

FILLMORE CITY
PLANNING COMMISSION MEETING
January 26, 2016

Minutes of the meeting of the Fillmore City Planning Commission held January 26, 2016 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 January 20, 2016. Those present for the meeting were:

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

Alternate: Lars Rasmussen

Also present:

- Bryan Lundin
- Curtis Howard
- Dale Dyer
- Elizabeth Hunt
- Scott Barney
- Darren Brunson
- Greg Stevens
- Mayor Eugene Larsen

Vice-Chairman Hansen opened the meeting at 7:00 p.m. and welcomed everyone. Thanked Councilmember Jenson for four years of service he had provided to the Planning Commission and Fillmore City. Welcomed Mayor Eugene Larsen for accepting the assignment to deliver the city council report.

Approval of Minutes

Minutes of the previous meeting held December 22, 2015 were reviewed and accepted as written.

City Council Report – Councilmember Eric Jenson and Mayor Eugene Larsen

- Councilmember Jenson expressed appreciation for the commission and all the work they do. He has enjoyed being a part of the monthly meetings and the difficult decisions the commissioners make.
- Welcome Mayor Larsen as the new councilmember to deliver the city council report.
- One candidate is scheduled for review at the next city council meeting scheduled on February 2, 2016 to fill a vacant seat.
- Division of Wildlife Resources has changed the time table to remove deer from Fillmore City to April 2016. Non-residential herds will migrate back to

- 45 the mountain range and the Division of Wild Life can focus on removing the
46 residential deer remaining. Possible ideas are an early hunt or donation of
47 meat to residents in need. Just under 200 turkeys have been removed from the
48 city and delivered to another town who wanted them.
- 49 • Safari Minerals has signed a land purchase contract, hired 6 people and has
50 moved finished products valued at \$500,000 in the past 4 months. Future
51 plans are to hire another 10 employees and build a permeant building this
52 year.
 - 53 • Great Lake Cheese has approximately 270 employees. Their plan is to double
54 their operation and facility in the next 2 to 3 years. Preliminary engineering
55 has started.
 - 56 • Transmission line is currently at 25 megawatts; our average use is 26
57 megawatts. Upgrades will begin in February 2016 to a 50 megawatt line. The
58 city has planned this upgrade for the last 8 years and there will be no tax
59 increase to pay for the project.
 - 60 • The State of Utah has changed the improvement date to 2018 to repair the
61 Storm Drain Project from exit to exit along Main Street. Federal funding for a
62 full rebuild has been approved.

63
64 **JR Simplot Company, Agricultural Industry Conditional Use Permit**

65 Mr. Curtis Howard presented JR Simplot Company business plan. The 2,000 square
66 foot facility at 575 West 100 North, Fillmore will be used as a loading dock and
67 storage facility.

68
69 JR Simplot Company is an agricultural company that provides seed, agricultural
70 material, and crop protection to ranchers and farmers.

- 71
- 72 1. Material will not be sold to the general public. Certified Crop Advisor,
73 Dale Dyer will receive 3 to 4 pallets of product from JR Simplot Company
74 and deliver to local customers. Future product will come from LTL
75 carriers.
 - 76 2. Facility will only be operational on a seasonal basis. There will be no
77 employees at this time.
 - 78 3. Material will consist of herbicides, insecticides, and fungicides. Liquid
79 will be stored in 3 stationary containers holding 10,000 gallons each
80 outside in a contained area of property that has a bottom liner and cement
81 bricks. Liquid containment is 1/3 of one 10,000-gallon tank.
 - 82 4. No dry fertilizer will be stored at this location. Product is a direct transfer
83 from common carrier to crop protection representative to farmer's field.
84 Dry material will arrive in manufacturing packages. All material being
85 transported to facility can be stored together.
 - 86 5. Product can be stored side by side and in the same area. Product is
87 contained in 2 ½ gallon plastic bottles that are packaged and in a card
88 board box with manufacturing labels ready for delivery.

- 89 6. **JR Simplot Company no longer warehouses' or sells calcium nitrate**
90 **or ammonia nitrate.**
91 7. Product, land, facility, transportation and security safety follows all EPA,
92 Federal, and State guidelines. JR Simplot Company environmental
93 auditors will assess land and facility to ensure it remains in the same
94 condition as when they started.
95 8. Delivery route to facility will be taken into consideration to avoid school
96 zones and residential areas. Planning Commission recommended using
97 Highway 100 to 400 North to 500 West for deliveries. Deliveries will be
98 made by a 1-ton pickup truck or 2½ ton truck. Liquid deliveries will be
99 transported by a truck able to hold 2,000 gallons to the water pivots in the
100 fields.

101
102 Fire Chief Brunson discussed concerns with water runoff in the event of fighting a
103 fire, and will JR Simplot Company supply fire department and police agency with
104 approved suits.

- 105
106 1. JR Simplot Company will provide a containment plan.
107 2. Medical Tyvek suits will be provided to the Fillmore Fire Department.
108 3. JR Simplot Company has a safety crew that will provide clean up on all
109 spillage. Mr. Howard does not foresee any product causing a chemical
110 reaction.
111 4. JR Simplot Company will discuss with Fire Chief Brunson:
112 a. Security
113 b. Lockbox and access to facility
114 c. Emergency numbers posted
115

116 Fire Chief Brunson also feels there is adequate space to maneuver fire vehicles and
117 personnel. JR Simplot Company will supply signs to post on fencing with names and
118 phones numbers in the event of emergency.

119
120 Commissioners asked if they foresee a future need for a larger warehouse facility or
121 expansion of increased property for a larger operation. Mr. Howard commented that
122 they are in the beginning stages of development. JR Simplot Company has discussed
123 a possibility, but at this point they need to see if logistically this is a good area and if
124 product is needed.

125
126 MOTION by Commissioner Kunz and SECOND by Commissioner Rasmussen to
127 approve JR Simplot Company Conditional Use Permit as outlined by commission
128 and recommend review to the City Council: MOTION passed with a unanimous roll
129 call vote.

130
131 **Maverik Inc., Subdivision Lot Line Adjustment**

132 Elizabeth Hunt proposed a lot line adjustment for property at 965 South Highway 99.
133 The additional property purchased by Maverik Inc. has created an additional building
134 lot. Maverik Inc. would like to adjust lot lines from two parcels into three. Maverik
135 Inc. will own parcel two, and parcel one and three will be owned by current property
136 owner.

137

138 Findings

- 139 • All three parcels conform to the Highway Commercial District Zone
140 Standards. Each parcel includes more than 7,500 square feet of area and
141 frontage to a public road with 120 feet frontage width.
- 142 • The property is in the Highway Commercial Zone and the existing
143 commercial building use will remain unchanged.
- 144 • No new dwelling lot or housing unit will result from the exchange of title
145 between Maverik Inc. and current owner.

146

147 Action

148 MOTION by Commissioner Carling and SECOND by Commissioner Rasmussen to
149 accept application and recommend that it be approved by the Fillmore City Council:
150 MOTION passed with a unanimous roll call vote.

151

152 Items of Business

- 153 • The Planning Commission elects Lars Rasmussen to Planning Commission
154 Member.

155 Adjournment

156 The meeting adjourned at 8:15p.m. MOTION by Commissioner Carling and
157 SECOND by Commissioner Whatcott.

158

159 The next regular meeting is scheduled for February 23, 2016 at 7:00 p.m.