

MINUTES
CITY COUNCIL MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
June 17, 2025

WELCOME:

Mayor John Polman called the meeting to order at 7:00 pm.

PLEDGE & OPENING CEREMONY:

The Pledge of Allegiance was led by Council Member Mark Cottrell with Mayor John Pohlman conducting the opening ceremony by prayer.

COUNCIL MEMBERS PRESENT:

Mayor John Pohlman, Council Members, Mark Cottrell, Eileen Moss, Florence Sadler, and Shon Stevenson. Council Member Gary Anderson was excused.

CITY STAFF PRESENT:

City Manager Darren Frandsen City Planner, Jeff Oyler Public works Director Layne Leonard and Deputy Recorder Hailee Ballingham.

VISITORS:

Mary Monson, Lane Monson, Fawn Morgan, Jed Barker, Andrew Barker, Jim Morgan, Ruth Manning, Kyle Manning, Paul Nielson, Blake Winslow, Fred Bergold, Mat Barker, Judy Barker, Jeanne Groberg, Jody Trujillo, Cara Trujillo.

TRAINING: Mary Monson (CCC/Emergency Preparedness) shared concerns about a recent Rocky Mountain Power email warning of wildfire risks and new safety settings that may shut off power automatically. Shortly after, the power went out. The email included emergency preparedness tips: have water, canned food, flashlights, batteries, a manual can opener, a first aid kit, and small bills of cash. Generators should be used safely outdoors. Avoid overuse of water and only flush toilets when necessary, during outages. Rocky Mountain Power provides support for those with medical needs. Residents are encouraged to check on neighbors, charge phones using cars, and visit **rockymountainpower.net/prepare** for more info.

DECLARATION OF CONFLICT(S) OF INTEREST:

Eileen Moss declared a conflict of interest for 5.3/6.3 Ordinance # 2025-02 Title 3A Planning Commission due to her husband being a Planning Commission Member.

PUBLIC COMMENT:

Paul Nielson a resident had safety concerns with school out, more kids are riding scooters, bikes, skateboards, and electric vehicles—often without proper training or safety awareness. A resident suggested the city partner with local bike shops and nearby cities to host a short safety class covering road rules, helmet use, and visibility. The goal is to keep kids and drivers safe during the summer months.

In response to the mayor's request for suggestions, a resident shared that the Davis County Sheriff may offer a class on e-bike and scooter laws. Key points included: many youths ride illegally without knowing the rules, especially on e-bikes without pedals or golf carts requiring a license.

Suggestions included involving law enforcement in public classes, using creative outreach like stickers, and

looking at Farmington's model—where the city impounded e-bikes and issued fines. That enforcement quickly reduced violations.

Fred Bergold, a resident, expressed concern that the west end of Nichols Road, particularly the north side near the golf course, has been neglected and appears overgrown and unmaintained. They urged the city to invest in beautifying the area—either through city funding or a community project—so it better reflects the overall beauty of Fruit Heights.

PRESENTATIONS: None

DISCUSSION ITEMS:

5.1 Public Hearing Resolution # 2025-06 Amendment to FY 2024-2025 Budget

Council Member Eileen Moss make a motion to move into the public hearing for Resolution # 2025-06 Amendment to FY 2024-2025 Budget Council Member Shon Stevenson seconded the motion it was unanimously approved by the council (0:15)

The City Manager addressed the mayor, council and residents about amendments to the current year's budget to ensure it is balanced for the final month. There are only a few items with increases or decreases which have been discussed in recent meetings. Questions are welcome.

No public comments were made.

Council Member Eileen Moss make a motion to move out of the public hearing for Resolution # 2025-06 Amendment to FY 2024-2025 Budget Council Member Shon Stevenson seconded the motion it was unanimously approved by the council (0:16)

5.2 Public Hearing Resolution # 2025-07 Amendment to FY 2025-2026 Operating Budget and Certified Tax Rate # 0.001717

Council Member Florence Sadler made a motion to move into the public hearing for Resolution # 2025-07 Amendment to FY 2025-2026 Operating Budget and Certified Tax Rate # 0.001717 Council Member Mark Cottrell seconded the motion. It was unanimously approved by the council (0:17)

The City Manager addressed the mayor, council and residents regarding the tentative budget approved in May. It's now time to officially approve it as the operational budget. The tax rates from the county and state have been received to confirm alignment with the proposed property taxes. The only changes to the tentative budget involve adjustments to the fire service and auditing costs. Overall, the budget remains the same, including transfers of surplus funds into the general fund. This budget will guide city operations from July 1st through June 30th of next year. The city has consistently managed its finances well, staying in the black every year.

No public comments were made.

Council Member Florence Sadler made a motion to move out of the public hearing for Resolution # 2025-07 Amendment to FY 2025-2026 Operating Budget and Certified Tax Rate # 0.001717 Council Member Mark Cottrell seconded the motion it was unanimously approved by the council (0:20)

5.3 Public Hearing Ordinance # 2025-02 Title 3A Planning Commission

Council Member Eileen Moss made a motion to move into the public hearing Ordinance # 2025-02 Title 3A Planning Commission Council Member Shon Stevenson seconded the motion it was unanimous approval by the council (0:20)

The City Manager addressed the mayor, council and residents about updates to the Planning Commission ordinance. After discussions earlier this month and incorporating council recommendations, an updated ordinance was shared with residents and council members. The current step is holding a public hearing, which is required for ordinance changes.

Resident Question: *How do you apply for a Planning Commission seat?*

Mayor's Response: The Planning Commission is divided into four districts and one at-large seat, with members serving three-year terms. When a vacancy occurs, it is publicly advertised—usually on the city's website and social media—to invite applications from residents in that district.

Interested individuals can submit an application, which is reviewed by city staff and the city planner, in coordination with the Planning Commission chair. A recommendation is then made to the City Council, who appoints the new member. We anticipate a few seats may open at the end of the year. If you're interested, please let us know so we can notify you when a vacancy becomes available in your district.

Council Member Mark Cottrell made a motion to move out of the public hearing Ordinance # 2025-02 Title 3A Planning Commission Council Member Shon Stevenson seconded the motion it was unanimous approval by the council (0:23)

5.4 Development Agreement for Pine Ridge Estates

The City Council is reviewing the development agreement for Pine Ridge Estates, a proposed 27-lot subdivision on the Barker property. This is one of the few remaining parts of the subdivision process that requires City Council approval—while preliminary plats are handled by the Planning Commission and final plat by staff, development agreements and rezones must come before the council.

Phase 1 of the subdivision includes 15 lots and still needs final plat approval. Phase 2 will add approximately 12 more lots. A major focus of this agreement is geotechnical analysis due to the mountain terrain. There are four detailed geotechnical reports, which are referenced in the agreement but not fully attached due to their large volume (over 600 pages). These reports will be kept on file with the city.

Another important component is the construction of a 12-inch water line as part of Phase 2, which will enhance the city's water pressure system by connecting to 650 North.

The agreement also includes numerous responsibilities for the future HOA, and city staff will ensure those requirements are reflected in the HOA's CC&Rs. While the agreement is near final form, further updates may be needed as Phase 2 moves forward. Staff, legal counsel, and the developer have collaborated closely on this document, and representatives from Boyer Development are available for questions.

The mayor sought clarification on whether the current development agreement covers both phases of Pine Ridge Estates. City planner Jeff Oyler confirmed that while Phase 1 is fully addressed, details of Phase 2 may still change. Any new or necessary amendments related to Phase 2 will be brought back to the City Council for review and approval.

One item discussed was the utility easement near Barker Court, which will serve as both a trail and an emergency egress route. The city—not the HOA—will maintain this area to ensure it remains clear access. It will support passenger vehicle travel in emergencies but not general traffic, and a lock or crash gate will be installed to restrict daily use while still allowing emergency access.

There was also discussion about Phase 2's connection to county property. The council was assured this connection will not result in a long-term dead end, as the county is actively working to extend the road to the property line. While the timing may not perfectly align, the intention is for the road to connect in the near future—not years down the road.

ACTION ITEMS:

6.1 Resolution # 2025-06 Amendment to FY 2024-2025 Budget

Council Member Mark Cottrell made a motion to approve Resolution # 2025-06 Amendment to FY 2024-2025 Budget Council Member Eileen Moss seconded the motion it was unanimously approved by roll call vote with the council that was presented (0:32)

6.2 Resolution # 2025-07 Amendment to FY 2025-2026 Operating Budget and Certified Tax Rate # 0.001717

Council Member Eileen Moss made a motion to approve Resolution # 2025-07 Amendment to FY 2025-2026 Operating Budget and Certified Tax Rate # 0.001717 Council Member Shon Stevenson seconded the motion it was unanimously approved by roll call vote with the council that was presented (0:32)

6.3 Ordinance # 2025-02 Title 3A Planning Commission

Council Member Florence Sadler made a motion to approve Ordinance # 2025-02 Title 3A Planning Commission Council Member Shon Stevenson seconded the motion it was unanimously approved by roll call vote with the council that was presented (0:33)

6.4 Development Agreement for Pine Ridge Estates

Council Member Mark Cottrell made a motion to approve the Development Agreement for Pine Ridge Estates. Council Member Florence Sadler seconded the motion. It was unanimously approved by the council that was presented (0:34)

6.5 Approve June 3, 2025, City Council Minutes

Council Member Eileen Moss made a motion to approve June 3, 2025; City Council Minutes Council Member Shon Stevenson seconded the motion. It was unanimously approved by the council that was presented (0:34)

TABLED ITEMS: None

CALENDAR:

8.1 June 19, 2025, Juneteenth. The holiday will be observed June 20, 2025, and City Hall will be closed.

8.2 June 24, 2025, Planning Commission

8.3 July 1, 2025, City Council Meeting

PAST DISCUSSION ITEMS:

CITY COUNCIL REPORTS:

Council Member Cottrell wanted to give a quick shout-out to our city staff. He recently visited and saw the public works team, and several of the office staff—including Hailee, Crystal, and Karen—working together to assemble the new recycling cans. They had a smooth, well-organized system in place. He tried to help, but after struggling to lift a can, they kindly suggested he step aside! Still, he was genuinely impressed by their dedication and teamwork. He also followed up with the public works director Leonard, who has been overseeing delivery to residents, and everything is going really well. It made him proud to see the team in action. The second item, He and City Manager Darren Frandsen attended the retirement celebration for Fire

Chief Love. With his retirement, a new fire chief has been appointed. Darren will be reaching out to her in the coming weeks to set up a meeting where we can introduce ourselves, continue the strong relationship we had with Chief Love, and discuss the city's current needs.

Council Member Sadler said the breakfast will start around 6:30 a.m. and go until the crowds taper off around 8:30 to 9:00 a.m., followed by the parade. The theme this year is red, white, and blue, and everyone is encouraged to wear red. The mayor plans to have his truck in the parade, and the youth council will also participate. Staff have helped with purchasing supplies.

For safety, candy will be thrown only from the edges of the parade route near the sidewalks, not into the road, to keep kids and parents back and safe. Also, all candy should be brought ahead of time to avoid going back to trucks to refill, minimizing risks. The team is working to ensure the event runs smoothly and safely.

Council Member Moss There was a small campfire-related fire last night on the north end of the city. It was reported promptly by those involved and was quickly handled by Kaysville Fire, Farmington Fire, and Layton Fire responders. Firefighters connected to hydrants in nearby subdivisions to prepare for any potential spread. Thankfully, the situation remained under control, and no city resources were ultimately needed. Mary Monson received updates from the area coordinator, which helped keep the response measured and calm.

Council Member Stevenson the Mountain High/Davis High School Mountain biking team hosted the Fruit Loops event, attracting over 100 participants who contributed around 200 man-hours over two hours. Layne did an outstanding job organizing the event, coordinating effectively with Mr. Anderton.

MAYOR REPORT:

CITY STAFF REPORTS:

Public Works Director Leonard Some chipseal roads that were paved last year didn't hold properly, so crews are coming back to redo the work. The repairs are expected to be completed by Monday. The affected roads include Cherry, 1350, a portion of Mahogany, Country Way, Country Lane, and Village.

CLOSED SESSION:

ADJOURNMENT:

Council Member Eileen Moss made a motion to adjourn the meeting with Council Member Mark Cottrell seconding the motion. It was unanimously approved by the Council. (7:48)

Not approved until signed.

/s/ Hailee Ballingham

Hailee Ballingham, City Deputy Recorder

Date approved by City Council: July 15, 2025

