



AGENDA

PLANNING COMMISSION MEETING

February 24, 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>

1. Welcome and Opening Ceremony	
1.1	Pledge of Allegiance (Shelley)
1.2	Roll Call: (Hailee)
2. Public Comments	
	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.
3. Presentation	
	Presentations may be given as appropriate.
4. Review and Approve Planning Commission Minutes	
	Minutes of prior meetings may be reviewed and accepted.
4.1	January 27, 2026
5. Planning Commission Business	
	Business action or discussion items.
5.1	Rezone of Property for Hidden Spring and Scott Baird
5.2	Lot split at 1167 E Goldspur
5.3	HB48- Wildland Urban Interface Modifications (WUI Code) and map
6. Tabled Items	
	Business item that was set aside that could have action or discussion now or considered at another time.
7. Commissioner and Staff Reports	
	Report on meetings, events attended or City Projects.
8. Calendar	
	Upcoming meetings or events March 2026, Planning Commission Meeting.
10. Closed Meeting	
	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.
11. Adjournment	
CERTIFICATE OF POSTING	
	<p>I HEREBY CERTIFY that this notice and agenda was posted at Fruit Heights City Hall, on the City’s website, www.fruitheights.gov, 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. (February 20, 2026)</p> <p style="text-align: right;"><u>Hailee Ballingham</u></p>

		Hailee Ballingham – City Deputy Recorder	
		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.	
		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	

Planning Commission Meeting

DATE: Feb 24, 2026				
TIME MEETING BEGAN: 7:02		TIME MEETING IS OVER: 7:36		
PLANNING COMMISSION MEMBERS PRESENT:				
<input checked="" type="checkbox"/>	Commissioner Shelley Bodily			
<input checked="" type="checkbox"/>	Commissioner Scott Justensen			
<input checked="" type="checkbox"/>	Commissioner Heidi Murdock			
<input checked="" type="checkbox"/>	Commissioner Justin Wright			
<input checked="" type="checkbox"/>	Chairman Kevin Paulsen			
<input checked="" type="checkbox"/>	Council Member Mark Cottrell			
STAFF PRESENT:				
<input checked="" type="checkbox"/>	Darren Frandsen, City Manager			
<input checked="" type="checkbox"/>	Layne Leonard, Public Works Director			
<input checked="" type="checkbox"/>	Hailee Ballingham, Deputy Recorder			
<input checked="" type="checkbox"/>	Jeff Oyler, City Planner			
<input type="checkbox"/>	Zac Burk, City Engineer			
<input type="checkbox"/>	Brad Christopherson, City Attorney			
<input type="checkbox"/>				
<input type="checkbox"/>				
Minutes from previous meeting: Shelley / Scott All Time: 7:03				
Motino to Adjourn: Justin / Heidi All Time: 7:36				
VOTING ON				
If Needed open public hearing: / , closed public hearing: /				
Time:				
Motion By				
Second By				
Time:				
Voting	Yes	No	Abstain	Absent
Shelley Bodily	---	---	---	---
Scott Justensen	---	---	---	---
Heidi Murdock	---	---	---	---
Justin Wright	---	---	---	---
Kevin Paulsen	---	---	---	---

Visitors

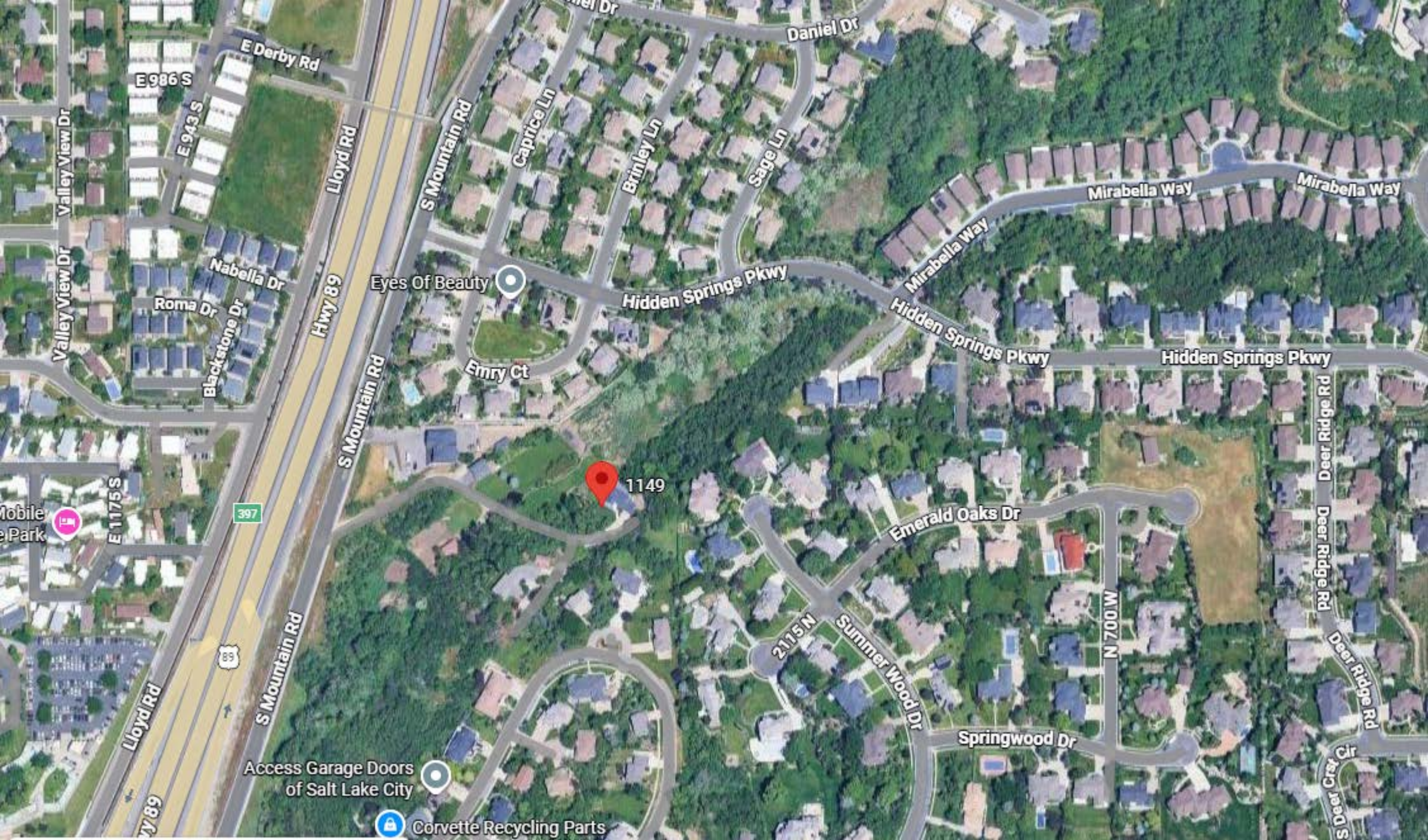
Fruit Heights City Meeting

Date Feb 24, 2020

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

Print Name

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1149

Eyes Of Beauty

Access Garage Doors
of Salt Lake City

Corvette Recycling Parts

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Valley View Dr

E Derby Rd

E 986 S

E 943 S

Nabella Dr

Roma Dr

Blackstone Dr

E 1175 S

Mobile
e Park

Daniel Dr

S Mountain Rd

Caprice Ln

Brinley Ln

Sage Ln

Mirabella Way

Mirabella Way

Hidden Springs Pkwy

Hidden Springs Pkwy

Hidden Springs Pkwy

Emry Ct

Emerald Oaks Dr

2115 N

Summer Wood Dr

N 700 W

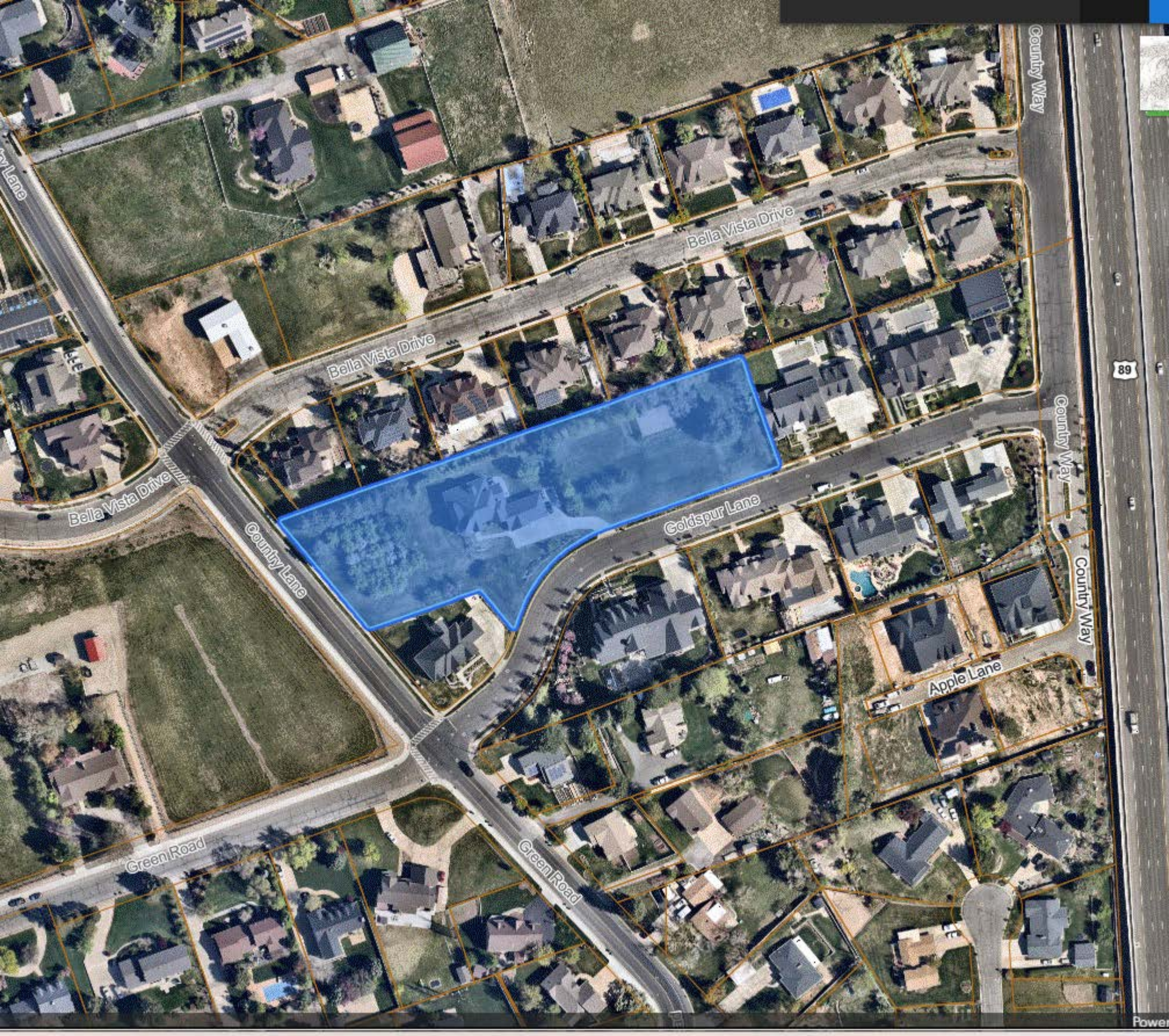
Springwood Dr

Deer Ridge Rd

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S Deer Creek Cir



Apple Lane

Bella Vista Drive

Country Lane

Bella Vista Drive

Bella Vista Drive

Goldspur Lane

Green Road

Green Road

Apple Lane

Country Way

Country Way

Country Way

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