

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
May 6, 2024

WELCOME: Chairman Kiven Paulsen called the meeting to order at 7:02 pm.

PLEDGE & OPENING CEREMONY: The Pledge of Allegiance was led by Chairman Kevin Paulsen Justin Wright offering a word of prayer.

PLANNING COMMISSION MEMBERS PRESENT: Chairman Kevin Paulsen, Commission Members, Brian Bare, Clark Moss, and Justin Wright. Commissioner Heidi Murdock and Council Member Gary Anderson was Absent.

CITY STAFF PRESENT: City Manager Darren Frandsen, City Planner Jeff Oyler, Deputy Recorder Hailee Ballingham.

VISITORS: Dale Kunkel, Susan Darger

PUBLIC COMMENTS:

Dale Kunkel from his point of view the swimming pool ordinance would be appropriate to have an eight-foot form property line which is in line with other cities around Fruit Heights. Then he talked about Municipal Code Title 10 R-1-6 He made comments to remind this body that this body specifically requested a transitional zone, and based on the requests for that type of traditional zone for a more affordable zone, not necessarily the needs to any certain criteria that would be more affordable, I believe our city planner has helped come up with something that meets that. He is in favor of the R-1-6. As far as the chicken ordinance goes, he would like to see language in the ordinance that reflects the sale of eggs for non-producers, we simply could refer to the state code. Then he thanked the Planning Commission for their service.

Susan Darger: She wanted to talk about the R-1-6 Zone. She would like to see more input from the public by having more in-depth meetings. She wants to make sure that everything is covered.

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS: None.

PRESENTATION: None.

PLANNING COMMISSION BUSINESS:

There was a public hearing on the Conditional Use Permit, Municipal Code Title 10 Swimming Pool Ordinance, Update Public Work Standards, and Municipal Code Title 10 New Zone R-1-6 on April 30, 2024, the Planning Commission could not vote due to not having a quorum. They had to hold a special meeting to be able to vote on all 4 of these business items.

5.1 Conditional Use Permit

The Planning Commission had a discussion on the conditional use permit, they felt like it was a good thing for the city to have a redundant water facility, it's not going to cause issue, it's only beneficial. They liked the landscaping design. They noted that this facility will be locked and have a gate unless someone is servicing it then no one will be on the premises.

Commission Brian Bare motion to approve the Conditional Use Permit Commissioner Justin Wright seconded the motion. The motion was unanimously approved by the commission (0:10)

5.2 Update Municipal Code Title 10 Swimming Pool Ordinance

This Ordinance came to the Planning Commission in October of 2022, they proposed as 5-feet then the city Council brought it up to ten. Now we have a request to bring it to 8-feet.

Commissioner Clark Moss motion to approve Municipal Code Title 10 Swimming Pool Ordinance Commissioner Justin Wrights seconded the motion. The motion was unanimously approved by the Commission (0:12)

5.3 Municipal Code Title 10 New Zone R-1-6

The Staff was instructed by the City Council to create the R-1-6 zone. This zone allows for single family homes on 6000 square foot lots. It also permits the construction of multi-family dwellings with a maximum of four units attached to each other or with common walls. There were a number of comments at the public hearing about whether the city should identify areas in the city where this zone could be used. Staff agree with the idea, but it will take a while to modify the general plan and there will have to be a significant amount of discussion to get to a resolution. Chairman Paulsen again pointed out this zone being a transitional zone would be best located near a commercial or an R-3 zone.

Commission Brian Bare motion to approve the Title 10 Zone R-1-6 Permit Commissioner Justin Wright seconded the motion. The motion was unanimously approved by the commission (0:33)

5.4 periodical update Public Work Standards (the last update was in 2018)

Jones and Associates made changes to the public works standards, considering state laws, federal requirements, their experience with other cities. These updates include AWA's standards for public works and asphalt mixes, including recycled asphalt. New standards for accessible ramps and stormwater management were also added. Although there were many changes, some aspects remained consistent, such as the thickness of asphalt and concrete.

Commissioner Justin Wright motion to approve the update to Public Work Standards Commissioner Clark Moss seconded the motion. The motion was unanimously approved by the commission (0:38)

5.5 Municipal Code Title 7A Chicken Ordinance

The Commission had a discussion on the Chicken Ordinance about the pros and cons. There was some confusion about the comments made in the document for the city council. Chairman Paulsen thought it would be a good idea to continue working on this ordinance and bring it back to the Planning Commission.

CALENDAR:

Planning Commission Meeting May 28, 2024

ADJOURNMENT:

Commissioner Brian Bare made a motion to adjourn the meeting, Commissioner Clark Moss seconded the motion. The motion was unanimously approved by the Planning Commission and the meeting was adjourned at 8:00 pm.

Not approved until signed.

/s/ Hailee Ballingham

Hailee Ballingham, City Deputy Recorder

Date approved by City Planning Commission: May 28, 2024