



AGENDA

PLANNING COMMISSION MEETING

October 27, 2026

Notice is hereby given that the Fruit Heights Planning Commission will hold Regular Meetings on **Tuesday, October 27, 2026**, 7:00 pm 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/comments portion of a meeting can be accomplished in either of the following ways: • During the meeting: address the Planning Commission when the item is called by the Chair • Email: comments must be received by **5:00 pm on the Monday before the meeting** to the City Recorder; dfrandsen@fruitheights.gov. Emailed comments will be included in the public record and reviewed by the Planning Commission prior to the meeting.

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	September 22, 2026, Planning commission Minutes	
6. Planning Commission Business		
	Business action or discussion items.	
6.1	General Plan update discuss (Mike Hansen)	
6.2	Rock Loft Ridge Plat Amendment	
6.3	Plan for MIH Strategies discuss	
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 November 17, 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		

	<p>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. (October 24, 2026)</p> <p style="text-align: right;"><u>Hailee Ballingham</u></p>		
		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/UCalqHYdOU5RCpaDo8rquABw	
		Fruit Heights City Facebook Page: https://www.facebook.com/FruitHeightsCityGovernment	

Visitors

Fruit Heights City Meeting

Date October 27, 2026

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

Print Name

1. <i>MIKE HANSEN (HPG)</i>	2. <i>Elizabeth Nielson</i>
3. <i>Scott Hensser</i>	4.
5. <i>Nicole Williams</i>	6.
7.	8.
9.	10.
11.	12.
13.	14.
15.	16.
17.	18.
19.	20.
21.	22.
23.	24.
25.	26.
27.	28.
29.	30.
31.	32.
33.	34.
35.	36.
37.	38.

Fruit Heights General Plan Update, 2026-2027

What is a General Plan?

The General Plan is Fruit Heights' long-range guide for land use, housing, transportation, parks, water, and public services. It records what residents value and sets goals and policies that the Planning Commission and City Council use when making decisions. Utah law requires every city to have one.

A General Plan does: advisory document that sets the community's vision and priorities, and guides future zoning, budgets, and capital projects.

A General Plan does not: rezone property or approve specific developments. Those require separate public processes.

Why update now?

The 2023 General Plan is a solid foundation. This update responds to questions and concerns residents have raised since its adoption, reflects recent changes in state law, addresses new issues, and makes the plan clearer and easier to use.

What will the plan cover?

Land Use • Housing • Transportation & Trails • Parks & Open Space • Water • Economic Development • Public Facilities • Community Design

Our Process

1. Understand “Today” (Sep–Oct 2026): Gather data and review existing conditions.
2. Listen & Envision (Oct–Dec 2026): Community visioning event, surveys, and interviews. ◀ *We are here*
3. Draft the Plan (Nov 2026–Feb 2027): Update goals and policies for each topic.
4. Public Review (Feb–Apr 2027): Incorporate new legislation. Review the full draft and share comments.
5. Adoption (Apr–Jul 2027): Public hearings before the Planning Commission and City Council.

How You Can Participate

- Visit the project website. Each topic has its own page where you can learn more and leave comments.
- Take our online surveys. Short, topic-specific surveys will be posted throughout the project.
- Attend the community visioning event: [*Date and location TBD*]
- Review the draft plan as it is being developed through spring 2027.
- Speak at public hearings before the Planning Commission and City Council.

Questions?

Mike Hansen, Hansen Planning Group,
801.550.5075 or mike@HansenPlanningGroup.com

Scan to learn more and share
your ideas:

FruitHeightsPlan.org



Stakeholder Kickoff Meeting - 2026.10.27

Priority items to discuss today include:

1. Introductions.

2. Project Overview (*definition of success*).

- a. **Comprehensive General Plan update.** *Build on the 2023 General Plan rather than start from a blank page. The goal is a clear, forward-looking policy document that guides growth and investment over the next 20 to 30 years while protecting community character.*
- b. **Responding to resident concerns.** *Identify the specific plan elements and policies that drove concerns after the 2023 adoption, so the engagement process and the updated plan address them directly.*
- c. **Required elements and state law.** *Update all required elements (Land Use, Housing, Transportation, Parks/Trails/Open Space, Public Facilities, Economic Development, Community Design, and Implementation) to comply with LUDMA and Utah's moderate-income housing requirements.*
- d. **Key issues.** *Infill and neighborhood compatibility, fiscal sustainability, housing within a built-out footprint, and multimodal circulation in a foothill community.*
- e. **Five-phase delivery.** *Existing Conditions Report, Engagement Summary and Vision + Goals Report, Administrative Draft, Public Review Draft, and Final Plan adoption. Also includes GIS maps, a fiscal analysis, a Citizen's Guide and Developer's Guide, and a targeted Development Code review memo.*
- f. **Timeline.** *(RFP) No longer than a 12-month schedule from kickoff to an adopted plan.*
 - i. *Preferred adoption date =*
 - ii. *PC meeting frequency =*
 - iii. *PC meetings held on =*

3. "Priorities + pain-points" with the current plan.

- a. Expected development/issues in Fruit Heights?
 - i.
- b. Expected applicant sentiment (process and policy)?
 - i.

- c. City's planning priority issues?
 - i.
- d. Existing plans and code alignment?
 - i.

4. Plan organization ideas (*usability*).

- a. Neat elements of the [existing plan structure](#)?
 - i.
- b. Feedback on other approach ([existing/desired...codification](#))?
 - i. *Existing / desired... =*
 - ii. *Codification =*
 - iii. *Goal format*
- c. Feedback on other approach ([land use type profiles](#))?
 - i.
- d. Feedback on other approach ([plan topics / TOC](#))?
 - i. *Infrastructure =*
 - ii. *Environment =*
 - iii. *Risk =*

5. Public / stakeholder interaction.

- a. Project website. <https://fruitheightsplan.org/>
 - i.
- b. Transparency via google docs?
 - i. *Comments directly into doc, or survey form?*
- c. First public survey. Survey opinions about [previous plan's treatment of issues](#) ([paper version](#)) or just focus on issues we expect to address?
 - i. *Survey distribution? =*
- d. Public events?

i.

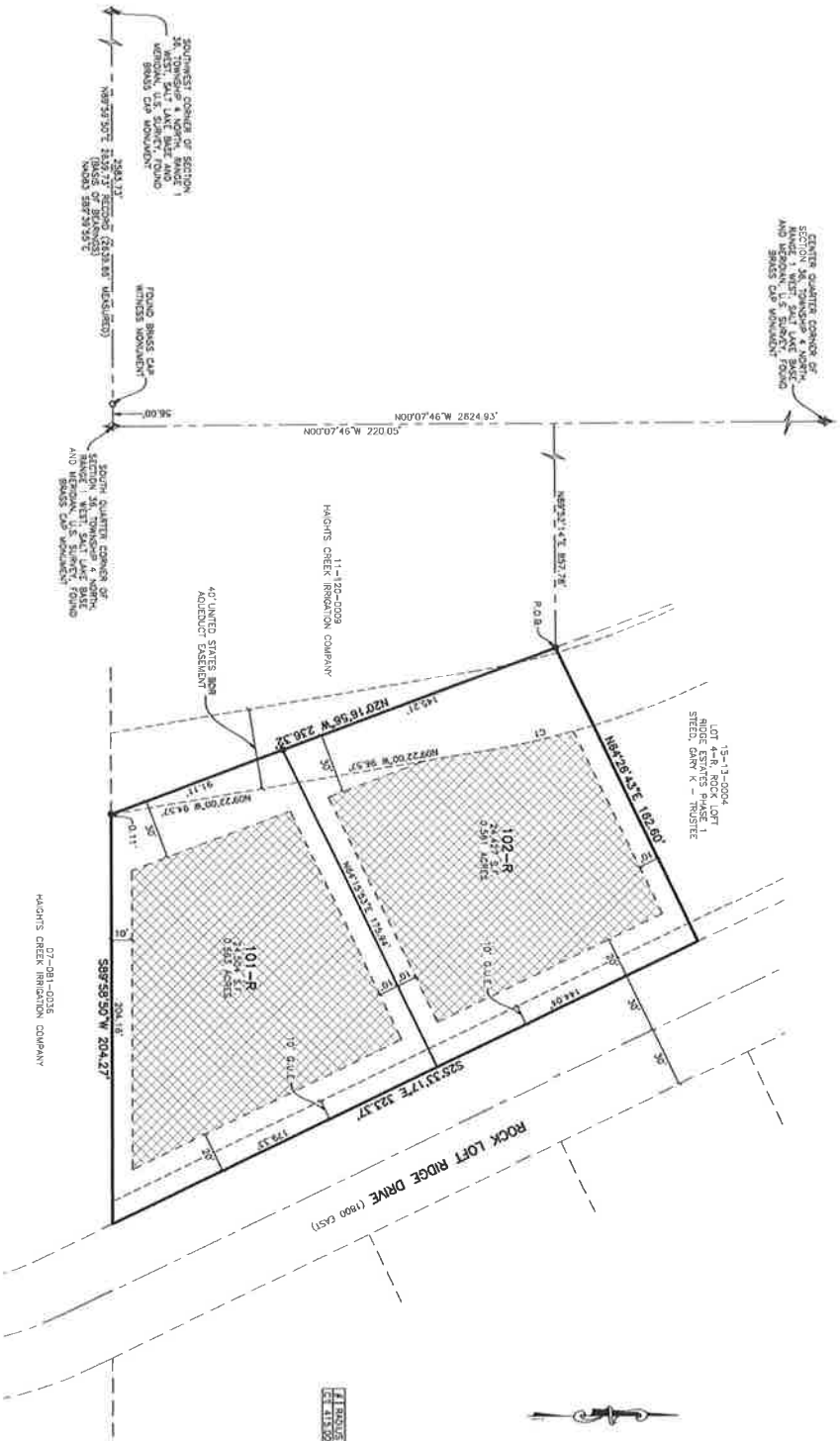
“If we have time” items to discuss:

6. Concerns about fiscal sustainability and future land use?

i.

ROCK LOFT RIDGE ESTATES PHASE 1 - 1ST AMENDMENT

AMENDING LOTS 1-R, 2-R, AND 3-R OF ROCK LOFT RIDGE ESTATES PHASE 1
PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH
OCTOBER, 2026



LEGEND

- SECTION CORNER
- FOUND WITNESS MONUMENT
- SET 2-R, 3-R AND PLATINUM CAP
- SET 2-R, 3-R AND PLATINUM CAP
- ROAD CENTERLINE
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENT
- SECTION TIE LINE
- GENERAL UTILITY EASEMENT
- QU.E.
- BUILDABLE AREA

Scale: 1" = 30'

CURVE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00.00	N 101° 16' 55" W	101.17	101° 16' 55"	101.17
2+00.00	S 89° 58' 50" W	204.27	89° 58' 50"	204.27
3+00.00	N 102° 18' 56" W	101.17	102° 18' 56"	101.17
4+00.00	S 89° 58' 50" W	204.27	89° 58' 50"	204.27
5+00.00	N 101° 16' 55" W	101.17	101° 16' 55"	101.17
6+00.00	S 89° 58' 50" W	204.27	89° 58' 50"	204.27
7+00.00	N 102° 18' 56" W	101.17	102° 18' 56"	101.17
8+00.00	S 89° 58' 50" W	204.27	89° 58' 50"	204.27
9+00.00	N 101° 16' 55" W	101.17	101° 16' 55"	101.17
10+00.00	S 89° 58' 50" W	204.27	89° 58' 50"	204.27

PROJECT INFORMATION

Surveyor: **Reeve & Associates, Inc.**
 Designer: **Reeve & Associates, Inc.**
 Checker: **Reeve & Associates, Inc.**
 Date: **10/15/2026**

DAVIS COUNTY RECORDER

Entry No. **2026-001**
 Fee Paid **\$100.00**
 Date Recorded **10/15/2026**
 Page **2**

OCTOBER, 2026

1. THE DEVELOPER AND CONTRACTOR ON EACH LOT MUST ADDRESS THE STRUCTURAL REVENUE/DEVELOPMENT REQUIREMENTS CONTAINED WITHIN THE PROJECT GEOTECHNICAL AND GEOLOGICAL REPORTS. THE STRUCTURAL DESIGN FOR EACH STRUCTURE THAT IS BUILT ON A DESIGNATED LOT WILL BE COMPLETED BY THE PROPERTY OWNER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. Holes located within debris flow areas shall not be below grade openings such as windows and doors on the upslope side of the slope.

3. SERVICES ARE AS FOLLOWS UNLESS OTHERWISE NOTED

- [illegible]

BASIS OF BEARING IS N89°59'50"E BETWEEN EXISTING BRASS CAP MONUMENT'S MARKING THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. U.S. SURVEY, SHOWN HEREON AS: NORTH 89°59'50" EAST 253.9' 73"

THE PLUGS IN THIS PLAT IS TO AVOID LOTS 1-1, 2-2, AND 1-2 OF ROCKY RIVER ESTATES PHASE 1 AS SHOWN HEREIN. THE BOUNDARY LINES WERE DETERMINED BY REMAINING ROCK LOT BLOC ESTATES PHASE 1 USING THE MONUMENTS SHOWN HEREIN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS ARE SET WITH A 3/4" REBAR AND PLASTIC CAP STAMPED "REBE & ASSOCIATES". ALL FRONT LOT CORNERS ARE SET WITH A LEAD PLUG IN THE TOP BACK OF CUBE AT THE EXTENSION OF THE SIDE LOT LINES.

ALL OF LOT 1-R, 2-R, AND 3-R OF ROCK LOFT RIDGE ESTATES PHASE 1 B PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4+3 OF LOT 7 RIDGE
 PHASE 1, SAID POINT BEING 22.05 FEET NORTH 00°07'45" WEST ALONG THE SECTION
 LINE AND 37.70 FEET SOUTH 89°51'4" EAST FROM THE SOUTH QUARTER CORNER
 OF SAID SECTION 36 SOUTH QUARTER CORNER OF RANGE 18N93S01E 25S
 NORTH 64°45'31" EAST 182.60 FEET ALONG THE SOUTHERLY LINE OF SAID LOT
 TO THE WESTERN RIGHT-OF-WAY LINE OF THE ROCK LOFT RIDGE DRIVE; THENCE
 SOUTH 02°04'30" WEST 24+37 FEET ALONG SAID WESTERN RIGHT-OF-WAY
 CONTAINING 16.932 SQUARE FEET OR 1/122 ACRES.

APPROVED THIS ____ DAY OF _____, 20__
BY ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF _____, 20__
BY ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEBER BASIN WATER CONSERVANCY DISTRICT
(AUTHORIZED REPRESENTATIVE FOR THE BUREAU OF
RECLAMATION).

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEBER BASIN WATER CONSERVANCY DISTRICT
(AUTHORIZED REPRESENTATIVE FOR THE BUREAU OF
RECLAMATION).

APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING COMMISSION OF FRUIT HEIGHTS CITY.

APPROVED THIS _____ DAY OF _____, 20____
BY THE PLANNING COMMISSION OF FRUIT HEIGHTS CITY.

PROVED THIS _____ DAY OF _____, 20____
THE FRUIT HEIGHTS CITY ENGINEER.

PROVED THIS _____ DAY OF _____, 20____
THE FRUIT HEIGHTS CITY ENGINEER.

PRESENTED TO THE CITY COUNCIL OF FRUIT HEIGHTS
CITY, UTAH THIS _____ DAY OF _____, 20____

PRESENTED TO THE CITY COUNCIL OF FRUIT HEIGHTS
CITY, UTAH THIS _____ DAY OF _____, 20____

APPROVED THIS _____ DAY OF _____, 20____,
BY THE FRUIT HEIGHTS CITY ATTORNEY _____

APPROVED THIS _____ DAY OF _____, 20____,
BY THE FRUIT HEIGHTS CITY ATTORNEY _____

[illegible]

3051845

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS

[illegible]

RIGGS, CHARLES & LAURA

RIGGS, CHARLES & LAURA

THESE

THESE

1. The first part of the document is a title page. It contains the title of the document, the author's name, and the date of the document. The title is "The first part of the document is a title page." The author's name is "The author's name is the author of the document." The date of the document is "The date of the document is the date when the document was written."

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DID ACKNOWLEDGE

DID ACKNOWLEDGE

Number _____

Number _____

EXHIBIT NO. _____ FILED FOR RECORD

EXHIBIT NO. _____ FILED FOR RECORD



—O'Brien

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.