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FILLMORE CITY  
PLANNING COMMISSION MEETING  
September 24, 2013

Minutes of the meeting of the Fillmore City Planning Commission held September 24, 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 19<sup>th</sup> day of September, 2013. Those present for the meeting were:

|               |                              |             |                                      |
|---------------|------------------------------|-------------|--------------------------------------|
| Chair:        | William Goddard              | Members:    | Charles Carling                      |
| Council:      | Eric R. Jenson               |             | Tafta Watson                         |
| Recorder:     | Marlene Cummings             |             | Tracy Whatcott                       |
| Office Staff: | Megan Davies                 |             | Ken Finlinson                        |
|               |                              |             | Ryan Hansen                          |
|               |                              |             | Bart Adams                           |
|               |                              | Alternates: | Chad Kunz ( <i>arrived at 7:25</i> ) |
|               |                              |             | John Orullian                        |
| Others:       | Alan Roper, Michael Speakman |             |                                      |

Chairman Goddard opened the meeting at 7:00 p.m.

He welcomed newly appointed alternate commission member John Orullian and noted that Chad Kunz is the other new alternate. Tracy Whatcott has moved from alternate to regular member. He also welcomed Michael Speakman, a scout who is working on his Citizenship in the Community Merit Badge.

Approval of Minutes

**The minutes of the July 23, 2013 were approved upon MOTION by Commissioner Finlinson and SECOND by Commissioner Watson. Motion carried.**

City Council Report – Councilmember Eric Jenson

- The city council held a public hearing last week for the proposed Master Water Plan for the culinary water system. The plan will identify future capital improvements. The city already has a water plan but it is more than ten years old and needs to be updated.
- Mathew Andrews has received a business license for Andrews Motocross Park and can now schedule racing events.
- Black Dirt is in the process of buying the land it has been leasing in the Fillmore Industrial Park. The company makes fertilizer from the mushroom plant by-products.

45 Commissioner Finlinson asked why big trucks are taking water from fire hydrants.  
46 Councilmember Jenson explained that the trucks belong to *Twin D*, the contractor  
47 that does the annual sewer maintenance. Each year different sections are cleaned  
48 and videoed to identify any problems in the system.

49

50 There was question about the success of the Old Capital Arts and Living History  
51 Festival. The festival committee has not yet reported to the city council, but  
52 Commissioner Watson responded that Doug Jolley told her there were more vendors  
53 this year.

54

#### 55 County Commissioner Alan Roper

56 Millard County has grant money to build a new public health facility. Property is  
57 available north of the Baptist Church on 400 West in the R-2 Residential Zone. The  
58 county commissioners had considered building near the hospital, but it would be  
59 too costly to meet UDOT regulations, and the public health personnel would like to  
60 keep it on 400 West near the present location. He asked about a zone change.

61

62 Chairperson Goddard said the state discourages spot zoning. The preferred way to  
63 locate a public service facility in a residential zone is with a conditional use permit.  
64 The permit could be issued after a public hearing to hear any objections or concerns  
65 the neighbors may have. In following the General Plan for the city, it would be  
66 preferable to locate the clinic in a zone that allows it. However, a conditional use  
67 attaches to the land and is a better route than a zone change.

68

69 It was clarified that the subdivision code will have to be followed to divide the  
70 property. Mr. Roper will meet with Recorder Cummings to determine what needs to  
71 be done to start the process. He thanked the commissioners and said he appreciates  
72 all the work they do for the city.

73

#### 74 Review Streets Overlay

75 The Streets Master Plan map was reviewed. Future streets have been planned to  
76 comply with the original square grid city plat (Plat of Zion) within the approved  
77 expansion areas. New development and subdivisions must designate street  
78 easements according to the master plan.

79

#### 80 Training

81 Recorder Cummings presented an overview of the powers and duties of the planning  
82 commission as defined in both state and city code which included:

- 83 • ethics and rules of conduct;
- 84 • conflict of interest;
- 85 • gifts and favors;
- 86 • public and protected information;
- 87 • political activity.

88 She stressed that the rules for ethical conduct should serve as a guideline for all  
89 commission members. Each commissioner was asked to complete and sign a  
90 Disclosure Statement.

91

92 Mrs. Cummings concluded that each situation is unique and that all decisions made  
93 by the commission must be conducted with total fairness. She gave them a list of  
94 internet resources and training sites.

95

96 Chairperson Goddard added that the commissioners have the opportunity to do  
97 things right or do them wrong. It is important to attend trainings and to become  
98 familiar with the handbook in order to make fair and proper decisions.

99

100 Adjournment

101 **Commissioner Watson MOVED to adjourn the meeting; SECONDED by**  
102 **Commissioner Finlinson.**

103

104 The meeting adjourned at 7:58 p.m.

105

106 Approved October 22, 2013