

July 16, 2020 – City Council

The regular meeting of the Fountain Green City Council was held at 7:00 p.m. on Thursday, July 16, 2020 in the Fountain Green City Hall, 260 W 100 N.

Attendance: Shelith Jacobson, Stuart Smith, Rod Hansen and Larry Woodcox. Excusing Julio Tapia.

Presiding: Mayor Willard Wood

Prayer: Shelith Jacobson

Pledge

Minutes. Rod Hansen made the motion to approve the minutes as read. Seconded by Larry Woodcox, all in favor.

Renovation of building next door. Andy & Candis Meredith came to report on their renovations being made in the old school next door. They are hoping to move in next year. The Meredith's were not aware that they needed a permit for the moveable storage units. They have requested for them to be removed as soon as possible. They did reinforce their agreement to purchase the current city hall and continue to plan on moving forward. They explained that with the CO-VID issues they've had to restructure their financing. They hope to sell some of their property to secure the funds to purchase the building. They were questioned as to why they didn't have a building permit for the structure behind the main building? They're understanding is that as long as you don't change the footprint of a building, a building permit is not required. They will get on the Planning Commission's agenda.

Conditional Use Permit. Brain Allred, Planning Commission Chair, presented a Conditional Use Permit for Brian and Mindy Draper to live in their RV while they build their new house. The permit listed the following conditions: 1. The RV must be placed at least 25' from any City street right-of-way. 2. The RV must be placed at least 15' away from the new construction. 3. The RV must be connected to sewer, water, and power. 4. The conditional use permit is valid for one year unless invalidated by a violation of one or more of the above conditions. 5. If a renewal of the conditional use permit is needed, the applicant must return to the Planning Commission to discuss the matter. **Rod Hansen made the motion to approve the Conditional Use Permit for Bryan and Mindy Draper. Seconded by Larry Woodcox, all in favor.**

Conditional Use Permit. Brian Allred presented a Conditional Use Permit for Tom Hansen to build storage units in the B/C zone with the following conditions: 1. Chain-link fencing (allowable on property line); building wall must be two feet from property line. 2. Nature of business with storage shed access provides adequate parking. 3. Drainage to center line of property. Tom was asked about security lighting and fencing. He replied that it wouldn't be installed right now, but will in the future. Tom's

intent for the use of the storage units is to lease for storage purposes only. **Stuart Smith made the motion to accept the Conditional Use Permit. Seconded by Shelith Jacobson. Larry Woodcox also votes in favor. Rod Hansen recuses himself due to relationship with Tommy.**

Variance Letter from Board of Adjustments. Shelith Jacobson presented the letter from the Board of Adjustments regarding a request from Tom Hansen for a variance on a property boundary line. Motion: Scott Aagard made the motion to grant Tom Hansen a variance to extend 30 ft. of his property from the R/A Zone to the B/C Zone so the entire lot will be located in the B/C Zone. Seconded by DeWayne Mower, all in favor. Mayor Wood and the City Council agreed to accept their findings.

Conditional Use Permit. Brian Allred read a letter to the Mayor and City Council regarding a permit request from Brady Walker to build a shop @290 S 100 W. The Planning Commission listed several concerns:

*Brady's lot is in the R/A Zone, but a "shop" is a business which is not allowed in the R/A Zone without a Home Occupation Permit.

*A business may be allowed in the R/A Zone with a Home Occupation and Conditional Use Permit if there is a house on the same property. There is not a house on the lot at this time.

*Brady is planning to build a house on this property in the future.

*The Planning Commission has considered a Conditional Use Permit for Brady with the condition that as owner or part-owner of the business using the "shop" he would build a house on this lot within 2 years (time frame given by Brady)

*The Conditional Use Permit would expire in 2 years; if the house is not built within this time, what are the City's options?

*If the City Council and Mayor would approve a Conditional Use Permit for this situation with the above stipulated condition, the Planning Commission will review the application materials and initiate a Conditional Use Permit for Brady if all setback and building requirements are met.

After much discussion, **Shelith Jacobson made the motion to give Brady a Conditional Use Permit to build a "shop" on his property, with the condition that a house has been started (at least having obtained a building permit) within 3 years. Seconded by Stuart Smith, all in favor.**

EMS Training. Tabled

Movies at the Park. Tabled

Fraud Assessment. Tabled

Irrigation Report. Rod Hansen reported that the irrigation company has dropped the water usage in the field, but yet has to do it in town. They will eventually end up having to drop the water usage in town as well.

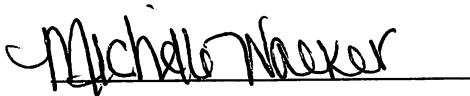
Planning Commission Report. Shelith Jacobson had already presented her report in the above permit information.

City Report. Roger Aagard had nothing new to report.

Police Report. Officer Huff reported that skimmers have been found at gas pumps at Becks and in Moroni. Month highlights: 3 warnings, 2 citations, assault case in Moroni, fraud case (case transferred because of conflict of interest), parking and reckless driver.

City Bills. Rod Hansen made the motion to pay the city bills. Seconded by Shelith Jacobson, all in favor.

Meeting adjourns at 9:00 p.m.



Michelle Walker, City Recorder

