

FILLMORE CITY
PLANNING COMMISSION MEETING
June 28, 2016

Minutes of the meeting of the Fillmore City Planning Commission held June 28, 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 June 24, 2016. Those present for the meeting were:

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

Alternate:

Also present: Attorney Greg Greathouse

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

Approval of Minutes

Minutes of the previous meeting held May 24, 2016 were reviewed and accepted with changes.

City Council Report – Mayor Gene Larsen

- Fillmore City is in the process of purchasing lots near Cluff's CarHop Café' for the settling pond.
- A project manager from Utah Department of Transportation has been appointed from Richfield district and will send out bids beginning March 2017 to start construction the first of July 2017. This is a complete re-build of Main Street from 400 South to approximately 300 North. The following is a list of improvements:
 - 15 inches of asphalt base
 - Drainage pipe \$600,000 value of water line replaced
 - Electrical stubbing to finish street lights.
- Staker Parson Paving has been awarded the bid to install asphalt at the cemetery. This will be completed by end of the month.
- Creamery substation is determined to be struck by lightning on May 24, 2017. The surge protector did not release and disabled the transformer.

45 The transformer needed to be re-built, and the city planned to re-build over
46 the next 5 years. The city has no back-up power at this time, the Creamery
47 substation will need to be fixed immediately. Estimated cost is 2.4 million
48 dollars, the city invested money over the last 20 years to use as a rainy day
49 fund to cover unexpected costs.

50

51 **Public Hearing**

52 MOTION by Commissioner Rasmussen to open the meeting to a public hearing;
53 second by Commissioner Whatcott. Voting was unanimous, motion carried.

54

55 The public hearing was opened at 7:18 p.m. The purpose was to receive comment on
56 proposed changes to the Fillmore City Zoning Code to add Swap Meets and other
57 Joint Selling Meets as a conditional use within specified zones in Fillmore City.

58

59 No comment, no public present.

60

61 MOTION by Commissioner Whatcott and second by Commissioner Kunz to close
62 the public hearing. Voting was unanimous, motion carried.

63

64 The regular meeting resumed at 7:22 p.m.

65

66 **Items of Business**

67

68 **Recommend ordinance establishing Swap Meets as a conditional use in certain**
69 **zones.**

70

71 Planning Commissioner's reviewed the ordinance proposal to add swap meets and
72 other joint selling meets as a conditional use within specified zones.

73

74 **Findings**

75

- 75 • Section 2, change condition to conditional
- 76 • Section 6, add verbiage to read; Each individual booth may have a sign
77 showing the name of the business and the products sold. Such sign shall
78 be located on the participant's booth and shall meet applicable
79 requirements of Fillmore City Code for the type of sign displayed.
- 80 • Section 7, change item 5 to 6.

81

82 Motion by Commission Kunz and second by Commission Whatcott to accept Swap
83 Meets and other Joint Selling Meets on the attached Proposed Ordinance with
84 changes noted above and recommend that it be approved by the Fillmore City
85 Council. Motion passed with a unanimous vote.

86

87 **Jon Moody Simple Lot Subdivision, 190 West 200 North**

88 Per section 6-11.2 section 6, definition of property lines for utility requirements; Mr.
89 Moody division into 2 lots meet the requirements. The main resident will remain
90 with the South/West lot, and the 2nd lot located North/West will become a buildable
91 lot. Sewer line is located on the west side of the road on 200 West, and a manhole is
92 directly across from property. The sewer line is within 120 feet, power and water are
93 available to the subdivided property. Mr. Moody's simple lot subdivision meets the
94 utility hook-up requirements.

95

96 Motion by Commissioner Rasmussen and second by Commissioner Kunz to
97 recommend to the City Council the division into 2 lots for the Moody Simple Lot
98 Subdivision. Motion carried with a unanimous vote.

99

100 **Alan Roper, RNA Investments, review new building design for 300 North 25**
101 **West and recommend Conditional Use Permit for a 4 unit apartment house.**

102 Reviewed new building plan and found the previous Conditional Use Permit number
103 2016-04 meets criteria except for section 6e. Remove verbiage stating; each unit will
104 have a separate garage in the front for parking, additional parking will be available
105 on the east and south side of the unit. Property has adequate parking for a 4 unit
106 apartment house.

107

108 Motion by Commissioner Rasmussen and second by Commissioner Whatcott to
109 approve Conditional Use Permit number 2016-04, striking section 6e. Motion
110 carried with a unanimous vote.

111

112 **Tracy Whatcott term expired June 30, 2016**

113 Thank you Mr. Whatcott for over 3 years of dedicated service to Fillmore City.
114 Fillmore City residents appreciate the decisions, time and effort you contributed to
115 our community. Your compassion and fairness for each recommendation is truly
116 appreciated.

117

118 **Adjournment**

119 The meeting adjourned at 8:30 p.m. MOTION by Commissioner Kunz and SECOND
120 by Commissioner Rasmussen.

121

122 The next regular meeting is scheduled for July 26, 2016 at 7:00 p.m.