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 15, 2026**, at **Fruit Heights City Hall, 910 South Mountain Road, Fruit Heights, Utah**. Council Chambers. This public meeting will be held in-person and also transmitted via live video stream on the Fruit Heights YouTube Channel (https://www.youtube.com/@fruitheightscity9716/streams)

Participation in a public hearing portion of a meeting can be accomplished in either of the following ways: • During the meeting: address the Council when the item is called by the Mayor • Email: comments must be received by 5:00 pm on Se ptember 14, 2026 to the City Recorder; dfrandsen@fruitheights.gov Emailed comments will be included in the public record and reviewed by the Council prior to the meeting.

COUNCIL DINNER - 6:00 PM

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

COUNCIL BRIEFING SESSION AND/OR MEET AND GREET RESIDENTS

Council & Staff may review the agenda.

REGULAR MEETING- 7:00 PM

1. CALL TO ORDER: Mayor Jeanne Groberg

1.1 Pledge of Allegiance (Gary)

1.2 Thought (Blake)

1.3 Roll call (Hailee)

2. DECLARATION OF CONFLICT(S) OF INTEREST

3. REPORTS

3.1 Council Members

3.2 Mayor

3.3 Staff

4. 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 minute limit)**

5. PRESENTATIONS

5.1 YCC Report

5.2 Davis County Sheriff's Report

5.3 Central Davis Sewer District

6. DISCUSSION ITEMS

Discussion items to be considered.

6.1 Review bids and drawings, discuss the Harvey Park vs Nicholls Park location for pickleball courts.

6.2 Reviewing MIH strategies

6.3 Discuss possible alternate Planning Commissioner member

7. ACTION ITEMS

7.1 Pickleball courts bids

7.7 Approve City Council Meeting minutes for September 1, 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 22,2026 Planning Commission Meeting (Public Hearing Title 10-11-25 DADU)

September 29, 2026, Special City Council Meeting

October 6, 2026, City Council Meeting

October 20, 2026, City Council Meeting

October 23 & 24 Fable Forest @ Gailey Trail 6-8 pm

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 September 11, 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/UCaIqHYd0U5RCpaDo8rquABw

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/

Pickleball Court Options

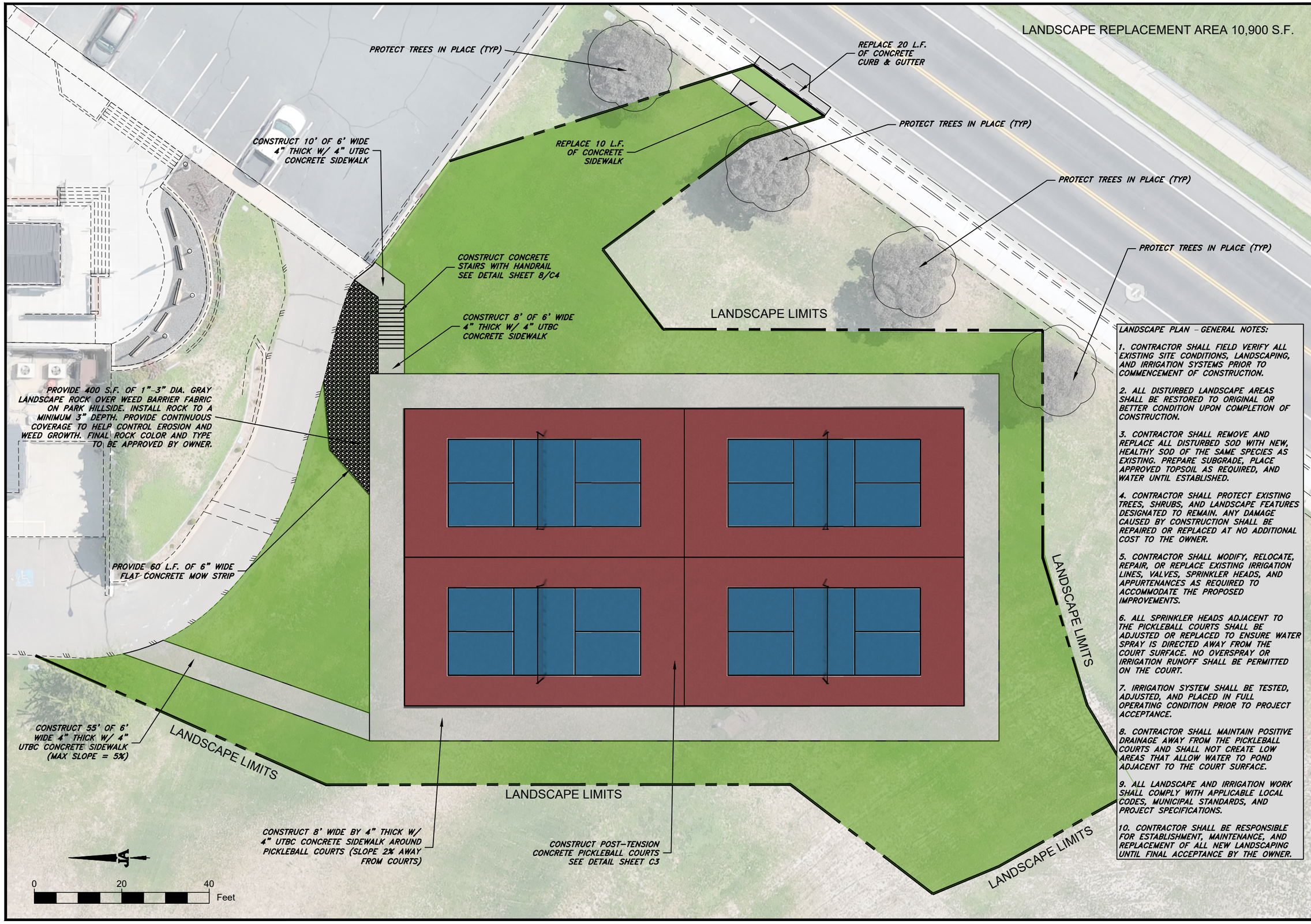
Nicholls Park has two layout options, while the Harvey Park layout is set due to the storm drain issues.

All bids have been reviewed, and **MSCI Builds has the lowest bids**.

MSCI Builds Bids:

- **Harvey Park:** $377,538.10
- **Nicholls Park:** $369,957.00

See the next page for the pickleball court layout options.



LANDSCAPE PLAN – GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS, LANDSCAPING, AND IRRIGATION SYSTEMS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION UPON COMPLETION OF CONSTRUCTION.

3. CONTRACTOR SHALL REMOVE AND REPLACE ALL DISTURBED SOD WITH NEW, HEALTHY SOD OF THE SAME SPECIES AS EXISTING. PREPARE SUBGRADE, PLACE APPROVED TOPSOIL AS REQUIRED, AND WATER UNTIL ESTABLISHED.

4. CONTRACTOR SHALL PROTECT EXISTING TREES, SHRUBS, AND LANDSCAPE FEATURES DESIGNATED TO REMAIN. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5. CONTRACTOR SHALL MODIFY, RELOCATE, REPAIR, OR REPLACE EXISTING IRRIGATION LINES, VALVES, SPRINKLER HEADS, AND APPURTENANCES AS REQUIRED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.

6. ALL SPRINKLER HEADS ADJACENT TO THE PICKLEBALL COURTS SHALL BE ADJUSTED OR REPLACED TO ENSURE WATER SPRAY IS DIRECTED AWAY FROM THE COURT SURFACE. NO OVERSPRAY OR IRRIGATION RUNOFF SHALL BE PERMITTED ON THE COURT.

7. IRRIGATION SYSTEM SHALL BE TESTED, ADJUSTED, AND PLACED IN FULL OPERATING CONDITION PRIOR TO PROJECT ACCEPTANCE.

8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PICKLEBALL COURTS AND SHALL NOT CREATE LOW AREAS THAT ALLOW WATER TO POND ADJACENT TO THE COURT SURFACE.

9. ALL LANDSCAPE AND IRRIGATION WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES, MUNICIPAL STANDARDS, AND PROJECT SPECIFICATIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT, MAINTENANCE, AND REPLACEMENT OF ALL NEW LANDSCAPING UNTIL FINAL ACCEPTANCE BY THE OWNER.

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FRUIT HEIGHTS CITY CORPORATION

GITY HALL - HARVEY PARK PICKLEBALL COURTS PROJECT

LANDSCAPE PLAN

REV.	DATE	APPR.

DESIGNED | DRAWN | CHECKED

SCALE: 24"x36" 1"=10' | 11"x17" 1"=20'

SHEET: C5 OF 2 SHEETS

SITE CONTRACTOR RESPONSIBILITIES:

- ALL FLATWORK SHOWN OUTSIDE OF THE POST TENSION SLAB SHALL BE COMPLETED BY THE SITE CONTRACTOR. THIS FLATWORK SHALL BE 4" THICK WITH 4" THICK ROADBASE UNDERNEATH.
- PAVILION DEMOLITION LIMITS: THE PAVILION DEMOLITION INCLUDES FULL REMOVAL OF FOOTINGS/FOUNDATIONS BELOW GRADE, UTILITY DISCONNECTIONS (ELECTRIC, WATER).
- SALVAGE & DISPOSAL: DEMOED MATERIALS (CONCRETE, PAVILION MATERIALS) BECOME THE PROPERTY OF THE CONTRACTOR TO HAUL OFF-SITE.
- BACKFILL & COMPACTION: BACKFILL AND COMPACT ALL EXCAVATED AND DISTURBED AREAS RESULTING FROM FOUNDATION/FOOTING REMOVAL USING APPROVED IMPORTED GRANULAR FILL OR SUITABLE NATIVE MATERIAL.
- COMPACTION SPECIFICATION: COMPACT BACKFILL MATERIALS IN MAXIMUM 8-INCH LOOSE LIFTS TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (AASHTO T-180 / ASTM D1557) BENEATH STRUCTURAL/FLATWORK AREAS, OR 90% IN LANDSCAPED AREAS TO PREVENT FUTURE SETTLEMENT.
- SURFACE RESTORATION: RESTORE SURFACE FINISH (TOPSOIL/SOD OR FLATWORK BASE) TO MATCH SURROUNDING PROPOSED LINES, GRADES, AND POSITIVE DRAINAGE AS INDICATED ON THE PLANS.



EXISTING PANEL FIELD VERIFICATION:

1. FIELD VERIFICATION: ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXISTING ELECTRICAL PANEL CAPACITY, AVAILABLE BREAKER SLOTS, VOLTAGE, PHASE, AND AVAILABLE FAULT CURRENT PRIOR TO ORDERING EQUIPMENT OR STARTING INSTALLATION.

2. CIRCUIT BREAKER INSTALLATION: PROVIDE AND INSTALL APPROPRIATE CIRCUIT BREAKERS IN THE EXISTING ELECTRICAL PANEL MATCHING MANUFACTURER SPECIFICATIONS AND INTERRUPT RATINGS.

3. EXISTING CONDUIT/FEEDER ROUTING: FIELD VERIFY ROUTE, POINT OF CONNECTION, AND SPARE CAPACITY OF EXISTING CONDUIT/CONDUCTORS SERVING THE SITE. NOTIFY ENGINEER IMMEDIATELY IF PANEL CAPACITY OR EXISTING INFRASTRUCTURE IS INSUFFICIENT.

PICKLEBALL COURT LIGHTING & SERVICE:

4. LIGHTING CONTROLS & PANEL: INSTALL DEDICATED SPORTS LIGHTING CONTROLLER/CONTACTOR PANEL ADJACENT TO THE MAIN PANEL OR COURTS AS INDICATED. INCLUDE ASTRONOMICAL TIMECLOCK, MANUAL OVERRIDE SWITCH, AND PHOTOCELL CONTROLS PER PROJECT SPECIFICATIONS.

5. BRANCH CIRCUITS & WIRING: ALL EXTERIOR BRANCH CIRCUIT WIRING SHALL BE THHN/THWN-2 COPPER CONDUCTORS INSTALLED IN RIGID SCHEDULE 40/80 PVC CONDUIT UNDERGROUND (MINIMUM 24" DEPTH) OR EMT ABOVE GRADE.

6. GROUNDING & BONDING: BOND ALL LIGHT POLES, METAL ENCLOSURES, AND COURT FENCE STRUCTURES IN ACCORDANCE WITH NEC ARTICLE 250 AND LOCAL ELECTRICAL CODES. PROVIDE DEDICATED GROUND ROD/GROUNDING ELECTRODE SYSTEM AT LIGHT POLE LOCATIONS WHERE REQUIRED.

7. COORDINATION: COORDINATE EXACT LIGHT POLE BASE ANCHOR BOLT PATTERNS, STUB-UP LOCATIONS, AND DISCONNECT REQUIREMENTS WITH LIGHT FIXTURE MANUFACTURER SUBMITTALS PRIOR TO RACEWAY INSTALLATION.

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POST-TENSION SLAB CONTRACTOR RESPONSIBILITIES:

1. ALL FENCING TO BE BLACK VINYL-COATED CHAIN LINK AT THE HEIGHTS SPECIFIED ON THE PLANS AND IN THE LEGEND. TOP RAIL TO BE (1-5/8") "LG-40" PIPE OR EQUIVALENT, TENSION WIRE AT THE BOTTOM. CORNER POSTS, TERMINAL POSTS AND LINE POSTS TO BE (2-7/8") INCHES "LG-40" PIPE OR EQUIVALENT. ALL FABRIC TO BE 1-3/4" 9 GAUGE AS PER SPECIFICATIONS. THE FENCING FABRIC SHALL BE PLACED ON THE INSIDE (COURT SIDE) OF POSTS.

2. POST-TENSIONED CONCRETE PICKLEBALL COURT SLAB TO INCLUDE ENGINEERING, DESIGN (4,000 PSI), THICKENED EDGE (12"), REINFORCED WITH 1/2" STEEL TENDONS PLACED AS ENGINEERED.

3. DOUGLAS PREMIER NET POSTS (OR APPROVED EQUAL) AND CENTER STRAP TIE DOWN, WITH DOUGLAS PREMIER PICKLEBALL NETS (OR APPROVED EQUAL) AND CENTER STRAPS.

4. ACID WASH CONCRETE AND APPLY ACRYLIC PRIMER COAT (AFTER 30 DAY CURING PERIOD). APPLY (1) COAT OF ACRYLIC SURFACER WITH SILICA SAND. APPLY (2) COATS OF ACRYLIC COLOR WITH SILICA SAND. COLORS SPECIFIED BY THE OWNER.

5. PAINT PLAYING LINES PER USAPA STANDARDS.

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FRUIT HEIGHTS CITY CORPORATION

NICHOLLS PARK PICKLEBALL COURTS PROJECT

SITE PLAN

REV.	DATE	APPR.

DESIGNED | DRAWN | CHECKED

SCALE: 24"x36" 1"=10' | 11"x17" 1"=20'

SHEET: C1

OF 2 SHEETS

CLEAR & GRUB LIMITS

CLEAR & GRUB LIMITS

CLEAR & GRUB LIMITS

CLEAR AND GRUB AREA 25,000 S.F.

JA

0 20 40 Feet

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MIH Strategies Recommended by the City Council

1. Strategy (L): Reduce, waive, or eliminate impact fees related to moderate income housing

2. 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.

3.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

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.