



AGENDA

PLANNING COMMISSION MEETING

January 28, 2025

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/@fruitheightscity9716streams>

1. Welcome and Opening Ceremony		
1.1	Pledge of Allegiance (Justin)	
1.2	Opening Ceremony (Clark)	
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.	
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	October 22, 2024	
5. Planning Commission Business		
	Business action or discussion items.	
5.1	Title 10 Chapter 11 sections 13 Swimming pools Ordinance	
5.2	Continuing the discussion on areas for R-1-6 Zone in the general plan	
6. 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.	
7.1	Update Chicken Ordinance for R-S-12	
8. Calendar		
	Upcoming meetings or events	
	February 25, 2025, Planning Commission Meeting.	
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				
	<p>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.</p>			
	<u>Hailee Ballingham</u>			
	Hailee Ballingham – City Deputy Recorder			
<p>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.</p>				
Helpful Links				
	<p>Fruit Heights City Website: https://www.fruitheightscity.com</p>			
	<p>Fruit Heights City YouTube Channel: https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw</p>			
	<p>Fruit Heights City Facebook Page: https://www.facebook.com/FruitHeightsCityGovernment</p>			

Planning Commission Meeting

DATE:	1.28.25				
TIME MEETING BEGAN:	7:02	TIME MEETING IS OVER:	8:12		
PLANNING COMMISSION MEMBERS PRESENT:					
<input checked="" type="checkbox"/>	Commissioner Shelley Bodily				
<input checked="" type="checkbox"/>	Commissioner Clark Moss				
<input checked="" type="checkbox"/>	Commissioner Heidi Murdock				
<input checked="" type="checkbox"/>	Commissioner Justin Wright				
<input checked="" type="checkbox"/>	Chairman Kevin Paulsen				
<input checked="" type="checkbox"/>	Council Member Gary Anderson <u>MARK COTTERELL</u>				
STAFF PRESENT:					
<input checked="" type="checkbox"/>	Darren Frandsen, City Manager				
<input checked="" type="checkbox"/>	Layne Leonard, Public Works Director				
<input checked="" type="checkbox"/>	Hailee Ballingham, Deputy Recorder				
<input type="checkbox"/>	Jeff Oyler, City Planner				
<input checked="" type="checkbox"/>	Zac Burk, City Engineer				
<input type="checkbox"/>	Brad Christopherson, City Attorney				
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					
Minutes from previous meeting:	CLARK / Heidi	All	Time: 7:05		
Motion to Adjourn:	Justin / Clark		Time: 8:12p		
VOTING ON					
Title II Chapter II section 13 Swimming set back Co					
If Needed Open public hearing:	/	closed public hearing:	/		
Time:					
Motion By	Justin				
Second By	Heidi				
Time:	7:25				
Voting	Yes	No	Abstain		Absent
Shelley Bodily	<input checked="" type="checkbox"/>	—	—		—
Clark Moss	<input checked="" type="checkbox"/>	—	—		—
Heidi Murdock	<input checked="" type="checkbox"/>	—	—		—
Justin Wright	<input checked="" type="checkbox"/>	—	—		—
Kevin Paulsen	<input checked="" type="checkbox"/>	—	—		—

Visitors

Fruit Heights City Meeting

Date January 29, 25

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

Print Name

1. <i>Nancy Matherson</i>	2.
3.	4.
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10-11-13: PRIVATE SWIMMING POOLS: No such pool shall be allowed in any zone except as an accessory use and unless it complies with the following conditions and requirements:

- A. It is an accessory use to a main building and is located within the side or rear yard thereof.
- B. It may not be closer than five (5') feet to any interior property line of the property on which it is located.
- C. It shall not be less than twenty feet (20') from any neighbor's dwelling.
- D. It shall be no closer than seven (7') feet from the top of a slope, unless designed to support the water in the pool without soil support.
- E. The swimming pool, or the entire property on which it is located, shall be walled, or fenced to a minimum height of six feet (6'). Where a swimming pool is located less than thirty feet (30') from any property line, the pool shall be enclosed with a wall or fence not less than six feet (6') in height. All gates on said fences shall be fitted with a self-closing and latching device located on the interior side of the gate.
- F. If the pool is equipped with a Pool Safety Cover as specified in ASTM standard F 1346-91 and when installed and maintained properly and in accordance with the installation instructions, a 6' high fence may be eliminated on the side(s) and rear yards
- G. Landscaping in the yard where the pool is constructed shall be designed and maintained in such a manner as to ensure that all drainage shall be collected and conveyed to the public way without draining onto adjacent neighbors.
- H. Where a swimming pool is completely enclosed in a building, the location requirements for accessory and main buildings shall apply. Where a swimming pool is to be located in the near vicinity of any septic tank or sewage disposal drain field, the location must be approved beforehand in writing by the Davis County health department.
- I. Any pool lighting shall be installed and directed in such a manner as to not cause disturbance to neighboring residents

