

MINUTES
PLANNING COMMISSION MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
February 24, 2026

WELCOME: Chairman, Kevin Paulsen called the meeting to order at 7:02pm.

PLEDGE & OPENING CEREMONY: The Pledge of Allegiance was led by Commissioner Shelley Bodily

PLANNING COMMISSION MEMBERS PRESENT: Chairman Kevin Paulsen Commissioners, Shelley Bodily, Heidi Murdock, Scott Justensen and Justin Wright. Council Member Mark Cottrell

CITY STAFF PRESENT: City Manager Darren Frandsen, City Planner Jeff Oyler, Public Works Layne Leonard, and Deputy Recorder Hailee Ballingham.

VISITORS: None

PUBLIC COMMENTS: None

REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS:

Commissioner Shelley Bodily made a motion to approve the January 27, 2026, Planning Commission minutes. Commissioner Scott Justensen seconded the motion. There was no further discussion.

The motion was approved by the Planning Commission at (7:03)

Commission Vote:

- Shelley Bodily — Yes
- Heidi Murdock — Yes
- Scott Justensen — Yes
- Justin Wright — Yes
- Kevin Paulsen — Yes

The motion carried **(5-0)**.

PLANNING COMMISSION BUSINESS:

5.1 Rezone of Property for Hidden Spring and Scott Baird

Rezone Request – R-1-12 to A-1 (Scott Baird): Staff provided an update on a rezone request submitted to rezone two parcels from R-1-12 (Single-Family Residential) to A-1 (Agricultural). The properties are currently owned by the Hidden Springs HOA and contain overgrown vegetation, including weeds and phragmites. The applicant intends to acquire the property and use goats to manage and maintain the

vegetation. Staff noted that a public hearing is required for any zoning change and will be scheduled for the next meeting. Discussion included concerns about property ownership transfer from the HOA, ongoing maintenance responsibilities, coordination with legal counsel, and whether the Army Corps of Engineers would have any jurisdiction. Staff indicated the detention pond and stormwater infrastructure would remain in place and that the proposed vegetation management would not impact water control requirements. Commissioners generally expressed support, noting the proposal would improve current conditions. Final details will be addressed at the upcoming public hearing. On March 25, 2026

5.2 Lot split at 1167 E Goldspur

Subdivision Amendment –Butcher Property (1167 East Gold Spur Lane): Staff provided an update on a proposed amended subdivision for the Butcher property, totaling approximately 2.25 acres, located just east of the Burton property along Gold Spur Lane. Mr. Butcher intends to split the property to create one additional building lot, with the potential for up to three lots in the future. The property currently has water and sewer stubbed to the lots. Discussion included frontage and lot size considerations, potential tax implications for Mr. Butcher, and the ability to complete the subdivision as a single amended plat to save on surveying and administrative costs. Staff noted that, under current statutes, the Planning Commission approves preliminary plats and staff approves final plats; the City Council no longer approves subdivisions. While a public hearing is not required for amended subdivisions, staff will present the plat to the Planning Commission to ensure transparency and proper notification. Commissioners expressed general support. Staff will provide the finalized plat map for Planning Commission review.

5.3 HB48- Wildland Urban Interface Modifications (WUI Code) and map

Wildland-Urban Interface (WUI) Update: Staff provided an update regarding the WUI designation for Fruit Heights. Chief Willis of Farmington Fire reviewed the city's boundaries and confirmed that Fruit Heights currently does not fall within the WUI. Staff noted pending changes at the state level, which may affect the WUI boundary, with a decision expected within nine days. Even for properties that are borderline within the "5" WUI area, the city may draw its line above residential areas to remain compliant.

The ordinance and corresponding map will reference the appropriate WUI code (currently 2024, potentially updated to 2026). The map will be attached to the ordinance, and both will require a public hearing at the next council meeting. Staff indicated that no homeowners in the city would likely be impacted by WUI inspections or fees.

Discussion included the potential impact on developments such as Rock Loft, with staff confirming that the WUI line can be drawn to exclude all homes by aligning with property boundaries, primarily Forest Service land. Staff will work with Jones and Associates to finalize the map and circulate it, along with the ordinance, for review prior to the meeting.

Council confirmed that all three WUI-related items (ordinance, map, and public hearing) are intended to be addressed at the next meeting. Due to scheduling conflicts with Caucus, the council meeting will be moved from March 17 to March 24, and the Planning Commission will be asked to adjust its meeting schedule accordingly.

CALENDAR: March 25,2026 Planning Commission Meeting

ADJOURNMENT:

Commissioner Justin Wright made a motion to Adjourn. Commissioner Heidi Murdock Seconded the motion. The meeting ended at 7:36 p.m.

Date approved by City Planning Commission: **March 25, 2026**

Not approved until signed.

/s/ Hailee Ballingham

Hailee Ballingham, City Deputy Recorder