



FRUIT HEIGHTS CITY COUNCIL MEETING AGENDA

Notice is hereby given that the Fruit Heights City Council will hold a regular meeting at 7:00pm on **February 3, 2026**, at Fruit Heights City Hall, 910 South Mountain Road Fruit Heights City Utah.

Fruit Heights City is now streaming City Council Meetings on its YouTube Channel. Please follow us at <https://www.youtube.com/@fruitheightscity9716streams>

1. CALL TO ORDER: Mayor Jeanne Groberg

- 1.1 Pledge of Allegiance (David)
- 1.2 Prayer or Thought (Jeanne)
- 1.3 Roll call (Hailee)

2. DECLARATION OF CONFLICT(S) OF INTEREST

3. REPORTS

- 3.1 Council Members
- 3.2 Mayor
- 3.3 Staff

4. PUBLIC COMMENT PERIOD

The public may address the City Council regarding issues that are or are not on the agenda.

Please limit comments to 3 minutes. Please state your name and address of residence for the record. **No actions may be taken on items not specifically listed on the agenda.**

5. PRESENTATIONS

- 5.1 YCC Report
- 5.2 Gilbert & Stewart, CPA's Audit Report
- 5.3 Annual Training: Open and Public Meetings and Ethics Act (City Attorney)

6. PUBLIC HEARING

- 6.1 2026 Culinary Water Rates

7. DISCUSSION ITEMS

Discussion items to be considered.

- 7.1 Resolution 2026-02 Adopt updated Culinary Water Rates
- 7.2 Ordinance 2026-01. Title 10-11-16- Maximum Coverage of Rear Yard
- 7.3 Resolution 2026-03 Ratify vote for General Plan

8. ACTION ITEMS

- 8.1 Approve/Deny Resolution 2026-03 Ratify vote for General Plan
- 8.2 Approve/Deny Resolution 2026-02 Adopt updated Culinary Water Rates
- 8.3 Approve/Deny Ordinance 2026-01. Title 10-11-16- Maximum Coverage of Rear Yard
- 8.4 Approve January 20, 2026, City Council Minutes

8. TABLED ITEMS

9. PAST DISCUSSION ITEMS

10. CALENDAR ITEMS

February 16, 2026, Presidents' Day (City Hall will be closed)

February 17, 2026, City Council Meeting

February 24, 2026, Planning Commission Meeting

March 3, 2026, City Council Meeting

March 17, 2026, City Council Meeting

11. CLOSED SESSION

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

12. ADJOURNMENT

CERTIFICATE OF POSTING

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.

(This Agenda posted Jan.30.2026)

Hailee Ballingham

Hailee Ballingham - Deputy Recorder

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

Helpful Links.

Fruit Heights City Website: [https://www.fruitheightscity.com/](http://www.fruitheightscity.com/)

Fruit Heights City YouTube Channel: <https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw>

Fruit Heights City Facebook Page: <https://www.facebook.com/FruitHeightsCityGovernment>

Culinary Water:

| Proposed water rate schedule (Adopted January 7, 2025) | | | | | | |
|--|----------|----------|----------|----------|----------|----------|
| | 2025 | 2026 | 2027 | 2028 | 2029 | 3030 |
| Base Rate | \$ 37.40 | \$ 39.50 | \$ 42.25 | \$ 45.20 | \$ 50.50 | \$ 54.05 |
| Tier Usage Rate per Thousand Gallon | | | | | | |
| 1,000-3,000 Gallons | \$ 2.10 | \$ 2.70 | \$ 3.15 | \$ 3.60 | \$ 3.90 | \$ 4.20 |
| 3,001-6,000 Gallons | \$ 3.25 | \$ 3.75 | \$ 4.20 | \$ 4.60 | \$ 4.75 | \$ 5.00 |
| 6,001-8,000 Gallons | \$ 4.10 | \$ 4.40 | \$ 4.75 | \$ 5.10 | \$ 5.45 | \$ 5.85 |
| 88,001-10,000 Gallons | \$ 4.45 | \$ 4.75 | \$ 5.00 | \$ 5.35 | \$ 5.75 | \$ 6.15 |
| 10,001-13,000 Gallons | \$ 4.90 | \$ 5.25 | \$ 5.60 | \$ 6.00 | \$ 6.45 | \$ 6.90 |
| 13,001-18,000 Gallons | \$ 5.30 | \$ 5.70 | \$ 6.10 | \$ 6.55 | \$ 7.00 | \$ 7.50 |
| 18,001-22,000 Gallons | \$ 6.35 | \$ 6.80 | \$ 7.30 | \$ 7.80 | \$ 8.35 | \$ 8.95 |
| 22,001+ Gallons | \$ 7.40 | \$ 7.95 | \$ 8.50 | \$ 9.10 | \$ 9.75 | \$ 10.45 |

| Culinary Water used for Irrigation | |
|---|----------------------------|
| | 2025 |
| Base Rate | \$ 22.00 |
| Water Usage | Adopted Tier Rate Schedule |

Water Service to customers outside the boundaries of the city will be charge double the base rate

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%)** impervious surface of the rear yard space. **Rear yard is measured from the rear of the primary building structure to the rear property line. Impervious surface shall be designed and maintained in such a manner as to ensure that drainage shall be collected and conveyed without draining onto adjacent neighbors' property. Residents living in Sensitive Lands and Overlay Zones may have different requirements.** (Ord:2026-01 2-3-26)