

MINUTES

PLANNING COMMISSION MEETING

FRUIT HEIGHTS CITY

910 South Mountain Road

September 24, 2024

WELCOME: Chairman Kevin Paulsen called the meeting to order at 7:06 pm.

PLEDGE & OPENING CEREMONY: The Pledge of Allegiance was led by Commissioner Clark Moss with Commissioner Heidi Murdock offering a word of prayer.

PLANNING COMMISSION MEMBERS PRESENT: Commissioners Clark Moss, Heidi Murdock and Shelley Bodily. Commissioner Justin Wright and Council Member Gary Anderson were absent.

CITY STAFF PRESENT: City Manager Darren Frandsen, City Planner Jeff Oyler, Public Works Director Layne Leonard, and Deputy Recorder Hailee Ballingham.

VISITORS: Tyler White and Matt Hansen

PRESENTATION:

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS:

August 27, 2024, Planning Commission Meeting Minutes

Commissioner Clark Moss made a motion to approve the August 27, 2024, Minutes. Commissioner Heidi Murdock seconded the motion. The motion was unanimously approved by the Planning Commission (0:04).

PLANNING COMMISSION BUSINESS:

5.1 Pool Ordinances

The City Manager took the 3- and 5-foot setbacks to city council to see if they would be willing to change to one of those before we go through the whole process. The city council stated they would consider the setback for 5 feet.

Matt Hansen: He appreciates the service by The City Council and the Planning commission. He believes that the Planning Commission should support the enjoyment of land use, unless there is a valid reason not to. The City Council's argument for an eight-foot variance lacked substance. Different cities have different rules, so a five-foot variance for a swimming pool should be considered reasonable.

Tyler White: I have previously discussed this topic. The city council was presented with a proposal to consider implementing a five-foot setback ordinance. Some council members expressed reservations, feeling it was not a priority due to limited public input. However, over the past year, several residents

have raised concerns about the ordinance. Despite not actively seeking support, many individuals have shown discontent with the current regulations. While the specifics are still under consideration, the aim is to create regulations that respect residents' property rights while preserving city aesthetics. Despite potential challenges, such as setbacks and zoning restrictions, there is a consensus that updating the ordinance is necessary for the betterment of the city. It is important to strike a balance between individual property rights and community standards to ensure a harmonious living environment for all residents.

The Planning Commissioners express their gratitude for the valuable comments received. After careful consideration, the commissioners are inclined to propose a recommendation for a 5-foot setback for the interior property line.

City Manager Frandsen will collaborate with the staff to ensure that all necessary information is posted and prepared for a public hearing at the planning commission scheduled for October 22, 2024.

5.2 7A-03-040 Chickens in Single-Family Residential Zones R-1-10 and R-1-12

The Planning Commission reviewed the revised draft of the Chicken Ordinance, which included some language changes suggested by Chairman Paulsen. There was a discussion on the Chicken Conditional Use Application, and most of the commissioners felt that it was necessary to ensure that residents understood the rules and that the city had the authority to revoke the license if the ordinance was not being followed. However, Commissioner Moss expressed concern that this would add a significant workload for city staff in terms of managing the applications and enforcing the code. Commissioner Murdock suggested sending the recommendation to the city council, acknowledging that they had the final say in approving or rejecting the application.

Commissioner Heidi Murdock made a motion to recommend 7A-30-040 Chickens in Single-Family Residential Zones R-1-10 and R-1-12 to the city council for approval. Chairman Kevin Paulsen seconded the motion. The motion was unanimously approved by the Planning Commission (0:32).

5.3 Areas for R-1-6 in the general Plan

Commission discussion having an R-1-6 zone in the city general plan. The Commission described the areas they feel the R-1-6 zone would best work in the city.

City Manager Frandsen will collaborate with the city engineers to calculate the acreage of all proposed areas and present it to the Planning Commission. He emphasizes the importance of ongoing discussions and plans to hold joint work sessions with the city council to gather their input. Additionally, an open house will be organized to obtain feedback from residents. This process is expected to take time and may be completed by next summer.

CALENDAR: October 22, 2024, Planning Commission Meeting

ADJOURNMENT:

Commissioner Heidi Murdock made a motion to Adjourn. Commissioner Shelley Bodily Seconded the motion. The meeting ended at 8:26 p.m.

Not approved until signed.

/s/ Hailee Ballingham

Hailee Ballingham, City Deputy Recorder

Date approved by City Planning Commission: 10.22.24