



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	

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/UCalqHYd0U5RCpaDo8rquABw	
		Fruit Heights City Facebook Page: https://www.facebook.com/FruitHeightsCityGovernment	

Planning Commission Meeting

DATE: 7.28.20					
TIME MEETING BEGAN: 7:01			TIME MEETING IS OVER: 9:55		
PLANNING COMMISSION MEMBERS PRESENT:					
☒	Commissioner Shelley Bodily				
☒	Commissioner Scott Justensen				
☒	Commissioner Heidi Murdock				
☒	Commissioner Justin Wright				
☒	Chairman Kevin Paulsen				
☒	Council Member Mark Cottrell				
STAFF PRESENT:					
☒	Darren Frandsen, City Manager				
☒	Layne Leonard, Public Works Director				
☒	Hailee Ballingham, Deputy Recorder				
☒	Jeff Oyler, City Planner				
	Zac Burk, City Engineer				
	Brad Christopherson, City Attorney				
Minutes from previous meeting: June 30, 2020					
Time: 7:07					
With Justin / Scott					
Motino to Adjourn:					Time: 9:55
Heidi / Scott					
VOTING ON					
Rezone 1207 1207 s Main Street					
If Needed open public hearing: Heidi / Justin closed public hearing: Heidi / Justin					
Time: 7:22 8:02					
Motion By Justin					
Second By Heidi					
Time: 9:15					
Voting	Yes	No	Abstain		Absent
Shelley Bodily					
Scott Justensen	☒				
Heidi Murdock	☒				
Justin Wright	☒				
Kevin Paulsen	☒				

VOTING ON

Rezone 1112 Lloyd Road

If Needed open public hearing:

/ 8:33

, closed public hearing:

Heidi / Justin 9:02

Time:

Motion By Scott

Second By Justin 9:12

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

VOTING ON

Preliminary plat 1599 oakmont Ln with re

If Needed open public hearing:

/

, closed public hearing:

/

Time:

Motion By Heidi

Second By Scott 9:34

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

VOTING ON

MIH Strategies

table

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	—	—	—		—

VOTING ON

General Plan discussion. Do trials with the GP

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

Time:

Motion By Heidi

Second By Justin

Time: 9:54

Voting	Yes	No	Abstain		Absent
Shelley Bodily	_____	_____	_____		_____
Scott Justensen	<u>X</u>	_____	_____		_____
Heidi Murdock	<u>X</u>	_____	_____		_____
Justin Wright	<u>X</u>	_____	_____		_____
Kevin Paulsen	<u>X</u>	_____	_____		_____
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	_____	_____	_____		_____

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

Planning
Commission

Fruit Heights City Meeting

Date July 28, 2020

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

Print Name

1. MATT BENNETZEN	2. Frank [Signature]
3. Todd STEVENSON	4. Christie Eskelsen
5. RYAN VIE	6. Durke Kilburn
7. Jennifer Barkdull	8. Vicki Benincosa
9. Kevin Barkdull	10. Rob Benincosa
11. MIKE BURNIETI	12. [Signature]
13. Brad Roberts	14. Rick [Signature]
15. Daelmi Eggum	16. Todd [Signature]
17. Mark Eggum	18. Mark Taylor
19. Laurene Starkey	20. Julie Taylor
21. Doug & Kathie Wheelwright	22. KEVIN REE
23. Kirk & Patrick Lewnsrup	24. Lisa Cook
25. Hollie Stelter	26. Dale Kunkel
27. KEITH LLOYD	28. Cindy Roybal
29. JILL GOLD	30. Chris Roybal
31. Fred Cook	32. Heather Hirst
33. Sam Paget	34. Melyn Liffert
35. Greg Sander	36. Angee Gardiner
37. Mary Monsen	38. Stacy Lee
Steve Johnston	Haider Lee
	Amanda Lee

Terry Harrrs

Anne Quintus-Bosz

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

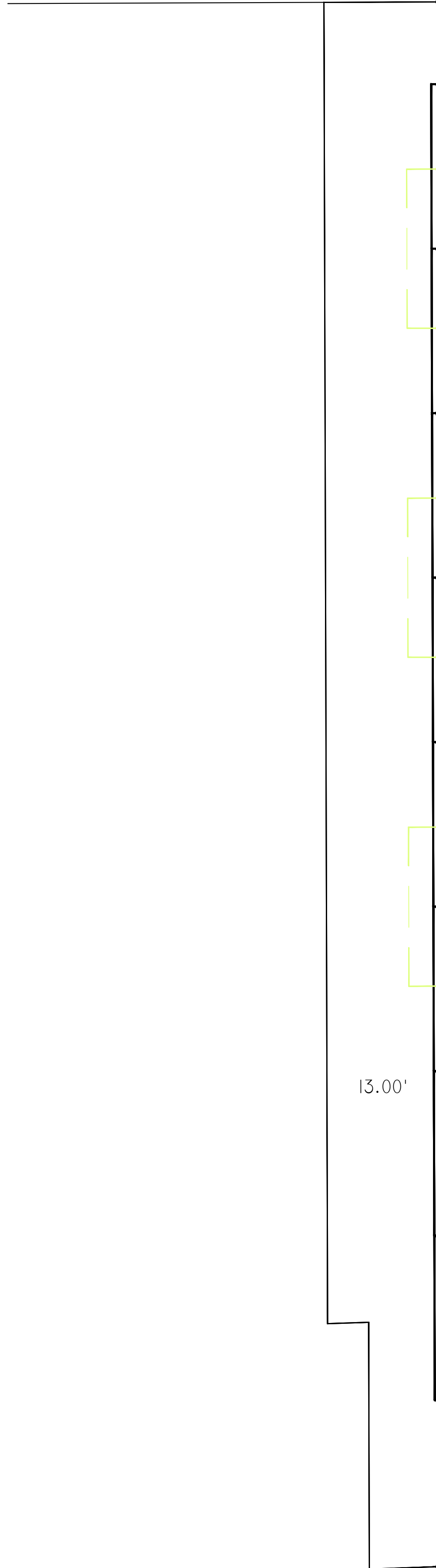
SITE STATISTICS

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,

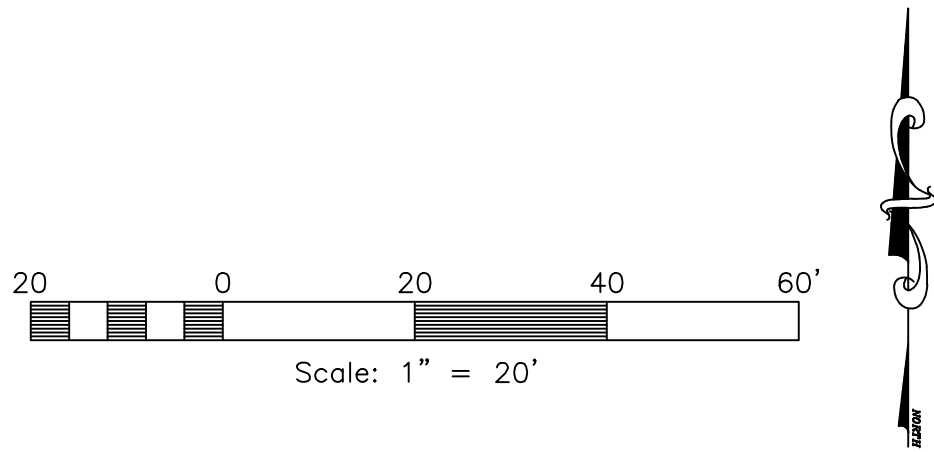
LOCATION: 1112 South Lloyd Road

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.



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.)

Ivie Property

Fruit Heights/Kaysville, Davis County, Utah

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

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.LB & 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
1	Sheets

Revised: 7/23/26













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

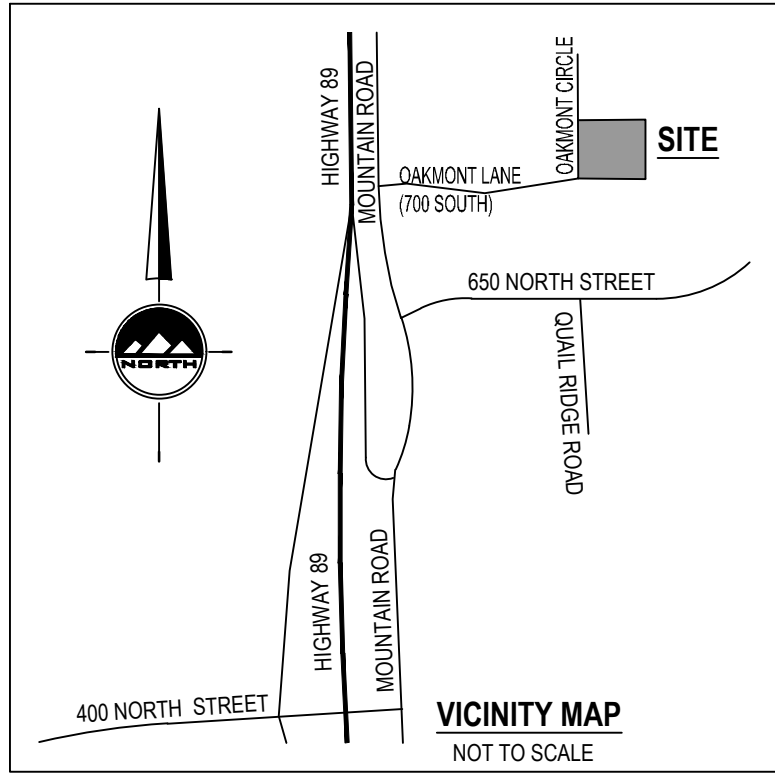
PRO IRRIGATION LINE

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

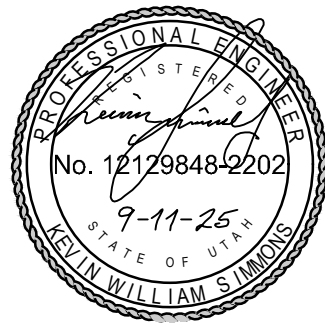


GENERAL NOTES

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.

OAKMONT ACRES-FIRST AMENDED

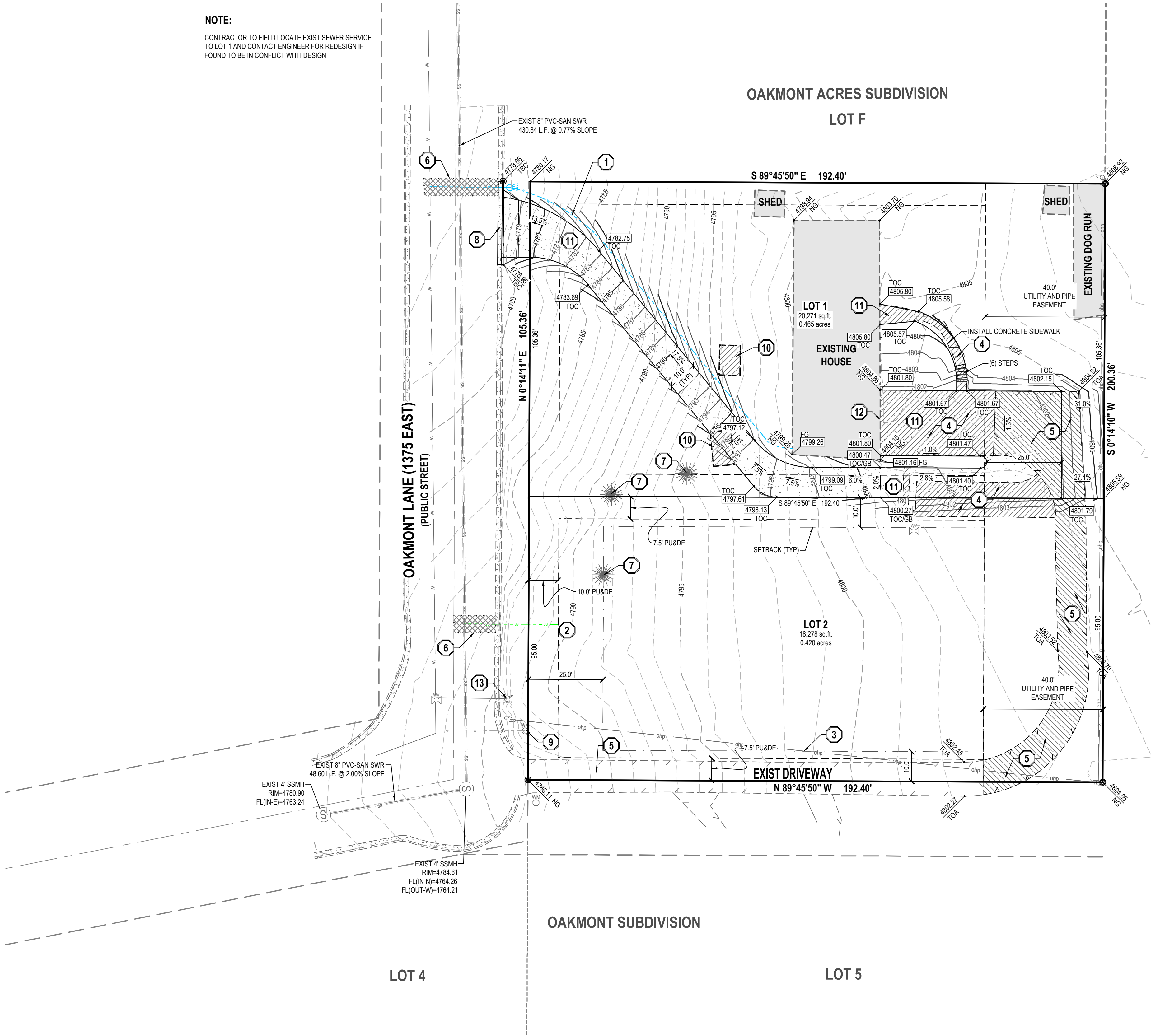
1599 NORTH OAKMONT LN
FRUIT HEIGHTS, UTAH



OVERALL SITE, GRADING
AND UTILITY PLAN

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