



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, June 27, 2013 7:00 p.m.**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on June 27, 2013, beginning at 7:00 p.m.** at the City Office Building, 10246 N Canyon Road, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

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 (comments limited to 3 minutes per person with a total of 30 minutes for this item)

PUBLIC HEARING

3. Final Plat for Bridgestone Plat D, located at approximately 4500 West and Harvey Boulevard

SCHEDULED ITEMS:

4. Approval of Minutes from the May 23, 2013 Planning Commission meeting
5. Review/Recommendation on Final Plat for Bridgestone Plat D, located at approximately 4500 West and Harvey Boulevard
6. Discussion/Review on Amendments to Title 6, Public Ways and Property, Regarding Parks and Public Properties
7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 24th day of June, 2013



Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site 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 to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.

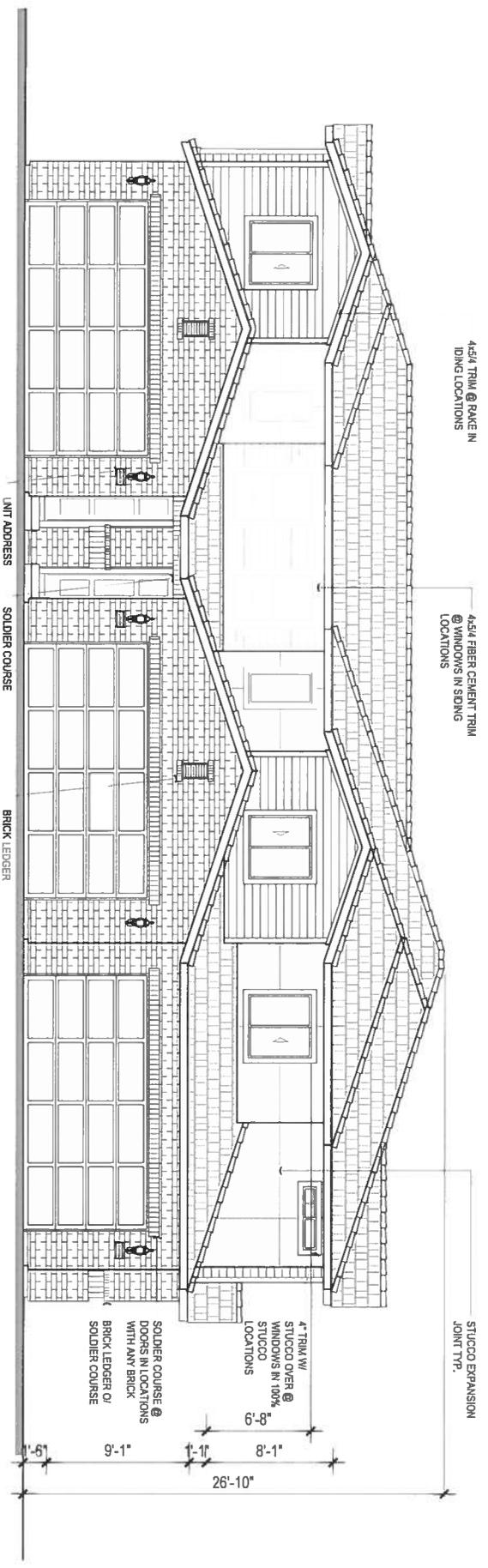


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	6/27/2013

Planning Commission Agenda Item

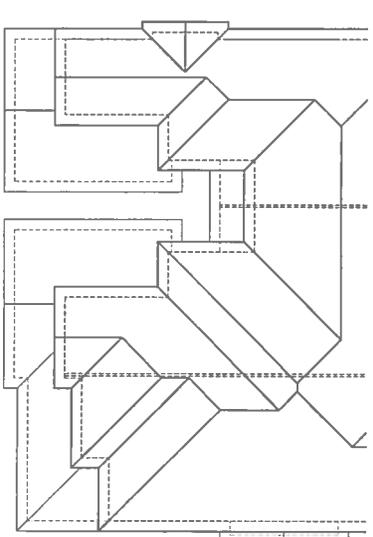
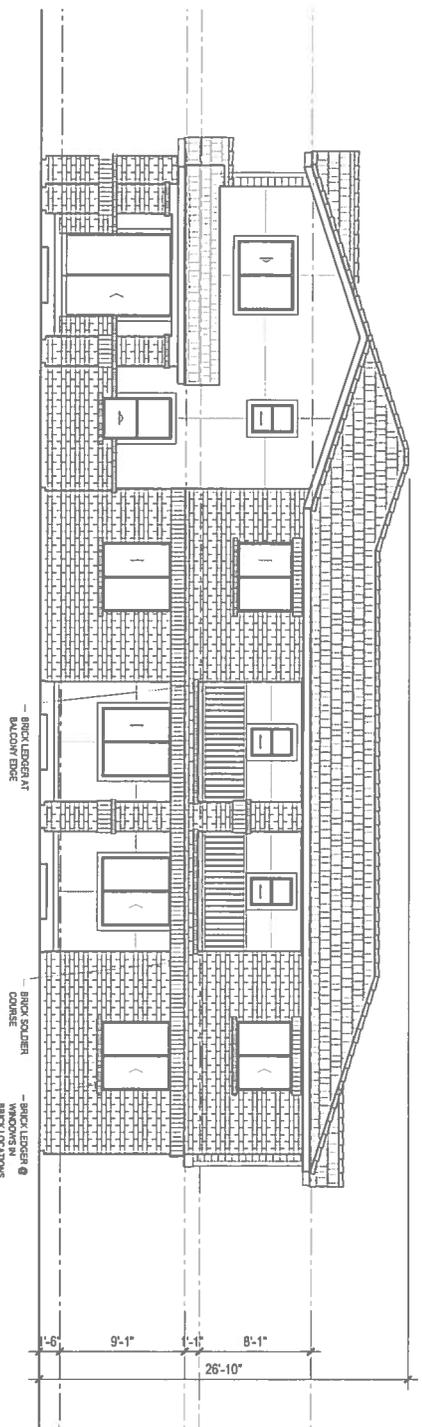
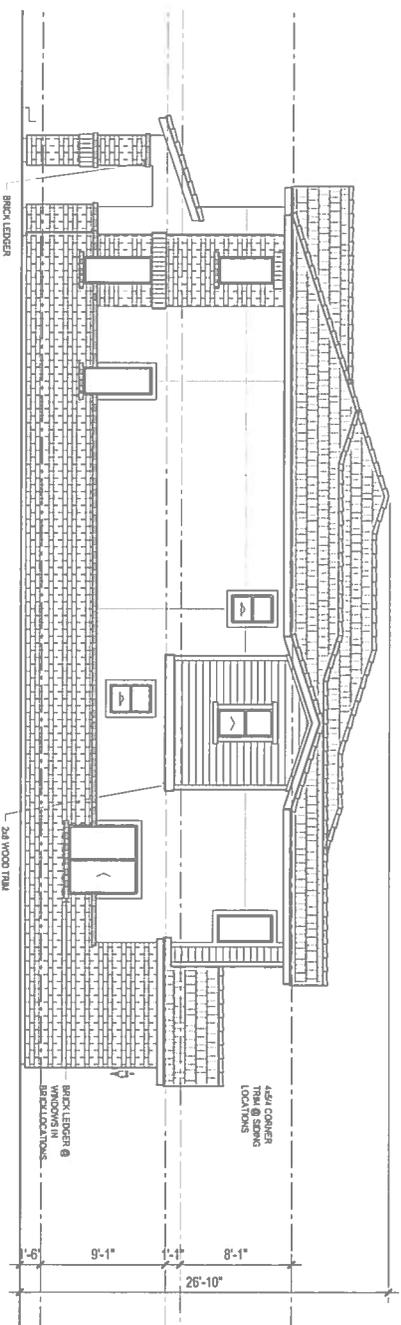
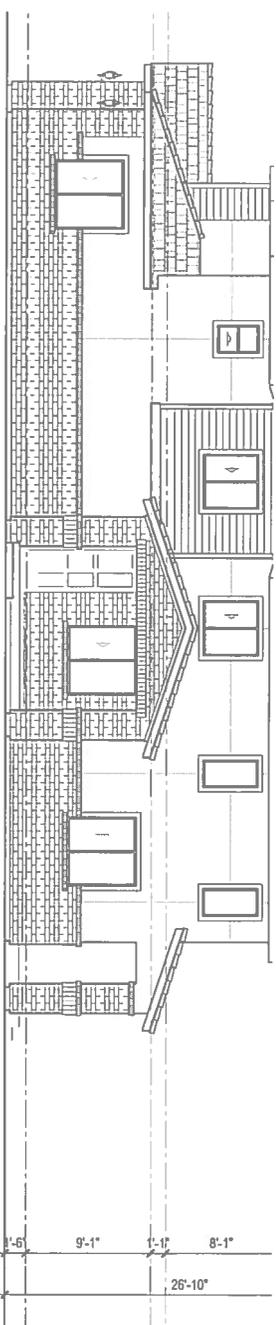
SUBJECT:	Review / Action on Bridgestone Plat D Final approval
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	David Bunker, City Manager
BACKGROUND AND FINDINGS:	The City Council has given the preliminary/conceptual approval for Bridgestone Plat D and the elevations. The Planning Commission shall review the final plan, final engineer drawings and supporting documents for final approval.
PREVIOUS LEGISLATIVE ACTION:	n/a
FISCAL IMPACT:	n/a
SUPPORTING DOCUMENTS:	Proposed plats, elevations, engineering plans
RECOMMENDATION:	n/a
MOTION:	To recommend / not recommend final approval of Bridgestone Plat D



Conceptual 3-Plex Front Elevation

Cedar Hills

Scale:



ROOF PLAN
SCALE: 3/32"=1'-0"



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	David Bunker, City Manager
DATE:	6/27/2013

Planning Commission Agenda Item

SUBJECT:	Discussion / Review on amendments to Title 6, Public Ways and Property, regarding Parks and Public Properties
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	David Bunker, City Manager
BACKGROUND AND FINDINGS:	The Beautification, Recreation, Parks and Trails Committee have recommended adding a chapter to Title 6 of the City Code regarding Parks. Staff is requesting review and input on the proposed amendments.
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	n/a
SUPPORTING DOCUMENTS:	Proposed ordinance.
RECOMMENDATION:	n/a
MOTION:	This item is a discussion item only. No motion is necessary at this time.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 6 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATEING TO PARKS AND PUBLIC PROPERTIES.

WHEREAS, the City Council of the City of Cedar Hills has determined that it is in the best interest of the City of Cedar Hills and the residents thereof to enact certain amendments to Title 6 of the City Code.

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

**PART I
AMENDMENTS**

Title 6 of the City Code is hereby amended by adding Section 8 entitled Parks and Public Properties to read as follows:

6-8-1: DEFINITIONS: The following words and phrases used in this chapter shall have the following meaning unless a different meaning clearly appears from the context:

PARK: "Park" shall mean any public or city owned park.

6-8-2: VANDALISM AND NUISANCES PROHIBITED:

- A. It shall be unlawful for any person or persons to scratch, cut, injure or deface any of the buildings, fences or structures, or to foul any of the fountains or streams, or any other improvements, or to cut or injure flowers, flower beds, turf, trees or shrubs within the parks, or to commit any other act of vandalism to public or private property.
- B. It shall be unlawful for any person or persons to ride any animal or to permit a dog to be unleashed within the area of a park, or for any individual or group to do any of the following in a city park:
 - a. To play or practice golf;
 - b. To shoot any firearm or propel arrows, rocks or any projectile;
 - c. To engage in any activity that threatens the safety or well-being of other persons;
 - d. To create a disturbance or a nuisance; or
 - e. To operate, ride or otherwise use any licensed or unlicensed motorized vehicle, including, but not limited to, all-terrain vehicles (ATV), motorcycles, dirt bikes, or any wheeled or tracked commercially built or home built devices.
- C. It shall be unlawful for any person or persons to engage in language that is offensive to the sensibilities of reasonable persons, or to engage in any act or activity creating a hazard that threatens the health and welfare of inhabitants of the park, or any activity that by its perpetuation can reasonably be said to have a detrimental effect on the property of a person or persons within the park.

6-8-3: REFUSAL TO LEAVE

It shall be unlawful for any person to refuse to leave any park if, after having violated any law or written rule or regulation of the city concerning conduct in the parks, he/she has been ordered to leave by a city employee or by the police department.

6-8-4: USE OF PARKS BY PERMISSION; COMMERCIAL SALES PROHIBITED:

- A. **Permit Required:** Any person, group or organization desiring to use a park or any portion thereof on an exclusive basis or any person, group or organization desiring to use the park equipment for public gathering to the exclusion of other persons for the purpose of holding meetings, either public or private in nature, shall do so only after obtaining a reservation permit from the city office and upon payment of an appropriate fee for the privilege of reserving the area for a given period of time. Said permit shall be granted only after the person, group or organization applying for the permit can demonstrate to the city's satisfaction that adequate public restroom facilities are available, and that such public, private or excessive gatherings, meetings or activities can be conducted in a matter that will not be the cause of noise, lighting, parking or other condition, which unreasonably disturbs the adjoining neighborhood.
- B. **Commercial Activities:** It shall be unlawful to sell anything in a city park or to engage in any commercial activity in a city park, whether for profit or otherwise, without the prior written consent of the city.
- C. **Overnight Occupancy:** Overnight occupancy of the park may be permitted if the occupants are part of an organized group such as Boy Scouts of America and the group will have competent authorized adult supervision. Prior written consent is to be obtained from the city.

6-8-5: CONCESSIONS:

- A. **Concessions in City Parks:** The operation of any and all concessions to sell or rent any property (such as equipment, food, etc.) in any park or on any other property owned by the city shall be governed by the provisions of this section. All concessions shall comply also with any applicable state or local law.
- B. **Concession Agreement:** The privilege to operate a concession shall be granted by agreement between the city and the concessionaire. The privilege to operate a concession shall be determined on a competitive basis with service clubs being given priority consideration. The concession agreement may be for such period of time as agreed upon by the city and the concessionaire. The city shall have the right to review the services provided by the concessionaire at any time and to revoke the privilege to operate the concession if it is determined that the concessionaire is not abiding by the terms of the agreement or is not providing adequate service to the public. The city manager and recreation director are authorized to receive concession proposals and approve concession agreements in accordance with the provisions of this section.
- C. **Concessions Structures:**

- a. Permanent concessions structures shall not be allowed on city property unless they are owned by the city. The city may enter into a long term lease agreement of a city owned concession structure.
 - b. Temporary concession stands shall be limited to trailer or mobile units approved by the city. These stands shall be provided and satisfactorily maintained by the concessionaire.
- D. Liability Insurance Required: The concessionaire shall file, with the city recorder, proof of liability insurance in a minimum amount acceptable to the city. In addition, a waive which holds the city harmless from any negligence on the part of the concessionaire will also be filed with the city recorder.
- E. Care of Concessions Area: The concessionaire is to provide regular service and cleanup of the designated areas as set forth in the concession agreement.
- F. Fees for Concessions: The city reserves the right to charge a percentage of concession revenues as a fee to help offset the costs of city sponsored recreation programs and building maintenance.
- G. Penalty: Any person who operates any unauthorized concession in city parks for facilities is guilty of an infraction and upon conviction, subject to penalties.
- H. Property Owners Rights: The operation of concessions on property jointly owned by the city together with other property owners shall be on terms and conditions that are acceptable to all persons having ownership rights in the property.

6-8-6: PARK CURFEW:

- A. All parks shall be closed between the hours of ten thirty (10:30) P.M. and five o'clock (5:00) A.M. It shall be unlawful for any person other than city employees performing their duties to be in the park when it is closed.

6-8-7: PARKING:

It shall be unlawful to park any vehicle upon park property in such a way as to block the roads provided and it shall be unlawful to park any vehicle other than in the public parking area.

6-8-8: ALCOHOLIC BEVERAGES PROHIBITED:

It shall be unlawful to consume or possess any alcoholic beverage within a park.

6-8-9: LITTERING PROHIBITED:

It shall be unlawful to cause or allow any foreign material, papers, bottles, cans, rags, or discarded articles of any substantial kind or nature to be left in public places.

6-8-10:USE OF RADIOS AND RECORDERS:

- A. It shall be unlawful to operate, play or cause to be operated or played in a city park or in a motor vehicle located in a city park or parked on a road adjacent to a city park, any radio,

television, phonograph, stereo, tape player, disk player or other similar device which produces, reproduces or amplifies sound in such a manner as to be audible beyond the boundaries of the park or at a distance of more than twenty five feet (25') from such radio, television, phonograph, stereo, tape player, disk player, sound amplifier or similar device.

- B. Subsection A of this section shall not apply if the device described in subsection A of this section and the volume of sound therefrom are specifically authorized by the city manager in conjunction with a scheduled activity.

6-8-11: PARK SIGNAGE:

- A. Required: The city shall cause to have made of durable material, use ADA (Americans with Disabilities Act) compatible language, erect conspicuously at each entrance, and thereafter maintain in good order signage as follows:
 - a. Indicating the approved name of the park;
 - b. Indicating in readily legible, concise, summary form, hours of park availability to the public and rules of park use, including pertinent restrictions.
- B. Single Sign: Signage of subsections A and B of this section may be combined on a single sign.

6-8-12: PENALTY:

Unless otherwise provided, any person violating any of the provisions of this chapter shall be guilty of a class B misdemeanor and upon conviction, subject to penalty. Each day a violated continues shall constitute a separate offense.

PART II

PENALTY AND ADOPTION

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other Ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. AMENDMENT TO BE ADDED TO CITY CODE

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 3.

D. PENALTY

Hereafter these amendments shall be construed as part of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

E. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 16TH DAY OF JULY, 2013.

APPROVED:

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder