



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, February 16, 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, February 16, 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. Crawley and Pledge led by C. Bailey
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)

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

4. Minutes from the February 2, 2016 City Council Meeting
5. Appointment of Matthew Laney to the Beautification, Recreation, Parks and Trails Citizens Advisory Committee

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

SCHEDULED ITEMS

8. Review/Action on an Ordinance Amending Title 1, Chapter 5, Relating to Non-flash Still Photography and Video Recording of Public Meetings
9. Review/Action on a Resolution Adopting the Municipal Wastewater Planning Program
10. Discussion on FY 2017 Capital Projects Fund and Motor Pool Fund
11. Discussion on Temporary Zoning Ordinance and Completion of Timeline for General Plan Amendments to the Guidelines for the Design and Review of the Planned Commercial Development Projects, and Municipal Land Use Ordinances

ADJOURNMENT

12. Adjourn

Posted this 12th day of February, 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:	2/16/2016

City Council Agenda Item

SUBJECT:	Review/Action on Ordinance amending Chapter 1-5-7 of the City of Cedar Hills Municipal Code relating to non-flash still photography and video recording of public meetings.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Shaw, City Attorney
BACKGROUND AND FINDINGS: Legal counsel and city staff recently reviewed the city code, Chapter 1-5-7, relating to non-flash still photography and video recording of public meetings. Multiple sections of the code are in need of revision. The proposed changes are included in the attached ordinance to be considered during the city council meeting. Modifications to the current ordinance include updated definitions, clarification regarding audio recordings and location of non-flash still cameras and video recorders during public meetings.	
PREVIOUS LEGISLATIVE ACTION: Current code was adopted in August 2005.	
FISCAL IMPACT: N/A.	
SUPPORTING DOCUMENTS: See attached redline revisions to Chapter 1-5-7 of the City Code.	
RECOMMENDATION: Staff recommends that the City Council review the proposed changes to Chapter 1-5-7, and approve the modifications by ordinance.	
MOTION: To approve/not approve Ordinance _____, An Ordinance amending Chapter 1-5-7 of the City of Cedar Hills Municipal Code, Relating to non-flash still photography and video recording of public meetings.	

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 1-5-7 OF THE CITY OF CEDAR HILLS MUNICIPAL CODE RELATING TO NONFLASH STILL PHOTOGRAPHY AND VIDEO RECORDING OF PUBLIC MEETINGS.

BE IT ORDAINED BY THE CITY OF CEDAR HILLS MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this Ordinance is to amend Chapter 1-5-7 of the City of Cedar Hills Municipal Code relating to nonflash still photography and video recording of public meetings.

Section 2. Amendment. Chapter 1-5-7 of the City of Cedar Hills Municipal Code is hereby amended to read as follows:

1-5-7: PHOTOGRAPHY AND RECORDING AT PUBLIC MEETINGS:

A. Definitions:

AUDIO RECORDER: Any device that makes a recording of sound.

AUDIO RECORDING: Use of any device to make a recording of sound.

FLASH PHOTOGRAPHY: Use of a camera or other photographic device, whether film, digital, or otherwise, no matter how small, which requires for successful operation, a flash, strobe, or accessory lighting beyond the ambient light level normally present in a meeting-room.

MEETING ROOM: A room used by a public body to conduct a public meeting

NONFLASH STILL PHOTOGRAPHY: Use of a camera or other photographic device, whether film, digital, or otherwise, no matter how small, which does not require for successful operation, a flash, strobe, or accessory lighting beyond the ambient light level normally present in a meeting room.

PUBLIC BODY: Any administrative, advisory, executive, or legislative body of the city that: 1) is created by the Utah Constitution, statute, rule, ordinance, or resolution; 2) consists of two (2) or more persons; ~~23~~) expends, disburses, or is supported in whole or in part by tax revenue; and ~~34~~) is vested with the authority to make decisions regarding the public's business.

PUBLIC MEETING: The convening of a public body, with a quorum present, whether in person or by means of electronic equipment, for the purpose of discussing or acting upon

Formatted: Justified

a matter over which the public body has jurisdiction or advisory power.

RECORDING MEDIUM: A storage medium such as without limitation, an audiocassette, videocassette, microcassette, compact disc (CD), digital video disc (DVD), electronic recording, etc.

VIDEO RECORDING: Use of a camera, video camera, video recorder, motion picture camera, electronic recording, or other device, whether film, digital, or otherwise, no matter how small, to record moving images.

- B. Audio Recording Permitted: The right of the public to make audio recordings of public meetings, pursuant to Utah Code Annotated section 52-4-7(4) or successor section, shall not be curtailed, provided that the recordings are conducted in a discrete and orderly manner and the device does not create excessive noise that disturbs members of the public body or other persons attending the public meeting.
1. No Recording Of Private Conversations: No person may record private conversations between persons in attendance of a public meeting.
 2. Audio Recorders; No Additional Microphones: All audio recording shall be made by using a small handheld audio recorder or other nondisruptive audio recorder. ~~A person making an audio recording shall not use an external microphone for placement near the speaker if the microphone is disruptive to the speaker or the public meeting.~~
 3. Placement Of Audio Recorders: Persons using audio recorders shall remain ~~seated at all times during the meeting, or may stand behind the last row of seating in the Recording Area (as defined in Section 1-5-7.D.1) photography and video recording area~~, unless invited by the speaker or the public body to be elsewhere. At no time during a public meeting may a person stand in the aisle, exits, or near the dais to record the proceedings, if by so doing, the public meeting is disrupted. Audio recorders may not be left unattended if they are disruptive to the speaker.
 4. Recording Medium Of Sufficient Length: To minimize disruptions during public meetings, recording media shall be of sufficient length to record the entire meeting.
 5. Quiet Operation Of Audio Recorders Required: A person may not operate an audio recorder during a public meeting that creates an excessive noise that disturbs members of the public body or other persons attending the public meeting.
 6. Recordings Labeled "Unofficial Record": The person making an audio recording of a public meeting shall label the recording medium, e.g., cassette, compact disc, etc., "Unofficial Record". Only the official minutes or an official transcript shall be the official record of the public meeting.
- C. Flash Photography Prohibited: Flash photography shall not be allowed during public meetings unless permitted by the public body upon request.

D. Nonflash Still Photography And Video Recording Permitted; Restrictions: Nonflash still photography and video recording shall be permitted, but only in accordance with the provisions of this section.

1. Location Of Nonflash Still Cameras And Video Recorders During Public Meetings: All nonflash still cameras and video recorders shall be located at the rear of the room, to the sides of the room, or in such other locations as will allow such recording devices to remain in the same location, and be located to ensure they do not disrupt or interfere with the meeting, or anywhere else unless permitted by the public body (each, a "Recording Location"). ~~All cameras and video recorders shall be located behind the last row of seating unless permitted by the public body.~~ At no time during the public meeting shall cameras or video recorders be moved from the Recording Location designated area at the rear of the room unless permitted by the public body. Movement of cameras or video recording devices from their original Recording Location designated area without permission from the public body shall be cause for removal from the public meeting. No cameras, tripods, or crews may be permitted in any exit, pathway, or aisle, and cords may not be run across pathways, aisles, or exits unless permitted by the public body.
2. No Photography Or Video Recording Of Materials: Photographing or video recording of materials on desks or in the possession of a person ~~may is not be~~ allowed.
3. No Additional Lighting: Additional lighting to facilitate photography or video recording shall not be allowed unless permitted by the public body.
4. Quiet Operation Of Cameras And Video Recorders Required: A person may not operate nonflash still cameras or video recorders during a public meeting that creates an excessive noise that disturbs members of the public body or other persons attending the public meeting.

E. Waiver: A public body, upon request and by a majority vote, may waive any provision of this section if it finds that the public meeting over which it presides will be conducted in an orderly manner despite the waiver.

Section 3. This Ordinance shall take effect upon the first publication.

PASSED, APPROVED AND ADOPTED BY THE CITY OF CEDAR HILLS
MUNICIPAL COUNCIL as of the _____ day of _____, 2016.

CITY OF CEDAR HILLS MUNICIPAL COUNCIL:

Mayor Gary Gygi, Chair

ATTEST:

Colleen Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Jeff Maag, Public Works Director
DATE:	2/16/2016

City Council Agenda Item

SUBJECT:	Municipal Wastewater Annual Report
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: The Utah State Department of Environmental Quality requires that Cedar Hills submit an annual report for our "Municipal Wastewater Planning Program" collection system and financial evaluation. We have prepared the report for review. The State Water Quality Board requests the following action be completed by City Council: 1) City Council acknowledges that they have reviewed the 2015 report and 2) If applicable; City Council has taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit.	
PREVIOUS LEGISLATIVE ACTION: Resolution No. 11-19-2013A: Adoption of plan, Resolution No. 04-21-2015A: 2014 annual report	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Municipal Wastewater Planning Program Financial Evaluation and Collection System 2015 report.	
RECOMMENDATION: Staff recommends that Council approve the Municipal Wastewater Planning Program Resolution as requested by the State Water Quality Board.	
MOTION: To approve/not approve Resolution _____, A resolution adopting the 2015 Municipal Wastewater Planning Program.	

**Municipal Wastewater Planning Program (MWPP)
Financial Evaluation Section**

Owner Name: CEDAR HILLS

Name and Title of Financial Contact Person:

David Bunker

City Manager

Phone:

801-785-9668

E-mail:

dbunker@cedarhills.org

PLEASE SUBMIT TO STATE BY: March 1, 2016

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

NOTE: This questionnaire has been compiled for your benefit by a state sponsored task force comprised of representatives of local government and service districts. It is designed to assist you in making an evaluation of your wastewater system and financial planning. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please call, Marsha Case. Utah Division of Water Quality: (801) 536-4342.

I. Definitions: The following terms and definitions may help you complete the worksheets and questionnaire:

User Charge (UC) - A fee established for one or more class(es) of users of the wastewater treatment facilities that generate revenues to pay for costs of the system.

Operation and Maintenance Expense - Expenditures incurred for materials, labor, utilities, and other items necessary for managing and maintaining the facility to achieve or maintain the capacity and performance for which it was designed and constructed.

Repair and Replacement Cost - Expenditures incurred during the useful life of the treatment works for obtaining and installing equipment, accessories, and/or appurtenances necessary to maintain the existing capacity and the performance for which the facility was designed and constructed.

Capital Needs - Cost to construct, upgrade or improve the facility.

Capital Improvement Reserve Account - A reserve established to accumulate funds for construction and/or replacement of treatment facilities, collection lines or other capital improvement needs.

Reserve for Debt Service - A reserve for bond repayment as may be defined in accordance with terms of a bond indenture.

Current Debt Service - Interest and principal costs for debt payable this year.

Repair and Replacement Sinking Fund - A fund to accumulate funds for repairs and maintenance to fixed assets not normally included in operation expenses and for replacement costs (defined above).

Part I: OPERATION AND MAINTENANCE

Complete the following table:

Question	Points Earned	Total
Are revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs <u>at this time</u> ?	YES = 0 points NO = 25 points	0
Are the projected revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs for the <u>next five years</u> ?	YES = 0 points NO = 25 points	0
Does the facility have sufficient staff to ensure proper O&M?	YES = 0 points NO = 25 points	0
Has a dedicated sinking fund been established to provide for repair & replacement costs?	YES = 0 points NO = 25 points	0
Is the repair & replacement sinking fund adequate to meet anticipated needs?	YES = 0 points NO = 25 points	0
TOTAL PART I =		50

Part II: CAPITAL IMPROVEMENTS

Complete the following table

Question	Points Earned	Total
Are present revenues collected sufficient to cover all costs and provide funding for capital improvements?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next five years</u> ?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next ten years</u> ?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next twenty years</u> ?	YES = 0 points NO = 25 points	0
Has a dedicated sinking fund been established to provide for future capital improvements?	YES = 0 points NO = 25 points	25
TOTAL PART II =		25

Part III: GENERAL QUESTIONS

Complete the following table:

Question	Points Earned	Total
Is the wastewater treatment fund a separate enterprise fund/account or district?	YES = 0 points NO = 25 points	0
Are you collecting 95% or more of your sewer billings?	YES = 0 points NO = 25 points	0
Is there a review, at least annually, of user fees?	YES = 0 points NO = 25 points	0
Are bond reserve requirements being met if applicable?	YES = 0 points NO = 25 points	0
TOTAL PART III =		0

Part IV: PROJECTED NEEDS

Estimate as best you can the following:

Cost of projected capital improvements (In thousands)	2016	2017	2018	2019	2020

Point Summation

Fill in the values from Parts I through III in the blanks provided in column 1. Add the numbers to determine the MWPP point total that reflects your present financial position for meeting your wastewater needs.

Part	Points
I	50
II	25
III	0
Total	75

**Municipal Wastewater Planning Program (MWPP)
Collection System Section**

Owner Name: CEDAR HILLS

Name and Title of Contact Person:

Jeff Maag
Public Works Director

Phone:

801-785-9668

E-mail:

jmaag@cedarhills.org

PLEASE SUBMIT TO STATE BY: March 1, 2016

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

Form completed by

Part I: SYSTEM AGE

A. What year was your collection system first constructed (approximately)?

Year 1980

B. What is the oldest part of your present system?

Oldest part 33 years

Part II: BYPASSES

A. Please complete the following table:

Question	Number	Points Earned	Total Points
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater in the system due to rain or snowmelt?		0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	0
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater due to equipment failure? (except plugged laterals)		0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	0
TOTAL PART II =			0

B. The Utah Sewer Management Program defines sanitary sewer overflows into two classes. Below include the number of SSOs that occurred in 2015:

Number of Class 1 SSOs in Calendar year 2015 0

Number of Class 2 SSOs in Calendar year 2015 0

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) effects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the state.

Class 2 – a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Part II: BYPASSES (cont.)

C. Please specify whether the SSOs were caused a contract or tributary community, etc.

none

Part III: NEW DEVELOPMENT

A. Please complete the following table:

Question	Points Earned	Total Points
Has an industry (or other development) moved into the community or expanded production in the past two years, such that either flow or wastewater loadings to the sewerage system were significantly increased (10-20%)?	No = 0 points Yes = 10 points	0
Are there any major new developments (industrial, commercial, or residential) anticipated in the next 2-3 years, such that either flow or BOD ₅ loadings to the sewerage system could significantly increase (25%)?	No = 0 points Yes = 10 points	0
TOTAL PART III =		0

B. Approximate number of new residential sewer connections in the last year

27 new residential connections

C. Approximate number of new commercial/industrial connections in the last year

0 new commercial/industrial connections

D. Approximate number of new population serviced in the last year

86.4 new people served

Part IV: OPERATOR CERTIFICATION

A. How many collection system operators are currently employed by your facility?

2 collection system operators employed

B. What is/are the name(s) of your DRC operator(s)?

David Bunker

C. You are required to have the collection DRC operator(s) certified at **Grade I**

What is the current grade of the DRC operator(s)? Grade II

D. State of Utah Administrative Rules require all operators considered to be in DRC to be appropriately certified. List all the operators in your system by their certification class.

- Not Certified _____
- Small Lagoons _____
- Collection I _____
- Collection II David Bunker, Dee Howard
- Collection III _____
- Collection IV _____

E. Please complete the following table:

Question	Points Earned	Total Points
Is/are your DRC operator(s) currently certified at the appropriate grade for this facility? (see C)	Yes = 0 points No = 50 points	0
How many continuing education units has each of the DRC operator(s) completed over the last 3 years?	3 or more = 0 points less than 3 = 10 points	0
TOTAL PART IV =		0

Part V: FACILITY MAINTENANCE

A Please complete the following table:

Question	Points Earned	Total Points
Do you follow an annual preventative maintenance program?	Yes = 0 points No = 30 points	0
Is it written?	Yes = 0 points No = 20 points	0
Do you have a written emergency response plan?	Yes = 0 points No = 20 points	0
Do you have an updated operations and maintenance manual	Yes = 0 points No = 20 points	0
Do you have a written safety plan?	Yes = 0 points No = 20 points	0
TOTAL PART V =		0

Part VI: SSMP EVALUATION

- A. Has your system completed its Sewer System Management Plan (SSMP)?
 Yes X NO _____
- B. If the SSMP has been completed then has the SSMP been public noticed?
 No _____ Yes, included date of public notice X Nov. 19, 2013
- C. Has the SSMP been approved by the permittee's governing body at a public meeting?
 Yes X NO _____
- D. During the annual assessment of the operation and maintenance plan were any adjustments needed based on the performance of the plan?
 No X If yes, what components of the plan were changed (i.e. line cleaning, CCTV inspections and manhole inspections and/or SSO events)

Part VI: SSMP EVALUATION (cont.)

E. During 2015 was any part of the SSMP audited as part of the five year audit?

No _____

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit? SSMP - to sewer evaluation CAP

Program - No Changes

F. Has your system completed its *System Evaluation and Capacity Assurance Plan (SECAP)* as defined by the Utah Sewer Management Program?

Yes _____ NO X

The following are required completion dates that the SSMP and SECAP based on population. The SSMP and SECAP must be public noticed and approved by the permittee's governing body in order to be considered complete.

Program	Population				
	<2,000	2,000 - 3,500	3,501 - 15,000	15,001 - 50,000	> 50,000
SSMP	3-31-16	3-31-16	9-30-15	3-31-15	9-30-14
SECAP	Optional	9-30-17	9-30-16	3-31-16	9-30-15

SSMP Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

David H. Bunker
Signature of Signatory Official

9 FEB 2016
Date

DAVID H. BUNKER
Print Name of Signatory Official

City Manager/ENGINEER
Title

The signatory official is the person authorized to sign permit documents, per R317-8-3.4.

Part VII: SUBJECTIVE EVALUATION

This section should be with the system operators.

- A. Describe the physical condition of the sewer collection system: (lift stations, etc. included)

Three (3) major collector lines, all gravity. Jet and camera all lines on Rotating schedule.

- B. What sewerage system improvements does the community have under consideration for the next 10 years?

Line extensions during future development.

- C. Explain what problems, other than plugging have you experienced over the last year

- D. Is your community presently involved in formal planning for system expansion/upgrading? If so explain.

As per city master Plan subject to new development

- E. Does the municipality/district pay for the continuing education expenses of operators?

ALWAYS SOMETIMES _____ NO _____

If they do, what percentage is paid?

approximately 100 %

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE 2015 MUNICIPAL WASTEWATER PLANNING PROGRAM FOR THE CITY OF CEDAR HILLS, UTAH.

RESOLVED, that the City of Cedar Hills informs the Water Quality Board the following actions were taken by the City Council:

1. Reviewed the Municipal Wastewater Planning Program Report for 2015, which is attached to this Resolution;
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the Utah Pollutant Discharge Elimination System (UPDES) Permit (if applicable).

PASSED AND APPROVED THIS 16TH DAY OF FEBRUARY, 2016.

APPROVED:

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



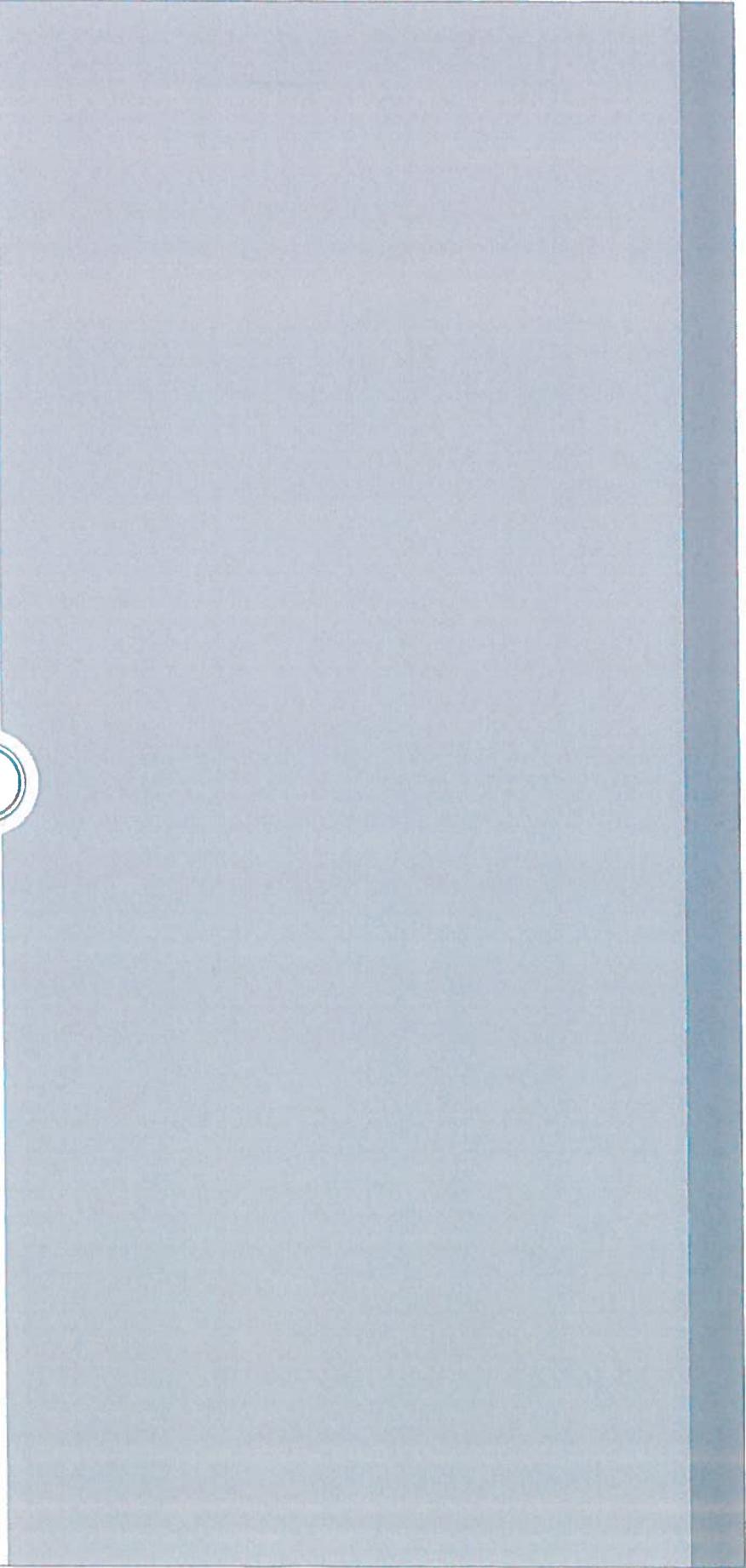
CITY OF CEDAR HILLS

TO:	Mayor Gygi & City Council
FROM:	David Bunker, City Manager
DATE:	2/16/2016

City Council Memorandum

SUBJECT:	FY 2016-2017 Budget Presentation
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS:	Presentation of the FY 2016-2017 Capital Projects Fund, Motor Pool Fund, Golf Equipment Replacement Plan, Vehicle Replacement Plan
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS:	Preliminary 2017 Capital Projects Fund, Motor Pool Fund Budget, & related Budget presentation
RECOMMENDATION:	To review and comment on the 2017 Capital Projects Fund, Motor Pool Fund Budget, Equipment Replacement & Vehicle Replacement plans
MOTION:	No motion necessary. This is a discussion item only.

Budget Update
Capital Projects fund
Motor Pool Fund
Vehicle and Equipment Replacement Plan
Fiscal Year 2016-2017



Tentative Current and Future Capital Projects

- Bayhill park
- Golf maintenance building—phased
- Canyon road pedestrian and bike access extending path or sidewalk
- Fencing for public works yard extension for storage
- Street lights upgraded with LED improvements
- Heritage park amphitheater access improvements
- Tree replacement plan/Arborist
- Roundabout improvements for Cedar Hills drive
- Community Center Flooring Replacement
- Deerfield park and street widening
- Aquatic facilities

Capital Projects Tentatively Planned for Fiscal Year 2016-2017

- **Bayhill park \$446,224**
 - \$274,603 unrestricted fund balance
 - \$80,621 CARE tax revenues
 - \$80,000 Park development impact fees
 - \$11,000 Utah County TRCC grants
- **Golf maintenance building \$200,000**
 - \$200,000 unrestricted fund balance
- **Public works fence extension for equipment storage \$25,000**
 - \$25,000 unrestricted fund balance
- **Street Lights going LED \$30,000**
 - \$30,000 unrestricted fund balance/Rocky Mountain Power Wattsmart rebates and/or Class C Road funding

Other Projects Tentatively Planned

- **Arborist study/long-term plan \$10,000**
 - Park maintenance line item, if bid under \$10,000
- **Community Center laminate flooring replacement**
 - Hardwood or wood-like tile flooring bids needed
 - Building maintenance line item, if under \$10,000
- **Heritage park amphitheater access \$50,000**
 - \$16,000 unrestricted fund balance
 - \$34,000 CARE tax revenues FY 2016-2017 with renewed CARE tax
- **Deerfield park and Harvey boulevard widening \$2.5 million**
 - \$1,650,000 financing for park land and development
 - \$825,000 park land impact fees
 - \$525,000 street impact fees for street improvements

Bayhill Park

- Planning and construction phase spring and summer of 2016
- \$446,224 is a placeholder based on Bowen Collins estimate
- Final cost depends on bids, equipment, etc.

Golf Maintenance Building

- Purpose is to provide safer work environment, comply with various codes, regulations, and be functional
- \$200,000 placeholder for building in Capital Projects fund
- \$100,000 placeholder for storm drain/site work—Water & Sewer fund
- Working maintenance garage and bathroom

Motor Pool fund

- \$10,750 increase for Golf fund charges
- \$3,455 decrease for the General fund charges
- \$2,594 decrease for the Water & Sewer fund transfer
- Three trucks and two mowers are scheduled for replacement during fiscal year 2015-2016
 - Two extended cab half-ton trucks \$30,000 estimated per truck
 - One regular cab half-ton truck \$25,000 estimated
 - Two fairway mowers \$42,000 estimated per mower

Motor Pool Disposals 2014-2016



	Original Price	Sell Price	Months Used	Average Monthly
2014 Disposals				
2011 Ford F150	\$ 21,143.10	\$ 18,700.00	36	\$ 67.86
2011 Ford F150	\$ 21,143.10	\$ 19,800.00	36	\$ 37.31
2011 Ford F150 Supercrew	\$ 25,606.48	\$ 26,875.00	36	\$ (35.24)
2015 Disposals				
2012 GMC Sierra 3500	\$ 25,356.04	\$ 19,000.00	34	\$ 186.94
2012 GMC Sierra 3500	\$ 25,356.04	\$ 19,000.00	34	\$ 186.94
2009 GMC Sierra 3500 Diesel	\$ 24,218.00	\$ 28,611.98	81	\$ (54.25)
2016 Disposals				
2012 GMC Canyon SLE	\$ 22,417.60	\$ 19,000.00	47	\$ 72.71
2013 Toyota Camry	\$ 22,145.49	\$ 16,000.00	33	\$ 186.23

Golf Equipment Replacement Plan

FY 2016-2017



- 1st Year—2 Greens Mowers & Pump Sprayer
- 2nd Year—No purchases
- 3rd Year—2 Fairway Mowers 
- 4th Year—Tractor, Rough Mower
- 5th Year—2 Greens Mowers, Top Dresser
- 6th Year—Reel Grinder, HD Utility Cart
- 7th Year—Rough Mower, Blower, HD Utility Cart
- 8th Year—Greens Aerator, 2 Medium Duty Utility Carts

CAPITAL PROJECTS FUND REVENUES

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-30-100 Impact Fees - Park Development	\$19,052	\$49,224	\$32,268	\$11,280	\$11,280	\$11,280	\$0
40-30-110 Impact Fees - Park Land	\$82,772	\$150,504	\$0	\$0	\$0	\$0	\$0
40-30-120 Impact Fees - Recreation	\$6,560	\$0	\$0	\$0	\$0	\$0	\$0
40-30-130 Impact Fees - Public Safety	\$8,912	\$20,239	\$7,922	\$5,320	\$5,320	\$5,320	\$0
40-30-140 Impact Fees - Streets	\$21,024	\$47,176	\$7,721	\$15,623	\$15,623	\$15,623	\$0
40-30-145 Commercial Street Improvement Fee	\$0	\$0	\$0	\$21,500	\$21,500	\$21,500	\$0
40-30-500 Mass Transit Sales Tax Revenues	\$0	\$0	\$4	\$0	\$10	\$0	(\$10)
40-30-550 CARE Sales Tax Revenues	\$0	\$0	\$0	\$0	\$40,000	\$40,000	\$0
40-30-600 Interest Income	\$18,671	\$9,048	\$9,628	\$15,000	\$15,000	\$10,000	(\$5,000)
40-30-700 Grant Income	\$0	\$11,536	\$0	\$5,000	\$5,000	\$5,000	\$0
40-99-105 Bond Financing Proceeds	\$0	\$0	\$0	\$0	\$0	\$1,650,000	\$1,650,000
40-30-801 Transfers In from General Fund	\$170,850	\$261,232	\$375,857	\$125,857	\$76,532	\$0	(\$76,532)
40-30-802 Transfers In from W&S Fund	\$75,850	\$89,732	\$78,856	\$78,856	\$76,532	\$0	(\$76,532)
	\$403,691	\$638,690	\$512,256	\$278,436	\$266,797	\$1,758,723	\$1,491,926

CAPITAL PROJECTS FUND EXPENDITURES

STREET PROJECTS		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-78-100	Mass Transit	\$0	\$0	\$4	\$0	\$10	\$0	(\$10)
40-78-731	Sidewalk Projects	\$20,364	\$0	\$0	\$0	\$15,000	\$0	(\$15,000)
40-78-732	Harvey Traffic Millgation	\$0	\$0	\$0	\$300,000	\$50,000	\$0	(\$50,000)
40-78-733	Sign Projects	\$0	\$0	\$15,000	\$15,000	\$0	\$0	\$0
40-78-779	Street Lights	\$1,400	\$0	\$0	\$0	\$0	\$30,000	\$30,000
40-78-781	Harvey Blvd Widening	\$0	\$0	\$0	\$500,000	\$500,000	\$500,000	\$0
40-78-783	GIS - Streets	\$4,490	\$0	\$0	\$0	\$0	\$0	\$0
		\$26,254	\$0	\$15,004	\$815,000	\$565,010	\$550,000	(\$35,000)

PARK PROJECTS		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-80-802	Deerfield Park - Land Purchase	\$0	\$0	\$0	\$972,000	\$972,000	\$972,000	\$0
40-80-803	Deerfield Park - Development	\$0	\$0	\$0	\$1,500,000	\$1,500,000	\$1,500,000	\$0
40-80-816	Mesquite Soccer Park Restroom/Storage	\$2,500	\$76,856	\$0	\$0	\$0	\$0	\$0
40-80-817	Bayhill Trailhead Park	\$0	\$0	\$0	\$50,000	\$235,000	\$446,224	\$211,224
40-80-820	Heritage Park- Basketball Court	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-80-817	Splash Pad	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$2,500	\$76,856	\$0	\$2,522,000	\$2,707,000	\$2,918,224	\$211,224

MISCELLANEOUS PROJECTS		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-95-102	Miscellaneous	\$0	\$714	\$0	\$0	\$0	\$0	\$0
40-95-103	Cottonwood Electric, Gas, Excavation	\$0	\$18,782	\$15,877	\$0	\$0	\$0	\$0
40-95-115	Avanyu Projects	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0
40-95-125	Trench Box	\$0	\$11,904	\$0	\$0	\$0	\$0	\$0
XXX-XX-XXX	Heritage Park Amphitheater Improvements	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
XXX-XX-XXX	Fencing for Public Works Building	\$0	\$0	\$0	\$0	\$0	\$25,000	\$25,000
40-95-135	Golf Maint. Equipment Facility & Site	\$0	\$0	\$2,900	\$200,000	\$200,000	\$200,000	\$0
40-95-150	Impact Fee Analysis	\$0	\$23,987	\$0	\$0	\$0	\$0	\$0
40-95-200	Community Recreation Center - Phase II	\$218,706	\$167,210	\$0	\$0	\$0	\$0	\$0
40-95-202	Community Rec Pergola	\$0	\$17,200	\$0	\$0	\$0	\$0	\$0
40-77-720	Public Works Building Basement	\$2,158	\$0	\$0	\$0	\$0	\$0	\$0
		\$220,864	\$319,798	\$18,777	\$200,000	\$200,000	\$275,000	\$75,000

DEBT SERVICE		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-98-105	Interest Expense	\$86,663	\$83,963	\$81,063	\$81,063	\$78,063	\$0	(\$78,063)
40-98-200	2006 Excise Revenue Bond - PW B	\$65,000	\$70,000	\$75,000	\$75,000	\$75,000	\$0	(\$75,000)
40-98-795	Trustee Fees	\$1,580	\$1,500	\$1,650	\$1,650	\$1,650	\$0	(\$1,650)
		\$153,243	\$155,463	\$157,713	\$157,713	\$154,713	\$0	(\$154,713)

OTHER USES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-96-100	Transfer to the Gen Fund	\$0	\$0	\$0	\$0	\$6,000	\$6,000	\$0
40-97-100	Transfer to the Golf Fund	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0
40-96-115	Transfer to the Community Recreation Fund	\$2,069,358	\$0	\$0	\$0	\$0	\$0	\$0
		\$2,069,358	\$30,000	\$0	\$0	\$6,000	\$6,000	\$0

GRAND TOTALS	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
	\$2,472,218	\$582,116	\$191,494	\$3,694,713	\$3,632,723	\$3,729,224	\$96,511

NET TOTALS	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
	\$2,068,527	\$56,574	\$320,762	\$3,416,277	\$3,365,926	\$1,970,501	\$1,395,415

MOTOR POOL REVENUES

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
60-30-100 Charges to General Fund	\$104,000	\$88,105	\$82,198	\$82,198	\$80,682	\$77,227	(\$3,455)
60-30-200 Charges to Water & Sewer Fund	\$43,000	\$37,045	\$68,376	\$68,376	\$65,782	\$62,656	(\$3,126)
60-30-300 Charges to Golf Fund	\$3,000	\$3,000	\$9,500	\$3,000	\$16,020	\$26,770	\$10,750
60-70-205 Gain on Sale of Assets	\$45,647	\$31,429	\$56,675	\$18,195	\$16,342	\$25,679	\$9,337
	\$195,647	\$159,579	\$216,749	\$171,769	\$178,826	\$192,332	\$13,506

MOTOR POOL EXPENDITURES

VEHICLE EXPENDITURES	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
60-40-100 Gas & Oil - Admin/Gen/Rec	\$8,051	\$7,407	\$6,098	\$8,000	\$8,100	\$8,100	\$0
60-40-200 Vehicle Maintenance - Admin/Gen/Rec	\$2,552	\$1,048	\$1,247	\$1,000	\$1,300	\$1,300	\$0
60-40-300 Insurance - Admin/Gen/Rec	\$806	\$1,359	\$1,457	\$1,500	\$1,600	\$1,600	\$0
60-40-400 Gas & Oil - Bldg/Zoning	\$656	\$739	\$382	\$1,500	\$1,250	\$1,250	\$0
60-40-500 Vehicle Maintenance - Bldg/Zoning	\$104	\$73	\$44	\$500	\$500	\$500	\$0
60-40-600 Insurance - Bldg/Zoning	\$269	\$453	\$486	\$900	\$900	\$900	\$0
60-40-700 Gas & Oil - PW	\$21,481	\$20,557	\$16,487	\$32,000	\$30,000	\$30,000	\$0
60-40-800 Vehicle Maintenance - PW	\$6,682	\$12,594	\$11,578	\$12,000	\$13,000	\$13,000	\$0
60-40-900 Insurance - PW	\$4,031	\$6,793	\$7,285	\$6,750	\$7,750	\$7,750	\$0
60-40-930 Gas & Oil - Golf	\$1,787	\$1,242	\$889	\$1,750	\$1,500	\$1,500	\$0
60-40-940 Vehicle Maintenance - Golf	\$1,835	\$152	\$613	\$750	\$1,000	\$1,000	\$0
60-40-950 Insurance - Golf	\$269	\$453	\$486	\$500	\$500	\$500	\$0
60-40-905 Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$48,522	\$52,868	\$47,052	\$67,150	\$67,400	\$67,400	\$0

EQUIPMENT EXPENDITURES	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
60-60-100 Capital Outlay	\$0	\$0	\$7,057	\$8,000	\$0	\$0	\$0
60-60-400 Rent Expense	\$17,219	\$15,167	\$20,182	\$22,000	\$22,000	\$22,000	\$0
60-70-200 Depreciation	\$79,777	\$74,242	\$80,924	\$74,618	\$89,426	\$102,932	\$13,506
	\$96,997	\$89,409	\$108,163	\$104,618	\$111,426	\$124,932	\$13,506

GRAND TOTAL	\$145,518	\$142,277	\$155,214	\$171,768	\$178,826	\$192,332	\$13,506
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NET TOTALS	\$50,128	\$17,302	\$61,534	\$0	\$0	\$0	\$0
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NET POSITION	FY 2016 BUDGET
Beginning Unrestricted Net Position	\$150,000
Change of Unrestricted Position	\$16,342
Remaining Unrestricted Net Position	\$166,342

CAPITAL OUTLAY
2017 Full-Size Half-ton Regular Cab
2017 Full-Size Half-ton Truck Crew Cab
2017 Full-Size Half-ton Truck Crew Cab

Requirements 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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SECTION I: INTRODUCTION

1.1 Purpose and Intent

The purpose of the Requirements for the Design and Review of Planned Commercial Development Projects Cedar Hills Commercial Master Plan is to provide prospective developers, retailers and builders with a statement of the design requirements philosophy, principles, and criteria for development within the study area. These requirements are intended to implement the Master Plan has been prepared to give direction and to provide a framework so that commercial development meets the needs of the community. This document lists requirements and standards 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 requirements, standards, and an architectural theme. 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.~~

Include a map here.

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:

City Council 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

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

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, Ill. p. 8.

SECTION III: LAND USES

DEFINITIONS

SENIOR ASSISTED LIVING FACILITY:

- a. A type I assisted living facility, which is a residential facility that provides assistance with activities of daily living and social care to two (2) or more elderly residents who:
 - i. Require protected living arrangements;
 - ii. Are capable of achieving mobility sufficient to exit the facility without the assistance of another person; and
- b. A type II assisted living facility, which is a residential facility with a homelike setting that provides an array of coordinated supportive personal and healthcare services available twenty four (24) hours per day to residents who have been assessed under department rule to need any of these services.
- c. Each resident in a type I or II assisted living facility shall have a service plan based on the assessment, which shall include:
 - i. Specified services of intermittent nursing;
 - ii. Administration of medication; and
 - iii. Support services promoting residents, independence and self-sufficiency.
- d. All assisted living facilities shall be licensed with the State of Utah and shall meet all requirements outlined in Utah State code.

CONGREGATE CARE:

Living units for 55 and older persons arranged as private apartments or rooms in one building. May or may not include kitchenettes in private areas. Congregate units are characterized by having common dining and social areas, and having meals prepared by staff for the residents. A step up from assisted living.

3.1 Districts

The subject property is divided into districts that are intended to differentiate between three levels of land-use intensity, where intensity is characterized by average daily automobile trips and building size, height, and density. 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 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, banks, gas stations, personal service establishments such as dry cleaners, bakeries, restaurants and specialty shops such as florists and sporting goods operations.

The neighborhood retail district is intended to be a retail commercial center for the City. The main focus of the neighborhood retail 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). This zone should only include uses that are focused on generating on-site sales. Commercial uses that are not focused on generating on-site sales should be encourage to utilize shall only be allowed on 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 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 in the tables below.~~

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 tables 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 shall 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

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

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 in the tables below. Numbers in the use column are listed in the Land Use Code Numbers document. The most specific match for a given number shall be used. If a use is not specifically designated, or if the column for a zone is blank, that use is prohibited.

Use	Description	Neighborhood	Office/Retail	Office
1113	Single family dwelling, attached to a commercial use	C	C	
1293	Congregate Care	C	C	
1294	Senior Assisted living		C	C
5230	Paint, glass, and wallpaper	C	C	
5240	Electrical supplies and lighting stores	P	C	
5251	Hardware stores	P	C	
5310 - 5312	Shopping centers, department stores, and discount department stores	P	C	
5330	Variety stores (dollar stores)	P	C	
5391 - 5392	Dry goods and general stores (yarn shops, linen shops, boutiques, craft stores, fabric stores)	P	C	
5400	Food (groceries, meat and fish, fruits and vegetables, candy and confectionary, dairy products, bakeries)	C	C	
5520	Tires, batteries and accessories	C		
5530	Gasoline service stations	C		
5600	Apparel and accessories (clothing, shoes, tailoring, cosmetics, leather goods)	P	C	
5700	Furniture, home furnishings, and equipment (furniture, household appliances, musical instruments, office equipment)	P	C	
5810	Restaurants (food consumed on premises)	P	C	
5813	Drive-through and fast food restaurants	C		

5910	Drug stores and pharmacies	P	C	
5930	Antiques and second hand merchandise	P	C	
5940	Books, stationery, art and hobby stores	P	C	
5950	Sporting goods, bicycles and toys	P	C	
5969	Farm and garden supplies	C	C	
5970	Jewelry	P	C	
5991	Florists	P	C	
5992 – 5999	Miscellaneous retail (newspapers, cameras, gifts, optical, paper products, pet supplies)	P	C	
6111	Banks	C		
6121	Savings and loans associations	C		
6122	Credit unions	C		
6130 – 6190	Security brokers, insurance agents, real estate services		P	P
6221	Portrait photography		P	
6230	Beauty and barber services	P	P	
6250	Apparel repair, alteration and cleaning pickup services, shoe repair services	C	C	
6297	Gymnasiums, athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc.	C	C	
6416 – 6417	Auto washing	C		
6511	Physicians' offices and services		P	P
6512	Dental offices and services		P	P
6520	Legal services		P	P
6530	Engineering, architectural, and planning services		P	P
6540	Research services		P	P
6550	Data processing services		P	P
6590	Professional services		P	P
7110	Cultural activities (libraries, museums, art galleries)		P	
7212	Motion picture theaters (indoors)	C		
7392	Miniature golf	C		
7413	Tennis courts		C	
7414	Ice skating	C	C	
7417	Bowling alleys	C	C	
7424	Recreation and community centers	C	C	
7430	Swimming pools	C	C	
7611	Developed park land, general recreation	C	C	
7621	Developed park land, leisure and ornamental	C	C	
8221	Veterinarian services		C	

3.2.1 Conditions for Residential Uses

Residential use is permitted in the commercial zone only as set forth herein. These requirements pertain to uses 1113 (single family), 1293 (congregate care), and 1294 (senior assisted living) listed in the table above.

The purpose of residential development in this commercial zone is to provide for mixed-use, which combines residential and commercial uses in order to provide housing opportunities in close proximity to retail, office, civic and related uses. Mixed-use development promotes a pedestrian friendly environment, and more compact development. Mixed-use development projects shall follow the following process, and meet the following requirements:

a. All development projects seeking approval for residential use must be new construction, and must submit a detailed site plan pursuant to section TBD of Cedar Hills City Code showing the entire development project, and showing the added specificity requirements of this section.

b. The entire ground floor of any building in the project shall only have commercial uses, except as provided in this section.

c. Residential use shall be located above the ground floor commercial use. Allowed residential density shall be 8 units per acre, with no more than 4 units per building. Residential developments shall be limited to a total parcel size of not more than eight (8) acres.

d. The requirement that the ground floor be limited to only commercial use may be altered to allow residential use only in the Mixed-Use Office/Retail district and only if all of the following conditions are met:

(1) The building is located in the southern half of the district; and

(2) A minimum of fifty percent (50%) of the ground floor area within the project shall be for commercial uses.

e. If the project is built in phases, each phase shall be entirely commercial or may include a mix of commercial and residential use. No phase shall be solely residential, unless fifty percent (50%) of the required commercial area has been built in previous phases.

f. Minimum height of ground level commercial use shall be twelve feet (12') floor to ceiling.

g. Parking lots shall be located in the interior of a project and not adjacent to a public street, except that access driveways with parking spaces on one or both sides, with a maximum width of seventy feet (70'), are permitted. For buildings fronting a public street, all parking shall be located to the rear or side of buildings, or may be located below grade (underneath building). Buildings located in the interior of the project may have the parking area on any side of the building, as per the approved site plan. Underground parking will be permitted provided that such parking is accessible from the side or rear of the development and not from the primary street. All projects must comply with the parking requirements for commercial and residential uses specified in TBD.

h. CC&Rs: The applicant (developer) of any residential development in the SC-1 zone shall, prior to the conveyance of any unit, submit to city staff a declaration of covenants, conditions, and restrictions (CC&Rs) relating to the project, which are to be given final plat approval by the city council, and shall be recorded to run with the land. Said covenants, conditions, and restrictions shall include management policies, which shall set forth the quality of maintenance that will be performed, and who is responsible for said maintenance within the development. As a minimum, the said document shall include the following:

i. The care and maintenance of all common or limited common areas, facilities, and private streets shall be ensured by the developer by establishing a private homeowners' association.

ii. A professional property management company is to be hired by the HOA to govern the responsibility for all maintenance. Maintenance of the common/limited common areas, facilities, and private streets shall be managed by an established property management company where there is adequate expertise and experience in property management, to assure that said maintenance is sustained and accomplished efficiently, and at a high standard of quality. Contact information and a copy of the governing contract for the current property management company shall be submitted to be on file with the office of the Cedar Hills City clerk.

i. HOA Failure: In case of failure or neglect to comply with any and all of the conditions and regulations established herein, and as specifically made applicable to a development, such failure or neglect to comply with the requirements and to maintain the buildings, amenities and premises in accordance with the conditions or approval thereafter, shall also be deemed to be a violation of this article and the following may apply:

i. In the event the common areas and amenities are not properly maintained, or the HOA is dissolved, the property management company is to remain in place to govern the development, and enforce the CC&Rs. The property management company is also to continue to follow all city ordinances, in addition to those regulations specifically assigned to the

development in question. Responsibility for payment to the property management company shall lie jointly and severally with the property owners.

j. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered here, persons shall refer to provisions applying to the underlying district.

3.2.2 Conditions for Congregate Care

- a. The minimum building setback for congregate housing development buildings is twenty five feet (25') from rear and side property lines and forty feet (40') from street frontages.
- b. Onsite, direct services shall be provided directly by the management of the congregate care facilities. These services shall include an onsite restaurant/cafeteria that provides three meals per day, seven days a week; home health care services from qualified professionals, including help with medications, bathing, dressing, and other resident needs; physical therapy; other routine healthcare services; fitness classes; regular social activities; and a shuttle to nearby destinations.
- c. Each residential unit shall be occupied by at least one resident that is 55 years of age or older, and there shall be no residents younger than 25.
- d. Allowable accessory buildings and facilities include garage structures and carports.
- e. Congregate care developments shall provide a minimum of thirty percent (30%) of the net developable site area for open space. At least seventy five percent (75%) of that open space must be usable, contiguous open space, available for recreational uses not located within required buffer areas. Open space may include parks, walkways, natural areas, landscaped areas and usable wetland areas. Open space may not include leftover space between buildings, or narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads. Open space shall be visible from streets and sidewalks and shall be open to the public.
- f. One and four-tenths (1.4) parking stalls shall be required for each congregate type residential unit.
- g. Storage of RVs, motor homes, trailers and boats is prohibited.
- h. An application for congregate care development pursuant to this chapter shall be accompanied by a site plan. Site plans for congregate care developments shall be reviewed for approval by the planning commission and the city council. Upon prior recommendation of the planning commission, the city council may set other reasonable conditions for any development which it feels will further the intent of this zone.

3.2.2 Conditions for Senior Assisted Living

Upon application to the building and zoning department, the chief building official shall grant a permit for the establishment of a senior assisted living facility if the applicant meets the following requirements:

- a. The facility conforms to all applicable standards and requirements of the Utah state department of human services and the owner/operator has obtained all licenses required by the state to operate such a facility.
- b. The facility conforms to all state and local building, safety, health, and zoning requirements applicable to similar structures.
- c. The facility is occupied only by individuals sixty (60) years of age or older and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the elderly persons and not primarily a benefit of employment to the staff member.
- d. The facility is operated for the primary purpose of providing a living arrangement for senior persons in a group home setting.
- e. Residency in the facility shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. An assisted living facility shall not include any persons referred by the Utah state department of corrections or any court.
- f. 0.4 parking stalls shall be required for each residential unit.
- g. Storage of RVs, motor homes, trailers and boats is prohibited.
- h. An application for senior assisted living development pursuant to this chapter shall be accompanied by a site plan. Site plans for senior assisted living developments shall be reviewed for approval by the planning commission and the city council. Upon prior recommendation of the planning commission, the city council may set other reasonable conditions for any development which it feels will further the intent of this zone.

3.2.3 Conditions for Retail and Services in the Mixed-Use Office/Retail District

These conditions apply to all uses listed for codes in the 5000 and 6000 series:

- a. Building size shall be limited to no more than 8,000 square feet.
- b. The site layout is to foster walkability with commercial space immediately fronting streets and parking areas located on the interior or in the underground of the property as is practical.
- c. No trash, used materials or wrecked or abandoned vehicles or equipment shall be stored in an open area. All trash is to be stored within a dumpster and the dumpster is to be enclosed with a solid metal gate, and walls matching the masonry used for the buildings, or must be stored in a fully enclosed building. The dumpster enclosure shall not have frontage on a public street, and is to be located toward the rear of a development. Enclosure constructed in the Mixed-Use Office/Retail District must be a minimum of ten feet (10') from a residential zoned property line. Outside storage of commercial goods or materials is expressly prohibited. Containers for trash storage of a size, type and quantity approved by the city shall be screened by a sight obscuring

fence at least one foot (1') higher than the dumpster and maintained in a location approved by the planning commission in conjunction with approval of a site plan.

- d. A precast concrete or decorative masonry wall, at least eight feet (8') in height, shall be erected along all property lines which lie adjacent to a residential zone.
- e. Where existing or proposed adjacent land uses cannot be adequately buffered with plant materials, the city may require inclusion of a wall, fence or other type of screen that mitigates noise and/or unsightly uses.
- f. Expanses of walls or solid fences that are greater than one hundred feet (100') shall be interrupted with offsets, landscaping and/or provided with material accents to prevent monotony.
- g. Loading areas, including, but not limited to, loading spaces, loading docks and service or maintenance areas shall be screened from public view. In addition, loading areas that abut a residential district shall reduce noise associated with such use by providing a sound wall and/or berm with screen plantings around the loading areas or at the property line abutting the residential district. Loading and delivery times shall be restricted to the hours between 8:00am and 8:00pm.
- h. Shared parking between businesses and other developments is encouraged.
- i. Where possible, office and mixed developments are to provide connectivity to the Neighborhood Retail District by way of a trail, path, or open space amenity.
- j. No mechanical apparatus (i.e., air conditioner, fans, pumps, etc.), capable of producing noise may be located on the outside of the building between the structure and the residential zone

3.2.4 Conditions for Gyms and Health Clubs in the Mixed-Use Office/Retail District

3.2.5 Conditions for High Intensity Uses

3.2.6 Conditions for Storage of Hazardous Substances

3.2.6 Conditions for Recreational Facilities

3.2.X Conditions for All Conditional Uses

In granting any conditional use permit, the reviewing authority shall affix those conditions, which it deems necessary in order to safeguard public health, safety and general welfare of the district and to ensure compliance with the general plan. Where the use proposed, the adjacent land uses, environmental significance or limitations, topography, or traffic circulation is found to so require, the reviewing authority may establish more stringent regulations than those otherwise specified for the zone district in which the project is located in order to mitigate the reasonably anticipated detrimental effects of the proposed use. The conditions imposed must be in accordance with applicable standards. The following standards must be met to mitigate the reasonably anticipated detrimental effects if imposed as a condition of approval:

- a. Noise: Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
- b. Dust: The development shall comply with all air quality standards, state, federal and local, and use shall not create unusual or obnoxious dust beyond the property line.
- c. Odors: The development shall comply with all air quality standards, state, federal and local, and use shall not create unusual or obnoxious odors beyond the property line.
- d. Aesthetics: The development shall blend harmoniously with the neighborhood so the use does not change the characteristics of the district and the impact of the use on surrounding properties is reduced.
- e. Safety: The developer shall take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.
- f. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal law.
- g. Traffic:
 - i. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".
 - ii. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
 - iii. Traffic Study: For any project larger than one acre in size or that contains more than twenty thousand (20,000) square feet of structure, the developer shall be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned in any particular district at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on

and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signage, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.

- h. Hours Of Operation: Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
- i. Maintain Character And Purpose Of District: Uses shall be consistent with the character and purpose of the district within which they are located.
- j. Public Health: Use shall comply with all sanitation and solid waste disposal codes and use shall not create public health concerns.

SECTION IV: DESIGN GUIDELINES REQUIREMENTS AND STANDARDS

4.1 General Provisions

It is intended that these design guidelines will provide a basic framework to requirements and standards that promote consistent, quality development within the study area. The recommendations, guidelines requirements 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

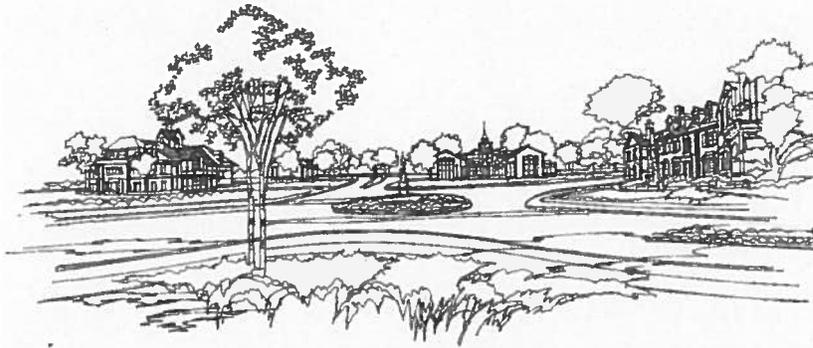
Inviting gathering places are often characterized by the incorporation of effective landscaping. Landscaping also serves as an effective barrier or screen that can help soften the impact of noise, lighting and the sterility of hard-surfaced spaces.

- 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 and accessible 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

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

Deciduous Trees

Acer platanoides

Norway Maple

2-1/2" cal. minimum

Fraxinus pennsylvanica

Patmore Ash

2-1/2" cal. minimum

Shrubs

Euonymus alatus compacta

Burning Bush

5 gal. minimum

Juniperus tamariscifolia

Tam Juniper

5 gal. minimum

Prunus cistea

Cistena Plum

5 gal. minimum

Pinus mugo mugo

Dwarf Mugo Pine

18-24" minimum

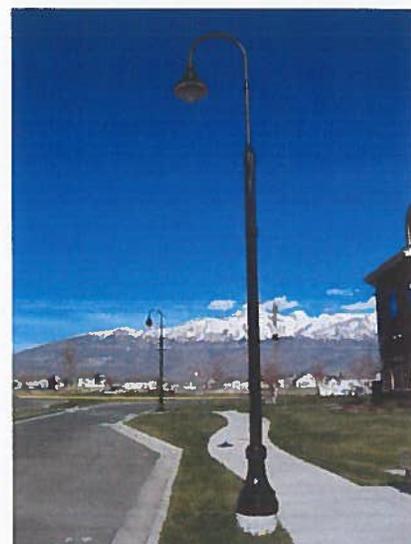
Drought Tolerant Vegetation

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

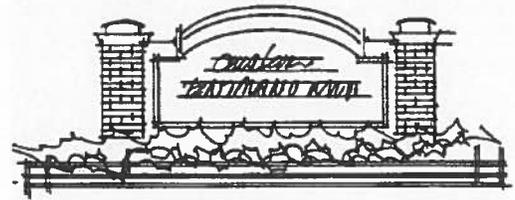
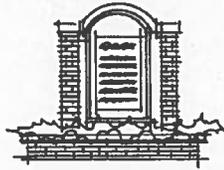
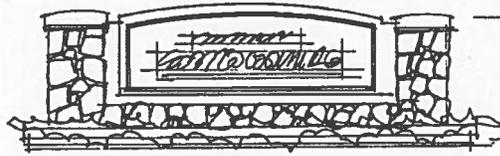
West. Appropriate screening would include buildings, landscaped berms, shrubbery and groups of trees. Fencing is not considered an appropriate screen.

- 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 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. For residential units with two (2) bedrooms or fewer, 2 stalls per unit. For residential units with more than two (2) bedrooms, 1 stall per bedroom (maximum 4). For 55+ housing, 2 stalls per unit. For assisted living, 1 stall per 2 units. In all cases, there shall be additional stalls for visitor parking computed as 1 per 4 units. No RV parking is allowed.
- i. Shared parking for commercial uses 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.
- n. 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.

4.1.5 Deliveries

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 District**

The Neighborhood Retail Development 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 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 or two 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-five (35) 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.