

FRUIT HEIGHTS CITY FUTURE DEVELOPMENT



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IS THERE STILL ROOM TO BUILD IN FRUIT HEIGHTS?

ANSWERS TO GROWTH CONCERNS, INCLUDING ZONING, WATER AND ROADS

Recently, the Fruit Heights Planning Commission met to consider a rezone petition. The land was previously zoned as agricultural land. As is their right, the owner petitioned the City to change the zoning restrictions on their property. Many residents attended a public hearing regarding the rezone, and asked very important questions.

The Fruit Heights City Manager, Mayor, and members of the Planning Commission and City Council would like to share answers to the most commonly asked questions regarding future growth in our city.

Q - WHO MAKES DECISIONS ABOUT GROWTH IN FRUIT HEIGHTS CITY?

Fruit Heights City operates under the guidelines of the City's Master Plan. Within this plan, the City has predetermined how parcels of ground may be developed. Certain restrictions apply to different zones. A developer can petition the City to rezone property. It is the roll of the Planning Commission to review the City's Master Plan and approve or deny a rezone request based on the plan. The City isn't obligated or required to rezone based on the Master Plan. The Planning Commission is made up of five members who are appointed by the Mayor.

Q - WHAT DO DIFFERENT ZONES MEAN?

Fruit Heights' General Plan places all land within the City into one of several zones including agricultural, commercial and residential. The largest portion of the City falls in the R-S-12 or R-1-12 zones. This zoning designation means the property is zoned for a Single-Family Residential Home with a minimum lot size of 12,000 sq. ft. of property or just over ¼ of an acre.

Q - WHEN PROPERTY IS REZONED DOES THAT MEAN A DEVELOPMENT IS APPROVED?

No. The rezoning of property is one of many steps in a subdivision process for a proposed development. The zoning of property is what establishes a density, or number of homes, that may be placed on one acre.

Q - WHAT NOTIFICATION IS REQUIRED FOR A REZONE?

Fruit Heights City Code 10-5 requires the City notify property owners within 300 feet of the property to be rezoned. The City is also required to place a notice on the City's website as well as on the state's public notice website.

Q - IF I DON'T OWN THE PROPERTY, BUT FEEL AFFECTED, DO I HAVE RIGHTS?

One of the most important rights associated with property ownership is the ability to adapt or develop it for profitable or desirable use. Property owners have property rights; however, property owners don't have property rights to property they do not own.

Q - WHAT IF I DON'T WANT A PROPOSED DEVELOPMENT TO BE APPROVED?

Any aggrieved party may participate in public hearings concerning proposed developments. An aggrieved party may appeal a final decision on a proposed development.

Q - WHEN A DEVELOPMENT IS PRESENTED TO THE CITY, WHAT ITEMS ARE CONSIDERED?

The city considers many things when a development is presented for consideration. Does the development meet the City's master plan? Time is spent reviewing the overall design, road widths, rights-of-way, easements, safety, accessibility, trails, parks, open spaces, utility services, geologic/geotechnical concerns, and other hazards.

Q - IS THERE ADEQUATE WATER TO SUPPORT MORE GROWTH IN FRUIT HEIGHTS?

Water is a utility that requires planning and conservation. Approximately 12 years ago, the City conducted an impact study. The purpose of the study was multifaceted, but included the water needs of Fruit Heights when it becomes built out. Based on this study, the Fruit Heights City Council purchased additional shares of water to ensure the city had adequate shares to sustain the City. This doesn't imply the City has an endless supply of water. Culinary water usage within the City is below the number of water shares purchased. Calculations and projections were made based on usage rates and the amount of undeveloped land available. This development will have an impact, but the City will still have a surplus of culinary water.

Q - WILL THERE BE A COST OR WATER PRESSURE IMPACT TO EXISTING CUSTOMERS?

Fruit Heights City has been upsizing underground utilities because of growth within the city. When Mountain Road was improved several years ago, the City also upsized the culinary water lines and stormwater lines to accommodate future growth. Water pressure shouldn't be affected by new homes as the water pressure is established by the elevation

ATTEND A MEETING

Planning Commission and City Council meetings are open to the public. Residents are invited to attend in person at City Hall, or online. Agendas are posted online at www.fruitheightscity.com.

City Council 1st & 3rd Tues. each month, 7 p.m.

Planning Commission 4th Tues. each month, 7 p.m.

of the City's culinary reservoir which is located above 1800 East near Bair Canyon. Culinary water costs are passed to Fruit Heights from Weber Basin, and are not determined by the number of users.

Q - WHO PAYS FOR THE ADDITIONAL INFRASTRUCTURE?

Whenever a development comes into the City, the developer of the property assumes financial responsibility to install all necessary infrastructure. This includes streets, curb, gutter, sidewalk, water, storm drain, power, phone, gas, etc. As with other subdivisions within the City, once it has been completed and has been accepted by Fruit Heights City, it is the City's responsibility to maintain all the infrastructure within the right-of-way.

Q - WITH NEW DEVELOPMENT, HOW WILL THE CITY HANDLE INCREASED TRAFFIC?

New developments will generate additional traffic. Because Fruit Heights is nearing buildout, and with recent changes to Highway 89, traffic patterns within the city will likely change and will require new studies conducted by a traffic engineer. Once a traffic study is complete, the City will be better prepared to address traffic issues.

Q - HOW DOES DEVELOPMENT AFFECT TRAILS AND OPEN SPACES?

Trails, parks and open spaces are included in the City's general plan. Trail connectivity and trail access is an important element in all new development, especially along the foothills. The City requires all developments follow the City's general plan for trails, parks, and open spaces.

ROCK LOFT RIDGE ESTATES

The Fruit Heights Planning Commission approved a request to rezone 65.79 acres from A-1 (Agricultural) to R-1-12 (Single Family Residential), meaning if developed, lot sizes must be at least 1/4 of an acre.

This is the first step in getting a development approved. Additional steps to approve the development will include an annexation of property, a geotechnical review, a development agreement, approval of a road crossing Bair Creek, city maintained infrastructure, preliminary plat approval, and final plat approval. Learn more at www.fruitheightscity.com.