



AGENDA

PLANNING COMMISSION MEETING

May 28, 2024

Regular Meeting: 7:00 pm at City Council Chambers 910 S. Mountain Road, Fruit Heights, UT 84037

Fruit Heights City is now streaming Planning Commission Meetings on its YouTube Channel. Please follow us at <https://www.youtube.com/@fruitheightscity9716/streams>

1. Welcome and Opening Ceremony		
1.1	Pledge of Allegiance (Clark)	
1.2	Opening Ceremony (Heidi)	
1.3	Roll Call: (Hailee)	
2. Public Comments		
	The public may address the Planning Chairperson regarding issues that are not on the agenda. We ask that you please limit your comments to 3 minutes. No action may be taken on any item not on the agenda.	
2.1	Tyler White (Pool Ordinance)	
3. Presentation		
	Presentations may be given as appropriate.	
4. Review and Approve Planning Commission Minutes		
	Minutes of prior meetings may be reviewed and accepted.	
4.1	March 26, 2024, Minutes	
4.2	April 30, 2024, Minutes	
4.3	May 6, 2024 Minutes	
5. Planning Commission Business		
	Business action or discussion items to be considered.	
5.1	Public Hearing. Rezone from R-S-12 to R-1-6 Located at 1357 E 650 N (East Mountain Townhomes)	
5.2	Discussion on backyard chicken to get survey questions.	
6. Ordinance Review		
	Review old and updated ordinances.	
7. Tabled Items		
	Business item that was set aside that could have action or discussion now or considered at another time.	

7. Commissioner and Staff Reports		
	Report on meetings, events attended or City Projects.	
8. Calendar		
	Upcoming meetings or events	
	8.1	Planning Commission Meeting June 26,2024.
10. Closed Meeting		
	By motion of the Fruit Heights City Council and pursuant to Title 52, Chapter 4 of the Utah Code, the Fruit Heights City Council will hold a closed meeting for purposes outlined under the code.	
11. Adjournment		
	CERTIFICATE OF POSTING	
	I HEREBY CERTIFY that this notice and agenda was posted at Fruit Heights City Hall, on the City’s website, www.fruitheightscity.com , as well as posted on the Utah State Public Notice website in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.	
		Hailee Ballingham
		Hailee Ballingham – City Deputy Recorder
		In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact Fruit Heights City Manager, Darren Frandsen, at (801)546-0861, at least 24 hours prior to the meeting.
	Helpful Links	
		Fruit Heights City Website: https://www.fruitheightscity.com
		Fruit Heights City YouTube Channel: https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw
		Fruit Heights City Facebook Page: https://www.facebook.com/FruitHeightsCityGovernment

PLANNING COMMISSION MEETING

DATE: May 28, 2024

TIME MEETING BEGAN: 7:02

TIME MEETING OVER: 9:03

PLANNING COMMISSION MEMBERS PRESENT:

☒ Commissioner Brian Bare
☒ Commissioner Clark Moss
☒ Commissioner Heidi Murdock
☒ Commissioner Justin Wright
☒ Chairman Kevin Paulsen
____ Council Member Gary Anderson Absent

STAFF PRESENT:

☒ Darren Frandsen, City Manager
____ Brad Christopherson, City Attorney
____ Zac Burk, City Engineer
____ Jeff Oyler, City Planner
☒ Layne Leonard Public Works Director
☒ Hailee Ballingham, Deputy Recorder

VOTING ON Rezone from R-S-12 TO R-1-G

Motion By Brian

Second By Justin

VOTING:

	Yes	No	Absent	Abstain
Brian Bare	☒	____	____	____
Clark Moss	____	☒	____	____
Heidi Murdock	☒	____	____	____
Justin Wright	☒	____	____	____
Kevin Paulsen	☒	____	____	____

Motion

Clark

Second

Justin

Open 7:12 / Closed 7:29
motion

Heidi

Second

Clark

VOTING ON

Motion By: _____

Second By: _____

VOTING:

	Yes	No	Absent	Abstain
Brian Bare	____	____	____	____
Clark Moss	____	____	____	____
Heidi Murdock	____	____	____	____
Justin Wright	____	____	____	____
Kevin Paulsen	____	____	____	____

VOTING ON March 26, 2024 Minutes

Motion By: Clark Moss

Second By: Justin

VOTING:	Yes	No	Absent	Abstain
Brian Bare	<u>X</u>	—	—	—
Clark Moss	<u>X</u>	—	—	—
Heidi Murdock	<u>X</u>	—	—	—
Justin Wright	<u>X</u>	—	—	—
Kevin Paulsen	<u>X</u>	—	—	—

VOTING ON April 30, 2024 Minutes

Motion By: Justin

Second By: Heidi

VOTING:	Yes	No	Absent	Abstain
Brian Bare	<u>X</u>	—	—	—
Clark Moss	<u>X</u>	—	—	—
Heidi Murdock	<u>X</u>	—	—	—
Justin Wright	<u>X</u>	—	—	—
Kevin Paulsen	<u>X</u>	—	—	—

VOTING ON May 6, 2024 Minutes

Motion By: Brian

Second By: Clark

VOTING:	Yes	No	Absent	Abstain
Brian Bare	<u>X</u>	—	—	—
Clark Moss	<u>X</u>	—	—	—
Heidi Murdock	<u>X</u>	—	—	—
Justin Wright	<u>X</u>	—	—	—
Kevin Paulsen	<u>X</u>	—	—	—

Minutes for previous City Council Meeting
Motion By: _____
Second By: _____

Motion to Adjourn
Motion By: Brian
Second By: Justin

8:03

Visitors

Fruit Heights City Meeting

Date: May 28, 2024

All visitors are required to sign in even if you are not attending the entire meeting.

Print Name

Sign Name

Cynthia Denkers

Cynthia A. Denkers

Susan Dargatz

Susan Dargatz

Joe Christensen

Lynnda Stupp

Lynnda Stupp

Virginia Cate

Virginia Cate

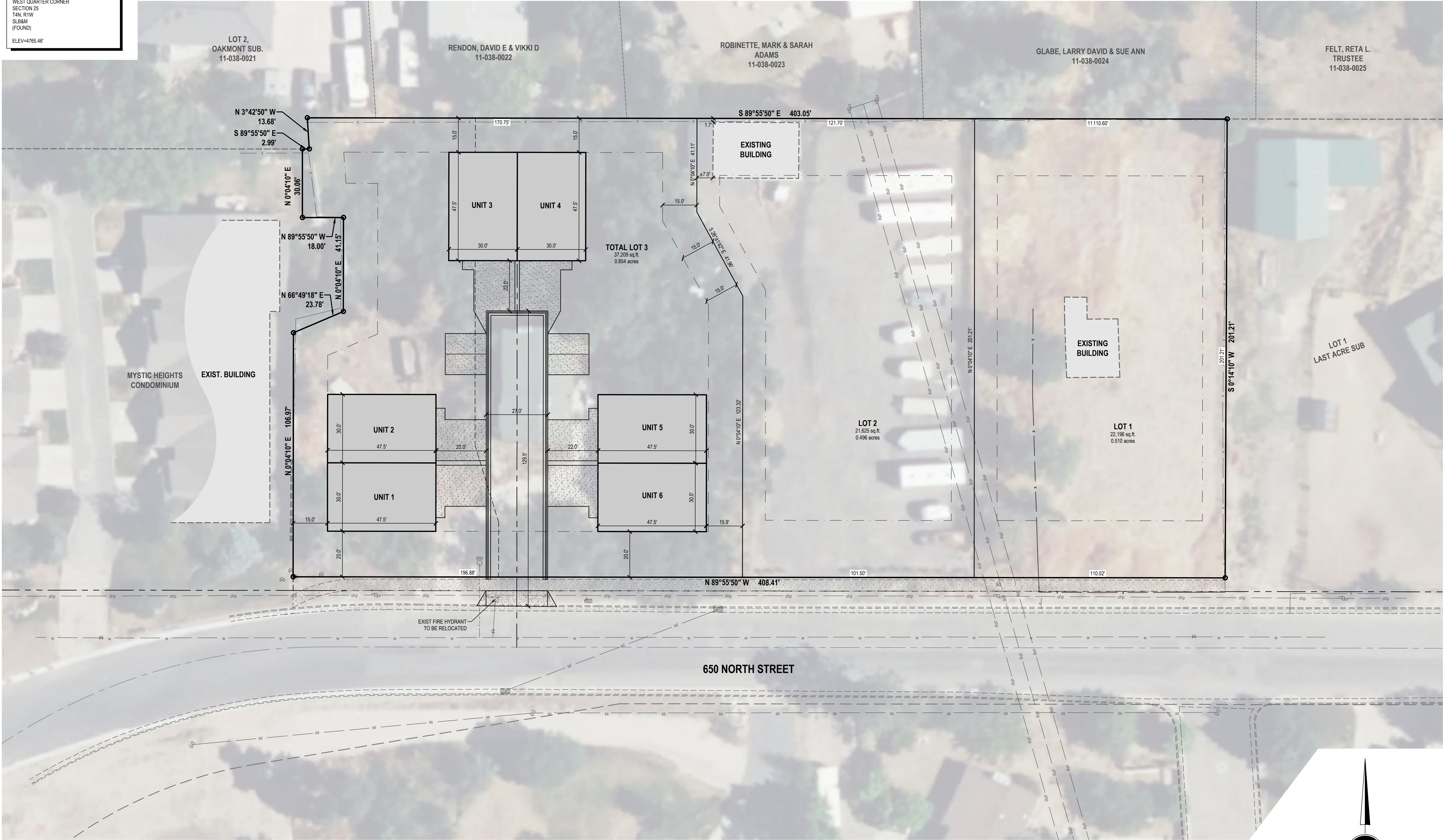
811

Know what's below.
Call before you dig.

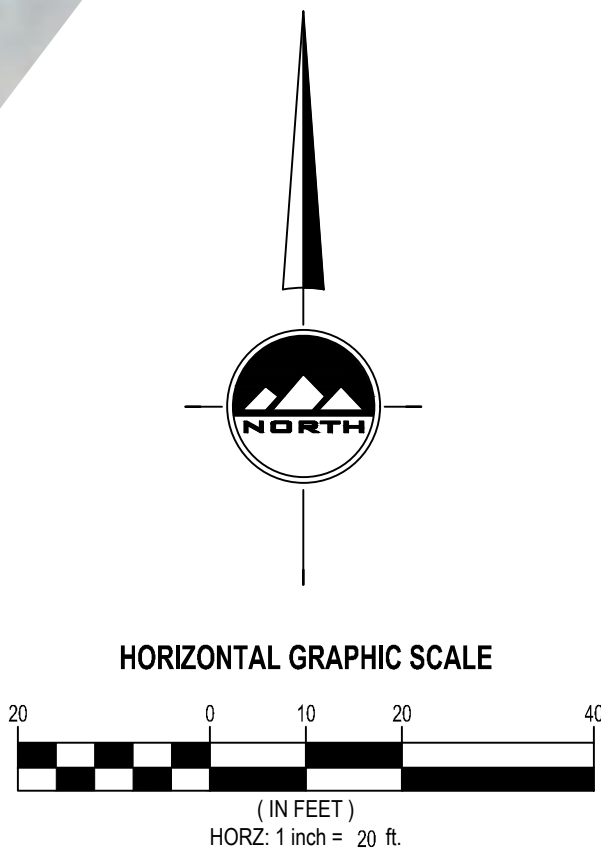
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

WEST QUARTER CORNER
SECTION 25
T4N, R1W
SLB&M
(FOUND)
ELEV=4765.46'



TOWNHOME DENSITY TABLE	
TOTAL SITE AREA	0.854 ACRES
TOTAL PROJECT UNITS	6
8 UNITS PER ACRE MAXIMUM	7.02 UNITS/ACRE



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

JOE CHRISTENSEN
77 NORTH 2050 EAST
LAYTON, UTAH 84040

CONTACT:

JOE CHRISTENSEN
PHONE: 801-628-9094

EAST MOUNTAIN TOWNHOMES

1351 EAST 650 NORTH
FRUIT HEIGHTS, UTAH

CONCEPT PLAN
OPTION 1

PROJECT NUMBER
9227

PRINT DATE
3/1/24

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

1 OF 1

Darren

1. Do you think Fruit Heights residents should be allowed to keep backyard chickens within all zones?
YES NO
2. Why do you think backyard chickens should not be allowed within all zones? Please check all that apply.
Noise Unsanitary Attracts vermin and wildlife other
3. If guidelines are written to allow backyard chickens in new zones, what considerations do you think are important? Please rank the following restrictions/considerations, in order of importance 1 (highest) to 5 (lowest).

Cleanliness standards Hens only no roosters Lot size

Minimum distance for other homes

Location of where chickens are located in the yard area

Permission from adjacent properties Application to have chickens

Maximum number of chickens allowed on lot according to size
4. Should people wishing to keep backyard chickens have to apply for a special permit or license?
YES NO
5. What is the maximum number of chickens that should be allowed per property?
0 1-3 4-6 7-10 no limit
6. Have you ever kept backyard chickens?
YES NO
7. Do your neighbors have backyard chickens?
YES NO I DON'T KNOW
8. If backyard chickens are allowed in new zones, what is the smallest lot size should it be allowed on?
6000 sq ft minimum 8000 sq ft minimum 10,000 sq ft minimum
9. Does Fruit Heights need a backyard chicken ordinance?
YES NO
10. Do you see backyard chickens as a current problem in Fruit Heights?
YES NO OTHER
11. Currently chickens are allowed in zones A-1 agricultural and R-S-12. For each 20,000 sq ft of land twenty four (24) small fowl are allowed. Should Fruit Heights stay with its current ordinance, or update the ordinance to allow backyard chickens in more zones.
NO CHANGE UPDATE

Kevin Paulsen

How likely would you be to keep chickens if a chicken ordinance was passed?

1- Very Unlikely 2- Unlikely 3- Indifferent 4- Likely 5- Very Likely

How would you feel if you neighbor kept chickens?

1- Very unsupportive 2- Unsupportive 3- Indifferent 4- Supportive 5- Very Supportive

How do you feel about the current city code ordinances addressing the keeping of chickens?

1- Very unsupportive 2- Unsupportive 3- Indifferent 4- Supportive 5- Very Supportive

If you keep chickens, how many chickens do you have? ____

Indicate your level of agreement with the following statements (1- Strongly Disagree 2- Disagree 3- Neither Agree Nor Disagree 4- Agree 5- Strongly Agree):

-Chickens create a nuisance.

-Chickens increase the presence of unwanted rodents and pests.

-Chickens are disruptive to the neighborhood

-I have no objection to chickens.

-Chicken owners are responsible.

-I know how to take proper care of chickens.

-I trust my neighbors to take proper care of chickens.

-I currently have neighbors with chickens.

-The city should regulate where and how chickens are kept for public health and safety purposes.

-Citizens should be able to determine on their own whether and how to keep chickens.

-I would raise a complaint to the city if my neighbor had chickens.

-I would be willing to pay a fee for a permit to keep chickens.

Justin Wright

1. Should those that have chickens be required to take a class or sign an affidavit of understanding of city code concerning chicken rules prior to obtaining chickens?
2. What is the minimum lot size that chickens should be allowed on? (10k, 8k, 6k, 4K)
3. What is the maximum number of chickens that a residence should be allowed to have?
4. What concerns do you have with allowing chickens in Fruit Heights?

5. How should rules/codes concerning chickens be enforced? (Appointed chicken committee, animal control, city staff)
6. Should chicken owners be required to have a permit and renew it yearly? A permit could assist with the cost of code enforcement and by requiring a yearly renewal, the chicken owners would need to acknowledge that they understand and will follow the city code concerning chickens on a yearly basis.