

FILLMORE CITY  
PLANNING COMMISSION MEETING  
October 22, 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 16<sup>th</sup> day of September, 2013. Those present for the meeting were:

Chair:	William Goddard	Members:	Charles Carling
Council:	Eric R. Jenson		Tracy Whatcott
Recorder:	Marlene Cummings		Ryan Hansen ( <i>arrived at 7:16</i> )
Staff:	Megan Davies	Alternate:	Chad Kunz
Excused:	Bart Adams		
Absent:	Tafta Watson		
	Ken Finlinson		
	John Orullian (alternate)		
Others:	Alan Roper, Bob Apperson		

Chairman Goddard opened the meeting at 7:00 p.m. In order to have a quorum, alternate member Chad Kunz was invited to sit as a voting member.

Approval of Minutes

**The minutes of the September 24, 2013 meeting were approved upon MOTION by Commissioner Whatcott and SECOND by Commissioner Carling. Motion carried.**

City Council Report – Councilmember Eric Jenson

- Mayor Larsen has been working to persuade Rocky Mountain Power (RMP) to upgrade the transmission line that delivers electricity to Fillmore City. The line is owned and maintained by RMP and the upgrade will be paid from their coffers. Until the project can be done, RMP has taken temporary measures that should improve the power quality and eliminate the frequent bumps.
- The sale of Fillmore Industrial Park property to Black Dirt has not closed because the company wanted some minor changes made to the sales contract.
- The Main Street sewer lines have been videoed to determine if any replacement or repairs are necessary. If so, the work can be done when UDOT's Highway 99 (Main Street) resurfacing project is underway. Storm drainage problems in front of Duane's Market will be corrected when Main Street is redone.

45 County Commissioner Alan Roper  
46 Millard County requested a simple lot subdivision for the property on 400 West for  
47 the new public health building. Commissioner Roper will provide a property  
48 description of the two lots. He suggested a zone change or conditional use permit  
49 after the subdivision is completed. Chairman Goddard would like to avoid spot  
50 zoning and do conditional uses permit for the area.

51  
52 After further discussion, the owner Jon Beckworth will need to get the application  
53 started for the simple lot subdivision. The city will need the property descriptions of  
54 both lots. Commissioner Whatcott suggested that we notify the property owners in  
55 the area of the changes that will be happening and have a public hearing.

56  
57 After the application gets turned into the office, the city engineer, public works  
58 director Ross Cummings, and Attorney Greg Greathouse will look at the lot and  
59 application. The city will review and offer recommendation. The next meeting could  
60 have the public hearing if all the applications and descriptions are turned into the  
61 office.

62  
63 **Motion to accept simple lot subdivision pending property descriptions MOVED**  
64 **by Commissioner Hansen; SECOND by Commissioner Carling. MOTION**  
65 **Carried.**

66  
67 Bob Apperson  
68 Mr. Apperson has someone that is interested in buying his shop, which is behind his  
69 house. He wants to sell his house and thinks it would sell better if the shop was not  
70 attached. If Steve Fredrickson doesn't buy the property he can't sell the shop to  
71 anyone else because then it would be land locked.

72  
73 After further discussion the property will need to be a minimum of 7500 sq feet. We  
74 need to have exact boundary lines of where the property lines are that would be sold.  
75 Chairperson Goddard suggested six foot and approval of spilt would be based on if  
76 Mr. Fredrickson buying property.

77  
78 **Motion to allow Mr. Apperson to split property continent on neighbor buying**  
79 **property and six foot from property line MOVED by Commissioner Whatcott;**  
80 **SECOND by Commissioner Hansen. MOTION Carried**

81  
82 Streets Overlay Map  
83 Explanation of the overlay map, corrected from the last meeting.

- 84     • Yellow is existing  
85     • White is planned  
86     • Black is eliminated  
87     • Expansion Area – Plat of Zion

88

89 Training

90 Chairperson Goddard went over the Fillmore City Zoning Ordinance.

91 • Chapter 6-1 General Provision.

92 • Chapter 6-2 Definitions. Refer to it as needed.

93 • Chapter 6-3 Administration and Enforcement.

94 He talked about the importance of reading through the ordinance and paying  
95 attention to what we would like the city to become. Working with Meg Ryan from  
96 ULCT for on-site trainings, he thinks that trainings are good. Next month training  
97 will be on the by-laws.

98

99 Adjournment

100 **Commissioner Whatcott MOVED to adjourn the meeting; SECONDED by**  
101 **Commissioner Carling**

102

103 The meeting adjourned at 8:32 p.m.