

Fountain Green Planning Commission Meeting

Fountain Green City Hall

May 11, 2023

7:30 p.m.

OFFICIAL MINUTES

Attendance: Mark Woods, Bryan Allred, Tyler Smith, Stuart Krukiewicz, Aimee Goble, Riley Hansen, Alyson Strait, Curt C. Lund (arrived 7:33)

Excuse: Clint Hansen and Jerime Ivory

Citizens in Attendance: none

- Bryan calls the meeting to order and asks the Planning Commission members if they have any corrections to make to the minutes for the April 11, 2023 regular meeting of the Planning Commission that was emailed to them. Tyler motions to approve the minutes as written. Mark seconds the motion and all approve with Stuart abstaining because he was not in attendance at that meeting.

- Chandler Malichanh has come with an application for a permit to build a 24'x45' (1,080 sq.ft.) garage/storage structure on his 0.52-acre lot at 165 South 500 West, serial #17971, in the Residential Agriculture (RA) Zone. It is not in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (SFHA) and has an irrigation line along the north property line. The structure will not have utilities and will be behind the midpoint of the property with an eave height of 12' (much less than the 21' maximum allowed). The setbacks will be 21' on the front/west (exceeding the 12' fire safety minimum towards the existing house), 44' on the rear/east (greatly exceeding the 2' minimum behind the midpoint of the property), 76.75' on the north side (greatly exceeding the 2' minimum behind the midpoint of the property), and 6' on the south side (exceeding the 2' minimum behind the midpoint of the property and meeting the 12' fire safety minimum towards the neighbor's existing shed). Riley motions to approve the application for Mr. Malichanh to build a garage/storage structure on his property as described above. Stuart seconds the motion and all vote in favor.

- Christine Stegelitz and her daughter, ~~Kathleen~~ Catherine, have come with an application for a permit to build an 8'x10' (80 sq.ft.) chicken coop on their 0.46-acre lot at 560 West Center, serial #18056x, in the RA Zone. It is not in the FEMA SFHA and has an irrigation line along the north property line. The structure will not have utilities and will be behind the midpoint of the property with an eave height of 7.6' (much less than the 21' maximum allowed) and a 12' eave overhang on one side. Since the City Council approved the reduced application requirements last month for permitting structures of less than 200 sq.ft. without utilities, the Stegelitzs will not need to pass this application through the Planning Commission. They are instructed to get the Citizen's Guide for structures less than 200 sq.ft. without utilities and follow the instructions. Curt will measure the setbacks by appointment.

- Christine Stegelitz and her daughter, ~~Kathleen~~ Catherine, have also come with an application for a permit to build an attached garage onto the northeast corner of their existing house at 560 West Center, serial #18056x, in the RA Zone. It is not in the FEMA SFHA and has an irrigation line along the north property line. The structure will measure ~24'x36' (~864 sq.ft.) and will not have utilities. They are planning to build it on an existing concrete slab, but their building plans are not complete. The Commission advises them that the County will probably require more details for the footings, roof trusses, snow load capacity,

etc. The Fire Chief and Irrigation Master have signed the application. The setbacks will be not applicable on the front/south where it will attach to the house, 36' on the rear/north (exceeding the 25' minimum and 12' easement towards the irrigation line), 20' on the east side (exceeding the 12' fire safety minimum towards the proposed chicken coop), and 88' on the west side (exceeding the 12' minimum). Stuart motions to approve the application for the Stegelitzs to proceed with their plans to build an attached garage onto their house. They will need to work with the County to finalize their building plans. Curt seconds the motion and all vote in favor.

- Ward Chase has come with an application for a permit to build a 14'x50' (750 sq.ft.) greenhouse on his 0.53-acre corner lot at 275 North 500 West, serial #18106x, in the RA Zone. It is not in the FEMA SFHA and has an irrigation line along the south property line. The structure will be ~8' high at the peak (much less than the 21' maximum eave height allowed) and will not have utilities. The setbacks will be 39' on the front/north (greatly exceeding the 12' minimum), 28' on the rear/south (greatly exceeding the 2' minimum behind the midpoint of the property and the 12' easement towards the irrigation line), 14' on the east side (exceeding the 12' fire safety minimum towards the existing shop/garage), and 19' on the west side (exceeding the 12' minimum). The Commission discusses the dilemma that greenhouses are temporary without a foundation and the County doesn't inspect them, yet the Commission has been requiring an application for a permit. They decide that greenhouses would more properly be handled by just requiring a setback check. This will necessitate adding greenhouses to the Citizen's Guide for structures less than 200 sq.ft. without utilities and revising the title. Heather will work on it. Riley motions to approve the application for Mr. Chase to build a greenhouse as described above. Stuart seconds the motion and all vote in favor.

- Kelly Hunsaker has submitted an application for a permit to have roof-top solar panels added to his existing house at 140 West 300 South, serial #17911, in the RA Zone and not in the FEMA SFHA. The Fire Chief, Todd Robinson, told Heather that he does not need to approve the application or plans for solar panel installations – the County addresses that. This home is a double-wide modular with a fairly flat roof, but there is a roof certification document included with the application. Setbacks are not applicable. Stuart motions to approve the application for Mr. Hunsaker to have solar panels installed on the roof of his existing house as described above. Mark seconds the motion and all vote in favor.

- Bryan opens discussion for an Annexation Policy. Everyone realizes that growth around the outside of the City limits will happen and we need to be prepared. The City has been told that they have enough culinary water right to supply 220 more homes. That would have covered the undeveloped lots within the City limits. Since the State has mandated that the City must allow Internal Accessory Dwelling Units, the City has revised that estimate down to 150 more homes that could be accommodated. Even though annexed areas provide their own water, the City doesn't know how much more the City sewer lagoons can handle. The State will no longer allow the building of sewer ponds. Jones & DeMille is currently conducting a study to help the City upgrade its impact fees. This should also help determine the capacity of the current sewer system for future growth. Selective annexation is considered and Curt suggests that commercial and industrial development might be the type of annexation to be encouraged. Of the property taxes collected for Fountain Green City, 6% is actually returned to the City! Residential growth does not pay for the long-term maintenance of the City infrastructure. Fountain Green is currently a "bedroom community" and may never be able to grow significantly due to the limited water supply. Tyler suggests that annexation outside of the City limits may inhibit development within the City. Stuart

stresses that annexation must be economically beneficial to the City – we don't have to annex just because someone requests annexation! We should require streets to line up with our Transportation Master Plan as well as our sewer and water lines. Bryan asks Stuart and Mark to work together to come up with an Annexation Policy for the Commission to look at. Mark would like copies of the Mt. Pleasant and the old rejected Fountain Green City Annexation Policies to work from.

- The Commission next discusses how to implement a second egress requirement for a subdivision development. Stuart points out that cul-de-sacs are sometimes the only option in Fountain Green and they do have a minimum measurement requirement. Cul-de-sacs also can be turned into a through street as long as no houses are allowed to be built at the head of the cul-de-sac. Stuart suggests that each case needs to be considered individually. Tyler suggests that we could insert a statement requiring that all new subdivisions connect to existing platted streets where possible in Chapter 10.2 D. The Commission asks Heather to bring a proposed change for Chapter 10.2 D to the next Commission meeting.

- There are no new violations to report. To avoid publicizing people's names that are on the list of Violations, Alyson would like to have the list of violations e-mailed to the Planning Commission members along with their Agenda each month.

- Alyson reports that there has been graffiti at the City Park and would like to have everyone keep an eye on things. The City is considering putting up security cameras and asking the sheriffs to patrol around the Park after it closes at 11:00 pm.

- Tyler motions to adjourn the meeting. Mark seconds the motion and all vote in favor. The meeting adjourns at 9:25 pm.