

FILLMORE CITY
PLANNING COMMISSION MEETING
August 23, 2016

Minutes of the meeting of the Fillmore City Planning Commission held August 23, 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 August 19, 2016. Those present for the meeting were:

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

Also Present: Rick Talbot, Todd Leeds, Errol Dearden, Tony Dearden, Ted Dearden, Curtis Wilcox.

Chairman Hansen opened the meeting at 7:00 p.m. and welcomed everyone. Chairman Hansen also introduced Brandon Cummings as planning commission alternate. Lars Rasmussen arrived at 7:25 p.m. and Jesse Ralphs arrived at 7:40 p.m.

Approval of Minutes

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

City Council Report – Mayor Gene Larsen

- Cemetery curbing, paving and roundabout are complete. City Council are reviewing plans on what will be placed in the roundabout. There are currently 8 ideas under review, Sunrise Engineering is advising the city on each one.
- Water improvement update; Fillmore City does not have proper firefighting suppression volume needed for the east side of Fillmore City. The water line needs to be increased from 8” to 12”. Fillmore Public Works Department will start digging this fall if weather holds or early spring 2017.
- Property for settling pond is purchased and easements are under contract for the Main Street storm drain improvement project. Excess property may be sold at a later date. All utilities are available for properties.

45 **Items of Business**

46

47 **Review and approve or deny a conditional use permit for a billboard sign –**
48 **Request by Rick Talbot – property located in General Commercial Zone, 55**
49 **North Main Street.**

50 Mr. Talbot purchased this property 3 months ago and would like to place a billboard
51 sign on the north side of the building. The billboard sign will be used for 3rd party
52 advertising business. Sign is 10' x 16' and is not electronic. The metal frame will
53 hold the vinyl sign display that is secured to the brick building. The vinyl sign will
54 be fastened with string then covered with a metal overlay to finish securing to
55 building. Billboard sign requires no lighting and is 6 feet above the ground.

56

57 Motion by Commissioner Kunz and second by Commissioner Carling to accept
58 conditional use permit and allow billboard sign to display 3rd party advertising with
59 the stipulation that the general review criteria for general commercial zone be
60 followed. Motion passed with a unanimous vote.

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62

63 **Review and approve or deny a conditional use permit for a Modular Home –**
64 **Request by Michael & Dianne Stephenson – property located at approximately**
65 **260 West 100 South, Residential 2 Zone.**

66 A modular home is an allowed use for Residential 2 zone with a conditional use
67 permit. Planning commission reviewed plat map and site plan provided; setback
68 conditions are meet for a modular home and detached garage.

69

70 Motion by Commissioner Carling and second by Commissioner Kunz to accept
71 Modular Home Conditional Use Permit. Motion passed with a unanimous vote.

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73

74 **Review and recommendation on Simple lot subdivision - Dirk DeWolf –**
75 **property located at 310 West 410 South**

76 Mr. DeWolf is combining 2 parcels of land that he currently owns and to subdivide
77 property into 3 buildable lots. Proposed division would create two additional
78 parcels. Parcel 1 has the required frontage and is approximately 1.067 acres. Parcel
79 2 has the required frontage and is approximately 1.108 acres. Parcel 3 has the
80 required frontage and will remain in Mr. DeWolf's possession with the current
81 residence, 0.414 acres. All three (3) properties have access to public roads, utilities
82 hook-ups, and meet the zone standards for Residential 2.

83

84 Motion by Commissioner Rasmussen and second by Commissioner Carling to
85 recommend to the City Council the division of property into 3 lots. Motion passed
86 with a unanimous roll call vote.

87

88 **Review and recommendation on Dearden Plat X Annexation Petition – Sponsor**
89 **Tony Dearden – property located approximately 700 East 500 South.**

90 Dearden family (Tony, Ted, Errol, and Sheri) owners of said property would like to
91 annex with Fillmore City property east of the cemetery, approximately 37 acres.
92 Two family members would like to build a residence on the north east corner of
93 property.

94
95 The Dearden family believes there is a main water line easement that goes through
96 the property and a past agreement of a future annexation where Fillmore City will
97 provide two (2) water connections to the property at no cost. Does not include sewer
98 or electrical hook-ups. Fillmore City Recorder will verify water line easement and
99 agreement for 2 water connections.

100
101 A plat map of the property was provided, boundary lines have been surveyed and
102 certified as correct. Millard County Recorder and Millard County Surveyor verified
103 legal description of property boundary lines and it is correct.

104
105 The area proposed for annexation is contiguous to the city boundary and is included
106 in the future expansion map. This will not create an island or peninsula. The
107 property fronts an existing public road and is accessible to city utility services
108 without burden to existing utility customers.

109
110 Motion by Commissioner Rasmussen and second by Commissioner Ralphs to accept
111 and recommend Dearden Annexation to city council. Motion passed with a
112 unanimous vote.

113
114
115 **Review and approve or deny a conditional use permit to occupy a travel trailer**
116 **– Request by Curtis Wilcox – property located in Residential 2, approximately**
117 **440 West 300 South.**

118 Mr. Wilcox would like to build a home on the above lot and live in his 40’ travel
119 trailer while under construction. Mr. Wilcox did not have an estimated time line
120 when the residence will be complete. Mr. Wilcox expressed construction may take
121 some time. Planning commission reviewed Travel Trailer zone standards and found
122 section 6-10.4 (A) time frame would better suit Mr. Wilcox’s needs and denied the
123 conditional use permit. At such a time when the term of one year expires and Mr.
124 Wilcox is actively continuing construction on residence, Mr. Wilcox can re-apply for
125 an additional term to occupy travel trailer.

126
127 Motion by Commissioner Ralphs second by Commissioner Rasmussen to deny
128 conditional use permit to occupy travel trailer and recommend approval for a
129 Fillmore City travel trailer permit pursuant to Travel Trailer Zone Standards 6-10.4
130 (A). Motion passed with a unanimous vote.

132 **Adjournment**

133 The meeting adjourned at 8:20 p.m. MOTION by Commissioner Kunz and SECOND
134 by Commissioner Carling.

135

136 The next regular meeting is scheduled for September 27, 2016 at 7:00 p.m.