AGENDA
PLANNING COMMISSION MEETING
August 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 (Justin)	
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	July 28, 2026, Planning Commission Minutes	
5. Planning Commission Business		
	Business action or discussion items.	
6.1	Swearing in Callen Bagley as new Planning Commission member	
6.2	Reviewing MIH strategies	
6.3	R-3 Zone discussion	
6.4	EADU discussion	
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 September 22, 2026, Planning Commission Meeting	
9. 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.	
10. 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	

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

	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. (August 21, 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	

CHAPTER 8

RESIDENTIAL ZONES

ARTICLE E. MULTI-FAMILY RESIDENTIAL ZONE R-3

SECTION:

10-8E-1: Purpose
10-8E-2: Permitted Uses
10-8E-3: Conditional Uses
10-8E-4: Area And Frontage Regulations
10-8E-5: Yard Regulations
10-8E-6: Height Regulations
10-8E-7: Parking, Loading And Access
10-8E-8: Signs
10-8E-9: Site Plan Approval

10-8E-1: **PURPOSE:** The purpose of this zone is to provide for the development of higher density residential and service facilities. The areas to be considered for this type of zoning are depicted on the higher density map of the general plan. This zone designation can also be used in conjunction with a PRUD. (Ord. 2005-03, 2-15-2005)

10-8E-2: **PERMITTED USES:**

Duplexes.

Multi-family dwellings.

Single-family dwellings.

Two-family dwellings. (Ord. 2005-03, 2-15-2005)

10-8E-3: CONDITIONAL USES:

Home occupations.

Public and quasi-public uses.

Residential facilities for the disabled. (Ord. 2005-03, 2-15-2005)

10-8E-4: AREA AND FRONTAGE REGULATIONS:

A. Lot Area: Minimum lot area shall be eight thousand (8,000) square feet for individual units. The following areas are depicted on the higher density map of the general plan:

Area A: Up to twenty five (25) units per acre.

Area B: Up to ten (10) units per acre.

B. Lot Width: Minimum lot width, as measured at the front setback line, shall be seventy feet (70'). Corner lot width shall be a minimum of ninety feet (90'). (Ord. 2005-03, 2-15-2005)

10-8E-5: YARD REGULATIONS:

A. Front Yard: Minimum front yard setback for all buildings shall be twenty feet (20'). The minimum distance between facing structures on the same lot shall be fifty feet (50').

B. Side Yard: Minimum side yard for all main buildings shall be eight feet (8').

C. Side Yard, Corner Lots: Minimum side yard for all buildings on corner lots shall be twenty feet (20') on the side adjacent to a street.

D. Rear Yard: Minimum rear yard setback for all main buildings shall be fifteen feet (15').

E. Additional Setbacks: Additional setbacks may be required where buildings are placed adjacent to existing residential dwellings.

F. Accessory Buildings: All accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building,

including the eaves, may be located closer than one foot (1') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). No accessory building shall be placed on a public utility easement without first obtaining written permission by the city.

G. Landscaping: Twenty five percent (25%) of the total area to be developed shall be maintained in permanent landscaping as approved by the city. (Ord. 2005-03, 2-15-2005)

10-8E-6: **HEIGHT REGULATIONS:** No building shall be erected to a height greater than forty five feet (45'). (Ord. 2005-03, 2-15-2005)

10-8E-7: **PARKING, LOADING AND ACCESS:** See chapter 15 of this title. (Ord. 2005-03, 2-15-2005)

10-8E-8: **SIGNS:** See chapter 16 of this title. (Ord. 2005-03, 2-15-2005)

10-8E-9: **SITE PLAN APPROVAL:** Site plan approval is required as part of a final development plan. In addition to the requirements set out in chapter 13 of this title, the city will consider and weigh the following elements: moderate income housing, handicap accessibility, architecture design, quality of construction, and landscape design. (Ord. 2007-01, 1-2-2007)

Accessory Buildings: All accessory buildings shall be located at least six feet (6') to the rear of any main building. No part of the building, including the eaves, may be located closer than three feet (3') to the side and rear property lines. On corner lots, the minimum side yard setback adjacent to the street shall be twenty feet (20'). Accessory buildings shall have a maximum height of eighteen feet (18') to the midpoint between the peak of the roof and the eave. Structures over eighteen feet (18') in height at the midpoint shall have an additional three feet (3') setback from all property lines for every additional one foot (1') in height. The maximum height of an accessory building shall be thirty five feet (35') at the peak of the roofline. The height shall be considered to be the vertical distance measured from the finished grade at the front or main entrance of the building to the highest point of the roof, or corresponding midpoint. No accessory building is allowed to have an apartment in the structure.

Accessory Buildings On Lots Over 1Acre: Accessory buildings may be located adjacent to the main building provided that the lot is at least 150' wide. The architectural style of the accessory building shall match that of the main building with the height of the accessory building being equal to or less than that of the main building. A detached accessory building shall have at least a 10' separation from the closest point of the main building. All standard setbacks must be met for the zone in which the building is located. The accessory building shall not be located closer to the street than the main building.