

PUBLIC HEARING AND PLANNING COMMISSION MEETING

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

Public Works Building

10246 N Canyon Road, Cedar Hills, Utah

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a public hearing in connection with its Regular Planning Commission Meeting on Thursday, February 23, 2012, beginning at 6:00 p.m.

PLANNING COMMISSION MEETING

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

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
5. Amendments to the City Code, Title 10, Regarding Signs

SCHEDULED ITEMS

6. Approval of Minutes from the January 26, 2012, Public Hearing and Regular Planning Commission Meeting
7. Review/Recommendation on Amendments to the City Code, Title 10, Regarding Flagpoles
8. Review/Recommendation on Amendments to the City Code, Title 10, Regarding Signs
9. Committee Assignments and Reports
10. Review/Action on Meeting Locations

ADJOURNMENT

11. Adjourn

Posted this 21st day of February, 2012.

Kim E. Holindrake, 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 and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Zoning Department
DATE:	February 23, 2012

Planning Commission Agenda Item

SUBJECT:	Amending Ordinances
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Brad Kearn – Zoning Administrator
BACKGROUND AND FINDINGS: In each residential zone, under Dwelling Requirements, flagpoles are grouped with chimneys, antennas, etc. and are restricted in height in relation to the height of the home or building. (10' above the ridge of the roof). There is no regulation or requirements for flagpoles in lots other than residential such as commercial or parks. Staff feels it is necessary to adopt an ordinance specifically for flagpoles in order to allow them on all lots with certain requirements. This can be done by removing the term "flagpole" from all 10-4 sections under Dwelling Requirements, and adding section 10-5-36 to the Supplementary Development Standards.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: None	
SUPPORTING DOCUMENTS: 10-5-36: Flagpoles A. Flagpoles are allowed on all lots and in all zones subject to the following conditions: 1. Maximum height is 35'. 2. May be placed no closer than ten (10) linear feet from the sidewalk, curb, or street (whichever is furthest) ten (10) linear feet from the edge of the lot, and ten (10) linear feet from a neighboring lot.	
RECOMMENDATION: To amend existing Ordinances as proposed and allow changes to proceed to City Council.	
MOTION: To recommend to 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, titled Flagpoles and requirements to the Supplementary Development Standards.	



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Planning Commission Agenda Item

SUBJECT:	Amending Ordinances
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Brad Kearn – Zoning Administrator
BACKGROUND AND FINDINGS: In Title 10, Chapter 5, Article 26 – Signs: The ordinance contains a section called Prohibited Signs. An A-Frame Sign is a prohibited sign type. The current definition is, “ Any sign or structure composed of two (2) sign faces mounted or attached back to back to form a triangular vertical cross section through the faces or structure.” Staff recommends adding the language “over 3’ in height.” Neighborhoods are using small A-frame signs for neighborhood functions and meetings. If the sign is limited to 3 feet high, it would meet the City’s clear view of an intersection rule, and still maintain the spirit of the sign ordinance.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: None	
SUPPORTING DOCUMENTS: None	
RECOMMENDATION: To amend the existing code as proposed and allow changes to proceed to City Council.	
MOTION: To recommend to City Council amending Section 10-5-26: Signs: I. Prohibited Signs: A-Frame Sign, by adding to the definition, “over 3’ in height.”	