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FILLMORE CITY  
PLANNING COMMISSION SPECIAL MEETING  
September 1, 2015

Minutes of the special meeting of the Fillmore City Planning Commission held September 1, 2015 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 station KMTI, and emailed to each member of the Commission on August 28, 2015. Those present for the meeting were:

Vice-Chairman:	Ryan Hansen	Members:	Jesse Ralphs
Council:	Eric R. Jenson		Charles Carling
Staff:	Marlene Cummings		Tracy Whatcott
	Dena Iverson		Chad Kunz

Absent: Lars Rasmussen (alternate)

Also present: Ian Adams, Jason Brunson, Andrew Lovett, Doug Radunich, Corey Carlos, Dale & Joanne Smith.

Vice-Chairman Hansen opened the meeting at 7:00 p.m. and welcomed everyone.

**New City Employee**

Marlene Cummings introduced Dena Iverson, the new city office secretary, and said Mrs. Iverson will be attending planning meetings.

**Approval of Minutes**

Minutes of the previous meeting held July 28, 2015 were accepted as written.

**City Council Report – Councilman Eric Jenson**

- Projects in progress include the splash pad, water line upgrade to the KOA Campground and the new waterline to the soccer fields.
- Rural Water Association of Utah approved the city's loan application for water improvements. The main water line from the upper water tank to the lower water tank needs to be replaced. Cast iron pipe will be replaced in phases.

**Safari Mineral Business Plan – Andrew Lovett**

Mr. Lovett is the President and CEO of Safari Minerals, Inc. a Nevada Corporation. The company has recently acquired mining rights to 740 acres on Mount Moriah just over the Nevada border near Highway 6 and 50. BLM has approved 1,000 ton for the initial extraction and 6,500 ton per year thereafter. Black and orange iron oxide will be mined from two locations then it will prescreened and hauled in 1 ton totes to

45 the milling site and refined into a fine powder used for pigment in brick making.  
46 There is a high demand for this product; Safari's primary customer is the largest  
47 brick manufacturer in America based in Texas.

48  
49 The company would like to purchase 11 acres at the Industrial Park for a ball mill  
50 operation. Until a permanent facility can be constructed next spring, a temporary  
51 building will be set up. The operation requires a ten to fifteen thousand square foot  
52 building up to 22 feet high. It would employ up to 15 people. Minimal utility  
53 services are needed. A mobile home would be used for the temporary office.

54  
55 Jason Brunson, operator of Red Dome, has been employed by Safari and will be  
56 combining Red Dome lava rock to Safari's sales and marketing operations.

57  
58 Mr. Lovett addressed the following questions:

- 59 • Will materials be stockpiled? No, the ore will be milled upon delivery. The  
60 stockpiles at the abandoned rock business across the road need to be cleaned  
61 up. Safari would be willing to help. This would be a good expansion site for  
62 the company in the future. As business demands, Red Dome lava will be  
63 brought to the mill and bagged. Some will be stored on the property until it is  
64 shipped.
- 65 • Is water used in the refining process? No, the product is a dry powder. Water  
66 would be for personal use and cleaning. This operation would have minimal  
67 impact on city water and sewer systems.
- 68 • What are the energy requirements? Three-phase electrical. There will be a  
69 300 HP motor that starts slower and builds up.
- 70 • Is the operation subject to EPA regulations? The product is 100% organic and  
71 not regulated. The fine powder is fully contained.
- 72 • Will there be any tailings? Eighty percent of the ore is used; 20% is trash.  
73 Since it will be prescreened at the mining site, only the usable material,  
74 cleaned and ready to use, will come to the mill in one ton totes. There is no  
75 roasting process.
- 76 • Will there be traffic or parking impacts? Transportation of the raw and  
77 finished product would involve about 50 trucks per month. Trucks will be  
78 looped through the property, loaded or unloaded, and gone; they won't be  
79 waiting around. Mineral Wells Texas is the shipping point and local truckers  
80 will be used if possible.
- 81 • Will there be a threat to endangered species? No.
- 82 • What is the projected life of the operation? It is unlikely that 740 acres will  
83 get mined in a lifetime.
- 84 • Will property be secured? All sensitive equipment will be locked in the  
85 building.

86 It was noted that the property is located in the airport overlay zone and some  
87 restrictions may apply. Vice-chairman Hansen suggested that a pre-development  
88 meeting will be scheduled.

89

90 **Wild West Jerky Business Plan – Corey Carlos & Dale Smith**

91 Jeff Smith, owner of the meat processing facility located at 570 West 100 North, has  
92 partnered with Corey Carlos to make jerky and process game and beef. Dale Smith  
93 was representing his son Jeff who was unable to attend the meeting.

94

95 Mr. Carlos applied for a business license which requires a Conditional Use Permit.  
96 He plans to custom process game, make jerky. He would also like to slaughter up to  
97 50 head of cattle each month for the Smiths.

98

99 Mr. Smith explained that Dale T. Smith & Sons meat packing plant has operated for  
100 65 years in Draper Utah; now they must relocate. He proposed enlarging the  
101 Fillmore facility and slaughtering up to 50 cows per day. The facility would employ  
102 10 to 15 local residents. Semi-trucks and smaller stock trailers would deliver cattle  
103 daily.

104

105 The Smiths buy cull cows for hamburger through the cattle auctions. They kill one  
106 day and process the next day. Wastewater that goes into the sewer is 200 to 300  
107 gallons per animal per day. Blood does not go into the sewer, it is separated and  
108 either sold for fertilizer or dog food. Hides and waste are sold.

109

110 Vice Chairman Hansen said that jerky making and a slaughter house are two  
111 different things. He advised the commission to move forward with Mr. Carlos’  
112 application for jerky and game processing and consider the slaughter operations  
113 separately. More study and research will have to be done before considering Mr.  
114 Smith’s request. A special work meeting could be scheduled to discuss the issue.

115

116 Motion by Commissioner Kunz and second by Commission Whatcott to table the  
117 matter to allow time for Sunrise Engineering to perform a feasibility study and to  
118 review the City’s General Plan and to reconvene in a special work meeting the third  
119 week of September. Motion carried with a unanimous vote.

120

121 **Adjournment**

122 The meeting adjourned at 8:28 p.m. upon motion by Commissioner Carling and  
123 Second by Commissioner Ralphs.

124

125 The next regular meeting is scheduled for September 22, 2015 at 7:00 p.m.