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**FILLMORE CITY
PLANNING COMMISSION MEETING
February 24, 2015**

12 Minutes of the meeting of the Fillmore City Planning Commission held February 24, 2015
13 in 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 February 20, 2015. Those
17 present for the meeting were:

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Chairman:	L. Bart Adams	Members:	Ryan Hansen
Council:	Eric R. Jenson		Tracy Whatcott
Staff:	Kevin Orton		Jesse Ralphs (Alternate)
	Marlene Cummings		Charles Carling
			Lars Rasmussen (Alternate)
Excused:	Tafta Watson		
	Chad Kunz		

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

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ADMINISTRATIVE BUSINESS

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Approval of Minutes

Minutes of the Planning Commission meeting held December 9, 2014 were reviewed and accepted as written.

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City Council Report – Councilmember Eric Jenson

- Nathan Terry has purchased the motocross track and plans to hold racing events which will draw people into Fillmore.
- The council has voted to demolish the old Deano's building.
- Persons wishing to run for a city office must now pay a \$25 filing fee.
- The construction of the county soccer fields is under way. East Millard Recreation Director Bart Whatcott has done an extensive amount of work to get the project going.

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Resignation

John Orullian has submitted his resignation from the Planning Commission. The Commissioners compiled a list of potential alternates that will be given to the mayor.

41 **BUSINESS**

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43 Home Occupations

44 The commission scheduled a special meeting for Thursday, March 5, 2015 to
45 consider citizen requests to amend the zoning ordinance to allow home occupations
46 to have employees that are not residents of the home.

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48 Elma Wade Simple Lot Subdivision

49 Elma Wade had submitted a Simple Lot Subdivision application to divide property at
50 160 South 400 West. The division would result in a new one acre parcel with a 165
51 foot frontage. On March 18, the required fee was paid by Trevor Wade who plans to
52 buy the property and build a new single family residence.

53
54 Findings:

- 55 • The application complies with the subdivision provisions of the Fillmore City
56 Zoning Ordinance.
- 57 • The property fronts an existing road and city utilities are accessible.
- 58 • The property is in the R2 Residential Zone and the intended purpose for the
59 new parcel is an allowed use in that zone.

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61 Action:

62 Motion by Commissioner Hansen and second by Commissioner Rasmussen to accept
63 the application and recommend that it be approved by the Fillmore City Council:
64 motion passed with a unanimous roll call vote.

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66 Recommendation:

67 The Planning Commission hereby recommends that the Fillmore City Council
68 approve the Elma Wade Simple Lot Subdivision. The office staff will prepare a
69 written recommendation.

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71 Training

72 Marlene Cummings provided training on the purposes and objectives of zoning. She
73 expressed appreciation to the commissioners for their volunteer service and briefly
74 addressed the following aspects of zoning:

- 75 • Zoning is designed to implement general plan goals and public policies to
76 assure a compatible interrelationship of land uses in such a way that the
77 health, safety, morals, and general welfare of the community are promoted
78 and protected.
- 79 • It is important to listen to citizen concerns and render timely responses.
- 80 • Zoning is a tool to protect people's rights to enjoy their property. People need
81 to understand that their rights end when they infringe upon another's rights.
- 82 • Health, safety, and welfare are vital; aesthetic standards are also important to
83 everyone in the community.

- 84 • The General Plan and the Zoning Ordinances are living documents that need
85 to be updated periodically.
- 86 • Before taking a stance on an issue, the long-term advantages and
87 consequences need to be considered.
- 88 • Decisions need to be based on what is best for the majority; public clamor
89 may be representing the views of only a few individuals. It is important to
90 always take time to look at the big picture

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92 Adjournment

93 **The meeting adjourned at 7:51 p.m. upon motion by Commissioner Whatcott**
94 **and Second by Commissioner Carling. Motion carried.**

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