

PLANNING COMMISSION MEETING  
Thursday, July 29, 2010 7:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold their Regular Planning Commission Meeting on Thursday, July 29, 2010, beginning at 7:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

SCHEDULED ITEMS

3. Approval of Minutes from the June 24, 2010, Public Hearing and Regular Planning Commission Meeting
4. Review/Action Regarding the City's Annexation Policy Plan
5. Review City Code, 10-5-22, Campaign Signs and 10-5-26, Signs
6. Review Amendments to the City's General Plan
7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 27th day of July, 2010.

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Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at [www.cedarhills.org](http://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 least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission and the staff.



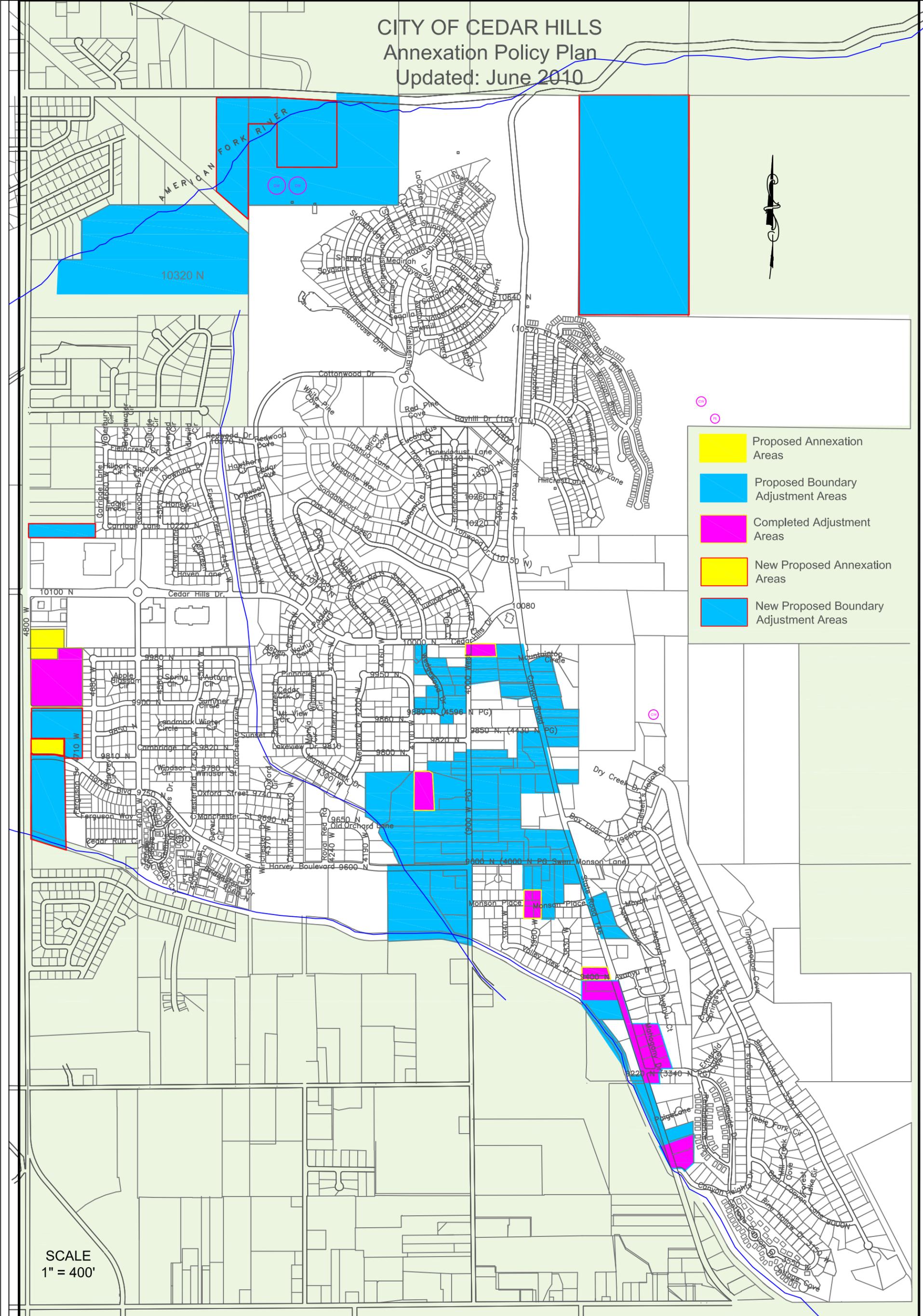
# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Greg Robinson, Assistant City Manager
<b>DATE:</b>	6/24/2010

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review Annexation Policy Plan
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> This item has been continued from our previous and has been set for the affected entities to make comment.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> Reviewed 2003	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Annexation Policy Plan & Map	
<b>RECOMMENDATION:</b> Review the current annexation plan, update the plan as necessary.	
<b>MOTION:</b> To continue this item to the August meeting in order to allow for public comment, and to direct staff to make the following changes to the annexation plan.	

# CITY OF CEDAR HILLS Annexation Policy Plan Updated: June 2010



- Proposed Annexation Areas
- Proposed Boundary Adjustment Areas
- Completed Adjustment Areas
- New Proposed Annexation Areas
- New Proposed Boundary Adjustment Areas

SCALE  
1" = 400'



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Greg Robinson, Assistant City Manager
<b>DATE:</b>	7/29/2010

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review Sign Ordinance
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> The city Council has asked that the Planning Commission review the sign ordinance, and specifically the Political sign section of that ordinance. The city's legal council is reviewing this ordinance and will make a recommendation for changes to this ordinance. This item is on the agenda to familiarize you with this ordinance, and is suggested to be continued until we receive this recommendation.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> City Ordinance 10-5-22 and 10-5-26 (please review in code books or online)	
<b>RECOMMENDATION:</b> Review and discuss possible changes to the sign ordinance	
<b>MOTION:</b> To continue this item to the August Planning Commission Meeting.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Planning Commission
<b>FROM:</b>	Greg Robinson, Assistant City Manager
<b>DATE:</b>	7/29/2010

## Planning Commission Agenda Item

<b>SUBJECT:</b>	Review/Recommendation on Amendments to the General Plan
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> We are anticipating a tour and inventory of Cedar Hills Parks. Staff has arranged to have golf carts to tour the city's parks and trails system.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> Continued from the June Planning Commission Meeting	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Parks General Plan Section	
<b>RECOMMENDATION:</b> Review the parks as we tour for items that you feel need attention in our general plan.	
<b>MOTION:</b> Continue this item to the August Planning Commission Meeting.	

## X. Non-Motorized, Intermodal Transportation

During 1995 the ~~Cedar Hills Town~~ Non Motorized Trails Master Plan was adopted by the ~~Cedar Hills Town~~ **City**, ~~Cedar Hills Town~~ Council. It was produced for decision makers and advisory boards, such as the Planning Commission, the ~~City Town~~ Council, Mayor, recreation oriented task forces, residents, Home Owners Associations and trail oriented groups. The Trails Master Plan is intended to facilitate the development of not only a recreational amenity, but also an alternative transportation system for all non-motorized forms of transportation. The plan is primarily a document for planning and securing a city-wide trail system and should be referred to for specifics regarding trail planning, acquisition and development.

The trails master plan includes a map and text document which is divided into three sections and several appendices including: *Objectives and Policy Section, Trail Construction and Standards Section* and a *Maintenance and Operation Section*. Appendices include: *Public Input, Construction Standards Drawings, Sign Standards Drawings* and *Federal Highway Administration Traffic Control For Bicycle Facilities*. The ~~City Town~~ **City** Planning Staff is responsible for interpreting the master plan document and map.

### 1. Assumptions

Cedar Hills trail use has increased dramatically in recent years. As ~~the City Cedar Hills Town~~ **the City** grows and new development occurs, there will be an increasing demand for multi-use trails to provide safe access for children commuting to schools, provide/retain recreational opportunities, and create an alternative transportation system to lessen the impacts of development and convert motorized trips to non-motorized trips.

There is a desire in the community to better identify and preserve existing trails, and strong support for trail development. The Utah County Trails Coalition, The United States Forest Service, Mountainland Association of Governments, the Bonneville Rim Trail Association and other groups have expressed an interest in developing joint utility, fire access, and trail corridors.

### 2. Objectives

1. To provide the following benefits and opportunities to the Cedar Hills Community:
  - a. Improve the general quality of life in the community.
  - b. Provide a more aesthetic and multiple-use experience than traditional sidewalks.
  - c. Provide non-motorized routes for pedestrians, equestrians, and bicyclists.
  - d. Provide handicap access in portions where access is appropriate and reasonable.
  - e. Anticipate and design an interconnecting trail system.
  - f. Preserve access to existing trails within and outside of the city limits.
  - g. Tie to present and future trails in Utah County and surrounding areas.

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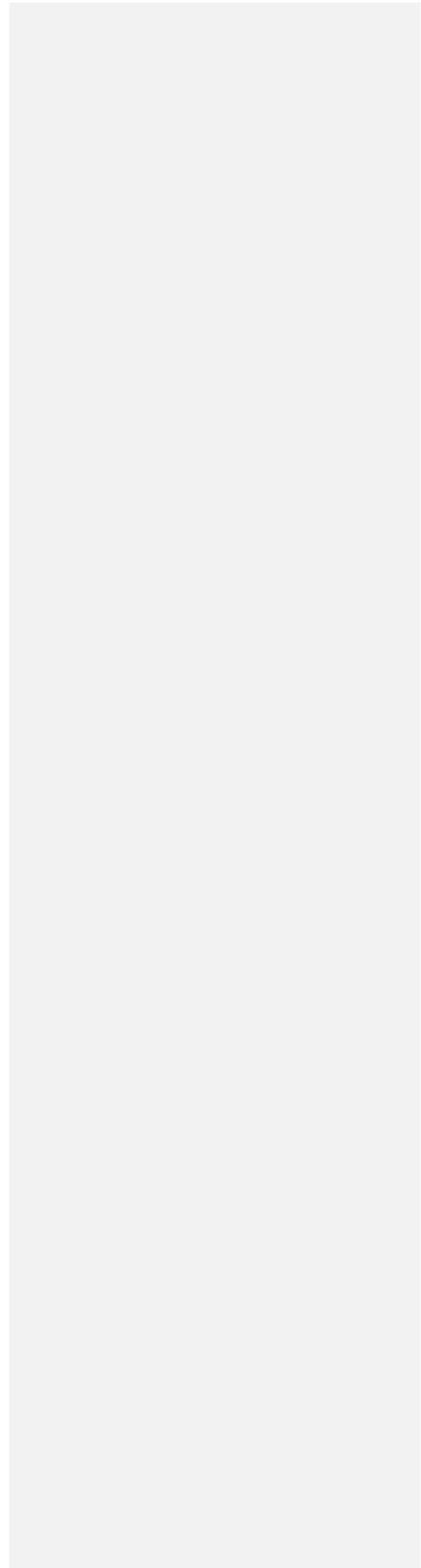
- h. Provide trail diversity. Various user activities include: hiking, walking, bicycling, jogging, roller blade, horseback riding, etc. The trail system should accommodate these multiple uses and users.
- i. Provide an alternative transportation system - The trail system should create a non-motorized commuter system to lessen vehicular traffic within ~~the City Cedar Hills Town~~.
- j. Consider school bus stops when developing the trails master plan map with the objective of developing improved pedestrian access to these areas.
- k. Connect important open space and recreation oriented landscape parcels.

### **3. Policy**

The ~~City Town~~ Council will direct the Planning Commission and planning staff to update and amend, implement, and administer this element of the general plan. The Planning Commission and planning staff shall interpret the Non-Motorized Trail Plan and map. Any subdivision of property must consult the Non-Motorized trail Plan and address applicable trail alignments. In all existing areas of the community efforts, including financial support, will be made to develop the trails found in the Non-Motorized Trail Plan. Further, it is the intention of Cedar Hills to impose impact fees on future development to aid in trail development.

### **4. Non-Motorized Trail Location**

The map on the following page indicates the location of proposed trails within ~~the City Cedar Hills Town~~. A more precise description of the location and type of trail can be found in the Non-Motorized Trail Plan.



# City ~~Town~~ of Cedar Hills • General Plan

## PARKS AND RECREATION ELEMENT

### I. Introduction

An open atmosphere has always been an identifying characteristic of the Cedar Hills area. It has perhaps been the primary factor that has drawn people here. A feeling of openness can continue amid residential and other development through the establishment of parks, trails and open space areas. In addition, the population requires ample recreational space. The City's desire is to build a sufficient network of parks, connected by a trail system, that will contribute to the healthy, active lifestyles of the residents, while also contributing to maintaining the historical feeling of openness. A map showing the location of present and future parks, trails and open space can be found herein.

### II. Planning Philosophy

It has been said that "recreation facilities and their ability to enhance the quality of life are an essential competitive resource to be managed by communities for their own economic well-being." To this end, the City of Cedar Hills and its Parks and Trails Committee has undertaken this planning effort to give the Community's growing parks and trails system some planning and design direction and to fill the recreation needs of an ever increasing population.

It was decided by the City, at the beginning of the planning and design process, that structured public input throughout the process would facilitate the most effective results. To accomplish this important component of the parks and trails planning, the City conducted a series of structured public input meetings during the design process. The public input process addressed the following key elements:

1. Understanding the character and dynamics of the community, as well as the physical resources of the sites and the need to preserve and enhance them.
2. A firm grasp of community objectives, wants, values and conceptual program desires and how to reaffirm established long-term goals and objectives.
3. Consider the possibility that recreation needs can be met in many different ways, depending on the resources available to the City and how other available facilities can act in support of those needs.
4. How the proposed plans accomplish the community's vision.

### III. Park Programming/Park Character

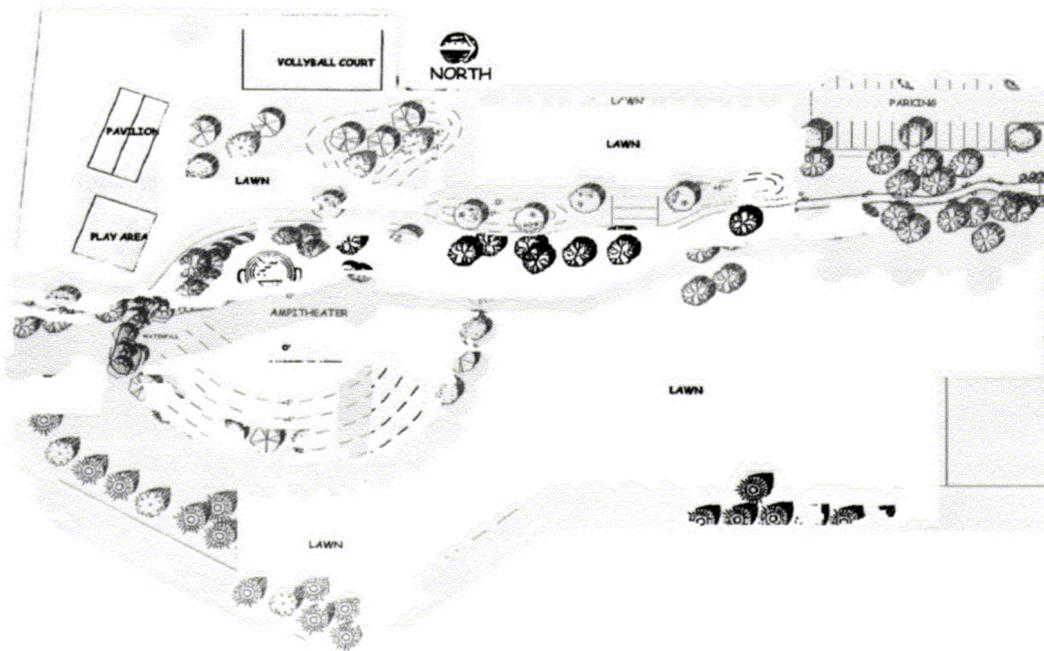
The park programs were determined using City standards, with the national standards as a guide, to determine the different types of park facilities needed in communities, based on population and projected growth. The available recreation resources of the community, both physical (natural) and existing facilities, should be assessed and analyzed based on the needs of the community to identify the uses and time frame of parks and trails. Every park has been considered as to its potential to accommodate community recreation needs. Different park parcels have different roles they will fill in the overall parks and trails system. These roles are identified primarily by site characteristics (size, slope), proximity to other facilities, trails, community needs, and park location.

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### IV. Existing Designs

#### 1. Heritage Park

As of 1995 one park existed, Heritage Park, located along Cedar Hills Drive on the east and west sides of Manila Creek. This park contains a pavilion, picnic tables, amphitheater, volleyball court, stream, trees and a trail that extends to Sunset Drive. Its size of 8.5 acres leaves additional room for future facilities.

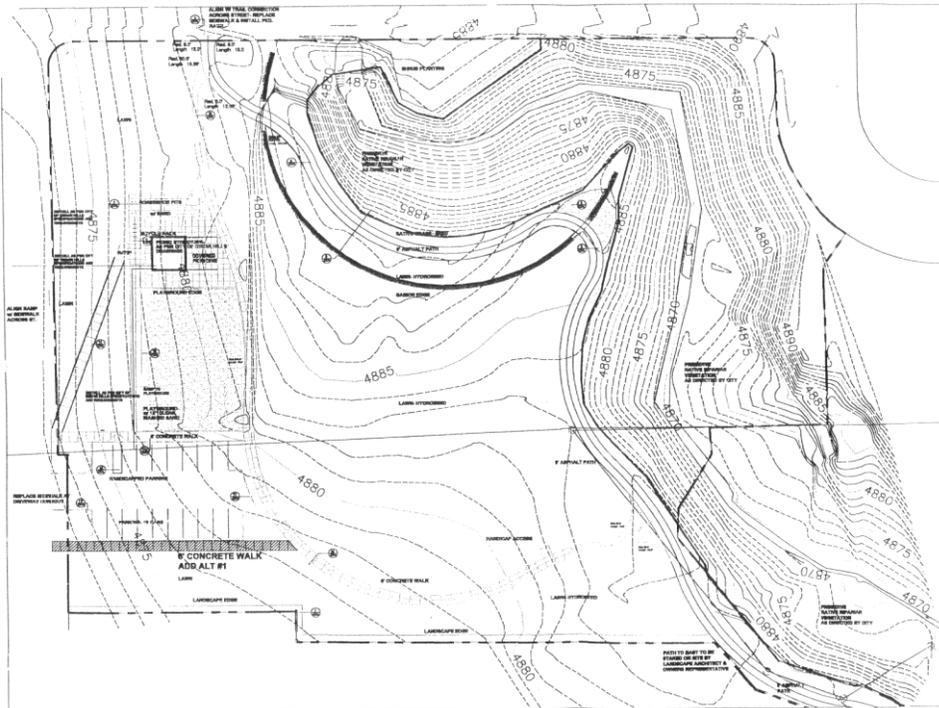


## 2. Heiselt's Hollow Park

In the Spring of 2001, Heiselt's Hollow Park was completed adjacent to the Public Safety Building. This park contains a little league baseball/softball field, restrooms, a circular trail, trees, parking and tot-lot. Its size is 2.3 acres.

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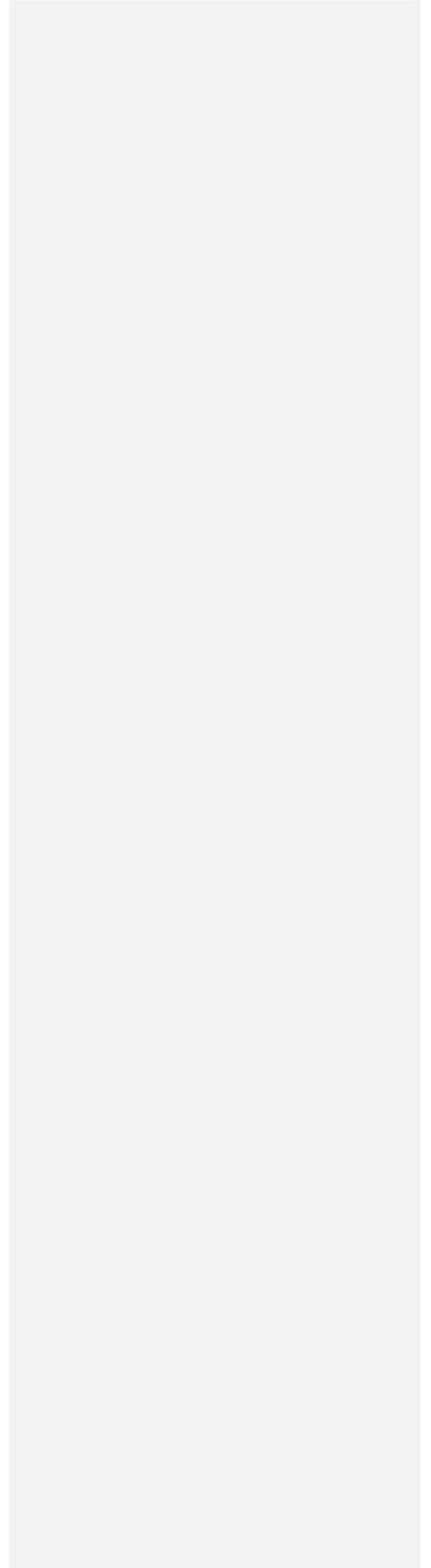


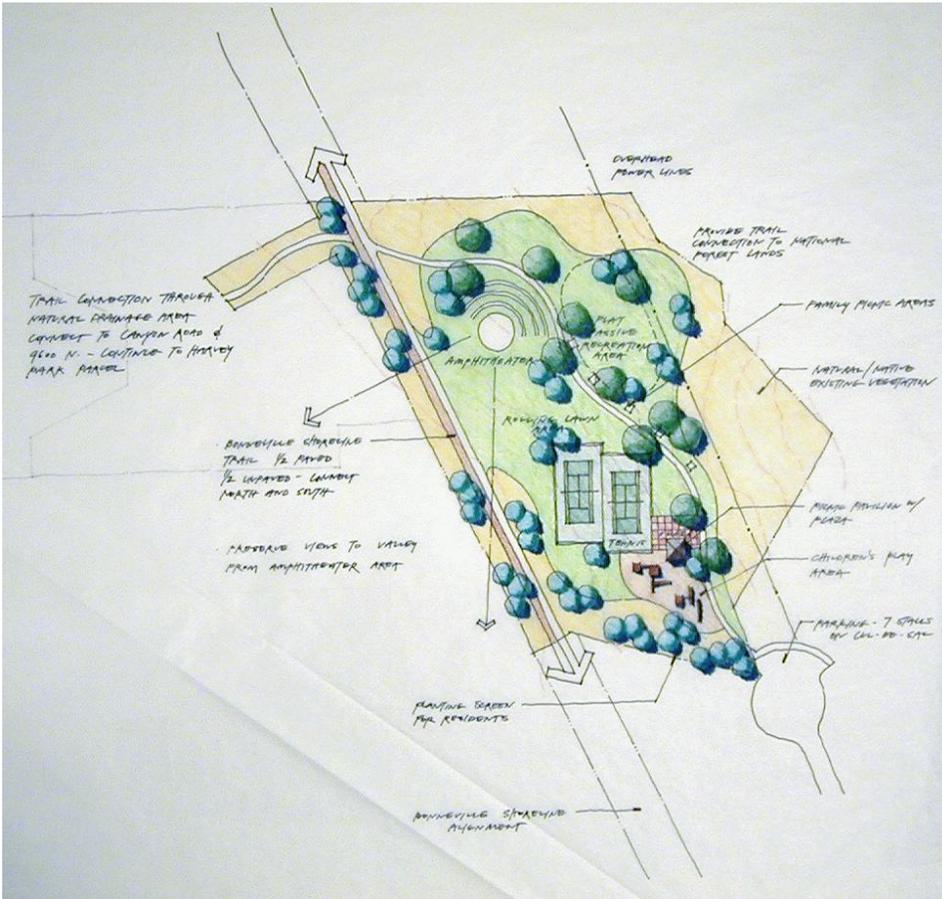
### 4.3. Sunset Parcel Park

The Sunset Park parcel is 5 acres and was completed in the spring of 2003. Because of its size and slope it is designed primarily to offer opportunities for passive recreation and limited, informal active areas. The open area in the center of the park can be constructed to handle children’s activities and “games.” The park has been proposed with extensive “natural areas” and landscaping along the creek and is designed to capitalize on the significant views to the mountains. This park will also contain a pavilions, picnic areas, a hard surface trail that extends to Harvey Boulevard, an overlook sitting area adjacent to the creek, a more manicured landscaped area, a playground, and horseshoe pits, and BBQ grills.



The ~~Hayes parcel~~, **Doral Park was completed in the fall of 2006.** Because of its small size (**0.2 acres**) and neighborhood location, ~~it is best suited for~~ **used** as a neighborhood tot-lot with lawn and shade trees. The park ~~would also include~~ **some a** picnic tables and/or benches to accommodate sitting and supervising of children. ~~A gazebo to offer some shelter from the elements should also be contemplated and designed to accommodate mostly passive recreation such as trails, picnic facilities and an enhanced natural landscape.~~





## 5. 6. Canyon Heights Parcel Timpanogos Cove Park

The Canyon Heights parcel Timpanogos Cove Park is 4.7 acres in size and may includes among other things an natural amphitheater, a large play area, and a passive lawn recreation area. and a small storage shed, gazebo tennis courts and picnic tables all set in a "natural setting." Restrooms, one large pavilion, one medium pavilion, and four small pavilions provide areas for picnicking. It also includes an older child's playground and a younger child's a large playground, swing sets, a swing bench, basketball court, picnic tables, and a connection to the Bonneville Shoreline trail. This park was completed in the fall of 2007.

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6. ~~7. Savage Parcel~~ **Mesquite Park**

**Mesquite Park**—The Savage parcel is approximately ~~10~~ 4 acres. The ~~upper, flatter 6 acres may include among other things~~ park includes facilities for active recreation, softball fields, soccer fields, ~~flag football fields, a tot-lot, restrooms, picnic tables, trails and parking.~~ The remaining 4 acres is conducive to open space designation and trails. ~~Future plans include a walking path, benches, water fountain, pavilion with tables, and BBQ grill.~~



## V. Proposed Parks

### 1. Fieldcrest Pocket Park

The Fieldcrest Pocket Park is proposed to include swings, 6 maple trees, 2 benches, grass, and a trail access.

### 2. Redwood Pocket Park

The Redwood Pocket Park is per the development agreement with Wal-Mart. Plans include shade trees, grass, benches, and a tot-lot if possible.

### 3. Bayhill Park

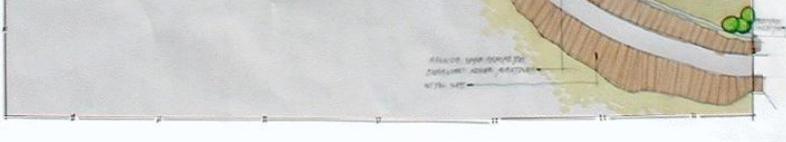
Bayhill Park is intended to act as a trail access point with facilities to accommodate both pedestrian and equestrian trail users. The park will serve the surrounding neighborhoods as a local park, with open space and limited park equipment. The parcel includes parts of the Bonneville Shoreline Trail, and is approximately 7 acres.

### 4. ~~The Cottages Parcel~~ Cottage Cove Park

The Cottage Cove Park parcel is approximately 2.25 acres in size and is designed to accommodate mostly passive recreation, such as trails and an enhanced natural landscape. Because of its small size and neighborhood location, it is best suited for use as a neighborhood park with a green area and shade trees. It may also include a picnic table and benches. This property was deeded to the City specifically for the purpose of a park. Additionally, All American Development gave the City \$25,000 to be used for the initial development (possibly an irrigation system and seeding to provide a green area). This small park could be a key trail connector for the Bonneville Shoreline Trial and the future trail along the Murdock Canal. ~~Could possibly have access from Canyon Road to serve as trailhead with equestrian access.~~

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### 5. ~~The Cedars East Townhouse Parcel~~ Sage Vista Park

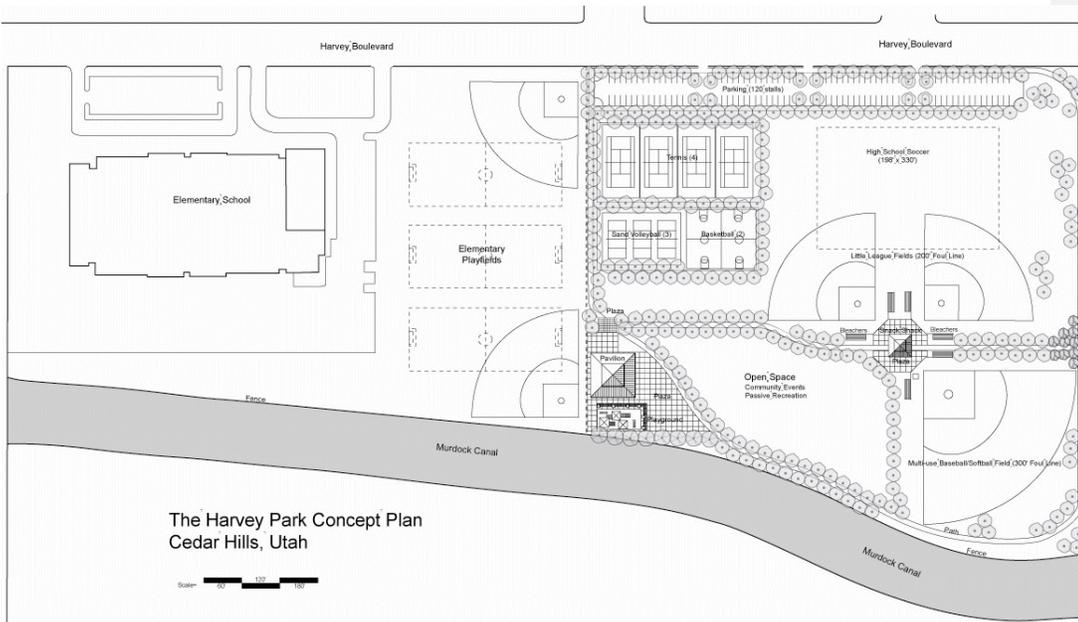


The ~~Sage Vista Park~~ parcel is a piece of land, because of its small size (approximately ¾ acre) and neighborhood location, is best suited for use as a neighborhood tot-lot with lawn and shade trees. It may also include a pavilion and picnic table and benches to accommodate sitting and supervising children.

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## 2. 6. ~~Harvey Parcel~~ Deerfield Park

The ~~Harvey~~ The Deerfield Park parcel, adjacent to Deerfield Elementary, at 12.4 acres is vitally important for accommodating recreation in the City of Cedar Hills. It is the only large piece of flat ground available for recreation. It can easily be connected by trail to Sunset Park and Forest Creek Park/Trail. It has been designed to accommodate one (1) regulation size high school soccer football field, one (1) pony size baseball diamond, two (2) little league baseball/softball diamonds, four (4) tennis courts, ~~three (3)~~ two (2) volleyball courts, ~~two (2)~~ three (3) basketball courts, a passive recreation and picnic area with picnic tables and pavilions, including an indoor pavilion with a small restroom and kitchenette, one (1) large playground, restrooms, snack shack, storage, a jogging loop, and parking. A skate park and splash pad are also proposed for this parcel. Lights on the fields and tennis courts are also being considered.

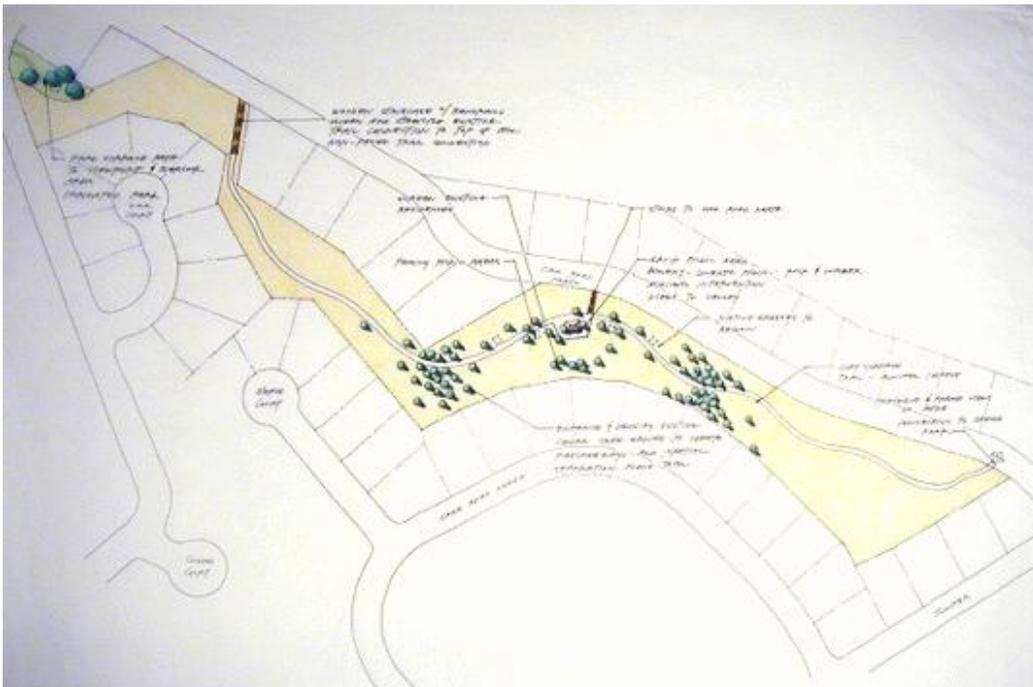


## 7. Cemetery

Possible locations could include the hillside northeast of the townhomes or south of the Public Works Facility.

## 3. 8. Hillside ~~Parcel~~ Park

The Hillside Park parcel is a 5.2 acre piece of open hillside designed to accommodate mostly passive recreation, such as trails, picnic facilities and an enhanced natural landscape. This parcel of land is not currently owned by the City, but could provide a valuable addition to the parks and trails system.



## VI. Conclusion

At this time there are a number of deficiencies that need to be addressed. According to the City standards, the total park acreage is deficient by ~~42.6~~ acres (updated after Cottages Parcel, Cedars East Townhouse Parcel are updated). The facilities that are deficient include a multi-recreation/pool facility, basketball courts, a football field, and a skateboard park.

The park plans attached herein are not intended to be specific, detailed park designs, but only to identify how the different park sites might be designed to fill a role in the overall parks and trails system and give direction to future development. These plans communicate visually the community residents' ideas for parks and facilities. The items illustrated could be included toward the goal of meeting community recreation needs as each park is developed. This Parks and Trails Master Plan should be used primarily as a guideline to direct future parks and trails designs and development. It is not intended to be so totally site-specific that it precludes design development efforts or additional community planning when these individual parks and trails are developed. Additional trails connect these parks throughout the City.

The overriding, guiding consideration should be on preserving and enhancing the natural resources and environment whenever possible and carefully integrating man's works with nature's. Trails should meander through and follow the natural terrain while staying away from roads as much as possible. If Cedar Hills can accommodate the resident's recreation needs while protecting the environment and natural resources that make Cedar Hills a desirable community to live in, the recreation planning efforts will truly be successful.

**VII. Standards for Recreation Facilities**

Existing Cedar Hills Population (approximately 4,500)

	<b>Standard</b>	<b>Existing</b>	<b>Surplus</b>	<b>Current Deficiency</b>
Baseball/Softball	1/5000	1	0	1
Basketball	1/5000	0	0	1
Football	1/20000	0	0	0
Horseshoes	1/5000	0	0	1
Multi-Rec Center	1/10000	0	0	0
Skateboard		0	0	1
Soccer	1/10000	0	0	0
Swimming	1/20000	0	0	0
Tennis	1/2000	0	0	2
Trails	1 svstem	1	0	0
Vollevball/Badminton	1/5000	1	0	0

Projected Buildout Population (approximately 12,000)

Baseball/Softball	1/5000	6	3	0
Basketball	1/5000	2	0	1
Football	1/20000	0	0	1
Horseshoes	1/5000	4	1	0
Multi-Rec Center	1/10000	0	0	1
Skateboard		0	0	1
Soccer	1/10000	2	0	0
Swimming	1/20000	0	0	1
Tennis	1/2000	6	0	0
Trails	1 svstem	1	0	0
Vollevball/Badminton	1/5000	4	1	0



Volleyball/Badminton	2-3	1			3						4
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## **IX. Non-Motorized Trails**

Non-motorized trails are an important element to the lifestyle enjoyed by the citizens of Cedar Hills. For a graphic representation of trail locations, refer to the map titled Parks and Trails Master Plan in this document. The trail system can serve as a vital and viable transportation system, and connects the parks within the community. Construction details and specific locations of trails can be found in the ~~City Cedar Hills Town~~ Non-Motorized Trail Plan. This General Plan is intended to be consistent with the Trail Plan.

## **X. Other Recreational Facilities**

As population growth warrants, the ~~City town~~ may look at joint ventures with adjoining communities for other recreational facilities. A swimming pool in cooperation with Highland adjacent to the new high school on 4800 and Cedar Hills Drive might be considered along with a general sports complex for that area that is proposed in the Highland City Comprehensive Plan.