

PLANNING COMMISSION MEETING  
Thursday, July 28, 2011 6:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Cliff Chandler, Chair, Presiding  
Commission Members: Donald Steele, Glenn Dodge, Gary Maxwell, Daniel Zappala, Trent Augustus  
Greg Robinson, Assistant City Manager  
Courtney Hammond, City Meeting Transcriber  
Eric Johnson, City Attorney  
Scott Jackman, City Council Liaison

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 6:00 p.m. by C. Chandler.

C. Augustus and C. Zappala were recognized as voting members.

2. Public Comment (6:00 p.m.)

No comments.

SCHEDULED ITEMS

3. Approval of Minutes from the June 30, 2011, Public Hearings and Regular Planning Commission Meeting (6:01 p.m.)

**MOTION: C. Dodge—To approve minutes from the meeting of June 30, 2011.** Seconded by C. Augustus.

Yes	-	C. Augustus	
		C. Chandler	
		C. Dodge	
		C. Maxwell	
		C. Steele	
		C. Zappala	Motion passes.

4. Review/Recommendation Regarding Amendments to the City Code, Title 10, Chapter 5, Supplementary Development Standards, Regarding Signs and Campaign Signs (6:01 p.m.)

Staff Presentation:

Eric Johnson stated that regulating speech is a delicate issue. The City can regulate where signs are placed and how long they can be up. This ordinance attempts to break signs into three general categories: residential versus non-residential areas, commercial speech versus non-commercial speech, and temporary versus permanent signs. Temporary signs

are signs that are up for less than 180 days. They do not require a permit and can be a total of 32 square feet. The City's right to regulate expands a bit more when it comes to permanent signs. Another city has addressed the issue of enforcement by getting a court order rather than sending a city employee onto private property to remove a sign.

The Planning Commission made the following changes:

- Signs that should not be prohibited: changeable copy sign, awning sign, banner sign, canopy sign.
- C.1.b.: change the required distance from 10 feet to no closer than 3 feet from the sidewalk, curb or street.

**MOTION: C. Augustus—To recommend approval of the amendment to the City Code, Title 10, Chapter 5, Supplementary Development Standards, Regarding Signs and Campaign Signs with the proposal that has been presented to the Planning Commission with the changes specified to item C, Signs in Residential Zones, 1b with the change being no closer than 3 feet from the sidewalk, curb or street; under item I, Prohibited Signs, that we remove all verbiage related to awning sign, banner sign, canopy sign and changeable copy sign.** Seconded by C. Zappala.

Yes - C. Augustus  
C. Chandler  
C. Dodge  
C. Maxwell  
C. Steele  
C. Zappala Motion passes.

5. Review/Recommendation Regarding Amendments to the City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects (6:39 p.m.)

Staff Presentation:

Greg Robinson stated that he has not heard back from Ms. Buswell. He recommends making no changes at this time.

**MOTION: C. Augustus—To recommend to the City Council that there be no change made to City Code 10-6A, Planned Commercial Development Projects, and the Guidelines for the Design and Review of Planned Commercial Development Projects at this time.** Seconded by C. Steele.

Yes - C. Augustus  
C. Chandler  
C. Dodge  
C. Maxwell  
C. Steele  
C. Zappala Motion passes.

6. Review the Designation of Streets and Highways as Open for Street-Legal All-Terrain Vehicle Use (6:42 p.m.)

Staff Presentation:

Greg Robinson stated that Mayor Richardson has been approached by residents regarding an ordinance that would allow registered ATVs to use the City roads. Highland allows two types of ATVs on their streets that require safety and emission inspections and insurance. Drivers must be at least 16 years old with a current driver's license. A windscreen is also required on these vehicles. Speeds are limited to the speed limit or a maximum speed of 45 mph. This item has not yet been noticed.

Commission Discussion:

C. Zappala stated that Highland's requirements look like the State's requirements. Cedar Hills may just be able to reference the State code. In his neighborhood, parents let their children ride the ATVs. He doesn't think the ordinance will change their habits.

C. Steele stated that a local ordinance allows for more flexibility than the State code. He doesn't object as long as the requirements are followed. His concerns are the speed limit and driving outside the right-of-way.

Scott Jackman stated that this came up because there are people who would like to drive their ATVs around who don't because it is currently illegal. There are also people who currently drive around illegally, who will continue to do so with an ordinance or not.

**MOTION: C. Dodge—To table this until the next meeting.** Seconded by C. Zappala.

Yes	-	C. Augustus	
		C. Chandler	
		C. Dodge	
		C. Maxwell	
		C. Steele	
		C. Zappala	Motion passes.

7. Committee Assignments and Reports (6:55 p.m.)

None.

ADJOURNMENT

8. Adjourn

This meeting was adjourned at 6:55 p.m. on a motion by C. Augustus, seconded by C. Zappala, and unanimously approved.

Approved by Commission:  
August 25, 2011

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Cathy D. Larsen, Deputy Recorder