

1
2
3
4
5
6
7
8
9
10
11

FILLMORE CITY
PLANNING COMMISSION MEETING
August 26, 2014

12 Minutes of the meeting of the Fillmore City Planning Commission held August 26, 2014 in
13 the Fillmore City Council Chambers, 75 West Center. Notice of the time and place of the
14 meeting was posted on the Utah State Public Meetings Website, at the City Office, Fillmore
15 Library, City Recorder's Office, faxed to The Chronicle-Progress, radio stations KNAK and
16 KMTI, and emailed to each member of the Commission on the 22nd day of August, 2014.
17 Those present for the meeting were:

18
19
20
21
22

Chair:	L. Bart Adams	Members:	Ryan Hansen
Council:	Eric R. Jenson		Tracy Whatcott
Staff:	Megan Davies		John Orullian
	Jamie Orullian		Charles Carling
Mayor:	Eugene Larsen		Tafta Watson
			Jesse Ralphs (Alternate)
		Excused:	Lars Rasmussen (Alternate)
		Absent:	Chad Kunz

23
24
25
26

27
28
29
30
31

Chairman Adams opened the meeting at 7:00 p.m. and welcomed everyone. He welcomed Commissioner Ralphs and appreciated him accepting the invitation to serve as a commissioner.

32
33
34
35
36
37
38
39
40
41
42
43

ADMINISTRATIVE BUSINESS

Approval of Minutes

Minutes of the Planning Commission meeting held June 24, 2014 were reviewed; since there were no corrections the minutes were accepted as written.

City Council Report – Councilmember Eric Jenson

- New committees have been put together; there is a Splash committee that will meet next month. A new Board of Adjustment, that includes: William Goddard, Judy Huntsman, Lynn Wall, Gaye Christensen, and Debbie Jackson that will serve on the board.
- The last rain storm created some flooding and issues around the area.
- The power project of the under build connecting the airport and creamery station has been completed.

Commissioner Whatcott asked about the bus barn road, Councilmember Jenson informed that nothing official has happened with the road. Commissioner Carling asks about the changes to the Territorial Statehouse. He stated that he and Commissioner Watson are on the committee and like the new changes and wanted to

44 know if they have started yet. Councilmember Jenson stated he doesn't know when
45 they will start.

46

47

PUBLIC HEARING – Change Street Grade from 10% to 8%

48

49 **Motion by Commissioner Watson to close regular meeting; Seconded by**
50 **Commissioner Hansen. Motion carried.**

51 **Motion by Commissioner Hansen to open public hearing; Seconded by**
52 **Commissioner Whatcott. Motion carried.**

53

54 Chairman Adams opened up for public comment on changing the street grade from
55 10% to 8%. Chairperson Hansen stated that this will be a great change to the city.
56 Commissioner Carling says that 8% is still too steep. No further comment was made.

57

58 **Motion by Commissioner Whatcott to close public hearing; Seconded by**
59 **Commissioner Hansen. Motion carried.**

60 **Motion by Commissioner Hansen to amend the street grade from 10% to 8%;**
61 **Seconded by Commissioner Carling. Motion carried with six votes in favor.**

62

63 The city staff will prepare a recommendation to the city council.

64

65 Training by Mayor Larsen

66 Mayor Larsen talked to the commissioners on how planning and zoning came about.
67 How the state came in and said which areas are zoned. Our laws start at the state laws
68 and the city has to follow those laws, the city can choose to make them harsher. The
69 Mayor then talked about variances and the requirements to grant a variance. The
70 commissioners do not have the authority to grant a variance only the Board of
71 Adjustment can grant a variance. There are five criteria to grant a variance and all
72 five have to be met.

73

74 The Mayor also talked about setbacks on residential homes in the general
75 commercial zone. In the zoning handbook it states that corner lot homes have two
76 frontages and need to meet the minimal setback of 25 feet on both fronts. It also
77 states that residential homes still have to follow the residential codes even when they
78 are in a different zone.

79

80 Chairman Adams appreciated the Mayor coming and taking the time to come train
81 the commissioners and him. He also said to the commissioners that they could look
82 more closely at their handbooks and learn more information. Megan Davies can do
83 trainings on certain matters each month and if any of the commissioners would like
84 to learn about a certain subject, contact Megan and she will prepare something.

85

86 Adjournment

87 **The meeting adjourned at 7:45 p.m. upon motion by Commissioner Watson and**
88 **Second by Commissioner Orullian. Motion carried.**

89

90 The next regular planning and zoning meeting will be held September 23, 2014.

91