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FILLMORE CITY
PLANNING COMMISSION MEETING
July 23, 2013

Minutes of the meeting of the Fillmore City Planning Commission held July 23, 2013 in the Fillmore City Council Chambers, 75 West Center. Notice of the time and place of the meeting was posted on the Utah State Public Meetings Website, at the City Office, Fillmore Library, City Recorder's Office, faxed to The Chronicle-Progress, radio stations KNAK and KMTI, and emailed to each member of the Commission on the 18th day of July, 2013. Those present for the meeting were:

Chair:	William Goddard	Members:	Charles Carling
Council:	Eric R. Jenson		Tafta Watson
Recorder:	Marlene Cummings		Tracy Whatcott (7:20)
Fire Chief:	Darren Brunson		Ken Finlinson (<i>excused</i>)
			Ryan Hansen (<i>excused</i>)
			Bart Adams (<i>absent</i>)
Public:	Matt Andrews, Dennis Whitaker		

Chairman Goddard opened the meeting at 7:17 p.m. and stated that without a quorum present, there could be no business conducted; however, the group could hold an informal discussion with Mr. Andrews and Fire Chief Brunson to get clarification on several questions that had been raised about the Conditional Use Permit.

City Attorney Greg Greathouse had reviewed the CUP draft and sent the following recommendations:

- Require perimeter fencing and specify the type of fence
- Limit the hours of operation
- Follow rules of motocross association
- Follow Fire Chief's recommendation on the use of fire pits

Mr. Andrews responded to each concern.

- Fence – There is a chain link and mesh fence around the perimeter of the property and also around the track.
- Hours of Operation – Races will not be conducted after dark; even if there were lights, it is too dangerous.
- Association Rules – There is no motocross association. Mr. Andrews has researched the rules of other raceways and compiled a set of rules he will have made into 4'x 8' permanent signs and post at the track in several places.

44 • Fire Pits – Chief Brunson was invited to address the fire pit question. He had
45 made a site visit and found that the raceway is surrounded by rye fields and is
46 close to several businesses and the airport. He said the wind can carry a
47 single spark for half a mile. A fire doubles in size every minute and it takes
48 the fire department five to eight minutes to respond after being paged. If a
49 fire were to start in a rye field it could cause a lot of damage in a short time.
50 He asked about the liability; who would pay if one of the businesses in the
51 area were destroyed. He feels the risks outweigh the benefits of allowing
52 fires; his preference would be no fires at all. The question of propane burners
53 was discussed, they are more like gas barbeque grills and don't pose the same
54 threat as a wood fire.
55

56 The Chief wanted to know how many people would be at the track at any given time
57 and if there is adequate clearance for emergency vehicles when trailers are parked in
58 the area. Mr. Andrews said there could be anywhere from 100 to 400 people per
59 weekend event. The road goes all around the track and the trailers will not impact
60 emergency access.
61

62 Commissioner Whatcott had arrived at the meeting. Chairman Goddard declared
63 that a quorum was present; the official meeting commenced at 7:35 p.m. Mr.
64 Goddard stated that the advertised public hearing should be the first order of
65 business.
66

67 PUBLIC HEARING

68
69 **Commissioner Watson MOVED to open the public hearing to receive public**
70 **comment regarding a Conditional Use Application for Andrews Motocross**
71 **Park; SECONDED by Commissioner Carling. Motion carried.**
72

73 **There being no public comment, Commissioner Whatcott MOVED to close the**
74 **public hearing; SECONDED by Commissioner Carling. Motion carried.**
75

76 Review and Approve Conditional Use Permit for Andrews Motocross Park
77 Discussion returned to the fire pit issue. It was the consensus of the Commission,
78 and Mr. Andrews agreed, that whatever fire restrictions are in effect in Fillmore City
79 will also apply at the raceway. Burning is usually closed from June through
80 October. The Chief was not concerned about the use of charcoal briquettes or
81 propane burners during the closed season.
82

83 Question was raised and clarified about food handler permits for local groups selling
84 concessions at the races for fund raisers. Other topics of discussion included dust
85 control, storage of petroleum products, and future permanent structures. Mr.
86 Andrews said racers bring their own fuel; he will not be storing any onsite.
87

88 He plans to build restrooms and a storage barn for equipment. There will be one
89 designated entrance to the park and two exits; they will be signed.

90

91 **MOTION by Commissioner Watson and SECOND by Commissioner Whatcott**
92 **to approve the Conditional Use Permit for Andrews Motocross Park with the**
93 **noted corrections and restrictions. Voting was unanimous. Motion carried.**

94

95 Approval of Minutes

96 **The minutes of the special meeting held July 9, 2013 were approved as written**
97 **upon MOTION by Commissioner Carling and SECOND by Commissioner**
98 **Watson. Motion carried.**

99

100 City Council Report – Councilmember Eric Jenson

- 101 • The city council has approved the Jardine Annexation, an area west of the
102 south I-15 interchange. The plat map needs to be certified by the county
103 surveyor and the county recorder before it can be recorded. Pending
104 development plans are for travel related services.
105 • The city council has voted to ask the Division of Wildlife Resources to help
106 reduce the number of deer in the city.

107

108 Commissioner Whatcott asked that the next city newsletter include a reminder to
109 citizens to control the goat heads, or puncture weeds, on their property.

110

111 Chairman's Report

- 112 • Chad Kunz has accepted the appointment to serve as an alternate member of
113 the Planning Commission.
114 • Mayor Larsen had approved two administrative conditional use permits:
115 (1) Lisa and Russell Crosland for a home occupation to create
116 and sell home décor and crafts
117 (2) Ryan Hansen for wildlife fencing

118

119 Adjournment

120 **Commissioner Whatcott MOVED to adjourn the meeting; SECONDED by**
121 **Commissioner Carling.**

122

123 The meeting adjourned at 8:10 p.m.

124

125 Approved September 23, 2013