

Fountain Green Planning Commission Public Hearing – Notification of Intent to Modify the General Plan

Fountain Green City Hall

September 8, 2022

7:03 p.m.

PENDING MINUTES

Attendance: Bryan Allred, Joseph Papenfuss, Shelith Jacobson (substituting for Alyson), Stuart Krukiewicz, Tyler Smith, Riley Hansen, Aimee Goble

Excuse: Alyson Strait, Jerime Ivory, Tom Hansen, Clint Hansen

Citizens in Attendance: Murnie Smith, Amber Emerick, Susan Allred, Kameron Hanson, Weston Ivory, Quinn & Darlene McFarland, Stewart Hansen, Kathy & Krystal Lloyd, Zella & Newell Christensen, Gadon & Peggy Olsen, Ward & Paula Chase, Jed Allred, Kyle Johansen, Morgan Fife, Ellen Giovanni, Brian Casselman, Wade Beck, & three unknowns.

Bryan calls the meeting to order and explains that the purpose of this Hearing is to listen to suggestions from the public in regards to updating the General Plan. He invites anyone in the audience to come up front with pertinent questions &/or suggestions.

- Kathy Lloyd asks if the City could change the Ordinances to allow business throughout the City rather than just in the Business Commercial (BC) Zone. Bryan explains that Home Occupation businesses are allowed with conditional use permits and Joseph reads the rules governing these businesses (see Chapter 7.2). Bryan also explains that the City is not allowed to "spot zone".
- Bryan reads the questions from the Spring 1994 Survey and asks if anyone else has questions &/or suggestions.
- Kameron Hanson wants to know if the City could make a rule that would prohibit any road from ending at a house (example: Ken & Laurie Hanson's house IF 700 West were put in between 200 and 300 North). Bryan explains that each potential road is considered on a case-by-case basis. Kameron would also like to prohibit modular homes, but the State doesn't allow that. Kameron asks how many more homes can be built in Fountain Green if we only have 1 cubic foot per second (cfs) of water. Joseph reports that Roger quoted the Utah Water Resources Board as estimating that Fountain Green could build ~200-220 more homes, but since we now allow Internal Accessory Dwelling Units (IADUs) that could easily reduce that number by 50 homes. Kameron wants to know if the City keeps a list and checks off numbers as houses are built. Joseph explains that the Planning Commission prepares an Annual Report on the number of houses built each year. Kameron asks if the City allows cul-de-sacs and the Commission tells him that we do, but they are discouraged.
- Weston Ivory is in favor of allowing ¼-acre lots because they would be more affordable and easier to maintain. He suggests charging extra fees for ¼-acre lots, but the State regulates fees. He thinks that the City could limit how many and place extra regulations on them, but admits that it would be hard to make this arrangement fair for all people.
- Susan Allred asks when the next survey will be available and Bryan estimates that it could take at least a couple of months to prepare.

- Newell Christensen thinks that the City should reconsider its setback requirements – case in point – his carport. It doesn't meet the setback requirements, but he thinks it should be allowed. He suggests that the Commission should compare Fountain Green's setback requirements with other cities in Sanpete; especially the fire safety lanes. Bryan explains that the City Fire Chief decides how big the fire safety lanes should be for the City based on a volunteer fire department.
- Quinn McFarland feels that the "first come first served" system for building on the rear or side of a lot isn't fair. Currently, the City Ordinances allow buildings behind the midpoint of the lot to be 2' from the property line, but if a neighbor wants to build across from them he must either use a firewall or build 12' away. Joseph explains that the City has used several different rules to deal with this question, but hasn't come up with a satisfactory solution yet. Everyone agrees that the current rule isn't fair and the Commission will consider other options. Mr. McFarland asks if portable containers are considered similar to sheds for the purpose of setbacks and the answer is "yes".
- Brian Casselman questions whether enforcement of the rules is done equally – independent of name, wealth, position, etc. He asks if the City has an Ordinance Enforcement Officer yet. He suggests that the members of the City Council should be responsible for enforcement until they get an Ordinance Enforcement Officer. Weston Ivory thinks that the rules are too strict and should be "opened up". Kathy Lloyd asks if the State gives guidance on rules used by the cities. Stuart explains how fire safety lanes are defined and set up. The State dictates some rules, but allows the cities to decide many of them on their own.
- Newell Christensen feels that the Papenfuss property extends too far out to the street, but Joseph explains that the plat map shows the property this way and has for a long time. Bryan points out that "the lanes" on the south of the City have some properties that extend out into the middle of the street and Wade Beck agrees that his old property was like that – it is a mess.
- Brian Casselman tells the Commission that they should not plan to put any road through his property on the south of the City and the Commission explains that if he develops the property, the Commission will evaluate the Transportation Plan and decide whether to recommend a road or not. Joseph adds that the State requires roads for development.
- Bryan adjourns the Public Hearing at 7:44 pm.