



# AGENDA

## PLANNING COMMISSION MEETING

### January 27, 2026

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	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. SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER</b>	
3.1 Planning Commissioner Scott Justensen	
<b>Presentation</b>	
Presentations may be given as appropriate.	
Scott Baird Land use	
<b>4. Review and Approve Planning Commission Minutes</b>	
Minutes of prior meetings may be reviewed and accepted.	
4.1	October 28, 2025
<b>5. Planning Commission Business</b>	
Business action or discussion items.	
5.1	Title 10-11-16 Maximum Coverage of Rear Yard
5.2	HB48- Wildland Urban Interface Modifications (WUI Code)
<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.	
<b>8. Calendar</b>	
Upcoming meetings or events	
February 24, 2026, Planning Commission Meeting.	
<b>10. Closed Meeting</b>	
By motion of the Fruit Heights Planning Commission and pursuant to Title 52, Chapter 4 -205 of the Utah Code, the Fruit Heights Planning Commission 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. (January 23, 2026)</p> <p style="text-align: right;"><b><u>Hailee Ballingham</u></b></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>
	Fruit Heights City Website: <a href="https://www.fruitheightscity.com">https://www.fruitheightscity.com</a>
	Fruit Heights City YouTube Channel: <a href="https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw">https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw</a>
	Fruit Heights City Facebook Page: <a href="https://www.facebook.com/FruitHeightsCityGovernment">https://www.facebook.com/FruitHeightsCityGovernment</a>

Adjourn:

Justin Scott

# Planning Commission Meeting

DATE: 1.27.26		TIME MEETING BEGAN:		TIME MEETING IS OVER:	
PLANNING COMMISSION MEMBERS PRESENT:			STAFF PRESENT:		
<input checked="" type="checkbox"/>	Commissioner Shelley Bodily	<input type="checkbox"/>	Darren Frandsen, City Manager		
<input checked="" type="checkbox"/>	Commissioner Heidi Murdock	<input type="checkbox"/>	Layne Leonard, Public Works Director		
<input type="checkbox"/>	Commissioner Scott Justensen	<input type="checkbox"/>	Hailee Ballingham, Deputy Recorder		
<input checked="" type="checkbox"/>	Commissioner Justin Wright	<input type="checkbox"/>	Jeff Oyler, City Planner		
<input checked="" type="checkbox"/>	Chairman Kevin Paulsen	<input type="checkbox"/>	Zac Burk, City Engineer		
<input checked="" type="checkbox"/>	Council Member Mark Cottrell	<input type="checkbox"/>	Brad Christopherson, City Attorney		

VOTING ON  
 Title 10-11-16 Maximum Coverage of Rear Yard

If Needed open public hearing: / , closed public hearing: /  
 Time:

Motion By Heidi

Second By Justin  
 Time:

Voting	Yes	No	Abstain	Absent
Shelley Bodily	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heidi Murdock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Justensen	<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"/>

VOTING ON

If needed open public hearing:  
 Time:

Motion By

Second By  
 Time:

Voting	Yes	No	Abstain	Absent
Shelley Bodily	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heidi Murdock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Justensen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Justin Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Paulsen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Oct 28, 2025 min

H Heidi 2 Shelley

# Visitors

## Fruit Heights City Meeting

Date Jan 27, 2020

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

### Print Name

1. Blaine Spendlow	2. Paul Justensen
3. Blake Winslow	4. David Hale
5. Scott Baird	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.

CHAPTER 11  
SUPPLEMENTARY REGULATION

Current

10-11-16: MAXIMUM COVERAGE OF REAR YARD: No accessory building or structure or group of such buildings or structures, including swimming pools, nor any parking space in any residential zone, shall cover more than twenty five percent (25%) of the required minimum rear yard space. (Ord: 2004-28. 11-6-2004)

Revised

10-11-16: MAXIMUM COVERAGE OF REAR YARD: No accessory building or structure or group of such buildings or structures, including swimming pools, nor any parking space in any residential zone, shall **not create** more than **fifty percent (50%) hard surface** of the required minimum rear yard space. **Rear yard is measured from the rear of the primary building structure to the rear property line. Requirements for Sensitive Lands and Overlay Zones may have different requirements.**

# Rezoning Request Proposal

PLANNING COMMISSION MEETING – JANUARY 27

# Baird Parcel: 086650202

2.0 acres

The screenshot displays the Davis County Property Search app interface. On the left is a dark sidebar menu with the following items: Home, Deleted Parcel Lookup, DAVIS COUNTY SITES (Assessor, Recorder, Treasurer, Controller, Surveyor), CUSTOM FUNCTION (Customize), and TERMS OF USE (View Terms of Use, Feedback, Web Privacy Policy). The main area shows an aerial map with a blue-shaded parcel. A pop-up window displays the following information:

**ID: 086650202**

**PROPERTY OWNERSHIP**

Owner	BAIRD, LORIN SCOTT & LAURA REBECCA
Mailing Address	1149 SOUTH MOUNTAIN RD
Mailing City	FRUIT HEIGHTS
Mailing State	UT
Mailing Zip	84037

**GENERAL INFO**

ID	086650202
Site Address	1149 S MOUNTAIN RD
Site City	FRUIT HEIGHTS
Site Zip	84037
Tax Legal Desc	ALL OF LOT 202, HIDDEN HOLLOW ESTATES SE...
Acroage	2

A **View Parcel Detail** button is located at the bottom of the pop-up window.

Parcel:  
072460030  
1.68 acres

Parcel 2:  
072460031  
0.8 acres

Total: 2.48  
acres

Davis County  
Property Search  
Interactive Parcel Information App

PROPERTY SEARCH

- Home
- Deleted Parcel Lookup

DAVIS COUNTY SITES

- Assessor
- Recorder
- Treasurer
- Controller
- Surveyor

CUSTOM FUNCTION

- Customize

TERMS OF USE

- View Terms of Use
- Feedback
- Web Privacy Policy

ID : 072460030

**PROPERTY OWNERSHIP**

Owner: FRUIT HEIGHTS HIDDEN SPRINGS MASTER HOMEOWNERS ASSOCIATION INC  
Mailing Address: C/O INTERMOUNTAIN ASSOCIATION MGMT  
Mailing Address 2: 561 WEST 200 SOUTH  
Mailing City: SALT LAKE CITY  
Mailing State: UT  
Mailing Zip: 84101

**GENERAL INFO**

ID: 072460030  
Site Address:  
Site City:  
Site Zip:  
Tax Legal Desc: PARCEL E/OPEN SPACE/COMMON AREA, DEER RLL  
Acreage: 1.68

[View Parcel Detail](#)

Davis County  
Property Search  
Interactive Parcel Information App

PROPERTY SEARCH

- Home
- Deleted Parcel Lookup

DAVIS COUNTY SITES

- Assessor
- Recorder
- Treasurer
- Controller
- Surveyor

CUSTOM FUNCTION

- Customize

TERMS OF USE

- View Terms of Use
- Feedback
- Web Privacy Policy

ID : 072460031

**PROPERTY OWNERSHIP**

Owner: FRUIT HEIGHTS HIDDEN SPRINGS MASTER HOMEOWNERS ASSOCIATION INC  
Mailing Address: C/O INTERMOUNTAIN ASSOCIATION MGMT  
Mailing Address 2: 561 WEST 200 SOUTH  
Mailing City: SALT LAKE CITY  
Mailing State: UT  
Mailing Zip: 84101

**GENERAL INFO**

ID: 072460031  
Site Address:  
Site City:  
Site Zip:  
Tax Legal Desc: PARCEL F/STORM WATER DETENTION AREA/COMM...  
Acreage: 0.8

[View Parcel Detail](#)

Background:

Long Standing  
Fire Risk

Invasive Species:  
Phragmites &  
Russian Olive



Background:

Long Standing  
Fire Risk

Invasive Species:  
Phragmites &  
Russian Olive





# Background

Parcels inaccessible  
for HOA Access &  
Maintenance



# Conversations with HOA

## Coordinating with Hidden Springs HOA:

- Permanent easement, or acquisition, to access and maintain the parcels
- Agreement contingent on rezoning of parcels to A-1 Agricultural

## Long term maintenance best facilitated by A-1 Agricultural zoning

- Allow grazing animals to keep area maintained with little effort
  - Baird Property
  - Anderson Property (corner of Main Street & Mountain Rd)

## HOA is fully supportive of zoning change to A-1 Agricultural

- See letter of support from HOA

# Conversations with HOA

Baird Property: A1-  
Agricultural



# Conversations with HOA

Anderson Property  
(Corner of Main Street &  
Mountain Road)



# Conversations with HOA

## HOA Letter of Support

Fruit Heights City  
Planning Commission and City Council  
Fruit Heights, Utah

January 8, 2026 |

Dear City Officials,

On behalf of the Hidden Springs Master Homeowners Association Board of Directors, this letter confirms the Board's support for Scott Baird's request to pursue an agricultural zoning designation for two HOA-owned parcels adjacent to his residence (Parcel IDs 072460030 – 1.68 acres, and 072460031 – 0.8 acres).

Rezoning these parcels to agricultural use would allow for appropriate land management and responsible stewardship of the area. The Board understands that this zoning request may support consideration of a future easement or potential sale; however, any such action would be subject to separate review and approval in accordance with the Association's governing documents and applicable law.

The HOA Board supports Mr. Baird's efforts to work with Fruit Heights City throughout the zoning review process and appreciates the City's consideration of this request.

Sincerely,

*Hidden Springs Master HOA Board*

Hidden Springs Homeowners Association Board of Directors  
(Jason Robbins, Jeff Dimond, David Bateman, Cynthia Davis, Ryan Ivie)

# Proposed Solution



Rezone all parcels to A-1  
Agricultural



Align zoning with our existing  
property use



Facilitates removal of invasive  
species



Use grazing animals for long-  
term vegetation control

# Benefits



Reduces wildfire risk for city (HB 48 compliance)



Reduces HOA liability and maintenance burden



Protects our home and adjacent neighborhood from fire risk

# Request to Planning Commission

- Recommend a rezone of Parcels 072460030 and 072460031 from R-1-12 to A-1 Agricultural.
- This would also include a confirmation that our current parcel (086650202) is, or needs to be (re)zoned A-1-Agricultural.

## Chapter 10: Sensitive Lands & Overlay Zones

### CHAPTER 10:10B

#### WILDLAND URBAN INTERFACE

##### SECTION:

10:10B.010: Purpose Of Provisions

10:10B.020: Applicability

10:10B.030: Wildland Urban Interface Overlay Map

10:10B.040: Wildland Urban Interface Development Requirements

10:10B.050: Review, Approval Procedure

10:10B.060: Disputes, Appeal Procedure

10:10B.070: Warning and Disclaimer

10:10B.080: Change of Use

10:10B.090: Conflicting Regulations

10:10B.100: Appendix A: Wildland Urban Overlay Map

##### 10:10B.010: PURPOSE OF PROVISIONS:

A. The purpose of this chapter is to promote the health, safety and general welfare of the citizens of Fruit Heights and minimize the potential fire damage and related risks to public health, safety and property by encouraging wise land use in proximity to wildland fire risk areas.

B. Based on, *inter alia*, recommendations of Farmington City Fire Department, the city's fire enforcement authority, the city finds that certain wildland interface areas exist in the city and that preservation of public health, safety and welfare requires adherence development codes in such areas specified below, to reduce the risk of potentially devastating wildfires in the city.

C. Appendix A of this chapter presents wildland urban interface map reflecting fire risk concerns as highlighted by the State of Utah division of Fire Forestry and Lands as they specifically pertain to development within Fruit Heights City. The map serves as an overlay, creating the boundaries wherein site-specific fire prevention assessments shall be performed prior to developing projects plans located within the wildland urban interface boundary area.

##### 10:10B.020: APPLICABILITY:

These regulations are applicable to all property and lands within the wildland urban interface overlay areas within the city, as shown on the Wildland Urban Interface map in this Appendix A. The map and all amendments thereto are made a part of this chapter as if fully described and detailed herein. Each change in the overlay map shall be subject to the amendment procedures set forth in Chapter 10 -5 of this title.

#### 10:10B.030: WILDLAND URBAN INTERFACE OVERLAY MAP:

- A. The boundary lines of the wildland urban interface map establish overlay boundaries and shall be determined by use of the bounding streets, municipal boundaries appearing on the map.
- B. Wildland urban interface area map establishes building code and landscaping requirements as provided in 10:10B.070 of this section. All land use provisions of the underlying zone apply.
- C. Wildland urban interface area map may be updated and amended by the city as per Chapter 10-5 if found to be inaccurate or in error, or as new methods or data are developed to better define areas of potential hazards.
- D. Where wildland urban interface overlay areas are thought by an applicant to be inaccurate or in error and require revision, the applicant shall submit to the city technical evidence by a qualified professional supporting the claim and showing the proposed revision. The city will review the information and render a decision. The applicant may appeal that decision to the city council.

#### 10:10B.040: WILDLAND URBAN INTERFACE DEVELOPMENT REQUIREMENTS:

Any applicant requesting development on a parcel of land within the wildland urban interface overlay area, as shown on the Appendix A of this chapter, shall comply will all provisions set forth in the Utah Wildland Interface Code (2006).

#### 10:10B.050: REVIEW, APPROVAL PROCEDURE:

- A. Review: In order to fulfill the purposes of this chapter, the City Manager and Farmington City Fire Department shall review any proposed development to determine the possible risks to the safety of persons or property from wildland fire hazards.
- B. Standards: The area fire marshal and building code official shall interpret and determine whether the development complies with the standards of the Utah Wildland Interface Code.
- C. Necessary Requirements May Be Set: The area fire marshal and building code official may set requirements necessary to reduce the risks from wildfire related hazards as a condition to the approval of any development.

#### 10:10B.060: DISPUTES, APPEAL PROCEDURE:

An applicant may appeal any decision made under the provisions of this chapter only after the city has issued a written review of a report, and shall set forth the specific grounds or issues upon which the appeal is based. The appeal shall be submitted in writing to the director of community

and economic development within thirty (30) days of the issuance of the written review or other decision. The city shall assemble a professional panel of three (3) qualified experts to serve as the appeal authority for any technical dispute. The panel shall consist of an expert designated by the city, an expert designated by the applicant, and an expert chosen by the city's and the applicant's designated experts. If the city's and the applicant's designated experts cannot reach a consensus of the third expert within thirty (30) days, the city shall select the third expert. Decisions of the panel will be binding and will be based on the majority decision of the panel. The costs of the appeal process shall be paid by the applicant.

**10:10B.070: WARNING AND DISCLAIMER:**

The wildland fire hazards overlay boundaries established in this chapter represent only those hazardous areas known to the city, and should not be construed to include all possible potential hazard areas. The wildland urban interface maps may be amended as new information becomes available pursuant to procedures set forth in 10-5 of this title. The provisions of this chapter do not in any way assure or imply that areas outside its boundaries will be free from the possible adverse effects of wildland fire hazards. This chapter shall not create liability on the part of the city, any officer or employee thereof for any damages from wildland fires that result from reliance on this chapter or any administrative requirement or decision lawfully made thereunder.

**10:10B.080: CHANGE OF USE:**

No change in use which results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall be permitted unless the building or structure complies with the provisions of this chapter.

**10:10B.090: CONFLICTING REGULATIONS:**

In cases of conflict between the provisions of existing zoning classifications, building code, subdivision regulations, or any other ordinance of the city and the wildland urban interface overlay and codes codified in this chapter, the most restrictive provision shall apply.

**10:10B.100: APPENDIX A: WILDLAND URBAN INTERFACE OVERLAY MAP:**

[insert overlay map here]

**FRUIT HEIGHTS CITY**

**ORDINANCE NO. 2026-**

**AN ORDINANCE OF THE FRUIT HEIGHTS CITY COUNCIL ADOPTING AMENDMENTS TO THE CITY CODE RELATING TO THE ESTABLISHMENT OF AN OVERLAY ZONE FOR THE WILDLAND URBAN INTERFACE, ADOPTING PROVISIONS OF THE WILDLAND URBAN INTERFACE BUILDING CODE AND MAKING OTHER RELATED AMENDMENTS**

**WHEREAS**, the Utah State Legislature, in 2025, adopted House Bill 48, enacting provisions relating to fire danger in the Wildland Urban Interface areas of the state; and

**WHEREAS**, pursuant to House Bill 48, municipalities of the state are required to adopt maps relating to areas within each city corresponding to the Wildland Urban Interface and fire safety risk; and

**WHEREAS**, the Planning Commission of Fruit Heights City has held a public hearing relating to the establishment of a map and code amendments to enact the required provisions of House Bill 48 and has made a positive recommendation to the Fruit Heights City Council; and

**WHEREAS**, the Fruit Heights City Council has held a public hearing and now desires to approve a map and code amendments relating to the same;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Fruit Heights, Utah as follows:

**Section 1. Adoption and Codification.** Chapter 10B of Title 10, relating to the Wildland Urban Interface Zone, is hereby adopted and codified to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

**Section 2. Amendment and Codification.** Section \_\_\_\_\_ of the Fruit Heights Municipal Code is hereby amended to read in its entirety as set forth in Exhibit B, attached hereto and incorporated herein by reference.

**Section 3. Amendment and Codification.** Section \_\_\_\_\_ of the Fruit Heights Municipal Code is hereby amended to read in its entirety as set forth in Exhibit C, attached hereto and incorporated herein by reference.

**Section 4. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 5. Effective Date.** This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND APPROVED this \_\_\_ day of February 2026.

**FRUIT HEIGHTS CITY COUNCIL**

By: \_\_\_\_\_  
Jeanne Groberg, Mayor

[SEAL]

**VOTING:**

Blake Winslow	Yea	Nay ___
David N. Hale	Yea	Nay ___
Gary Anderson	Yea	Nay ___
Eileen Moss	Yea	Nay ___
Mark Cottrell	Yea	Nay ___

**ATTEST:**

\_\_\_\_\_  
Darren Frandsen  
City Manager/Recorder

**DEPOSITED** in the office of the City Recorder this \_\_\_ day of February 2026.

**RECORDED** this \_\_\_ day of February 2026.

