Utah Shakespeare Festival have been estimated to spend approximately \$106/person. The expansion of festival shows and/or season could benefit the City directly. • The LDS temple draws people from outside communities, and visitors can be connected to relevant historic sites (i.e. Rock Church). • The Cedar City Library gained legal possession/ownership of the old Cedar City Art Committee Collection in recent years. • Cedar City leverages its cultural facilities well. In 2018, the Heritage Theater hosted 242 events and the Festival Hall held 369. • Preserve and protect historic downtown as well as older established neighborhoods. 	<ul style="list-style-type: none"> • The City’s priority to preserve private property rights can conflict with historic preservation goals.



Desired Future

Residents and business owners are supportive of policies and investments that preserve and enhance Cedar City’s small town feel and quality of life through investments in neighborhood assets and amenities.

Anticipated Changes

- The strong growth pressure that Cedar City is expecting creates a risk that the community will lose a connection to their history over time. Without targeted protections and investments into its unique cultural/historical assets, Cedar City has the potential to become “Anytown USA”.
- Without effective historic preservation efforts, the neighborhoods in the downtown/campus areas will continue to face pressure to convert the existing historic structures into higher-intensity uses.
- More than 130 congregations (approximately 51,000 people) from southwest Utah are affiliated with the new Cedar City LDS Temple. This is expected to bring year-round traffic to local businesses and less retail leakage to the St. George area.

- The towns near Cedar City are expected to grow, but they are not expected to develop facilities such as libraries and community centers like those in Cedar City. This will increase the pressure on Cedar’s facilities by nonresidents.

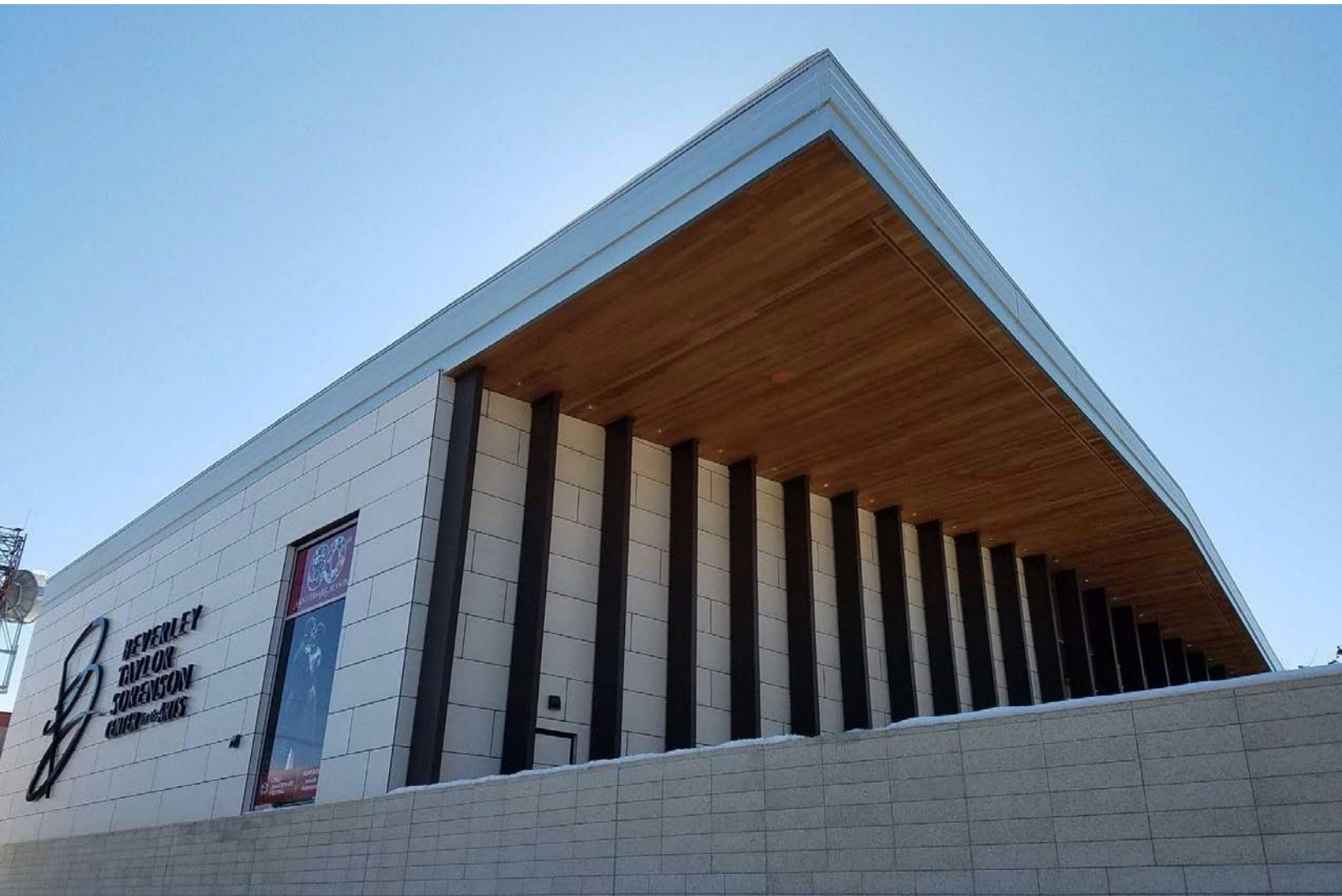
Goals + Objectives: Heritage and Culture

G14-1. 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.

- O14-1.1 Provide incentives as a means of encouraging the preservation of significant buildings, on a voluntary basis.
- O14-1.2 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.
- O14-1.3 Recognize and use unique architectural features and cultural elements exhibited at the Frontier Homestead State Park as key components of Cedar City’s historic and cultural identity.
- O14-1.4 Develop ordinances that require architectural integrity and compatibility with historic areas.
- O14-1.5 Preserve significant cultural resources through local and regional educational programs and funding. Provide educational opportunities related to heritage-based resources.
- O14-1.6 Support cultural amenities as an important contributor to the City’s economic health and as a reflection of the importance of the arts and our heritage.
- O14-1.7 Continue to work with the State Historic Preservation Office to designate historic structures and areas in order to preserve older buildings, and transition them to new uses.

Implementation Action Steps: Heritage and Culture

- **Short Term Opportunities (1-5 years)**
 - a. Educate developers and residents within historical areas that may be eligible for tax credits as related to historic preservation.
 - b. Explore opportunities to establish additional locations for farmer’s markets in order to support local agriculture.
 - c. The City and relevant stakeholders should work to establish the historic downtown as part of a national historic district furthering the City’s ability to revitalize its downtown core.
- **Long Term Opportunities (+5 years)**
 - a. As resources permit, invest in a recreation amenities study that will support the City’s heritage as a gateway to the National Parks.



Chapter 15:

EDUCATION + THE ARTS

Improving Cedar City’s public schools, enriching the education of Cedar City’s youth, and expanding the role of career training, higher education, and lifelong learning are major priorities of the Cedar City community. While the City does not have direct control over school administration or curriculum, it does provide a variety of services and programs related to education and learning.

Current Conditions

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. An effective education system will support stable residential neighborhoods, which in-turn benefit public schools because the community can provide different options for new facilities and efficient student transportation systems.

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. SUU has also been 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 are generally aligned.

The education subcommittee of the recent Vision 2050 initiative discussed issues that are in need of improvement, such as supporting efforts to expose students to entrepreneurship at an earlier age and helping schools adapt to a changing economy.

Fostered by the City’s many events, Cedar City has assumed an almost entrepreneurial role in establishing its identity. With the assistance of the Recreation, Arts and Parks (RAP) tax, the City’s moniker – Festival City - is taken from the root through which sprouted the enduring Utah Shakespeare Festival, Utah Summer Games, the Simon Fest, July Jamboree, Cedar Livestock and Heritage Festival, “All is Bright” Christmas Festival, Cedar City Children’s Musical Theatre, Cedar Valley Community Theatre, Cedar City Junior Ballet, Master Singers, Orchestra of Southern Utah, and the several parades and at-the-park activities that dot the year’s social and activities calendar.

Education OPPORTUNITIES	Education CONSTRAINTS
<ul style="list-style-type: none"> • SUU is a community anchor that seems to have a growth trajectory. • The SUU strategic plan has a number of goals that align with the City’s. • SUU/TC are regional assets that can expand innovative and relevant educational opportunities and strengthen community partnerships and services such as mental health. • Cedar City is a community that recognizes the importance of a strong cultural climate, and has the opportunity to encourage and harmonize its cultural amenities with its open space and recreation assets. • The Southern Utah Museum of Art (SUMA) is an asset that is growing in popularity. 	<ul style="list-style-type: none"> • The SUU campus is located in an area that is already developed, so expansion to adjacent land may disrupt neighborhoods. • The growth of SUU’s enrollment and footprint is seen as a positive trend by some residents, and a negative by others. • Parking and possible public transportation needs to be addressed on campus and in the areas surrounding SUU.

Desired Future

Cedar City is a community that is known for unique STEAM educational opportunities. These opportunities expose students to entrepreneurship at an early age so they understand that their ideas are worth exploring. In higher education, the community supports efforts to expose students to multiple disciplines and experiences that will help broaden their horizons. Efforts will involve strategic partnerships with organizations like resource centers and the Chamber of Commerce.

It is understood that growth, and all of the factors that affect that growth, is the primary challenge facing Cedar City. Growth that encourages and supports education and the cultural arts should be openly sought after and encouraged.

Anticipated Changes

- As is the case in most communities, Cedar City is thought to have a lack of key tech skills in the public schools. Schools need to be able to adapt to changes quicker. With the rapid pace of software development and technological advances, schools need to be able to adjust curriculum in order to ensure the skills and information being taught is still relevant.
- The connection of education and economic development initiatives will continue to grow in importance in the new economy. Students will need to continue to have access to world-class STEAM (science, tech, engineering, arts, and mathematics) resources.
- SUU is expected to continue to benefit the City as one of the largest employers (estimated at more than 1,000 jobs), and as a driver of community diversity.
- Technology will have a heavy impact on all aspects of the city, including education and the arts. If properly handled and utilized, educational and artistic elements can and will have a direct impact on the economic health and vibrancy of the community. Increased educational opportunities and additional support of cultural programming will help attract new economic opportunities for the city.

Goals + Objectives: Education and the Arts

G15-1. 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.

- O15-1.1 Encourage the continued support 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.
- O15-1.2 Encourage funding to facilitate new Arts and Recreation programs using and leveraging RAP tax and other funding opportunities (i.e. grant writing, fund-raising).
- O15-1.3 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.

- O15-1.4 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.
- O15-1.5 Encourage more opportunities for shoulder-months programming of arts and education programming within the city for local residents and tourists alike.

G15-2. 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 Technology College and other public and private schools, business resource centers, and the State.

- O15-3.1 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.
- O15-3.2 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.
- O15-3.3 Incorporate educational and art resources into the community planning and development process.
- O15-3.4 Provide information on new residential developments to the 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.

Implementation Action Steps: Education and the Arts

- **Short Term Opportunities (1-5 years)**
 - a. The City should support additional staff positions for the Heritage Theatre to enhance and support existing expanded programming.
- **Long Term Opportunities (+5 years)**
 - a. As resources permit, expand innovative and relevant educational opportunities and strengthen community partnerships and services such as mental health.
 - b. As the City's staffing capacity increases, establish a position that would be focused on coordinating/advocating for education and the arts.
 - c. Partner with SUU to study the feasibility of developing a "North Campus" or "South Campus" in addition to the main SUU campus in order to alleviate congestion/parking problems in established neighborhood areas currently around SUU.



Chapter 16:

ENVIRONMENT

The factors affecting environmental quality within Cedar City are important to everyone, and therefore, directly affect the quality of life for its residents. ‘Environmental quality’ refers to the values related to natural resources, retention and enhancement of the existing open spaces, special geological elements, energy, scenic corridors, environmental hazards, conservation efforts, water resources, and air quality.

Existing Conditions

When surveyed as part of the general plan update in 2021, Cedar residents expressed a strong concern about the amount and quality of water that is available for new development. This is not an unfounded concern – particularly in years of drought. In 2016, the State Water Engineer announced that groundwater rights in Iron County were over-appropriated. This is evidenced by a net loss of water in the Cedar Valley aquifer. Though there have been aquifer recharge initiatives in recent years, the impact of these efforts remains to be seen.

The Utah Prairie Dog was listed as an endangered species in 1973, making development in Iron County difficult for many years. In recent years, the federal government is working with the state of Utah and other regional and local partners to prepare a conservation plan that is intended to streamline the process for development permitting.

Environment OPPORTUNITIES	Environment CONSTRAINTS
<ul style="list-style-type: none"> • Recycling services in Cedar City are currently available from private companies. Facilitating expansion of this service has the potential to reduce stress on the landfill. • The City’s successful implementation of irrigation improvements along the golf course could be expanded to other park and cemetery areas. • Cedar City is in a great location for solar generation. 	<ul style="list-style-type: none"> • Cedar City’s outdoor recreation amenities will continue to attract users, but without careful management, there is a risk that they can not be preserved deliberately.

Desired Future

Cedar City’s environmental conditions and “green infrastructure” functions so well that the community is known for more than its beautiful location and proximity to natural wonders and National Parks. Cedar City values the environment and works to preserve water resources, maintain clean air quality and seeks to preserve areas to enjoy nature.

Anticipated Changes

- Continued demand for community growth will put strain on the function of the area's natural systems (i.e. water supply and air quality), but because Cedar is identified in part by its outdoor recreation amenities, future growth may also threaten the local economy.
- Air quality is not currently a high concern in Cedar City, but steps need to be taken now to ensure that the City protects it into the future.
- Major events that affect the environment near Cedar City, like the Brian Head fire in 2017, have the potential to significantly impact the Cedar economy.

Groundwater

Iron County is one of the most arid counties in the second driest state in the US. In 2016, the State Water Engineer announced that over-appropriated water rights in Iron County (and several years of lower than average snowpack) were the cause for the creation of a groundwater management plan. At that time, it was estimated that 28,000 acre feet of water was being drawn from the Cedar Valley aquifer while less than 21,000 acre feet was being replenished back into it. In recent years, the State developed a groundwater management plan and major stakeholders have implemented a number of aquifer recharge projects, but the actual success of these efforts is yet to be measured.

Air Quality

Air quality in the Cedar City area is monitored by the Utah Division of Air Quality, and is currently considered very good. The primary issues are dust, fires, and summertime ozone. The expected population change and economic development over the next 5-10 years is expected to make an impact on air quality, but not to levels that would warrant specific mitigation actions.

Renewable Energy

As mentioned in the Iron County Resource Management Plan, federal incentives have encouraged solar development and interest in wind resources. Several solar farms have been built in the Parowan, Cedar City, and the New Castle areas. Research into storage systems for electricity to meet demands is showing promise, and when developed will increase the need for more solar and wind energy. Iron County is situated in an ideal area for both types of energy and sees trends stabilizing to increasing.

Goals + Objectives: Environment

G16-1. Clearly define natural or environmental hazards within the City affecting health, safety and quality of life.

- O16-1.1 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.
- O16-1.2 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.

G16-2 Continue expanding and developing the quality, availability, delivery and use of water resources consistent with the highest professional standards and community expectations.

- O16-2.1 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.

- O16-2.2 Continue improving water delivery systems for existing and future developments. Update the Water Infrastructure Master Plan as needed.
- O16-2.3 Identify areas of the community that are suitable for groundwater recharge and apply best management practices to protect and enhance these areas.
- O16-2.4 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.

G16-3. Control and monitor surface and groundwater pollution sources to provide a healthy environment.

- O16-3.1 Establish and maintain protection zones and policies for all municipal sources of water serving Cedar City.
- O16-3.2 Identify critical storm water conveyance channels and adopt development standards protecting these channels.
- O16-3.3 Require Storm Water Pollution Prevention (SWPP) plans for all new development and grading activities in compliance with Federal EPA requirements.
- O16-3.4 Work to minimize potential groundwater or surface water pollution sources within the City, including, but not limited to, increased levels of nitrate concentrations.

G16-4. Protect, conserve and enhance the natural beauty of Cedar City, and improve the opportunities for residents and visitors to enjoy that beauty.

- O16-4.1 Inventory the diverse ecosystems, recreation, open space, sensitive lands, and the potential of free or low cost open space opportunities.
- O16-4.2 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.
- O16-4.3 Implement and update the comprehensive Recreation, Parks, Trails, and open space policy and strategic plan.

G16-5. Encourage and promote Cedar City as an environmentally-responsible community.

- O16-5.1 Embrace and practice environmentally-responsible community development by promoting native and suitable substitute landscape materials.
- O16-5.2 Demonstrate environmentally-responsible examples in the City’s development projects.

Implementation Action Steps: Environment

- **Short Term Opportunities (1-5 years)**
 - a. Develop a policy to utilize swales to retain runoff water from streets and adjacent development in low density areas.
 - b. Conduct a campaign to promote tree planting in yards and along street right-of-way strips in developed areas.

- **Long Term Opportunities (+5 years)**
 - a. Incrementally implement a dark skies policy for redeveloping areas.
 - b. Partner with state agencies that are exploring the possibilities of utilizing gray water as a secondary water source.
 - c. Cedar City can explore ways to support more recycling services.



Chapter 17: **HEALTHCARE**

The health and well-being of Cedar City’s residents are fundamental to their quality of life and economic vitality. Homes, streets, workplaces, retail and services, schools, and neighborhoods influence community health in fundamental ways. While the City does not have direct control over healthcare services in the area, the educational and employment opportunities in the area influence and improve health by ensuring access to the ingredients for a healthy life, including nourishing food, clean water, affordable places to live, safe places to walk, bike, and be active.

Existing Conditions

The health care subcommittee of the recent Vision 2050 initiative discussed issues that are in need of improvement in the Cedar City area. These include things such as developing community assets that promote active lifestyles and finding better ways to take care of the elderly.

Currently, discussions are underway to create a Cultural Corridor from 300 West to Historic Main Street three blocks to the east. This portion of Center Street (University Boulevard) is working to combine the best of education and cultural arts. Plans are underway for a potential re-design of the street to include bike paths, larger pedestrian friendly sidewalks and crosswalks, a collection of outdoor retail, galleries, dining, small performance spaces, plus additional public art. This corridor is the blending of the university education center with the cultural heart of Cedar City. This combination of history, education and art can help enhance a new direction for the future of the community.

Healthcare OPPORTUNITIES	Healthcare CONSTRAINTS
<ul style="list-style-type: none"> • The regional hospital (and ancillary services) is located in Cedar City. • The Iron County Care and Share organization is recognized as an effective partner of the City. 	<ul style="list-style-type: none"> • The public survey exposed concern that social support organizations are facing increasing demand for services. • The current level-of-service for the transit system does not strongly encourage biking/walking as a viable alternative to driving.

Desired Future

Cedar City’s land use management encourages an environment that inspires and facilitates healthy and active lifestyles. As a regional center, residents benefit from convenient healthcare services. Cedar City is also known as a uniquely attractive retirement destination that is able to meet the challenges of seniors.

Anticipated Changes

- Evidence increasingly shows that built environments influence chronic as well as infectious/acute diseases. Making improvements in the general health of the community requires an acknowledgment of previously-underappreciated links between built environments and health, particularly the influence that patterns of land use, density, transportation strategies, and street design have on chronic diseases and health disparities.
- Walkable access to recreational facilities substantially increases their use. It can be safely assumed that new neighborhoods that are required to include safe and attractive places for recreational activity will be able to recoup their amenity investment in the Cedar City area.
- Demand for the City to facilitate safe and convenient opportunities to purchase local fresh fruits and vegetables (i.e. farmer’s markets) will continue to be strong.

- As the population of Cedar City continues to increase, the demand for temporary shelter, food pantry, and housing assistance will likely increase as well. This will continue to increase the strain on existing service providers.

Goals + Objectives: Healthcare

G17-1: Create convenient and safe opportunities for physical activity for residents of all ages and income levels.

- O17-1.1 Ensure that residents will be able to walk to meet their daily needs.
- O17-1.2 Build walkable, pedestrian friendly neighborhoods with safe and attractive places for recreational exercise.
- O17-1.3 Create a balanced transportation system that provides for the safety and mobility of pedestrians, bicyclists, those with strollers, and those in wheelchairs at least equal to that of auto drivers.
- O17-1.4 Ensure opportunities remain available for the expansion of the Cedar City Hospital to provide for continued excellence in services to meet Cedar City's expected growth.

Implementation Action Steps: Healthcare

- **Short Term Opportunities (1-5 years)**
 - a. Explore the Community Facilities Direct Loan and Grant program provided by USDA Rural Development. (Funds can be used for health care facilities such as hospitals, clinics, dental clinics, nursing homes).
- **Long Term Opportunities (+5 years)**
 - a. As resources become available, explore the development of an information packet focused on local health resources. Provide the packet to new residents in conjunction with utility service initiation.
 - b. Partner with the County and Chamber of Commerce to convene an annual meeting designed to update a report that identifies the strengths and weaknesses of health care services in the area.



APPENDICES + IMPLEMENTATION

Public Interaction

Facilitating community involvement and input opportunities was a high priority for the Cedar City Council. A website was created to post working documents, surveys, interactive maps, and project updates. This information hub was provided so the public could follow-along and be kept up-to-date throughout the initiative. Social media campaigns were also used to generate interest and awareness of the site.



CEDAR CITY GENERAL PLAN

2021 UPDATE

[CLICK HERE FOR MORE ABOUT THE LATEST](#)

Cedar City General Plan - Future Land Use Public Comment

Public Comments

- [+ Provide Comm](#)
- [Comment about single family residential](#)
- [Comment about multi-family residential](#)
- [Comment about single family residential](#)
- [Comment about single family residential](#)
- [Comment about single family residential](#)
- [Comment about commercial zoning in this](#)
- [Comment about industrial zoning in this](#)
- [Let's not change this area!](#)
- [Let's not change this area!](#)
- [Comment about multi-family residential](#)
- [Comment about single family residential](#)
- [Comment about multi-family residential](#)

Screen captures of the website and interactive comment map that were developed as part of the general plan initiative (CedarCityPlan.org).

Public Involvement Requested For Update Of Cedar City's General Plan

Thu, Jan 21, 2021



// FILE PHOTO

From Cedar City Mayor Maile Wilson-Edwards:

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Headline
Public Workshop: March 30th

Description - Optional
Over the last few months, residents and business owners have been interviewed and have provided information through a series of surveys. We have combined your comments with our

Website URL

Build a URL Parameter

Display link - Optional

Call to Action

14 Placements

View More Variations

Facebook Feeds

Rural Community Consultants
Sponsored

Cedar City is updating the plan that will shape the community for years, and they need to hear from YOU!

CEARCITYPLAN.ORG
Public Workshop: March 30th

Like Comment Share

Feeds

Stories and Reels

Screen captures of some of the marketing efforts made to invite public participation in the plan.

Vision 2050 Integration

Prior to the general plan update initiative, the Chamber’s Vision 2050 Committee developed research and conducted an extensive public survey to better understand the general opinions of community residents and business owners. Further surveys were conducted as part of the general plan update in order to validate and clarify the findings of the previous work.

The public was asked to rank their perspective on a number of issues. The community responses were:

1. Manage natural resources: conserve, innovate, and plan.
2. Preserve area vistas and scenic landscapes.
3. Designate areas for industrial growth and agriculture.
4. Improve transportation corridors to create a well-connected community.
5. Create a land use vision with a “placemaking” focus.
6. Keep state and federal partners informed of local efforts to avoid duplication of efforts.
7. Preserve historic buildings and districts.
8. Collaborate with other counties/communities to maximize regional assets.
9. Develop walkable and mixed-use neighborhoods.
10. Support and strengthen SUU’s and S-Tech’s local and regional position.
11. Provide zoning for a variety of housing types.
12. Avoid “leap-frog” growth.

In response, the Vision 2050 group compiled 12 Key Focal Points, and their work is still strongly supported by the community. They were used as guideposts for the general plan update and are summarized below:

1. Land use decisions and investments need to always focus on “placemaking”.
2. Avoid leap-frog growth: Repurpose existing structures, develop and follow a land use vision with a “placemaking” focus.
3. Develop walkable and mixed-use centers.
4. Well-connected community and transportation corridors.
5. Encourage a variety of housing types.
6. Preserve our area vistas and scenic landscapes.
7. Designate areas for industrial growth and agriculture.
8. Manage natural resources: conserve, innovate, plan.
9. Support and Strengthen SUU's & S-Tech's local and regional position.
10. Engage other counties/ communities to leverage regional assets.
11. Keep state and federal partners focused on our efforts.
12. Historic Preservation: identify, preserve, protect.

[Vision 2050 Survey Final Document](#)

Moving forward, the Vision 2050 group intends to continue its work, and they would like to be more involved in the City's planning decisions.

Community Vision Survey

At the beginning of the general plan update process, public surveys were advertised through direct mailers, social media campaigns, local radio, newspaper articles, and stakeholder texting contacts. The survey about "community vision" generated 500 responses.

- The charts showing the [responses to the opinion \(Likert scale\) questions are available at this link](#).
- The document with the [open text responses to the vision statement is at this link](#).

SWOT Survey (Strengths, Weaknesses, Opportunities, Threats)

As part of the general plan update process, residents were asked open-ended questions about what they consider to be important issues and amenities in Cedar City. This survey was completed by 201 people, and the responses were used to inform the plan text.

- The document with the [open text responses to the SWOT survey is at this link](#).

Opportunities and Constraints Survey

The purpose of this survey was to gather information on:

1. the areas that make the City special (developed and undeveloped),
2. Cedar City's areas with unrealized opportunities, as well as
3. areas that might constrain desired growth into the future.

Residents were provided images of a land use map that divided the city into quarters (pivoting from the 200 North interchange). This survey was completed by 83 people, and their responses were integrated into the community assessment portion of the general plan.

- The document with the [open text responses is at this link](#).

College Student Survey

Though many students at SUU and SWC are only temporary residents of the City, a survey was developed to gain a better idea of how that demographic interprets their opportunities in Cedar. This survey was completed by 169 students.

- The charts showing the responses to the ['identifier' questions are available at this link](#).
- The document with the [open text responses is at this link](#).

Project Timeline

The primary stakeholders of the 2021 Cedar City General Plan Update initiative were the residents and business owners that have a vested interest in the plan's outcome. Special thanks as well for the participation of those entities that were consulted directly. These include, the Cedar City Chamber of Commerce, Southern Utah University, Cedar City-Brian Head Tourism Bureau, Cedar Band of the Paiute Tribe, US Forest Service, Iron County Board of Realtors, and many more!

The following list outlines the key meetings, project milestones, and public events that drove the development of the 2021 Plan Update.

- 3rd Quarter, 2020
 - Project initiation
- 4th Quarter, 2020
 - Website roll-out
 - Three Steering Committee meetings
 - Advertising campaign for four public surveys
- 1st Quarter, 2021
 - Mailer sent to each residential address
 - Meeting with Vision 2050 Steering Committee
 - Public open house comment event (03.30)
 - Three Steering Committee meetings
- 2nd Quarter, 2021
 - Steering Committee workshop
- 3rd Quarter, 2021
 - Two Steering Committee meetings
- 4th Quarter, 2021
 - Three Steering Committee meetings
 - Presentation to Iron County Board of Realtors (10.13)
 - Public advertisement of draft plan
 - Public open house comment event (10.26)
- 1st Quarter, 2022
 - Planning Commission public hearing
 - City Council adoption hearing

History of Cedar City

Cedar City is the largest community in Iron County and is located at the mouth of Coal Creek in south-central Utah. Its elevation is 5,800 feet above sea level, and it lies in a semi-arid part of the state with 10,000-foot mountains to the east and a vast desert area to the west.

Settlement began on 11 November 1851 with the arrival of a group of thirty-five men from Parowan, twenty miles northward, to establish iron works. They were organized and traveled in two militia companies (a foot company and a cavalry company) under the direction of Major Matthew Carruthers and Captains Henry Lunt and Peter M. Fife. Captain Lunt was acting commander as Major Carruthers was temporarily detained in Parowan. The actual settlement site on the north bank of Coal Creek had been selected a week earlier by George A. Smith and a committee consisting of Matthew Carruthers, Henry Lunt, William C. Mitchell, John L. Smith, and Elisha H. Groves.

Small cottonwood log houses were built fort-style at the western base of the hill, the crest of which now supports the microwave television and other electronic communications equipment serving the Cedar City area. The settlement was given the name of Fort Cedar because of the abundance of trees which were called "cedar" trees, although technically they are junipers.

The boxes from the wagons were removed and used for temporary shelters while small log homes were constructed from the trunks and large limbs of cottonwood trees as well as float material found along the creek bottoms several miles to the west. As the log houses were completed, families were brought from Parowan. In the meantime, the wagon boxes served as a temporary fort. Later, a site for the fort was selected nearer the proposed blast furnace, at the present city park, which was to have been a "company town" but was not developed.

When Indian difficulties threatened, the location of the fort was questioned as the nearby hill gave the Indians a decided tactical advantage. Also, as more and more iron workers arrived, the fort became too small. A new and larger site was selected on the south bank of the stream adjoining the old site to the southwest. This was partially occupied in the early months of 1853 by those who wanted to move and by new arrivals. With the outbreak of hostilities with the Indians in July 1853 (the Walker Indian War), a forced evacuation of the entire fort was made in two days to the new site.

The northeast part of the new area, which was a half-mile square, was enclosed within a wall, leaving some of the lots on the west and south outside the wall. It was completed in January 1854. Interstate Highway 15 now bisects this old town site.

Two years later (June 1855), another site, closer to the blast furnace and out of the flood plain of Coal Creek, was surveyed and occupied at the suggestion of Brigham Young. This is the present site of Cedar City.

Beginning with the demise of the iron works in 1858, the town's economy became agrarian in nature although iron mining continued strongly through World War II and into the 1980s. The coming of the railroad to Cedar City in 1923 exposed Utah's national parks to the world of tourism, and Cedar City was promoted as the "Gateway to the Parks." The railroad also provided an outlet for the products of the iron mines. Presently the city's economy is based on tourism, agriculture, some mining activities, some industrial and space-age complexes, and Southern Utah State University with an enrollment of 12,582 students. The college was founded in 1897 as a branch of the State Normal School (University of Utah). In 1913 it became a branch of the Utah State Agricultural College of Logan. In 1968 the state legislature

transformed it into a four-year college of liberal arts and sciences with elementary and secondary teacher education programs. On 1 January 1991, it attained university status.

Southern Utah University is the home of the Utah Shakespeare Festival, which provides an important economic and cultural infusion to the area. Cedar City has thus also become known as the "Festival City." The professional quality of the plays produced each summer, employing talented professionals from all over the United States, is becoming known around the world.

Distinction of Arts + Education Characteristics

It is easy to identify elements of Cedar City and its surroundings that offer a sense of uniqueness and/or recognition – elements to which residents or visitors may point to as identifying factors of Cedar City. Those historical, education or artistic opportunities include: SUU, the only regional university between Provo, Utah and Las Vegas, Nevada. SUU boasts Associate, BA, Master and Doctorate programs, and has formed a partnership with South West Technical College supporting certifications in numerous programs. The university has been named, “Best of the West” by Princeton University numerous times, has demonstrated some of the fastest growing student enrollment of any of Utah’s Higher Education Institutions over the past 4 years, and on-going university building and resident living. As the area’s second largest employer, and because of the university’s continued effort toward community involvement, the educational, artistic, and economic assets that emanate from and are guided by SUU are nearly immeasurable.

The Iron County School District (ICSD) continues to provide quality, comprehensive, public education to the city’s youngest citizens. These future community leaders are being instructed in all academic and social arenas so they might be contributors to the community. Their education at its fullest might include academic achievement, sports, cultural arts, citizenship, apprenticeships, internships, and part-time employment as they explore their full potential as the professional leaders of tomorrow. The ICSD has formed numerous partnerships throughout the city including SUU, SWTC, and the private sector to encourage students to achieve their greatest potential.

Utah Shakespeare Festival (USF). Located adjacent to the academic campus of SUU, the USF has become the face of Cedar City in the world of performing arts. The Tony-award winning USF opens artistic and educational doors that could not be approached without it. With the completion of the multimillion-dollar Beverley Taylor Sorenson Center (BTSC) for the Performing Arts, it has further propelled the USF into the national and international theater scene. The BTSC has provided additional economic and artistic opportunities for Cedar City and the thousands of visitors who have discovered the beauty, character, and charm of ‘The Festival City’. Because of the USF’s support, the community is bolstered economically and educationally through its extensive programs such as its annual Shakespeare-in-the-Schools touring program, complimentary nightly Greenshows, Camp Shakespeare, and many literary & production seminars throughout the performance season.