

February 5, 2025
 Heather Papenfuss
 Planning Commission Secretary

2024 Annual Report for the Fountain Green City Planning Commission

Construction for new housing units in Fountain Green City for 2023

	2023					
	Permittee / lot serial # (Address)	lot size (acres)	square footage (main)	garage or carport	stick or mfg.	In or past construction
1	Eddie & Elise Hanson #18122 (134 W.300N.)	1.05	2916 2916	garage	stick	in construction
2	Willard Wood #17916 (344 W. 400 S.)	0.53	1725 1725	garage	stick	final 5/22/24 +
3	Tiffany Taylor #18101 (285 N. 300 W.)	0.57	1492 no bsmnt.	none	mfg.	final 12/18/2023 +

+ counted in 2024 Annual Report

Construction for new housing units in Fountain Green City for 2024

	2024					
	Permittee / lot serial # (Address)	lot size (acres)	square footage (main)	garage or carport	stick or mfg.	In or past construction
1	Jessee Johnson #64381 (756 W. 200 N.)	0.455	1830 1830	garage	stick	final 9/12/24 +
2	Kyle Johansen #64389 (803 W.300N.)	0.455	1448 1480	garage	stick	in construction
3	Nathan Paxman #18142 (265 W. 500 N.)	1.06	2010 1970	garage	stick	final 9/24/24 +
4	Logan Barber #64385 (731 W. 300N.)	0.498	1800 0000	garage	stick	in construction
5	Brady Walker #17937 (290 S. 100 W.)	0.76	2405 2615	garage	stick	final 8/29/24 +
6	Alan Wright #64383 (796 W. 200 N.)	0.455	1700 1270	garage	stick	final 12/2/24 +
7	Paul and LaDawn Cordner #18167 (702 W. 300 N.)	0.65	2413 2092	garage	stick	in construction
8	Rhett and Melissa Larsen #18211x4 (-500 W. 400 S.)	0.79	3530 3530	garage	stick	in construction

+ counted in 2024 Annual Report

Building Permits for additions, sheds, etc, for 2023,

Vaughn Jacobsen (shed), Vaughn Jacobsen (house addition), Alan Hamilton (shed addition), Tyler Smith (pole barn), Mason McNeill (Conex), Dennis May (solar panels on house roof), Chandler Malichanh (shed/garage), Christine Stegelitz (chicken coop), Christine Stegelitz (attached garage), Ward Chase (greenhouse), Kelly Hunsaker (solar panels on house roof), David Bradley (rebuild pre-existing garage, porch additions to house), Dell Davis (remodel mobile home roof), Justin Parkes (awning addition to house), Marvin Bills (covered patio addition to house), Bonnie & Devon Falkner (attic remodel of house), Justin & Cindy Franson (solar panels on

house roof), Brady Walker (Conex), Cindy Franson (hay shed), David Hill (solar panels on house roof), Tyson & Alisha Rasmussen (shed), Curt C. Lund (carport)

Building Permits for additions, sheds, etc. > 200 sq.ft. for 2024

NOTE: This list does not include sheds < 200 sq.ft.
(permits through the City Staff or those without permits)

Shawn Seely (remodel house), Brandon Horrocks (shop), David Rich Walker (pole bam/shop w/ utilities), Amy Morgan (solar panels on house roof), Linda Johnson (Conex), Vaughn Jacobsen (shed by variance), Paul & LaDawn Cordner (shed), Anthony & Patricia Ferguson (garage/shop w/ electricity), Ryan & Christina Yorgason (chicken coop by variance?), Bryan & SaDee Vick (house addition), Weston & Patricia Smith (carport), Brett & Emily Lovell (shed/garage), Karl Kimber (shed), Enrich Utah, LLC/Nick Otten (house remodel + entry roof), Curt C. Lund (carport), Kevin Cox (carport attached to house garage), Jerime Ivory (Conex), Dick & Kathy Lloyd (RV shed), Justin Parkes (detached garage), Jim & Laura Beagley (2 Conex), Josh Wilson (shop), Richard & Annie Sloan (shed), Stuart & Kathrine Hansen (Conex), Nathan Paxman (carport)

Lot splits/combinations/adjustments for 2023

	Name	Lot serial #	Address	Old lot size (acres)	New lot sizes (acres)	Status
1	Steve Bills	#18230 #18232	250 W. 500 N.	2.09 4.72	6.0 0.81	final 3/3/2023
2	Mike Green	#18313x2 #18313x3	487 S. 250 W. 477 S. 250 W.	1.27 0T4+2 0.417	0T&4- 0.77 &92 0.91	final 8/8/2023

Lot splits/combinations/adjustments for 2024

	Name	Lot serial #	Address	Old lot size (acres)	New lot sizes (acres)	Status
1	Brandon Horrocks	#18191 #18188	780 W. 300 N. 720 W.300N.	0.65 2.10	2.75	final

NOTE: This list is probably incomplete as Sanpete County apparently no longer requests approval of lot splits, combinations, or adjustments from Fountain Green City before the lot changes are registered!

Notes for 2023

- Land Use Ordinances have been amended for Chapters 7.3, 3.15,3.2, 5.4, 5.10 A.2, 10.2 D, 11.6 A, 7.2-2, 7.3-2, 7.4-2, 7.5-2,3.6 G, 4.3 L, 7.2-3a, 7.3-3, 7.5-3a, 7.2-4, 7.3-5, 7.5-5, 7.2-4, 7.3-5, 7.5-5, 7.4-3, and 10.2 D. These will allow for short-term rentals in the "historic business district" of the Business Commercial Zone, structures > 200 sq.ft. (with or without utilities) require a building permit, structures less than 200 sq.ft. do not require a building permit, but they must meet all setback and City Ordinance requirements with a fee for setback verification, all new subdivisions are required to connect to existing platted streets where possible, the International Building Code (IBC) is referenced, "temporary" buildings will be allowed with all setback requirements applicable (defining temporary by intent and the presence or absence of anchors or a foundation), side and rear setbacks for auxiliary buildings changed from "12 feet to "6 feet", side & rear setbacks for auxiliary buildings >200 square feet may be as close as 2 feet if a fire wall is used, fencing height changed from 6' to 7', and a second egress from subdivisions is required where feasible (otherwise cul- de-sac as required)
- survey questions prepared and 1st Draft for Annexation Policy submitted to the City Council
- changes to Planning Commission members: Clint Hansen removed, Riley Hansen moved & resigned/retired, Bryan Allred & Stuart Krukiewicz retired - Brent Jakins will finish Clint's term and Chandler Malichanh will be a regular member of the PC with Jim Beagley and Roger Aagard the alternates
- wind turbines are coming and we need to incorporate requirements for them in our Ordinances

- the Planning Commission needs to work with the City Council to finish Chapter 6 (Annexation) and update the General Plan and Transportation Plan/Map with information from the recent survey & Jones & DeMille studies

Notes for 2024

- Chapter 7: Temporary Buildings allowed with same setback requirements as Auxiliary Buildings, “fire lanes” are only required in the BC and PF Zones, Auxiliary Buildings housing animals are no longer required to be behind the property midpoint, change ail references to “Accessory Building(s)” throughout the Ordinances to “Auxiliary Building(s)”, change all references to “house” to “single family dwelling” throughout the Ordinances, change rear setbacks for Public Service Buildings from “25 ft.” to “12 ft.”, per the Fire Chiefs suggestion no required setbacks between any auxiliary structures (including to a single family dwelling) on an individual’s property,
- Chapter 10: the State mandated that the City update our Subdivision Ordinance (SB 174) by the end of December 2024!
- Chapter 5: Board of Adjustment changed to Appeal Authority.
- Jake Littlefield is the new City Council representative to the Planning Commission.
- A General Plan is mandated by the State - it should guide the growth of the City for the next 10-20 years (it sets visions and policies, it is a “living document”). Land Use Ordinances should implement the General Plan.
- Bryan Allred and Stuart Krukiewicz retired and were replaced by James Beagley and Roger Aagard. Jerime Ivory moved and was replaced by Matthew (Matt) Brown.
- Jones & DeMille completed the Fountain Green City Master Transportation Plan. Diagrams of the different types of intersections included in Chapters 2 and 7 and the Citizen’s Guides even though Curt Nielson will be doing the actual official measurements and checking them off along with setbacks.
- Irrigation Master should sign on all permit applications.

History	Year	# of New Houses FINISHED	Total # of Houses in Ftn. Green City	Notes
	1992	4	250	
2 houses demolished (& 1 replaced)	1993	1	255	
Revive Planning Commission	1994	7	262	
New General Plan, Zoning and Subdivision Ordinances approved	1995	5	267	
Estimated # of Houses ⁸	1996	10	275 ⁸ 277*	+ 1 in south Buffer Zone
Impact fees introduced, 2 houses demolished (& replaced)	1997	10	285	
1 house demolished (& replaced)	1998	7	291	
	1999	7	298	+ Medical Clinic
2 houses demolished (& replaced)	2000	8	304	
1 house burned (& replaced)	2001	6	309	
	2002	5	314	+ Huffman Store
Remodel LDS Church and FG Theatre/Social Hall	2003	8	322	
	2004	6	328	
	2005	3	331	
	2006	13	344	
3 houses demolished, 1 burned (& 1 replaced)	2007	12	352	

History	Year	# of New Houses FINISHED	Total # of Houses in Ftn. Green City	Notes
	2008	4	356	
	2009	3	359	+ Jacobson Office building
1 house burned	2010	2	360	
2 houses demolished (& 1 replaced)	2011	5	363	
1 house demolished (& replaced)	2012	4	366	Barbershopwapt.
	2013	1	367	
Verified actual # of houses = 371 ^s (includes >7 houses outside of City limits) => 364?	2014	4	371 *	
	2015	1	372	
	2016	7	379	
1 house demolished (& replaced)	2017	6	384	+ 1 in northwest + 1 in south Buffer Zones
	2018	3	387	+ 1 in north Buffer Zone
unoccupied summer house demolished	2019	8	394	+1 in south Buffer Zone
(1 replacinu 1 burned in 2007)	2020	9	402	
new "Public Safety Building" (City Hall) finished	2021	8	410	+ 1 in south Buffer Zone, +1 in north Buffer Zone
	2022	6	416	
1 house demolished (& replaced)	2023	5	420	+ 1 in north Buffer Zone
	2024	6	426	
	2025			+ 1 in south Buffer Zone, + 2 in north Buffer Zone
Actual growth rate from end of 1996 to end of 2023 f	Total = 151 houses	$(426-275)/275 = 0.55$ or in the past 29 years, the city has grown 55%.	$0.55/29 = 0.019 = 0.02 \times 100 = 2\%$ annual growth rate	$r = (\ln 426 - \ln 275)/29 = 0.0151$ or 1.51%

◆ numbers in red reflect "finished" houses rather than houses "in construction" (as reported in the past) as well as subtracting houses destroyed (see history column)

f the growth rates are calculated from the total of the adjusted numbers calculated from "finished" houses minus houses destroyed (see history column)

r = theoretical logarithmic rate of growth