



AGENDA

PLANNING COMMISSION MEETING

March 25, 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 (Scott)
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	February 24, 2026
5. Public Hearing	
5.1	Public Hearing Mar 25 RE: Rezone request on parcels adjacent to 1149 S Mountain Rd and Hidden Springs PKWY
5.2	Public Hearing Mar 25 RE: Title 10- Chapter 10C - WUI (Wildland Urban Interface)
5. Planning Commission Business	
	Business action or discussion items.
5.1	Rezone request on parcels adjacent to 1149 S Mountain Rd and Hidden Springs PKWY
5.2	Title 10- Chapter 10C - WUI (Wildland Urban Interface)
5.3	Lot split at 1167 E Goldspur Sub. Orchards at Country Lane
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 April 28, 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	
I HEREBY CERTIFY that this notice and agenda was posted at Fruit Heights City Hall, on the	

	<p>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. (March 20, 2026)</p> <p style="text-align: right;">Hailee Ballingham</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>	
		Helpful Links
		Fruit Heights City Website: https://www.fruitheights.gov
		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: 3.25.26					
TIME MEETING BEGAN: 7:04			TIME MEETING IS OVER: 8:42		
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				
Minutes from previous meeting: Feb 24.26					
			Justin / Scott		Time: 7:57
			All		
Motino to Adjourn:					
			Justin / Scott		Time: 8:42
VOTING ON					
Rezoning request on Parcels adjacent to 1149 s Maple					
If Needed open public hearing: Table, closed public hearing: Justin / Scott					
Time: 7:50					
Motion By Justin					
Second By Scott					
Time: 7:50					
Voting	Yes	No	Abstain		Absent
Shelley Bodily	___	___	___		<input checked="" type="checkbox"/>
Scott Justensen	<input checked="" type="checkbox"/>	___	___		___
Heidi Murdock	___	___	___		<input checked="" type="checkbox"/>
Justin Wright	<input checked="" type="checkbox"/>	___	___		___
Kevin Paulsen	<input checked="" type="checkbox"/>	___	___		___

VOTING ON
title 10 - Chapter 10C WUI

If Needed open public hearing: / , closed public hearing: **Justin/ Scott #11**
 Time: **8:02**

Motion By **Justin Scott**

Second By **Scott Justin**
 Time:

Voting	Yes	No	Abstain		Absent
Shelley Bodily	---	---	---		X
Scott Justensen	X	---	---		---
Heidi Murdock	---	---	---		X
Justin Wright	X	---	---		---
Kevin Paulsen	X	---	---		---

VOTING ON
Lot split at 1167 E Goldspur sub orchards (Preliminary)

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

Motion By **Justin**

Second By **Scott**
 Time: **9:41**

Voting	Yes	No	Abstain		Absent
Shelley Bodily	---	---	---		X
Scott Justensen	X	---	---		X
Heidi Murdock	---	---	---		X
Justin Wright	X	---	---		---
Kevin Paulsen	X	---	---		---

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 MARCH 25, 20

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

Print Name

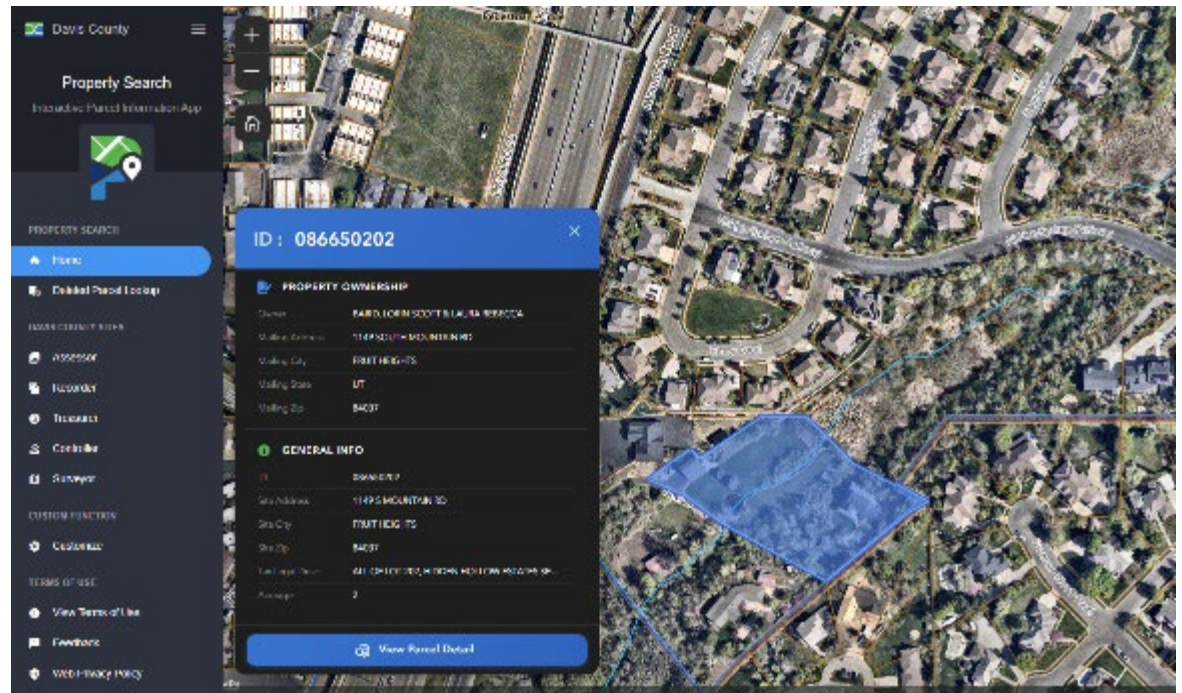
1. PAUL CHASE	2.
3. Robin Moran	4.
5. Dave Moran	6.
7. Robyn Jarkin	8.
9. Whong Fan	10.
11. Busch	12.
13. Bud Jarkin	14.
15. Chris Valdez	16.
17.	18.
19.	20.
21.	22.
23.	24.
25.	26.
27.	28.
29.	30.
31.	32.
33.	34.
35.	36.
37.	38.

Rezoning Request Proposal

PLANNING COMMISSION MEETING – JANUARY 27

Baird Parcel:
086650202

2.0 acres



Parcel:
072460030
1.68 acres

Parcel 2:
072460031
0.8 acres

Total: 2.48
acres

Davis County
Property Search
Including Parcel Information App

PROPERTY SEARCH

- Home
- Delisted Parcel Map
- DAVIS COUNTY SITES
 - Assessor
 - Recorder
 - Treasurer
 - Comptroller
 - Surveyor
- CUSTOM FUNCTION
 - Customize
- TERMS OF USE
 - View Terms of Use
 - Feedback
 - Web Privacy Policy

ID: 072460030

PROPERTY OWNERSHIP

Owner	TRUST LOGGERS HOODS SPRINGS MASTER PLANNING ASSOCIATION INC
Member Name	CO INTERMOUNTAIN ASSOCIATION MSMT
Mailing Address 1	
Mailing Address 2	561 WEST 200 SOUTH
Mailing City	SALT LAKE CITY
Mailing State	UT
Mailing Zip	04101

GENERAL INFO

ID	072460030
Site Address	
Site City	
Site State	
Site Zip	
Acres (Acre)	PARCEL SYSTEM SPACING COMMON AREA, DEVEL.
Acres (Ac)	1.68

View Parcel Detail

Davis County
Property Search
Including Parcel Information App

PROPERTY SEARCH

- Home
- Delisted Parcel Map
- DAVIS COUNTY SITES
 - Assessor
 - Recorder
 - Treasurer
 - Comptroller
 - Surveyor
- CUSTOM FUNCTION
 - Customize
- TERMS OF USE
 - View Terms of Use
 - Feedback
 - Web Privacy Policy

ID: 072460031

PROPERTY OWNERSHIP

Owner	TRUST LOGGERS HOODS SPRINGS MASTER PLANNING ASSOCIATION INC
Member Name	CO INTERMOUNTAIN ASSOCIATION MSMT
Mailing Address 1	
Mailing Address 2	561 WEST 200 SOUTH
Mailing City	SALT LAKE CITY
Mailing State	UT
Mailing Zip	04101

GENERAL INFO

ID	072460031
Site Address	
Site City	
Site State	
Site Zip	
Acres (Acre)	PARCEL SYSTEM SPACING COMMON AREA, DEVEL.
Acres (Ac)	0.8

View Parcel Detail

Background:

Long Standing
Fire Risk

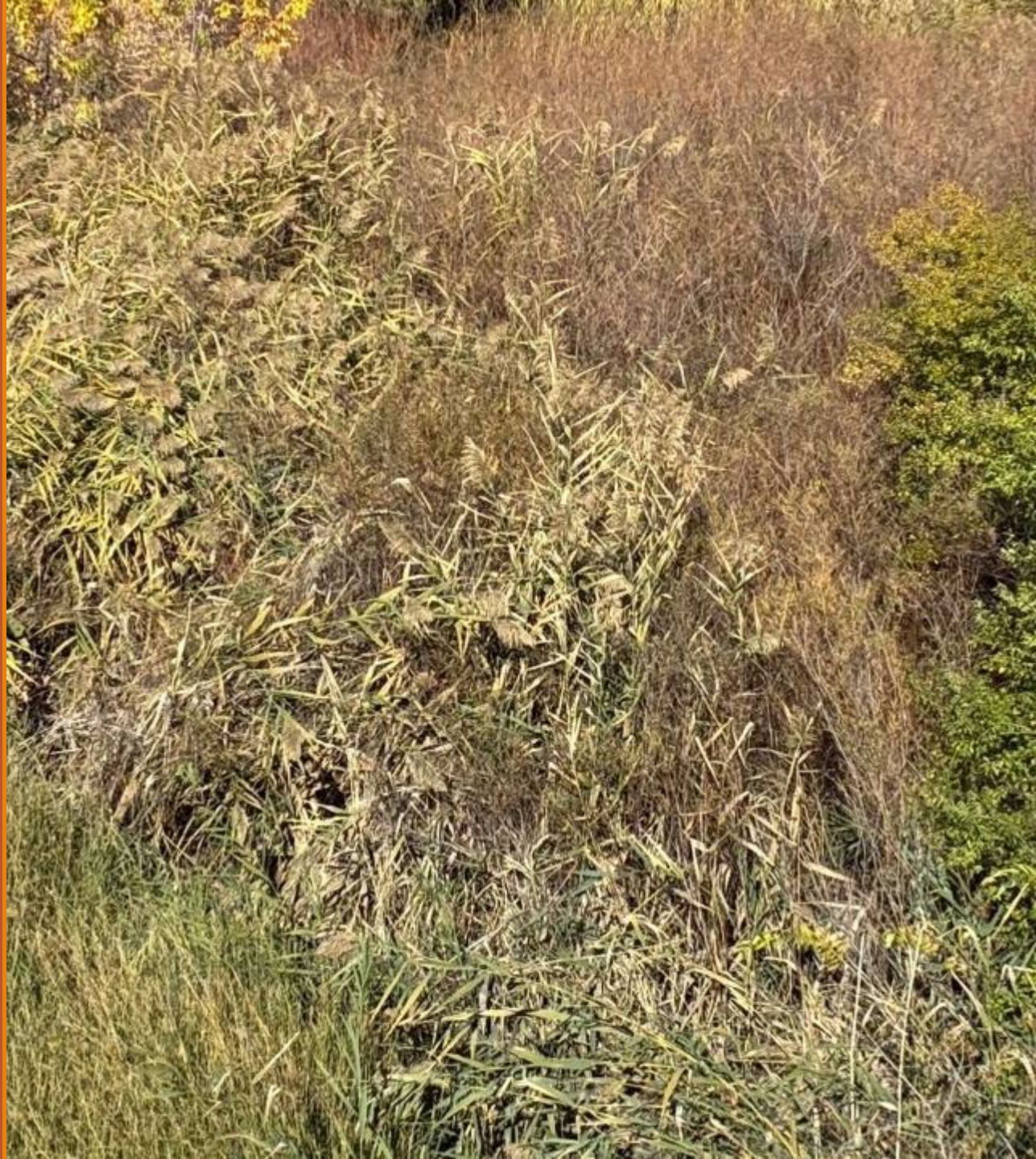
Invasive Species:
Phragmites &
Russian Olive



Background:

Long Standing
Fire Risk

Invasive Species:
Phragmites &
Russian Olive



Background

Utah Forestry Fire & State Lands rates area as 'High Risk'

- Wildfire Hazard Potential (WHP) is an index that quantifies the relative potential for wildfire that may be difficult to control. WHP can be used as a measure to help prioritize where fuel treatments may be needed to reduce the intensity of future wildfires.

Wildfire Hazard Potential	
	Minimal Direct Wildfire Impacts
	Very Low
	Low
	Moderate
	High
	Very High

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 Board is 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 2 HOA parcels to A-1
Agricultural



Align zoning with existing
property use in the hollow



Facilitate 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



Proposal to rezone two parcels, parcel 072460030 (1.68 acres) and parcel 072460031 (0.8 acres), totaling 2.48 acres, from R-1-12 to A-1, Agriculture.

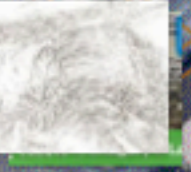
Hidden Springs HOA Parcel 072460031, 0.8 acres, Current zoning R-1-12, proposed rezone to A-1 Agriculture

Hidden Springs HOA Parcel 072460030, 1.68 acres, Current zoning R-1-12, proposed rezone to A-1 Agriculture

Baird Property Parcel 086650202, 2.0 acres, zoned A-1 Agriculture

Cowley Property Parcel 080410084, 2.446 acres, zoned A-1 Agriculture

Search



Request to Planning Commission

- Recommend a rezone of Parcels 072460030 and 072460031 from R-1-12 to A-1 Agricultural.

CHAPTER 10:10C
WILDLAND URBAN INTERFACE

SECTION:

- 10:10C.010: Purpose Of Provisions
- 10:10C.020: Applicability
- 10:10C.030: Wildland Urban Interface Overlay Map
- 10:10C.040: Wildland Urban Interface Development Requirements
- 10:10C.050: Review, Approval Procedure
- 10:10C.060: Disputes, Appeal Procedure
- 10:10C.070: Warning and Disclaimer
- 10:10C.080: Change of Use
- 10:10C.090: Conflicting Regulations
- 10:10C.100: Appendix A: Wildland Urban Overlay Map

10:10C.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.

10:10C.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.

10:10C.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 10-5if 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.

10:10C.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).

10:10C.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.

10:10C.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.

10:10C.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.

10:10C.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.

10:10C.090: CONFLICTING REGULATIONS:

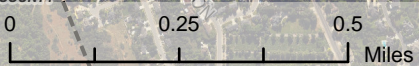
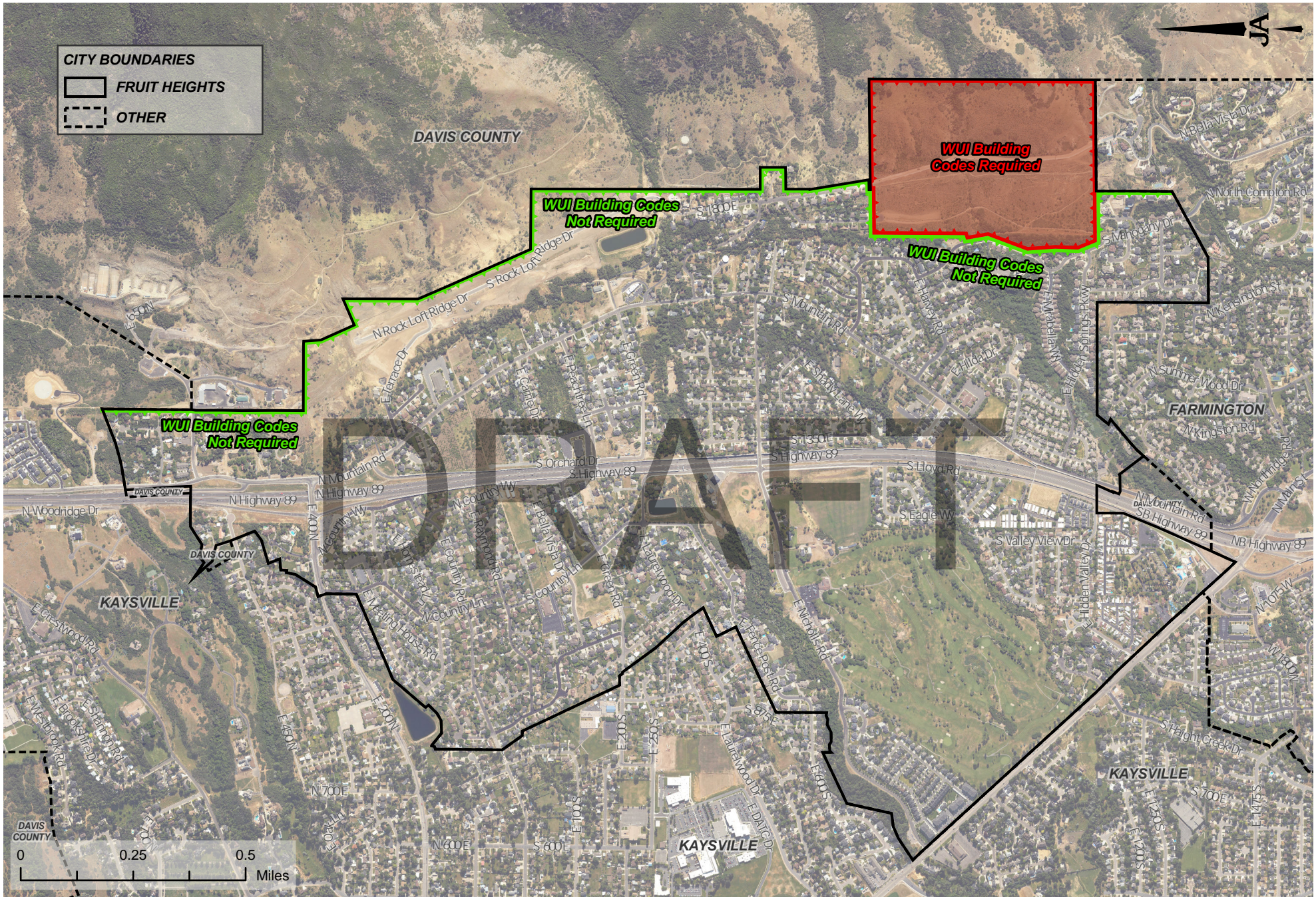
In cases of conflict between the provisions of existing zoning classifications, building code, subdivision regulations, or any other ordinance of the city and the wildland urban interface overlay and codes codified in this chapter, the most restrictive provision shall apply.

10:10C.100: APPENDIX A: WILDLAND URBAN INTERFACE OVERLAY MAP:



CITY BOUNDARIES

- FRUIT HEIGHTS
- OTHER



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CONSULTING ENGINEERS

6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767

SCALE:
1:18,000
DATE:
3/11/2026

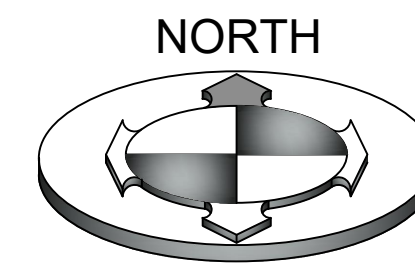
FRUIT HEIGHTS CITY
WILDLAND-URBAN INTERFACE (WUI)
WUI BUILDING CODE AREAS

SHEET:
1
OF 1 SHEETS

PRELIMINARY - ORCHARDS AT COUNTRY LANE-AMENDED

A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 35 AND THE SW 1/4 OF SECTION 36, T4N, R1W, S.L.B.&M. FRUIT HEIGHTS CITY, DAVIS CO., UTAH (AMENDING LOT-102 INTO THREE LOTS)

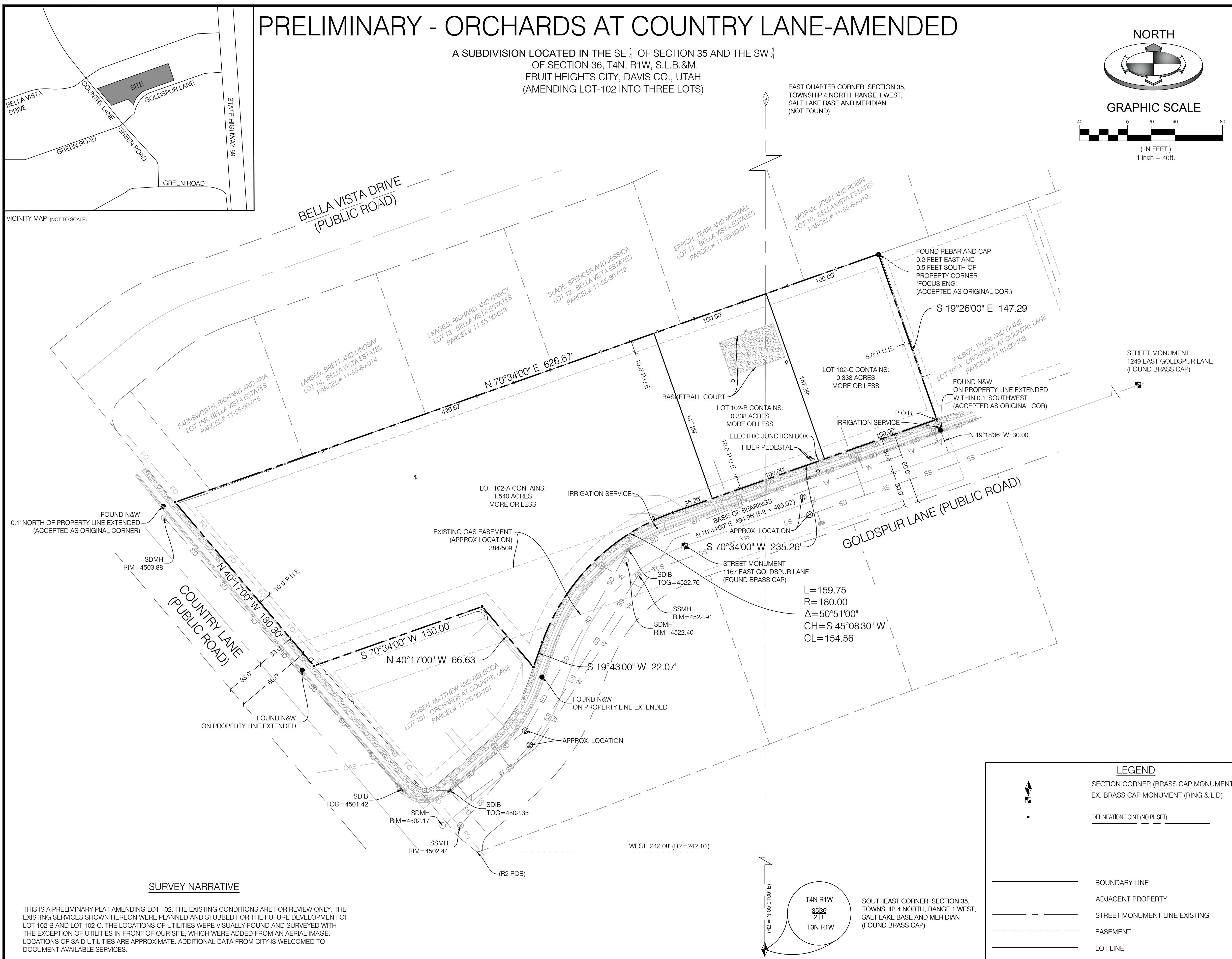
EAST QUARTER CORNER, SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)



GRAPHIC SCALE

(IN FEET)
1 inch = 40ft.

VICINITY MAP (NOT TO SCALE)



SURVEY NARRATIVE

THIS IS A PRELIMINARY PLAT AMENDING LOT 102. THE EXISTING CONDITIONS ARE FOR REVIEW ONLY. THE EXISTING SERVICES SHOWN HEREON WERE PLANNED AND STUBBED FOR THE FUTURE DEVELOPMENT OF LOT 102-B AND LOT 102-C. THE LOCATIONS OF UTILITIES WERE VISUALLY FOUND AND SURVEYED WITH THE EXCEPTION OF UTILITIES IN FRONT OF OUR SITE, WHICH WERE ADDED FROM AN AERIAL IMAGE. LOCATIONS OF SAID UTILITIES ARE APPROXIMATE. ADDITIONAL DATA FROM CITY IS WELCOMED TO DOCUMENT AVAILABLE SERVICES.

SURVEYOR'S CERTIFICATE

I, KEVIN J. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 501183, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



FOR REVIEW ONLY

Kevin J. Peterson
Professional Land Surveyor
Certificate No. 501183

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GOLDSPUR LANE, SAID POINT ALSO BEING AT THE SOUTHEAST CORNER LOT 102, ORCHARDS AT COUNTRY LANE SUBDIVISION, RECORDED FEBRUARY 6, 2015 AS ENTRY NUMBER 2847346, IN BOOK 6199, AT PAGE 1322 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, AND RUNNING

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 70°34'00" WEST 235.26 FEET TO A POINT OF CURVATURE TO A 180 FOOT-RADIUS CURVE TO THE RIGHT 2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 159.75 FEET (CENTRAL ANGLE=50°51'00" CHORD BEARING AND DISTANCE=SOUTH 45°08'30" WEST 154.56 FEET); 3) THENCE SOUTH 19°43'00" WEST 22.07 FEET; THENCE NORTH 40°17'00" WEST 66.63 FEET; THENCE SOUTH 70°34'00" WEST 150.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY LANE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 40°17'00" WEST 180.30 FEET TO THE SOUTH LINE OF BELLA VISTA ESTATES, RECORDED JULY 26, 2004 AS ENTRY NUMBER 2005211, IN BOOK 3588, AT PAGE 1441 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE NORTH 70°34'00" EAST 626.67 FEET TO A FOUND REBAR SET BY FOCUS ENGINEERING AND THE NORTHWEST CORNER OF LOT 103A, ORCHARDS AT COUNTRY LANE SUBDIVISION; THENCE SOUTH 19°26'00" EAST 147.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.216 ACRES.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT PRELIM PLAT - BUTCHER, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO FRUIT HEIGHTS CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FRUIT HEIGHTS CITY.

SIGNED THIS _____ DAY OF _____, 20____.

LIMITED LIABILITY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, _____ OF _____ WHO AFTER BEING ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

RESIDING IN _____

LEGEND

SECTION CORNER (BRASS CAP MONUMENT)
EX. BRASS CAP MONUMENT (RING & LID)

DELINEATION POINT (NO PL SET)

BOUNDARY LINE
ADJACENT PROPERTY
STREET MONUMENT LINE EXISTING
EASEMENT
LOT LINE

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____,
BY THE FRUIT HEIGHTS CITY PLANNING COMMISSION

CHAIRMAN, _____ PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, AD, 20____.

FRUIT HEIGHTS CITY ENGINEER _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, AD, 20____.

FRUIT HEIGHTS CITY ATTORNEY _____

CITY COUNCIL

PRESENTED TO THE FRUIT HEIGHTS CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____
ATTEST _____
CITY RECORDER

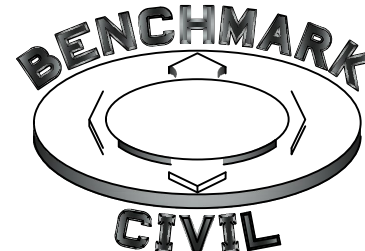
RECORDED

STATE OF UTAH, COUNTY OF DAVIS

RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ COUNTY RECORDER



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com