

3-48: PUBLIC PARK FACILITIES

A. SCOPE

The Planning Commission, in accordance with the provisions of zoning section 7-24-D, may approve a conditional use permit in any zone for public park facilities to be placed in a public park, provided the following provisions are met.

B. SITE PLAN AND OPERATIONS DISCLOSURE STATEMENT

1. Site Plan

Any application to the Planning Commission for approval of public park facilities shall be accompanied by a site plan having a scale of 1 inch to 200 feet or larger, which shall contain:

- a. A schematic layout of the park showing landscaping, roads, parking areas, building sites and other facilities.
- b. Schematic drawings of all proposed buildings, pavilions, swimming pools, tennis courts, ball diamonds and other facilities.

2. Operations Disclosure Statement

In addition to the site plan, an application for approval of public park facilities shall be accompanied by a disclosure statement stating:

- a. The scope and purpose of the park.
- b. The identification of ownership or leasehold interests; the name, address, phone number, and job title of the governmental official managing the park; and the name, address, and phone number of any concessionaires and private parties operating the facilities of the park.
- c. The provision for trash removal, water and sewer, and security.
- d. The management and operations procedures, including any mitigating measures to mesh the park and facilities with the neighborhood.

C. STANDARDS

1. The design and operation of the park shall be consistent with the intent of the zone and shall not significantly decrease the quality of the neighborhood environment through the imposition of large volumes of traffic or produce levels of odor, noise, glare, light, or similar conditions which are incompatible with the character of the area.
2. The primary purpose of the park shall be for the beautification of the area and the recreation or edification of the public, not private use of public land (user fees and concessions are not prohibited by this requirement).

3. Vehicular roads in the park and off-street parking shall be adequate to accommodate the anticipated use of the park (zoning section 3- 14).
4. The size and location of the park, and the type of facilities approved, shall be compatible with the uses of the surrounding neighborhood and the road system in the area.
5. The park shall not reduce the property values of adjacent parcels of land.
6. No overnight camping shall be allowed, except in the CE-1, CE-2, or M&G-1 zones.

D. PERMITS AND BUSINESS LICENSE REQUIRED

1. Before commencing construction of the park, the sponsoring public agency shall obtain a building permit, and, before occupancy and use of the park, obtain a zoning compliance permit from the Zoning Administrator. The zoning compliance permit shall remain valid only if the terms of the site plan, plan of operations, and condition of approval continue to be met in the park.
2. If the park has private operators or has concessions run by private parties, such operator or party shall obtain an annual business license from Utah County and abide by the conditions of approval of the park.