



# LAND USE APPLICATION

Fruit Heights City  
910 S. Mountain Rd  
Fruit Heights, UT 84037  
Phone: (801) 546-0861 Fax: 801-546-0058  
[www.fruitheightscity.com](http://www.fruitheightscity.com)

## 2020

General Plan Amendment  Zoning Map Amendment  Rezone  Site Plan  Concept Review   
Final Review  CUP  PRUD  Plat Amendment  Lot Line Adjustment  Annexation

Please check all that apply J

Application date: November 23, 2021

NAME OF APPLICANT: Matt Lowe

CONTACT PERSON: Steve Droste

(If other than Applicant)

Address: 6028 S. Ridgeline Dr. Ste 200

City, State, Zip: Ogden, UT 84405

Phone: (435) 302-5868 Fax: \_\_\_\_\_

\*\*Email Address: steve@lowecompanies.com

\*\* (Agendas, Staff Reports, and Engineering Review Comments will be sent to this email address)

PROJECT NAME: Rockloft Ridge Estates

Location: Terrace Dr.

Property Tax ID / Serial Number: 82-0603176

NATURE OF REQUEST: \_\_\_\_\_

Final Review for Plat Approval and approval to reclaim the pit above Terrace

\_\_\_\_\_

\_\_\_\_\_

I (we), the undersigned, certify that I (we) have read and understand all information outlined on the reverse side of this application and am (are) qualified to initiate this application. To the best of my knowledge, the information attached is true and correct.

esignet via SearchIDPro.com  
*Steven E. Droste*  
Exp: 09/02/2021 11:44:05 AM EST

Applicant's Signature: \_\_\_\_\_

\*Property Owner's Signature \_\_\_\_\_

\*Property Owner's Information (if different from Applicant):

Name (print): Matt Lowe

Phone: (801) 648-8229

Address: 6028 S. Ridgeline Dr Ste 200

Fax: \_\_\_\_\_

City: Ogden

State: UT Zip: 84405

### LAND USE APPLICATION FEES

General Plan Amendment (text or map).....	\$400.00
Zoning Map Amendment (zone change).....	\$400.00
Rezone.....	\$400.00
Ordinance Amendment.....	\$650.00
Site Plan (base fee).....	\$250.00
Up to 5 acres.....	\$25.00
Over 5 acres.....	\$10.00
(rounding up to next whole acre)	
Amended Site Plan (staff approved).....	\$100.00
Plus actual engineering cost incurred by City	
Concept Review.....	\$300.00
Plus Lot Fee Per Lot.....	\$15.00
Preliminary Review.....	\$200.00
Plus Lot Fee Per Lot.....	\$10.00
Final Review.....	\$300.00
Plus Lot Fee Per Lot.....	\$50.00
Conditional Use Permit (CUP).....	\$500.00
Variance.....	\$500.00
Application Cancellation.....	\$25.00
Plat Amendment.....	\$100.00
Plus Lot Fee Per Lot.....	\$25.00
Lot Line Adjustment.....	\$350.00
Annexation.....	\$1,000.00
Recording Fees.....	As charge by Davis County
Plus City Fee.....	\$25.00
Miscellaneous Application.....	\$150.00
Plus actual engineering cost incurred by City	

### PLEASE NOTE

Developments that disturb 1 acre or more require a UPDES System Drainage Permit from the State of Utah. The State may take as long as 90 days to process the permit. Online applications and permit form in pdf format are available on the internet at <http://www.waterquality.utah.gov/UPDES/stormwatercon.htm>

PLEASE READ AND SIGN PAGE 2

### APPLICATION PROCESSING TIME

The typical processing time to receive Planning Commission and /or City Council review is **8 to 10 weeks** from the date of submission of a complete Land Use Application.

### ENGINEERING REVIEW FEES

It is the applicants' responsibility to pay all engineering costs associated with the repeated review of engineering submittals. Only two engineering reviews are covered by payment of the Land Use Application fee. **Major & Minor Subdivisions and Plat Amendment engineering reviews required beyond the first two preliminary and first two final engineering reviews shall be paid for by the applicant. Site Plan and Property Line Adjustment application fees only cover the first two engineering reviews. The applicant will be billed for actual engineering costs incurred by the City and not covered by the Land Use Application fee.**

### PUBLIC NOTIFICATION

The State of Utah and local ordinances require the Planning Department to notify surrounding property owners of all new subdivisions, conditional uses, variances, commercial or industrial developments, multi-family projects, and other land use applications. The City will send these notices prior to any public meeting. We recommend that you contact adjacent property owners about your project **prior to the public meetings that will be held on your proposal**, so as to address any neighboring concerns before the meeting.

### APPLICANTS RESPONSIBILITY TO CONTACT THE CITY

It is the applicants' responsibility to contact the City regarding the status of their application throughout the Engineering, Planning Commission, and City Council review process. Staff Reports, agendas, and engineering review comments are sent to the email address listed on the application.

### CONCEPT REVIEW

A Concept Review allows applicants to quickly receive Planning Commission and/or City Council feedback and comments on proposed projects. No formal approvals or motions are given, but general suggestions or recommendations are typically provided. Although not mandatory, a Concept Review is recommended for all large development projects.

### CONSTRUCTION OF IMPROVEMENTS AND BONDS

The construction and costs of public roadways and utilities required by your project **are your responsibility**. Typically the minimum utility and roadway construction requirements are: street paving, curb and gutter, sidewalk, traffic and street signs, extension of utilities including sewer, water, secondary water, gas, telephone and power to lots, as well as drainage facilities including on site detention and piping of open ditches and canals. In some cases, other items such as traffic signals, school flashers, etc., are also the responsibility of the developer. Untreated gravel road base must be placed on new roadways and graded prior to the issuance of any building permit or a business license. **A 100% improvement guarantee and 10% warranty bond must be posted for all required public improvements before any plats will be recorded.**

### HAIGHT'S CREEK IRRIGATION

The developer is responsible to provide a letter to Fruit Heights City from Haight's Creek Irrigation Company indicating that the development has adequate shares to service the property. If there are not adequate shares for the property it is the developer's responsibility to purchase additional water shares. A signature block for Haight's Creek Irrigation will also be required to be placed on the final plat that is recorded with Davis County.

### TRAFFIC SIGNS AND STREET SIGNS

The developer is responsible to purchase all street and traffic signs for all streets constructed and dedicated to the City.

### STREET LIGHTING

The applicant is responsible for costs associated with the purchase and installation of all street lighting that may be required by their development. (Monthly electric bill will be paid by Fruit Heights City)

### FINALIZING PROJECTS

**Planning Commission and/or City Council approval does not constitute final approval of development projects.** After Planning Commission and/or City Council approval, please plan on 3 to 4 additional weeks to finalize engineered site plans, finalize engineered improvement drawings, and/or prepare final subdivision plats for recording. **Engineering site plans, improvement drawings, and subdivision plats must be finalized and/or recorded before building permits can be issued.** The City recommends that all applicants regularly contact the City after Planning Commission and/or City Council approval to verify the status of their project.

**I certify that I have read and understand the information above and am qualified to initiate this application, and to the best of my knowledge all information attached hereto is true and correct and meets the submittal requirements of Fruit Heights City.**

  
Steven E. Droste

Applicant Signature

11/23/2021

Date

**OFFICE USE ONLY**

( Only if necessary, will application go to Planning Commission or City Council)

Planning Commission: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date

City Council:  Approved \_\_\_\_\_ Denied 11/30/24 Date

City Manager: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date

Conditional Use Permit Required?  Yes  No

Reason/Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Receipt #: _____	License # _____
Received By: _____	Date: _____
Amount: _____	
Type of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check# _____	