



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/@fruitheightscity9716/streams>

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/>

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

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

City Council Meeting

DATE: 2.3.26			
TIME MEETING BEGAN: 7:01		TIME MEETING IS OVER: 10:21	
CITY COUNCIL MEMBERS PRESENT:		STAFF PRESENT:	
<input checked="" type="checkbox"/>	Council Member Gary Anderson	<input checked="" type="checkbox"/>	Darren Frandsen, City Manager
<input checked="" type="checkbox"/>	Council Member Mark Cottrell	<input checked="" type="checkbox"/>	Layne Leonard, Public Works Director
<input checked="" type="checkbox"/>	Council Member David Hale	<input checked="" type="checkbox"/>	Hailee Ballingham, Deputy Recorder
<input checked="" type="checkbox"/>	Council Member Eileen Moss	<input checked="" type="checkbox"/>	Jeff Oyler, City Planner
<input checked="" type="checkbox"/>	Council Member Blake Winslow	<input type="checkbox"/>	Zac Burk, City Engineer
<input checked="" type="checkbox"/>	Mayor Jeanne Groberg	<input checked="" type="checkbox"/>	Brad Christopherson, City Attorney

ACTION ITEM:

Resolution 2026-03 Ratify vote for General Plan

If needed open public hearing: / , closed public hearing: /

Time:

Motion By Mark

Second By David
Time: 10:16

Voting	Yes	No	Abstain	Absent
Gary Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Cottrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eileen Moss	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blake Winslow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4-1

ACTION ITEM:

Resolution 2026-02 Adopt update Culinary water rates

If needed open public hearing: Not need to 9:09 / Blake, closed public hearing: Eileen / Gary All
Time: * 9:16

Motion By Gary

Second By Eileen
Time: 10:16

Voting	Yes	No	Abstain	Absent
Gary Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Cottrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eileen Moss	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blake Winslow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5-0

ACTION ITEM: Rear yard
 Ordinance 2026-01 Title 10-11-16 Maximun Courzue

If needed open public hearing: / , closed public hearing: /

Time:

Motion By Mark

Second By Black
 Time: 10:19

Voting	Yes	No	Abstain	Absent
Gary Anderson	X	—	—	—
Mark Cottrell	X	—	—	—
David Hale	X	—	—	—
Eileen Moss	X	—	—	—
Blake Winslow	X	—	—	—

5-0

ACTION ITEM:

If needed open public hearing: / , closed public hearing: /

Time:

Motion By

Second By
 Time:

Voting	Yes	No	Abstain	Absent
Gary Anderson	—	—	—	—
Mark Cottrell	—	—	—	—
David Hale	—	—	—	—
Eileen Moss	—	—	—	—
Blake Winslow	—	—	—	—

Minutes from previous meeting: Jan 20, 2026 All Time: 10:20

Gary / Mark

Motion Adjourn: Time: 10:21

Gary / Black All

Visitors

Fruit Heights City Meeting

Date Feb. 3. 2020

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

Print Name

1. <u>Todd Larsen</u>	2. <u>Celeste Cottrell</u>
3. <u>Ted Larsen</u>	4. <u>Rusty Johnson</u>
5. <u>Linda Crumier</u>	6. <u>Jenni Fowler</u>
7. <u>Nicole Hale</u>	8. <u>Janice Yeager Hall</u>
9. <u>Paul Pugmire</u>	10. <u>George Hall</u>
11. <u>Frank Leam</u>	12. <u>MaH Banghman</u>
13. <u>Jim Snow</u>	14. <u>Klayne Palmer</u>
15. <u>Virginia Snow</u>	16. <u>Elaine Palmer</u>
17. <u>MIKE BURNETT</u>	18. <u>Josh Cox</u>
19. <u>Scott Penman</u>	20. <u>Dennis Savage</u>
21. <u>Jill Williams</u>	22. <u>Elizabeth Nielson</u>
23. <u>Laurel McLean</u>	24. <u>Stephanie Heusser</u>
25. <u>James Lamb</u>	26. <u>Terry Harris</u>
27. <u>Don MOYES</u>	28. <u>Dan Rigdon</u>
29. <u>Surrod Hall</u>	30. <u>Jim Srazier</u>
31. <u>Lane Monson</u>	32. <u>Jeneese Srazier</u>
33. <u>Mary Monson</u>	34. <u>Dan Davidson</u>
35. <u>Ryan & Jill Burser</u>	36. <u>Bridget Morgan</u>
37. <u>Jim Morgan</u>	38. <u>Dallin Mulhires</u>
<u>MATT WHEELER</u>	39. <u>Oliver McPherson</u>
	40. <u>Nancy McPherson</u>

41 Connie Knowlton

**FRUIT HEIGHTS CITY
RESOLUTION NO. 2026-3**

A RESOLUTION OF THE CITY COUNCIL OF FRUIT HEIGHTS CITY

WHEREAS, during the 2025 Municipal Election, questions arose regarding the most recent General Plan adoption approved by the prior City Council; and

WHEREAS, despite this City Council's trust and confidence in the legitimacy of the prior Council's actions, the City Council desires to ratify that vote on the General Plan to eliminate questions related thereto;

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

vote on the **Section 1. Ratification.** The City Council of Fruit Heights City hereby ratifies the General Plan previously *approved* on April 11, 2023, *taken*

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this *3* day of February, 2026.

FRUIT HEIGHTS CITY COUNCIL

ATTEST:



City Recorder

By: 

Jeanne Groberg, Mayor

[SEAL]



VOTING:

Gary Anderson	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Eileen Moss	Yea	<input type="checkbox"/>	Nay	<input checked="" type="checkbox"/>
Mark Cottrell	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
David Hale	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Blake Winslow	Yea	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>

ATTEST:



Darren Frandsen, City Recorder

DEPOSITED in the office of the City Recorder this 4 day of February, 2026.

RECORDED this 4 day of February, 2026.



**FRUIT HEIGHTS CITY
RESOLUTION NO. 2026-02**

A RESOLUTION OF THE CITY COUNCIL OF FRUIT HEIGHTS CITY ADOPTING UPDATED WATER RATES

WHEREAS, the City Council of Fruit Heights City has previously established water rates for the city; and

WHEREAS, the city held a public hearing on February 3, 2026 Council has reviewed the existing rates and has determined that public interest will be served by adjusting the current water rates; and

WHEREAS, the City Council finds that the revised water rates set forth in this resolution are reasonable in all respects and desires to adopt them; and

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

Section 1. Approval. The City Council of Fruit Heights City hereby approves the updated water rates as shown on Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this 3 day of February 2026.

ATTEST:

By: *Darren Frandsen*
Darren Frandsen, City Recorder

Fruit Heights City Council

By: *Jeanne Groberg*
Jeanne Groberg, Mayor

{SEAL}



City Council Vote:

Eileen Moss	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
David Hale	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Black Winslow	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Gary Anerson	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Mark Cottrell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Jeanne Groberg	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>

(to break tie)

DEPOSITED in the office of the City Recorder
this 4 day of February 2026

ATTEST:

By: *Hailee Ballingham*

RECORDED this 4 day of February 2026

Hailee Ballingham, City Deputy Recorder

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
8,001-10,000 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

FRUIT HEIGHTS CITY

ORDINANCE NO. 2026-01

**AN ORDINANCE OF FRUIT HEIGHTS CITY COUNCIL AMENDING
TITLE 10, CHAPTER 11, SECTION 16 — MAXIMUM COVERAGE OF REAR YARD**

WHEREAS, Fruit Heights City has determined that it will promote the public health, safety, and welfare to clarify and regulate the maximum amount of impervious surface allowed within required rear yards in residential zones; and

WHEREAS, the Planning Commission of Fruit Heights City held a duly noticed public hearing on October 28, 2025, to consider the proposed amendment to Title 10, Chapter 11, Section 16, at which time the matter was tabled to allow for additional review; and

WHEREAS, at its meeting on January 27, 2026, the Planning Commission further considered the proposed amendment and thereafter forwarded a recommendation to the City Council that the ordinance be approved; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FRUIT HEIGHTS CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Repeal: All of Title 10 Chapter 11 Section 16- Maximum coverage of Rear Yard.

Section 2. Replace Title 10 Chapter 11 Section 16 of Fruit Heights City Municipal Code is hereby amended to read in its entirety as more fully set forth in Exhibit A Attachment hereto and incorporated herein by reference.

Section 3. 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 4. Effective Date. This Ordinance shall be effective immediately upon its Passage.

PASSED AND APPROVED this 3rd Day of February 2026

ATTEST:

By: 
Darren Frandsen, City Recorder

Fruit Heights City Council

By: 
Jeanne Groberg, Mayor

{SEAL}



City Council Vote:

David Hale	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Gary Anderson	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Eileen Moss	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Mark Cottrell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Blake Winslow	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>
Jeanne Groberg	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Abstain <input type="checkbox"/>

(to break tie)

DEPOSITED in the office of the City Recorder this 4 day of January 2026

RECORDED this 4 day of January 2026

ATTEST:

Hailee Ballingham
Hailee Ballingham, City Deputy Recorder

CHAPTER 11
SUPPLEMENTARY REGULATION

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 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)