

**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
AMENDED AGENDA
Tuesday, January 19, 2016 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, January 19, 2016, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

COUNCIL MEETING

1. Call to Order, Invocation given by C. Bailey and Pledge led by David Bunker
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

CITY REPORTS AND BUSINESS

4. City Manager
5. Mayor and Council

SCHEDULED ITEMS

6. Review/Action on Acceptance of the 2015 Fiscal Year Audit
7. Discussion on Temporary Zoning Ordinance and Completion Timeline for General Plan Amendments to the Guidelines for the Design and Review of the Planned Commercial Development Projects, and Municipal Land Use Ordinances
8. Discussion on Amendments to the City Code Regarding Half-way Houses
9. Review/Action on Adoption of a Resolution Regarding the Environmental Stewardship of the American Fork Canyon
10. Discussion on an Amendment to the FY2016 Budget for Payment of Legal Fees to ETJ Law, Inc.

ADJOURNMENT

11. Adjourn

Posted this 18th day of January, 2016

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	1/12/2016

City Council Agenda Item

SUBJECT:	Exit Conference—Fiscal Year 2015 Financial Audit
APPLICANT PRESENTATION:	Phyl Warnock, Keddington & Christensen L.L.C.
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS: Review of the annual financial report and the related audit results. Annually we contract with independent auditors to review the basic financial statements. The independent auditors are expected to obtain reasonable assurance that the financial statements are free from material misstatement and are fairly presented in accordance with generally accepted accounting principles. The City received an unqualified opinion, or clean opinion.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: None	
SUPPORTING DOCUMENTS: The 2015 Independent Audit Report is available online: http://cedarhills.org/sites/default/files/2015-financial-statements.pdf	
RECOMMENDATION: To accept the 2015 annual financial report.	
MOTION: To accept the 2015 annual financial report.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	1/19/2016

City Council Agenda Item

SUBJECT:	Discussion on Temporary Zoning Ordinance
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager/City Planner
BACKGROUND AND FINDINGS: Based on the City Council's decision to enact a temporary land use regulation in the SC-1 Commercial Zone on November 17, 2015, staff is recommending that the City Council consider the hiring of a professional firm to assist in the revision of the City's General Plan, Cedar Hills Municipal Code, and the Guidelines for the Design and Review of Planned Commercial Development Projects. Because the City only has six months to complete all of these revisions, and based on the fact that the revisions need to reflect current Utah State Code, as well as the industry's established best practices, it is essential that the revision process begin immediately. Staff will continue to meet with Mayor Gygi and various members of the City Council to prepare the General Plan, Land Use Element, various elements of the City Code, and the Design Guidelines for review by both the Planning Commission and then for adoption by the City Council. As these documents are developing, it is essential for all members of the City Council to provide direction to staff on the preparation of these documents	
PREVIOUS LEGISLATIVE ACTION: Temporary Zoning Moratorium placed on the SC-1 zone 11/17/2015	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: See "Land Use Element" of the City's General Plan, and City Code § 10-4E relating to the SC-1 Zone	
RECOMMENDATION: N/A	
MOTION: No motion necessary, discussion item only.	

Town of Cedar Hills • General Plan

LAND USE ELEMENT

I. Introduction

The Land Use Element of the Cedar Hills General Plan, prepared by the Cedar Hills Planning Commission, is designed to promote sound land use decisions within the jurisdiction and areas surrounding Cedar Hills located in the annexation declaration policy of the town. According to the Utah Code § 10-9-302 (2) (a), the Land Use Element should designate the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. The Utah Code conveys further that a community may include a statement of the standards of population density and building intensity recommended for various land use categories.

Under that direction and authority, this Land Use Element has been organized in order to provide the citizens, both present and future, a plan for future development patterns. The Planning Commission believes that if each concept, goal, and policy of the element is adhered to, the result will be a well planned, functional and aesthetically pleasing community.

The Land Use Element of the Cedar Hills General Plan is intended to be consistent with all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. If any section of this Land Use Element is found to be unlawful, the specific section may be severed with all other sections remaining valid. In all other cases of conflict, the more strict of two or more laws, ordinances, or resolutions shall apply.

II. Purpose of the Land Use Element

Land use patterns, location of uses, transitions between different uses, and the density or intensity of uses are critical components of community character. The purpose of the Cedar Hills Land Use Element is to direct land use decisions in such a manner that in the future there is sufficient land for residential, commercial, industrial and public uses. The Land Use Element should assist decision makers in locating these uses appropriately in order to enhance community character, preserve and protect important natural resources, and enable the community to provide adequate and efficient public services in the future. The Land Use Element includes a Land Use Map which indicates recommended future land use patterns for all locations within the Cedar Hills General Plan area.

The Land Use Element of the Cedar Hills General Plan will allow current and future residents, property owners and developers, elected officials, and staff to approach land use issues from a similar standpoint resulting in improved coordination, efficient delivery of public services, and elimination of competition between public entities in attracting development.

It is the intent of Cedar Hills to regulate growth in such a manner so that public services and facilities required to serve proposed development are functional prior to development approval. In order to accomplish this task, Cedar Hills will develop a Capital Improvements Program which organizes future capital expenditures of the town. The program will indicate where the community will focus expansion of service provision and construction of public facilities, and provide a general timeline for completion of the improvements. For any development which requires services not currently found in the Capital Improvements Program, the developer will be responsible for providing such services. Cedar Hills may consider future reimbursement for any public facilities provided by a developer.

The Land Use Element is divided into two Chapters. Chapter 1 describes desired uses of land currently located within the incorporated boundaries of Cedar Hills, and generally the types of uses which are allowed under the current Zoning Ordinance. Chapter 2 describes areas of future annexation complete with desired uses and Land Use Categories.

III. Key Land Use Element Issues

Several key issues pertain to areas located both within the community, Chapter 1, and areas within the Annexation Policy Declaration of Cedar Hills, Chapter 2. Prior to making land use decisions which impact the ability of Cedar Hills to guide future development patterns, these issues should be addressed by the Planning Commission and City Council.

1. Accommodation of Growth in Accordance with Community Goals and Objectives.

The Land Use Element establishes a planned pattern for the development of the community in the future. It reflects historical development patterns, and the current amount and type of development occurring at present. The Land Use Element also provides a guide for future development patterns which reflect the desires of Cedar Hills residents, land owners, elected officials, and staff. The Land Use Element is a combined effort of all individuals and groups that may be affected by land use decisions.

2. Development Guidance.

Development of land will create a long term effect on Cedar Hills. Cedar Hills desires to make well informed decisions that will benefit the community in the future. The Land Use Element provides direction and predictability for both developers and decision makers. It establishes the community's vision for the future and guides the development of land accordingly. If individual developments correspond with the Land Use Element, the residents of Cedar Hills can expect to create the envisioned community. As development occurs within the community, the Land Use Element should be updated and revised to provide decision makers a tool with which to make proper land use decisions.

3. Land Use Compatibility.

The current Zoning Ordinance of Cedar Hills is an attempt to create a pattern of compatible land uses. As the community continues to expand, it will be important to maintain an organized land use pattern. By developing and mapping land use categories for areas which will be annexed in the future, the community can reduce the potential for incompatible land uses located adjacent to one another.

4. Preservation of the Natural Environment and Open Space.

Cedar Hills and the Land Use Element recognize the importance of the natural environment and open space in the community. Many of the goals and objectives found in this element reflect the community's desire to protect the environment and provide open areas for the use and enjoyment of the residents. Although aesthetics play an important role in preservation of the environment and open space, there are also areas within Cedar Hills which are difficult to develop. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

5. Distinctive Community Character.

The residents and elected officials of Cedar Hills would like to see the community maintain a level of individualism and unique community character. Design guidelines, regulation of signage, landscaping requirements and other policies of the community are meant to provide opportunities for unique and highly desirable development to occur, not simply add to the burden of potential developers.

6. Infill Development.

The Land Use Element supports the efficient use of public and private resources by promoting the development of vacant land or under developed parcels in existing developed areas. By doing so, reductions in overall capital expenditures, by reducing the need for new public services and facilities, may be achieved.

7. Joint Planning Efforts.

The residents and elected officials of Cedar Hills recognize that the community effects and is affected by surrounding areas. When land use decisions made by Cedar Hills may effect surrounding jurisdictions, including Utah County, every effort will be made to inform all interested parties. Conversely, Cedar Hills will make every effort to be informed about land use decisions that may affect the community.

8. Agricultural Protection.

Cedar Hills desires to protect the production of food and other agricultural products through appropriate zoning, tax and density incentives. Cedar Hills does not support development that would encroach upon areas where agricultural uses are desired by the land owner.

9. Financing Capital Facilities

Cedar Hills Town intends has established Levels of Service (LOS) for each public service the Town provides to the residents (See Appendix B). Cedar Hills will be responsible for correcting existing deficiencies, while private development will participate in capital improvements through exactions, dedications, impact fees and other reasonable means.

CHAPTER 1

Desired Uses of Land Located Within Current Cedar Hills Town Boundary

At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone may be found in the Zoning Ordinance of Cedar Hills. The Land Use Element of Cedar Hills is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. The Zoning Map of Cedar Hills provides a graphic representation of the land located in each zone. A description of each current zoning district and the intended land use within different zones is provided as follows:

1. R-1-10,000

The R-1-10,000 zone is characterized by single family homes located on lots of not less than 10,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

Development in the R-1-10,000 zone is the highest intensity residential use in the community at the current time. This high intensity use demands more concentrated public service provisions. Special attention to the availability of adequate public services should be a concern of the community in this zone. Institutional uses (government buildings, schools, churches, health care facilities, public safety facilities) may be located within this zone.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

2. R-1-20,000

The R-1-20,000 zone provides an area for single family residential housing on larger lots of not less than 20,000 square feet, or roughly one half acre. The zone provides for subdivision type development while allowing a variety of more rural type uses than the R-1-10,000 zone.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

The R-1-20,000 zone also provides a buffer area between the urban development pattern in the R-1-10,000 zone and the agriculture based RA-1 zone and the more development sensitive H-1 zone. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

3. RA-1

The rural agriculture zone of Cedar Hills provides for single family homes equal to one unit per acre. The purpose of this district is to allow for continued agricultural uses and to protect the property from encroachment by conflicting uses. Ideally, this area would provide housing for residents in the agriculture sector and workers associated with agricultural uses. Careful consideration of farming issues, such as odors, dust, noise, and chemicals (fertilizers, pesticides) should be reviewed prior to development approval which approaches this zone in order to protect the future of the agricultural industry in Cedar Hills.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

This zone is located in a corridor between 4000 West and Canyon Road. However, when reviewing development applications, Cedar Hills should allow for some future residential development in the RA-1 zone, consistent with the current use of the RA-1 zone.

4. H-1

The hillside area of Cedar Hills located on the east side of the community is characterized by limited development on the sensitive foothills of Mahogany Mountain. Cedar Hills recognizes that this zone contains areas more sensitive to development than other areas within the community. Designed to minimize impact on the hillsides and provide a sense of openness, while retaining a portion of the land in its natural state, development in this zone will be limited to one unit per acre.

Clustered, master planned developments may be allowed in this zone. Clustering will most likely provide a more efficient use of the land and keep public service costs to a minimum. Interconnected open space amenities through development of this type assist to create conservation of view sheds, ridgelines, and trail systems.

Architectural design and building materials can aid in creating housing which blends into the natural surroundings providing attractive development. Particularly in this zone, sensitive areas should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

5. SC-1

This zone provides for commercial and retail uses within the community. To the extent possible, commercial uses should attempt to minimize impact on residential areas. The zone allows the community to better balance the tax base, and provides residents with employment opportunities, retail goods, and office space. Special attention should be given to traffic, design, location, safety and signage in the zone. Cedar Hills will encourage commercial development which will directly benefit the residents of the community. Cedar Hills recognizes that not all commercial and industrial uses are compatible with other uses in the community.

CHAPTER 2

Desired Uses of Land Within the Cedar Hills Annexation Policy Declaration

In order to create an organized growth pattern for future development in areas of Cedar Hills which have yet to be annexed, the Land Use Element must include desired future land use patterns and account for the impact the new areas will have on the community. It is the intention of Cedar Hills to plan for these areas to be compatible with adjacent land use patterns and existing zoning designations when annexed. In order to do so, six general land use designations have been assigned to land located within the annexation policy declaration area. Each of the designations are meant to be general and somewhat flexible in nature. Each of these designations are described below and can be found on the Cedar Hills General Plan Map.

Current density in Cedar Hills averages approximately two dwelling units per acre. It is the intention of the Planning Commission and City Council to create a land use element that would maintain a similar overall density in the future while providing a variety of housing styles, types, and price ranges.

Because the Land Use Element primarily addresses land development, it is important to reiterate that the community desires to protect the natural environment and open space found within the community. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

1. Low Density Residential

Generally located in the central section of Cedar Hills, this area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other

compatible uses. The general density of the Low Density Residential area will be one (1) unit per acre. This area is suitable for low density developments with substantial open spaces to provide protection and preservation of ridgelines, view corridors, hillsides, wildlife habitat, and aesthetic attributes. However, developments may occur on lots smaller than one half acre provided that the overall density of the area is not increased. For example, a subdivision containing a portion of one acre lots and a portion of quarter acre lots may be approved. Likewise, a developer who would like to develop quarter acre lots and retain the remainder of the parcel as open space would be encouraged to do so. A wide variety of housing types and styles, and development flexibility is allowed and encouraged by Cedar Hills.

Cedar Hills believes that low density, carefully planned, single family housing may enhance many features of the community such as Manila Creek, and provide parcels with spectacular views of Utah Valley and the surrounding Mountains. Likewise, by limiting the number of homes in these areas, the community can protect these types of areas. As each application for development approval is submitted in the low density residential area, it will be carefully reviewed for conformance with the objectives of the General Plan.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

2. Medium Density Residential

Located along the east side of Canyon Road, and in areas on both the northern and southern portions of the community, the Medium Density Residential area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses. The general density of the Medium Density Residential area is two (2) units per acre. Minimum lot size is not as important in this area as overall density. Clustered, master planned developments which contain substantial open space are encouraged in this area. Interconnected open space amenities through developments assist to create a recreation and open space system available for use by residents and is highly encouraged.

The medium density residential area will also provide a transition area from low density residential uses into the high density residential area of higher intensity uses. Because this area will provide such a transition, all development concepts and layout should be reviewed with compatibility in mind.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

3. High Density Residential

High density housing, characterized by single family developments with a density of three (3) to four (4) units per acre, is located throughout the community in areas suitable for single family residential development. When reviewing developments in the high density residential area, careful attention should be paid to impact on surrounding developments and integration of transportation, and open space.

Located near main roads and commercial areas of the community, the high density residential area may provide a significant portion of the future population of Cedar Hills.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

4. Very High Density Residential

The Very High Density Residential area, located on the western side of the community near the SC-1 zone, future main roadways, and the new High School, should provide for multi-family housing, factory built homes, and rental units. This area will allow access to the commercial, retail, and institutional uses in the community. This area will also provide a transition from the higher intensity commercial and retail uses to less intensive residential uses.

Landscaping, off street parking requirements, traffic circulation, and other high density housing planning issues will play an important role in project review in this area.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

5. Commercial-Retail District

Commercial and retail development will be encouraged in the Commercial-Retail District. The district will be located in two areas of the community, one on the western side of Cedar Hills adjacent to the SC-1 zone, and the other near the intersection of Canyon Drive and S.R. 92. Commercial and retail businesses that provide services directly to the residents of Cedar Hills will be highly encouraged. Transportation and other considerations may limit the types of businesses approved in the district.

In particular, the Commercial-Retail District located adjacent to S.R. 92 because of its proximity to American Fork Canyon, should include very low intensity commercial activities such as bike rentals, fishing supplies, and other businesses catering to visitors of the canyon.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

Land Use Element Goals and Policies

Goal # 1: Make land use decisions that conform to the Cedar Hills General Plan and the Elements of the General Plan.

Policy: As each subdivision is reviewed by the staff, Planning Commission and City Council, reference to the General Plan and each relevant Element will occur prior to final approval.

Policy: Each applicant will be required to demonstrate how the proposed development is consistent with the General Plan and the Elements of the General Plan.

Goal # 2: Update the Land Use Element on a regular basis to provide current Planning Commissions with a useful tool for making land use decisions.

Policy: The Planning Commission shall review the land use element on an annual basis and amend the land use element as needed.

Policy: Prior to zone changes, density amendments, and other land use decisions, the Planning Commission will make necessary adjustments to the Land Use Element to reflect such changes.

Goal # 3: Maintain Consistency between the Land Use Element, General Plan, and Zoning Ordinance.

Policy: Review the General Plan, Land Use Element, and Zoning Ordinance in order to maintain consistency between these documents and minimize any potential conflict in making land use decisions.

Goal # 4: Preserve the integrity of the Land Use Element by requiring all developments and zone changes to be consistent.

Policy: The Planning Commission will not recommend approval for any development or zone change which is inconsistent with the General Plan or Land Use Element.

Policy: If a development or zone change is found to be beneficial to the community by the Planning Commission, the Planning Commission will recommend that the General Plan and Land Use Element be amended prior to approval of the development or zone change.

Goal #5: Provide established levels of service to residents of the town.

Policy: Cedar Hills town will correct existing deficiencies in the provision of public services at the adopted Level of Service (LOS).

Policy: Private development will participate in the provision of public services through exactions, dedications, impact fees, and other reasonable means.

Guidelines for the Design and Review of Planned Commercial Development Projects

Prepared with the assistance of
The Hubble Planning Group
for the City of Cedar Hills

(REVISED 2015)

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DRAFT

SECTION I: INTRODUCTION

1.1 Purpose and Intent

The purpose of the Cedar Hills Commercial Master Plan is to provide prospective developers, retailers and builders with a statement of the design philosophy, principles, and criteria for development within the study area. The Master Plan has been prepared to give direction and to provide a framework by which future development proposals will be reviewed and approved; it is intended to aid potential developers and the City through the project review and approval process by establishing criteria considered essential for project approval. While the intent of this Plan is to provide standards for approval, it is not intended to be so rigid as to deny all flexibility and latitude that may be necessary for individual users within the Plan area.

The currently adopted Shopping Center Zone states, “. . . that development within the zone shall be characterized by a harmonious grouping of commercial stores and shops and essential ancillary uses architecturally designed and functioning as an integrated unit.” (Cedar Hills code 10-4E-1) Piecemeal development of the commercial center without an overall architectural theme is not consistent with the intent of the zone. This Plan is a conscious attempt by the City to facilitate commercial development by establishing an architectural theme, landscaping standards, signage requirements, parking standards, etc.

The City of Cedar Hills values the tranquil environment that currently exists within the community and would like to preserve the small town atmosphere that exists. Design and planning of and operation within the commercial district shall be primarily for the benefits of the residents of Cedar Hills. Culturally accepted restrictions may be placed on development within the community to protect the citizens from noise, light, air, traffic and other forms of pollution while fostering a viable mixed-used, walkable commercial zone. Considerations shall include density, diversity and design.

1.2 Historic Background

The City of Cedar Hills was first established as a residential subdivision in unincorporated Utah County. Even so, from its inception, it was planned that Cedar Hills would incorporate. In 1977, upon meeting the State’s requirements for incorporation, the City of Cedar Hills was formed. It is expected that Cedar Hills will reach capacity with a population of approximately 12,500 in the year 2015.

In September of 1985, the City Council approved SC-1 zoning of the subject property. As an exaction for the granting of the requested commercial zoning, the City required that the property owner dedicate to the City an 80-foot right-of-way for Cedar Hills Drive. This right-of-way divides the subject property almost equally in half.

Since that time, there have been numerous requests for the approval of commercial development on individual parcels within the SC-1 Zone. However, the City has been hesitant to grant individual site plan approvals without first establishing an overall plan and architectural theme for the commercial center. As the populations of Cedar Hills and surrounding communities have grown with the economic boom of the 1990s, sufficient “rooftops” now exist in the surrounding area to support a commercial center.

1.3 Project Area Description

The subject property consists of all properties in the SC-1 Zone, including but not limited to approximately ~~45~~ ___ acres and is located at the west entrance to the City. The subject property has ~~4000~~ ___ feet of frontage on 4800 West, an arterial class road that is also the west border of the City. The subject property is bounded on the north and northeast by low-density residential development, on the east by the Cedar Ridge Elementary School, on the south by low-density residential development and on the west by 4800 West. Lone Peak High School is located in Highland City and is immediately west of 4800 West and the subject property. Within Highland City, and south of Lone Peak High School, vacant land is designated as ~~low density residential development on the Highland General~~

~~Plan. To the south of the subject property and east of 4800 West, is land within unincorporated Utah County that is anticipated to eventually join American Fork City. It is understood that American Fork City plans to approve commercial development within the area they intend to annex.~~

1.4 Planning Process

In December 1999, the City Council selected The Hubble Planning Group to facilitate a process for the adoption of this Plan. With commercial zoning already in place, the consultants were commissioned to make recommendations emphasizing the appearance and quality of the commercial center, not to reevaluate the establishment of the commercial zone.

An extensive planning process, emphasizing citizen input has been followed. The following meetings were held to give the opportunity for citizen input:

January 6, 2000	Neighborhood meeting	
January 19, 2000	Neighborhood meeting	
February 10, 2000	Report to the Planning Commission	
February 15, 2000	Report to the City Council	
February 23, 2000	Neighborhood meeting	
March 9, 2000	Open House	
May 11, 2000	Planning Commission public hearing	
May 16, 2000	City Council public hearing	
Adopted December 2, 2003	City Council	
Reviewed 1-15-04	Planning Commission	
Reviewed 2-26-04	Planning Commission	
Reviewed 3-25-04	Planning Commission	
Reviewed 4-29-04	Planning Commission	
Reviewed 5-27-04	Planning Commission	
Reviewed 6-24-04	Planning Commission	
Reviewed 7-29-04	Planning Commission	
Reviewed 8-26-04	Planning Commission	Recommended to City Council
Reviewed 9-21-04	City Council	
Reviewed/Adopted 11-16-04	City Council	
Reviewed/Adopted 11-21-06	City Council	

The Planning Commission began the process of reviewing and revising the Guidelines for the Design and Review of Planned Commercial Development Projects in May of 2014. The Planning Commission made their recommendation for changes to the City Council on November 10, 2015. The City Council...

Planning Commission Dates:

2014
 Reviewed 5-22-2014
 Reviewed 7-16-2014
 Reviewed 8-28-2014
 Reviewed 9-25-2014
 Reviewed 10-23-2014
 Reviewed 11-13-2014
 Reviewed 12-02-2014

City Council Dates:

2015
 Reviewed 1-22-2015
 Reviewed 2-26-2015
 Reviewed 5-26-2015
 Reviewed 6-30-2015
 Reviewed 9-17-2015
 Reviewed 10-13-2015
 Public Hearing 11-10-2015

2015-2016
 Reviewed 12-1-2015

SECTION II: COMMUNITY VISION

2.1 Quality of Life Values

Zoning in American cities has typically been in strict accordance with the Euclidian model of urban development; that is rigid adherence to the separation of land uses. However, the separation of land uses has increased reliance on the automobile and has contributed to urban sprawl, which in turn have eroded the quality of life within American cities.²

The community recognizes the value of having a Neighborhood Commercial shopping center in close proximity to existing housing to reduce vehicle trips and to reduce travel time to commercial facilities in other communities. Additionally, development within the subject property is intended to mix retail, professional office, residential and civic uses in order to reduce automobile dependency.

The City of Cedar Hills has determined that commercial facilities within the City are important for the following reasons:

1. For the convenience of City residents
2. To reduce automobile dependency
3. To expand the City's tax base

2.2 Vision Statement

The Cedar Hills Commercial City Center will develop as an integrated, architecturally harmonious mixed-use development. Particular emphasis shall be placed on creating a pedestrian-friendly atmosphere where residents will desire to shop and gather. Design elements including architecture, landscaping, signage and lighting shall create a commercial district that is of higher quality and value than the typical suburban "strip" mall. Land development shall be sensitive to adjacent single-family housing.

2.3 Plan Goals

1. To create a commercial "City Center"
2. To create a place where the atmosphere is conducive to community gathering
3. To provide a place for convenient, community services
4. To provide for mixed land uses
5. To augment to the City's tax base

²Arendt, Randall. Rural by Design. Planners Press, Chicago, IL. p. 8.

SECTION III: LAND USES

3.1 Sub-districts

The subject property is divided into sub-districts that are intended to differentiate between three levels of land-use intensity. The most intense land uses are planned along the frontage of 4800 West where there exists the greatest separation from residential uses and where there is the most significant commercial potential. The least intense land uses are intended to be located to the east, adjacent to the elementary school and the neighboring residential area. The following are the sub-district classifications.

3.1.1 Neighborhood Retail

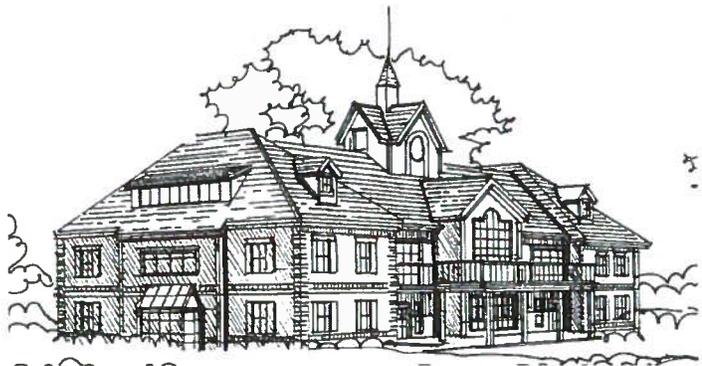
The Neighborhood Retail designation is intended to accommodate the most intense land uses within the Commercial Master Plan. This designation is established to promote retail commercial and service uses for the convenience of surrounding residential neighborhoods. The standards incorporated within this designation are intended to promote a combination of retail and service facilities that, in character and scale, are necessary to meet the day-to-day needs of area residents. Uses typically found within the Neighborhood Retail area include: grocery stores, personal service establishments such as dry cleaners, bakeries, restaurants and specialty shops such as florists and sporting goods operations.

The neighborhood retail sub-district is intended to be a retail commercial center for the City. The main focus of the neighborhood retail sub-district is to provide an area for those sales tax generating commercial entities that benefit from the frontage of a major collector (i.e. 4800 West, Canyon Road/SR-146, and Cedar Hills Drive). Commercial uses that are not focused on generating on-site sales should be encouraged to utilize properties that do not front 4800 West, Canyon Road/SR-146, or Cedar Hills Drive in the Mixed-Use Office/Retail and Mixed-Use Office sub-districts.



3.1.2 Mixed-Use Office/Retail

The Mixed-Use Office/Retail designation is intended to accommodate less intense uses than found in the Neighborhood Retail designation. The lower intensity may be due to size, scale and height of the structure or due to a less-intense land use. Along with office uses, limited retail uses including specialty shops, dance, fitness and self-defense studios, along with residential uses are permitted within this area.



3.1.3 Mixed-Use Office

The Mixed-Use Office designation is intended to accommodate the least intense land uses and to provide a buffer to existing or future single-family residential areas through landscaping, setbacks, building heights and land uses. Also, any retail uses in this area shall help create a transition from the more intense uses in the other areas to the surrounding residential neighborhoods. Building heights within this designation are limited to those height restrictions found within adjacent residential developments. Community services such as libraries, city hall, public recreation facilities are permitted.



3.2 Permitted and Conditional Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, except as allowed in the districts as shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. ~~If a proposed use is not listed in the use table below but it can be shown to be substantially the same as an existing item in the chart, then it can be treated as the item in the chart.~~

To receive approval for a conditional use listed in the chart below, the burden of proof shall be on the applicant to demonstrate that the use is appropriate for the property or parcel under consideration. All conditional uses are required to comply with the conditions of approval imposed by the Planning Commission and/or City Council. Such conditions shall be imposed to mitigate or alleviate any expected or foreseeable adverse impacts the proposed conditional use may have on adjacent uses or the surrounding area. Typically, conditions of approval address issues such as noise, lighting, traffic and aesthetics. Even so, the City shall impose any and all conditions they find to be necessary to protect the integrity and quality of the master planned area or the surrounding neighborhoods. ~~If a proposed use is not listed in the use table below but it can be shown to be substantially the same as an existing category in the chart, then it can be treated as the category in the chart.~~

The following specific conditions may be applied to ~~various permitted or~~ conditional uses. Any of the below prescribed conditions, and additional conditions, may be applied to any ~~permitted or~~ conditional uses at the discretion of the Planning Commission and/or City Council.

- a. any bay doors ~~including, but not limited to garage, receiving, delivery and overhead doors in general~~ shall be screened, to the greatest extent possible, from residential areas and public streets
- b. the outdoor storage of materials and debris is prohibited
- c. outdoor overnight storage of vehicles is prohibited
- d. any drive through window and sufficient vehicular stacking shall be screened, to the greatest extent possible, from residential areas and public streets
- e. volume control devices, at drive through windows, shall be utilized so as to limit any audio impact on the surrounding area
- f. refuse collection shall be performed so often as to prevent the development of offensive odors

- g. the outdoor storage of materials is prohibited with the exception of live plants that may be stored outside, at the discretion of the Planning Commission and/or City Council, but only in clearly defined locations
- h. the keeping of animals outdoors is prohibited

Definitions:

Care Centers – The primary function of the establishment is dealing with the physical, mental, and emotional care of individuals, serving both short term and long term needs, including assisted living, congregate care, senior care, group homes and child care.

Financial Institutions – An establishment that focuses on dealing with financial transactions, such as investments, loans, insurance, and deposits.

Food Services – Food service or catering industry defines those businesses, institutions, and companies responsible for any meal prepared outside the home, including restaurants, cafeterias, and catering operations.

Motorized Vehicles – The service, sale, and fueling of vehicles; including car dealerships, car washes, gas stations, and automotive lube centers.

Professional Services – The primary purpose is the sale of services rather than goods.

Attached Residential Dwelling Units -

Neighborhood Retail Sub-District - Attached Residential Dwelling units, shall be considered only when ancillary to a retail use (ancillary = subordinate, subordinate is less than 50% of any given structure) and shall not be permitted on the first level of the building.

Office Retail Sub-District - Attached Residential Dwelling Units, shall be considered only when ancillary to a retail or office use (ancillary = subordinate, subordinate is less than 50% of any given structure) and shall not be permitted on the first level of the building.

Office Sub-District - Development of Attached Residential Dwelling Units shall be considered as an independent development within this sub-district.

Retail – The primary function of the business is for the sale of goods to the public in relatively small quantities for use or consumption rather than for resale.

Other uses not defined – Other uses that benefit the community, provide services to the residents of the community, or other opportunities are allowed conditionally. These uses may include churches & other houses of worship, community services, city buildings, and recreational facilities.

Use	N. Ret.	Office/Ret.	Office
Retail	C	C	-
Motorized Vehicles	C	-	-
Financial Institutions	C	C	C
Care Centers	-	C	C
Professional Services	C	C	C
Food Services	C	C	C
Other Uses Not Defined	C	C	C
Attached Residential Dwelling Units	C	C	C
Antique Shop	E	E	-
Art shop and/or artist's supplies	E	E	-
Assisted living, convalescence home	-	E	E
Automobile lube center	E	-	-
Automobile wash	E	-	-
Baby supplies	E	E	-
Bakery	E	E	-
Banks	E	E	E
Barber shop	E	E	E
Beauty parlor	E	E	E
Bicycle shop	E	E	-
Bookstore	E	E	-
Catering establishment	E	-	-
Check Cashing	E	-	-

Churches	-	€	€
Clothes cleaning, dying and pressing, retail	€	-	-
Community services	€	€	€
Convenience market with or without gas station	€		-
Dance studio	€	€	€
Drive through windows	€	€	-
Drug store	€	€	-
Fast food establishments	€	€	-
Food sales	€	€	-
Floral shop	€	€	-
Garden supply	€	€	-
Hardware store, not including outside storage of lumber or building materials	€	-	-
Hobby and/or craft store	€	€	-
Home improvement center	€	€	-
Interior decorating store	€	€	-
Jewelry store	€	€	-
Laundry, automatic, self help	€	€	-
Locksmith	€	€	-
Movie theater	€	€	-
Music store	€	€	-
Pet grooming w/o boarding	€	€	-
Pet shop	€	€	-
Photographer and/or sale of Photographic supplies	€	€	-
Preschool, day care	€	€	€
Professional Office	€	€	€
Restaurants	€	€	-
Residential, attached units	€ ³	€ ⁴	€ ⁵
Recreational facilities and uses	€	€	€
Signage	€	€	€
Sporting Goods	€	€	€

³ Attached Residential Dwelling units, shall be considered only when ancillary to a retail use (ancillary = subordinate, subordinate is less than 50% of any given structure) and shall not be permitted on the first level of the building.

⁴ Attached Residential Dwelling Units, shall be considered only when ancillary to a retail or office use (ancillary = subordinate, subordinate is less than 50% of any given structure) and shall not be permitted on the first level of the building.

⁵ Development of Attached Residential Dwelling Units shall be considered as an independent development within this sub-district.

SECTION IV: DESIGN GUIDELINES

4.1 General Provisions

It is intended that these design guidelines will provide a basic framework to promote consistent, quality development within the study area. The recommendations, guidelines and standards contained within this document will be the basis of review for individual development applications as submitted to the City of Cedar Hills.

It is recognized that the City of Cedar Hills plans to create a viable, vibrant Mixed-Use Neighborhood Commercial Area that will help give the community a sense of identity and place.

4.1.1 Architecture

Architecture, building materials, color schemes and building location all play critical roles in setting a tone for any development. These same elements are of the utmost importance in creating a sense of place. As a Mixed-Use Neighborhood Commercial Area, attention to scale is of particular importance and will be considered throughout the design process.



The particular theme that has been selected for this project is American Colonial. The American Colonial motif is a symmetrical design (ABA, ABCBA, etc.) style. High-pitched tile or slate roofs, either side gabled or hipped, overhang the front facade and are often capped with a cupola. A central door, often a French door, is sided by large windows on the sides. Buildings may use the classic temple front, or contain pillars, pilasters and the Palladian window. Exterior construction is normally of brick in traditional colors like red and brown, and makes use of substantial exterior moldings. Wrought iron or copper accents are also used. It is expected that this theme will create intimacy and interest by limiting the use of those architectural elements that only cater to the widespread domination of the automobile. That is to say, architectural designs should be kept in such a scale so as to maintain a human, rather than automobile, orientation. The inclusion of street level windows, wide walks and appropriate signage are a few of the elements that must be considered in maintaining consistency with this theme. The appropriate selection of materials and colors are also essential in maintaining consistency with this theme and in meeting the goals of this document. Examples of several types of architecture that may be appropriate as part of this development can be found within this document.

It is expected that the established architectural theme will be perpetuated throughout the entire project. Designers will consider this theme when developing plans for all types of structures that may be found within this development.

- a. Earth tones shall dominate the color schemes of individual buildings and all color schemes shall be developed so as to conform to the established architectural theme. Additionally, color schemes shall be consistent with those found in the surrounding areas.
- b. ~~Structures within the Mixed Use Office Subdistrict shall conform to the maximum height standards of the adjacent residential zones.~~
- c. Structures shall be situated so as to screen parking areas and to aid in the creation of a park-like atmosphere.
- d. Entrances to structures shall orient to parks, plazas or pedestrian-friendly pathways.

- e. Structures shall be situated so as to provide appealing vistas at the terminus of drive aisles, pathways or other open areas.
- f. Structures shall be massed so as to conform to the established architectural theme and to maintain a human scale.
- g. Building facades shall be varied and shall not consist of vast expanses of blank walls.
- h. Wherever found, over-head doors shall be positioned so as to not be visible from 4600 West, 4800 West or Cedar Hills Drive.
- i. Building materials shall be limited to those materials traditionally associated with the established architectural theme. Structures constructed largely of glass or other reflective materials are not acceptable for this area.

4.1.2 Landscaping

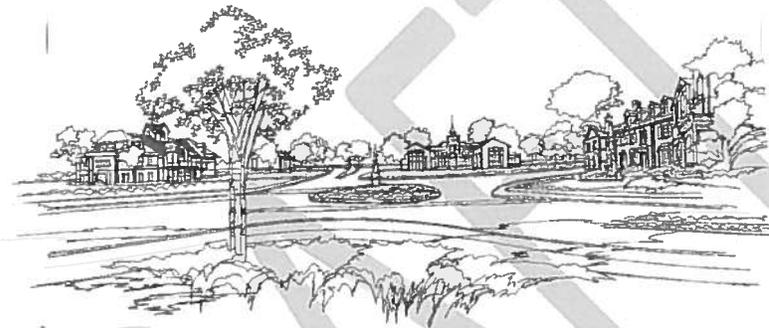
Inviting gathering places are often characterized by the incorporation of effective landscaping. Landscaping also serves as an effective barrier or screen that can help soften the impact of noise, lighting and the sterility of hard-surfaced spaces.

- a. Planted areas such as yard space, planter boxes, flower beds, shrubbery beds and other traditional landscaped features shall qualify towards the landscaped requirement. Additionally, hard-surfaced areas such as fountains, plazas, seating areas or recreational facilities shall be included in the site design and will qualify toward the landscaping requirement. Appropriate art features are encouraged. Sidewalks shall not count towards the requirement unless they are constructed of brick pavers, stamped concrete or other decorative material.
- b. To ensure consistency throughout the project, all materials used within the project area shall be found within the accompanying plant list.
- c. A landscaped buffer shall be provided adjacent to the surrounding residential areas. This buffer shall be a minimum of 15 feet wide and shall contain trees or groupings of trees spaced no more than 25 feet apart.
- d. Landscaping shall also be used as a screen, where other means are less appropriate, to shield Cedar Hills Drive and 4600 West from large areas of parking.
- e. No less than 30% of any individual retail/office site shall be landscaped. Individually developed sites must provide the required 30% landscaping within that individual site. Larger planned developments must provide the required 30% landscaping for the entire site but shall not be required to provide 30% landscaping on individual pads within the planned development. **So that all of the building(s) within the proposed development may be seen within a park-like setting by the community, the required 30% landscaping shall be visible to the public way in its entirety and shall not be concealed by walls, fences, building layout, etc.**
- f. Landscaped areas shall not be residual in nature but shall create a cohesive network from site to site and throughout the project. Specifically, landscaped areas shall help create a park-like atmosphere with linked pedestrian corridors designed to promote pedestrian activity.
- g. Landscaping materials and details shall contribute to the perpetuation of the established architectural theme.
- h. As part of the site plan approval process, landscape plans shall be required. Such plans shall be prepared by a professional landscape architect licensed in the State of Utah. Landscape plans shall provide for landscape treatments that are consistent with the architectural theme. All landscape plans are subject to the approval of the Planning Commission and/or City Council.
- i. Storm-drainage shall be detained on-site through landscaping or other approved facilities.
- k. **Xeriscape may be permitted if the landscape plan presents a viable park-like setting that is still accessible to the public. Xeriscape plans shall be prepared by a qualified landscape architect, and shall not constitute more than one-third (1/3) of the total landscaped area.**

4.1.3 Streetscapes

Cedar Hills Drive is the main thoroughfare for the community. As such, special attention and consideration shall be given to creating an attractive, distinct entrance to the City of Cedar Hills. To encourage continuity throughout the site and to provide appropriate ties to the surrounding residential areas, 4600 and 4800 West shall receive the same treatments as Cedar Hills Drive. Landscaped areas adjacent to public streets shall conform to the Cedar Hills Landscape Plan.

- a. Sidewalks shall be separated from Cedar Hills Drive 4600 West and 4800 West so as to encourage pedestrian activity. Separations shall include landscaped berms, shrubbery or other elements that convey a sense of protection from the vehicular travel lanes. Streetscapes shall be varied between grass and planter areas and be appropriately maintained year-round.
- b. Sufficient planter strips shall be provided so as to allow for the planting of trees as outlined in the plant list.
- c. The landscaped areas adjacent to Cedar Hills Drive and 4600 West shall serve, in part, to screen adjacent parking areas from the view of passing motorists. Trees, berms and shrubbery shall be incorporated to provide the above-described screening.



At street intersections, a clear view of intersecting streets shall be maintained. ~~No landscape object shall be constructed over two feet in height to block the view (i.e. berms, boulders, signs, shrubs, evergreen trees, etc.) of motorists from one street to another.~~ Clear view of intersecting streets shall be measured as follows: extend lines along each street curb to a point of intersection and measure back 60 feet along each curb. Draw a line between those two points. This triangular area is the area that must have clear view of intersecting streets.

Trees closest to intersections shall be Capitol Flowering Pear with no less than 3 at each intersection. Trees on East-West streets between walks and curbs or within 10 feet of street curbs shall be Burr Oak (*Quercus macrocarpa*) with all branches pruned to 5 feet from ground. Trees on North-South streets shall be London Plane Trees (*Platanus acerifolia*) with all branches pruned to 5 feet from ground.

The number of trees along all streets shall be at least 1 tree for every 30 feet of street frontage. Trees shall be 2-1/2" caliper minimum. Additional trees are encouraged. These additional trees may be selected from the Street Landscape Palette. To help with screening and winter aesthetics, evergreen trees are required.

Berming shall be required along streets to screen parking areas and travel lanes. Berms shall not exceed 3:1 in steepness. Curvilinear walks are encouraged where practical. Any planter areas shall have a curvilinear concrete curb between plants and lawn. All planters shall be mulched 3 inches deep and maintained with shredded fir bark. Plants for planters shall be selected from the Street Landscape Palette. Street Landscape Palette (in addition to required trees)

Evergreen Trees

Abies concolor

Abies lasiocarpa

Picea englemanni

Picea pungens

White Fir

Alpine Fir

Englemann Spruce

Colorado Green Spruce

8' ht. minimum

8' ht. minimum

8' ht. minimum

8' ht. minimum

Deciduous Trees

<i>Acer platanoides</i>	Norway Maple	2-1/2" cal. minimum
<i>Fraxinus pennsylvanica</i>	Patmore Ash	2-1/2" cal. minimum

Shrubs

<i>Euonymus alatus compacta</i>	Burning Bush	5 gal. minimum
<i>Juniperus tamariscifolia</i>	Tam Juniper	5 gal. minimum
<i>Prunus cistea</i>	Cistena Plum	5 gal. minimum
<i>Pinus mugo mugin</i>	Dwarf Mugo Pine	18-24" minimum

Drought Tolerant Vegetation

4.1.4 Streetlighting

Appropriate, well-designed lighting contributes greatly in the creation of an attractive, crime-free environment. Considerations must also be given to protecting surrounding residents from the light pollution that is commonly associated with commercial developments.



Interior Parking Light



Street Light

- a. Lighting plans shall be prepared for each individual site. Adequate lighting shall be provided to encourage pedestrian activity and to eliminate shadowed areas that may contribute to poor visibility and the creation of dark areas.
- b. Wall mounted lighting shall not be located higher than 20 feet on any structure.
- c. Pole mounted lighting along 4800 West and Cedar Hills Drive shall not exceed 30 feet in height. Pole mounted lighting for the interior of the commercial development shall not exceed 20 feet in height. Pole mounted lighting within any residential areas shall not exceed 15 feet in height.
- d. Dark-sky lighting fixtures shall be used in all areas of this development. Shields, covers, or other mechanisms shall be incorporated into fixture design so as to prevent light pollution.
- e. Cobra-head and shoe box light fixtures are prohibited.

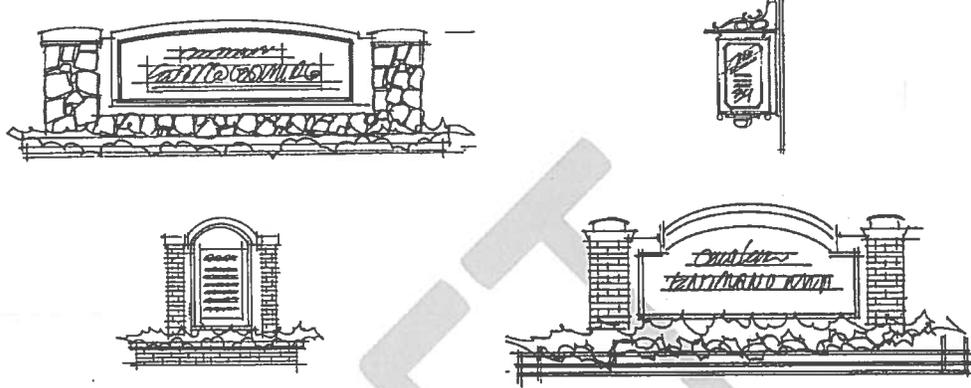
4.1.5 Parking

Critics of post World War II land use patterns often cite the vast uninterrupted expanses of parking areas as a tragic result of our automobile dependent society. Given that both commercial and office land uses are typically accompanied by significant numbers of parking stalls, special attention shall be given to the design of parking areas within this project.

- a. Parking areas shall be situated so as to be screened from Cedar Hills Drive, 4600 West and 4800 West. Appropriate screening would include buildings, landscaped berms, shrubbery and groups of trees. Fencing is not considered an appropriate screen.
- b. Landscaping shall be dispersed throughout the parking areas. These landscaped areas will be of sufficient size so as to accommodate landscaped berms, and trees.
- c. Pedestrian paths through parking areas shall be separated from vehicular traffic by the incorporation of landscaping, other grade separations and through the use of pavers, cobblestone or stamped or colored concrete.
- d. Parking stalls shall be 9' wide and 18' deep if they front onto a landscaped area. Parking stalls that do not front onto a landscaped area shall be 9' wide and 20' deep.
- e. For retail uses, a minimum of four (4) parking stalls shall be provided for each 1,000 square feet of gross floor area.
- f. For restaurants or other eating establishments, a minimum of one (1) parking space shall be provided for every three (3) seats and a minimum of one (1) additional space shall be provided for each employee at the highest shift.
- g. For office uses, a minimum of six (6) parking spaces shall be provided for each 1,000 square feet of floor area.
- h. Shared parking is encouraged. When it can be found that adjacent uses, or uses in close proximity to one another, have substantially different peak hours of operation, a minimum number of parking spaces required for the said uses may be reduced. It is intended that shared parking will increase the attractiveness of the area by eliminating excess parking without creating a parking deficiency.
- i. Drive aisles shall be twenty-four (24) feet wide unless they provide only one-way access or access to angular parking. In the event that the drive aisle provides access to angular parking or is restricted to one-way travel, it may be twenty (20) feet wide.
- j. A separation shall be provided between parking stalls and occupied structures. This separation must include no less than a 4' sidewalk and in most situations shall include a larger sidewalk and landscaping.
- k. All parking islands shall be planted with at least one Skyline Honeylocust tree (*Gleditsia triacanthos* 'Skyline') per 400 square feet of planter. A tree ring of fir bark (3" depth) shall be formed with at least a 2-foot radius around the tree. Trees shall be 3" caliper minimum, having all branches pruned within 7 feet of the ground. Islands shall be bermed slightly and planted with Kentucky Bluegrass (*Poa pratensis*) sod.
- l. No shrubbery shall be allowed in islands as it collects trash; gets trampled by pedestrians; blocks car doors from opening; and when crossed by pedestrians in wet weather, creates over compaction of the growing medium, which inhibits or kills plants.
- m. Reciprocal access shall be guaranteed from site to site. Stub locations and cross access easements may be required to ensure the establishment of perpetual reciprocal access.

4.1.6 Signage

Signage plays an integral role in establishing aesthetic quality. Additionally, signage is an essential element in creating and emphasizing an architectural theme. The below listed standards shall be followed by anyone requesting Site Plan approval. Such incorporation must be consistent and harmonious with the established architectural theme. Signage shall be limited to monument signs and wall-mounted signs.



- a. Wall-mounted signs shall include blade signs, pendant signs and signage located on awnings.
- b. Earth tones shall be the predominate colors used on signage.
- c. Monument signs shall not exceed 48 square feet and shall be multi-tenant signs. Monument signs on the same side of an uninterrupted street shall not be located closer than 200 feet to one another.
- d. Monument signs shall not exceed six feet above the top back of curb.
- e. Wall-mounted signs shall be limited to 10 percent of the wall area on which the sign is mounted or 75 square feet, whichever is less.
- f. Signage on canopies, awnings or similar architectural features may be permitted upon Site Plan review if it can be shown that it will not detract from the architectural theme.
- g. Blade signs shall be consistent with the architectural theme of the overall development.
- h. Pendant signs shall be consistent with the architectural theme of the overall development.
- i. Signage on awnings shall only be located on the valance of the awning. Awnings must be consistent with the architectural theme of the overall development and shall only be located above doors and windows. Awnings must be kept in good repair at all times.
- j. Backlit signs may be permitted. Functional awnings shall not be considered backlit signs. Backlit awnings shall not be permitted.
- k. Roof signs shall not be permitted.
- l. Statuary signs bearing the likeness of any product or logo shall not be permitted. m. Wind signs shall not be permitted.
- n. Temporary signs shall not be permitted.
- o. Placing handbills upon, painting or otherwise marking any trees, sidewalks, walls, poles or other surfaces is prohibited.
- p. Spotlights projecting into the sky shall not be permitted.
- q. Vehicles and trailers shall at no time be used as signage
- r. Flashing, moving or audible signs shall not be permitted.
- s. Neon lights shall not be permitted
- t. Pole signs shall not be permitted

4.2 Neighborhood Retail **Development Sub-District**

The Neighborhood Retail Development Sub-District is intended to have a variety theme with emphasis on the American Colonial motif as its dominant architectural theme. The height, scale, rhythm and relief shall all convey this era and theme.



4.2.1 **Building Setbacks**

Buildings within this sub-district shall be setback a minimum of thirty feet from any residential zone. (Needs discussion)

4.2.2 **Maximum Density**

In general, density shall be governed within the Neighborhood Retail Development sub-district by the height, area, setback, and parking requirements contained within these Guidelines and the Zoning Regulations of the City of Cedar Hills. In addition the following shall apply:

1. Residential: A maximum density of eight (8) Attached Residential Dwelling Units per acre shall be permitted within the Neighborhood Retail Development sub-district. Attached Residential Dwelling Units shall be considered only when ancillary to a retail use (ancillary = subordinate, subordinate is less than 50% of any given structure) and shall not be permitted on the first level of the building

4.2.3 **Structure Height**

One to three story buildings are permitted although two-story buildings are encouraged in order to more fully convey the desired architectural theme. Buildings within the Neighborhood Retail Development may be erected to a maximum height of thirty (30) feet. Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs. An additional height bonus of one (1) foot per additional two (2) feet increase from the required setback may be granted, up to a maximum height of fifty (50) feet occupied space within the permitted one to three stories, with unoccupied space (such as cupolas, false dormers, etc.) approved by the City Council with a recommendation from the Planning Commission. The Planning Commission may increase the required setback or require additional architectural elements for buildings taller than thirty-five (35) feet, if after due consideration, they feel it necessary to mitigate any negative impacts that the proposed development may have on the residential development. Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs.

4.2.4 Building Size

The building size shall be reviewed by the City Council and potentially approved based on such items as building placement, aesthetics, noise control, lighting design, traffic control, etc. to give the feel consistent with the overall commercial development, as well as the community as a whole.

4.2.5 Building Facades

Long and monotonous walls and roof planes are not permitted. The apparent mass of large buildings shall be minimized by manipulating the building form by using offsets and recesses and variations in height. Smaller, individual buildings that tend to break up parking areas and create visual interest are required.

4.2.6 Landscape Materials

The following guidelines shall be followed for development within this sub-district:

All planter areas shall be edged with a concrete mow strip. All planters shall receive a 3" depth of shredded fir bark. All planter shapes and walks shall be curvilinear. Landscape boulders may be used on site, but must be over 2 feet in size. Each building shall have flowering crab (malus species) trees planted near the building. Trees may be placed on any or all sides of the building. The minimum number of these trees required for each building shall be determined by adding up the length of all building facades (lineal feet), dividing by 40 and rounding up.

Other plants near buildings can be selected by a licensed landscape architect for compatibility to microclimate (north, south, east, west building faces). Select shrubs for color in all seasons, including winter. Trees near buildings are encouraged to have spring and/or fall color. Evergreen trees are encouraged where practical for positive aesthetic affects in winter. Select plant material from the Building Landscape Palette.

Building Landscape Palette

Evergreen Trees

<i>Abies concolor</i>	White Fir	8' ht. minimum
<i>Abies lasiocarpa</i>	Alpine Fir	8' ht. minimum
<i>Picea engelmannii</i>	Englemann Spruce	8' ht. minimum
<i>Picea pungens</i>	Colorado Green Spruce	8' ht. minimum

Deciduous Trees

<i>Acer platanoides</i>	Norway Maple	2-1/2" cal. minimum
<i>Fraxinus pennsylvanica</i>	Patmore Ash	2-1/2" cal. minimum
<i>Keelreutaria paniculata</i>	Golden Rain Tree	2" cal. minimum
<i>Prunus blieriana</i>	Blieriana Plum	2" cal. minimum
<i>Acer palmatum Bloodgood</i>	Bloodgood Japanese Maple	6-8' ht. minimum
<i>Prunus subhirtella</i>	Weeping Flowering Cherry	2" cal. minimum

Shrubs

<i>Euonymus alatus compacta</i>	Burning Bush	5 gal. minimum
<i>Potentilla fruticosa</i>	Shrubby Cinquifol	5 gal. minimum
<i>Prunus glandulosa</i>	Dwarf Flowering Almond	5 gal. minimum
<i>Mahonia Aquifolium</i>	Compact Oregon Grape	5 gal. minimum
<i>Prunus laurocerasus o.l.</i>	English Laurel Otto Luyken	18-24" minimum
<i>Cornus serexia 'kelsey'</i>	Kelsey Dwarf Dogwood	5 gal. minimum
<i>Buxus koreana wintergreen</i>	Wintergreen Boxwood	5 gal. minimum
<i>Berberis t.a. nana</i>	Crimson Pygmy Barberry	5 gal. minimum

4.3 Mixed-Use Office/Retail Development Sub-District

The **Mixed Use** Office/Retail Development **sub-district** shall be of lower intensity than the Neighborhood Retail Development **sub-district**. This lessening of intensity shall be accomplished through the use itself and through a combination of building location, **density**, height, orientation, landscape buffering and specific site plan design.



4.3.1 Building Setback

Buildings within the Office/Retail sub-district must be setback a minimum of 45 feet from any residential zone.

(Needs discussion)

4.3.2 Maximum Density

In general, density shall be governed within the Mixed-Use Office/Retail Development sub-district by the height, area, setback, and parking requirements contained within these Guidelines and the Zoning Regulations of the City of Cedar Hills. In addition the following shall apply:

1. Residential: A maximum density of eight (8) Attached Residential Dwelling Units per acre shall be permitted within the Mixed-Use Office/Retail Development sub-district. Attached Residential Dwelling Units shall be considered only when ancillary to a retail or office use (ancillary = subordinate, subordinate is less than 50% of any given structure) and shall not be permitted on the first level of the building.
2. Care Centers (defined above): A maximum density of twenty-four (24) resident rooms or dwelling units per acre shall be permitted within the Mixed-Use Office/Retail Development sub-district. In mixed use developments, density shall be calculated using only immediate acreage of buildings, parking, landscaped areas and roadways specifically associated with the Senior Living Facility. Senior Living Facility shall be limited to a total parcel size of not more than eight (8) acres.

4.3.3 Structure Height

One to three story buildings are permitted although two-story buildings are encouraged in order to more fully convey the desired architectural theme. Buildings within the Neighborhood Retail Development may be erected to a maximum height of thirty (30) feet. Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs. An additional height bonus of one (1) foot per additional two (2) feet increase from the required setback may be granted, up to a maximum height of fifty (50) feet occupied space within the permitted one to three stories, with unoccupied space (such as cupolas, false dormers, etc.) approved by the City Council with a recommendation from the Planning Commission. The Planning Commission may increase the required setback or require additional architectural elements for buildings taller than thirty-five (35 30) feet, if after due consideration, they feel it necessary to mitigate any negative impacts that the proposed development may have on the residential development. Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs.

4.3.4 Building Size

The building size shall be reviewed by the City Council and potentially approved based on such items as

building placement, aesthetics, noise control, lighting design, traffic control, etc. to give the feel consistent with the overall commercial development, as well as the community as a whole.

4.3.5 Building Facades

Long and monotonous walls and roof planes are not permitted. The apparent mass of large buildings shall be minimized by manipulating the building form by using offsets and recesses and variations in height. Smaller, individual buildings that tend to break up parking areas and create visual interest are encouraged.

4.3.6 Landscape Materials

The following guidelines shall be followed for development within this sub-district:

All planter areas shall be edged with a concrete mow strip. All planters shall receive a 3" depth of shredded fir bark. All planter shapes and walks shall be curvilinear. Landscape boulders may be used on site, but must be over 2 feet in size. Each building shall have flowering crab (malus species) trees planted near the building. Trees may be placed on any or all sides of the building. The minimum number of these trees required for each building shall be determined by adding up the length of all building facades (lineal feet), dividing by 40 and rounding up.

Other plants near buildings can be selected by a licensed landscape architect for compatibility to microclimate (north, south, east, west building faces). Select shrubs for color in all seasons, including winter. Trees near buildings are encouraged to have spring and/or fall color. Evergreen trees are encouraged where practical for positive aesthetic affects in winter. Select plant material from the Building Landscape Palette.

Building Landscape Palette

Evergreen Trees

<i>Abies concolor</i>	White Fir	8' ht. minimum
<i>Abies lasiocarpa</i>	Alpine Fir	8' ht. minimum
<i>Picea englemanii</i>	Englemann Spruce	8' ht. minimum
<i>Picea pungens</i>	Colorado Green Spruce	8' ht. minimum

Deciduous Trees

<i>Acer platanoides</i>	Norway Maple	2-1/2" cal. minimum
<i>Fraxinus pennsylvanica</i>	Patmore Ash	2-1/2" cal. minimum
<i>Keelreutaria paniculata</i>	Golden Rain Tree	2" cal. minimum
<i>Prunus blieriana</i>	Blieriana Plum	2" cal. minimum
<i>Acer palmatum Bloodgood</i>	Bloodgood Japanese Maple	6-8' ht. minimum
<i>Prunus subhirtella</i>	Weeping Flowering Cherry	2" cal. minimum

Shrubs

<i>Euonymus alatus compacta</i>	Burning Bush	5 gal. minimum
<i>Potentilla fruticosa</i>	Shrubby Cinquifol	5 gal. minimum
<i>Prunus glandulosa</i>	Dwarf Flowering Almond	5 gal. minimum
<i>Mahonia Aquifolium</i>	Compact Oregon Grape	5 gal. minimum
<i>Prunus laurocerasus o.l.</i>	English Laurel Otto Luyken	18-24" minimum
<i>Cornus serectia 'kelseyi'</i>	Kelsey Dwarf Dogwood	5 gal. minimum
<i>Buxus koreana wintergreen</i>	Wintergreen Boxwood	5 gal. minimum
<i>Berberis t.a. nana</i>	Crimson Pygmy Barberry	5 gal. minimum

4.4 Mixed-Use Office **Development Sub-District**

The purpose of this sub-district is to provide an appropriate buffer between existing residential uses and the commercial uses that will be developed within the Commercial Master Plan Study Area. The general appearance of buildings within the Mixed-Use Office sub-district shall use rooflines and slopes and window coverage and sizes that are more residential in appearance than commercial in appearance.



Office/Commercial Site Planning

Development within this sub-district shall carefully utilize landscaping, the orientation of buildings and the specific land use to minimize impact on adjacent residential uses. Office and commercial buildings within this area shall appear more residential in nature rather than commercial. Contemporary architecture with flat roofs and a high percentage of reflective glass would not be considered appropriate.

4.4.1 **Building Setback**

Office and commercial buildings shall be setback a minimum of thirty (~~30~~ 45) feet from any existing residential zone. Commercial buildings that are primarily residential in nature, for example an assisted living facility, shall not have a minimum setback but shall be reviewed for setback as a part of its Site Plan Approval.

4.4.2 **Maximum Density**

In general, density shall be governed within the Mixed-Use Office Development sub-district by the height, area, setback, and parking requirements contained within these Guidelines and the Zoning Regulations of the City of Cedar Hills. In addition the following shall apply:

1. A maximum density of twelve (12) Attached Residential Dwelling Units per acre shall be permitted within the Mixed-Use Office Development sub-district.
2. Care Centers (defined above): A maximum density of twenty-four (24) resident rooms or dwelling units per acre shall be permitted within the Mixed-Use Office Development sub-district. In mixed use developments, density shall be calculated using only the immediate acreage of buildings, parking, landscaped areas and roadways specifically associated with the Senior Living Facility. Senior Living Facility developments shall be limited to a total parcel size of not more than (8) acres.

4.4.2 **Structure Height**

One and two story buildings are permitted although two-story buildings are encouraged in order to more fully convey the desired architectural theme. Buildings within the Office Development may be erected to a maximum height of thirty (30) feet. An additional height bonus of one (1) foot per additional two (2) foot increase from the required setback may be granted, up to a maximum height of forty (40) feet **within the permitted one to two stories**. The Planning Commission may increase the required setback or require additional architectural elements for buildings taller than thirty-five (35) feet, if after due

consideration, feel it necessary to mitigate any negative impacts that the proposed development may have on the residential development. Height is measured from average, finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs. **Structures within the Mixed-Use Office sub-district shall conform to the maximum height standards of the adjacent residential zones.**

4.4.3 Building Size

The building size shall be reviewed by the City Council and potentially approved based on such items as building placement, aesthetics, noise control, lighting design, traffic control, etc. to give the feel consistent with the overall commercial development, as well as the community as a whole.

4.4.4 Building Facades

Long and monotonous walls and roof planes are not permitted. The apparent mass of large buildings will be minimized by manipulating the building form using offsets, recesses and variations in height. Smaller, individual buildings that tend to break up parking areas and create visual interest are encouraged.

4.4.5 Landscape Materials

The following guidelines shall be followed for development within this sub-district:

All planter areas shall be edged with a concrete mow strip. All planters shall receive a 3" depth of shredded fir bark. All planter shapes and walks shall be curvilinear. Landscape boulders may be used on site, but must be over 2 feet in size. Each building shall have flowering crab (*malus* species) trees planted near the building. Trees may be placed any or all sides of the building. The minimum number of these trees required for each building shall be determined by adding up the length of all building facades (lineal feet), dividing by 40 and rounding up.

Other plants near buildings can be selected by a licensed landscape architect for compatibility to microclimate (north, south, east, west building faces). Select shrubs for color in all seasons, including winter. Trees near buildings are encouraged to have spring and/or fall color. Evergreen trees are encouraged where practical for positive aesthetic affects in winter. Select plant material from the Building Landscape Palette.

Building Landscape Palette

Evergreen Trees

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Shrubs

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<i>Buxus koreana wintergreen</i>	Wintergreen Boxwood	5 gal. min.
<i>Berberis t.a. nana</i>	Crimson Pygmy Barberry	5 gal. min.

4.5 Maintenance

As part of the Site Plan review process, applicants shall provide documentation outlining the establishment and perpetual membership in a Commercial Owners/Tenants Association or other similar body to provide for the ongoing maintenance of all on-site improvements. Said associations should allow for the inclusion of adjacent developments as future phases or association members.

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SECTION V: APPROVAL PROCEDURES

As set forth in the City Code, Title 10, Section 6-3, Procedure Leading to Approval.

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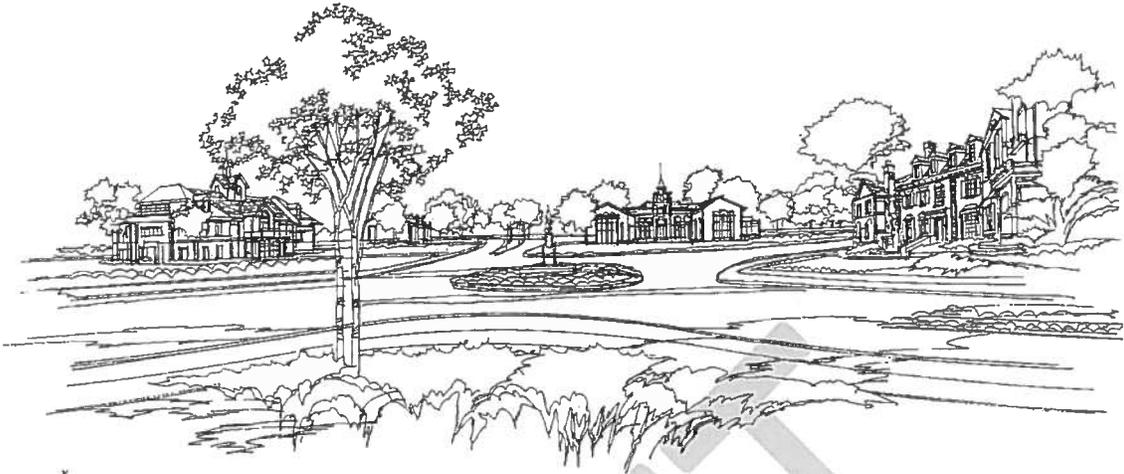
SECTION VI: EXHIBITS

Neighborhood Center



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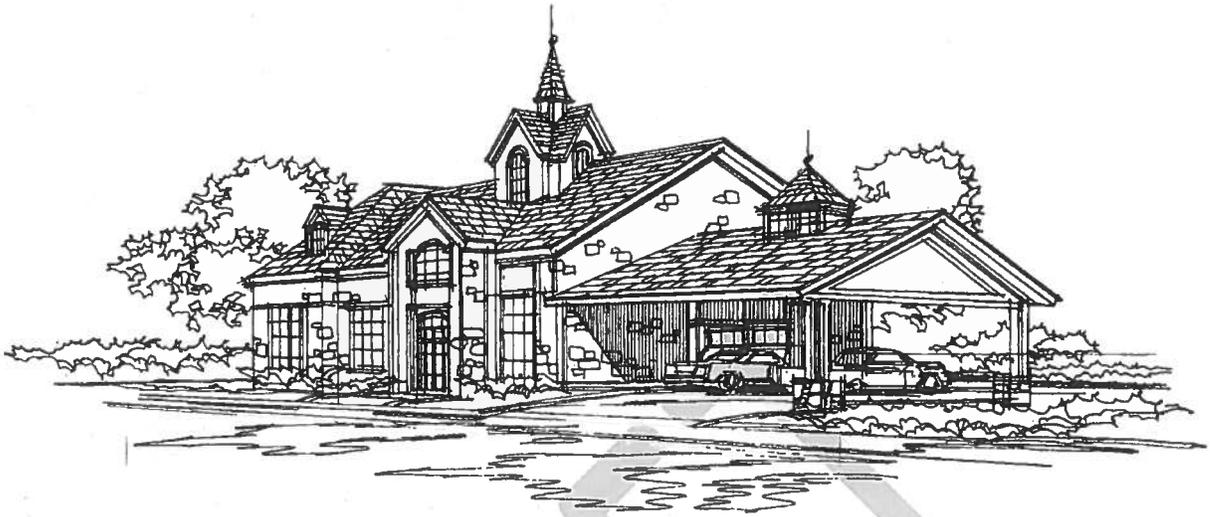
Perspective from roundabout



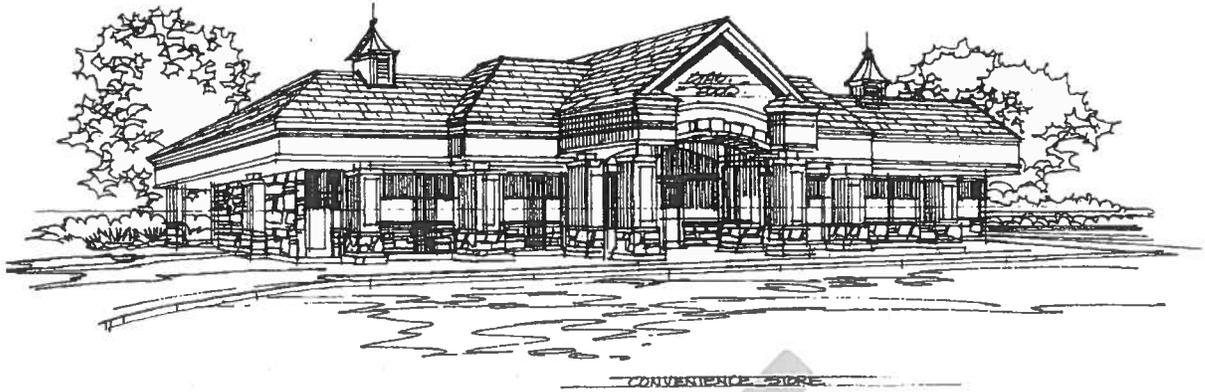
Restaurant



Bank



Convenience store



Office Building

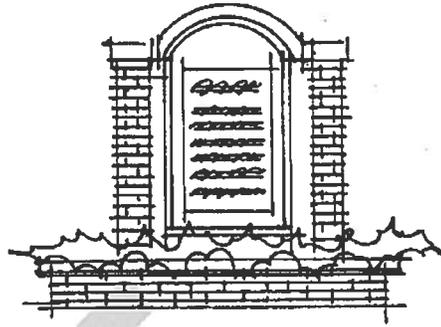


Office Building

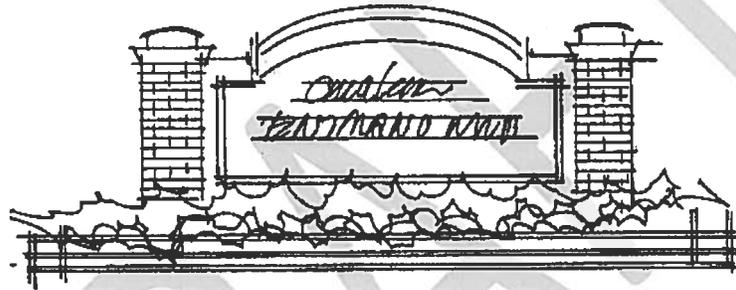




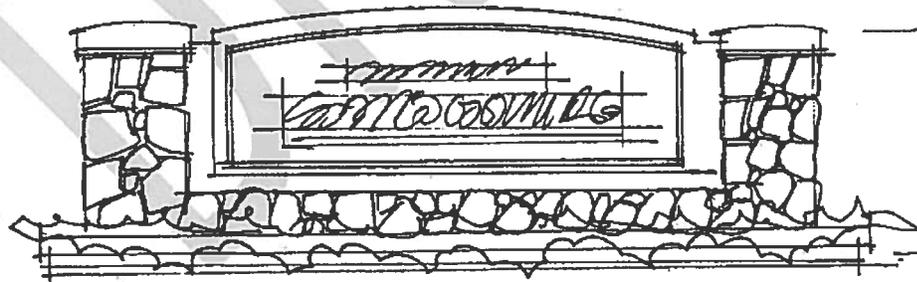
Blade Sign



Monument Sign



Monument Sign

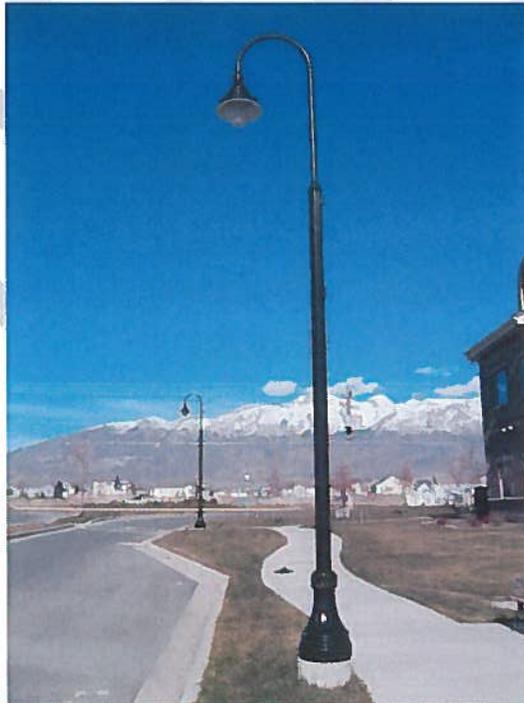


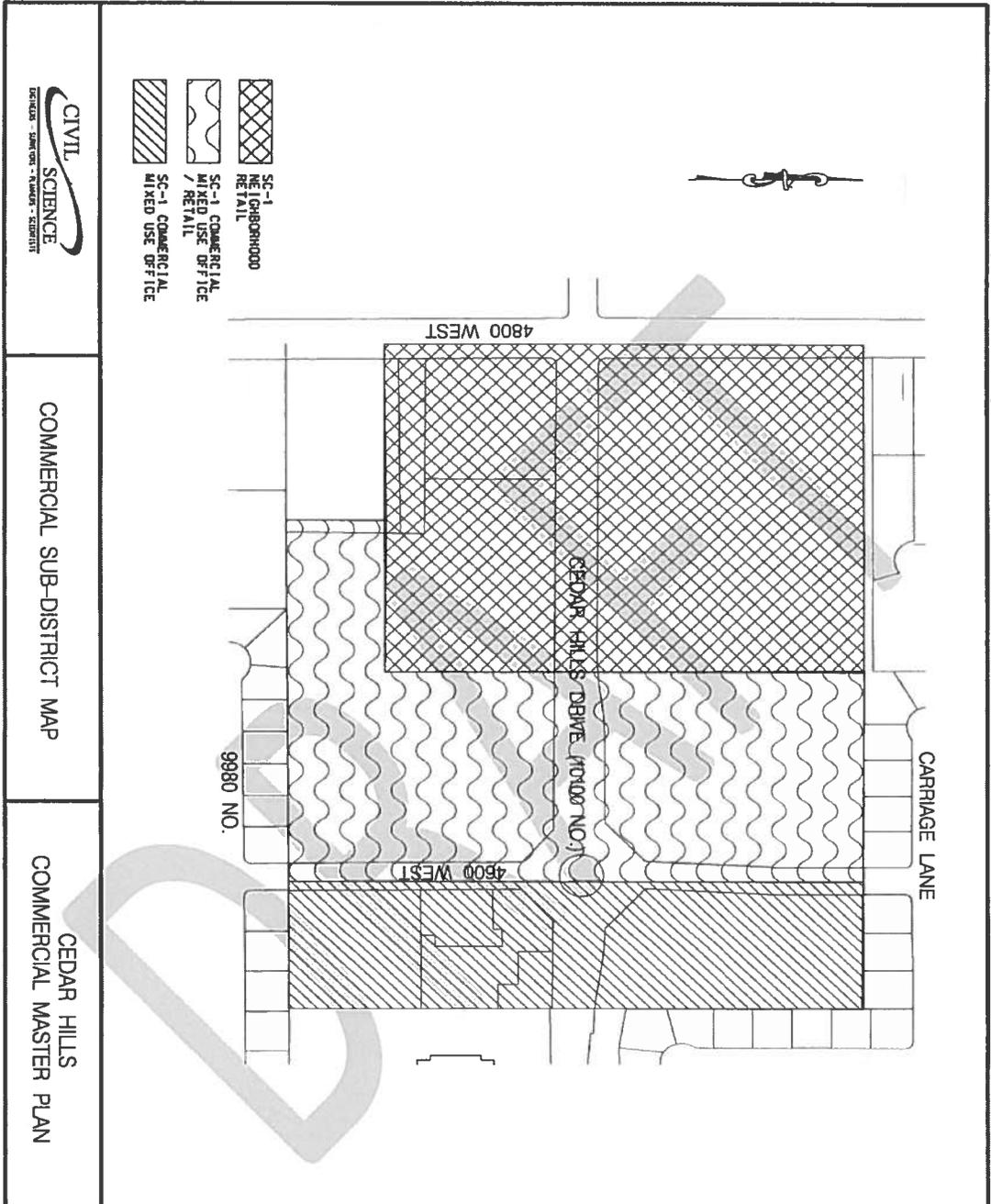
Monument Sign

Lighting



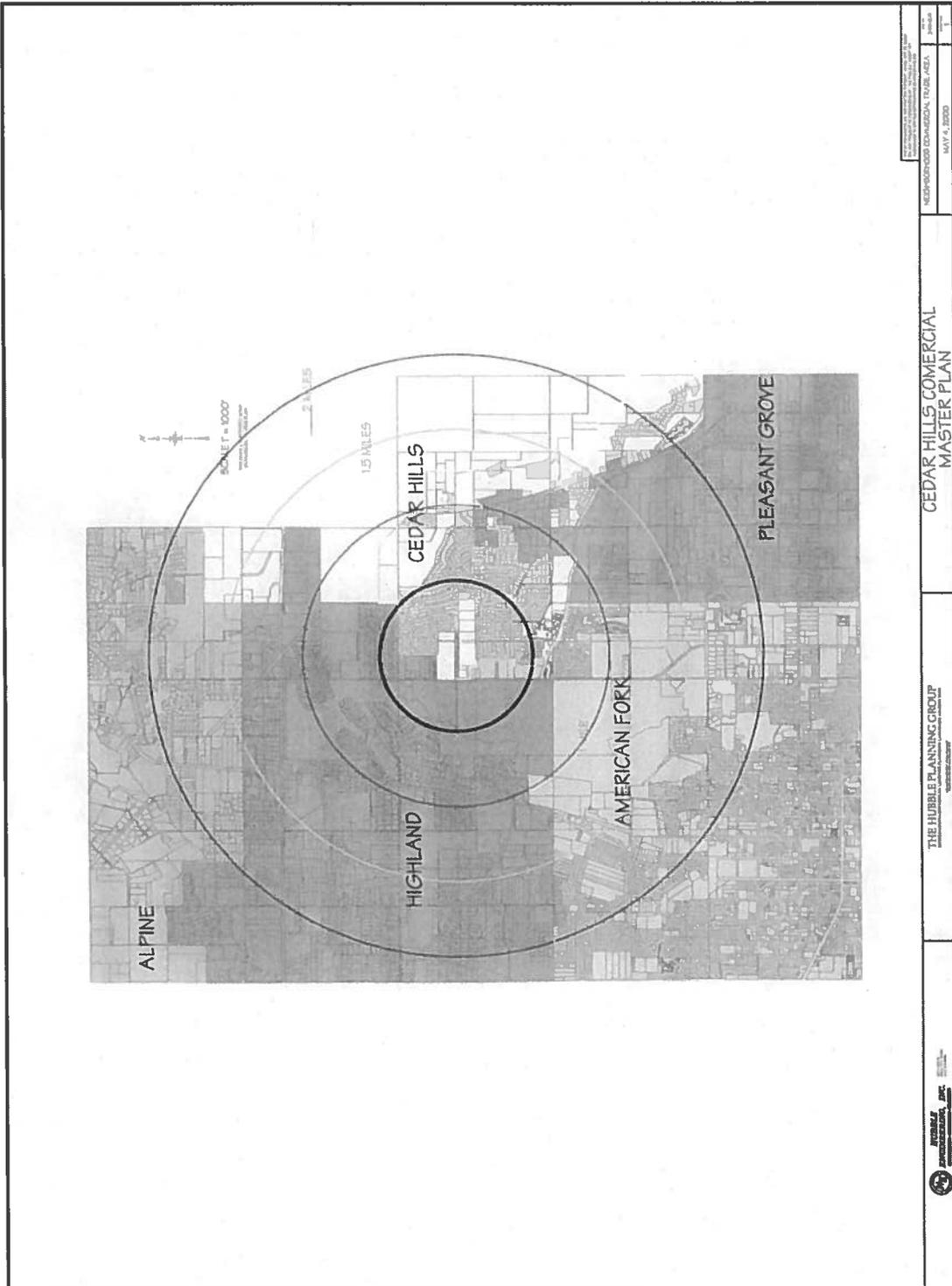
Interior Parking Light





COMMERCIAL SUB-DISTRICT MAP

CEDAR HILLS
COMMERCIAL MASTER PLAN



ARTICLE E. SC-1 SHOPPING CENTER ZONE

10-4E-1: LEGISLATIVE INTENT:

10-4E-2: PERMITTED USES:

10-4E-3: REGULATIONS GOVERNING COMMERCIAL USES:

10-4E-4: TEMPORARY USE PERMIT:

10-4E-1: LEGISLATIVE INTENT:

The SC-1 zone is established to provide an area in which the primary use of land is for commercial and service uses to serve the needs of the community and surrounding area and is located in the portion of the city most appropriately suited for the purpose. It is intended that development within the zone shall be characterized by a harmonious grouping of commercial stores and shops and essential ancillary uses (parking, signs, landscape features) architecturally designed and functioning as an integrated unit. Clean, well lighted parking lots, readily accessible from adjacent streets, and attractive, well maintained shops with significant peripheral and on site landscaping will be characteristic of development within this zone. It is the specific intent that architectural design and character of operation shall, to the maximum extent possible, be compatible with that of surrounding residential environment, and review, approval and attachment of conditions upon development within the zone will be predicated upon the accomplishment of this objective. (Ord. 10-11-95A, 10-11-1995)

10-4E-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted, subject to compliance with applicable requirements set forth in this title:

Agriculture and the production of crops in the field.

Planned commercial development projects subject to the provisions of [chapter 6, article A](#) of this title.

Public utility rights of way and related utility facilities. (Ord. 10-11-95A, 10-11-1995; amd. 2004 Code)

10-4E-3: REGULATIONS GOVERNING COMMERCIAL USES:

A. Check Cashing And Other Credit Services:

1. Separation Requirement: No check cashing business shall be located within one mile of any other check cashing business as measured in a straight line between the closest property lines of the lots on which the business is located regardless of intervening structures or zoning districts.
2. Limitation: No more than one check cashing business or deferred deposit loan business shall be allowed for every twenty thousand (20,000) citizens living in the City of Cedar Hills.
3. Clarification: For purposes of this section, each separate physical location shall count as a check cashing business. (Ord. 2-17-2009A, 2-17-2009)

10-4E-4: TEMPORARY USE PERMIT:

- A. Intent: This section is enacted to accommodate certain uses that are temporary or seasonal in nature. No person shall construct or use a temporary site or building without first obtaining approval as set forth in this section.
- B. Uses: Temporary uses may include, but are not limited to, the following: carnivals, circuses, firework stands, Christmas tree lots, shaved ice stands, farmers' markets, retreats, or political rallies. All temporary uses must comply with the conditions of this section.
- C. Application: The application for a temporary use permit shall be made by the property owner, lessee, contract purchaser, official, department, board, or bureau of any government. If the property owner has not signed the application, a contract purchaser or lessee must file a copy of the contract or some form of written statement that indicates the endorsement of the application by the property owner. Said agreement shall address the question of use of restroom facilities by employees, responsibility for maintenance, and restoration of the site upon termination of the use. A copy of the proposed agreement shall be part of the application.
- D. Application Process: Application for a temporary use permit shall be made to the zoning administrator a minimum of thirty (30) calendar days prior to the scheduled event or temporary use is to take place. The zoning administrator shall evaluate the impact of each temporary site and will assure that the site plan is compatible with the zone in which it is to be located. The zoning administrator may require additional information deemed necessary to understand the application. The application for the temporary use shall include the following details along with a full site plan:
1. Shows location of structure;
 2. Dimensions to all property boundaries and structures;
 3. Shows proposed parking locations and traffic flow patterns;
 4. Shows vehicular ingress and egress locations;
 5. Location of restroom facilities;
 6. Provides details on the exterior facade (materials, colors, etc.);
 7. Signage plan to comply with section 10-5-26 of this title;
 8. Include date, hours of operation and anticipated average daily traffic (i.e., number of vehicles and number of patrons);

9. Landowner agreement with owner of temporary structure;
10. Proof of insurance for the proposed use; and
11. Restoration plan of site upon termination of the temporary use.

E. Criteria: Those temporary uses that meet the following criteria in the opinion of the zoning administrator may be approved subject to the appropriate conditions. The criteria are as follows:

1. The use and/or structure complies with all applicable codes and ordinances, and has obtained the appropriate federal, state and/or county permits where applicable;
2. The use and/or structure does not interfere with pedestrian accessways, fire lanes, driveways, landscaped areas, or traffic visibility at driveways or street intersections;
3. The use and/or structures are compatible with surrounding land uses; and
4. The use and/or structures have adequate parking on the property to serve any existing permanent use and the temporary use.

F. Review: Application for a temporary use permit shall be reviewed by the zoning administrator who shall approve, conditionally approve, or disapprove such application.

G. Approval: An application for a temporary use shall only be approved if the zoning administrator finds that it meets the requirements herein. Approval may be made subject to further conditions deemed necessary to assure that all adverse impacts to the surrounding properties are minimized to the fullest extent possible. Conditions may include additional off street parking, on site landscaping, or any other physical improvements. Other conditions to be considered may include, but are not limited to, the following:

1. Conformity between the request and the general objectives of the general plan, city ordinances, and the particular zone in which the request is located;
2. Whether or not the request may be injurious to potential development in the vicinity;
3. Present and future requirements for transportation, traffic, water, sewer, and other utilities;
4. Aesthetic impact of the proposed use on the neighborhood;
5. Impact of the proposed use on health, safety and welfare of the city and persons owning property in the area;
6. The anticipated parking, dust control measures, and lighting needs for the site;

7. Regulation of site ingress and egress;
8. No indoor seating of patrons;
9. Assurance of compliance with building, fire, electrical and all other appropriate codes;
10. Written evidence from the county health department that the use will meet all health code requirements;
11. No motor vehicle, mobile home, shipping container, or trailer from which sales are transacted or product is displayed shall be accessible for the public to enter therein;
12. The location, size, and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or adversely impair the value thereof; and
13. Such other conditions deemed necessary to carry out the intent and purpose of this section.

The city shall notify the applicant of the decision in writing and shall state any conditions for approval or reasons for denial on said letter. Once a temporary use has been approved, however, the use shall not be enlarged, extended, changed, increased in intensity, or relocated unless an application is made for a new or revised temporary site plan.

H. Appeals: Upon receiving notification of the decision, the applicant, any citizen or any party in interest, aggrieved by the decision may file with the city a written notice of appeal to the city manager or designee within seven (7) calendar days of the decision. Upon appeal, all material in the matter shall be filed by the city with the city council. The council may then review the case and based upon the information, uphold the action of the staff, remand the matter back to staff with instructions for further review, or overturn the action of the staff. The council's decision shall be limited to whether or not the proposed use meets the criteria set forth in this section.

I. Additional Permit Required: The temporary use regulation of this section does not exempt the applicant or operator from any other required permits, such as business licenses or health department permits.

J. Permit Duration: All temporary use permit approvals shall be made subject to a time limit as set forth by the city.

K. Duration: Temporary uses shall be allowed for no more than a maximum thirty (30) day duration. Upon expiration of the time limit set forth at the time of approval, any continuation of the use shall require the submittal and approval of a new application. In no event shall a temporary use permit extension be granted for longer than six (6) months.

Exceptions:

1. Fast food huts for the retail sale of food items such as shaved ice, snow cones, hot dogs, tacos, soft drinks, and farmers' markets shall be permitted from May 1 to September 30.
2. Christmas tree lots shall be permitted from November 15 to December 31.

L. Design Standards:

1. No temporary use structure shall exceed a total foot print of one hundred twenty (120) square feet. The total height of the temporary structure shall not exceed a total height of ten feet (10') as measured from the highest point of the structure to the grade directly below the structure. The zoning administrator shall provide a written exception on a case by case basis to both the square footage requirement and the height requirement if the zoning administrator deems that the temporary structure will not have any undue detrimental effects on adjacent property or create blight within the city. Special consideration will be given to neighboring properties, traffic flow, light, and safety.
2. All structures shall not be permanently affixed to the ground but should be temporarily affixed to the ground with no less than four (4) points and as approved by the zoning administrator.

M. Parking:

1. All parking shall meet the off street parking standards as set forth in city ordinances, shall be based on the average daily traffic, and as specified by the zoning administrator.
2. Parking surface shall be provided on a gravel (or suitable alternative) surface rather than an asphalt or concrete parking surface. The parking size shall be adequate to meet the requirements as set forth above.

N. Revocation Of Permit: A temporary use permit shall be denied if the zoning administrator determines that the public health, safety, or welfare would be impaired, or if the applicant has not adequately addressed all requirements associated with the proposed use. A temporary use permit may be revoked if the anticipated average daily traffic is exceeded, without the approval of an amended application.

O. Cessation And/Or Expiration:

1. Upon cessation of the use or expiration of the permit, whichever occurs first, the premises will be promptly cleaned and restored to substantially the same condition existing prior to commencement of such use.

2. The applicant shall remove within seven (7) days any structure or materials used for the temporary site such as tents, poles, display bins, etc. This date may be extended to fourteen (14) days with the approval of the zoning administrator. The applicant shall restore the site to the approved original site plan. If no original site plan exists, the applicant shall restore the site to its original condition. If deemed appropriate by the zoning administrator, the landowner of the parcel shall provide a cash bond for the restoration of the site of said use to its original condition, including cleanup, replacement of facilities, and removal of any structures.

P. Fees: In order to offset a portion of the costs incurred by the city in processing temporary use permits, the applicant shall be charged a fee, as shown in the city fee schedule, at the time of application submittal. (Ord. 1-3-2012A, 1-3-2012)



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	1/19/2016

City Council Agenda Item

SUBJECT:	Discussion on Amendments to the City Code Regarding Half-way Houses
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager/City Planner
BACKGROUND AND FINDINGS: Recently an inquiry was made to the City regarding the development of a half-way house for recovering alcoholics. An inquiry was made to city attorney, David Shaw to advise on the options available to the City when it comes to these types of facilities. Current city code does not define a half-way house or other rehabilitation-type facilities. The closest definition currently in the code is for assisted living facilities or as the single family definition of four unrelated individuals living in the same dwelling. An assisted living facility could house persons with disabilities; our current assisted living code would allow for up to 16 occupants to be housed in the same facility in a residential zone.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: For further reading, see the Fair Housing Act, Title VIII of the Civil Rights Act of 1968.	
RECOMMENDATION: N/A	
MOTION: No motion necessary, discussion item only.	

RESOLUTION NO. _____

RESOLUTION OF THE CEDAR HILLS CITY COUNCIL CONCERNING THE ENVIRONMENTAL STEWARDSHIP OF THE AMERICAN FORK CANYON

WHEREAS, Cedar Hills has environmental, economic, social, and historical interests in American Fork Canyon; and

WHEREAS, Cedar Hills desires to establish best practices and policies regarding the management and care of the Canyon; and

WHEREAS, Cedar Hills has an obligation and a vested interest to protect the watershed, and the sources and quantities of water; and

WHEREAS, there is a potential for a negative impact on the City water system; and

WHEREAS, there is a need to balance new development with existing recreational uses in the Canyon that value isolation and the natural mountain environment.

NOW THEREFORE BE IS RESOLVED: The City of Cedar Hills believes that the proposed development by Snowbird does not meet the intent of the CE-1 zone listed in Utah County code sections 5-5-A-2 and 5-5-A-3 and does not meet the conditions listed in Utah County code sections 3-47-H-3 and 3-47-H-7;

The City of Cedar Hills urges the Utah County Board of Adjustment to consider the potential impact on area watershed and water supply and require the applicant to provide all applicable studies to address this issue, including the long term effect of any undesirable elements that could be transferred to the ground water; and

The City of Cedar Hills encourages the Utah County Board of Adjustment to request Utah County staff and elected officials to obtain additional input from stakeholders that use the surrounding property and commission an independent developmental impact report that is free from bias of the developer;

The City of Cedar Hills urges the Utah County Commission to establish a transparent, public, and collaborative process for coordinating the land uses in American Fork Canyon that brings together all interested stakeholders, similar to the Mountain Accord process that has been used successfully in Salt Lake County; and

The City of Cedar Hills urges the Utah County Commission to suspend further development in American Fork Canyon until such a collaborative process has been completed.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH ON THIS 19TH DAY OF JANUARY, 2016.

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder

Resolution No.
Environmental Stewardship of American Fork Canyon