



# 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/@fruitheightscity9716/streams>

<b>1. Welcome and Opening Ceremony</b>		
1.1	Pledge of Allegiance (Justin)	
1.2	Opening Ceremony (Clark)	
1.3	Roll Call: (Hailee)	
<b>2. Public Comments</b>		
	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.	
<b>3. Presentation</b>		
	Presentations may be given as appropriate.	
<b>4. Review and Approve Planning Commission Minutes</b>		
	Minutes of prior meetings may be reviewed and accepted.	
4.1	October 22, 2024	
<b>5. Planning Commission Business</b>		
	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	
<b>6. Tabled Items</b>		
	Business item that was set aside that could have action or discussion now or considered at another time.	
<b>7. Commissioner and Staff Reports</b>		
	Report on meetings, events attended or City Projects.	
	7.1 Update Chicken Ordinance for R-S-12	
<b>8. Calendar</b>		
	Upcoming meetings or events	
	February 25, 2025, Planning Commission Meeting.	
<b>10. Closed Meeting</b>		
	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.	
<b>11. Adjournment</b>		

		<b>CERTIFICATE OF POSTING</b>	
		<p><b>I HEREBY CERTIFY</b> that this notice and agenda was posted at Fruit Heights City Hall, on the City's website, <a href="http://www.fruitheightscity.com">www.fruitheightscity.com</a>, 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> <p style="text-align: right;"><u>Hailee Ballingham</u></p>	
		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>	
		<b>Helpful Links</b>	
		<p>Fruit Heights City Website:  <a href="https://www.fruitheightscity.com">https://www.fruitheightscity.com</a></p>	
		<p>Fruit Heights City YouTube Channel:  <a href="https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw">https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw</a></p>	
		<p>Fruit Heights City Facebook Page:  <a href="https://www.facebook.com/FruitHeightsCityGovernment">https://www.facebook.com/FruitHeightsCityGovernment</a></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 <del>Gary Anderson</del> MARK COTTERELL				
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		Time: 7:05
Motino to Adjourn:			Justin / Clark		Time: 8:12p
VOTING ON					
Time 10 Chapter 11 section 13 Swimming			set back CO		
If Needed open public hearing: / , closed public hearing: /					
Time: 7:25					
Motion By Justin					
Second By Heidi					
Time: 7:25					
Voting	Yes	No	Abstain		Absent
Shelley Bodily	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Clark Moss	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Heidi Murdock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Justin Wright	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Kevin Paulsen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

## Visitors

### Fruit Heights City Meeting

Date January 28, 25

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

**Print Name**

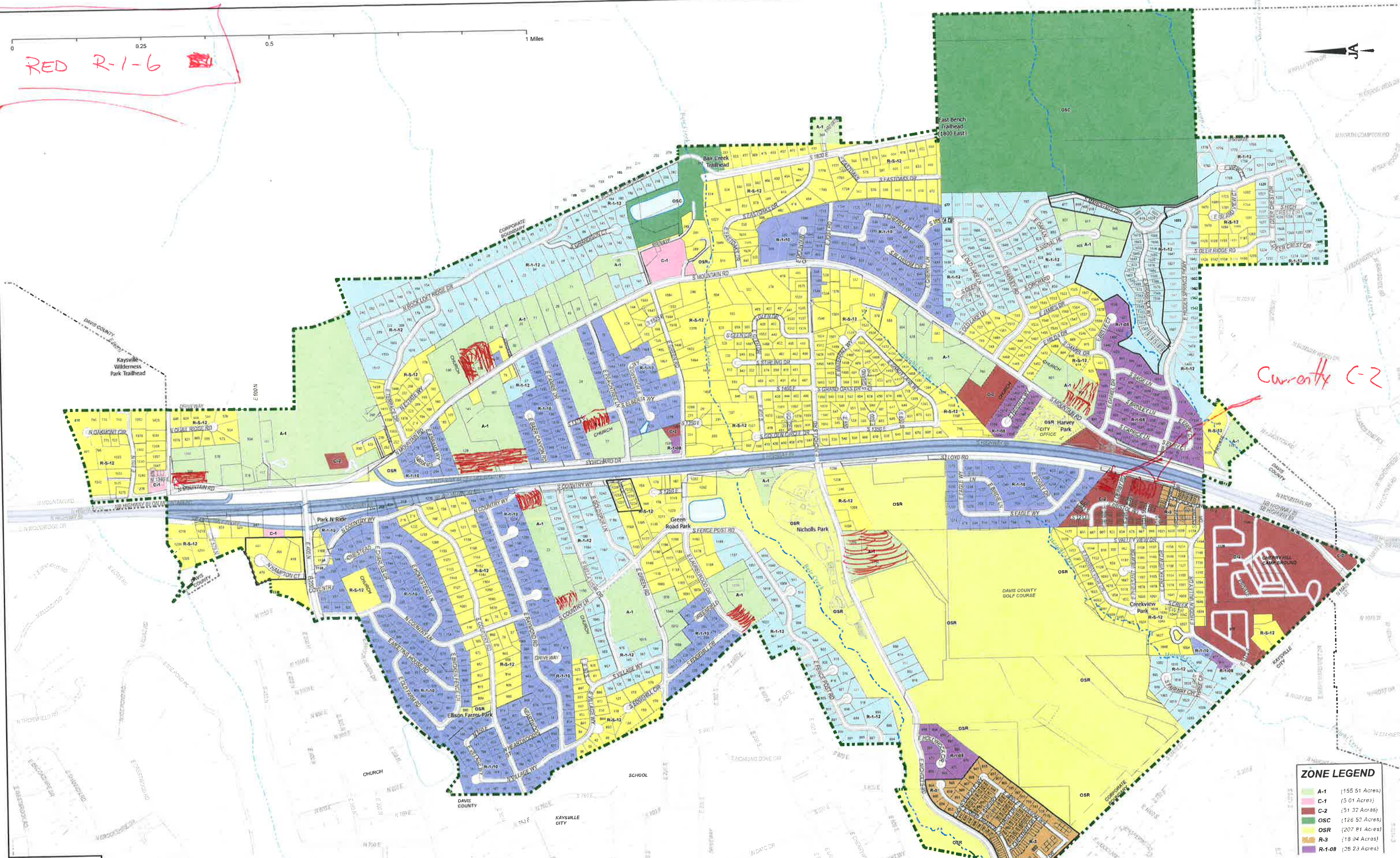
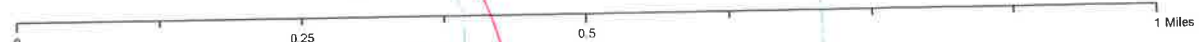
1. <i>Nancy Mepherston</i>	2.
3.	4.
5.	6.
7.	8.
9.	10.
11.	12.
13.	14.
15.	16.
17.	18.
19.	20.
21.	22.
23.	24.
25.	26.
27.	28.
29.	30.
31.	32.
33.	34.
35.	36.
37.	38.

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



RED R-1-6



Currently C-2

ZONE LEGEND

A-1	(155.51 Acres)
C-1	(5.01 Acres)
C-2	(51.32 Acres)
OSC	(126.52 Acres)
OSR	(207.81 Acres)
R-3	(18.94 Acres)
R-1-08	(26.23 Acres)