

Fountain Green Planning Commission Meeting
Fountain Green City Hall
May 13, 2021 7:31 p.m.

Attendance: Bryan Allred, Joseph Papenfuss, Riley Hansen, Stuart Krukiewicz, Jerime Ivory, Clint Hansen, Nate Strait, Shelith Jacobson, Aimee Goble (arrived at 8:07)

Excuse: Tom Hansen

Citizens in attendance: Chad Huff, Susan Allred, Darcy Allred (and daughters), Jed Allred, Amber Emerick, Krystal Lloyd, Kathy Lloyd

Bryan calls the meeting to order and asks Heather to read the minutes for the April 8, 2021 meeting. Stuart motions to approve the minutes as read. Jerime seconds the motion and all vote in favor with Nate abstaining because he was not present at the April meeting.

◦ Brandon Olsen (and family) come to request a lot split of their ~2-acre property at 250 West ~600 South, not in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA). The property is in the Fountain Green City limits in the Residential Agriculture (RA) Zone. There is a main sewer line running east to west through the approximate middle of the property with a 15' easement. His proposed lots would measure:

- 1) 0.51 acre with 90' frontage on 250 West and 260.71' depth (meeting or exceeding the 0.455-acre, 90' frontage and 100' depth requirements for a building lot),
- 2) 0.56 acre with 90' frontage on 250 West and 281' depth (meeting or exceeding the 0.455-acre, 90' frontage and 100' depth requirements for a building lot), and
- 3) 0.86 acre with 125.6' frontage on 250 West and 134.29' depth (meeting or exceeding the 0.455-acre, 90' frontage and 100' depth requirements for a building lot).

City culinary water and sewer is available on 250 West and there are no irrigation lines on the proposed lots. This would constitute a minor subdivision, which can be dealt with when Mr. Olsen returns for building permits. Jerime motions to approve the request for Mr. Olsen to split his lot into three lots as described above. Nate seconds the motion and all vote in favor.

◦ John and Karolyn Bailey submitted an application for a permit to build a house addition on the rear/east of their existing house at 295 South 200 West, serial #17938 (0.5 acre), in the RA Zone. The corner lot is not in the FEMA SFHA and the irrigation line is on their east property line. The addition will measure 13'x35'4" for 458.9 sq.ft. and will have utilities. It will also have two covered porches of 6'x4' on the north and 10'x5' on the east. The eave height will be ≤ that of the existing house (much less than the 21' maximum allowed). The setbacks will be 57' on the rear/east (greatly exceeding the 12' fire safety minimum towards an existing granary), not applicable on the front/west where it attaches to the existing house, and not applicable on the sides because it does not extend beyond the sides of the existing house. The Fire Chief (Todd Robinson) has signed the application and plans and the Irrigation Master (Tyson Rasmussen) has signed the application. Nate motions to approve the application for the Baileys to build an addition onto their existing house as described above. Stuart seconds the motion and all vote in favor. They will need to send the City permit and building plans to the County and have Roger check setbacks.

◦ Orvil Bennett submitted an application to build a carport on his corner lot at 310 West 400 South, serial #17916x (0.53 acre), in the RA Zone. The lot is not in the FEMA SFHA and the irrigation line is on the north property line. The carport will measure 20'x36' for 720 sq.ft. and will not have utilities. The setbacks will be 85' on the front/east (greatly exceeding the 25'

that area. Clint motions to approve the Buffer Zone application for the Fowkes as described above. Nate seconds the motion and all vote in favor. She will take the Buffer Zone application back to the County and apply for a permit to build a house on the property.

- Heather passed out copies of the 2020 Annual Report at the March Planning Commission meeting and Bryan asked the Commission members to review it as homework and come prepared to discuss it at the next meeting. They have reviewed it and Riley notes that the year for the lot splits in 2020 needs to be corrected from 2019 to 2020. Heather will also remove the violations that have been resolved. Riley motions to approve the 2020 Annual Report as corrected and submit it to the City Council and Mayor. Nate seconds the motion and all vote in favor. Heather will get the 2020 Annual Report on the City Council Agenda for their May meeting – Shelith will not be there to present it and asks if someone from the Planning Commission can do that for her – someone will.

- Heidi Shakespeare and two friends have come to discuss using the Jacobson office building at 445 North State as a non-profit resort, called "Lift Up", for ~28 men to teach them life skills to help them "reconnect with life." Bryan reports that Wendell Jacobson has been lobbying members of the Planning Commission and telling them that Bryan is in favor of the project – he states that he has not made a decision about the program and the members of the Planning Commission should also keep an open mind in evaluating the proposed project and its impact on the City. Above all, the Commission needs to abide by the current Land Use Ordinances. Ms. Shakespeare would interview and hand-pick men, but not conduct background checks – they might be men with mental illnesses, drug problems, released prison inmates, veterans, etc., but not homeless, sex offenders, or Alzheimer patients. Ms. Shakespeare has a Masters degree in Education and has used her program on several people with great success, but does not have the program details or interview guidelines with her at this time although she states that the program is copyrighted. She would be the only "staff", she and her family would live in the apartment at the office building, and she would like volunteers from the community to help with the program. She would not be offering any medical or mental health treatments and residents could leave at any time – no curfew or restrictions of any kind. She plans to put 4 men in each "bedroom" and does not expect to need to make any remodeling changes to the building. Stuart points out that the County will require remodeling to accommodate multiple residents. She reports that the Utah State Department of Commerce told her that she didn't need a license and that her program is not a group home. She would like a conditional use permit or Bed & Breakfast permit to allow her to proceed with her plans immediately. The Commission refers her to Chapter 9 – Group Homes and advises her that at this time it is the closest thing to her program and currently allows only ≤ 8 residents and also requires more staff than she is planning on. Ms. Shakespeare asks if the City will change its Land Use Ordinances and Bryan refers her to Chapter 3 for the procedure to request a change to the Ordinances. He also points out that the City's General Plan states that the residents of Fountain Green have been surveyed and want a rural atmosphere – not a dense population. If she wants to proceed with her plans to use the Jacobson office building for her "resort", she needs to supply the Planning Commission with the criteria for choosing the men she would be working with and a copy of the program outline (with definitive details). Jerime motions to table consideration of Ms. Shakespeare's proposal until the Commission receives more information on her program. Stuart seconds the motion and all vote in favor. Several residents of Fountain Green are in attendance and vehemently oppose this proposed program on the grounds that it would be a danger to the current citizens.

- Aimee motions to adjourn the meeting. Stuart seconds the motion and all vote in favor. The meeting adjourns at 10:15 pm.

Heather