

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, February 23, 2012 6:00 p.m.

Public Works Building

10246 N Canyon Road, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Members: Donald Steele, Glenn Dodge, Tonya Edvalson, David Driggs,  
Craig Clement (6:08 p.m.)  
Brad Kearl, Chief Building Official  
Courtney Hammond, City Meeting Transcriber  
Trent Augustus, City Council representative  
Others: Marshall Shore

PLANNING COMMISSION MEETING

1. This meeting of the Planning Commission of the City of Cedar Hills, having been properly noticed, was called to order at 6:04 p.m. by C. Chandler.
2. Public Comment (6:04 p.m.)

No comments.

PUBLIC HEARING(S)

3. Preliminary Plan for Rhinehart Oil Gas and Convenience Store Located at Approximately 10018 North and 4800 West – CANCELLED
4. Amendments to the City Code, Title 10, Regarding Flagpoles (6:04 p.m.)
5. Amendments to the City Code, Title 10, Regarding Signs (6:04 p.m.)

No comments.

No comments.

SCHEDULED ITEMS

6. Approval of Minutes from January 26, 2012, Public Hearing and Regular Planning Commission Meeting (6:05 p.m.)

David Driggs was recognized as a voting member.

**MOTION: C. Dodge - To accept the minutes from the previous meeting.** Seconded by C. Steele.

Yes - C. Chandler  
C. Dodge  
C. Driggs  
C. Steele

Motion passes.

7. Review/Recommendation on Amendments to the City Code, Title 10, Regarding Flagpoles (6:07 p.m.)

See handouts.

Staff Presentation:

Brad Kearl stated that the City has received a request to install flagpoles in areas other than residential zones, specifically in Hayes Park. Flagpoles are allowed in residential zones with the provision that the flagpole doesn't exceed 10 feet above the ridge of the roof. It may serve the City best to address flagpoles with a basic provision in all zones that sets the maximum height at 35 feet. Typically flagpoles are 35 feet tall. There are flag regulations that dictate a certain height for certain size flags. This amendment would also require that flagpoles be placed 10 feet from the sidewalk, curb, street, edge of the lot, or from a neighboring lot.

Commission Discussion:

- C. Chandler stated that there are ordinances in place that address flags in residential zones. If a flag is proposed in a commercial zone, it will be reviewed in the development process anyway. He doesn't see a reason to add more to the code if it is already adequately covered.
- C. Steele stated that, as he reads it, the ordinance in place implies that the flagpole is on the building itself. He would like to revise the ordinance for further clarification.
- C. Driggs stated that he would like to clarify that the 35 feet is from finished grade.

**MOTION: C. Driggs - To recommend to the City Council removing the term flagpole from section 10-4A-8 C.2, 10-4B-8 C.2, 10-4D-9 D.2, 10-4G-6 C.2, 10-4H-6 C.2 and to add section 10-5-36, title Flagpoles and requirements to the Supplementary Development Standards on the recommendation that we add finished grade to the description of maximum height.** Seconded by C. Dodge.

Yes - C. Chandler  
C. Clement  
C. Dodge  
C. Driggs  
C. Steele                      Motion passes.

8. Review/Recommendation on Amendments to the City Code, Title 10, Regarding Signs (6:24 p.m.)

See handouts.

Staff Presentation:

Brad Kearl stated that there has been a need for clarification, specifically with regards to A-frame signs. The intent was to prohibit large A-frame signs, but the definition prohibits all A-frame signs, including small signs that announce upcoming church functions. He does not feel those should be prohibited and enforced. His suggestion is to prohibit A-frame signs over three feet in height.

Commission Discussion:

- C. Steele stated that he would also include a limit in terms of total sign square footage, or add a limit of width. He would also like to add a reference for where the three feet will be measured.

**MOTION: C. Dodge - To recommend to City Council amending Section 10-5-26: Signs: 1. Prohibited Signs: A-Frame Sign, by adding to the definition “over 3 feet in height and 3 feet in width from the sidewalk grade.”** Seconded by C. Steele.

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|-----|---|--|----------------|
| Yes | - | C. Chandler<br>C. Clement<br>C. Dodge<br>C. Steele |                |
| No  | - | C. Driggs  | Motion passes. |

Further Discussion:

- C. Driggs stated that he opposed the sidewalk grade portion of the motion.

9. Committee Assignments and Reports (6:42 p.m.)

No reports.

10. Review/Action on Meeting Locations

Not addressed.

ADJOURNMENT

11. Adjourn

This meeting was adjourned at 6:42 on a motion by C. Chandler, seconded by C. Dodge, and unanimously approved.

Approved by Commission:  
March 14, 2012

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder