AGENDA
PLANNING COMMISSION MEETING
July 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 (Scott)	
	1.2	Roll Call: (Hailee)	
2. Public Comments			
	The public may address the Planning Commission 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.**		
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	June 30, 2026, Planning Commission Minutes	
5. Public Hearing			
	5.1	Rezone approximately 0.701 acres from R-S-12 (Residential-Suburban) to R-3 (Multi-Family Residential) and approximately 0.255 acres from C-2 (Commercial) to R-3 (Multi-Family Residential). Properties located at 1207 South Main Street	
	5.2	Rezone approximately 0.835 acres from C-2 (Commercial) to R-3 (Multi-Family Residential) Property located at 1112 S Lloyd Road.	
6. Planning Commission Business			
	Business action or discussion items.		
	6.1	Rezone approximately 0.701 acres from R-S-12 (Residential-Suburban) to R-3 (Multi-Family Residential) and approximately 0.255 acres from C-2 (Commercial) to R-3 (Multi-Family Residential). Properties located at 1207 South Main Street	
	6.2	Rezone approximately 0.835 acres from C-2 (Commercial) to R-3 (Multi-Family Residential) Property located at 1112 S Lloyd Road.	
	6.3	Preliminary Plat approval for the Oakmont Acres First Amended (1599 N Oakmont Ln)	
	6.4	Reviewing MIH strategies	
	6.5	General Plan discussion	
7. Tabled Items			
	Business item that was set aside that could have action or discussion now or considered at another time.		
8. Commissioner and Staff Reports			
	Report on meetings, events attended or City Projects.		
9. Calendar			
	Upcoming meetings or events August 25, 2026, Planning Commission Meeting		

Fruit Heights Planning Commission
Chairman: Kevin Paulsen
Shelly Bodily, Scott Justensen, Heidi Murdock, Justin Wright

Mark Cottrell: City Council Representative
City Manager Darren Frandsen
City Planner: Jeff Oyler

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. (July 23, 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/UCaIqHYd0U5RCpaDo8rquABw	
		Fruit Heights City Facebook Page: https://www.facebook.com/FruitHeightsCityGovernment	

FRUIT HEIGHTS TOWNHOMES

20 UNIT TOWNHOME DEVELOPMENT

MODERN DESIGN. FUNCTIONAL LIVING. | BUILT FOR COMMUNITY.





BLOX
DEVELOPMENT, LLC

BUILDING UTAH.
DEVELOPING COMMUNITIES.

PROJECT FEATURES

- 20 Modern Townhomes
- 3 Stories with 2-Car Garages
- Two Access Points for Convenience
- Private Driveways
- Contemporary Architecture
- Efficient Land Use
- Landscaped Green Spaces
- Sidewalks & Guest Parking

SITE STATISTICS

Total Parcel Area:	36,215 sq.ft.
Total Lots (Townhomes):	20
Total Driveway/Street Area:	9,054 sq.ft.
Total Green Open Space:	9,672 sq.ft.
Green Space Percentage:	25%



Total parcel area: 36,215 sq.ft
25% of total: 9,054 sq.ft.
Total green open space: 9,672 sq.ft.





FRUIT HEIGHTS CITY

FINAL STAFF REPORT

July 23, 2026

APPLICANT: Rick Scadden, Fruit Heights Townhomes, Blox Development LLC,

LOCATION: 1112 South Lloyd Road

REQUEST: Rezone Request, rezone .84 acres from C-2 to R-3

PROJECT INFORMATION: The applicant is asking to rezone .84 acres from C-2 to R-3 for the purpose of building a 20 unit townhome project. If the city grants the maximum density which is 25 units per acre then the property could hold 21 units. The units are 3 story with a 2 car garage for each unit. It is my understanding that these units will be sold to individual buyers. The current proposal would require 31 parking spaces which is met by the garages alone. It appears there is some additional guest parking available in front of the garages. The developer can further discuss that. The 25% landscape requirement will be met. Street access off both Lloyd Road and Hidden Valley Drive is a plus. There is an existing home on the property to be removed. The eastern 1/3 of the property will need to be annexed into the city as it lies in unincorporated davis county. All utilities are available to the property. Storm water detention will be addressed at a later time through a proper design.

If the project receives rezone approval by the City Council a site plan approval by the Planning Commission will come after. Full details of the project will be provided at that time. It's not likely that this project meets the price point set by state of Utah affordable housing criteria, however it would show an effort by the city to create higher density, more affordable housing types than traditional single family dwellings. The city should also value the for sale product that allows new home ownership as opposed to rental units.

STAFF RECOMMENDATION: Staff recommends granting the rezone request.

Reeve & Associates, Inc. - Solutions You Can Build On



20 0 20 40 60'

Scale: 1" = 20'

Ivie Property

Fruit Heights/Kaysville, Davis County, Utah

Design Specs.

Total Area.....0.95 ac.
Density 0.95 @ 25/ac. = 23.75 units
Total Units.....24 Units
Total Open space.....10,832 s.f. (26% of Total Area)
Proposed Parking stalls.....34 Stalls (2 A.D.A.)

Revised: 7/23/26

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
3-30-2026	Plan Revision
3-31-2026	Parking Stalls
7-23-2026	Layout Updated

Ivie Property
PART OF THE NE 1/4 OF SECTION 11 T.3N., R.1W., S.L.B & M., U.S. SURVEY
FRUIT HEIGHTS/KAYSVILLE, DAVIS COUNTY, UTAH

Multi-Family Concept Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 03-31-2026
Name: FRUIT HEIGHTS MULTI-FAM. CONCEPT
Number: 7729-02

Sheet 1 of 1 Sheets


BASIN VIEW











FRUIT HEIGHTS CITY

FINAL STAFF REPORT

July 23, 2026

APPLICANT: Ryan Ivie, Multi-family project.

LOCATION: 1207 South Main Street

REQUEST: Rezone Request, rezone .95 acres from RS -12 and C-2 to R-3

PROJECT INFORMATION: The applicant is asking to rezone .95 acres from RS -12 and C-2 to R-3 for the purpose of building a 24 unit multi family apartment. If the city grants the maximum density which is 25 units per acre then the property could hold 24 units. The proposed building is 3 stories. It is my understanding that these units will be retained by the owner and rented. There are 34 outdoor parking stalls, they will need to have 37 to meet the parking requirement. The 25% landscape requirement will be met. Street access will be from Main Street. There is an existing home on the property to be removed. All utilities are available to the property.

If the project receives rezone approval by the City Council a site plan approval by the Planning Commission will come after. Full details of the project will be provided at that time. Depending on the price point of the rentals, the project may or may not meet State of Utah affordable housing criteria, however it would show an effort by the city to create higher density projects.

STAFF RECOMMENDATION: Staff recommends granting the rezone request.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4297.80'

LEGEND

- SECTION CORNER
- EXIST MONUMENT
- PRO MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXIST WATER METER
- PRO WATER METER
- EXIST WATER MANHOLE
- PRO WATER MANHOLE
- EXIST WATER VALVE
- PRO WATER VALVE
- EXIST FIRE HYDRANT
- PRO FIRE HYDRANT
- EXIST SECONDARY WATER VALVE
- PRO SECONDARY WATER VALVE
- EXIST IRRIGATION VALVE
- PRO IRRIGATION VALVE
- EXIST SANITARY SEWER MANHOLE
- PRO SANITARY SEWER MANHOLE
- EXIST STORM DRAIN CLEAN OUT
- PRO STORM DRAIN CLEAN OUT
- EXIST STORM DRAIN CATCH BASIN
- PRO STORM DRAIN CATCH BASIN
- EXIST STORM DRAIN COMBO BOX
- PRO STORM DRAIN COMBO BOX
- EXIST STORM DRAIN CULVERT
- PRO STORM DRAIN CULVERT
- EXIST SIGN
- PRO SIGN
- EXIST UTILITY MANHOLE
- EXIST UTILITY POLE
- EXIST GAS VALVE
- EXIST TREE
- EXIST SHRUB
- DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- ONE AE: 1% ANNUAL CHANCE FLOOD (100-YEAR), ELEVATIONS DETERMINED BY STUDY
- FLOODWAY AREA IN ZONE AE: MUST BE KEPT FREE OF ENCROACHMENT TO CONVEY FLOOD
- ZONE X: 0.2% ANNUAL CHANCE OF FLOOD (500-YEAR) OF 1% ANNUAL FLOOD WITH LESS THAN 1' DEPTH.
- FLOOD ELEVATION STEPS FROM FEMA F.I.S.
- EXIST BUILDING
- PRO BUILDING
- BUILDABLE AREA WITHIN SETBACKS
- PUBLIC DRAINAGE EASEMENT
- EXISTING 30" CURB AND GUTTER
- PROPOSED 30" CURB AND GUTTER
- EXIST FLOW LINE
- PRO FLOW LINE
- EXIST FENCE
- PRO FENCE
- EXIST EDGE OF ASPHALT
- PRO EDGE OF ASPHALT
- EXIST SANITARY SEWER
- PRO SANITARY SEWER LINE
- EXIST STORM DRAIN LINE
- PRO STORM DRAIN LINE
- EXIST LAND DRAIN LINE
- PRO LAND DRAIN LINE
- EXIST WATER LINE
- PRO WATER LINE
- EXIST SECONDARY WATER LINE
- PRO SECONDARY WATER LINE
- EXIST IRRIGATION LINE
- PRO IRRIGATION LINE

NOTE:

CONTRACTOR TO FIELD LOCATE EXIST SEWER SERVICE TO LOT 1 AND CONTACT ENGINEER FOR REDESIGN IF FOUND TO BE IN CONFLICT WITH DESIGN

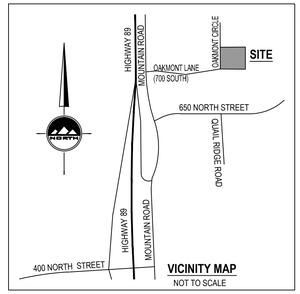
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

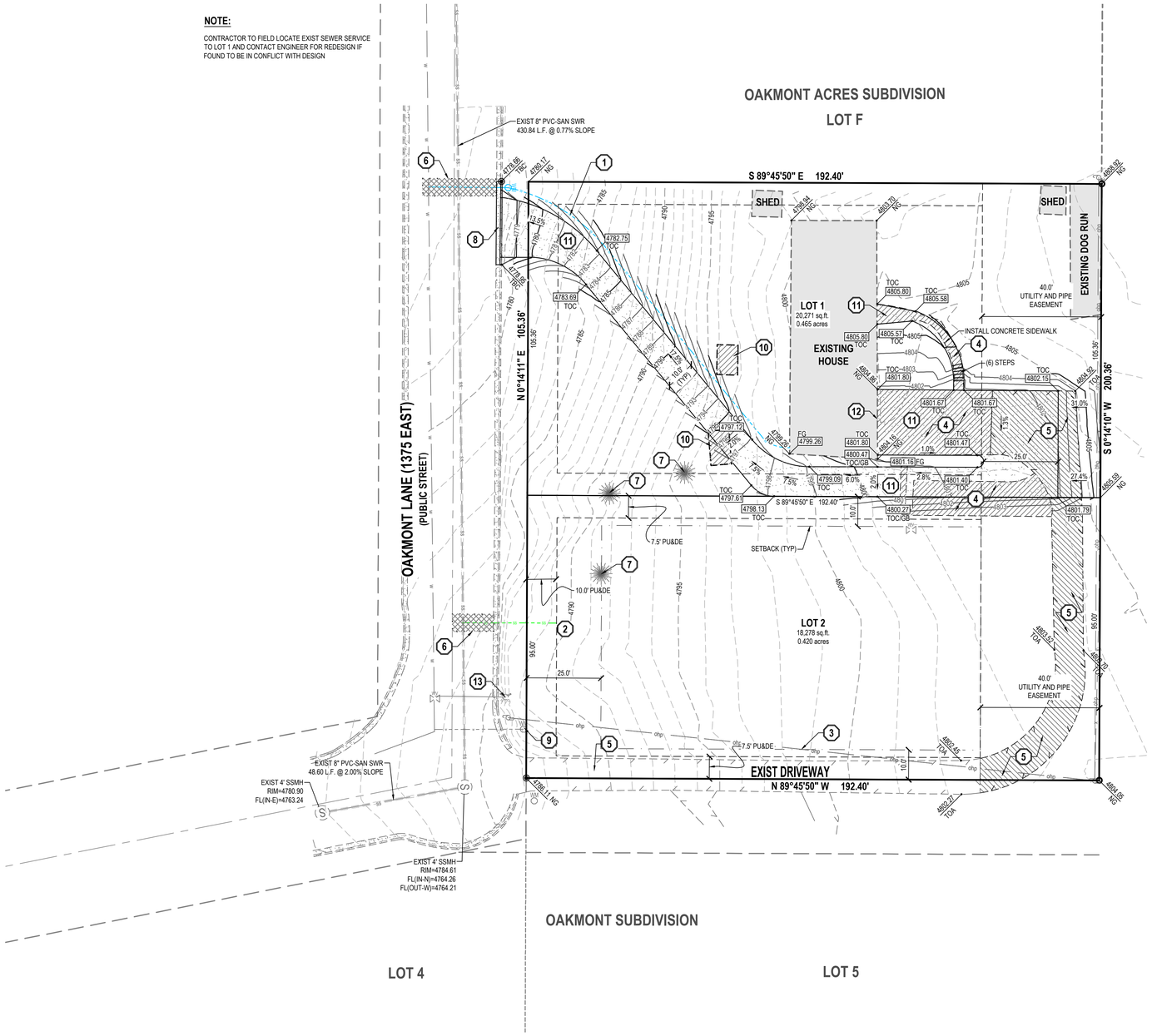
1. INSTALL 1" POLY DR9 CTS CULINARY WATER SERVICE LATERAL WITH METER PER FRUIT HEIGHTS STANDARDS AND SPECIFICATIONS
2. INSTALL 4" PVC SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE
3. EXIST OVERHEAD POWER LINE
4. REMOVE AND PROPERLY DISPOSE OF EXIST CONCRETE
5. REMOVE AND PROPERLY DISPOSE OF EXIST ASPHALT
6. SAWCUT AND REMOVE ASPHALT FOR UTILITY CONNECTION PER FRUIT HEIGHTS CITY STANDARD. REPLACE ASPHALT AND MATCH EXISTING.
7. LARGE CONIFER TREE TO REMAIN
8. SAWCUT AND REMOVE EXIST CURB, AND INSTALL DRIVE APPROACH PER FRUIT HEIGHTS DETAIL R3
9. REMOVE EXISTING WATERLINE LATERAL AFTER METER FROM LOT 1. REUSE METER FOR SERVICE TO LOT 2
10. REMOVE AND PROPERLY DISPOSE OF EXISTING SHED
11. INSTALL CONCRETE. 4" CONCRETE OVER 4" UNTREATED BASE COURSE COMPACTED
12. EXIST CARPORT TO BE EXCAVATED AND FOOTINGS LOWERED FOR CONVERSION TO GARAGE
13. EXIST FIRE HYDRANT

RESIDENTIAL-SUBURBAN ZONE R-S-12

1. 25.0' FRONT YARD MINIMUM SETBACK
2. 10.0' SIDE YARD MINIMUM SETBACK
3. 25.0' REAR YARD MINIMUM SETBACK



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
10. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
11. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
12. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
13. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
14. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
15. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
16. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
17. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
18. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
19. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JOE CHRISTENSEN
77 NORTH 2050 EAST
LAYTON, UT 84040

CONTACT:
JOE CHRISTENSEN
PHONE: 801-628-9094

OAKMONT ACRES-FIRST AMENDED

1599 NORTH OAKMONT LN
FRUIT HEIGHTS, UTAH

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 12129848-2202
9-11-25
KEVIN WILLIAM SIMMONS

OVERAL SITE, GRADING AND UTILITY PLAN

PROJECT NUMBER	PRINT DATE
13300	9/11/25
PROJECT MANAGER	DESIGNED BY
T.WILLIAMS	K.SIMMONS

1 OF 1

FRUIT HEIGHTS CITY
STAFF REPORT

March 26, 2025

APPLICANT: Joe Christensen, Oakmont Acres Subdivision

LOCATION: 740 East Oakmont Circle

REQUEST: Preliminary Plat approval

PROJECT INFORMATION: The applicant is requesting plat approval for a 2 lot subdivision. The property is zoned RS-12. There is an existing home on lot 1 which will stay. A new home will be built on lot 2. The lots meet the minimum requirements for the zone. All utilities are available in Oakmont Circle. There is a 40' easement for Davis Aqueduct along the eastern edge of the property. No structures can be placed in that easement.

RECOMMENDATION: Staff recommends granting preliminary plat approval for the Oakmont Acres Subdivision subject to the following:

1- Pay plat fees at the city office, the fees are $650 (This includes preliminary and final).
2- Have the subdivision laid out on a plat. Only show the lots, streets, etc.. on the plat, you don't need to show all the utility info.
3- Show existing sewer line for lot 1. If it crosses lot 2 it needs to be in an easement and will it impact the construction of a new home?
4- Show power and gas routing for both lots. These must be in an easement.
5- I want to see a note on the utility drawing describing the intention of the existing driveway on the south side of lot 2. Will it be eliminated? Does the neighbor who uses it know this? If the driveway is going to stay we need to have a standard drive approach built off Oakmont. There is room for Kim Weir (neighbor to the south using Joe's property) to build another driveway for himself using city owned property. We just need some clarification.
6- On the plat show the city ROW along the south side of lot 2.
7- The City will need to give lot 2 a new address.

Strategy A – Rezone for densities necessary to facilitate the production of moderate-income housing.

The Commission discussed the City's adoption of the R-1-6 zoning district and noted that approving future R-1-6 or R-3 developments would demonstrate continued progress toward implementing this strategy. Staff noted that while a previous higher-density project did not move forward, the project failed due to private development factors rather than City action. (YES)

Commission Member Comments,

Strategy E – Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

The Commission discussed the City's existing ADU ordinance and the upcoming requirement to adopt regulations for detached ADUs. Members also discussed encouraging property owners with existing unlicensed ADUs to obtain permits through education and public outreach. Staff reported that the City currently has approximately five approved ADUs. (YES)

Commission Member Comments,

Strategy F – Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

The Commission agreed this remains one of the most practical strategies for Fruit Heights. Members discussed updating the General Plan to identify potential infill locations where higher-density residential development could be considered without committing to future rezoning. (YES)

Commission Member Comments,

Strategy J – Implement zoning incentives for moderate income units in new developments.

The Commission discussed this strategy that officers' development incentives but concerns that incentives would have little impact due to the high cost of land and limited development opportunities within the city.

Commission Member Comments,

Strategy L – Reduce, waive, or eliminate impact fees related to moderate income housing
The Commission discussed whether reducing impact fees would encourage moderate income housing but concluded that the financial benefit would likely be minimal while reducing revenue needed to maintain City services and infrastructure.

Commission Member Comments,

Strategy B –Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.
The Commission discussed whether roadway and infrastructure improvements could demonstrate progress toward supporting future housing opportunities. While members recognized that infrastructure investments improve the community, they questioned whether they would satisfy the State's intent for this strategy. (YES)

Commission Member Comments,

Strategy C – Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.
The Commission discussed whether vacant or underutilized properties, including the former rock shop and the East Oaks property, could qualify under this strategy if they were redeveloped into housing. Members agreed this strategy may be worth further consideration. (YES)

Commission Member Comments,

Strategy D – Identify and utilize general fund subsidies or other sources of revenue to waive. construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing.
The Commission discussed the possibility of using grants or other funding sources to offset development costs but expressed concern that the City's limited financial resources would make this strategy difficult to implement.

Commission Member Comments,

Strategy G – Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors:

The Commission determined this strategy is likely not applicable to Fruit Heights because the City is not located along a major transit investment corridor.

Commission Member Comments,

Strategy H – Amend land use regulations to eliminate or reduce parking requirements for residential.
development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities:

The Commission discussed reducing parking requirements for developments near major transit or senior housing but concluded that this strategy is not practical for Fruit Heights due to the City's development patterns and reliance on personal vehicles.

Commission Member Comments,

Strategy I – Amend land use regulations to allow for single room occupancy developments:

The Commission discussed whether this strategy could apply to future senior housing or room rental opportunities. Members noted that current City regulations do not allow single-room occupancy developments but agreed the concept may be worth exploring further as housing needs continue to evolve. (Maybe)

Commission Member Comments,

Strategy K – preserve existing and new moderate-income housing and subsidized units by utilizing a
landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-21-301, establishing a housing loss mitigation fund.

The Commission discussed deed restrictions and landlord incentive programs but expressed concern about the long-term commitments and complexities associated with restricting future property sales and rental rates.

Commission Member Comments,

Strategy M – Demonstrate creation of, or participation in, a community land trust program for moderate income housing

The Commission discussed the concept of establishing a community land trust but agreed it would require willing land donations and was not a practical option for Fruit Heights at this time. (if this happen in the city)

Commission Member Comments,

Strategy N – Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.

The Commission reviewed programs that provide mortgage assistance for municipal employees or other public service workers. Members noted that while beneficial in some communities, the financial commitment would likely be beyond the City's capabilities.

Commission Member Comments,

Strategy O – Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within the Utah Housing Corporation's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement *under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing*

The Commission discussed partnering with neighboring communities or organizations that administer affordable housing programs. Members also discussed the possibility of supporting

existing housing within Fruit Heights but agreed additional information would be needed before considering this strategy further.(Maybe)

Commission Member Comments,

Strategy P – Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency (CRA), redevelopment agency (RDA), or community development and renewal agency (CDRA) to create or subsidize moderate income housing.
The Commission discussed Community Reinvestment Agency programs and noted they are generally used for commercial redevelopment projects. Members agreed the process is complex and may not be practical for the city.

Commission Member Comments,

Strategy Q – Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-21-101
The Commission discussed whether waiving impact fees for detached Accessory Dwelling Units (ADUs) could encourage additional housing opportunities but noted that any incentive would ultimately be funded by taxpayers.

Commission Member Comments,

Strategy R – Create a program to transfer development rights for moderate income housing
The Commission determined that allowing development rights to be transferred between properties would be difficult to administer and is not well suited for a nearly built-out community.

Commission Member Comments,

Strategy S – Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing

The Commission discussed partnering with other municipalities to acquire property for moderate income housing but questioned whether the City should participate in housing development projects outside of Fruit Heights.

Commission Member Comments,

Strategy T – Develop a moderate-income housing project for residents who are disabled or 55 years old or older

The Commission discussed the possibility of senior housing projects but recognized that the City is not a housing developer and has limited land available for projects of that size.

Commission Member Comments,

Strategy U – Develop and adopt a station area plan in accordance with Section 10-21-203

The Commission determined this strategy is not applicable because Fruit Heights does not have a transit station.

Commission Member Comments,

Strategy V – Create or allow for, and reduce regulations related to, multifamily residential dwellings
compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

The Commission discussed this strategy as being similar to the City's existing R-3 zoning and agreed that future higher-density projects could demonstrate progress toward this objective.(Maybe)

Commission Member Comments,

Strategy X - Create a housing and transit reinvestment zone in accordance with Title 63N, Chapter 3,
Part 6, Housing and Transit Reinvestment Zone Act
We don't have the type of transit zone this refers to, or a plausible reinvestment zone. This would also fall under an even lower definition of "affordable" — 60% of AMI, even harder to achieve

Commission Member Comments,

Strategy W – demonstrate implementation of any other program or strategy to address the housing
needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing
The Commission discussed requiring a percentage of new residential developments to be designated as moderate-income housing but expressed concern about the financial impact on developers and the City.

Commission Member Comments,

Strategy Y – create a home ownership promotion zone in accordance with Part 5, Home Ownership Promotion Zone for Municipalities
The Commission reviewed the State's Home Ownership Promotion Zone program and agreed it is a complex process that would require additional research before consideration.

Commission Member Comments,

Strategy Z – Create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First

Home Investment Zone Act.
The Commission determined this strategy is not practical for Fruit Heights due to the significant land and density requirements.

Commission Member Comments,

Strategy AA – Approve a project that receives funding from, or qualifies to receive funding from, the
Utah Homes Investment Program created in Title 51, Chapter 12, Utah Homes Investment Program
The Commission noted this strategy applies only to first- and second-class cities and is therefore not applicable to Fruit Heights.

Commission Member Comments,

Strategy BB – Adopt or approve a qualifying affordable home ownership density bonus for single-family residential units, as described in Section 10-21-401
The Commission discussed the challenges of administering a density bonus program for affordable single-family homes and expressed concern about the City's ability to manage such a program.

Commission Member Comments,

Strategy CC – Adopt or approve a qualifying affordable home ownership density bonus for multi-family residential units, as described in Section 10-21-402
The Commission reviewed the requirements for deed-restricted affordable multifamily housing and agreed that the administrative responsibilities and program requirements would make this strategy difficult for the city to implement.

Commission Member Comments,