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FILLMORE CITY
PLANNING COMMISSION MEETING
May 31, 2016

Minutes of the meeting of the Fillmore City Planning Commission held May 31, 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 May 25, 2016. Those present for the meeting were:

Vice-Chairman:	Ryan Hansen	Members:	Charles Carling
Council:	Mayor Gene Larsen		Chad Kunz <i>absent</i>
Staff:	Dena Iverson		Jesse Ralphs
			Lars Rasmussen
			Marty Lunt
			Tracy Whatcott <i>absent</i>

Alternate:

Also present: Attorney Greg Greathouse

Vice-Chairman Hansen opened the meeting at 7:05 p.m. and welcomed everyone. Marty Lunt arrived at 7:20PM.

Approval of Minutes

Minutes of the previous meeting held April 26, 2016 were reviewed and accepted.

City Council Report – Mayor Gene Larsen

- Main street drainage project received a larger grant from CIB. The project is estimated to cost 1.3 million dollars; Fillmore portion is 60%. Chalk Creek irrigation requires a settling pond before water enters the creek to remove settlement. Two vacant lots south of Cluff's CarHop Café' are being purchased for the pond.
- Fillmore city airport is working with the Bureau of Land Management to install a new overlay pad for helicopters and airplanes. A meeting is scheduled with airport engineers and BLM to approve funding for a new pad.
- American Legion corner, (old city building) sprinkler system is being installed and seeded with grass before the summer celebrations.
- Cemetery sprinkler system will be installed after completion of old city building corner.

45 **Alan Roper, RNA Investments, Conditional Use Permit for a 4 unit apartment**
46 **house at 300 North 10 West**

47 Utah State laws covers access, strike condition 5 from CUP and recommend to
48 council for approval.

49
50 MOTION by Commissioner Ralphs and SECOND by Commissioner Carling to
51 approve Conditional Use Permit and recommend approval minus condition 5 to the
52 Fillmore City Council: MOTION passed with a unanimous roll call vote.

53
54 **Discuss utility standards for Chapter 6-11 Subdivisions and proposed changes**

55 Clarify verbiage for simple lot subdivisions, line 2; Simple lot subdivisions shall not
56 be approved until such time as the applicant provides utility hook-ups to each
57 proposed lot or parcel.

58
59 Attorney Greathouse corresponded with Bruce Parker regarding the following ideas;

- 60 1. A high percentage of cities within Utah that have established a subdivision
61 code require sub dividers to install connections to each lot being
62 subdivided.
- 63 2. Citizens and realtors expect utilities hook-ups to be available.
- 64 3. When property is subdivided, the city commits to utilities at that time and
65 reserves the availability and future forecasting of the city's needs.

66
67 Mayor Larsen expressed concerns for the city's growth and cost if sub dividers do
68 not extend utilities to each lot being subdivided. The city may find that undeveloped
69 lots will increase utility expenses and that property is no longer affordable or
70 desirable to purchase. Example: June Brush Subdivision, at this time it will cost
71 millions of dollars to extend utility services to this subdivision and currently there is
72 not a buyer willing to pay for the property and utility extension that is needed. In
73 order to subdivide a lot, the cost should be according to the ordinance and that sub
74 dividers provide utilities to proximity of the property. Review the verbiage used in
75 Fillmore city code and Fillmore city policy.

76
77 Findings of different verbiage currently being used:

- 78 1. Hook-up and connection is not defined in the Fillmore City code.
- 79 2. Subdivision, Chapter 6-11, 2 – Utility hook-ups provided.
- 80 3. Fillmore City Policy - Connection

81
82 Commissioner Carling expressed the following concerns:

- 83 1. When do utility lines become an extension? Utilities do not have an
84 extension, it is called a hook-up and the sub divider provides all utility
85 services to the property. It is recommended to receive an estimate before
86 property is divided.

- 87 2. Is an extension beyond the normal hook-up? There is no extension of
88 utility lines. Sub divider will review, plan and install utilities hook-ups to
89 each lot by extending the service lines for a connection to the property.
90 3. How will the planning commission determine if utilities are needed?
91 Administration will review before meeting and notify the planning
92 commission of the status of utilities hook-ups to property requesting to be
93 divided.

94

95 Planning commission agreed to have Attorney Greathouse better define the meaning;
96 utility hook-up and fees associated with dividing property. Planning commission
97 agreed not to remove section 2 from subdivisions, chapter 6-11, simple lot
98 subdivision. A public hearing will be scheduled to approve clarification.
99

100 **Voting for Planning Commission Chair and Planning Commission Vice-Chair**
101 **for 2016-2017 term.**

102 Nominations for Ryan Hansen to Chair by Jesse Ralphs, second by Charles Carling.
103 Nomination accepted and closed.

104 Nominations for Chad Kunz to Vice Chair, by Jesse Ralphs, second by Marty Lunt.
105 Nomination accepted and closed.

106

107 **Items of Business**

- 108 • Discuss change to zones for duplex vs apartment house.
109 • Public hearing recommendation for swap meet.

110

111 **Adjournment**

112 The meeting adjourned at 8:10 p.m. MOTION by Commissioner Rasmussen and
113 SECOND by Commissioner Ralphs.

114

115 The next regular meeting is scheduled for June 28, 2016 at 7:00 p.m.