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FILLMORE CITY  
PLANNING COMMISSION MEETING  
October 27, 2015

Minutes of the meeting of the Fillmore City Planning Commission held October 27, 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, KMTI radio station and emailed to each member of the Commission on October 23, 2015. Those present for the meeting were:

Vice-Chairman:	Ryan Hansen	Members:	Charles Carling
Council:	Eric R. Jenson		Chad Kunz ( <i>absent</i> )
Staff:	Dena Iverson		Jesse Ralphs
	Kevin Orton		Tracy Whatcott
		Alternate:	Lars Rasmussen ( <i>absent</i> )
Also present:	Scott Barney		
	George & Nancy Young		
	Elizabeth Hunt		

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

**Approval of Minutes**

Minutes of the previous meeting held September 10, 2015 were accepted.

**City Council Report – Councilman Eric Jenson**

- Splash pad is complete and scheduled to open next year pending weather.
- Bids for the cemetery expansion have been approved and construction has started.
- KOA and soccer field water lines are completed.
- Water pressure project on the east side of Fillmore is in the finance stage, target date is spring 2016.
- Fillmore City Council has 3 openings, voting is November 3, 2015.

**George Young Simple Lot Subdivision**

Request to divide property at 435 North 100 West into two lots:

- One lot would contain the Desert House, play yard and  $\frac{3}{4}$  acres.
- The second part would contain the Pink Cottage, pasture, and approximately  $\frac{5}{8}$  acres.

Motion by Commissioner Ralphs to approve the simple lot subdivision application contingent upon verification that septic drain field is contained in the Deseret House boundary, second by Commissioner Whatcott. Motion carried with a unanimous vote.

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46 **Maverik, Inc. Business Plan**

47 Elizabeth Hunt, representative of Maverik, Inc. 880 West Center Street, North Salt  
48 Lake City outlined the expansion, design and improvements for the new Maverik  
49 store located at 965 South Highway 99. The new store will be built east of the  
50 current one. The old store will remain open until the new one is finished, and then it  
51 will be demolished. The new 5,000 square foot store will have:

- 52 • wooden timbers to bring attention to the store front
- 53 • two sliding glass doors for increased traffic flow
- 54 • a bay window in front for safety and awareness and improved lighting
- 55 • a fenced picnic and pet area on the south side of the building
- 56 • a customer access door from the picnic area to the public restrooms
- 57 • six restroom stalls for both men and women with future expansion of two
- 58 more stalls each
- 59 • computer menus to customize food service
- 60 • build your own meal options
- 61 • large spacing between shelves to open the area
- 62 • indoor/outdoor eating areas

63

64 Additionally,

- 65 • vendor deliveries will be unloaded behind the store so as not to interfere with
- 66 customers
- 67 • the *Welcome to Fillmore* sign will remain in the same place
- 68 • there will be six single stacked fueling stations for standard vehicles with
- 69 plans to add six more in the future

70

71 Two high flow diesel lanes will be installed north of the store with two recreational  
72 vehicle lanes on the outside with room for future expansion This will allow high  
73 profile vehicles to fuel on both sides. A third access will be added on the north end  
74 of the property which will give easy access to a recreational sewer dump and plenty  
75 of open space to maneuver. Forty-seven parking stalls will be available and 6 large  
76 parking stalls for longer vehicles. Maverik does not intend to be a truck stop and  
77 does not encourage overnight semi-truck parking.

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79 Maverik's Fillmore store is one of the most visited stores in Utah. The larger facility  
80 will increase the number services, employees, and customers. The goal is to be fully  
81 operational before summer of 2016.

82

83 **Commission Findings**

- 84 • The expansion plan meets the objectives of the Fillmore City General Plan.
- 85 • The business plan complies with the Fillmore City Zoning Ordinance.
- 86 • The intended purpose of expansion is an allowed use for the Highway
- 87 Commercial Zone.

- 88       • Site planning, design, and operational strategies and standards to minimize  
89           and mitigate any negative impacts to adjacent uses, the immediate area, and  
90           Fillmore City.  
91       • There will be increased employment opportunities for residents.  
92       • It will enhance the economic base of Fillmore.

93

94   Motion by Commissioner Ralphs to approve business plan submitted and move  
95   forward, second by Commissioner Carling. Motion carried with a unanimous vote.

96

97   **Items of Business**

- 98       • The Planning Commission needs more members; new commissioners are  
99           appointed by the Mayor and City Council.  
100      • Quarterly reports for new businesses and building permits could be e-mailed  
101       to the commissioners.

102

103   **Adjournment**

104   The meeting adjourned at 8:00 p.m. upon motion by Commissioner Carling and  
105   Second by Commissioner Whatcott.

106

107   The next regular meeting is scheduled for November 24, 2015 at 7:00 p.m.