

Fountain Green, Utah

GENERAL PLAN

A. PURPOSE AND SCOPE

The "Municipal Land Use Development and Management Act" adopted by the State Legislature states that municipal officials are authorized to:

1. Provide for the present and future needs of the municipality;
2. Plan for the growth and development of land;
3. Provide for health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, recreation, education, and cultural opportunities;
4. Reduce the waste of physical, financial, or human resources;
5. Provide for the efficient and economical use, conservation and production of natural resources;
6. Encourage the conservation of energy and use of renewable energy resources where reasonably feasible;
7. Protect urban development, and
8. Protect air quality.

The legislature goes on to state that municipalities may determine the comprehensiveness, extent and format of the General Plan.

The legislature also gives municipal officials guidance as to what elements may be included in a General Plan.

A Land Use element showing: 1) the general distribution of land, and 2) standards of population density and building intensity for lands used for:

- a. Housing;
- b. Business;
- c. Industry;
- d. Agriculture;
- e. Recreation;
- f. Public buildings and grounds;
- g. Open space, and
- h. Other appropriate categories.

A Transportation and Circulation element showing general location and extent of:

- a. Arterial, collector and local streets;
- b. Mass transit, and
- c. Other modes of transportation.

An Environmental element that addresses:

- a. Protection, conservation, development and use of natural resources, and
- b. Environmentally sensitive area protection and reclamation.

A Public Services and Facilities element showing plans for:

- a. Sewage disposal;
- b. Waste disposal;
- c. Drainage;
- d. Local utilities;
- e. Rights-of-way and easements;
- f. Public safety, and
- g. Other public services.

A Rehabilitation and Conservation element providing for:

- a. Historic preservation, and
- b. Redevelopment potential.

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An Economic element composed of:

- a. Revenue and expenditure reports;
- b. Revenue sources;
- c. Base industries;
- d. Market area;
- e. Employment, and
- f. Retail sales.

Recommendations for Implementation.

Other elements with recommendations for implementation as deemed necessary.

These elements should be used as a guide for when development requests are reviewed by the Planning Commission and City Council. The General Plan provides a stable basis of policy upon which elected and appointed officials can rely.

A General Plan cannot remain static. Just as a community population base changes, so should the General Plan reflect such changes. The document should be reviewed annually by the Planning Commission to assure that necessary changes are reflected. Complete revisions should be undertaken every five years.

B. METHODOLOGY

Each element of the General Plan is divided into three sections: 1) Current Status, 2) Planning Assumptions, and 3) Policy Statements. The Current Status section outlines the status of the community at the present time. The Planning Assumptions section describes the assumptions made by municipal officials as they were looking toward the future of the community. The Policy Statements section relates those strategies which Fountain Green City officials hope to pursue to desired outcomes to be accomplished. The necessary background information and reports which provide the basis for the General Plan are included as appendices.

C. STATEMENT OF MISSION AND PURPOSE

We honor Constitutional principles which safeguard the right and control of private property in keeping with lawful uses and established land use and development standards within Fountain Green City.

We acknowledge, value, and resolve to both preserve and advance the unique physical attributes, heritage and history of Fountain Green City.

We recognize our legal and statutory trust as elected and appointed public officials and desire to discharge our responsibilities equitably and fairly in addressing important issues which are common to the interests of Fountain Green City property owners and residents as a whole.

We believe that the general health, safety, and welfare of all citizens of Fountain Green City and adjacent areas, including the property each owns, occupies, or controls, will be enhanced through adherence to and implementation of provisions contained in this General Plan.

We encourage all residents and property owners in Fountain Green City and adjacent areas to read and to understand the purposes and provisions of this General Plan and to be active participants in helping to make our community and area a more beautiful and wholesome place in which to live.

**Fountain Green City Mayor and City Council
Fountain Green City Planning Commission**

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D. VISION STATEMENT FOR THE FOUNTAIN GREEN CITY GENERAL PLAN

Today's citizens of Fountain Green City appreciate the historical values of neighborliness, cooperation, hard work and celebration of the Mormon pioneer heritage with its associated rural agricultural lifestyle. We want to actively maintain these values in Fountain Green's future. We expect some growth as others of like mind and character seek for the more peaceful, less crowded, slower-paced rural life style that is hopefully healthier and safer. However, Fountain Green does not have a strong business commercial base so that infrastructure costs will have to be borne by those building new homes. So far this has been met with impact fees for water and sewer, but in the future these fees may need to be increased. Other impact fees for road construction, parks, etc. may also need to be imposed.

According to the Cox Decree (1903), Fountain Green City has a year-round water right to one (1) cubic foot per second (cfs) of Big Springs water which currently supplies the city culinary water. The Fountain Green Irrigation Company has a 44 cfs water right (from which the city water right is subtracted) for the watershed drainages around Fountain Green including the Big Springs. The irrigation water right runs from March 15 to November 15 each year. The Big Springs has historically produced from 3 to over 20 cfs of water. In drought years the water flow has been from 3 to 4 cfs. The city is in the process of drilling a well with an additional water right of some 190 acre feet (One cfs is about 720 acre feet of water.) to cover this contingency. This water-right conversion must be permitted by the State Water Engineer. This additional water right would meet a 3% growth rate in new homes built over the next 5 years with the current culinary water storage distribution system. However, to meet fire protection requirements, the present two water-storage tanks with 400,000 gallons total capacity border on inadequate. Fountain Green City has accepted funding by the Community Impact Board (CIB) in the form of a 50%-grant-50%-loan to build a million-gallon storage tank. In addition, the city distribution system will be divided into three pressure zones to better serve residential needs and to meet fire hydrant flow requirements with fire hydrants added to meet the state requirement of one every 500 feet. The oldest tank (150,000 gallon capacity) will be removed. Water rates will be raised to pay off the interest-free loan. The city expects to use water impact fees to finance future water right acquisitions to meet ongoing growth needs. The three sewer lagoons are reaching capacity. Fountain Green City is exploring whether an aeration system will permit it to handle the additional wastes generated by new residences. Sewer impact fees may be used for this.

With little business and commercial sales tax and other income, city services and infrastructure are maintained by a relatively small property tax, some utility taxes, but mostly by water rate charges. The city cannot support a dense population. All building lots from 1995 and beyond are to be a minimum of one-half acre each. This size contributes to the open space and rural atmosphere of the city. [In the March 2007 Fountain Green City Planning Commission survey, 96% of respondents wanted Fountain Green to remain rural and 73% favored lot sizes of one-half acre or larger.] There are some 345 homes in Fountain Green City limits. Buildable lots within city limits could result in some 300 more homes. Buildable lots outside city limits, particularly to the north and west of the city (with the new culinary water system in place) would approach 600 buildable lots. During drought years all of the water from Big Springs could conceivably be taken up by 900 homes. This would threaten the survival of neighboring farms and ranches as well as agricultural pursuits within the city. If growth is not properly regulated and limited, agriculture may cease to exist and the cherished rural ambience would disappear. Residents lacking irrigation shares are anxious for the city to explore options for additional water to irrigate home lots separately from culinary water. However, with limited water resources, this will be in competition with existing agricultural uses.

Fountain Green City, like most cities in Sanpete County and other cities established in Utah by Mormon pioneers during the mid to late 1880's, was built on a modified Zion Plat introduced by Joseph Smith in Missouri and Illinois and applied in Utah by Brigham Young. In the Zion Plat, the cities were to occupy one square mile or 640 acres. City public facilities such as schools, city hall, parks, etc. and churches and businesses were to occupy the central 40 acres to be within easy walking distance from the residential homes built on the remaining blocks. These were divided into one acre lots so that large gardens and orchards could be cultivated and some

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livestock kept. Farms and ranches marched around the city limits. Fountain Green City expects that any new subdivisions within current city limits, or within the county-specified buffer zone outside city limits, would comply with the present form of the Zion Plat in the city by extending street widths as they are now, and with perpendicular street intersections, and minimum one-half acre lots.

The original settlement was called "Uintah Springs" after the Big Springs about one mile west. George W. Johnson and his son Amos, and Albert Pettie and his son Heber surveyed the settlement in 1859. When the first post office was established in January 1860, the settlement became known as Fountain Green. It became incorporated as a town on May 22, 1885 and as a city in 1910. Agriculture was the primary occupation of most Fountain Green residents for more than 100 years. Sheep ranching for wool and meat was dominant with some beef and dairy cattle husbandry along with forage production (alfalfa and pasture) and wheat. Home gardens were large and there were some fruit tree orchards. One of the wealthiest little cities per capita in the 1880's, the Great Depression caused serious inroads into the sheep industry. Population continued a long, slow decline into the 1980's as agricultural jobs waned and young people moved away for better employment opportunities.

Although a few residents still carry out agriculture as their primary occupation, most are employed in the mining industry, in teaching, in government jobs, or in businesses located mostly in Juab, Utah and Salt Lake counties. As older residents have died, their children, grandchildren or other relatives, or increasingly, those with no historical connection to Fountain Green have moved into the city reversing the decline in population. These people seem to be attracted to slower-paced, family-oriented lifestyle where there is less noise, congestion and perhaps fewer problems, and where you can really see the stars and planets at night. Many of these people want to keep some livestock, raise gardens and tend fruit trees. However, some of these people and some long-time residents still do not understand that unleashed or unpenned dogs often run livestock, even attacking and killing them, or attacking people. But, a number of these new residents have volunteered for community service such as Lamb Day participation which celebrates the pioneer heritage and sheep-raising industry of Fountain Green, EMTs and ambulance drivers, volunteer fire fighters, City Council and Planning Commission members.

The fire station is too small to house all of its fire engines. A new fire station needs to be built, either on the same block as the city hall building or by the medical clinic. This would permit the old fire station to house the city marshal office, EMT ambulance, Lamb Days parade float with incidental storage. The volunteer firemen have been saving fire-fighting payments to make a significant deposit towards the new building with the hope of CIB or other grants to assist in meeting the building costs. The park seems adequate for the expected growth at present; however, the school is at capacity. [The March 2007 survey indicated that 71% of respondents would like the city marshal to reside within city limits, and 64% of respondents felt it to be important that a medical doctor be at the medical clinic during business hours.] Fountain Green City should investigate purchasing additional land for cemetery expansion.

If volunteerism dwindles, property taxes and other revenue streams will have to be developed to pay for the law enforcement, fire-fighting, EMT and other services required by the increases in population. This will have a serious impact on retirees with fixed incomes. Currently the business-commercial district is on State Street (Highway 132). It might be expanded to 400 South and the road to Wales. Light industry could be encouraged to come to Fountain Green; however, water may be a limiting factor to light industry. Current businesses might pick up with increased population, if the people would patronize them, but this would cover very little of the population service costs. For better or worse, with the decline of agriculture and with limited resources, Fountain Green appears to be limited to a bedroom community status. Some talk was considered in annexation of 1500 feet north and west and 500 feet east and south to increase the number of residential lots within city limits as well as planning for an industrial park. The Planning Commission recommends that a feasibility study be completed before committing the city to such a large and potentially costly action.

In the March 2007 survey where 350 surveys were passed out to residences by the two Boy Scout troops in Fountain Green City, 88 surveys were returned. The major

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concerns identified were:

1. Retaining the rural look and traditional attitudes of the community;
2. Retaining minimum half-acre residential lot size;
3. Animal rights;
4. Water for increased housing;
5. In-city irrigation water for all;
6. Increased access to EMT and ambulance service, and
7. Increased hours of operation for the Fountain Green Medical Clinic.

Concern was also expressed concerning city marshal response time to emergencies when an officer lives outside city limits.

In the year 2015, FOUNTAIN GREEN CITY will be a community of between 1,050 and 1,150 persons where:

1. An upgraded water system with three pressure zones and a new one-million gallon tank are expected to be in place;
2. There will be ongoing acquisition of water rights;
3. A feasibility study of sewer ponds aeration to determine the number of new houses to be built should be completed;
4. The animal units change in the land use ordinance should allow all property owners to have at least some animals of some kinds with numbers depending on property size and zone, and there should be better enforcement of Fountain Green City leash law;
5. More complete plans and financing for location and construction of new facility for fire station will be considered;
6. With the upgrade of the old fire station for EMT equipment and ambulance storage, and for Miss Lamb Days parade float storage, and
7. The improvement in lighting for the city park will be studied.

In-city irrigation water for all involves property rights of those currently owning water shares versus those who want to obtain water rights to irrigation. This will involve a discussion between the city and the Fountain Green Irrigation Company. As the city is limited in its financial resources, this problem will not likely be resolved soon.

Again, the days and hours of the medical clinic being open are going to be determined by population usage and profitability. The city granted a 99-year lease to Central Valley Medical Center to establish a medical clinic on city property with a contract on staffing and services. The city needs to find its copy of the contract to review compliance. Lately, the clinic has been open five days a week plus one evening with lab and X-ray services and a physician.

E. GENERAL PLAN ELEMENTS

1. Land Use Element
 - a. Current Status

Fountain Green City residents are proud of their community and most reside in Fountain Green as a matter of choice. Citizens appreciate the rural atmosphere. They also generally enjoy what may be described as an open and friendly social environment where neighbors tend to be cognizant of the activities, interests, and needs of others. Citizens value the pioneer heritage and seem to defer to development patterns and standards established during the City's early history.

Land use and density decisions over the last 50 years in Fountain Green City have tended to reinforce the City's traditional characteristics. These include the following:

- 1) Residential-Agricultural lands feature the construction of single family dwellings with sufficient open space to accommodate the production of gardens, fruit trees, and the

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- keeping of limited numbers of farm animals, predominantly sheep, cows, and horses, and some poultry;
- 2) Commercial development remains concentrated along Utah State Highway 132, located principally toward the east side of the City, but with Residential-Agricultural lots prevailing;
 - 3) Light industrial and manufacturing uses were recommended to be constructed principally in the south and southeast portions of the City;
 - 4) There are a limited number of farming operations headquartered in city limits with farms around the periphery of Fountain Green City;
 - 5) Recreation is limited to soccer and baseball (softball) fields at the city park and the Fountain Green Elementary School grounds and use of the gyms in the city hall and school. There is also the recently restored Fountain Green City dance hall and theater. The city park also is reserved for picnics, barbecues, music (including bands) and dance presentations. It is here that the bulk of the Lamb Days celebration is conducted. Additional forms of recreation involve accessing the open spaces under USDA Forest Service and Interior Department BLM lands bordering private property surrounding the city.
 - 6) Affordable housing is a complex issue. In Fountain Green City, prices for half-acre lots are mostly below those of quarter- and third-acre lots in surrounding cities such as Ephraim and Nephi. Costs of building new homes may be the same or higher than in these cities. According to the Association of Governments (SCAOG) Consolidated Plan 2008 One Year Action Plan on page 14 is:

“The long term need for affordable housing is to increase the median family and per capita income of the area. The average median family income over the entire Central Utah region is \$3,260 per month. Following Federal guidelines for affordable housing a person should only spend thirty percent of their income towards housing. This equates to \$978 per month. The average mortgage payment in the Six County area is approximately \$1,594 with utilities, insurance, and taxes. This equates to roughly forty nine percent of wages being spent for housing in the Six County area.” Programs such as CROWN, Self Help and Down Payment Assistance currently have sufficient funds to meet demands for this type of housing. Resources for HOME Rehab are currently adequate to meet demands throughout the next year. However, the weatherization program has a continual waiting list of approximately 100 homes or one and a half to two years waiting period.”

and on page 1 is:

“From the evaluation, the low median family and per-capita income of the area is the largest contributing factor to affordable housing. Wages are simply not keeping parity with escalating land prices and building costs. This also applies to the increasing needs for home rehabilitation. Resources through the Self help and CROWN programs are being utilized. They have helped a limited number obtain home ownership. Likewise, the regional Weatherization and HOME programs continue to provide assistance to families in need of housing rehabilitation and heat efficiency. Unfortunately, available resources are not keeping up with demand. The Region needs economic development that creates higher paying employment. Additional resources are also needed to augment the current programs administered by the SCAOG.”

and on page 3 is:

“An evaluation of current needs identified the low median family and per capita incomes of the area as a major concern. The median family income is only 77% of the State and 78% of the nation. The need to expand or retain existing business or create new industry that provides family sustaining employment was reiterated by those participating in the survey. Thirty four of forty nine communities ranked economic development as

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their second priority category. Eleven of sixteen economic development professionals, service providers, and citizens completing the survey listed economic development as their top priority. Nearly all respondents to the survey blamed the lack of "good paying jobs" as a major contributor to the housing shortage and need for community services. It is believed that until employment opportunities that pay family sustaining wages can be developed in the Region, a housing shortage will continue and community assistance needs will increase. Communities also feel that business and industries are needed to enhance the tax base necessary to meet capital improvement needs. A regional goal is to maintain an economic development professional in each of the six counties. By so doing, local officials are better prepared to take advantage of potential business and industrial development. Because of the low median family and per capita income level of the area, the Region is listing economic development as an area of regional focus."

Fountain Green City is mostly a bedroom community where residents travel to surrounding counties to obtain employment. Per capita and median incomes are in the range cited above. These are the real limits to affordable housing.

b. Planning Assumptions

The March 2007 survey of residents confirmed an early survey in spring 1994 where the majority favored the minimum lot size to be 0.50 acre, retention of the pioneer heritage and rural traditions, and the agricultural pursuits of keeping livestock, gardening, raising animals, growing orchards, etc. While a lower population density fits in with the desired rural life style, it is also dictated by the limited water resources available to the community.

c. Policy Statements

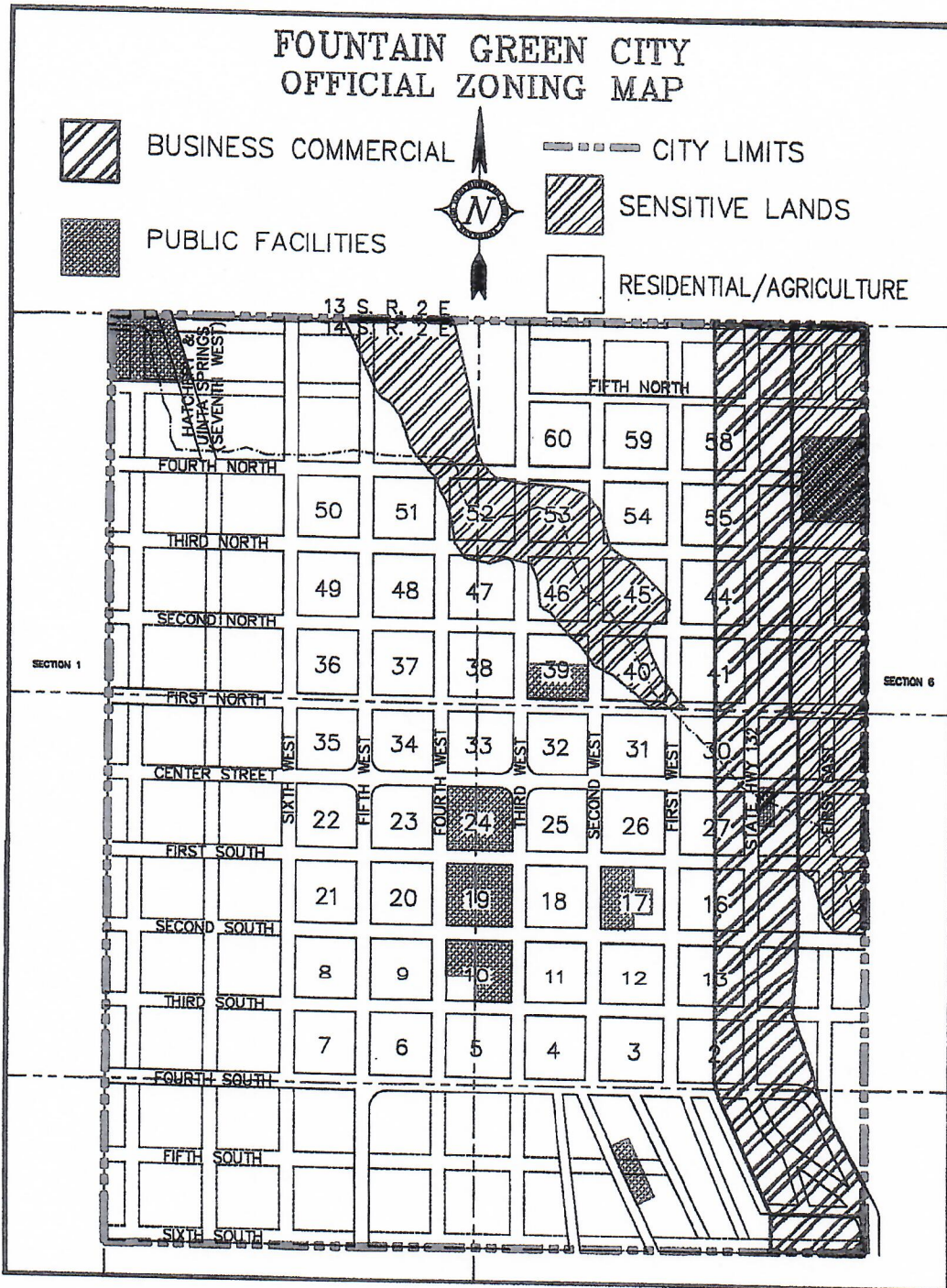
- 1) Low-density development of vacant lots within the City continues to be favored before extension of residential areas outside city limits to preserve open spaces and the rural environment;
- 2) Updated and effective ordinances continue to be seen as a way to "assure quality of construction and protection of property values within the City."¹
- 3) To do this Fountain Green City officials after appropriate input by its residents and property owners have established four zones which are Residential-Agricultural (RA), Business-Commercial (BC), Public Facilities (PF), and Sensitive Lands (SL).
- 4) The RA zone is intended to allow the keeping of a limited number of farm animals, poultry, and small animals in conjunction with single-family dwellings (residences) to an extent consistent with, and in proportion to, the amount of land area provided for this purpose as directed by the animal units table and related instructions. Minimum lot size is 0.50 acre.
- 5) The BC zone is established to provide land within Fountain Green City primarily for the accommodation of business and commercial uses. Land parcels in this zone are, and should be, adjacent, contiguous, or proximate to major arterial roadways within Fountain Green City and to existing commercial areas. Provisions herein are intended to encourage greater integrity and aesthetic improvements as business and commercial areas are redeveloped, expanded, and improved. Integrated and coordinated building design, landscaping, parking, ingress, and signing are encouraged through the use of project plan approval procedures. No minimum lot area requirements exist for businesses except as may be dictated by off-street parking requirements, adequate circulation and appropriate site utilization. However, many residences exist in the BC zone which are permitted as if in the RA zone with a minimum lot size of 0.50 acre and the same animal rights.

¹ Fountain Green Development Plan, Undated, approximately 1982.

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- 6) The PF zone provides recognition of the location and establishment of facilities which are maintained in public or quasi-public ownership and which may utilize relatively large areas of land. Permitted uses in this zone include churches, public buildings, utility stations, parks, schools, and city shops and equipment storage areas.
- 7) The SL zone is established to protect and to regulate existing or proposed uses of environmentally sensitive lands within and adjacent to Fountain Green City. Notwithstanding any other provision of the Land Use Ordinance, it shall be unlawful to grade, fill, or excavate any land in any manner, which presents an unreasonable risk of erosion, flooding, landslide, or any other unsafe condition. It shall also be unlawful to erect any structure which will not be reasonably safe for use as a human habitation or animal shelter because of surface water, ground waters, or a high water table, expansive or collapsible soils, proximity to a potential or actual landslide, proximity to a known flood plain, or steep slopes, or to any other unsafe condition. All land uses within this zone deemed to be environmentally sensitive or hazardous by the Planning Commission shall be considered on a conditional basis only, and only in accordance with stringent standards specified in the Land Use Ordinance and the Fountain Green City General Plan. Conditions described on reports or maps issued by the U.S. and Utah Geological Surveys, U.S. Fish and Wildlife Service, Utah Division of Wildlife Resources, U.S. Natural Resources Conservation Service, and Utah Division of Water Quality or maintained by Fountain Green City, together with explanatory information or materials appurtenant thereto, shall be presumed to exist.
- 8) Fountain Green City has limited administrative resources to deal with affordable housing. Much of its work is accomplished through volunteer efforts. For now, the 0.5-acre or larger lot size and low-density population are the key factors in keeping housing costs down. Limited water supplies discussed later on will keep population density low as well.

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2. Transportation and Circulation Element

a. Current Status

Fountain Green City streets are for the most part modeled after the Zion Plat with square blocks with 4.2 acres and streets of varying widths as described below. Existing street rights-of-way widths are as follows: 66 feet for 200, 300, 500, 600, and 700 South Streets; 82.5 feet for 100 South; 99 feet for 400 South; 82.5 feet for Center Street; 66 feet for 300, 400, 500, 600, and 700 North Streets; 99 feet 100 and 200 North; 66 feet for 700 and 800 West Streets; 82.5 feet for 400, 500, 600, 900 and 1000* West Streets; 99 feet for 100, 200, and 300 West Streets, and 66 feet for 100 and 200 East Streets. Street intersections are mostly perpendicular. Problems exist below 400 South where blocks are not square and streets do not intersect in a perpendicular manner. There are also questions of city ownership of street rights-of-way. Street widths are less than the minimum 66 feet. Some street rights-of-way have been taken from the city by quit claim deeds filed by individual Fountain Green City residents with the Sanpete County. There is no mass transit serving Fountain Green City. Transportation is by personal vehicle including cars, light trucks, agricultural and commercial trucks, agricultural tractors, and ATVs. The ATVs continue to generate controversy on their safe usage and regulation.

b. Planning Assumptions

Part of the retention of the pioneer heritage includes retaining the Zion Plat with its square blocks. Angled streets and cul-de-sacs are not encouraged. Wide streets are preferred as matching the rural, pioneer character of Mormon towns established in the mid 19th century. Both wide roads and perpendicular intersections are safer for pedestrian and vehicular traffic. Where possible for traffic flow and safety, cul-de-sacs will be replaced where new development permits extension of roads as described above. An entrepreneur has approached the city for funds to obtain a matching grant to help fund transportation for the indigent and elderly to medical and related facilities in Sanpete County.

c. Policy Statements

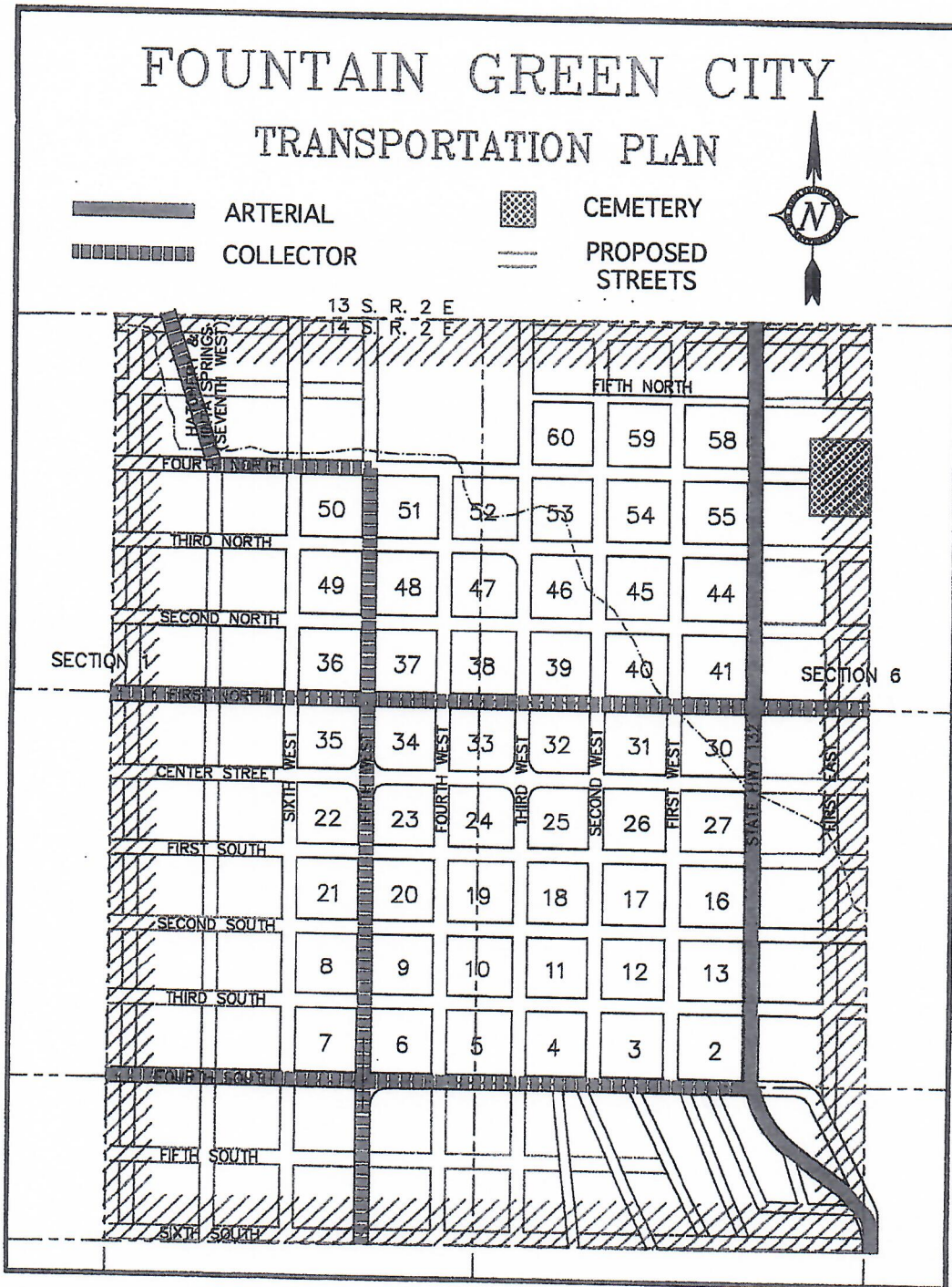
- 1) New streets in approved subdivisions shall conform with the width of street rights-of-way established in Fountain Green City, and shall be a minimum of 66 feet in width. Specifically, existing street rights-of-way widths shall be extended as follows: 66 feet for 200, 300, 500, 600, and 700 South Streets; 82.5 feet for 100 South; 99 feet for 400 South; 82.5 feet for Center Street; 66 feet for 300, 400, 500, 600, and 700 North Streets; 99 feet 100 and 200 North; 66 feet for 700 and 800 West Streets; 82.5 feet for 400, 500, 600, 900 and 1000* West Streets; 99 feet for 100, 200, and 300 West Streets, and 66 feet for 100 and 200 East Streets.
*900 West will most likely be 880 West south of 100 North, and 1000 West will most likely be 970 West north of 100 North for several reasons. The new water system will require an easement next to where the approximate roadway south of 100 North would lie. This street 880 West is part of a private drive. Homes and other buildings would shift this street further west to 970 West going north from 100 North.
- 2) Roads shall be designed to provide emergency access and egress for residents, occupants and emergency equipment providing width, curve radii and strength for emergency and maintenance vehicles used by or available to the City.
- 3) Minimum width of roadway wherever curb and gutters are installed (face to face of curb) shall be as follows:
 - c) for residential streets: 48 feet or conform to the above street widths, whichever is greater;
 - d) for collector streets: 66 feet, or conform to the above street widths, whichever is greater;
 - e) for arterial streets: 80 feet, or conform to the above street widths, whichever is greater.

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- 4) The installation of curbs and curb cuts, gutters, and sidewalks shall be constructed according to the APWA (American Public Works Association) standards and as designated in each zoning district, and may be required on any existing or proposed street adjoining a lot on which a building is to be constructed or remodeled, or on which a new use is to be established. Such curbs, gutters, and sidewalks may be required as conditions of building or use permit approval.
- 5) Cul-de-sacs (dead-end streets) shall be used only where unusual topography or drainage conditions exist which make other designs undesirable. Each cul-de-sac, if warranted, shall have a minimum dedicated width of 66 feet and shall have a maximum length of 400 feet, and shall be terminated by a turn-around of not less than a 50-foot radius and with an asphalt surface in accordance with subsection 2) a) below. Surface water shall drain away from the turn-around due to the grade. Driveways, fire hydrants and all other obstructions at such turnaround areas shall be designed in such a way as to provide an area for piling snow. Catch basins, drain lines, and drainage easements shall be provided in the major subdivision design where necessary. Temporary dead-end streets, intended as access to future development parcels, shall be a minimum of one lot depth in length (or as determined by the Planning Commission) and shall meet all of the other requirements for permanent dead-end streets set forth above.
- 6) Streets shall intersect each other as nearly as possible at right angles. Local streets shall approach collector and arterial streets at an angle of not less than 80 degrees. Off-sets in street alignment between 10 feet and 120 feet shall be prohibited.
- 7) Where the potential traffic impacts on the existing street systems are considered to be great, or in the case of unique circumstances concerning topography or neat layout, or at the request of the city, the developer/contractor of a major subdivision may be required to prepare a detailed engineering traffic study of the road system.
- 8) Where a road does not extend to the boundary of the development and its continuation is not required, its terminus should be no closer than 20 feet from the boundary.
- 9) Strips of land reserved to control or restrict access to perimeter or stubbed roads in a major subdivision shall be utilized only where the reserve strip is deeded to and accepted by the City.
- 10) Lawful right of vehicular access must be demonstrated before the City will issue a building permit.
- 11) Grades of streets, intersections, and switchbacks shall be a maximum of 8%. For roadways of 8% grade, the applicant shall stake the center line and both edges in the field for inspection by the City Engineering Consultant to assure full compliance with this section. Where the Mayor, in consultation with an engineer, determines that a steeper grade would be acceptable because of unusual land conditions, and in order to get the best development of the land, a steeper grade may be approved with the concurrence of the Planning Commission and the City Council.

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3. Environmental Element
See Sensitive Lands zone under the Land Use Element above.
4. Economic Element
See Business-Commercial zone under the Land Use Element above.

5. Rehabilitation and Conservation Element

1. Current Status

Historic preservation is encouraged where private and public funds are available and the costs can reasonably be borne by the limited population of Fountain Green City. Several outstanding examples include the restored Bishop's Storehouse on State Highway 132 and Center Street where the Daughters of the Utah Pioneers have their meetings, and farther south on the same block, are the restored Rasmussen's Dance Hall and Theater. Several older homes have had limited restoration completed by their owners. Others are in a dilapidated state and may not be restorable.

2. Planning Assumptions

Restoration projects involving city funding will be considered on a case-by-case basis where a significant portion of Fountain Green City residents will have reasonable access and use of the restored buildings.

3. Policy Statements

See Planning Assumptions above.

6. Public Services and Facilities Element

- a. Current Status

- 1) Culinary Water System and Fire Hydrants

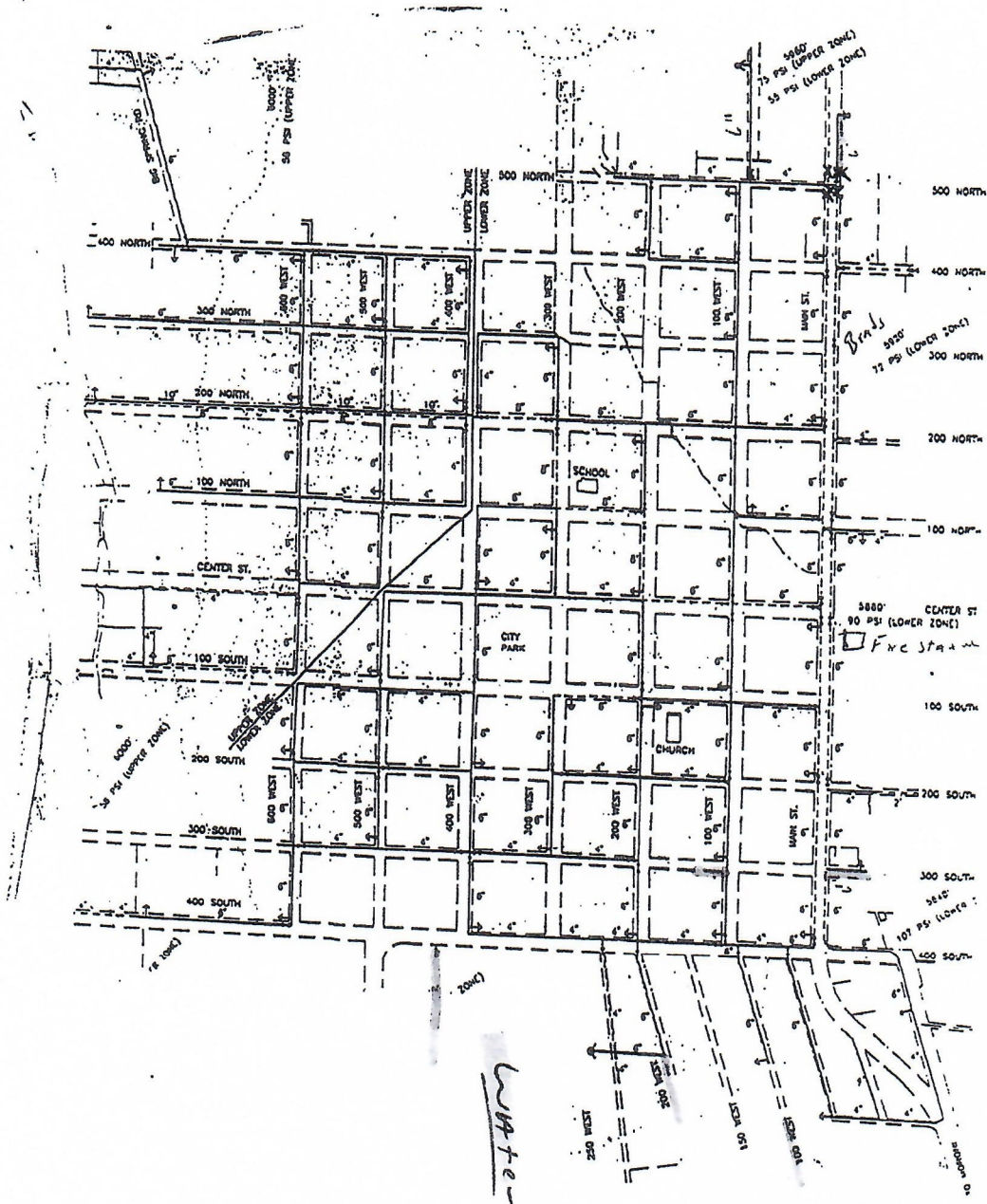
- a) Fountain Green City has adopted the Utah State Code Water Quality Standards. An annual report on water quality called the "Sanitary Survey" is required for each Culinary Water Supplier in the state of Utah. Rated in this annual report are physical facilities dealing with new water sources, surface water diversion structures and impoundments, well sources, spring sources, storage, distribution system, and quantity requirements (for fire-fighting, etc), as well as water source protection, health and safety (quality) of the culinary water where mineral, organic and biological contaminants are measured and monitored, and water treatment, installation and repair of water lines with subsequent sanitation, security, operator certification, cross-connection control, etc. Fountain Green City has a current Drinking Water Source Protection Ordinance. The city public works director supervises and/or carries out all of the above requirements. The county building inspectors also are to inspect for cross-connection problems. The Big Springs source is under Fountain Green Irrigation Company control with input from the city. There are no well sources used by the city for culinary water. The annual report or sanitary survey is either published in the Mt. Pleasant Pyramid or mailed to Fountain Green City residents.
 - b) All residences, businesses, public facilities, etc. shall be required to have their culinary water supplied by the Fountain Green City culinary water system.
 - c) Not all fire flow and line size standards currently conform to the international fire code. There is an ongoing plan to replace and upgrade the water system as money becomes available.
 - d) Currently, the water source, water storage and water delivery system are engineered and installed to provide the required fire flow during times of peak water with the exception of usage during Lamb Days. Water distribution lines are not the minimum eight inches in diameter. The new culinary water

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- system upgrade will add or replace older lines to meet this eight inch standard where needed to meet engineered water flows.
- e) Water systems are looped where possible and valves are generally spaced such that a break in any one length of main will put no more than one block, or maybe two blocks out of service during repairs.
 - f) Fire hydrant specifications are currently:
 - i. All fire hydrants shall have one 4.5 inch and two 2.5 inch outlets with NH threads.
 - ii. A six-inch gate valve shall be installed on each fire hydrant to be shut off in case of damage or need of repairs. This gate valve shall be accessible by standard square key from the street or ground level.
 - iii. All fire hydrants shall be properly thrust blocked with poured in-place concrete against undisturbed or compacted soil. Rocks and other materials are not acceptable as thrust blocking. Banding and other forms of mechanical restraint may be used only if approved by the City Council.
 - iv. All hydrants shall be five to six feet from the property line. In all cases hydrants shall have a five-foot elliptical radius of unobstructed clearance to adjacent obstacles.
 - v. The lowest hydrant water outlet shall not be less than 18 inches nor more than 30 inches above the final ground level.
 - g) Fire hydrant spacing and location:
 - i) Fire hydrant spacing and location does not meet the state fire code with hydrants mostly 1,000 feet apart. However, part of the culinary water system is to include the addition of new hydrants to bring the spacing to 500 feet.
 - ii) Fire hydrants are to be installed on dedicated easements or public rights-of-way and will be owned and maintained by the city. Some are currently not so located. Again, this is to be corrected with the upcoming upgrade of the culinary water system.
 - iii) Dead-end streets where unavoidable in the water system have a hydrant or flushing valve installed at the end of each dead-end street.

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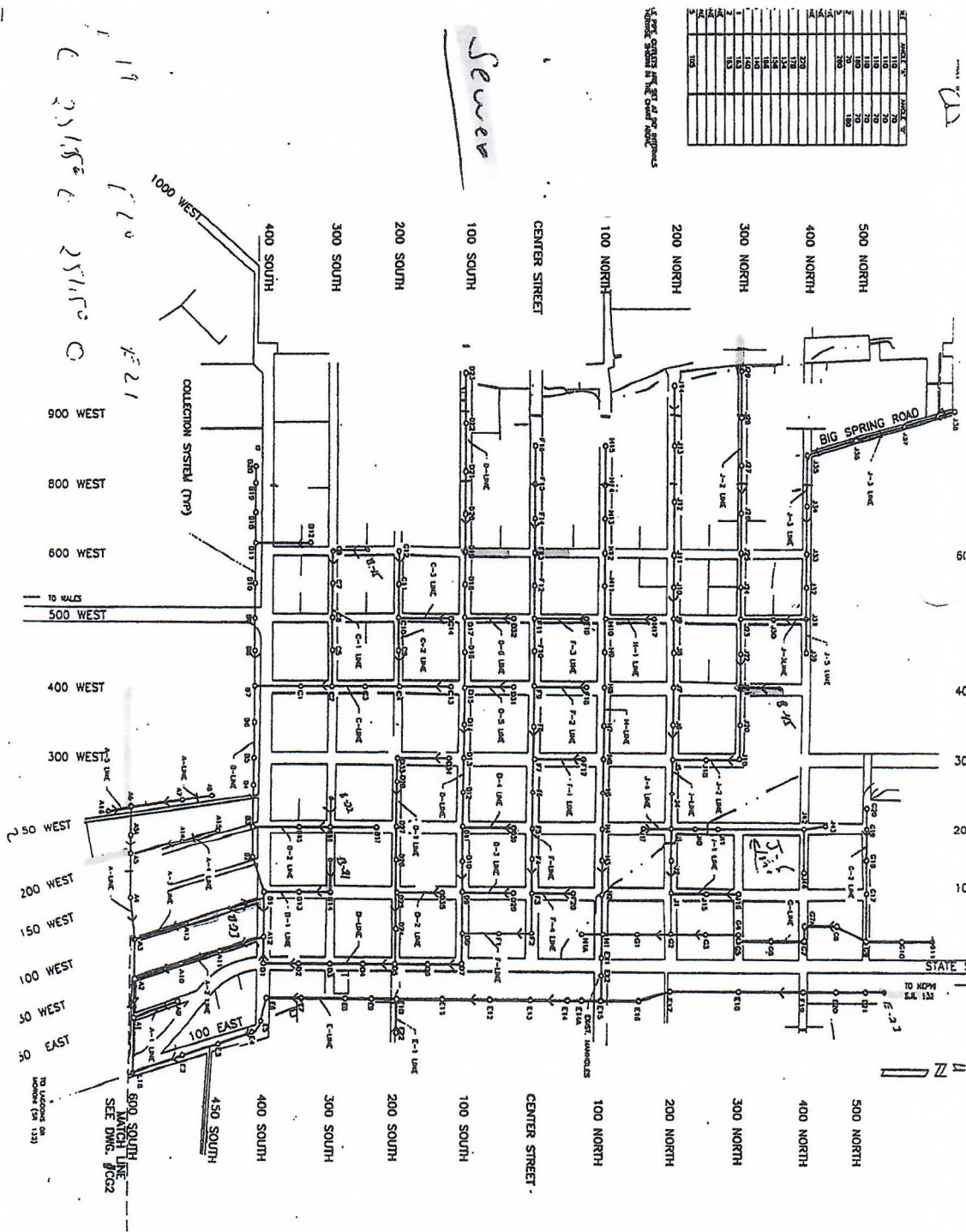


2) Sewer System

There are three surface evaporation sewage lagoons with rubber liners. Effluent is treated by chlorination to eliminate any remaining pathogens. Influent is treated by

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a grinder to break up waste and increase its surface area to enhance biotic and abiotic digestion of sewage wastes. Sewage lines use gravity flow to channel influent to the grinder and ponds.



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3) Drainage System

The sewer system lines assist in subsoil moisture drainage. Borrow pits to each side of the streets function to remove surface water. There is a drainage pit at the south end of the city which handles much of the surface water. However, State Highway 132 conveys significant amounts of water down its gutters. After a major fire north and east of Fountain Green City two years ago, two major flood events have occurred on this highway. New culverts and deepening of drainage ditches have reduced this flood threat.

4) Local Utility

The Fountain Green Irrigation Company is the only local utility in the city. It has a network of underground pipelines to supply irrigation water to shareholders.

5) Public Utilities

These utilities include gas, power, telephone, microwave and cell-phone transmitters, cable and satellite TV. These are regulated by federal, state and city ordinances and in the Public Utilities section of the Land Use Ordinance. Most power lines and cable TV lines and some telephone lines are aerial supported by poles. The gas lines and fiber optic telephone lines are buried. Microwave or cell-phone towers are also regulated in the Public Utilities section mentioned above.

6) Rights-of-way and Easements

The rights-of-way and easements for city water and sewer are mostly in hand. For the streets, particularly south of 400 South, most are not in city control. There are also some portions of individual streets in the rest of the city where the rights-of-way or easements have been taken by individual residents filing quit-claim deeds. The irrigation company controls its own easements as do the public utility companies.

7) Public Safety

- a) There is one city marshal with an office in city hall. The officer takes his vehicle home. In large events at the city park, additional security is hired to assist the officer. In emergencies, the Sanpete County Sheriff's office can dispatch deputies to assist the city marshal or act in his absence. Likewise, the Utah Highway Patrol can dispatch officers to Fountain Green City at need.
- b) Fountain Green City has an active volunteer fire department. The two fire engines and equipment are housed in a building on State Highway 132 near the middle of town. There is a siren at city hall to summon volunteer firefighters to any emergency.
- c) There is a small group of volunteer EMTs. Sometimes the ambulance is stored in the same building as the fire engines.
- d) Central Valley Medical Clinic in Nephi (Juab County) maintains a medical clinic in Fountain Green City that is regularly staffed with medical personnel and a small lab. The land is owned by Fountain Green City and tendered to the medical clinic on a 99-year lease.

b. Planning Assumptions

1) Culinary Water System and Fire Hydrants

- a) Fountain Green City will continue to abide by the Utah State Code Water Quality Standards. The Big Springs source is under Fountain Green Irrigation Company control with input from the city including its Drinking Water Source Protection Ordinance. Although there are no well sources used by the city for culinary water, the city is in the process of purchasing

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water shares in order to drill a well for culinary water. The State of Utah requires that the city have at least two sources of culinary water. The annual report or sanitary survey will continue to be published in either the Mt. Pleasant Pyramid or mailed to Fountain Green City residents.

- b) Fountain Green City will continue to require that all residences, businesses, public facilities, etc. have their culinary water supplied by the Fountain Green City culinary water system.
- c) There will continue to be an ongoing plan to replace and upgrade the water system as money becomes available to meet international fire code fire flow and line size standards.
- d) The water source, water storage and water delivery system will be engineered and installed to provide the required fire flow during times of peak water with the exception of Lamb Days usage. Water distribution lines that are not the minimum eight inches in diameter will be replaced during the upgrade to meet engineered water flows, or as economically and practically feasible. Water systems will be looped where possible and valves are generally spaced such that a break in any one length of main will put no more than one block, or maybe two blocks out of service during repairs.
- e) Fire hydrant specifications will remain as currently specified until code changes. At that point in time, fire hydrants will be replaced as soon as practically and economically feasible.
- f) Fire hydrant spacing and location will be brought into compliance with state fire code with hydrant spacing to be at 500 feet. Dead-end streets in the water system have a hydrant or flushing valve installed at their ends.

2) Sewer System

Addition of a fourth surface evaporation sewage lagoon may be too costly. Installation of an aeration system may prove to be more economical. No other changes in operation are expected.

3) Drainage System

Maintenance of borrow pits, culverts and drainage ditches to facilitate storm water removal will continue.

4) Local Utility

The Fountain Green Irrigation Company will continue to operate according to state law and shareholder demands.

5) Public Utilities

These utilities will continue to operate as regulated by federal, state and city ordinances including the Public Utilities section of the Land Use Ordinance. In new subdivisions power lines and cable TV lines and telephone lines are to be buried.

6) Rights-of-way and Easements

The city will continue to secure rights-of-way and easements for city water and sewer, and for city streets as practically and economically feasible. The irrigation company and other public utility companies will continue to exert efforts to control their easements and rights-of-way.

7) Public Safety

- a) City finances will likely determine that there will be only one city. In large events at the city park, additional security will be hired to assist the officer. In emergencies, the Sanpete County Sheriff's office should be able to dispatch deputies to assist the city marshal or act in his absence. Likewise, the Utah Highway Patrol should be able to dispatch officers to Fountain Green

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City at need. However, youth homes with the potential need for additional 24/7 security will need to be strictly limited for public safety of Fountain Green City residents.

- b) Fountain Green City will continue to have an active volunteer fire department. However, space is limited at the current fire station. There should be plans in place to site and build a new fire station on either property next to city hall or next to the medical clinic.
- c) Hopefully, there will continue to be enough volunteer EMTs. With a new fire station, the ambulance could be stored at the current fire station along with the Miss Lamb Days parade float.
- d) With its 99-year lease, the Central Valley Medical Clinic in Nephi (Juab County) should continue to maintain a medical clinic in Fountain Green City that is regularly staffed with medical personnel and a small lab.

c. Policy Statements

- 1) Culinary Water System and Fire Hydrant
See Planning Assumptions above.
- 2) Sewer System
See Planning Assumptions above.
- 3) Drainage System
See Planning Assumptions above.
- 4) Local Utility
See Planning Assumptions above.
- 5) Public Utilities
See Planning Assumptions above.
- 6) Rights-of-way and Easements
See Planning Assumptions above.
- 7) Public Safety
See Planning Assumptions above.