



FRUIT HEIGHTS CITY COUNCIL MEETING AGENDA

Notice is hereby given that the Fruit Heights City Council will hold a Council Dinner, Council Briefing Session, and Regular City Council Meeting on **Tuesday, September 1, 2026**, at **Fruit Heights City Hall, 910 South Mountain Road, Fruit Heights, Utah**. Council Chambers.

To view the stream for this meeting, please visit <https://www.youtube.com/@fruitheightscity9716/streams>.

COUNCIL DINNER - 6:00 PM

Council Members will eat dinner, no city business will be discussed

COUNCIL BRIEFING SESSION- 6:30 PM

Councils & Staff will review the agenda.

REGULAR MEETING- 7:00 PM

1. CALL TO ORDER: Mayor Jeanne Groberg

- 1.1 Pledge of Allegiance (Mark)
- 1.2 Prayer or Thought (Eileen)
- 1.3 Roll call (Hailee)

2. DECLARATION OF CONFLICT(S) OF INTEREST

3. SWEARING IN 26-27 YOUTH CITY COUNCIL

4. REPORTS

- 4.1 Council Members
- 4.2 Mayor
- 4.3 Staff

5. PUBLIC COMMENT PERIOD

The public may address the City Council 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. (30 minutes limit)**

6. DISCUSSION ITEMS

Discussion items to be considered.

- 6.1 Letter for 5th/5th local option sales taxes support
- 6.2 Reviewing MIH strategies
- 6.3 UDOT easement at Nicholls Road and Main Street (Resolution2026-14)
- 6.4 Award bids for fencing around city pumphouse

7. ACTION ITEMS

- 7.1 Letter for 5th/5th local option sales taxes support
- 7.2 Reviewing MIH strategies
- 7.3 UDOT easement at Nicholls Road and Main Street (Resolution2026-14)
- 7.4 Award bids for fencing around city pumphouse
- 7.5 City Council meeting minutes for August 18, 2026,

8. TABLED ITEMS

8.1 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 (Tabled on 8.4.26)

8.2 Rezone approximately 0.835 acres from C-2 (Commercial) to R-3 (Multi-Family Residential) Property located at 1112 S Lloyd Road. (Tabled on 8.4.26)

8.3 LRB Cemetery Financial Proposal (Tabled on 8.18.26)

9. NEW BUSINESS FOR UPCOMING MEETING – NO ACTION (15 minutes limit)

10. CALENDAR ITEMS

September 7, 2026, Labor Day City Office will be closed

September 15, 2026, City Council meeting

September 22, 2026, Planning Commission meeting

11. CLOSED SESSION

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

12. 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.

(Posted August 28, 2026)(Updated on August 31, 2026)

Hailee Ballingham

Hailee Ballingham - Deputy Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the 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>

Fruit Heights City Twitter/ X Page: <https://x.com/FruitHeightsGov>

Fruit Heights City Instagram Page: <https://www.instagram.com/fruitheightscity/>

Visitors

Fruit Heights City Meeting

Date 9/1/2020

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

Print Name

1. Jennifer Barkdull	2. Elizabeth Nielson
3. Kevin Barkdull	4. Amanda House
5. Tara Larkin	6. Abigail Homer
7. MIKE BURNETT	8. Denise Rowley
9. Mary Monson	10. Anne Batt
11. FRANK LEAVEN	12. Mason Batt
13. Anne Quintus-Ross	14. Layla Batt
15. Rod Larkin	16. Lacey Bott
17. Robyn Larkin	18. Italic Bliss
19. Dale Kunkel	20. Ella Riggs
21. Natalie Nielsen	22. Chris Williams
23. Ezra Nielsen	24. Kira Naylor
25. BRANDA NIELSEN	26. Aleah Naylor
27. Jack Perry	28. Wesley Lundgreen
29. Aimee Perry	30. Erin Lundgreen
31. Heather Paulsen	32. London Burt
33. Kevin Paulsen	34. Nathan Burt
35. HENRY PAULSEN	36. Scarlett Burt
37. Calvin Dewsnup	38. KETH LLOYD
Sam & Maria Rega	TAMMY LLOYD
Nicole Williams	

Rachael Henderson
Elisabeth Davis
Emily Paulman
Jack Nielson

Clark Moss

Kathy & Clara Davis

Jacob Williams

JN Young

Graham Williams

Kate Young

**FRUIT HEIGHTS CITY
RESOLUTION NO. 2026-14**

**A RESOLUTION OF THE CITY COUNCIL OF FRUIT HEIGHTS CITY
APPROVING A UDOT EASEMENT AND AUTHORIZING THE CITY
MANAGER TO SIGN**

WHEREAS, the Utah Department of Transportation has requested an easement across City property located at approximately 1105 E. Nicholls Road, Fruit Heights, Utah 84037; and

WHEREAS, the City and UDOT have come to an agreement on the easement and desire to formalize it in writing; and

WHEREAS, the City Council desires to approve the entry of the easement and authorize the City Manager to sign the necessary documents;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Fruit Heights City, Utah as follows:

Section 1. Approval. The City Council of Fruit Heights City hereby approves that certain Easement Agreement with the Utah Department of Transportation relating to the development of the property referenced above, which Agreement is attached hereto as Exhibit A. The City Manager of the City is hereby authorized to execute the Agreement on behalf of the City.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

PASSED AND APPROVED this 1 day of September, 2026.

ATTEST:


City Recorder

[SEAL]



FRUIT HEIGHTS CITY COUNCIL

By: 
Jeanne Groberg, Mayor

VOTING:

Gary Anderson	Yea ☒	Nay ☐
Eileen Moss	Yea ☒	Nay ☐
Mark Cottrell	Yea ☒	Nay ☐
David Hale	Yea ☒	Nay ☐
Blake Winslow	Yea ☒	Nay ☐

FRUIT HEIGHTS

(INCORPORATED)

T.3N. R.1W.
S.L.B. & M.

07-095-0080
07-095-0094
07-281-0002
FRUIT HEIGHTS CITY
1105 E. NICHOLLS RD.

102:E PERPETUAL
EASEMENT

MAIN STREET (SR-273)

NICHOLLS RD

102

LOCATION OF EXHIBIT AREA
ON TOTAL TRACT

PERPETUAL EASEMENT
DIMENSIONS

5.00' 10.00'
10.00' 5.00'
PE

NOT TO SCALE

NOT TO SCALE

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY.
THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR
SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W AC. IN DEED	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
0273:102:E	FRUIT HEIGHTS CITY	0.001	50	-	-	PERPETUAL ESMT.	

EXHIBIT NO. 102-EXHIBIT	PARTIAL SUMMARY NO. 01F	PROPERTY OWNER:	FRUIT HEIGHTS CITY
PROJECT	SR-273; MP 0.1-2.1	PROPERTY ADDRESS:	1105 E. NICHOLLS ROAD, FRUIT HEIGHTS, UTAH 84037
PROJECT NUMBER	F-0273(16)0	PIN	21596
UTAH DEPARTMENT OF TRANSPORTATION REGION ONE-ESI ENGINEERING			



910 South Mountain Road, Fruit Heights, Utah 84037
www.fruitheights.gov (801)546-0861 Fax (801)546-0058

Fruit Heights City Council Letter of Support

Regarding the Davis County 5th/5th Local Option Sales Tax

Dear Davis County Commissioners,

The Fruit Heights City Council supports the adoption of the Davis County 5th/5th Local Option Sales Tax.

While we are always mindful of the impact of taxes on residents, we believe this measure provides a practical and balanced approach to addressing important county and transportation needs. The proposed tax would generate funding for critical public safety and transportation infrastructure while helping avoid additional reliance on property tax increases that fall solely on county residents.

We appreciate that a portion of the revenue will be distributed directly to cities, providing local communities with resources to address transportation needs such as roads, trails, and related infrastructure. We also recognize the value of a funding source that captures contributions from visitors and others who spend money within Davis County.

Thank you for your consideration and for seeking input from local elected officials. We respectfully encourage the Commission to move forward with adoption of the 5th/5th Local Option Sales Tax.

Sincerely,

Mayor and Fruit Heights City Council

Mayor Jeanne Groberg _____	Date signed _____
Council Member Gary Anderson _____	Date signed _____
Council Member Mark Cottrell _____	Date signed _____
Council Member David Hale _____	Date signed _____
Council Member Eileen Moss _____	Date signed _____
Council Member Blake Winslow _____	Date signed _____

Mayor: Jeanne Groberg
City Manager/Recorder: Darren Frandsen
City Treasurer: Stacie Tuttle

Council Members
Gary Anderson Mark Cottrell
David Hale, Eileen Moss, Blake Winslow

MIH Strategies Recommended by the Planning Commission

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

The Commission discussed the adoption of R-1-6 zoning and the possibility of rezoning two parcels to R-3. The Commission also recommended continuing to identify appropriate areas for potential higher-density development as part of the City's new General Plan.

2. 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 Internal Accessory Dwelling Unit (IADU) regulations and the possibility of temporarily waiving or reducing fees for one year to encourage more property owners to register or establish IADUs.

The Commission also discussed the need to adopt an ordinance for External/Detached Accessory Dwelling Unit (EADU/DADU) This could be another opportunity to increase housing options for residents.

The City could consider advertising and encouraging property owners to take advantage of reduced or no fee to register their IADU for 1 year.

3. 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 that this remains one of the more practical strategies for Fruit Heights City. Members discussed using the General Plan update to identify potential infill locations where higher-density residential development could be considered in the future, without committing the City to actual rezoning.

4. Strategy I – Amend land use regulations to allow for single-room occupancy developments.

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

The Commission also discussed the possibility of creating a Senior Housing Overlay Zone as a potential option.

5. Strategy O – Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction or preservation of moderate-income housing.

The Commission discussed the possibility of partnering with neighboring communities or other organizations that administer affordable housing programs. Members also discussed the potential for supporting existing housing within Fruit Heights City but agreed that additional information would be needed before considering this strategy further.

The Commission also discussed the possibility of working with Davis County or other existing programs that may provide opportunities for moderate-income housing.

Any commitment of City funds or taxpayer resources toward such a program would require consideration and approval by the City Council.

6. 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. However, members noted that any waiver of fees would ultimately result in the cost being absorbed by the City or its taxpayers.

The Commission also discussed how the City's new EADU/DADU ordinance may affect utility requirements. If detached ADUs are required to have separate utility connections, this could create additional infrastructure needs, including potential upgrades to water lines, sewer systems, electrical service, or other utilities.

7. 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. Members agreed that future higher-density residential projects that are compatible in scale and form with surrounding single-family neighborhoods could demonstrate progress toward this objective.

The Commission also noted that the two potential projects currently being considered could potentially contribute toward meeting this strategy.

Recommendation memo

Mayor and City Council,

Public Works has received 3 bids for fencing and gates for the pumphouse. Currently there are areas around the pumphouse and water tank that are not secure because of no fencing in those areas. With continued security issues around water tanks and water system the public works is requesting to have fencing installed in those areas.

The recommendation to stay within the budget is to install a 6' chain link fence including a 12' double gate for a second access to the pumphouse and a 20' cantilever gate at the main entrance that a future automatic opener can be attached to.

Bids:

Custom Fence:	\$16,263.00 without operator \$32,606.00 with operator
Watts Fencing	\$17,444.00 without operator \$28,944.00 with operator
Utah Fence Warehouse	\$17,169.00 without operator \$30,199.82 with operator

We could install the operator at this time with the \$40,000 in savings the city on the cost of the new SCADA system.

Thank you for consideration.

Public Works