



910 South Mountain Road, Fruit Heights, Utah 84037  
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AGENDA  
PLANNING COMMISSION MEETING  
September 27, 2022

**Regular Meeting: 7:00 pm - City Council Room**

1. Welcome and Opening Ceremony
2. Roll Call: Brandon Green
3. Review and Approve Meeting Minutes for:
4. **PUBLIC HEARING**
5. **SUBDIVISION REVIEW**
  1. Review and Discuss Amendments to Chapter 8A Regulating the Keeping of Farm Animals in the R-S-12 Zone. (Request to allow small farm animals in R-1-12 & R-1-10 zones)
  2. Review and Discuss Amendments to Title 10 Chapter 11 Section 13 Swimming Pools and Tennis Courts
  3. Review and Discuss Amendments to Chapter 16: Signs and Outdoor Advertising, specifically "Portable and/or Mobile Signs"
6. **OTHER BUSINESS:** Miscellaneous, Correspondence, etc.
7. **CALENDAR:**
  1. Next Planning Commission Meeting is scheduled for October 25, 2022.
8. **ELECTRONIC MEETING:** By motion of the Fruit Heights City Council, Elected Officials, Planning Commission, and City Staff can participate in regularly scheduled meetings via electronic media when approved by the Planning Commission Chairman.

**YouTube Link**

<https://www.youtube.com/watch?v=l8YTyXDlppc>

9. **ADJOURN:**

I HEREBY CERTIFY that a copy of this agenda was posted on the City's Website as well as posted on the State of Utah's Website.

R. Brandon Green

R. Brandon Green - Recorder

Diane Anderson: City Council Representative  
Manager/Recorder: R. Brandon Green  
Planner: Jeff Oyler

Fruit Heights Planning Commission  
Chairman: Curtis Tanner  
Sam Brady • Kevin Paulson • Carrie Carroll • Brian Bare

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Manager, Brandon Green at (801)546-0861, at least 24 hours prior to the meeting.*

**PLANNING COMMISSION MEETING**

**DATE:** September 27, 2022

**TIME MEETING BEGAN:** 7:05

**TIME MEETING OVER:** 8:05

**PLANNING COMMISSION MEMBERS PRESENT:**

- Commissioner Brian Bare
- Commissioner Sam Brady *excused*
- Commissioner Carrie Carroll *excused*
- Commissioner Kevin Paulsen
- Chairman Curtis Tanner
- Council Member - *Provo* -

**STAFF PRESENT:**

- Brandon Green, City Manager
- Brad Christopherson, City Attorney
- Brandon Jones, City Engineer
- Jeff Oyler, City Planner
- Recording Secretary -
- Darren Frandsen, Public Works Superintendent

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**VOTING ON AN ORDINANCE:**

Motion By: \_\_\_\_\_  
Second By: \_\_\_\_\_

| VOTING:        | Yes | No  | Absent | Abstain |
|----------------|-----|-----|--------|---------|
| Brian Bare     | ___ | ___ | ___    | ___     |
| Sam Brady      | ___ | ___ | ___    | ___     |
| Carrie Carroll | ___ | ___ | ___    | ___     |
| Kevin Paulsen  | ___ | ___ | ___    | ___     |
| Curtis Tanner  | ___ | ___ | ___    | ___     |

~~~~~  
**VOTING ON**

Motion By: \_\_\_\_\_  
Second By: \_\_\_\_\_

VOTING:	Yes	No	Absent	Abstain
Brian Bare	___	___	___	___
Sam Brady	___	___	___	___
Carrie Carroll	___	___	___	___
Kevin Paulsen	___	___	___	___
Curtis Tanner	___	___	___	___

*Brian motion to Adjourn.*  
*Kevin ~~and~~ motion to Adjourn.*



AMENDMENTS TO PRIVATE SWIMMING POOLS ORDINANCE.

~~10-11-13: SWIMMING POOLS AND TENNIS COURTS: A private outdoor swimming pool or tennis court may be constructed within the side or rear yard, as an accessory use to a main building, not less than four feet (4') from the side and rear lot lines and not less than twenty three feet (30') from any dwelling on any adjacent lot. Where an adjacent lot is vacant, a swimming pool or tennis court must be located at least fifteen feet (15') from any side lot line of any neighboring lot. Where a tennis court swimming pool is completely enclosed in a building, the location requirements for accessory buildings shall apply. Where any swimming pool is to be located in the vicinity of any septic tank or sewage disposal field, the location of the same shall first be approved by the county health department. (Ord. 2004-08, 11-6-2004)~~

City Staff recommends that this section of the Ordinance be removed due to confusion with setbacks.

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 four feet (4') to any 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, or fifteen feet (15') from any side lot line of an adjacent vacant lot.
- D. It shall not be less than fifteen feet (15') from any neighbor's non-livable area of their dwelling, which includes, but not limited to, the garage, carport or storage areas.
- E. If on a corner lot where the rear lot line is coterminous with the side lot line of an adjoining lot, it shall be located not less than fifteen feet (15') from such lot line.
- F. 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 view obstructing wall or fence not less than six feet (6') in height. Vegetation on or near a fence shall not be considered view obstructing. All gates on said fences shall be fitted with a self-closing and latching device located on the interior side of the gate.
- G. 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 by the Davis County health department.
- H. Any pool lighting shall be installed and directed in such a manner as to not cause disturbance to neighboring residents. (Ord. 2005-09, 11-15-2005)