CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, December 1, 2015 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, December 1, 2015, 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. Zappala and Pledge led by C. Rees
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

CITY REPORTS AND BUSINESS

4. City Manager
5. Mayor and Council

SCHEDULED ITEMS

6. Review/Action on an Ordinance setting the Time and Place of the regular City Council meetings for 2016
7. Review/Action on a Resolution Declaring Support of Utah County Law Enforcement Officers, and Officers Nationwide
8. Discussion on Temporary Zoning Ordinance and Completion Timeline for General Plan, Amendments to the Guidelines for the Design and Review of the Planned Commercial Development Projects, and Municipal Land Use Ordinances

ADJOURNMENT

9. Adjourn

Posted this 25th day November, 2015 /s/ Gretchen F. Gordon, Deputy 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.
- A Closed 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:	Colleen Mulvey, City Recorder
DATE:	12/1/2015

City Council
Agenda Item

SUBJECT:	Setting the Time and Place of City Council Meetings for 2016
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	David Bunker, City Manager

BACKGROUND AND FINDINGS:
In accordance with UCA 10-3-502, the city is required to set by ordinance the time and place for holding its regular City Council meetings.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:
n/a

SUPPORTING DOCUMENTS:
Proposed Ordinance and 2016 Public Notice/Schedule of regular City Council meetings.

RECOMMENDATION:
To approve the proposed 2016 City Council meeting schedule.

MOTION:
To adopt Ordinance No. _____, an Ordinance setting the time and place of the regular meetings of the City Council of the City of Cedar Hills, Utah.

ORDINANCE NO. _____

AN ORDINANCE SETTING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, §10-3-502 UCA requires that the time and place of regular City Council meetings be set by ordinance, which meetings shall be held at least once each month, and

WHEREAS, §52-4-202 UCA requires the City to adopt and give notice of its annual meeting schedule.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

SECTION I
ESTABLISHMENT OF TIME AND PLACE OF COUNCIL MEETINGS

The regular meetings of the City Council of the City of Cedar Hills for the year 2016 shall be held according to the attached schedule, commencing at 7:00 p.m. The location of said council meetings shall be the Cedar Hills Community Recreation Center at 10640 N Clubhouse Drive, Cedar Hills, Utah.

SECTION II
CONFLICTING ORDINANCES REPEALED

All other ordinances that are in conflict herewith are hereby repealed.

SECTION III
EFFECTIVE DATE

This ordinance shall take effect upon its passage and posting.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 1ST DAY OF DECEMBER, 2015.

APPROVED:

_____
Gary R. Gygi, Mayor

ATTEST:

_____
Colleen A. Mulvey, City Recorder

ORDINANCE NO. _____

AN ORDINANCE SETTING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH

PUBLIC NOTICE OF REGULAR MEETINGS FOR THE CITY COUNCIL 2016

The City of Cedar Hills, Utah, hereby gives notice that the City Council will hold its regular meetings beginning at 7:00 p.m. at the Community Recreation Center, 10640 N Clubhouse Drive, on Tuesdays according to the following schedule:

MONTH	DATES	TIME
January	5 and 19	7:00 p.m.
February	2 and 16	7:00 p.m.
March	1 and 15	7:00 p.m.
April	5 and 19	7:00 p.m.
May	3 and 17	7:00 p.m.
June	21	7:00 p.m.
July	19	7:00 p.m.
August	2 and 16	7:00 p.m.
September	6 and 20	7:00 p.m.
October	4 and 18	7:00 p.m.
November	1 and 15	7:00 p.m.
December	6 (holiday schedule)	7:00 p.m.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker
DATE:	12/1/2015

City Council
Agenda Item

SUBJECT:	Support Law Enforcement Officers Resolution
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Mayor Gygi

BACKGROUND AND FINDINGS:

The Utah County Council of Governments along with various local and state agencies across the nation are introducing resolutions to formally declare their support for law enforcement officers. Utah County law enforcement officers work tirelessly to protect us and make our communities safer. These off

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

Proposed resolution

RECOMMENDATION:

Adopt the resolution to declare support of Utah County Law Enforcement Officers and officers nationwide.

MOTION:

To adopt Resolution _____, a Resolution of the City Council of the City of Cedar Hills, Utah, Declaring Support of Utah County Law Enforcement Officers and Officers Nationwide.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, DECLARING SUPPORT OF UTAH COUNTY LAW ENFORCEMENT OFFICERS, AND OFFICERS NATIONWIDE.

WHEREAS, The City of Cedar Hills recognizes all law enforcement agencies and officers for their tireless work to protect us and make our communities safer; and

WHEREAS, our nation's law enforcing agencies wear their uniforms with honor, dedication, and integrity as they protect and serve their communities; and

WHEREAS, these uniforms have made them targets by those who seek to kill or injure law enforcement officers simply because of their profession and commitment to duty like our own Utah County Deputy Sargent Cory Wride and Deputy Greg Sherwood on January 30, 2014; and

WHEREAS, the national law enforcement family mourns the continuing loss of many officers who have fallen victim to these vicious attacks; and

WHEREAS, the citizens of Cedar Hills stand with the families of the fallen, the officers currently protecting our community, and the officers throughout the United States; and

WHEREAS, to honor all of our law enforcement officers lost this year as they protected their communities they were sworn to uphold, we ask every law enforcement officer in Utah County who stands behind the thin blue line to turn on their red and blue lights for up to one minute on the first day of every month at 11:00 a.m.; and

NOW THEREFORE BE IT RESOLVED, that this Council stands together with our Utah County Law Enforcement Officers and officers nationwide - Together we are united "Fortes in Unitate" – "Strength in Unity."

PASSED AND ORDERED RECORDED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 1ST DAY OF DECEMBER 2015.

_____
Gary R. Gygi, Mayor

ATTEST:

_____
Colleen A. Mulvey, City Recorder

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	12/1/2015

City Council
Agenda Item

SUBJECT:	Discussion on establishing a timeline for completion of temporary zoning ordinance moratorium requirements.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager

BACKGROUND AND FINDINGS:

When the City Council enacted a temporary zoning ordinance on November 17, 2015, a six month time period began, where the City has to update the General Plan, Design Guidelines, and City Code. These changes are to address the concerns that affect the "countervailing public interest." Because of the enormity of the task, the limited time, and the need to adopt ordinances and plans that follow state code, staff is recommending that the City Council issue a request for qualifications to hire a qualified firm to assist staff with the revision of the General Plan and the Design Guidelines. Kirton McConkie will be instrumental in the review of the City Code. The proposed timeline meets the requirements of the temporary zoning ordinance, and accomplishes the goals of the City.

PREVIOUS LEGISLATIVE ACTION:

November 17, 2015 – City Council approved a temporary zoning ordinance, in effect for six months.

FISCAL IMPACT:

n/a

SUPPORTING DOCUMENTS:

See proposed timeline

RECOMMENDATION:

To recommend to staff how to proceed with the proposed timeline

MOTION:

No motion necessary, discussion item only

November 23, 2015

Utah State Code §10-9a-504 Temporary Land Use Regulations

(1)(a) A municipal legislative body may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:

(i) the legislative body makes a finding of compelling, countervailing public interest

(2) The municipal legislative body shall establish a period of limited effect for the ordinance not to exceed six months.

Based on the City Councils decision to enact a temporary land use regulation in the SC-1 Commercial Zone on November 17, 2015, staff is recommending that the City Council consider the hiring of a professional firm to assist in the revision of the City's General Plan, Cedar Hills Municipal Code, and the Guidelines for the Design and Review of Planned Commercial Development Projects. Because the City only has six months to complete all of these revision, and based on the fact that the revisions need to reflect current Utah State Code, as well as the industry's established best practices, it is essential that the revision process begin immediately. Multiple local firms assist municipalities in these types of projects (Lewis Young Robertson & Burningham, and Zions Bank Public Finance), as well as numerous national firms. The following is a proposed timeline for completion of this process.

- November 17, 2015 – Adopt temporary land use regulation, **six month process begins**
- December 1, 2015 – Timeline, request to initiate bidding process begins
- December 22, 2015 – Proposals and bids due
- January 5 2016 – Select firm to complete work
- January – March, 2016 – Meet with consultants to provide input from prior meetings with the city council, planning commission, and general plan committee

Design Guidelines

- Review Planning Commission recommendations
- Get City Council Input
- Meet with consultants to draft new document
- Legal review
- Presentation to PC/CC for adoption

General Plan

- Review general plan committee work with consultants
- Draft required elements
- Consult with PC/CC for input
- Legal review
- Presentation to PC/CC for adoption

Municipal Code

- Review issues needing to be resolved with Kirton McConkie
- Consult with PC/CC for additional input
- Legal review
- Presentation to PC/CC for adoption

- March 22, 2016 – Make presentation to planning commission for input
- April 13, 2016 – Notice a public hearing for planning commission
- April 26, 2016 – Planning commission review/recommendation to the city council, public hearing
- May 3, 2016 – Presentation to the city council for input
- May 4, 2016 – Notice a public hearing for city council
- May 17, 2016 – **Six month moratorium ends,** city council meeting adoption of General Plan, Design Guidelines, and municipal code, public hearing

Guidelines for the Design and Review of Planned Commercial Development Projects

DRAFT

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

(REVISED 2015)

Adopted by Resolution 6-16-2009A

Table of Contents

SECTION I: INTRODUCTION 4
1.1 Purpose and Intent 4
1.2 Historic Background 4
1.3 Project Area Description 4
1.4 Planning Process 5
SECTION II: COMMUNITY VISION 5
2.1 Quality of Life Values 5
2.2 Vision Statement 5
2.3 Plan Goals 5
SECTION III: LAND USES 6
3.1 Sub-districts 6
3.1.1 Neighborhood Retail 6
3.1.2 Mixed-Use Office/Retail 6
3.1.3 Mixed-Use Office 7
3.2 Permitted and Conditional Uses 7
SECTION IV: DESIGN GUIDELINES 10
4.1 General Provisions 10
4.1.1 Architecture 10
4.1.2 Landscaping 11
4.1.3 Streetscapes 12
4.1.4 Streetlighting 13
4.1.5 Parking 13
4.1.6 Signage 15
4.2 Neighborhood Retail Development Sub-District 16
4.2.1 Building Setbacks 16
4.2.2 Maximum Density 16
4.2.3 Structure Height 16
4.2.4 Building Size 17
4.2.5 Building Facades 17
4.2.6 Landscape Materials 17
4.3 Mixed-Use Office/Retail Development Sub-District 17
4.3.1 Building Setback 18
4.3.2 Maximum Density 18
4.3.3 Structure Height 18

DRAFT

4.3.4 Building Size 18
4.3.5 Building Facades 19
4.3.6 Landscape Materials 19
4.4 Mixed-Use Office Development Sub-District 20
4.4.1 Building Setback 20
4.4.2 Maximum Density 20
4.4.2 Structure Height 20
4.4.3 Building Size 21
4.4.4 Building Facades 21
4.4.5 Landscape Materials 21
4.5 Maintenance 22
SECTION V: APPROVAL PROCEDURES 23
SECTION VI: EXHIBITS 24

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SECTION I: INTRODUCTION

1.1 Purpose and Intent

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

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

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

1.2 Historic Background

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

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

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

1.3 Project Area Description

The subject property consists of all properties in the SC-1 Zone, including but not limited to approximately ~~45~~ __ acres and is located at the west entrance to the City. The subject property has ~~1000~~ ____ feet of frontage on 4800 West, an arterial class road that is also the west border of the City. The subject property is bounded on the north and northeast by low-density residential development, on the east by the Cedar Ridge Elementary School, on the south by low- density residential development and on the west by 4800 West. Lone Peak High School is located in Highland City and is immediately west of 4800 West and the subject property. Within Highland City, and south of Lone Peak High School, vacant land is designated as ~~low-density residential development on the Highland General~~

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

1.4 Planning Process

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

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

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

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

Planning Commission Dates:

2014	2015
Reviewed 5-22-2014	Reviewed 1-22-2015
Reviewed 7-16-2014	Reviewed 2-26-2015
Reviewed 8-28-2014	Reviewed 5-26-2015
Reviewed 9-25-2014	Reviewed 6-30-2015
Reviewed 10-23-2014	Reviewed 9-17-2015
Reviewed 11-13-2014	Reviewed 10-13-2015
Reviewed 12-02-2014	Public Hearing 11-10-2015

City Council Dates:

2015-2016
Reviewed 12-1-2015

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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 com munities. 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

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

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SECTION III: LAND USES

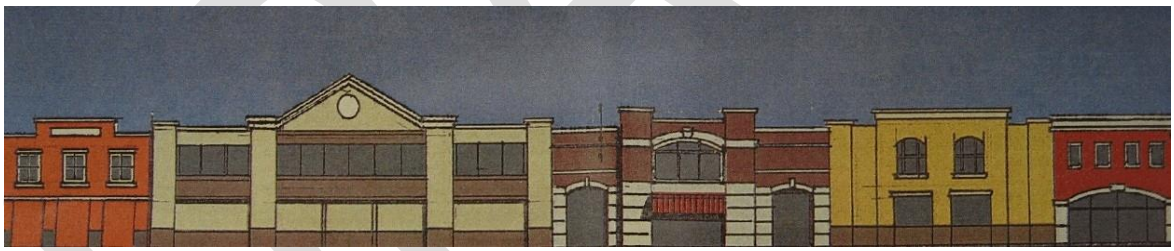
3.1 Sub-districts

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

3.1.1 Neighborhood Retail

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

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



3.1.2 Mixed-Use Office/Retail

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

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3.1.3 Mixed-Use Office

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

3.2 Permitted and Conditional Uses

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

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

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

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

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

h. the keeping of animals outdoors is prohibited

Definitions:

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

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

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

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

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

Attached Residential Dwelling Units -

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

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

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

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

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

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

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

~~[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.~~

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SECTION IV: DESIGN GUIDELINES

4.1 General Provisions

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

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

4.1.1 Architecture

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

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

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

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

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

4.1.2 Landscaping

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

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

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4.1.3 Streetscapes

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

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

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

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

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

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

Evergreen Trees		
Abies concolor	White Fir	8' ht. minimum
Abies lasiocarpa	Alpine Fir	8' ht. minimum
Picea englemanii	Englemann Spruce	8' ht. minimum
Picea pungens	Colorado Green Spruce	8' ht. minimum

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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 mugus	Dwarf Mugo Pine	18-24" minimum

Drought Tolerant Vegetation

4.1.4 Streetlighting

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

Interior Parking Light

Street Light

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

4.1.5 Parking

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

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

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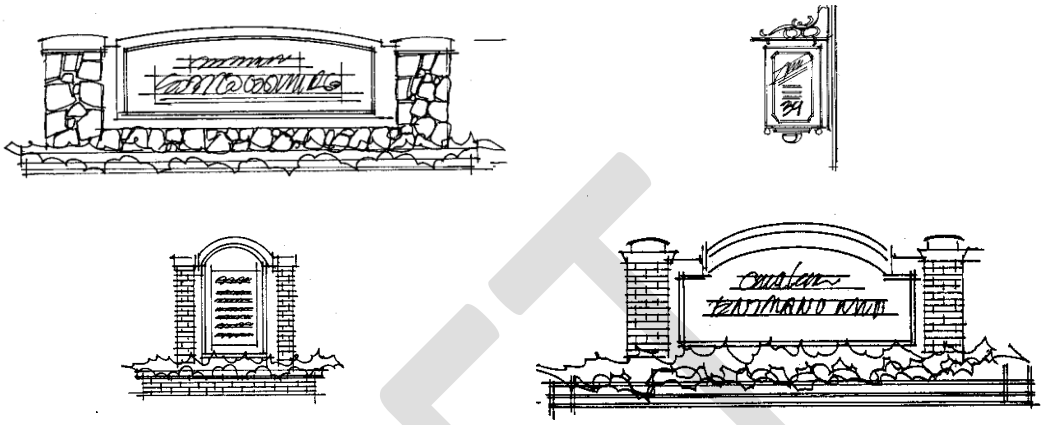
4.1.6 Signage

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 belocated 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

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4.2 Neighborhood Retail Development Sub-District

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

4.2.1 Building Setbacks

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

4.2.2 Maximum Density

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

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

4.2.3 Structure Height

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

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4.2.4 Building Size

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

4.2.5 Building Facades

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

4.2.6 Landscape Materials

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

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

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

Building Landscape Palette

Evergreen Trees		
Abies concolor	White Fir	8' ht. minimum
Abies lasiocarpa	Alpine Fir	8' ht. minimum
Picea englemanii	Englemann Spruce	8' ht. minimum
Picea pungens	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
Keelreutaria paniculata	Golden Rain Tree	2" cal. minimum
Prunus blieriana	Blieriana Plum	2" cal. minimum
Acer palmatum Bloodgood	Bloodgood Japanese Maple	6-8' ht. minimum
Prunus subhirtella	Weeping Flowering Cherry	2" cal. minimum
Shrubs		
Euonymus alatus compacta	Burning Bush	5 gal. minimum
Potentilla fruticosa	Shrubby Cinquifoil	5 gal. minimum
Prunus glandulosa	Dwarf Flowering Almond	5 gal. minimum
Mahonia Aquifolium	Compact Oregon Grape	5 gal. minimum
Prunus laurocerasus o.l.	English Laurel Otto Luyken	18-24" minimum
Cornus serecia 'kelseyi'	Kelsey Dwarf Dogwood	5 gal. minimum
Buxus koreana wintergreen	Wintergreen Boxwood	5 gal. minimum
Berberis t.a. nana	Crimson Pygmy Barberry	5 gal. minimum

4.3 Mixed-Use Office/Retail Development Sub-District

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

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4.3.1 Building Setback

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

(Needs discussion)

4.3.2 Maximum Density

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

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

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

4.3.3 Structure Height

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

4.3.4 Building Size

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

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

4.3.5 Building Facades

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

4.3.6 Landscape Materials

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

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

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

Building Landscape Palette

Evergreen Trees		
Abies concolor	White Fir	8' ht. minimum
Abies lasiocarpa	Alpine Fir	8' ht. minimum
Picea englemanii	Englemann Spruce	8' ht. minimum
Picea pungens	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
Keelreutaria paniculata	Golden Rain Tree	2" cal. minimum
Prunus blieriana	Blieriana Plum	2" cal. minimum
Acer palmatum Bloodgood	Bloodgood Japanese Maple	6-8' ht. minimum
Prunus subhirtella	Weeping Flowering Cherry	2" cal. minimum
Shrubs		
Euonymus alatus compacta	Burning Bush	5 gal. minimum
Potentilla fruticosa	Shrubby Cinquifoil	5 gal. minimum
Prunus glandulosa	Dwarf Flowering Almond	5 gal. minimum
Mahonia Aquifolium	Compact Oregon Grape	5 gal. minimum
Prunus laurocerasus o.l.	English Laurel Otto Luyken	18-24" minimum
Cornus serecia 'kelseyi'	Kelsey Dwarf Dogwood	5 gal. minimum
Buxus koreana wintergreen	Wintergreen Boxwood	5 gal. minimum
Berberis t.a. nana	Crimson Pygmy Barberry	5 gal. minimum

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4.4 Mixed-Use Office Development Sub-District

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

Office/Commercial Site Planning

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

4.4.1 Building Setback

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

4.4.2 Maximum Density

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

1. A maximum density of twelve (12) Attached Residential Dwelling Units per acre shall be permitted within the Mixed-Use Office Development sub-district.

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

4.4.2 Structure Height

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

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

4.4.3 Building Size

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

4.4.4 Building Facades

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

4.4.5 Landscape Materials

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

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

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

Building Landscape Palette

Evergreen Trees		
Abies concolor	White Fir	8' ht. min.
Abies lasiocarpa	Alpine Fir	8' ht. min.
Picea englemanii	Englemann Spruce	8' ht. min.
Picea pungens	Colorado Green Spruce	8' ht. min.
Deciduous Trees		
Acer platanoides	Norway Maple	2-1/2" cal. min.
Fraxinus pennsylvanica	Patmore Ash	2-1/2" cal. min.
Keelreutaria paniculata	Golden Rain Tree	2" cal. min.
Prunus blieriana	Blieriana Plum	2" cal. min.
Acer palmatum Bloodgood	Bloodgood Japanese Maple	6-8' ht. min.
Prunus subhirtella	Weeping Flowering Cherry	2" cal. min.
Shrubs		
Euonymus alatus compacta	Burning Bush	5 gal. min.
Potentilla fruticosa	Shrubby Cinquifoil	5 gal. min.
Prunus glandulosa	Dwarf Flowering Almond	5 gal. min.
Mahonia Aquifolium	Compact Oregon Grape	5 gal. min.
Prunus laurocerasus o.l.	English Laurel Otto Luykens	18-24" min.
Cornus serecia 'kelseyi'	Kelsey Dwarf Dogwood	5 gal. min.
Buxus koreana wintergreen	Wintergreen Boxwood	5 gal. min.
Berberis t.a. nana	Crimson Pygmy Barberry	5 gal. min.

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4.5 Maintenance

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

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SECTION V: APPROVAL PROCEDURES

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

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SECTION VI: EXHIBITS

Neighborhood Center

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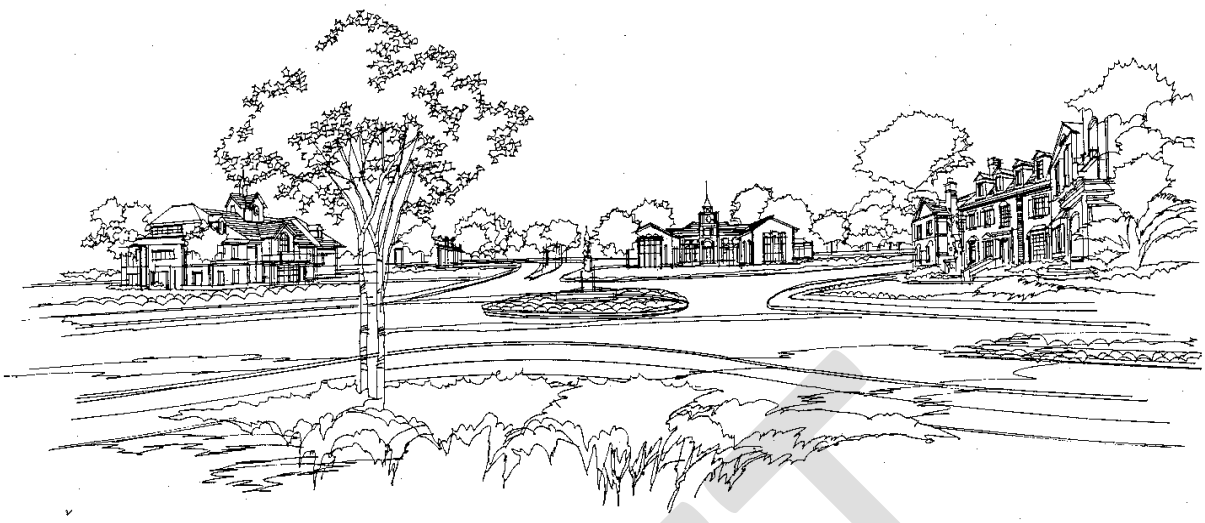
Perspective from roundabout



Restaurant

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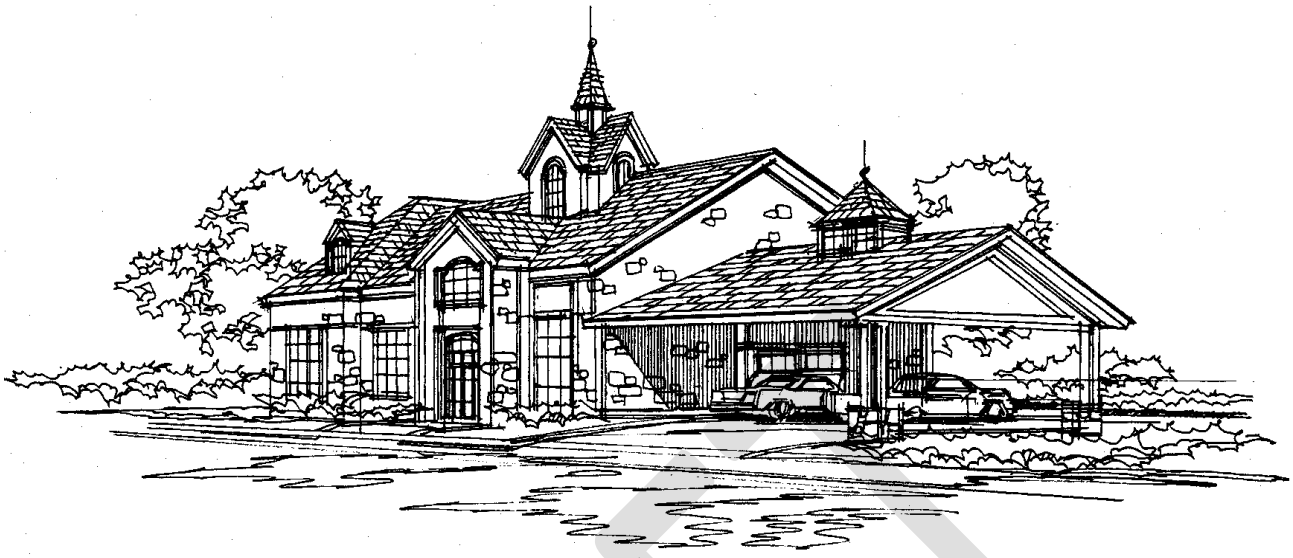
Bank



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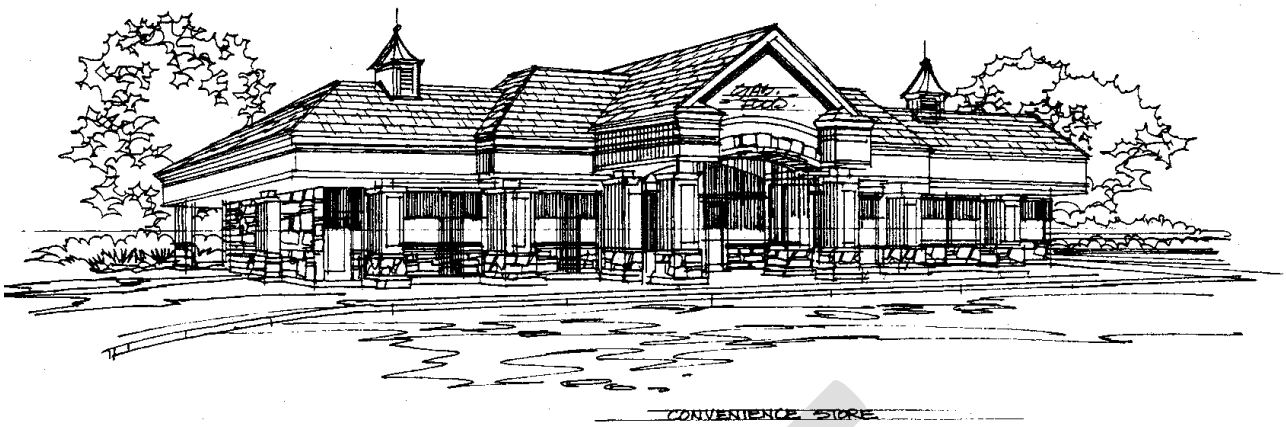
Convenience store



Office Building

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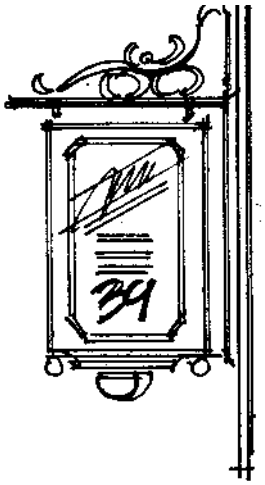
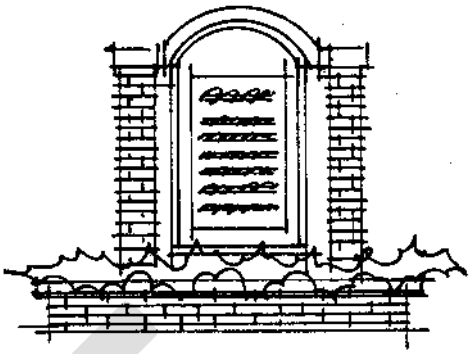
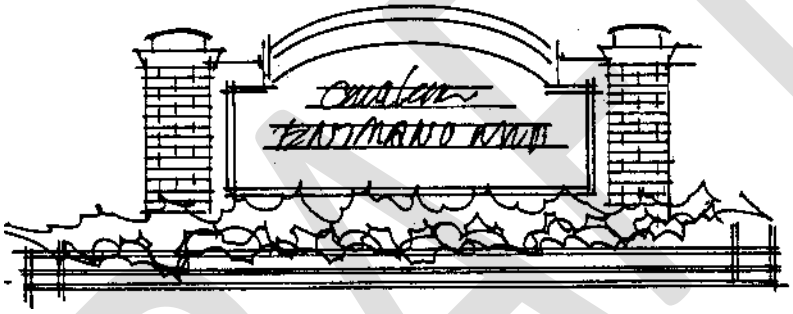
Office Building



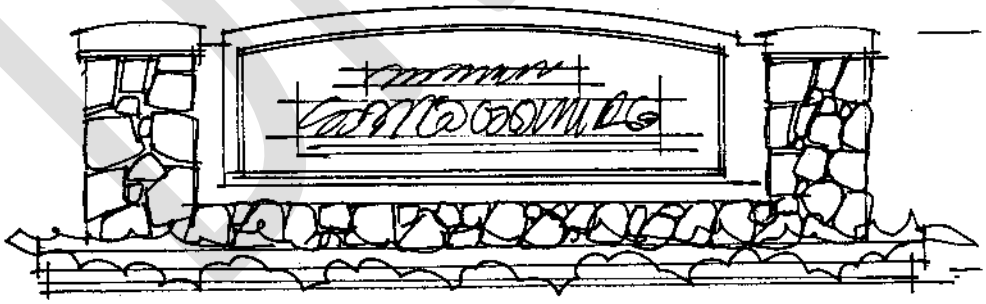
Blade Sign



Monument Sign



Monument Sign



Monument Sign

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Lighting

Interior Parking Light

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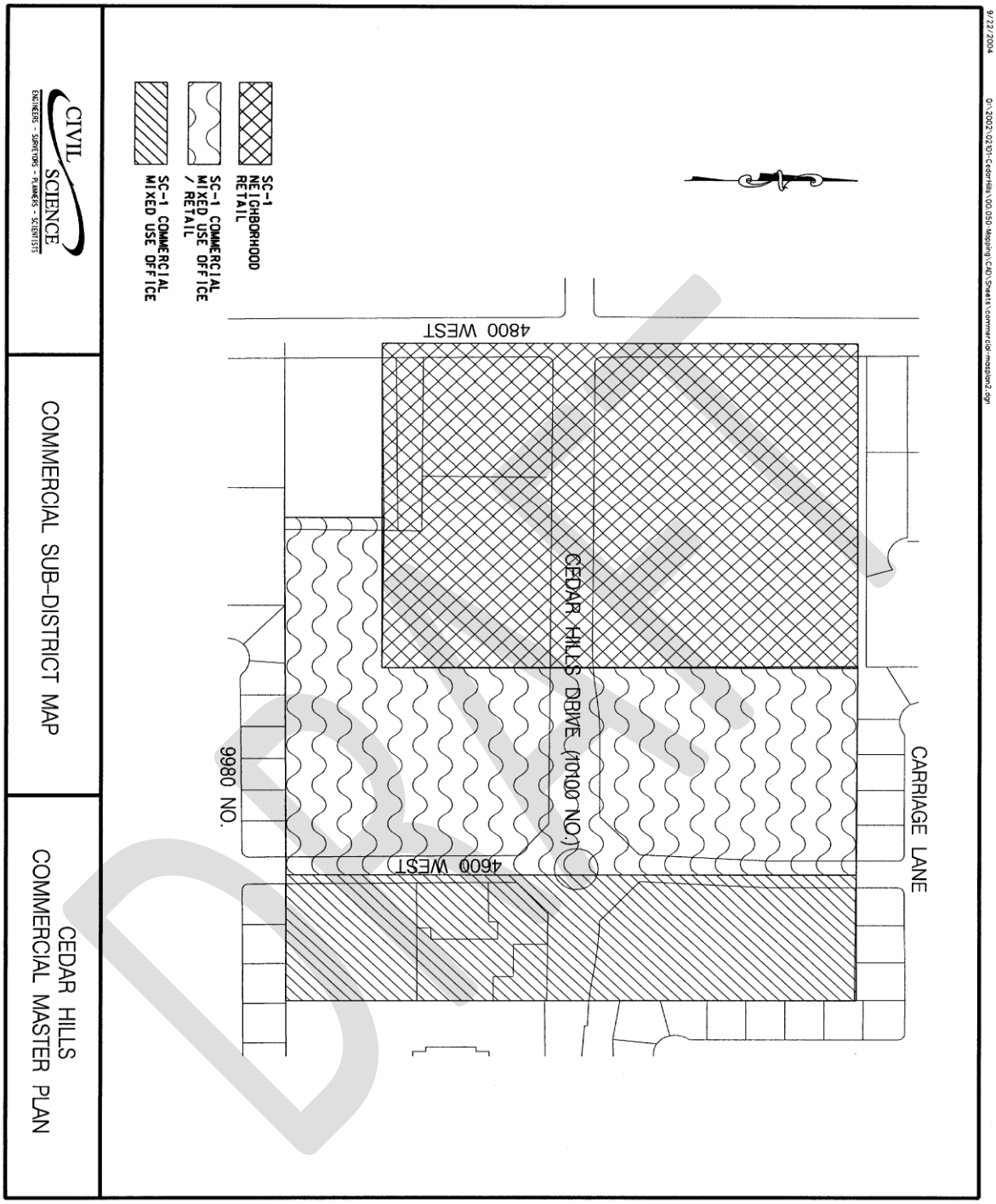
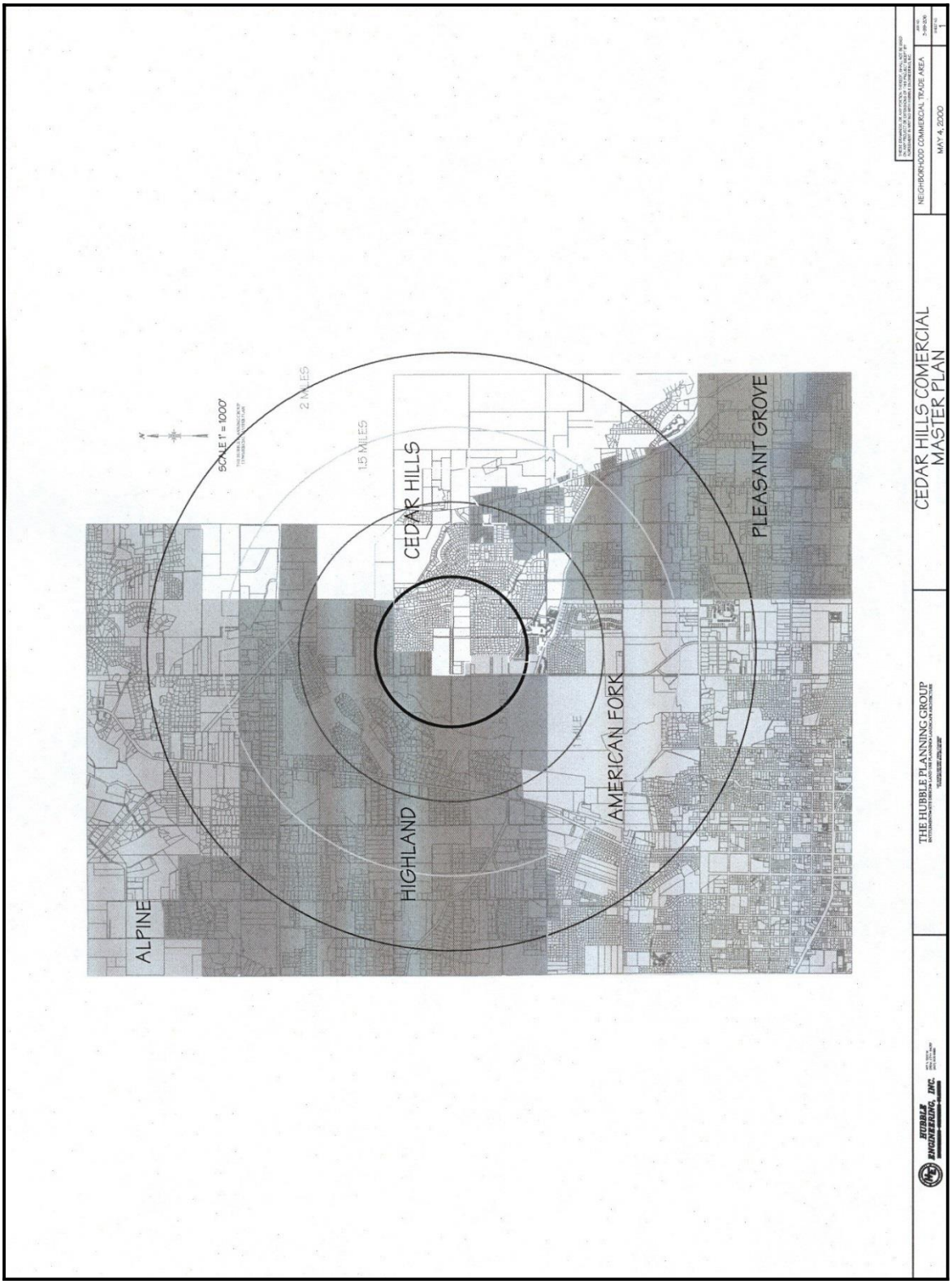

9/22/2004
D:\2002\02301\CedarHills\00.050 Mapping\CAD\Sheets\commercial-mapping2.dgn
CARRIAGE LANE
CEDAR HILLS DRIVE (10100 NO.)
4600 WEST
9980 NO.
4800 WEST
SC-1 NEIGHBORHOOD RETAIL
SC-1 COMMERCIAL MIXED USE OFFICE / RETAIL
SC-1 COMMERCIAL MIXED USE OFFICE
CIVIL SCIENCE
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
COMMERCIAL SUB-DISTRICT MAP
CEDAR HILLS
COMMERCIAL MASTER PLAN

DRAFT


ALPINE
HIGHLAND
CEDAR HILLS
AMERICAN FORK
PLEASANT GROVE
1.5 MILES
2 MILES
SCALE 1" = 1000'
CEDAR HILLS COMERCIAL MASTER PLAN
THE HUBBLE PLANNING GROUP
NEIGHBORHOOD COMMERCIAL TRADE AREA
MAY 4, 2000
HUBBLE ENGINEERING, INC.