

Fountain Green Planning Commission Meeting
Fountain Green City Hall
Aug 12, 2021 7:32 p.m.

Attendance: Joseph Papenfuss, Bryan Allred, Aimee Goble, Stuart Krukiewicz, Shelith Jacobson, Tom Hansen, Nate Strait

Excuse: Jerime Ivory, Clint Hansen

Citizens in attendance: Homer Workman

Bryan calls the meeting to order and asks Heather to read the minutes for the July 8, 2021 meeting. Stuart motions to approve the minutes as read. Joseph seconds the motion and all vote in favor with Nate abstaining because he was absent from that meeting.

- Brandon Olsen comes to request a permit to build a house on lot #1 of his minor subdivision at 607 South 250 West in the Residential Agriculture (RA) Zone. He does not have a copy of the recently changed plat map since he split the lots, but agrees to get a copy to the City as soon as possible. The County Recorder has changed their requirements for developing a minor subdivision and didn't tell the City. The County now requires signatures from the Planning Commission Chair, the Mayor, the City Recorder, and a member of the City Council! The serial number of the original property was S# 18327x2 and the measurements of the lot coincide with the description on the old plat map. (Heather called the County Recorder's office on Monday, August 16th, and was told that the new serial number for lot 1 of the subdivision is S# 64003). The vacant lot measures 90' frontage on 250 West, 239.6' depth, and 0.51 acre (meeting and exceeding the 90' frontage, 100' depth, and 0.455-acre minimums). It is not in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA) and the irrigation line is on the west/front property line. The Fire Chief (Todd Robinson) has signed the application and plans. The Acting Water Master (Greg Johnson) is at the meeting and signs the application. The City Recorder (Michelle Walker) has signed the application for payment of fees. The house will measure ~26'x49' for 1524 sq.ft. (exceeding the 24' minimum width and 960 sq.ft. minimums). The basement will measure the same plus 8'8"x~10' for 1612 sq.ft. and the garage will measure 24'x22' for 528 sq.ft.. The eave height will be 9' (much less than the 21' maximum) and the house will have a roofed porch on the rear/east. The setbacks will be 25' on the front/west (meeting the 25' minimum towards 250 West), ~158' on the rear/east (greatly exceeding the 25' minimum), 21' on the south side (exceeding the 12' minimum), and 20' on the north side (exceeding the 12' minimum). Stuart motions to approve the permit for Mr. Olsen as described above. Nate seconds the motion and all vote in favor. Mr. Olsen will need to submit his City permit and house plans to the County and have Roger check the setbacks.

- Griff and MeLynn Lund come for a permit to attach an addition to their existing shop/garage at 550 West 100 North, serial #18057x, in the RA Zone. The property is not in the FEMA SFHA and the irrigation line is on the south property line. The addition will measure ~15'x15' for 225 sq.ft. making the shop total measurement 49'x15' for 735 sq.ft.. The addition will not have utilities and the eave height will be 10' (much less than the 21' maximum). Mr. Lund's building plans are hand-drawn because it would cost him ~\$1,000 to buy the plans and the Commission encourages him to add more detail to the plans before submitting them to the County. The setbacks will be not applicable on the front/north where it attaches to the existing shop/garage, 27' on the rear/south towards the irrigation line (exceeding the 2' minimum behind the midpoint of the property and leaving plenty of room for the irrigation line easement), 12' on

the east side (exceeding the 2' minimum behind the midpoint of the property), and 110' on the west side (greatly exceeding the 12' fire safety minimum towards the existing house). Stuart motions to approve the permit for the Lunds to build an addition onto the rear of their existing shop/garage as described above. Tom seconds the motion and all vote in favor. Mr. Lund will need to submit his City permit and plans to the County and have Roger check the setbacks.

- Jackson Jones comes to discuss the requirements for building an in-ground 20'x40' swimming pool in the backyard of his 0.53-acre property at 338 South 600 West, serial #18154, in the RA Zone. The property is not in the FEMA SFHA. The Commission notes that above-ground swimming pools have been allowed because they are considered temporary and in-ground pools are allowed in the Business Commercial (BC) Zone, but not in the RA Zone. Evidently, the Commission didn't consider this when updating Chapter 7 and will need to research regulations and requirements in other cities before making any changes to Fountain Green's Land Use Ordinances. Mr. Jones reports that along the Wasatch Front, pools must have fencing $\geq 6'$ and a cover that can hold the weight of a person walking on it, etc. Bryan asks Heather to check the rules for swimming pools in Ephraim and Nephi. Then the Commission can begin the process of changing Chapter 7.2 to allow in-ground swimming pools with a conditional use permit. Stuart motions to table the application for Mr. Jones to build an in-ground swimming pool until the Commission researches the rules. Nate seconds the motion and all vote in favor. The Commission thanks Mr. Jones for coming and for his help and patience while we get up to speed on this issue.

- Tom Hansen presents his application for a permit to place an 8'x20' storage container on his property at 50 East 200 South, serial #18260x, in the BC Zone. The property is not in the FEMA SFHA. The storage container will not have utilities and the setbacks will be 183' on the front/north (greatly exceeding the 25' minimum towards 200 South), 10' on the rear/south (exceeding the 2' minimum behind the midpoint of the property), 10' on the west side towards an irrigation line easement (exceeding the 2' minimum behind the midpoint of the property and leaving adequate room for the irrigation line easement), and 50'7 1/2" on the east side (greatly exceeding the 2' minimum behind the midpoint of the property). The Commission recommends anchoring the storage container as the County requires and Mr. Hansen agrees. Joseph motions to approve the permit for Mr. Hansen to place a storage container on his property as described above. Stuart seconds the motion and all vote in favor with Tom recusing himself. The County does not inspect storage containers at this time, but Roger will need to check the setbacks.

- Bryan had invited Greg Johnson (Irrigation Company President and Acting Water Master) to educate the Planning Commission on the condition of the Big Springs and the Irrigation system. Mr. Johnson reports that in July of 1962, the Big Springs was producing 5.1 cubic feet/second (cfs) and in July of 2021, it produced 4.1 cfs. In August of 1962, the Big Springs produced 4.8 cfs and in August of 2021, it produced 3.9 cfs (a new low record?). Mr. Johnson also reports that the pump seized and is in the process of being repaired, but it will probably not be back in use this season. There is some discussion about this procedure. He informs the Commission that 44% of all the irrigation water goes into the City!

- Heather passes out copies of the updated Citizen's Guide, Chapter 4, and Chapter 7.

- Aimee reports that there are 3 places in her neighborhood (from Center Street to 100 North on 400 West) with families living in trailers in violation of City Ordinances. Other members of the Commission cite places where cars are parked on City street rights-of-way. Heather reports two storage containers placed without permits at 460 W. Center and Shelith notes that Gary Hurst is renting a home and basement at 384 West 300 North to two families in violation of City Ordinances and HB 82 – the owner is not living in the home. Shelith makes notes of the violations and will try to get them resolved.

- The Commission begins discussion of new survey questions with Joseph reading from the old surveys found in Appendices II and III. The survey would probably be offered on-line or on paper available at the City Hall. An identifier would be needed to insure that only one survey was completed per household – probably the water bill number. Tom suggests an incentive might be offered to encourage people to respond, but Nate points out that if people are interested in answering questions to help the City they will respond and if they aren't interested they won't. They discuss possible changes and additions such as internet purchasing, violations and consequences, the City tax base, water usage/home, etc. The Commission members are encouraged to review the old surveys and come up with questions for a new survey.

- Nate motions to adjourn the meeting. Aimee seconds the motion and all vote in favor. The meeting adjourns at 10:05 pm.

Aimee