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FILLMORE CITY
PLANNING COMMISSION MEETING
February 25, 2014

Minutes of the meeting of the Fillmore City Planning Commission held February 25, 2014 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 20th day of February, 2014. Those present for the meeting were:

Chair:	William Goddard	Members:	Charles Carling
Council:	Eric R. Jenson		Tracy Whatcott
Recorder:	Marlene Cummings		Ryan Hansen
Staff :	Megan Davies		Fred Carling
			Ken Finlinson
			Bart Adams
		Alternates:	John Orullian
Absent:	Tafta Watson (Member)		
Excused:	Chad Kunz (Alternate)		
Others:	Channing and Britany Stott		

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

Approval of Minutes

Minutes of the November 26, 2013 meeting were reviewed and approved upon Motion by Commissioner Hansen and Second by Commissioner Whatcott. Motion carried.

City Council Report – Councilmember Eric Jenson

- Ross Cummings retired on February 15th after 35 years as the Fillmore City Public Works Supervisor. John Mitchell has been selected to fill the vacated position. Matt Haupt is the certified water and sewer operator. Ross will be available for consulting whenever there is a need for his knowledge and experience.
- A public works maintenance position has been advertised for the last two weeks; applications will be accepted until Friday, February 28th.
- Sunrise Engineering helped secure a CIB grant for the city to fund a Culinary Water System Master Plan. In 2009 Sunrise prepared a Forty-year Water Rights Master Plan; the two plans will help the city prepare for future needs.

- 42 • The city is investigating different smart grid systems for the electric and water
43 departments which will make it possible to read the meters electronically from
44 the city office.
- 45 • An electric transmission line between the airport and creamery substations
46 was completed last year. This year a new “underbuild” line will be added that
47 will loop the two substations together and make it possible to run the city on
48 one substation if the other should fail.
- 49 • The city’s electricity is delivered through Rocky Mountain Power
50 transmission lines. The line between Holden and Fillmore has become
51 inadequate to deliver stable power to the area. The Mayor has been working
52 with Flowell Electric and Millard County to get Rocky Mountain Power to
53 resolve the problem and now has a commitment for a line upgrade. This will
54 eliminate the summer bumps and brown-outs that occur from line overload.
- 55 • Mike Holt’s new automated garbage truck has finally been delivered.

56
57 Chairman Goddard said he would like to go on record with a public thanks to Ross
58 Cummings for everything he has done for Fillmore. The city’s public works
59 department is the best of any city in which he has lived. The workers are very
60 responsive, always giving their best efforts and going the extra mile. He appreciates
61 each of them and expressed his support for John’s new position.

62
63 Election of Vice-Chair
64 After reviewing the Planning Commission By-laws at the last meeting, the
65 commission learned that both a chair and a vice-chair are to be elected each year.
66 Mr. Goddard said that for as long as he has been on the commission, there has never
67 been a yearly election or a vice-chair. Although the term for the office will expire in
68 June, he felt the position should be filled and asked for nominations for a vice-chair:
69 Commissioner Whatcott nominated Commissioner Hansen;
70 Commissioner Hansen nominated Commissioner Carling.

71
72 **Motion that the nominations cease by Commissioner Finlinson and Second by**
73 **Commissioner Whatcott. Motion carried.**

74
75 Vote was by secret ballot and tallied by Megan Davies:
76 Commissioner Hanson 3 votes
77 Commissioner Carling 4 votes
78 Commissioner Carling is the new vice-chair.

79
80 Terri Hoover Application for Single Lot Subdivision
81 Mrs. Hoover had submitted an application for a single lot subdivision for her
82 property at 300 West 500 South. Channing and Britany Stott would like to purchase
83 the west part of the lot for a dance studio. The commission reviewed a plat map
84 showing the proposed division that would create a new parcel with a 75 foot

85 frontage. Commissioner Adams stated that 75 feet is required for a residence, but the
86 frontage must be 90 feet for a commercial development. The Stotts responded that
87 Mrs. Hoover would be willing to amend the application to increase the lot size to
88 meet the zoning code.

89

90 **Motion by Commissioner Hansen to approve the simple lot subdivision with the**
91 **stipulation that the new lot size be increased for a 90 foot frontage. Second by**
92 **Commissioner Whatcott. Motion carried with a unanimous vote.**

93

94 John Orullian, alternate member of the commission, asked if he should participate in
95 discussions. Chairman Goddard explained that alternates are encouraged to
96 contribute but cannot vote if a quorum is present.

97

98 Review TDFI Conditional Use Permit

99 It has been a year since the commission reviewed the CUP for TDFI. The company
100 had projected to be in full production by this time but has had one problem after
101 another. The tires were to be stored in Quonset buildings, but there are no buildings
102 and tires are stacked everywhere. There are so many tires there is no room on the
103 property to store the company's transport trailers and they have been parking them
104 on the street. The fire potential is a grave concern to the fire chief. Non-compliant
105 areas include:

106

- 107 • The fence was to be a six foot perimeter fence – the fence is not six feet
108 high and encloses only a portion of the property
- 109
- 110 • Parking areas were to be graveled

111

112 The work site is subject to random inspections by the Utah State Department of
113 Environmental Quality. The city has not received a copy of the last inspection
114 report. Chairman Goddard asked that the city office contact the DEQ to get the
115 inspection results. The CUP requires that TDFI be compliant with all state and
116 federal regulations.

117

118 The city and the state have been supportive of this tire recycling business: it provides
119 a much needed solution to the ever growing problem of old tires.

120

121 The commission discussed the environmental and public safety issues. It was
122 suggested that “fix-it” tickets be given for trailers parked on the street. The city has
123 suggested that the company rent part of the truck parking space at the Texaco station
124 for parking the trailers. Question was raised about what protection the city has if the
125 company should leave. The city has not required a clean-up bond from TDFI but the
126 state may have one.

127

128 Training Session

129 Meg Ryan, planning specialist with the Utah League of Cities and Towns, has
130 consented to hold a training meeting in Fillmore. However, she hasn't committed to
131 a date yet.

132

133 Megan Davies conducted an in-house training on the city zoning ordinance. She
134 presented an overview of the chapters and how they are formatted. She highlighted
135 Chapter 6-1, General Provision that explain how to use the code and Chapter 6-3,
136 Administration and Enforcement.

137

138 Mrs. Davies asked the Commissioners to check in the zoning ordinance to determine
139 if a massage parlor would be allowed in an R-2 Zone. Then she asked about locating
140 an RV park in an R-2 Zone.

141

142 She concluded by saying that if the use is not listed on the table for the zone, it is not
143 allowed.

144

145 Chairman Goddard added that it is important for the Commissioners to know how to
146 find answers to zoning questions.

147

148 Adjournment

149 **The meeting adjourned at 8:27 p.m. upon motion by Commissioner Hansen and**
150 **second by Commissioner Finlinson.**

151

152 The next regular planning meeting will be held March 25, 2014.