



AGENDA

PLANNING COMMISSION MEETING

April 28, 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 (Kevin)	
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	March 25, 2026 Planning Commission Minutes	
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	
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 May 12, 2026, Work session with City Council and Planning Commission RE: the General Plan at 6:00pm May 26 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 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. (April 24, 2026)	
	Hailee Ballingham	

		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.fruitheights.gov	
		Fruit Heights City YouTube Channel: https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw	
		Fruit Heights City Facebook Page: https://www.facebook.com/FruitHeightsCityGovernment	



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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