

Fountain Green Planning Commission Meeting
Fountain Green City Hall
November 9, 2023

7:35 p.m.

OFFICIAL MINUTES

Attendance: Bryan Allred, Stuart Krukiewicz, Tyler Smith, Aimee Goble, Alyson Strait, Jerime Ivory, Curt Lund

Excuse: Mark Woods, Clint Hansen

- Bryan calls the meeting to order and asks the Planning Commission members if they have any corrections to make to the minutes for the October 12, 2023 regular meeting of the Planning Commission that was emailed to them. Jerime and Curt found the reference to Curt Lund and Curt Nielsen (second page, "Curt recusing himself") confusing and suggested that the last name should be used for Curt Lund. It is also pointed out that it should be Tyson (not Tyler) Rasmussen at the first bullet point. Jerime motions to approve the minutes as corrected. Curt seconds the motion and all approve.
- There are no applications to consider so the Commission begins discussion of the necessity of having the International Building Code (IBC) referenced in the City Land Use Ordinances. The IBC also includes the International Fire Code, International Plumbing Code, International Electrical Code, etc. Heather reminds the Commission members that the Citizen's Guide contains a reference to these Codes (page 9). After discussion, the Commission members decide to add a similar statement to Chapter 11.6 as "A" – the other lettered bullets would begin one letter later. Alyson points out that Chapter 11.6 already includes a reference to the UBC and the Commission decides to correct that to IBC. Stuart reports that Tracy Christensen has retired and Scott is now the head Building Inspector. The County Building Inspectors will pick up the need for a fire wall when they see a plot plan showing two auxiliary buildings too close to each other. They will then inform the applicant of the requirements for a fire wall as explained in the IBC.
- Our Fire Chief proposed, at the September City Council meeting, that there doesn't need to be any fire safety minimum between auxiliary buildings on the same lot. He still wants 12' between auxiliary buildings and a residence, but auxiliary buildings could have a fire safety minimum of 6' from all property lines (except those facing a street). Currently, our Ordinances allow 2' between an auxiliary building and the property line behind the midpoint of the property if there is no other auxiliary building on the other side of the property line. If the neighbor decides to build an auxiliary building next to the previous one on the other side of the property line, he would need to be 10' from the first building or put in a fire wall. In front of the midpoint of the property, our current Ordinances only allow a 12' fire safety minimum for auxiliary buildings. The City Council is considering the setback issue and waiting for advice from the City Attorney. Stuart feels that 2' would be adequate for a fire safety minimum between auxiliary buildings and any property line. Insurance would cover any fire damage and 2' would allow property owners better use of their property. Alyson points out that the Planning Commission can also make a recommendation to the City Council. The Commission decides to recommend 2' fire safety minimums between all auxiliary buildings and property lines except those facing a street. Heather will prepare the proposed changes in the Ordinances for approval at the next Planning Commission meeting. The Commission could then schedule a Public Hearing and presentation to the City Council.

- Bryan asks for other suggestions of changes that could be included in the Public Hearing. Heather reminds the Commission that they decided to keep the definition of “temporary” as it currently appears in Chapter 2, but attorney Jordan Cullimore told us that we need something in the Ordinances tied to “temporary buildings” defined in Chapter 2 (July 21, 2023 work meeting). The Commission discusses where to put it – Chapter 7, 8, or 11 and finally decide to put it in the Use Tables of Chapter 7. Temporary buildings will be allowed with all setback requirements applicable. Heather will prepare this for their approval at the next meeting.
- Bryan reports that he talked to the County Building Inspectors and they do require a City permit before someone can apply for a County permit for roof-top solar panels.
- Bryan asks if there is any other business for the Commission to consider. Heather asks what is required and who is responsible for updating the City Maps. Alyson reports that the Jones & DeMille sewer study is almost complete, but the water study is only halfway finished. She notes that they are making a Geographical Information System (GIS) map of the City, but she isn’t sure if it will be what we need for the Transportation Map, etc. The Annexation Policy is also waiting for completion of the Jones & DeMille study before it can be finalized.
- Jerime motions to adjourn the meeting. Curt seconds the motion and all vote in favor. The meeting adjourns at 9:05 pm.