

Fillmore City

General Plan 2019





Acknowledgments

The Fillmore City General Plan of 2019 is a comprehensive document resulting from the collaboration of many important groups and individuals. Beginning in January of 2019, local leaders, members of a Brigham Young University student team, and numerous Fillmore City residents regularly met, gathered, and discussed information relevant to the Plan. Further, the BYU team conducted a survey of residents to get their input on a variety of aspects of life in the City of Fillmore. This General Plan would not exist were it not for the great support and involvement of the parties identified below and numerous kind, community-minded residents within the City.

Thank you.

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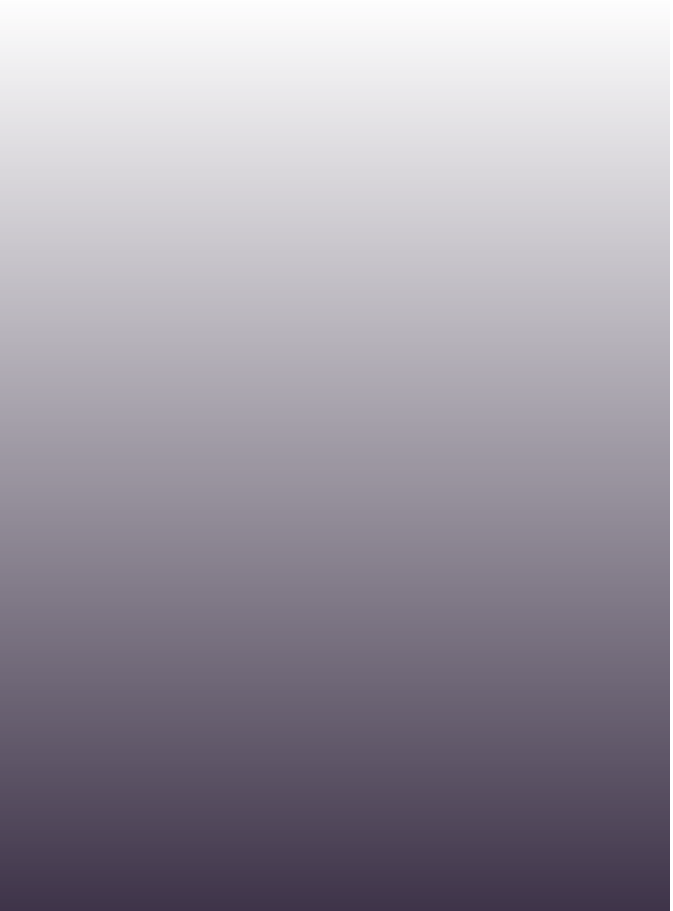
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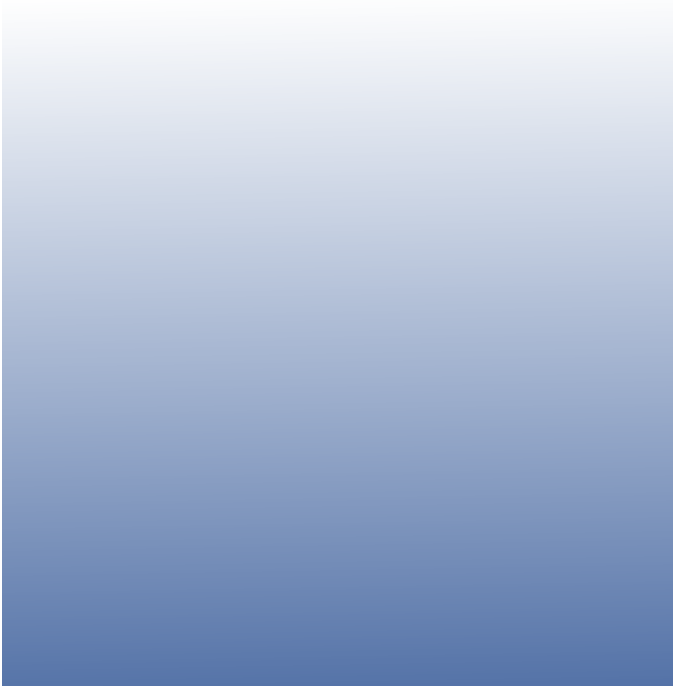
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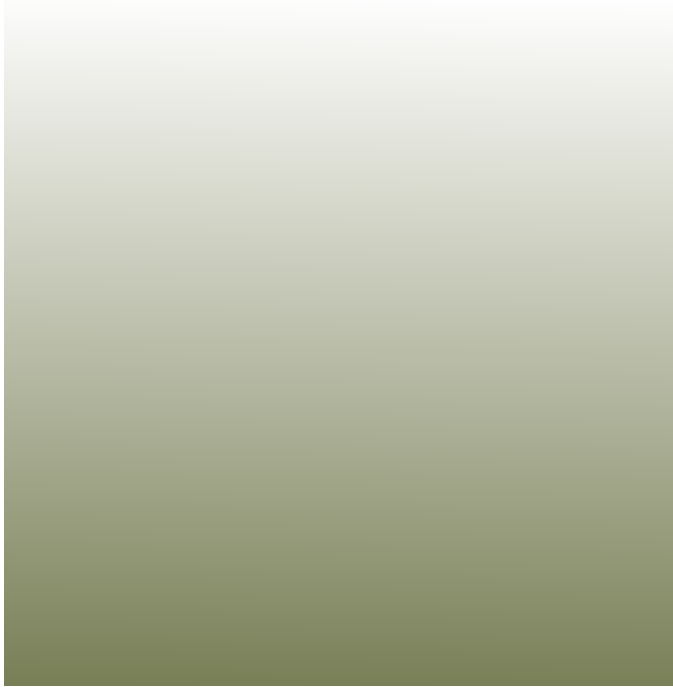
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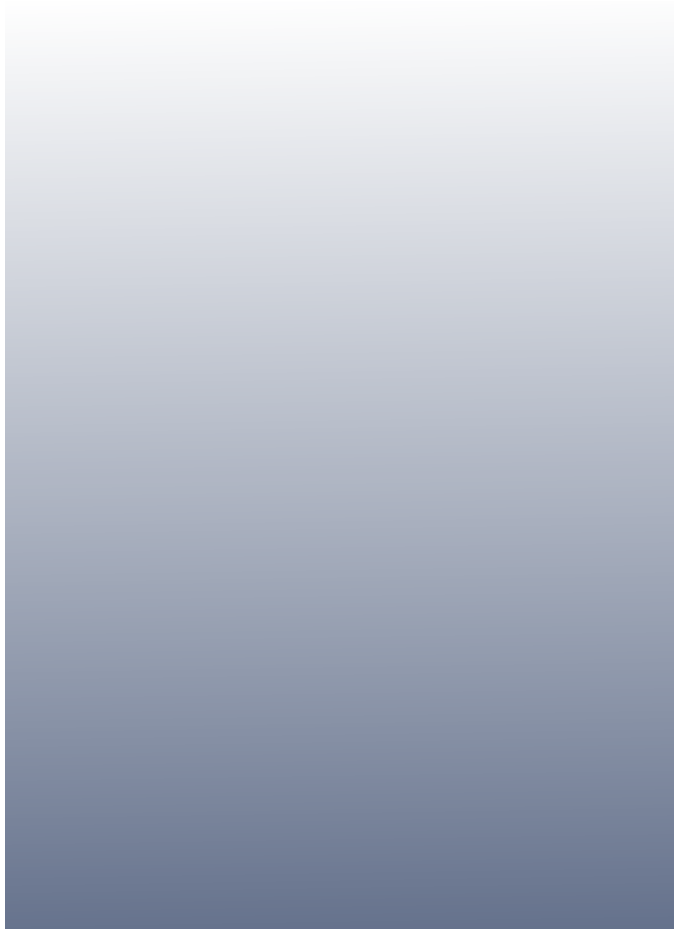
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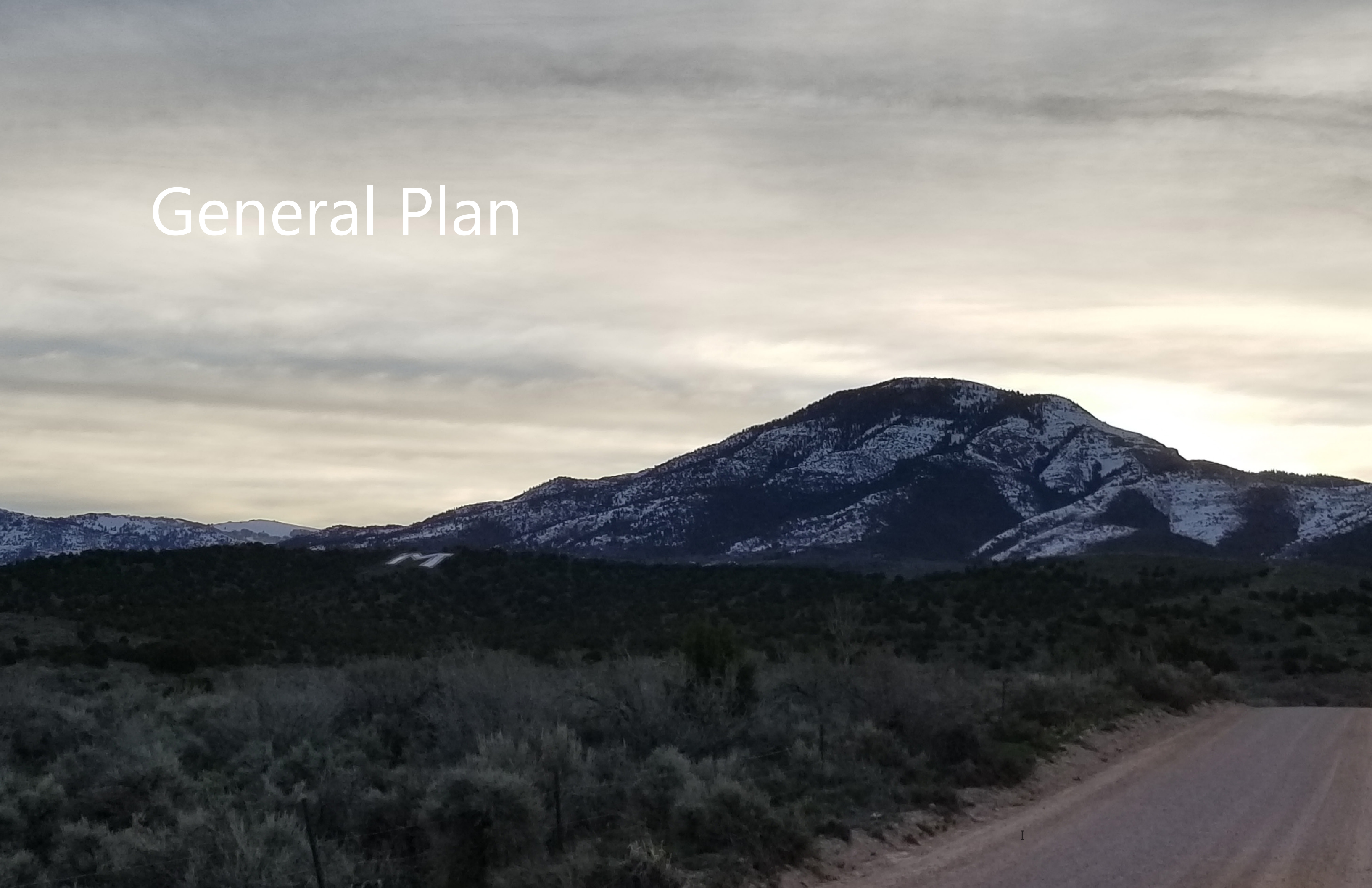
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General Plan



Fillmore City General Plan 2019	
Element	Goal
Community Vision	<ol style="list-style-type: none">1. Be a friendly, inviting, and thriving City;2. Preserve, restore, and honor the City’s pioneer and agricultural heritage;3. Foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.
Historic Preservation	<ol style="list-style-type: none">1. Support the conservation and preservation of distinctive historic buildings of the community.2. Encourage awareness of Fillmore City’s heritage.
Land Use	<ol style="list-style-type: none">1. Facilitate growth in a responsible manner.
Housing	<ol style="list-style-type: none">1. Encourage clean, safe, and affordable housing for all residents in the community.2. Provide zoning for a variety of housing types throughout the City.
Economic Development	<ol style="list-style-type: none">1. Promote local business growth by supporting existing businesses.2. Attract new businesses and industries to provide employment opportunities for current and future residents.3. Improve opportunities for light industrial zones in appropriate locations.4. Encourage tourism through community events and recreational opportunities.

Fillmore City General Plan 2019	
Element	Goal
Transportation	<ol style="list-style-type: none">1. Provide safe and well-maintained streets.2. Preserve the original Plat of Zion grid where it exists while allowing for other road layouts in developing areas.
Public Facilities	<ol style="list-style-type: none">1. Provide facilities that increase the quality of life of Fillmore City residents such as parks and recreational facilities.2. Enhance and expand current utilities as needed to account for future population growth.3. Encourage efficient residential, commercial, and industrial use of water.
Environment	<ol style="list-style-type: none">1. Preserve and encourage open space, in future developments.2. Reduce impact from natural disasters and discourage development in areas prone to flooding and fire risks.
Annexation	<ol style="list-style-type: none">1. Allow fiscally responsible annexations based on available services and the needs of future development.

Community Vision	
Goal	Strategies
1. Be a friendly, inviting, and thriving City;	<ol style="list-style-type: none">1. Ensure through specific ordinances and enforcement that all City-owned property is well maintained and attractive to set a positive example.2. Encourage and provide recreational opportunities that may be of interest to a broad range of residents in the community.3. Stimulate community growth and strength by encouraging the development of safe, appealing, and affordable housing.
2. Preserve, restore, and honor the City's pioneer and agricultural heritage.	<ol style="list-style-type: none">1. Incorporate pioneer heritage sites into the City through the use of signage, history tours, local events, and other opportunities.2. Improve efforts to market Fillmore City as a heritage destination to potential visitors.
3. Foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.	<ol style="list-style-type: none">1. Provide fair and fiscally responsible incentives for new businesses to come to Fillmore City and their employees to live locally.2. Work with the Millard County Economic Development Department and the Governor's Office of Economic Development to attract and encourage new business and employees to relocate.3. Ensure that all new development adheres to proper zoning and any relevant codes.

Historic Preservation	
Goal	Strategies
1. Support the conservation and preservation of distinctive historic buildings of the community.	<ol style="list-style-type: none">1. Encourage and support the existing Historic Preservation Commission.2. Identify all historically significant buildings within Fillmore City as well as current conditions of historic buildings.3. Explore programs to identify and finance the restoration of historic buildings.4. Work with the State Historic Preservation Office to add locations to the National Historic Register if qualified.
2. Encourage awareness of Fillmore City's heritage.	<ol style="list-style-type: none">1. Host cultural events such as monthly historical building tours, free museum days, and historic celebrations planned by the Historic Preservation Commission.



Land Use	
Goal	Strategies
1. Facilitate growth in a responsible manner.	<div>1. Identify areas of possible growth within existing infrastructure.</div> <div>2. Encourage growth in areas where services and infrastructure exist.</div>

Housing	
Goal	Strategies
1. Encourage clean, safe, and affordable housing for all residents in the community.	<div>1. Continue to provide quality public safety to residents.</div>
2. Provide for a variety of housing types throughout the City.	<div>1. Consider revising current zoning policy to include R1, R2, and R3 zoning.</div>

Economic Development	
Goal	Strategies
1. Promote local business growth by supporting existing businesses.	<div>1. Encourage a Chamber of Commerce that will promote and encourage the economic growth of existing businesses.</div>
2. Attract new businesses and industries to provide employment opportunities for current and future residents.	<div>1. Target businesses that are determined to be viable for the area and encourage them with incentive packages that are fair and fiscally responsible.</div> <div>2. Explore and promote educational and occupational opportunities to provide training for residents.</div>
3. Improve opportunities for light industrial zones in appropriate locations.	<div>1. Continue to provide adequate infrastructure to support the anticipated needs of commercial, industrial, and residential development.</div> <div>2. Pursue grants to improve infrastructure within light industrial zones.</div> <div>3. Establish and maintain a local Economic Development Advisory Committee.</div>
4. Encourage tourism through community events and recreational opportunities.	<div>1. Encourage and support special events in the City, such as the ATV jamboree, music in the park, and city-sponsored events.</div> <div>2. Increase marketing efforts to increase tourism and promote already existing events and amenities.</div>



Transportation	
Goal	Strategies
1. Provide safe and well-maintained streets.	1. Create a sidewalk and roadway improvement plan.
2. Preserve the original Plat of Zion grid where it exists while allowing for other road layouts in developing areas.	1. Restrict new developments to the original Plat of Zion but allow for other non-grid layouts were not feasible.

Public Facilities	
Goal	Strategies
1. Provide facilities that increase the quality of life of Fillmore City residents such as parks and recreational facilities	<div>1. Explore adding a sports complex to allow youth to participate in sport events and come to Fillmore City.</div> <div>2. Explore the concept of a trail system that allows residents of Fillmore City to enjoy its beautiful landscape.</div> <div>3. Consider renovating old city facilities to be used as a recreation center for all citizens of Fillmore City.</div>
2. Enhance and expand current utilities as needed to account for future population growth.	<div>1. Plan to expand infrastructure in a fair and fiscally responsible manner.</div>
3. Encourage efficient residential, commercial, and industrial use of water.	<div>1. Promote awareness of effective water conservation.</div>





Environment	
Goal	Strategies
1. Preserve and encourage open space, in future developments.	1. Encourage open space and incorporate green space in areas of new development.
2. Reduce impact from natural disasters and discourage development in areas prone to flooding and fire risks.	1. Create a natural hazard risk assessment to guide where future development will go in order to mitigate the risks of floods and fires.

Annexation	
Goal	Strategies
1. Allow fiscally responsible annexations based on services and needs of future development.	1. Ensure that future annexations make sense in order for the City to develop in a fiscally responsible manner.

Appendices





Context

1.1 About the General Plan

City governments are charged with protecting the needs and interests of their citizens, providing basic services, and ensuring the safety of all residents. Accordingly, most state governments have identified a planning process whereby municipalities engage in broad visioning exercises designed to produce goals and strategies to guide future development within the City. This process results in a document called a General Plan. General Plans guide the future of city development and should be reviewed and updated to reflect current city needs every ten years.

Fillmore City, in keeping with state law, set out to update its General Plan in January of 2019. The five month-long process culminated in a vote by the Planning Commission and City Council to adopt the Plan, which will serve as the guiding planning document in the City for the next decade. The Fillmore City General Plan reflects collaboration between several civic groups, including the Mayor, the City Council, the Planning Commission, City Staff, and a team of planning professionals from the Brigham Young University Department of Geography. The Mayor and City Council, Planning Commission, and City Staff collectively will be referred to as the “Executive Committee” throughout this General Plan.

This General Plan is not meant to be a stationary document. Population trends indicate that Fillmore City will continue to grow for the foreseeable future. Fillmore City’s General Plan is intended to encourage development without adversely affecting the community. This document should be used as a template to guide future planning decisions for the City.

1.1.1 State Law and the General Plan

The Municipal Land Use, Development, and Management Act (LUDMA) requires all municipalities in Utah to complete a General Plan every 10 years (§10-9a-401 of the Utah State Code). Fillmore City previously completed a General Plan in 2009. This 2019 General Plan is an update in accordance with Utah state law and can increase the City’s eligibility for some forms of state funding. According to Utah state law, all General Plans must include the following elements

- Land Use
- Moderate Income Housing
- Transportation

In order to better serve their constituents, communities are permitted by the State of Utah to include additional components. Fillmore City elected to include the following additional elements in this 2019 General Plan:

- Annexation
- Community Vision
- Economic Development
- Environment
- Historic Preservation
- Public Facilities

Fillmore City’s General Plan also features an expanded housing section. The focus of this section is providing adequate housing for all cohorts of the population.

These elements, identified as “appendices” in the General Plan, represent a handful of issues, institutions, and ideas most important to Fillmore City and its residents. The purpose of each appendix is described briefly below:

Community Vision: Establishes the direction Fillmore City will take and provides a framework for getting there. This appendix seeks to answer the question, “What does Fillmore City want to be 20 years from now?”

Historic Preservation: Responds to a unique appreciation for the cultural heritage within the community. A majority of residents feel that historic preservation is important to maintaining and enhancing the community’s character. This appendix provides goals for retaining Fillmore City’s unique historical character.

Land Use: Offers strategies for developing land in a manner that complements existing uses. This appendix addresses the interaction between commercial, residential, industrial, and special land uses. It also seeks to provide a template for responsible development.

Housing: Examines housing options for all cohorts of Fillmore City’s population, including the moderate income housing element as required by state law. This appendix includes goals for providing greater variety in housing within the community.

Economic Development: Includes a discussion of current economic conditions in Fillmore City. It outlines the City’s strengths and weaknesses, its role throughout the region, and economic opportunities to capitalize on in the future.

Transportation: Provides information useful for responding to Fillmore City’s transportation needs for the foreseeable future. This appendix includes an assessment of Fillmore City’s existing transportation infrastructure. Transportation infrastructure includes all systems such as roads, sidewalks, and public transportation designed to help move goods and people in a timely and efficient manner.

Public Facilities: Contains goals and strategies related to Fillmore City’s public facilities, including parks, water treatment facilities, electrical services, and police and fire stations, among others. This appendix is a plan for municipal utilities, public properties, and other measures required to meet the needs of the community.

Environment: Gives a brief summary of Fillmore City’s prevailing climatic and agricultural condition and includes information about environmental hazards which Fillmore City should be sensitive to as it grows.

Annexation: Provides a strategic look at annexing land outside current city boundaries, which may be necessary as the community continues to grow. This appendix responds to community input identifying ideal areas for annexation while considering the needs of nearby parcels for utility services such as water and sewer.

Although these elements are specific in focus, each is intended to work together in a coordinated system. Specific recommendations are provided at the conclusion of each appendix in the form of strategies.

Once ratified, the General Plan may be amended per §10-9a-404 in the Utah State Code.



1.1.2 Planning History

Planning is a process, not an event. It is an ongoing process of evaluating what has been done,

what is being done, and making appropriate changes to accomplish desired objectives according to the General Plan.

Fillmore City’s previous and first General Plan was adopted by the City Council on March 31, 2009. This plan was produced through the combined efforts of Planning and Development Services, LLC; the City Council, the Planning Commission and City Staff; and Sunrise Engineering. The 2009 Fillmore City General Plan was 17 pages long and consisted of a mission statement, a brief history of the City, and goals relating to different elements in the Plan. The elements included in the Plan were land use, community character, residential development, commercial and industrial development, open space, natural resources, public safety, transportation, and a moderate income housing plan.

The previous 2009 General Plan states: “The Fillmore City General Plan is a living document that should be reviewed annually and updated as necessary by the Land Use Authorities of the City to ensure the visions and goals identified in the General Plan are effectively implemented or to provide additional policies to ensure the City will achieve the long-term vision for growth and overall sustainability for the community.” In the spirit of this statement, the updated 2019 Fillmore City General Plan has been created and applicable visions and goals that contribute to the current long-term vision for Fillmore City have been preserved or adapted to reflect current planning objectives.

1.1.3 Planning Process

Fillmore City’s General Plan was completed with great effort on the part of a few civic groups and individuals over the course of several months. The Executive Committee was organized to generate ideas, gather public input, and offer feedback. This General Plan embodies the combined vision of this committee and the public input that was collected throughout the planning process. The Executive Committee met twice to provide input for each appendix in the General Plan. A summary of these meetings is included in Table 1.1 Schedule of Meetings. Broader input was sought through two public open houses and a community survey that was distributed to community members in February and March of 2019. A summary of survey questions and results is included in Supplement B and all public input is included in Supplement C. Survey results largely confirmed goals and strategies generated by members of the Executive Committee.

Date	Purpose of Meeting	Attendees
January 31, 2019	Overview of the process to create the General Plan, the Executive Committee worked as a group to create a Community Vision Statement. Critical issues were identified by members of the Executive Committee.	Executive Committee, BYU Consulting Team
February 7, 2019	The Executive Committee worked as a group to create goals for the various sections of the plan that addressed critical issues discussed in the previous meeting.	Executive Committee, BYU Consulting Team
February 28, 2019	Public open house. Comments were collected. These can be found in Supplement C.	Fillmore City's General Public, Executive Committee, BYU Consulting Team
March 7, 2019	Public open house. Comments were collected. These can be found in Supplement C.	Fillmore City's General Public, Executive Committee, BYU Consulting Team
April 23, 2019	The Planning Commission reviewed the General Plan draft and recommended it to the City Council for adoption.	Planning Commission, BYU Consulting Team
May 7, 2019	The General Plan was voted on and adopted by the City Council.	City Council, Planning Commission, and BYU Consulting Team

Table 1.1 Schedule of Meetings

Included within the General Plan is a series of maps, charts, and tables, which were constructed using data provided by Fillmore City, Millard County, the State of Utah, the U.S. Census Bureau, and others. These figures reflect current conditions in Fillmore City and, in some instances, anticipated future land use, infrastructure, development, and population characteristics.

1.1.4 Organization

The primary focus of the Fillmore City General Plan is the goals and objectives identified at the end of each appendix. The accompanying maps are meant to supplement those goals and provide direction for future development. Any other background texts and illustrations, are intended to support the goals and strategies of the General Plan.

Each appendix of the General Plan includes at least five components: an overview with an introduction and important definitions, an analysis of existing conditions, a summary of public input, goals and strategies, and associated maps. Some appendices may include additional relevant sections. The end of the General Plan includes three supplemental appendices hereafter called 'supplements' and a glossary of terms. Supplement A contains additional data relevant to elements of the Plan, but not contained within the appendices. Supplement B contains question and results from the community survey distributed as part of the input gathering process. Supplement C contains public input and comments gathered from comment cards and meetings conducted in February and March of 2019. A summary of this structure is in Table 1.2 Structure of Appendices on the following page.

Structure of Element Appendices	
Overview	An introduction to the element addressed in the given appendix of the Plan. Includes a list of definitions relevant to the appendix.
Existing Conditions	A comprehensive analysis of the current conditions of that particular element of the City. Identifies key issues identified by the Executive Committee and public input, as well as potential issues that may arise in the future.
Public Input	Summarizes public input and opinion from comments and survey data relevant to the element outlined in that appendix.
Other Relevant Sections	Appendices may include additional relevant sections.
Goal and Strategies	Identifies the goals established for that element of the City. Lists strategies to accomplish those goals.
Maps	Displays geographic data gathered from the City and other sources relevant to the element addressed.

Table 1.2 Structure of Appendices

Glossary and Supplements Content	
Glossary	Provides definitions for terms contained in each appendix and throughout the General Plan. This can be found beginning on page 107.
Supplement A	Additional data relevant to elements of the Plan, but not contained within the appendices. Supplement A begins on page 113.
Supplement B	Contains all questions and results for the General Plan from the survey that was distributed to the public. Supplement B begins on page 123.
Supplement C	Contains all public input gathered from comment cards and public meetings. Supplement C begins on page 155.

Table 1.3 Glossary and Supplements Content

1.1.5 Amending the General Plan

Necessary updates to the General Plan may be made through a process of amending, as outlined in §10-9a-404 of the Utah State Code. When deliberating changes to the General Plan, these questions ought to be considered:

- 1. Is there a mistake in the General Plan in need of correction?
- 2. If no mistake was made, what specific changes have occurred that justify amending the General Plan?
- 3. How does the proposed change affect the community's understanding or perception of the General Plan?
- 4. Is the proposed change in the best interest of the community as a whole?
- 5. If this proposed change were to be implemented, which citizens would benefit and which citizens would not?
- 6. Are those most affected by the proposed change aware of the proposal and given an opportunity to share their concerns and interests?

1.2 Historical Sketch

Fillmore City was Utah's first Territorial Capital. It was named for U.S. President Millard Fillmore in recognition of his courage in appointing Brigham Young as Utah's first territorial governor. On October 4, 1851, the Utah territorial legislature passed a joint resolution creating Millard County from a portion of Iron County known as "Pahvant Valley;" they named its county seat Fillmore City. This resolution also relocated the territorial capital to the new community and appropriated \$20,000 toward that effort. On October 21, two companies set out from Salt Lake City for the Pahvant Valley. Brigham Young headed a delegation of lawmakers making the site selection of the territorial capital. The other company, under the direction of Anson Call, was chosen to make the settlement. On October 28, territorial lawmakers selected a spot located on the hunting grounds of the Pahvant American Indians, 150 miles south of Salt Lake City.

A monumental statehouse was planned for construction to house the territorial government. Truman O. Angell, architect of the Salt Lake Temple, designed an elaborate structure of four wings in the form of a cross with a Moorish dome at the center. Local red sandstone and native timber were to be used in its construction. The first wing was completed for the fifth

annual session of the Utah territorial legislature which convened in Fillmore City on December 10, 1855. The sixth legislative session also met at Fillmore City, but soon adjourned to reconvene in Salt Lake City. Because the development of Southern Utah was slow and accommodations in Fillmore City inadequate, the capital was moved to Salt Lake City. The statehouse was never completed, but the first wing remains Utah's oldest government building and now serves as a state museum.

Anson Call and thirty families began the settlement of Fillmore City. By February 1852, about thirty houses and a log schoolhouse were completed in the form of a fort. In 1852 a post office was established, and by 1853 the population of Fillmore City was recorded at 304. Farming and stock raising quickly became its principal industries. Because of the threat of Native American attacks, a fort was constructed from 1853 to 1854 of stone and adobe, and all local people were located within its walls for safety.

The first settlers were principally American, but later an influx of English, Scots, Welsh, and Scandinavians arrived in the area. The US Census Bureau estimates that the current population of Fillmore City is 2,522. It is a tightly knit community that is dedicated to community development. It is the home of the ATV Jamboree as well as one of the largest Fourth of July celebrations in Utah. Its citizens are strong supporters of high school athletics. In 1985 the former Fillmore Hospital was purchased by Fillmore City, and by the fall of 1986 it had been remodeled, with city offices in the east wing and the President Millard Fillmore Library in the west wing. Fillmore City is also the home of a multimillion-dollar mushroom plant located in the City's industrial park where 100,000 pounds of mushrooms are harvested each week.

Fillmore City has changed and grown through the years, but remains a friendly and open community. It still honors its unique pioneer heritage as a foundation of Fillmore City identity.

Sources: *The Utah History Encyclopedia* the 2009 *Fillmore General Plan*

1.3 Demographic Trends

The purpose of this section is to provide an overview of the demographic composition of Fillmore City and determine its composition in the future if current growth trends continue. All information and graphics that follow are made using data acquired from the United States Census Bureau. Primary data

points were taken from the 1990, 2000, and 2010 Decennial Censuses. The demographics depicted below are based on these census records and give a general idea of the historical, present, and future population of Fillmore City. These statistics and projections can be used to better understand the current population of Fillmore City and plan for the future development of the City.

Fillmore City is located in Millard County, and as of 2010, included 19% of the County's total population. According to the 2010 decennial Census conducted by the United States Census Bureau, Fillmore City's population had reached 2,435, which represents an 8% increase from 2000. This overall growth is much higher than Millard County's 0.8% growth between 2000 and 2010. Millard County's average annual growth rate of 0.08% is much lower than the neighboring Utah County's average annual growth rate of 3.4%, however, Utah County has one

of the most rapid growth rates in the nation. Millard County's growth rate is still below the national average growth rate over the past ten years of 0.93%, but Fillmore City's annual growth rate is almost equal with the national average at 0.8% per year over the last ten years. Fillmore City's 8% growth between 2000 and 2010 was also higher than the larger City of Delta's 3.4% growth in the same time period. The State of Utah as a whole has experienced rapid growth, averaging an annual growth rate of 2.15% from 2000-2010.

In 1860, Fillmore City had 715 people. Growth was relatively steady from then until 1950 when the population hit 1,890 people. Over the next 20 years the population dropped until it hit 1,411 in 1970. However, over the next ten years the population grew quickly back to 2,083 people. Since then the population has continued to grow relatively steadily and is predicted to continue to grow.

Fillmore City Historic Population Count

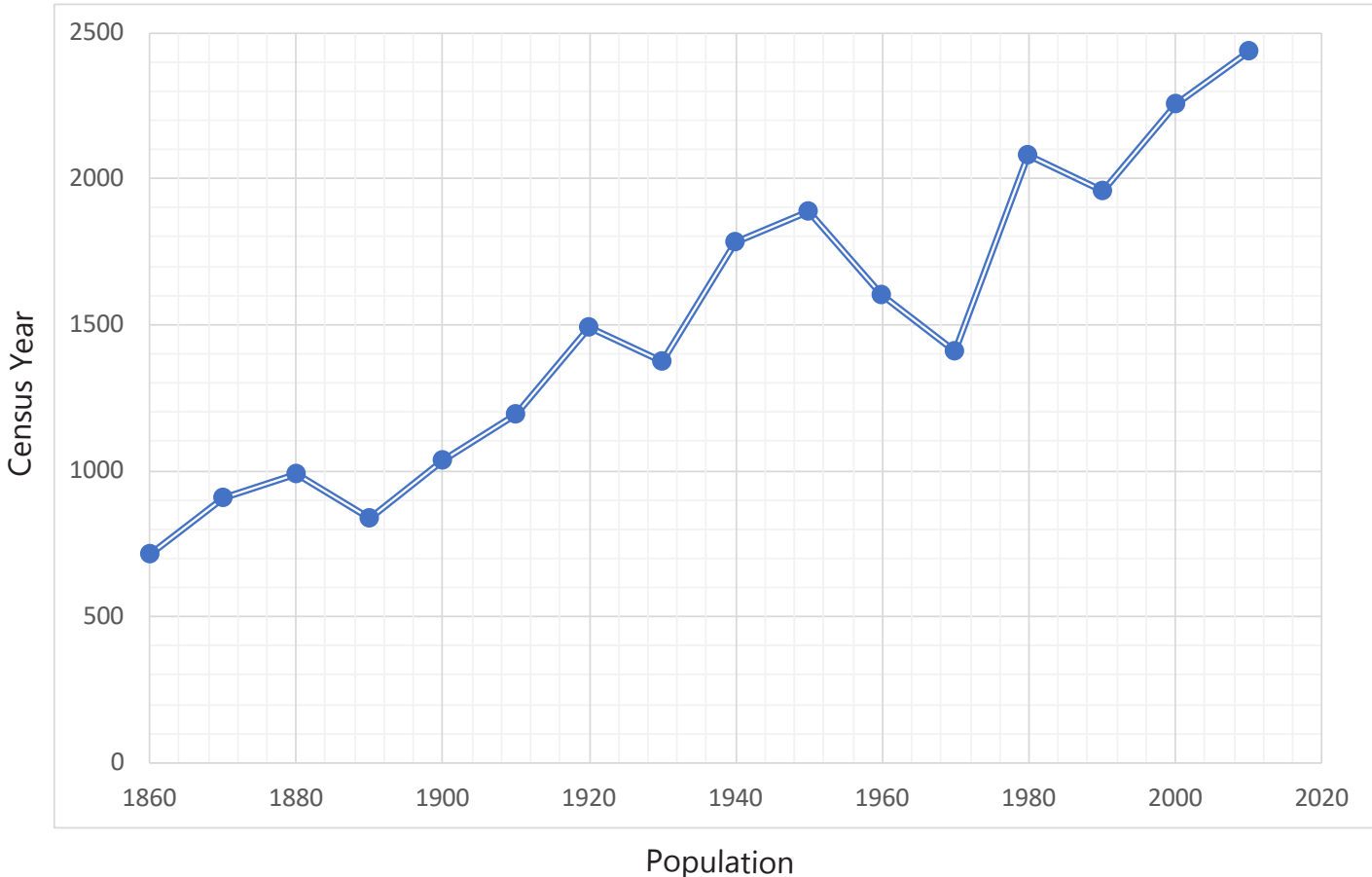


Figure 1.1 Fillmore City Historic Population Count

1.3.1 Population Characteristics

Age

According to United States Census 2010 data, Fillmore City had a median age of 32.5, which is slightly higher than the State median of 29.2 but significantly

lower than the national median age of 37.2. Fillmore City’s male population is slightly larger than the female population. A graphical breakdown of Fillmore City’s population by age and sex can be seen in Figure 1.2 Population Pyramid for year 2000 and Figure 1.3 Population Pyramid for year 2010.

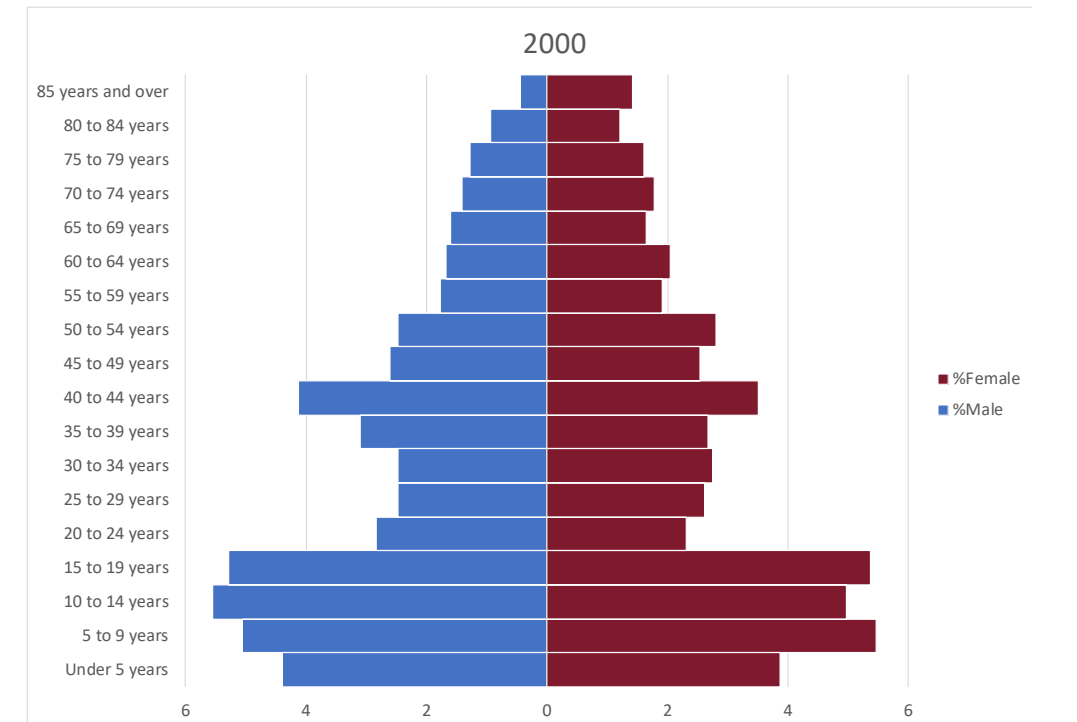


Figure 1.2 Fillmore City Population Pyramid 2000

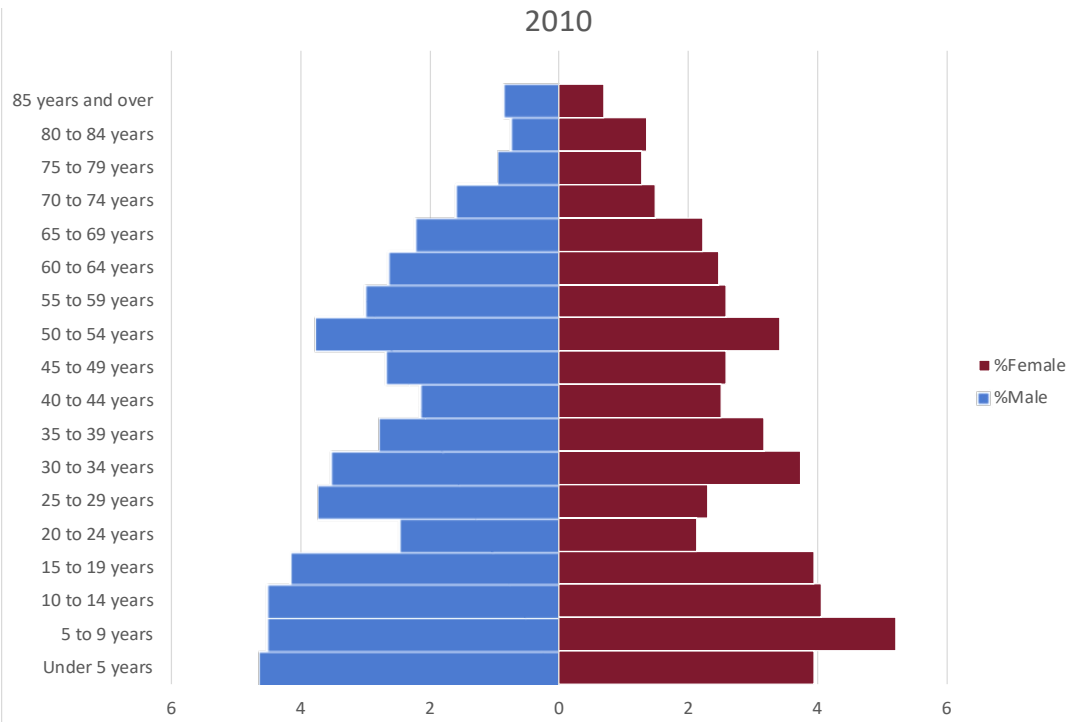


Figure 1.3 Fillmore City Population Pyramid 2010



It should be noted that in both charts the largest age groups are located near the bottom of each chart. This means that Fillmore City has had a large population under the age of 19 across both decades, though the percentage of the people in the cohort of 15 to 19 years dropped in 2010. The decline in population between the ages of 19 and 34 years in the 2000 chart suggests an out-migration of these individuals to attend college or find industry-level employment opportunities outside the community.

However, this trend seems to be reversing. In 2010, higher percentages of 25 to 34 year olds either remained in the community or migrated in. Older age groups, especially those between 50 and 64, have grown since 2000. This signifies an in-migration of nearly-retired and retired individuals to the City. Addressing the needs and the issues specific to the more prominent age groups in Fillmore City (e.g. school-age children, a growing young adult population, and nearly-retired adults) is important in terms of schools, city programs, facilities, and other identified needs.

Education

According to the American Community Survey conducted in 2017, the percentage of residents in Fillmore City with a high school diploma is 86.7%, which is similar to the state’s percentage of 91.5%. While the City’s 18.0% of people with a bachelor’s degree is marginally lower than the state’s 31.7% figure in that regard. Educational attainment has overall implications for household income and economic development. It is important that Fillmore City work with local educational institutions to ensure opportunities for training to meet the employment needs for existing and new businesses.

Household Size

The United States Census collects household data for every city in the nation, categorizing each household according to household size, family composition, owner-occupied vs. renter-occupied, etc. The most detailed and accurate data comes from the 2010 census. In 2010, Fillmore City had 824 total households and a population of 2,435 residents. From this, it is possible to calculate an average household size of 2.94. Of the 633 family households in Fillmore City, about half have no children in the home. About one in five of all households are 1-person households. Of the 824 occupied housing units (an additional 112 housing units were unoccupied), 79% were owner-occupied and the other 21% were renter-occupied. In 2017, Fillmore City had 127 housing units unoccupied, 95 to

99 percent of which were rental units.

Household statistics in Fillmore City usually fall somewhere between the State of Utah average and the national average. Fillmore City’s average household size in 2010 was 2.94, Utah’s was 3.10, and the US average was 2.58. The percentage of 1-person households in Fillmore City also falls between the two averages with Utah at 18.7%, Fillmore City at 21.5%, and the U.S. at 26.7%. The larger household size and fewer 1-person households than the national average show that Fillmore City, like Utah, is family friendly. It is important to remember, however, that not every household is the same and there are many households that do not have children. Having an inclusive community means involving people from various types of households.

Income

According to the American Community Survey conducted in 2017, the median household income for Fillmore City is \$54,901. This is slightly lower than the national median income of \$55,322 and significantly lower than the state median income of \$62,518. Relatively few households make over \$150,000 when compared to the distribution. The majority of households fit between the income levels of \$35,000-\$150,000 per year.

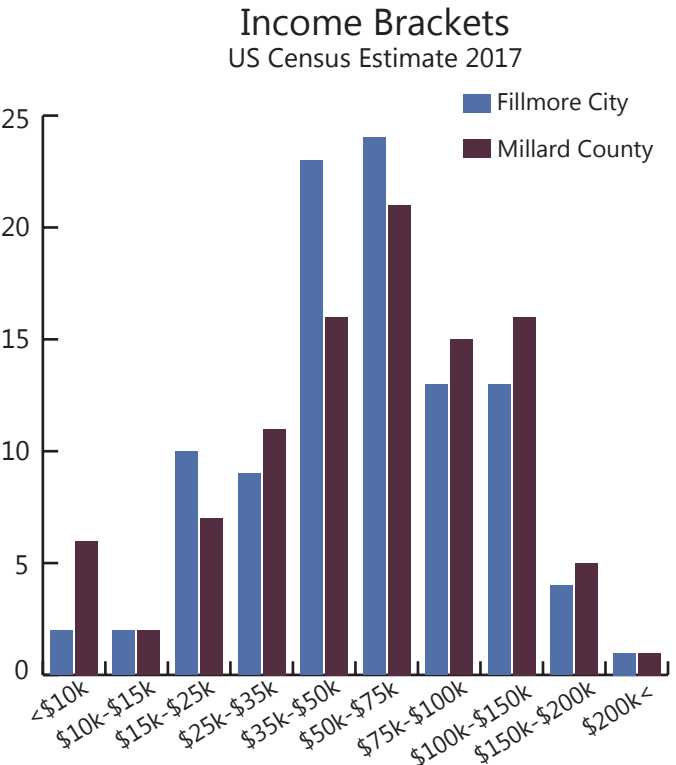


Figure 1.4 Income Brackets 2017



1.3.2 Population Projection

Population projections mathematically predict future population counts based on the observed trends from past Census data. These projections are used by both the private and public sectors in a number of ways. The private sector uses projections to help determine the needs and locations for new industrial and commercial facilities and for anticipating new markets. As the majority of housing is provided by the private sector, projections are helpful in determining housing needs. In the public sector, agencies use projections to determine service needs for water, sewer, power, and other infrastructure, along with public safety, park space, and other City services. They are also important for school districts in determining

school boundaries and the need for new facilities. Anticipating these needs helps city officers and other public decision-makers work toward ensuring an acceptable quality of life. It is important to remember that projections are susceptible to change based on certain unforeseeable events such as changes in the economy or natural disasters.

The census years of 1990, 2000, and 2010 were used to create the population forecast for Fillmore City. After calculating a variety of projections, the following forecast was determined to be the most likely population growth trend for Fillmore City. Figure 1.5 Population Projection demonstrates the results of the analyses. If population growth trends in Fillmore City remain consistent, the City can expect a population of just under 3200 by the year 2040.

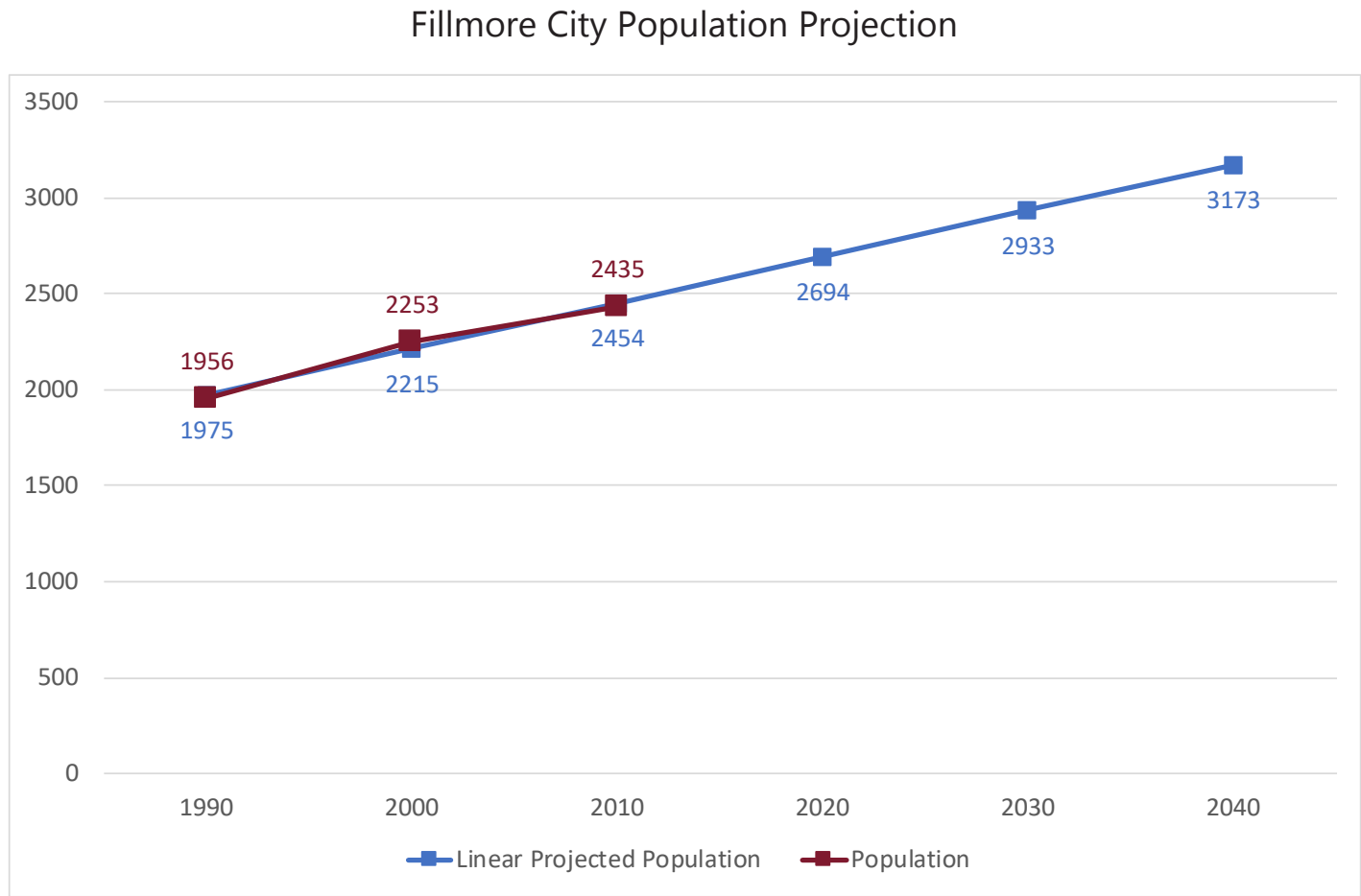


Figure 1.5 Fillmore City Population Projection





Community Vision



The Community Vision of Fillmore City is to:

Be a friendly, inviting, and thriving City;

Preserve, restore, and honor the City's pioneer and agricultural heritage;

Foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

The most important part of Fillmore City’s general planning process is the development of a Community Vision Statement along with further clarifying goals and strategies. This statement establishes Fillmore City’s direction and provides a framework for specific recommendations to guide the future of the City. The Community Vision Statement was derived from the existing Community Vision Statement found in the 2009 General Plan and input from the current Executive Committee. The specific comments and discussions of the Committee may be found in Supplement C of this plan.

2.1 Overview

For a community to be successful, it must have a strong sense of vision; know its strengths and weaknesses; and determine where it is today and where it wants to be in the future. A Community Vision Statement creates a guiding principle for community leaders to follow. When a decision needs to be made, that vision statement can guide community leaders in determining if their solution better enhances the place its residents want it to be. If the plan is followed, the community eventually becomes the vision. If the plan is not followed, development can become unpredictable. The General Plan and this Community Vision Appendix help the City understand the long-term consequences of current decisions.

Fillmore City has a strong sense of community.

In the Community Survey, gathered specifically for the General Plan, many questions were built on each other to provide an overarching image the members of the community have of their City. The vision that emerged indicated that the residents of Fillmore City love their peaceful, friendly, historic town and the people who live there. The respondents overwhelmingly agreed that the City’s rural location and feel, particularly the easy access to mountains and the outdoors, the clean air, and the quiet atmosphere, have a positive impact on the community and contribute to the uniqueness of Fillmore City. The Arts Festival, 4th of July Celebration, and ATV Jamboree were commonly mentioned as important community events that contribute to the strong sense of community and the friendly atmosphere of Fillmore City. The survey also shows that Fillmore City’s culture and sense of place are strongly rooted in the City’s pioneer heritage and its status as Utah’s first capital as 80% of survey respondents indicated that they consider historic preservation important.

During the Executive Committee meeting, committee members were asked to think about Fillmore City as a whole; the City’s past heritage; its current state of being; and the future of the City as they saw it in the context of its past. With that vision in mind, the committee members jointly discussed how to guide future city government and planning decisions. The general consensus at the end of this process was that the Vision, Goals, and Strategies contained in this General Plan adequately represented their hopes for the City.



2.2 Goals and Strategies

Fillmore City’s Community Vision is to:

- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

Fillmore City decided on three over-arching goals to support to support this vision. These goals will be used to guide future decisions regarding development and growth in Fillmore City. They have also been assigned strategies that will assist in bringing the goals to fruition.



Community Vision	
Goal	Strategies
1. Be a friendly, inviting, and thriving City;	<div>1. Ensure through specific ordinances and enforcement that all City-owned property is well maintained and attractive to set a positive example.</div> <div>2. Encourage and provide recreational opportunities that may be of interest to a broad range of residents in the community.</div> <div>3. Stimulate community growth and strength by encouraging the development of safe, appealing, and affordable housing.</div>
2. Preserve, restore, and honor the City's pioneer and agricultural heritage.	<div>1. Incorporate pioneer heritage sites into the City through the use of signage, history tours, local events, and other opportunities.</div> <div>2. Improve efforts to market Fillmore City as a heritage destination to potential visitors.</div>
3. Foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.	<div>1. Provide fair and fiscally responsible incentives for new businesses to come to Fillmore City and their employees to live locally.</div> <div>2. Work with the Millard County Economic Development Department and the Governor's Office of Economic Development to attract and encourage new business and employees to relocate.</div> <div>3. Ensure that all new development adheres to proper zoning and any relevant codes.</div>



Historic Preservation

3.1 Overview

3.1.1 Introduction

This section covers the current listings of nationally recognized, historical places in Fillmore City. There are six distinct locations that add to the rich history of the City.

Today, a city’s identity and image are defined by its historic resources and character. Historic preservation is an important way for us to transmit our understanding of the past to future generations. Preserving historic buildings is crucial to retaining our nation’s heritage and history. It is also environmentally, practically, and economically viable. Preserving buildings reduces the need for new materials or for the cost of demolition and provides an attraction for tourists. The community of Fillmore City aims to honor and encourage the preservation of sites that hold value to the City’s rich culture.

Fillmore City has deep roots in Utah’s early history. Since its settlement in 1851, growth and progress have been continual. From fort, to town, to city, Fillmore City has grown and developed into a friendly and fine City that provides its citizens with many services and continually looks for opportunities to increase the community’s quality of life.

3.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107.

- Historic: a term used to describe properties that are generally at least 50 years old and thus eligible for listing in the National Register. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing.
- National Historic Registry: the official list of the Nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service’s National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources.

3.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details historical sites throughout Fillmore City.

3.2.1 Territorial Statehouse

Utah’s first planned capitol building was designed by Truman Angell and failed to reach completion. The first wing constructed from 1851-1855 under the direction of William Felshaw served as the Capitol in 1855. There was only one full legislative session held in the building. Conflicts between officials halted federal funding and contributed to the 1856 decision to move the capital to Salt Lake City. The building functioned as a jail, school, library, office, dance hall, and even a hiding place for the Deseret News during the Utah War. It is currently the Territorial Statehouse State Park Museum offering genealogical and historical research resources. The top floor serves as a social hall for receptions and old time dances. The museum offers pioneer programs for groups, families, and individuals.

3.2.2 American Legion Hall

The American Legion is committed to mentoring youth and sponsoring wholesome programs in our communities, advocating patriotism and honor, promoting strong national security, and continued devotion to our fellow servicemembers and veterans. Its location on Main Street adds to the City’s value of patriotism and respect for its veterans, active military servicemen/women, and their families.



3.2.3 Avalon Theatre

The Avalon Theatre opened in 1926 in a two-story building on Main Street near Center Street. The theatre was built by Maureen and Lyan Peterson. It was a very popular place for entertainment through the 1950s. With the invention of television, attendance dropped. Despite this drop, the theatre remained until 2005 when it officially closed down. It stands today as a reminder to its former popularity as a place for entertainment in Fillmore City. The Avalon Theatre will be remembered and revered by the community but for now, its fate is unknown.

3.2.4 Cemetery

The Fillmore City Cemetery is a beautiful, peaceful site surrounded by large pine trees, located at 325 East 600 South. It has been in operation since pioneer times and is an important public facility that is kept in good condition. It contains burials dating to 1852.

3.2.5 Thomas Callister and Millie Clark House

Thomas Callister was mayor of Fillmore City and a former member of both houses of the state legislature. Besides occupying these positions, he also acted as probate judge, assessor, collector, justice of the peace, superintendent of public instruction, county clerk and recorder. He held the position of bishop of Fillmore City for the Church of Jesus Christ of Latter Day Saints for some time, in addition to holding many other ecclesiastical roles here and in Salt Lake City. He helped to defend the pioneer settlements against attacks by nearby Native American tribes and had a reputation for being a fearless fighter. At the time of his death, he volunteered as an office worker in the Salt Lake Temple.

3.2.6 Edward Partridge House

This sandstone house was built by a local contractor for Edward Partridge, Jr., in 1871. Partridge moved to Utah with his mother and other family members in 1848. His father, who died in 1840, was the first bishop of the LDS Church. Edward was extensively involved in the Church of Jesus Christ of Latter-Day Saints fulfilling two missions, serving as bishop of Fillmore City, and later as president of the Utah/Provo Stake. Partridge also served in the Territorial Legislature and was a member of the State Constitutional Convention of 1895. He moved to Provo in the late 1880s, where he lived until his death in 1900.



3.3 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents’ comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

3.3.1 Public Meeting Input

The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

Public Meeting Comments

- Veterans monument ought to be on noteworthy things to see in Fillmore.
- Besides the statehouse, if it is old and going be expensive to restore then go ahead and just tear it down.

I think historic preservation is important!



I think historic preservation is important too but haven't lived here long enough to know what needs to be preserved.
Even if it is questionable, keep it!
Old buildings should be allowed to have awnings because they look great.
Fillmore City has historic buildings that could be added to the National Historic Register of Places.

Main Street isn't like it used to be and we would like to see it come back!

The Robison Hotel, White Hospital, Stevens Hotel, Hinckley House, and Rock Room should all be added to the National Register.

Restore Main Street and have a sit down restaurant and an entertainment place.

The public's reaction to historic preservation was positive. Many people understood the significance of Fillmore City's history, and expressed their interest in seeing it restored or incorporated into new developments.

Council members during city meetings expressed that owners of historic buildings would be making final decisions regarding the restoration or redevelopment of their property. This opinion was reaffirmed through public meetings in which residents were supportive of revitalization and preservation, but would not pressure the owners of historic buildings. Often, these residents were tenants and owners of these historic buildings or lived in old homes. They also wanted to include their property and other older buildings along Main Street in the City into the National Historic Register of Places. Fillmore City residents expressed their longing to see Main Street revitalized but only if it would be an economically viable option. Although they would prefer a restoration of Main Street, if a developer wanted to tear down a structure to build a new one for potential clients, residents would be supportive of that decision so that it can improve the economy and create jobs.

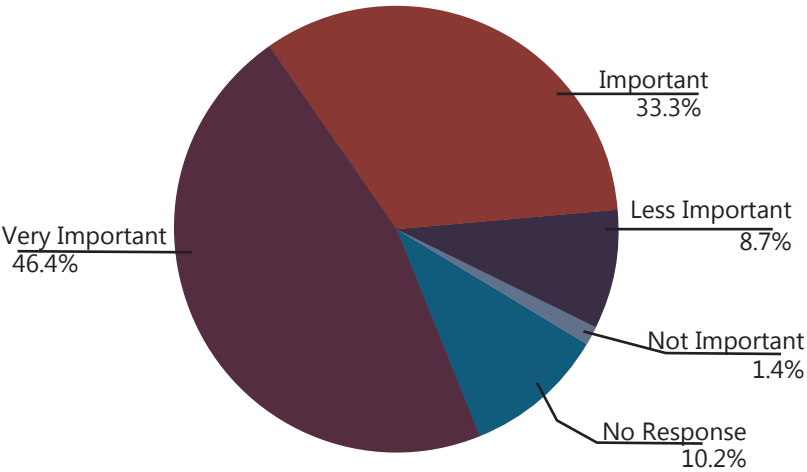
3.3.2 Survey Data

A survey composed by the BYU team and the Executive Community was dispersed to Fillmore City residents. Of the estimated 2,435 living in Fillmore City, 138 residents, or 18%, participated in the survey. Consequently, it should be acknowledged that the data summarized in this subsection represents the insights of a small portion of Fillmore City's population and may not be proportionally representative of the opinions of the community as a whole.

There were two questions encapsulating the

importance of historic preservation in Fillmore City. The first asked residents how important historic preservation is to them in order to better align the goals in this section with the opinion of the general public. The second question asked residents which places in Fillmore City hold personal historic or cultural significance for them. In response to the second question a variety of answers were given, but some of the most frequent responses included the Territorial Statehouse, the Armory, the American Legion Hall, the Courthouse, and historic homes.

Figure 3.1 Q21. How important is historic preservation in Fillmore City to you?



3.3.3 Analysis of Feedback

From public input and survey results, it is clear that Fillmore City's rich pioneer history is a strong source of community pride. Many historic locations have already been well preserved and community members feel that continued preservation of these locations is very important. Community members feel that some historic locations including Main Street and a few older homes are in need of restoration. In the case of Main Street, the majority of community members recognize the historic value of the buildings and would prefer a restoration of old buildings, but feel that the City should do whatever is necessary to revitalize the area. In order to preserve the special heritage of Fillmore City while promoting the much desired growth of the City, implications for historic preservation will need to be taken into consideration as development decisions are made.

Figure 3.2 Q24. What places in Fillmore City have historic or cultural significance to you personally?



3.4 Goals and Strategies

Fillmore City’s Community Vision is to:

- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on two historic preservation goals. These goals will be used to guide future decisions regarding historic preservation in Fillmore City. They have also been assigned strategies that will assist in bringing the goals to fruition.

Historic Preservation	
Goal	Strategies
1. Support the conservation and preservation of distinctive historic buildings of the community.	<ul style="list-style-type: none">1. Encourage and support the existing Historic Preservation Commission.2. Identify all historically significant buildings within Fillmore City as well as current conditions of historic buildings.3. Explore programs to identify and finance the restoration of historic buildings.4. Work with the State Historic Preservation Office to add locations to the National Historic Register if qualified.
2. Encourage awareness of Fillmore City’s heritage.	<ul style="list-style-type: none">1. Host cultural events such as monthly historical building tours, free museum days, and historic celebrations planned by the Historic Preservation Commission.



Historic Preservation

3.5 Historic Preservation Map

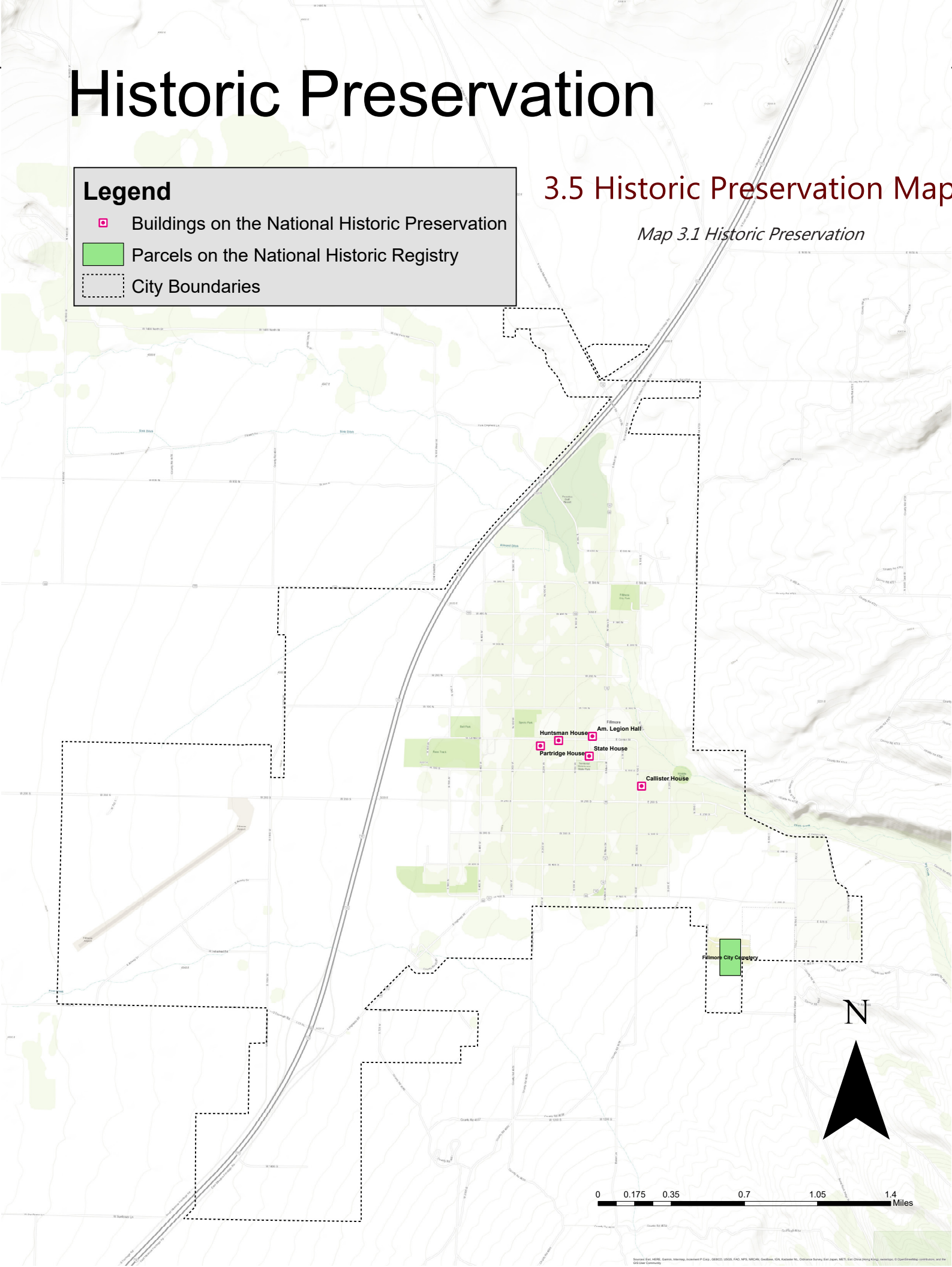
Map 3.1 Historic Preservation

Legend

Buildings on the National Historic Preservation

Parcels on the National Historic Registry

City Boundaries





Land Use

4.1 Overview

4.1.1 Introduction

Land use is one of the most important appendices of the General Plan, as it dictates where, when, and how development will occur within the City. The Land Use Appendix should be based on the Community Vision, outlining a course to attract and accommodate future growth. When the Planning Commission and City Council are faced with decisions regarding land use, they should refer to this appendix to see if the request before them is compatible with the goals and maps contained herein. It is also important to note that land use planning may extend beyond the current municipal boundaries of Fillmore City to cover future annexed land.

When Fillmore City was originally settled in 1851 it was mainly an agricultural town; a number of its initial land uses—such as grazing and farming—remain a significant part of the community today. The original Mormon pioneer settlers designed the City using the “Plat of Zion” as a guide. The Plat called for straight, wide roads intersecting at right angles and a central city plaza with areas for churches, government, schools, and businesses. This layout is still quite evident in the City, and residents believe it should be both preserved and improved upon as future development occurs.

4.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107

- Zone: an area or stretch of land having a particular characteristic, purpose, or use, or subject to particular restrictions.
- Objectionable: arousing distaste or opposition; unpleasant or offensive.
- Compatible: two things able to exist or occur together without conflict.
- Mobile Home: a detached single-family dwelling unit of not less than thirty feet in length, designed for long-term occupancy and to be transported on its own wheels or on a flatbed or other trailers or detachable wheels; containing a flush toilet, sleeping accommodations, a tub or shower bath,

kitchen facilities, and plumbing and electrical connections provided for attachment to appropriate external systems, and ready for occupancy except for connections to utilities and other work. Annexation: the addition of land by appropriation to an existing municipality.



4.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details land use zones as they currently exist within the City.

4.2.1 Zones

Fillmore City consists of nine functional zones. Functional zoning is the most prevalent form of zoning in cities where land use zones are defined according to their function such as commercial, residential or industrial. Each zone type is subject to specific rules and regulations concerning the type of activities that may

take place and buildings that can be built. For more information such as specific rules and regulations relating to the zones, refer to chapter six of Fillmore City’s code.

4.2.2 Agricultural

Fillmore City’s agriculture zone allows for and protects agricultural uses within the City by controlling density and coverage and providing for compatible land uses. It protects nearby residential uses from possible objectionable effects of certain agricultural operations such as livestock raising and storage of fertilizer. It has a minimum lot size of one acre.

4.2.3 General Commercial

Fillmore City’s General Commercial zone provides for basic retail, commercial, and office service uses in addition to those uses normally permitted in downtown locations. These commercial uses may be relatively large or intense in nature and require convenient access. Their proximity and location in relation to residential districts should be carefully considered in order to avoid any adverse impact on the residential areas. It has a minimum lot size of 7, 500 square feet.

4.2.4 Highway commercial

Fillmore City’s Highway Commercial zone provides an area for commercial uses that are oriented to vehicular traffic and service-related uses. It has minimum lot size of 7, 500 square feet.

4.2.5 Light industrial

Fillmore City’s Light Industrial zone allows for a compatible mixture of commercial and light industrial uses which do not require intensive land coverage, generate large volumes of traffic or create obnoxious sounds, glare, dust or odors. This district includes areas which are well adapted to industrial development; but proximity to residential or business districts makes it desirable to limit the manner and extent of industrial operations. There is no minimum lot size.

4.2.6 Mobile home

Fillmore City’s Mobile Home zone creates a zone which allows for mobile homes and related uses to be in a well-planned and safe environment. It has a minimum lot size of 4,000 square feet per unit.

4.2.7 Office residential

Fillmore City’s Office Residential zone allows for limited commercial office businesses that are compatible with single and two-family dwellings. The minimum lot size for single family dwelling is 7,500 square feet. 9,000 square feet for a two-family dwelling and 7,500 square feet for commercial uses.

4.2.8 Public Quasi public

Fillmore City’s Public Quasi public zone is a space in the City preserved to be developed for both public and semi-public purposes. These areas are identified as being used in a public or semi-public manner. The minimum lot size is 7,500 square feet.

4.2.9 Residential 2

Fillmore City’s Residential 2 zone is a residential zone that provides for a compatible mixture of single and multi-family dwellings with relatively high densities. The minimum lot size for single family dwelling is 7,500 square feet, 9,000 square feet for a two-family dwelling, 17,125 square feet for a three-family dwelling, and 20,380 square feet for a four-family dwelling.

4.2.10 Rural residential

Fillmore City’s Rural Residential zone is a rural residential zone that is intended as a permanent residential district for those areas of the community where it is desirable to maintain low residential densities. The minimum lot size is 21,780 square feet.

4.3 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents’ comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather

public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

4.3.1 Public Meeting Input

The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

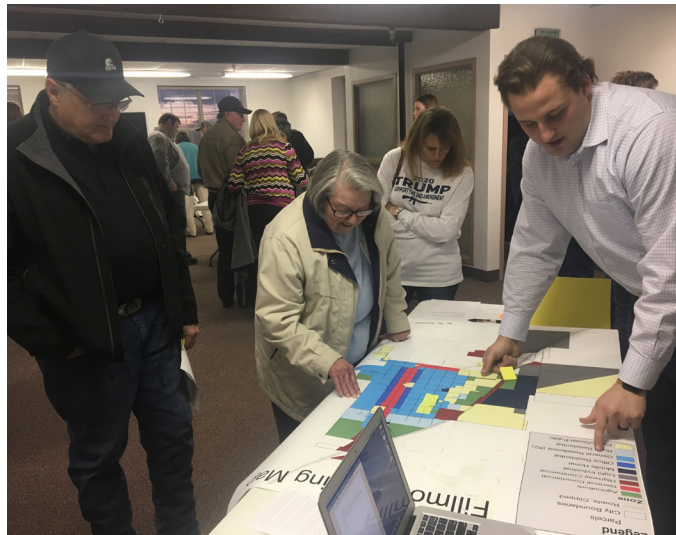
Public Meeting Comments

There should be no trailer park south of 500 S

Container zoning should be west of the freeway
R1 zoning should be considered and put only east of 1st east

R3 zoning should be considered

Agriculture zoning on the corner of 400 W and 400 N should be changed back to R2 zoning



R2 zoning north of north park seems out of character

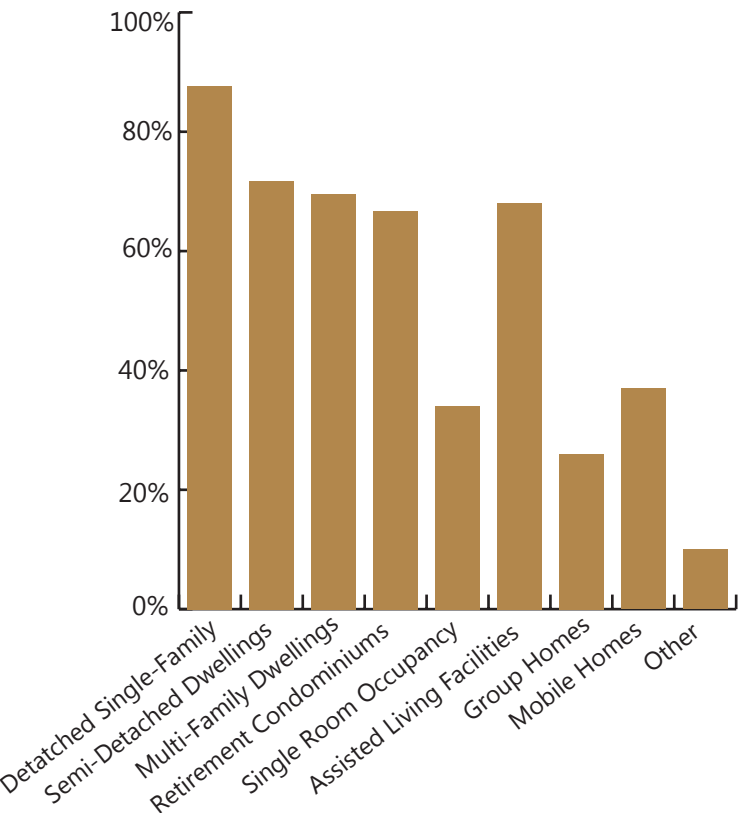
High density zoning should be put by the freeway

4.2.2 Survey Data

A survey composed by the BYU team and the Executive Community was dispersed to Fillmore City residents. Of the estimated 2,435 living in Fillmore City, 138 residents, or 18%, participated in the survey. Consequently, it should be acknowledged that the data summarized in this subsection represents the insights of a small portion of Fillmore City’s population and may not be proportionally representative of the opinions of the community as a whole.

Results from question eight in the community survey indicated that about 87% of residents favored detached single family homes for development, which suggests broad support for residential growth. 96% percent felt the City should encourage commercial growth, and the majority favored the growth near the north and south freeway exits.

Figure 4.1 Q8. Which types of new housing should be allowed in Fillmore City? Choose all options that apply.



4.3.3 Analysis of Feedback

Fillmore City desires to provide for a variety of land uses and densities. This includes residential and commercial use areas. The strong support for single-family homes provides a mandate to continue to supply them. Additionally, the favorable opinion on commercial growth indicates the resident’s desire to expand commercial use of land. The relationship of planned land uses should demonstrate thoughtful consideration of existing development, service and transportation needs, and fiscal impacts.

4.4 Goals and Strategies

Fillmore City’s Community Vision is to:

- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on one land use goal. This goal will be used to guide future decisions regarding and use in Fillmore City. It has also been assigned a strategy that will assist in bringing the goals to fruition.

Land Use	
Goal	Strategies
1. Facilitate growth in a responsible manner.	1. Identify areas of possible growth within existing infrastructure. 2. Encourage growth in areas where services and infrastructure exist.



Fillmore Zoning Map

Legend

Parcels

City Boundaries

Roads_Clipped

Zone

Agriculture

General Commercial

Highway Commercial

Light Industrial

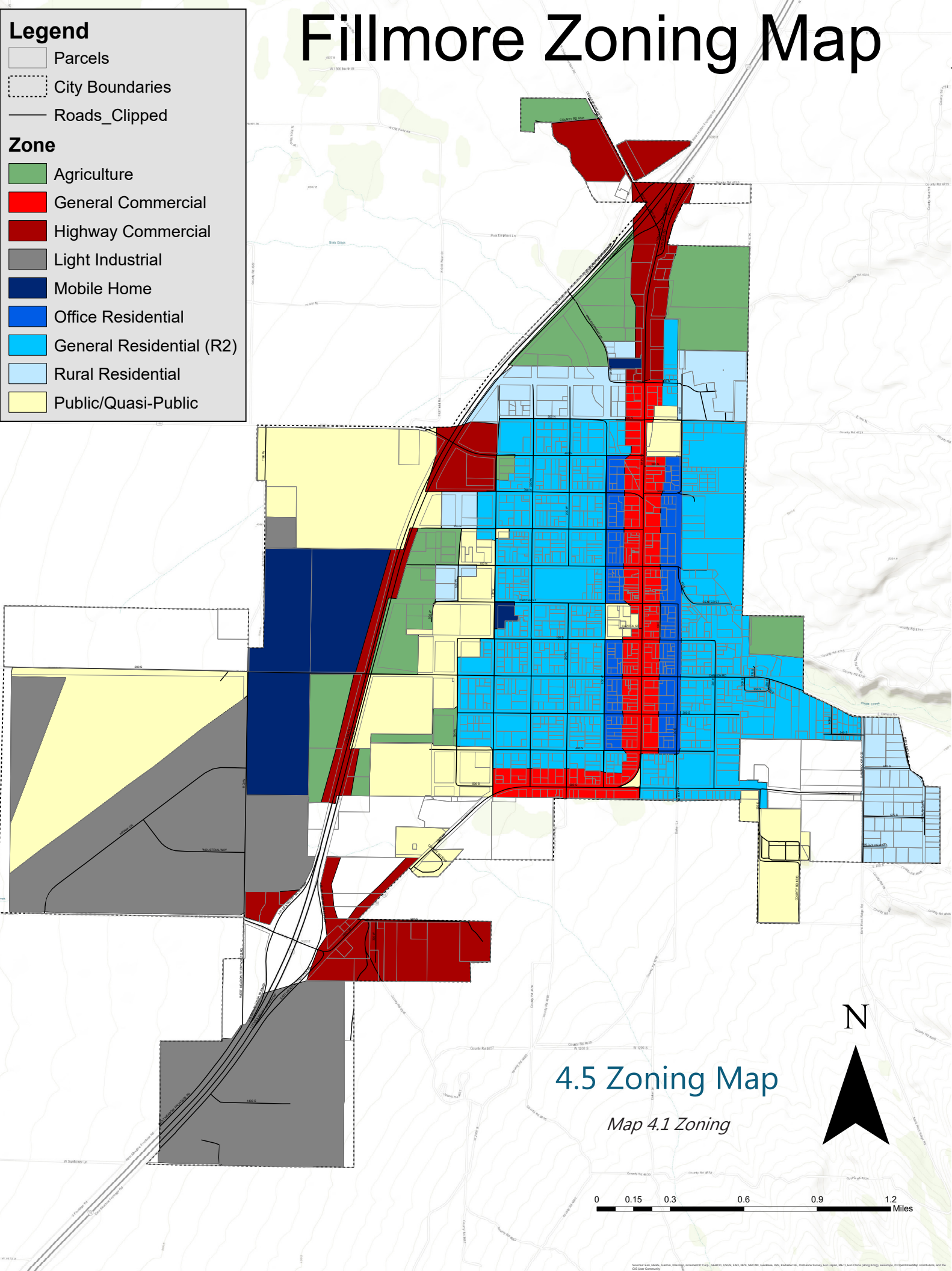
Mobile Home

Office Residential

General Residential (R2)

Rural Residential

Public/Quasi-Public





Housing

5.1 Overview

5.1.1 Introduction

Fillmore City’s housing is a key characteristic that sets it apart from other small towns in rural Utah. It contains a pleasant variety of housing within its limits, from the single family homes that overlook the mouth of Chalk Creek Canyon to its higher density dwellings more centrally located throughout the City. There are several challenges that accompany it brought up both by members of the Executive Committee and residents alike.

The purpose of this appendix is to evaluate housing options for all sectors of Fillmore City’s population, including the moderate income housing element as required by state law. The existing conditions of the current housing will be set forth with goals and strategies that seek to accommodate the future growth of Fillmore City in the best way possible.

As Fillmore City grows, housing will play an integral part of the City’s movement forward because the availability of affordable housing is an essential driver for both population and economic growth.

Fillmore City’s nearly one-thousand housing units mainly consist of detached single-family units with a few semi-detached duplexes, mobile homes and multi-family dwellings including apartment buildings. The availability of a mix of housing types is also critical for Fillmore City’s Economic sustainability and the quality of life of Fillmore City residents. An affordable mix of housing types addresses the needs of those seeking suitable housing and the market demands.

5.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107.

- Density: the ratio between built structures’ floor area and the area of the parcel on which those structures stand.
- Household: a group of people living together with official or unofficial familial connection.
- Housing stock: the existing supply of residences available for use in a community.
- Impact Fees: fees charged to a developer by a municipality to offset the indirect costs of development

- including emergency services, utilities, or environmental management.
- Infrastructure: the physical structures and connections that create intra-community and inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc.
- Intensity: the degree of impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not.
- Moderate income housing: housing occupied or reserved for occupancy by households with a gross household income equal to or less than the moderate income housing figure.
- Moderate income housing figure: Housing priced 80% of the median gross income of the metropolitan statistical area for households of the same size. For Fillmore City, it is approximately \$47,450.
- Tax Parcel: a division of land developed for the purpose of taxation.
- Housing Unit: a separate and independent place of abode intended for habitation by a single household
- SFD: “Single Family Detached,” a free-standing residential building with one housing unit.
- SRO: “Single Room Occupancy,” a single room rented out to a permanent resident(s).
- Semi-Detached Housing: single family dwellings that share one common wall.
- Multi-Family Housing: multiple housing units for residential inhabitants contained within one building.
- Retirement Condos: multi family or semi-detached single family units that are reserved for those who have retired from their careers.
- Assisted Living: a system of housing and limited care designed for senior citizens who need assistance with daily activities but do not require care in a nursing home.
- Group Home: a home where a few unrelated people requiring care, support, or supervision can live together, including those who are elderly or mentally ill.
- Mobile Home: a large trailer or transportable prefabricated structure situated in one particular place and used as a permanent living accommodation.
- Tiny Homes: a home with square footage between 100 and 400 square feet.
- Income Brackets: categories of taxpayers based on the amount of their income.

5.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details the different types of housing within Fillmore City and outlines a moderate income housing plan for the community.

5.2.1 Overview of Housing Stock

The US Census Estimate conducted in 2017 indicates there were 940 housing units. Of that total, 813 were occupied housing. Of those occupied units, there were 731 single-family detached units, 3 two-apartment units (duplex), 32 ten-plus apartment units (apartment), and 47 mobile-home units.

Of the same 813 occupied units, 210 of them were occupied by renters. Of those 210 rental units, 154 of them were single family detached units and 32 of them were ten-plus apartment units. It is surprising to note none of the two-unit (duplex) units, mentioned above, were rentals in 2017.

All the data specified above is displayed below as percentages for convenience.

Figure 5.1 Types of Occupied Housing
US Census Estimate 2017

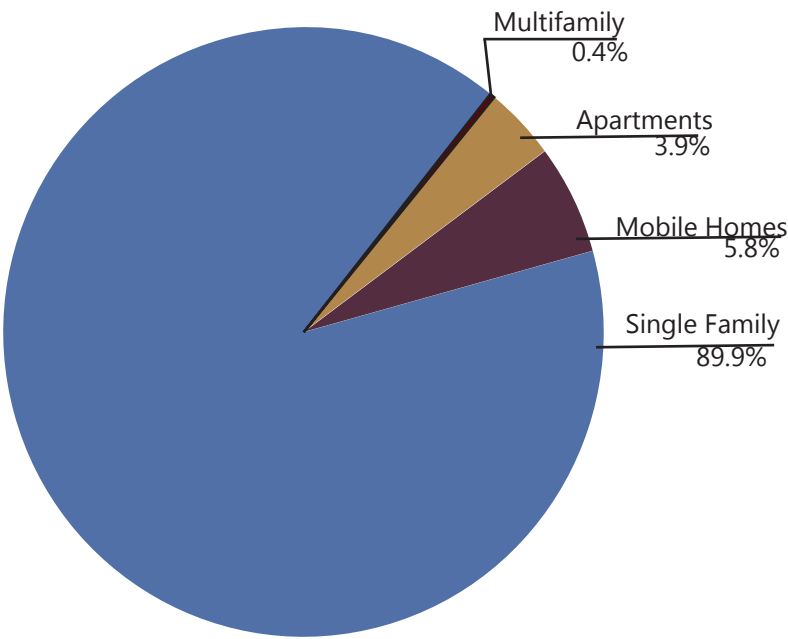


Figure 5.2 Occupied Housing
US Census Estimate 2017

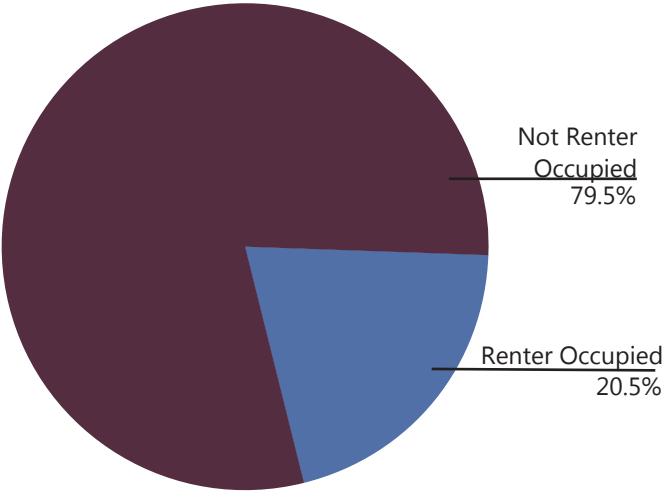
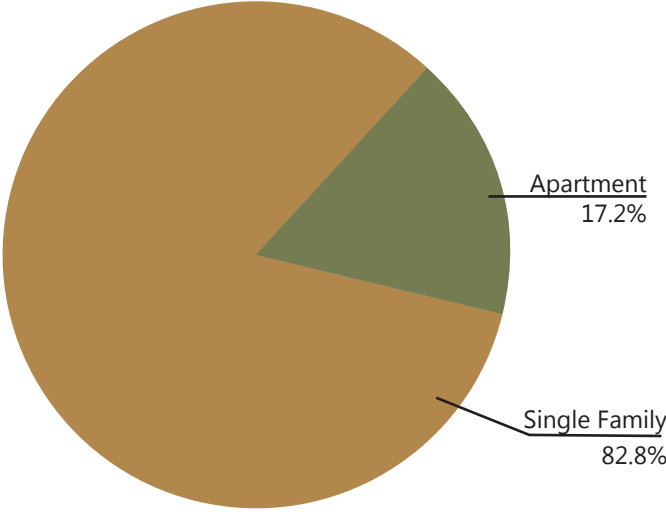


Figure 5.3 Rental Unit Types
US Census Estimate 2017



5.2.2 Value of Housing Stock

The current market value of the housing stock is used to determine affordability of home ownership. The most relevant source available to determine home values in Fillmore City is the Millard County Tax Parcel Data. It had the 2018 median home value in Fillmore City at \$141,276 and the 2018 average home value at \$156,936. Another reliable source is the US Census Estimate of 2017. It had the 2017 median home value estimated at \$129,800. Comparatively, the median home price for Millard County in that same year was above the City’s median at \$150,300.

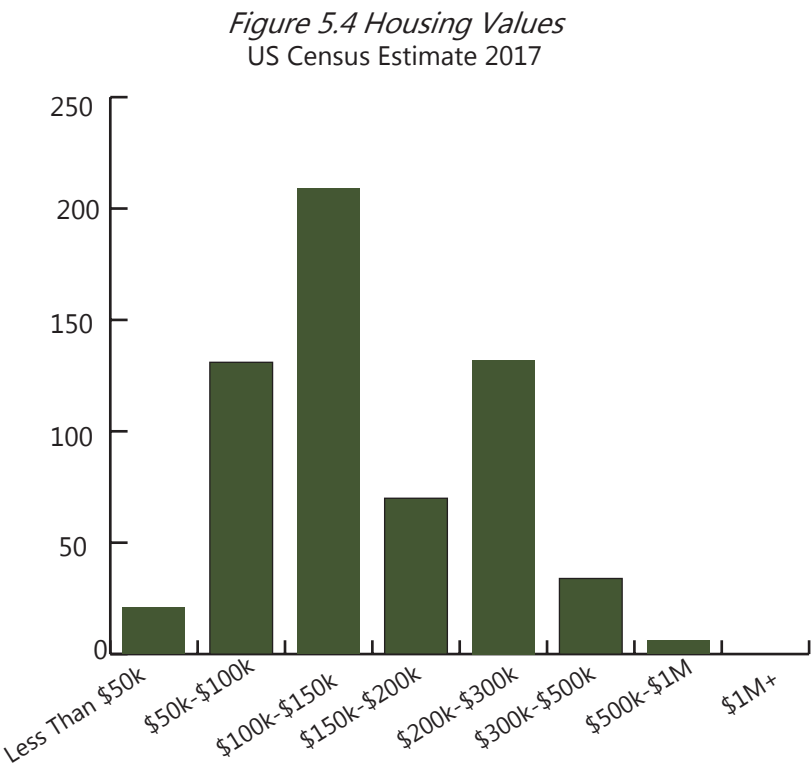
Fillmore City 2018	
Median Home Value	\$141,276
Average Home Value	\$156,936

Fillmore City 2017	
Median Home Value	\$129,800

Millard County 2017	
Median Home Value	\$150,300

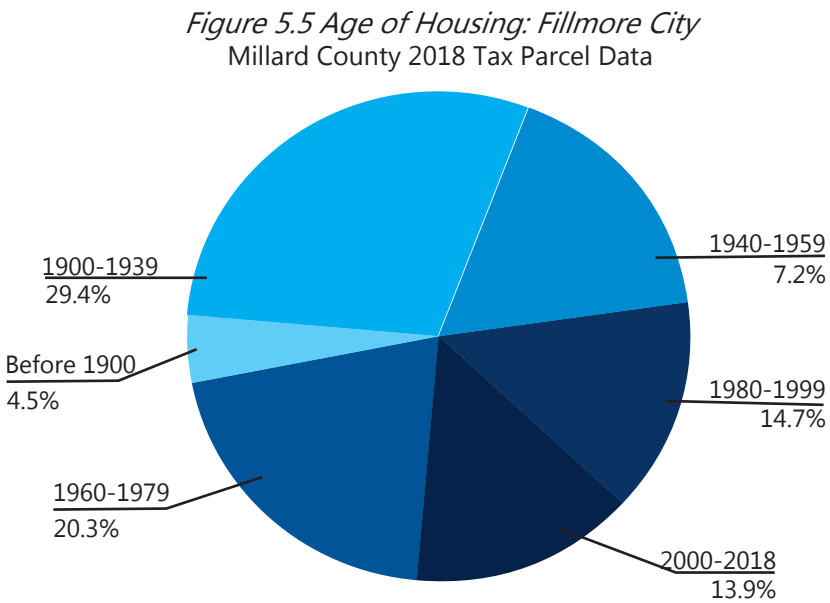
Table 5.1 Value of Housing Stock

The Census also lists out how many homes are in each price bracket. There were 21 homes less than \$50,000, 133 homes between \$50,000 and \$99,999, 209 between \$100,000 and \$149,000, 70 between \$150,000 and \$199,999, 132 between \$200,000 and \$299,999, 34 between \$300,000 and \$499,999, and 4 homes between \$500,000 and \$1,000,000. This data can be found in figure 5.4.

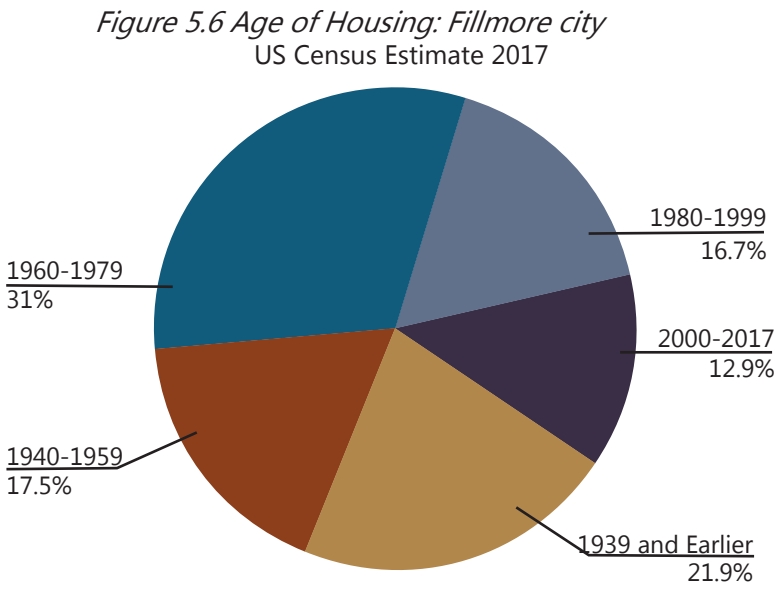


5.2.3 Age of Housing

The Millard County 2018 Tax Parcel Data shows there were 111 tax parcels constructed between 2000 and 2018, 117 parcels between 1980 and 1999, 162 parcels between 1960 and 1979, 137 parcels between 1940 and 1959, 235 parcels between 1900 and 1939, and 36 parcels in the year 1899 and earlier. This data is shown below as percentages for convenience.



Another source to determine the age of the housing stock in Fillmore City is the US Census Estimate for the year 2017. The estimates show there were 105 housing units constructed between 2000 and 2017, 136 units between 1980 and 1999, 252 units between 1960 and 1979, 142 units between 1940 and 1959, and 178 units before 1940. This data is shown below as percentages. It is important to note the difference between these two sources is the County counts parcels, the Census counts units. One parcel can have multiple units on it, hence the inconsistencies between the two sources.



The Census reveals Fillmore City saw its largest growth in housing from 1960-1979 with 252 housing units constructed during this period. This period of growth in the City contributed to nearly 29 percent of the units built throughout Millard County. It is interesting to note there were not that many parcels that had structures built on them during that same time period. This indicates higher density units were probably constructed during that time.

About 70% of all housing units, and similarly 71% of all housing parcels, in Fillmore City were constructed prior to 1980. About 40% of housing units and 34% of housing parcels were constructed prior to 1940. Rehabilitation efforts may be required to maintain these existing homes. To maintain an affordable housing stock, it would be ideal for Fillmore City to identify and rehabilitate the deteriorating units before they become deteriorated or dilapidated and home replacement becomes necessary.

5.3 Moderate Income Housing Plan

5.3.1 Moderate Income Housing Figure

Housing affordability is of great concern in the State of Utah. It is a state priority and a required element of the General Plan. In 1996, the Utah State Legislature adopted §10-9-307 of the Utah State Code concerning “Plans for Moderate Income Housing.” This section of the State Code requires every municipality adopt a Plan for moderate income housing. The Plan must address the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality;
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
3. A survey of total residential zoning;
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing; and
5. A description of the municipality’s program to encourage an adequate supply of moderate income housing.

The Utah State Code defines moderate income housing as: “... housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.” According to the US Census Estimate of 2017, the median household income for Millard County was \$59,312. Eighty percent of that number is \$47,450. The State of Utah recommends Fillmore City use this figure to determine whether housing within the City is affordable. If someone on this income can afford a home in Fillmore City, then housing is affordable.

In the same Census estimate, the median income for Fillmore City is \$54,901, which is below Millard County’s median income by about \$5,000.

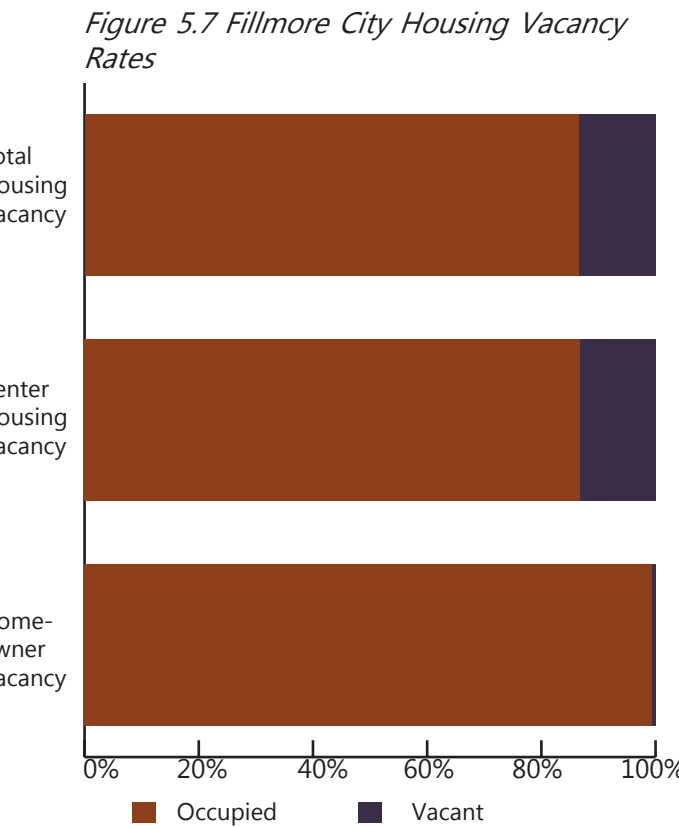
Moderate Income Housing Figure for Fillmore City	
\$47,450	

Table 5.2 Moderate Income Housing Figure

5.3.2 Estimate of Existing Supply and Future Need

Existing Supply

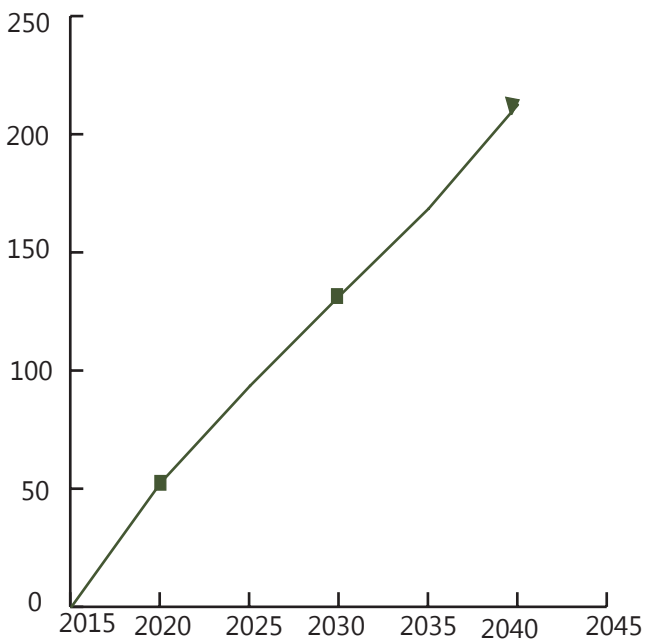
The US Census Estimate of 2017 figures there were 813 occupied housing units and 127 not. This makes the total vacancy rate 13.5%. The Census also figures the rental vacancy rate is 13.2%. This indicates there isn't a high demand for renting in Fillmore City. It also indicates the home ownership vacancy rate is 0.6%. This indicates a high demand for home ownership. Serious consideration ought to be given to meet this high market demand.



Future Need

If conditions were to stay the same, population projections suggest the population of Fillmore City will be 2,933 persons by 2030. If the average household size of 2.98 in 2017 were to remain constant, there would need to be approximately 138 more or additional houses in Fillmore City by 2030. By 2040, the population is projected to increase to 3,173 persons. Therefore, by 2040, if the average household size did not change and remained at 2.98, there would need to be 219 additional houses in Fillmore City. These numbers are calculated by using data from the population forecast in section 1.3 in this Plan and the US Census estimate of 2017. From these calculations, Fillmore City should ensure there is enough moderate income housing to keep housing prices low for the entire community. Fillmore City should consider planning to analyze their population growth frequently to ensure provisions are being made to build enough housing for the City.

Figure 5.8 Housing Unit Demand Forecast
Calculated from figures in the US Census Estimate 2017



5.3.3 Amount of Cost Burdened Homes

Housing is considered affordable when households -- regardless of their income -- spend no more than 30% of their monthly income on housing expenses. Therefore, cost-burdened households are households whose housing expenses exceed 30% of their monthly income. According to the Millard County Tax Parcel Data, the median price of a home in Fillmore City is \$141,276. From the math above, the annual income someone would need to make to afford a home at this price would be about \$17,000. This is well below the Moderate Income Housing Figure. Below are several charts that attempt to illustrate household incomes below the Moderate Income Housing Figure, the median income of Fillmore City, and the \$17,000 annual income mark mentioned above. The Census Bureau does not provide data about each specific income in Fillmore City. However, it does provide data regarding amounts of households within certain income brackets. Using this data, conclusions can be drawn regarding the amount of households below Fillmore City's Moderate Income Housing Figure. 3.8% percent of households have an income less than \$15,000. These households are well below the \$17,000 annual income needed to afford a median priced home in Fillmore City. Approximately 14% of households in Fillmore City have a household income below \$35,000 a year. This number is well below the Moderate Income Housing Figure, but does help us see how many households are below it. Approximately 23% of households in Fillmore City have a household income below \$50,000 a year. Although this number is above the Moderate Income Housing Figure, it is below the median income of both Fillmore City and Millard County and is helpful in determining how many households are below both the median income and the Moderate Income Housing Figure. While most of the housing in Fillmore City is currently affordable under state law, city officials should strive to keep housing costs low for future residents.

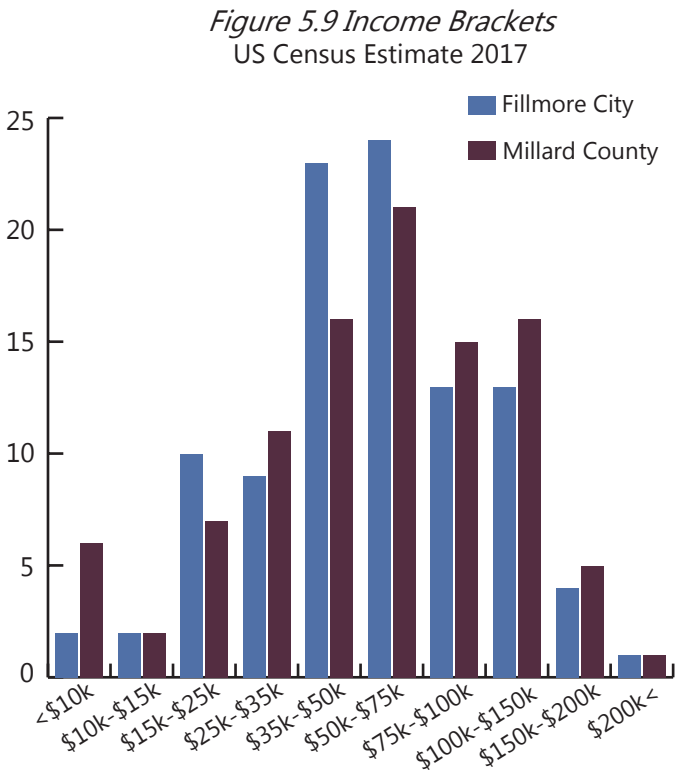
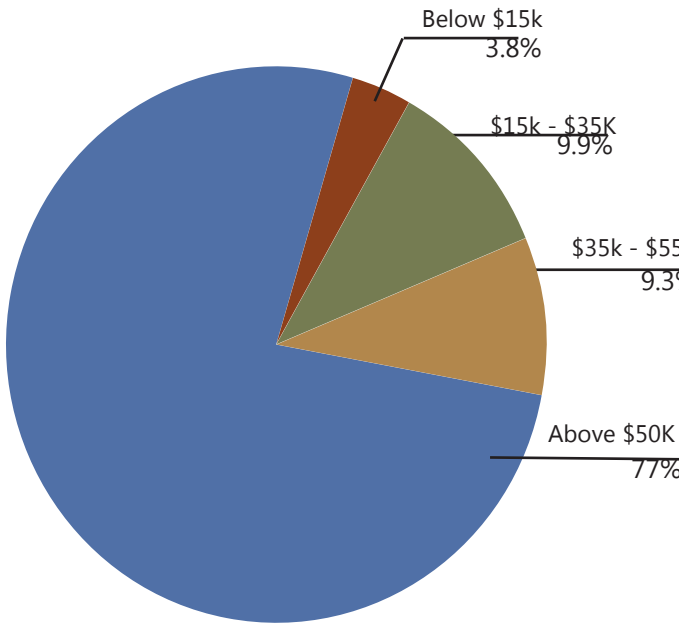


Figure 5.10 Fillmore City Housing Vacancy Rates
US Census Estimate 2017



5.3.4 Effect of Zoning on Housing

Zoning has a powerful impact on housing prices and quality of life. It is unlikely that the current zoning is inhibiting moderate income housing in Fillmore City. However, these zones will be discussed due to the high amount of public input asking for a change in zoning policy. It is important to be aware that a change in this zoning policy will have a major impact on the residents of the City. Nuisances should also be considered when considering a change in zoning policy, but they should be secondary to public health and safety.

Fillmore City currently has five zones that allow for housing:

- Agriculture
- Mobile Home
- Office Residential
- General Residential (R2)
- Rural Residential

These will be discussed in further detail later.

As the current zoning is being considered for a change. Potential future zoning discussed in this section will also be explored. The following zoning has been suggested and will also be discussed in further detail later in this section. Recommendations for changes will be offered to minimize impact on moderate income housing.

Agriculture

Allow for and protect agricultural uses within the City by controlling density and coverage and providing for compatible land uses. They also protect other nearby residential uses from possible objectionable effects of certain agricultural operations. This zone allows for single-family homes with a minimum of a 1 acre lot.

Mobile Home

Allow for the usage of mobile homes and mobile home parks within Fillmore City and to allow for proper safety, sanitary, and design considerations within the parks. They require a minimum of a 4,000 square feet per unit.

Office Residential

Allow for limited commercial office businesses that are compatible with single and two family dwellings. This zone allows for single-family homes with a minimum lot requirement of 7,500 square feet and two family dwellings with a minimum of 9,000 square feet.

General Residential (R2)

Provide for a compatible mixture of single and multi-family dwellings with relatively high densities. This zone allows a diversity of housing types from single to four family dwellings. The minimum lot sizes are described in the table below:

General Residential Zoning Minimun Lot Size	
Single Family	7,500 Sq. Ft.
Two Family	9,000 Sq. Ft.
Three Family	17,125 Sq. Ft.
Four Family	20,380 Sq. Ft.

Table 5.3 General Residential

Rural Residential

These zones are meant to be permanent and maintain a low density residential character. This zone allows for single family and two family dwellings. The minimum lot sizes are described in the table below:

Rural Residential Zoning Minimun Lot Sizes	
Single Family	21,780 Sq. Ft.
Two Family	21,780 Sq Ft.

Table 5.4 Rural Residential

Potential R3

An R3 Residential Zone would be designated for homes that are two family and above and stacked dwellings. Lot sizes could vary or be narrowed to one size.

Potential R2

An R2 Residential Zone would be reserved for single family homes and would likely have a minimum lot size of 7,500 square feet. Two family homes with an appropriate minimum lot size might also be considered for this zone.

Potential R1

An R1 Residential Zone would be set aside for single or two family households with a large minimum lot size. The current Rural Residential Zones could be converted to this zone.

5.3.5 Conclusion

Although current needs are being met, to serve new growth, Fillmore City should consider creating strategies to serve moderate income housing demands for future residents.

5.4 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents' comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

5.4.1 Public Meeting Input

The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

Public Meeting Comments

Do not put high density inside the City, put it on the edges. The freeway interchanges are perfect for that.

We want people to feel good when they enter Fillmore, not bad. High Density should not be at the freeway entrances.

High Density neighborhoods might do well near the park.

Cedar City has their high density bordering the freeway. It's on the edge of the City. Why can't we do that here along our freeway? Of course, we'd need to build a sound wall.

North of the track would be a good location for high density.

The only problem they would be how noisy that might be, maybe a fence or sound wall?

The area south of the fairgrounds would be the best spot as long as some sort of solution for distance to the fairgrounds and the mushroom factory was made, perhaps a sound wall or fence?

Downtown is not favored for High Density.

North end of town is favored for single-family detached.

Downtown is favored for single-family detached.

South end of town is favored for single-family detached.

Mobile home zoning is suggested along the west end of 500 South

If the City expands eastward, make that part of town nature based with atv, bike, and pedestrian/hiking trails.

Consider zoning for tiny homes on the north end of town.

The west side of the freeway should be rezoned to anything but mobile homes.

Residents who attended the public open house were asked to comment on the accompanying map regarding housing. The primary question discussed was, "If the City Council were to amend the current residential zoning to have R1, R2, and R3 zoning instead of the current catch all R2 zoning; where should each of those go?" Public input for these questions will be provided below.

R3 Zone

Many residents were in favor of making changes to the zoning code that would separate different kinds of housing. There were a few residents who responded unfavorably to this type of change. This minority said that they were happy with higher density dwellings

being peppered throughout the City as long as they did not overpower the single family detached dwelling majority that present throughout the City now. They suggested a maximum allowed density of fourplexes on any given housing parcel. Large apartments were still unfavorable to these residents who opposed rezoning.

Of the residents who responded favorably to a zoning change, the most debated topic was where to put high density dwellings (R3). Most of those who gave their input understood the need for high density units in the City. Various locations were suggested for R3 zoning. Almost all residents agreed that no one wanted to have high density housing built near the single family homes. Most residents felt strongly that R3 zoning would not be appropriate in the downtown area and that R3 zoning ought to be on the edge of town on undeveloped land. The question regarding which part of the undeveloped land to rezone R3 was highly debated.

Some residents felt putting it near the freeway exits would be a good choice. Others felt it would be a mistake to locate it near the freeway exits because it might clutter the gateways into Fillmore City and make it an unattractive location for future businesses and residents. One suggestion was made that R3 might do well near the City Park. Others felt it would do well along the freeway on the west side of town, so long as a sound wall was built.

The most agreed upon location for R3 zoning by the residents who attended the public open houses seemed to be along 200 South and 100 South on both sides of the freeway. Most residents agreed that if high density was to be developed in this location, it couldn't be too close to the Mountain View Mushroom plant due to nuisance smells and it couldn't be too close to the fair grounds due to nuisance noise. If a development was to go in right next to the fairgrounds, the sound nuisance might be mitigated by requiring the development to have a sound wall.

R2 Zone

All residents that attended the open house were in favor of more single family detached development. There were two locations suggested for this type of residential zoning.

The first was the area north and west of the golf course. The area surrounds what is known as "sink ditch" and goes over both sides of the freeway. The land was described by some residents as a beautiful area that would be perfect for either R2 or R1 zoning. There is not good access to this area currently. This

issue was unimportant to fix for these residents, but a future road was suggested as a solution. Parts of this area are currently not within the City boundaries and would need to be annexed in.

The second area suggested was the central area of the City surrounding main street. There are many homes in that area that could be renovated to help redevelopment occur in the downtown area.

R1 Zone

Most residents at the open houses seemed to be in favor of R1 zoning. The only reservation was the cost of those homes. Residents did not want large lot single family homes to outweigh the more affordable small lot single family homes.

There were primarily two areas suggested for this type of residential zoning. The first was mentioned above in the R2 section--the area surrounding "sink ditch." The second area is not in city boundaries and would need to be annexed in. It is bordered by 500 South, 200 West, and 400 East. It would extend as far south as the City feels is appropriate should this area be annexed into the City.

Other

Some residents felt the current zoning for mobile homes covered too much area and ought to be reworked to a better size. Some residents felt a good location for mobile home zoning would be along 500 South right after it bends towards the south freeway interchange specifically on the south side of the road. A few residents felt the need to allow zoning for tiny homes. One resident suggested an idea that future development ought to be what they called "nature based.". This type of development would focus on allowing all kinds of trails with access to both the West Desert and the eastern mountains. Some would be for pedestrians and cyclists, others would be for ATVs. If such a plan was to be in place, it would be essential to plan neighborhoods with trail infrastructure in mind. Noise nuisances would need to be considered for ATV trails.

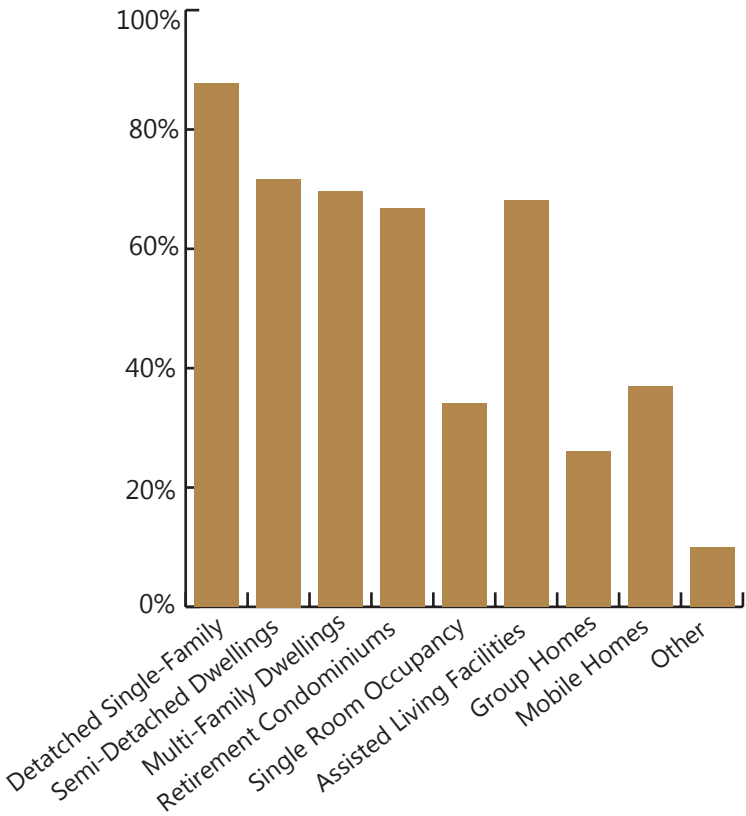
5.4.2 Survey Data

A survey composed by the BYU team and the Executive Community was dispersed to Fillmore City residents. Of the estimated 2,435 living in Fillmore City, 138 residents, or 18%, participated in the survey. Consequently, it should be acknowledged that the data summarized in this subsection represents the insights of a small portion of Fillmore City's population and may not be proportionally representative of the

opinions of the community as a whole.

On the survey distributed to the public for further input, questions 8-10 were pertinent to the topics covered in this appendix. A brief analysis of each question is also provided below.

Figure 5.11 Q8. Which types of new housing should be allowed in Fillmore City? Choose all options that apply.



Question 8 Analysis

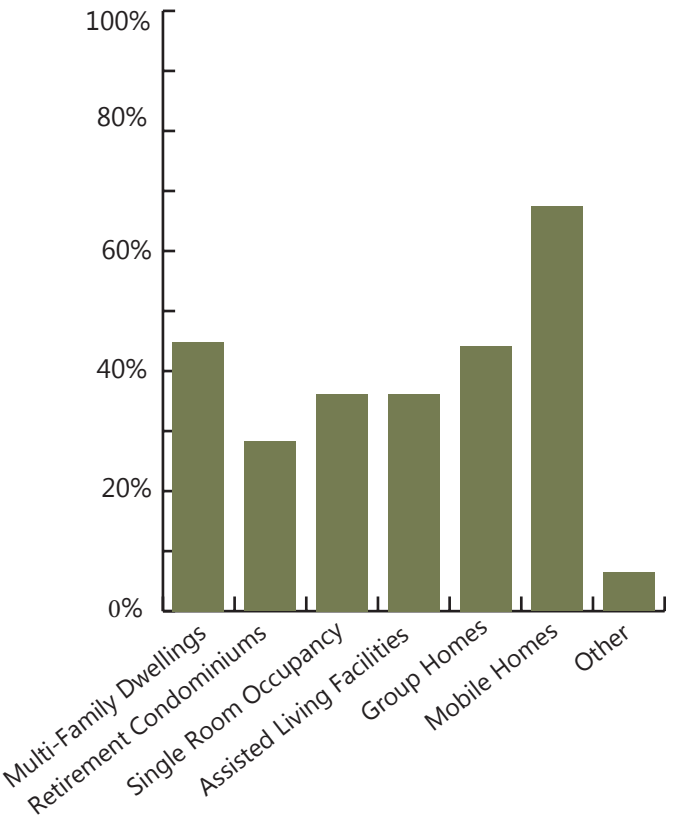
All responses to this question are recorded in Supplement B of this plan. This is meant to be a summary of the responses.

From the responses to this question, we can learn the top five most desired types of housing in the city. It should be noted single-family housing did have a majority over other kinds of housing. The latter four were all favored relatively equally.

- 1. Single Family Detached Homes
- 2. Semi-Detached Dwellings
- 3. Multi-Family Dwellings
- 4. Assisted Living Facilities
- 5. Retirement Condos

Those who noted "other" as a response suggested a few unique kinds of housing that should be allowed. Some mentioned at least twice include tiny homes, mixed use buildings, and halfway housing. A complete list of comments for this response can be found in the Supplement B.

Figure 5.12 Q9. if the following housing choices were to be allowed in Fillmore City, which (if any) should be restricted to certain zones? Choose all options that apply.



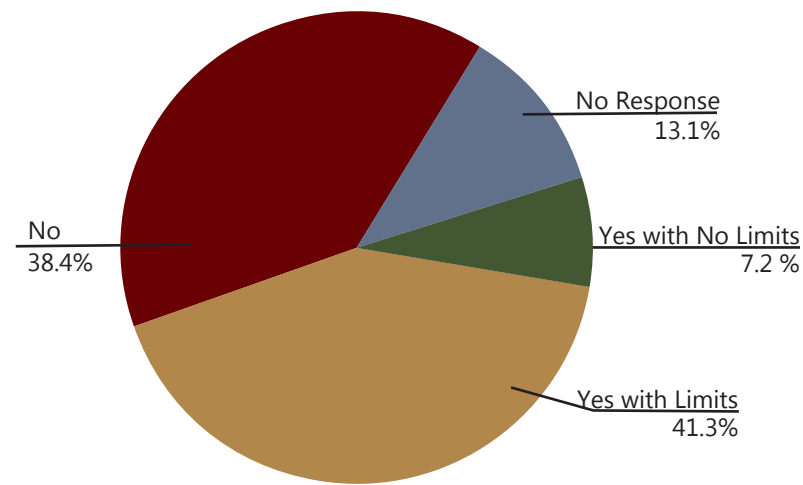
Question 9 Analysis

All responses to this question are recorded in Supplement B of this plan. The following is meant to be a summary of the responses.

Of the residents that responded to this question, about a fourth felt "Mobile Homes" ought to be restricted--that was the highest scored item on this question. Other items that scored high on this question include Multi-Family Dwellings (apartments and fourplexes) and Group Homes.

Those who noted "other" as a response had diverse suggestions ranging from not separating residential zones to providing a zone that provided for higher density single family detached housing. The most common response from this group was a call to modify the current R2 zoning in the City.

Figure 5.13 Q10. Current Fillmore City zoning code mandated that storage containers are only allowed in Light Industrial Zones. Do you favor legislation that allows them to be in Residential Zones?



Question 10 Analysis

All responses to this question are recorded in Supplement B of this plan. The following is meant to be a summary of the responses. Of those that responded, about 55% favored storage containers.

5.4.3 Comment Cards

Throughout the process of creating this general plan, comment cards were provided for residents at all the meetings held to give additional feedback for this general plan. The Mayor, the City Council, and the Planning Commission also provided comments through this method of input. These comment cards essentially asked for strengths and weaknesses of Fillmore City. A comprehensive list of input through these cards is contained in Supplement C of this General Plan. A summary of relevant feedback to housing from these comment cards is provided below.

- Strengths**
- Some strengths from the comment cards that pertain to housing in Fillmore City are:
1. Low cost of living in the City.
 2. Strong sense of community in the City.
 3. Rural atmosphere.
 4. Historic character.
 5. Location of the City relative to others.
- Fillmore City Officials should seek to magnify these strengths where appropriate. Many of can be magnified through good housing policy and planning.

- Weaknesses**
- Some weaknesses from the comment cards that pertain to housing in Fillmore City can be paraphrased as follows:
1. There is an irony among residents in the town. Residents all want growth until it moves in next door to them.
 2. There is a housing shortage. Residents need a better understanding of housing needs.
 3. Fillmore City isn't as good at preserving its history.
 4. Downtown Fillmore City isn't being visited enough.
 5. Current land use issues and storage container policies.
 6. Limited low income housing. Some families in the City are struggling financially.
 7. The bluffs on the east side of town would be excellent locations to put in housing lots. However, there isn't any infrastructure to access that area.



Two comments mentioned above require further explanation as to how they relate to housing. Comment 3 can be applied to historic homes. The City might consider finding ways to better preserve historic homes. The comment about downtown can be resolved through housing. One of many methods other cities have used to revitalize their downtowns is to putting more housing there--especially higher densities. However, residents have made it clear that higher densities are not desired in the downtown area. Increasing housing densities in the downtown area is only one way of many options the City can choose from to help revitalize downtown.

Fillmore City officials should seek to overcome these weaknesses where appropriate. Many can be addressed through good housing policy and planning.

5.4.4 Feedback Analysis

From public input, it is clear that housing is one of the more important issues for the residents of Fillmore City. There is much debate and strong conflict over many of the issues discussed in this appendix. But out of the conflict, three common threads have emerged as themes:

Housing units that have higher densities are generally not favored by residents. Despite this, residents have a clear understanding that higher densities are necessary in the City and do not oppose them being in the City generally.

The western edge of the City is the most commonly favored for high density housing developments, though not as a majority. The eastern, northern, and southern edges of the City are strongly favored for single family housing developments.

There is a general feeling that the residents want more amenities to improve their home values. Some of these amenities include trails, viewsheds, and sound walls. Fillmore City officials might consider either providing this infrastructure or requiring it of developers to improve the quality of life for future residents.



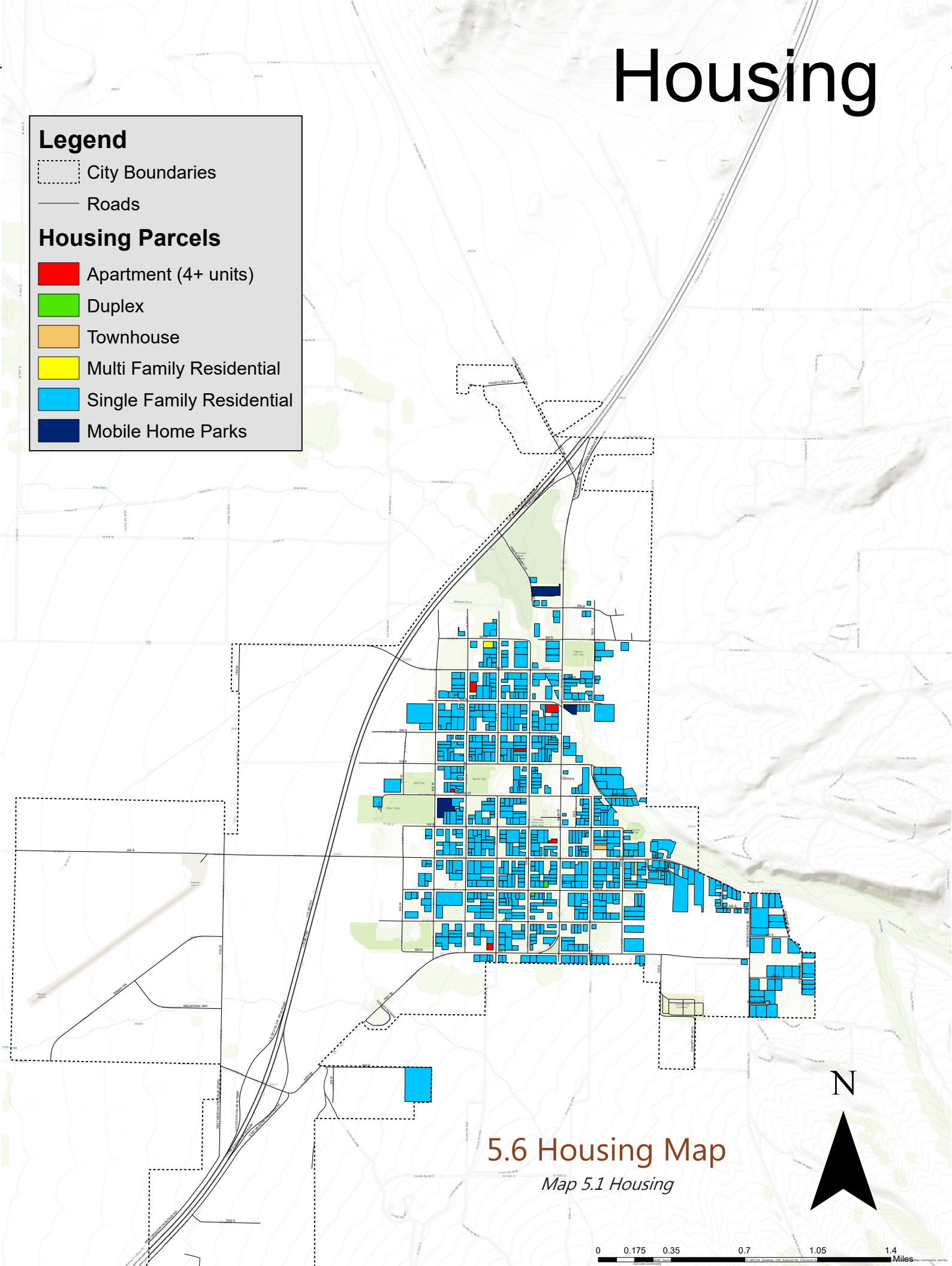
5.5 Goals and Strategies

Fillmore City’s Community Vision is to:

- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on two housing goals. These goals will be used to guide future decisions regarding and use in Fillmore City. They also have each been assigned a strategy that will assist in bringing the goals to fruition.

Housing	
Goal	Strategies
1. Encourage clean, safe, and affordable housing for all residents in the community.	1. Continue to provide quality public safety to residents.
2. Provide for a variety of housing types throughout the City.	1. Consider revising current zoning policy to include R1, R2, and R3 zoning.





Economic Development

6.1 Overview

6.1.1 Introduction

Fillmore City residents and officials believe that economic stability and growth are vitally important to the continuation and improvement of their city. This belief was expressed by the City Council and is reflected in the results of the Fillmore City General Plan Survey. Community members expressed that their primary concerns are supporting local business and expanding economic growth to provide a better future for the current and future residents of the City. The General Plan helps promote purposeful economic growth that contributes to the development of Fillmore City in a way that aligns with the community’s overall vision. This section of the plan will outline economic conditions, goals, recommendations, opportunities, and strategies to guide Fillmore City’s economic development. Successfully understanding and implementing the principles and ideas outlined in this appendix will empower City Officials and property owners to further redefine Fillmore City into a desirable, viable, and sustainable place.

6.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107.

- Light Industry: businesses characterized by manufacturing of small or light articles.
- Tourism: the act and process of spending time away from home in pursuit of recreation, relaxation, and pleasure while making use of the commercial provision of services.
- Local Business: a company that is based in a local area and provides goods and or services to a local population.
- Tourism Industry: the business or industry of providing information, accommodations, transportation, and other services to tourist, including the promotion of tourist travel.

6.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted

establishing existing conditions and resources. This section details existing economic conditions and potential opportunities for economic growth.

Industry	Fillmore City - Millard County	Millard County - Utah State
Agriculture, Forestry, Fishing and Hunting, Mining	0.8217	8.8152
Construction	0.7825	0.8597
Manufacturing	0.9042	0.4324
Wholesale Trade	0.9781	0.5365
Retail Trade	0.1267	0.8921
Transportation and Warehousing, Utilities	0.4591	2.8670
Information	1.3162	0.2900
Finance, Insurance, Real Estate, Rental and Leasing	1.3773	0.2957
Professional Scientific, Manageent, Administrative, Waste Management Services	0.4541	0.3906
Education, Health, Social Services	0.9615	1.0385
Arts, Entertainment, Recreation, Accomodation and Food Services	1.4943	1.0679
Other Services (except public edministration)	1.3111	0.7569
Public Adminis-tration	1.7396	0.8821

Table 6.1 Fillmore City Location Quotients

6.2.1 Fillmore City Location Quotients

A location quotient is calculated using the industry employment data of local and regional economic areas. By comparing the percent of local industry employment of the total local employment to that of the regional industry employment, information regarding whether a locality is importing or exporting a certain good or service can be found. A location quotient of one (1) means that the locality produces a sufficient amount of the good or service to provide for the community. If the location quotient is greater than one (1), the locality produces excess which they export to the surrounding region. If the location quotient is less than one (1), the locality does not produce enough of the given good or service to adequately meet the needs of the community and thus import the good or service that they lack. Location quotients for industries present in Fillmore City in 2000 are shown in the table 6.1. Also included are location quotients calculated for Millard County relative to the State of Utah.

All data used to calculate these quotients were acquired from the 2000 United States Census Bureau’s Economic Census.

As demonstrated in the table to the left, Fillmore City serves the larger region in the following industries: retail trade, information, finance, insurance, real estate, and rental and leasing, arts, entertainment, recreation, accomodation, and food, public administration, and other services. Fillmore City is importing the following industries: agriculture, forestry, fishing and hunting, and mining, construction, manufacturing, wholesale trade, transportation and warehousing, and utilities, professional scientific, management, administrative, education, health, and social services.



6.3 Future Economic Development

The strongest city economies are those in which local business provide sufficient services to meet local demand while also attracting clients from outside of the community. Job creation and economic development are principal concerns for residents of Fillmore City. Fillmore City has the geography and potential to develop this kind of economy.

Attract and Retain Business

Fillmore City’s proximity to I-15 provides a convenience that many other cities cannot offer. Thousands of people pass by the City on the I-15 freeway every week. The City has already capitalized on this by providing gas, food, and accommodation services to travelers. The City should take this a step further by promoting tourism services and attracting light industry through the draw of an easy freeway access.

Tourism Industry

Tourism is an industry that deals primarily with recreational travelers as a source of income for a city and in today’s world where travel and communication have never been easier, tourism is a fast growing industry. In 2017, tourists in Utah spent \$9.15 billion, supported 147,800 jobs, gave the state \$1.34 billion in tax revenue, and relieved each household in Utah of \$1,375 in taxes. Tourism can be an excellent basic sector for an economy if it’s done right. With Fillmore City’s rich history, beautiful scenery, and easy location, tourism should be greatly promoted as a valuable asset. Fillmore City must determine what resources and amenities it has that visitors would be willing to come and enjoy. Understanding that these are opportunities for economic development will help create a



vision and a plan to bring in more visitors to boost the local economy. Of notable mention, Fillmore City already has ATV activities, the beautiful Paradise Golf Course, and various recreational activities and Main Street has recently been beautified. Proper marketing needs to be completed to get visitors into the City to enjoy the amenities it has to offer. Residents want to improve trails as well as create new ones. Residents see hiking trails as a prime draw for tourism as well as an opportunity to increase community involvement.

Light Industry

Many residents expressed concern about the location of the light industrial zoning. This subject is discussed more fully in the land use section, as it pertains to economic development, the light industrial zoning should be redistributed and utilized more fully. Light industry can result in the economic stimulation that the City needs. With the introduction of more industry, in addition to the existing Mountain View Mushrooms, Great Lake Cheese, more jobs can be produced, bringing more residents and tax dollars to the community. Current light industrial is in the south end of the municipal boundaries and residents desire to keep light industrial in that area.

Funding

When the City invests in improvements necessary to foster economic development, new jobs and revenue will be the result. Making the necessary preparations for economic growth will require infrastructure improvements, site preparation, and other costly initiatives. Therefore, the City should be proactive in pursuing funding and other resources provided by various government entities. These include, but are not limited to, the Six County Association of Governments (SCAG) , and the federal Economic Development Administration (EDA). The Comprehensive Economic Development Strategy and the Community Development Block Grant Program offered through SCAG are examples of such funding options. Projects to encourage economic development can be funded through these grants along with local revenue generated by taxes and fees.

6.4 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local

residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents' comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

6.4.1 Public Meeting Input

The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

Public Meeting Comments

Maintenance of the motor cross track

More restaurants

More financial incentives to improve Main Street

Revitalization of Main Street- new retail

Historic preservation on Main Street

Walmart on the west side of freeway

West side of freeway is developable

New event center in northwest end of the City

Wheelchair accessible nature parks

Tiny house community

Everyone walks and bikes around Denver, I want to see something like that

Maybe a loop or a trail behind the courthouse, it would need parking and a sign on the freeway

A nature trail

Put a trail for disabled people, campsites, restrooms, showers, through the woods over streams because this could generate income without having an influx of permanent people.

We need a walking path around town.

Path along the creek that is handicap accessible

At least a mile long trail with markers on it to know how long you've walked

If trails were ADA accessible so many people would come out of town with their loved ones to participate in it

We need fishing on the trail

In the north we could put the trail there

We want to grow some but not a crazy amount of growth



6.4.2 Survey Data

A large number of questions on the survey distributed to the public provided information that is useful for economic development. Overall, the community seems to be largely interested in any possible development opportunities. 94.9% of residents responded to the survey said that they are in favor of commercial growth. Residents favored all types of commercial growth. A few of the most listed ideas for possible types of commercial growth can be seen in the word cloud above.

Additionally, residents were surveyed about the locations in which they buy certain goods and services. Table 6.2 provides details about where Fillmore City residents are shopping. Most residents are buying their gasoline, prescriptions, hardware, and groceries in Fillmore City. Services that are provided by the

City for most residents include health care, banking, and auto repair. Residents also depend heavily on Fillmore City's hospital and swimming pool. A majority of residents travel outside of the City to visit restaurants; buy automobiles; buy appliances, clothing, and furniture; and seek entertainment. This means that there may be a high demand for these items in Fillmore City and providing these goods and services could be economic beneficial for the City. While a large portion of residents buy gifts and office supplies online, they still travel to other cities to buy most other goods and services that are not provided by Fillmore City. By identifying the goods and services that Fillmore is lacking for which there is a high demand, the City can understand what development opportunities will be most economically beneficial.

Service	Fillmore City	Richfield	Delta	Outside Millard County to the South	Outside Millard County to the North	Online	Fillmore City and Surrounding Cities	Surrounding Cities not Including Fillmore City	No Response
Gasoline	63%	1%	0%	0%	8%	1%	12%	0%	16%
Groceries	47%	1%	0%	0%	15%	1%	19%	2%	14%
Hardware	53%	0%	0%	0%	7%	1%	17%	2%	20%
Dining Out	20%	3%	1%	0%	30%	0%	17%	8%	21%
Prescriptions	65%	0%	0%	0%	4%	7%	6%	1%	18%
Doctors	53%	0%	0%	1%	9%	1%	16%	3%	18%
Hospital	55%	1%	0%	1%	1%	1%	10%	2%	21%
Health Care	53%	0%	1%	1%	10%	1%	11%	1%	22%
Dental	44%	4%	2%	4%	15%	1%	3%	4%	24%
Banking	61%	1%	0%	0%	9%	3%	8%	1%	17%
Auto Repair	69%	1%	0%	1%	10%	1%	3%	0%	16%
Automobiles	7%	4%	9%	1%	45%	1%	4%	4%	25%
Appliances	31%	4%	0%	0%	28%	4%	8%	3%	23%
Clothing	1%	1%	0%	3%	41%	8%	1%	27%	18%
Insurance	47%	4%	3%	4%	8%	9%	3%	1%	20%
Furniture	1%	1%	1%	4%	57%	4%	1%	8%	23%
Entertainment	9%	0%	2%	4%	33%	4%	7%	15%	27%
Swimming Pool	57%	0%	0%	0%	4%	1%	4%	0%	34%
Gifts	7%	1%	0%	1%	20%	22%	12%	13%	23%
Lodging	7%	1%	1%	9%	26%	3%	1%	16%	37%
Office Supplies	7%	3%	0%	0%	23%	23%	5%	8%	31%
Photo Copies	34%	2%	0%	0%	15%	4%	3%	2%	39%

Table 6.2 Q14. -In which locations do you purchase a majority of the following goods and services?

6.4.3 Analysis of Feedback

While much information was found in the surveys, below are the sections of highest interest to the residents and the City Council members. The following subsections coincide with the goals of the City and work to promote the correct types of smart growth.

Employment

According to the survey, 43.5% of Fillmore City residents are retired and 39.9% work in Fillmore City proper. Economic analysis of Fillmore City was performed using both county and state level data. The 2017 American Community Survey (ACS) estimates that 84.1% of employed Fillmore City residents live within a 20-minute drive of their workplace, meaning that most Fillmore City residents are employed by businesses located in the City, which is both a rarity and a strength for the City. According to the U.S. Census Bureau, the median household income of Fillmore City is \$54,901 and it is estimated that 1,205 residents are employed over the age of 16. Of the listed industries by which residents are employed, as depicted in Table 6.4, a majority of respondents work in the education, health care, and social assistance industry, and the public administration and government industry. Of strong importance to Fillmore City residents was education. Many residents are near the retiring age and worry that there will not be educated individuals to replace them. The City should encourage further education through trade programs and training.



Table 6.3 Q6. Please select the statement that best represents your employment situation. Please select the most correct statement.

Employment Situation	% Of Respondents
I am retired	43.5%
I am unemployed	4.3%
I work at my home in Fillmore City, over the internet	3.6%
I work at my home in Fillmore City, but not over the internet	2.9%
I work in Fillmore City, not at my home	39.9%
I work outside of Fillmore City, less than 5 miles away	1.4%
I work outside of Fillmore City, 5-10 miles away	0%
I work outside of Fillmore City, 11-20 miles away	0%
I work outside of Fillmore City, 21-60 miles away	1.4%
I work outside of Fillmore, more than 60 miles away	2.2%
No Response	0.8%

Table 6.4 Q7. If employed, select the option that best describes the industry in which you work.

Industry	% of Respondents
Agriculture, Hunting, Mining	1.4%
Construction	4.2%
Manufacturing	2.2%
Wholesale or Retail Trade	6.5%
Transportation, Warehousing, Utilities	4.3%
Information	0.7%
Finance, Insurance, Real Estate	2.9%
Professional, Scientific, and Administrative Services	6.5%
Education, Health Care, and Social Assistance	11.6%
Arts, Entertainment, Recreation, Food Services	1.4%
Public Administration/Government	8.0%
Other. Please explain	16.7%

Commercial Growth

Residents of Fillmore City fully favor commercial growth as 94.9% of residents who took the survey responded in favor of it. Current commercial corridors are along Main Street and along the North and South I-15 Freeway exits. Residents desire commercial growth to stay in those areas. In the distributed surveys, many residents expressed their concern for the lack of retail options in their own town. Many are not able to support the local economy and are therefore forced to take their money elsewhere, driving revenues away from Fillmore City. A majority of survey respondents leave the City two to three times a month in order to purchase goods and services. Many of their basic services are not available in the City. In the public meetings held, many residents expressed interest in event centers, retail centers, and revitalization of various tourist spots, such as Main Street and the motocross track.

Figure 6.2 Q11. Do you favor or oppose encouraging commercial growth within the City?

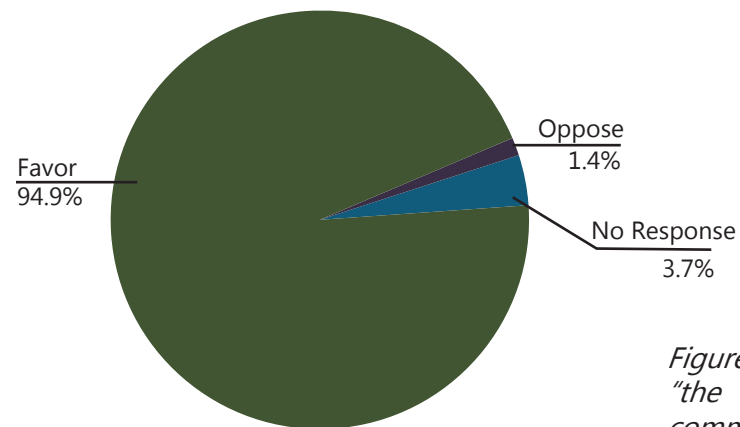
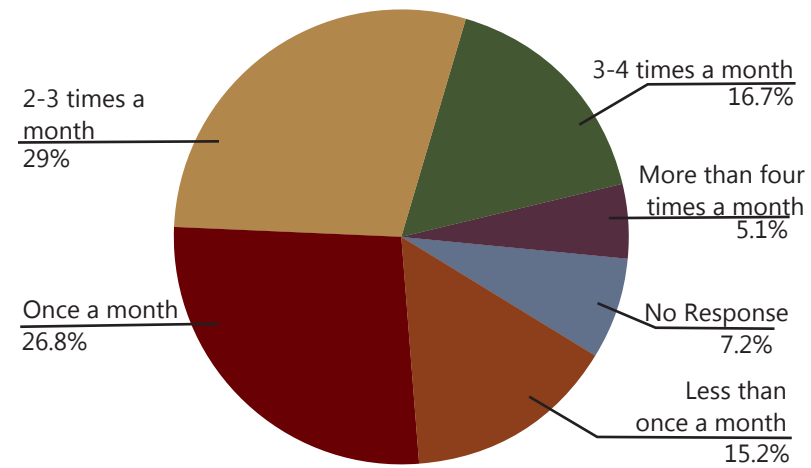


Figure 6.3 Q15. How often do you travel to purchase goods or services not available in Fillmore City?



Community Events

72.5% of respondents encourage more community events. While community events are not directly related to the economic development of a city, they directly affect the prosperity of local businesses. With a sense of community, residents will be more likely to support local business, therefore achieving the goals outlined in this section. Residents believe that sponsoring art festivals, outdoor activities, and concerts would create a greater sense of community.

Figure 6.4 Q19. How do you feel about the statement: "the City should encourage or sponsor more community events"?

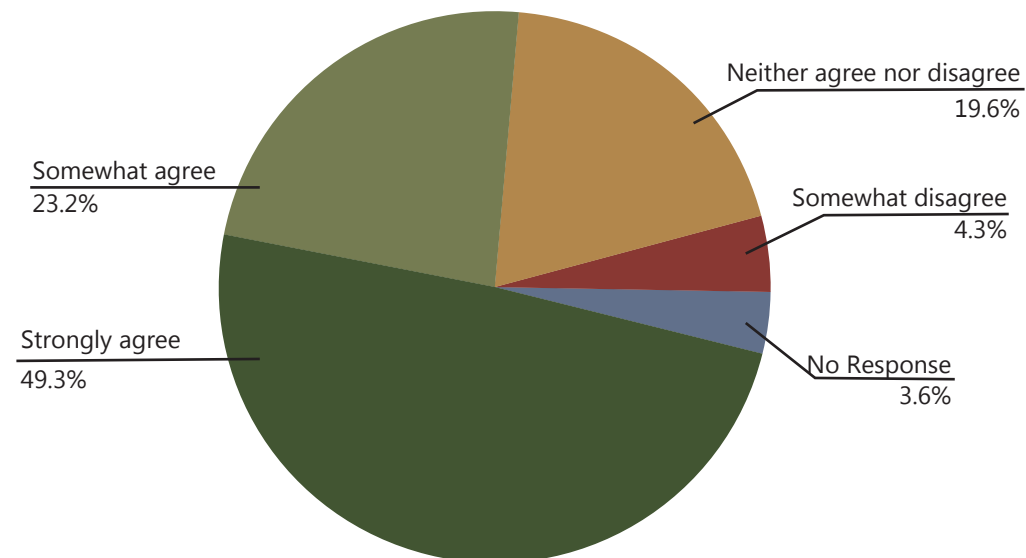


Figure 6.5 Q20. What types of events? Please list below.



6.5 Goals and Strategies

Fillmore City’s Community Vision is to:

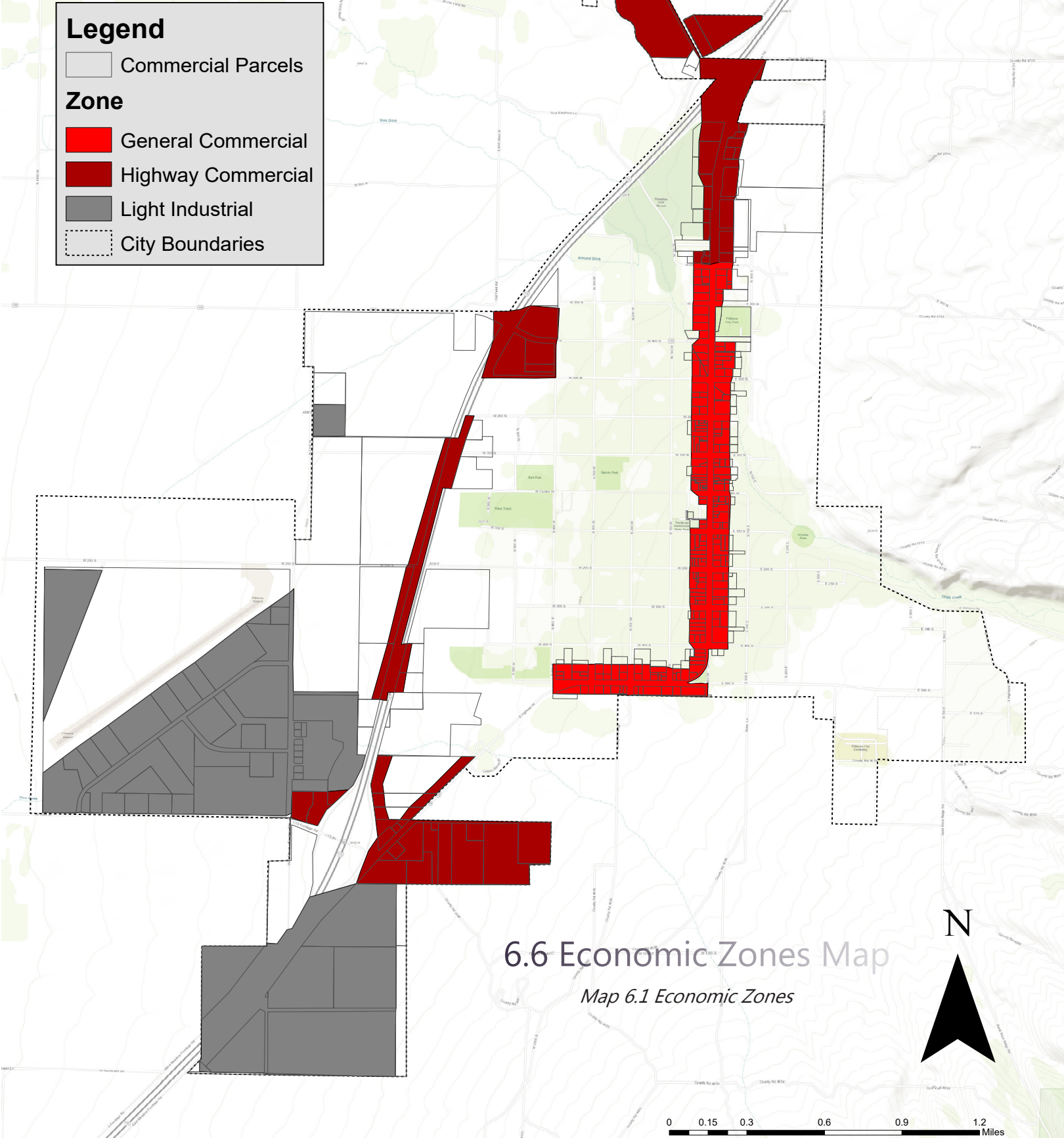
- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on four economic development goals. These goals will be used to guide future decisions regarding and use in Fillmore City. They also have been assigned strategies that will assist in bringing the goals to fruition.



Economic Development	
Goal	Strategies
1. Promote local business growth by supporting existing businesses.	1. Encourage a Chamber of Commerce that will promote and encourage the economic growth of existing businesses.
2. Attract new businesses and industries to provide employment opportunities for current and future residents.	1. Target businesses that are determined to be viable for the area and encourage them with incentive packages that are fair and fiscally responsible. 2. Explore and promote educational and occupational opportunities to provide training for residents.
3. Improve opportunities for light industrial zones in appropriate locations.	1. Continue to provide adequate infrastructure to support the anticipated needs of commercial, industrial, and residential development. 2. Pursue grants to improve infrastructure within light industrial zones. 3. Establish and maintain a local Economic Development Advisory Committee.
4. Encourage tourism through community events and recreational opportunities.	1. Encourage and support special events in the City, such as the ATV jamboree, music in the park, and city-sponsored events. 2. Increase marketing efforts to increase tourism and promote already existing events and amenities.

Economic Zones





Transportation

7.1 Overview

7.1.1 Introduction

This appendix provides an overview of Fillmore City’s current transportation infrastructure and strategies for improving the effectiveness of the system. This system is composed of components such as roads, sidewalks, bike paths, and curbs and gutters. The effectiveness of this system is measured by mobility and accessibility. These are key components in planning for improvements to the transportation system. Mobility and accessibility are different, in that mobility refers to the ability to move goods from one point to another through a variety of means. Alternatively, accessibility refers to the availability of transportation services or the ease of using the services.

Fillmore City will meet its residents’ needs by providing proper and timely maintenance of existing facilities as well as building new transportation facilities to accommodate growth within the City. These facilities include paved roads, sidewalks, and bike lanes. All infrastructure planning will occur in conformance to the fiscal capacity of the City and in coordination with the county government and the Utah Department of Transportation as needed. Facilities will be constructed with the overall goals of creating a safe environment for the community and supporting new growth in the City.

7.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107.

Accessibility: a measure of opportunities available to an individual to utilize transportation facilities within a certain geographic area and the barriers to utilize these facilities.

Transportation Facilities: paths built for use by certain modes of travel such as roads, sidewalks, and railroads.

Infrastructure: the physical structures and connections that create intra-community and inter-community links, i.e. roads, sidewalks, power lines, sewage pipes, etc.

Mobility: the ability and level of ease of moving goods and services.

Motor Vehicle: any man-made machine that is

internally powered by a fuel source such as gasoline, diesel, or electricity.

Private: in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large.

Public: in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large.

Transportation Mode: a method used for travel such as personal motor vehicle, public transit, bicycling, or walking.



7.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details existing transportation conditions within Fillmore City.

7.2.1 Roads

Many of the roads in Fillmore City have experienced different forms of cracking, weathering, and wear. At the end of this appendix a map is included that shows the condition of the different roads in Fillmore City. The roads on the map were evaluated by condition, type of damage, frequency of damage, and required repairs. The evaluation was based on the Pavement Surface Evaluation and Rating Scale (PASER) shown below.

Paser Rating	Condition	Treatment
9 & 10	Excellent	No maintenance required
8	Very Good	Little or no maintenance
7	Good	Crack sealing and minor patching
5 & 6	Fair - Good	Non-structural preservative treatments
3 & 4	Poor - Fair	Structural improvement - overlay
1 & 2	Failed	Reconstruction

Table 7.1 Pavement Surface Evaluation and Rating Scale

Map 7.2 at the end of this appendix, shows Good, Fair, and Poor roads. Good roads are those which scored a score of 7-10, Fair roads are those which scored 4-6, and Poor roads scored 1-3. The majority of roads in Fillmore City are Good roads that have been properly and promptly maintained.

7.2.2 Sidewalks Sidewalks are widely available in Fillmore City and many of the sidewalks are in good condition. At the end of this appendix there is a map of all the sidewalks in Fillmore City. As the map shows, there is a higher concentration of sidewalks around the center of the City, and further from the center there is a lack of connectivity between the available sidewalks.

7.2.3 Bike Lanes

The State of Utah recently installed bike lanes along Main Street, which provide safety for the bicyclists as well as motorists. There are not designated or painted bike lanes on any of the other roads in Fillmore City, however many of the roads are 90 feet wide and can accommodate bicyclists.

7.2.4 Curbs and Gutters

Fillmore City has some curbs and gutters installed, however they are located mostly along Main Street and the roads near schools. While the City has well-maintained roads and fairly well-connected sidewalks, the

frequency of curbs and gutters is one of Fillmore City’s current limitations. The curbs and gutters map shows the location of the curbs and gutters in Fillmore City.

7.3 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents’ comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

7.3.1 Public Meeting Input

The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

Public Meeting Comments

Roads

Extend 2nd North East

Fill in 1st East from 3rd North to 1st North

Residents believe that the parking strips in front of their homes belong to them

The transportation department does a good job of staying on top of maintenance

The south interchange by Maverick is confusing
Extend 4th South East, and possibly even 3rd South
Pave the roads up to the sidewalks because the unpaved portion grows ‘goatheads’ that are bad for bikes

Prefer the Plat of Zion everywhere

In the Plat of Zion the right of way is too wide and nobody takes care of it

Connect 5th South

Curbs and Gutters

Extend the curb and gutter on Main street by 380 North
Construct a curb and gutter on Canyon Road
Construct more curbs and gutters around the City

Sidewalks

Construct more sidewalks in Fillmore City
The City needs to maintain the sidewalks yearly on some sort of schedule so that every sidewalk gets fixed up every decade or so
Enact a 4-year plan to construct sidewalks where there aren't any around the City
The sidewalks get fixed up enough

Bike Lanes

Bicyclists like the bike lane on the main street
The other roads around the City don't have bike lanes but they are wide enough to accommodate bicyclists

Other

The street signs are not big enough to read
If 5th South isn't built through over the river the City should put in infrastructure for 4 wheelers because people drive their 4 wheelers through the river and the sides of the river get ruined

7.3.2 Survey Data

A survey composed by the BYU team and the Executive Community was dispersed to Fillmore City residents. Of the estimated 2,435 living in Fillmore City, 138 residents, or 18%, participated in the survey. Consequently, it should be acknowledged that the data summarized in this subsection represents the insights of a small portion of Fillmore City's population and may not be proportionally representative of the opinions of the community as a whole. On the survey distributed to the public, questions 16 and 18 pertained to transportation.

Question 16 shows that Fillmore City residents are concerned about the impact future growth will have on streets, sidewalks, bridges, and public ways. Question 18 shows that Fillmore City Residents are most interested in improving the sidewalks, public trail systems, and ATV offroad connections. These responses were echoed in the public meeting comments.

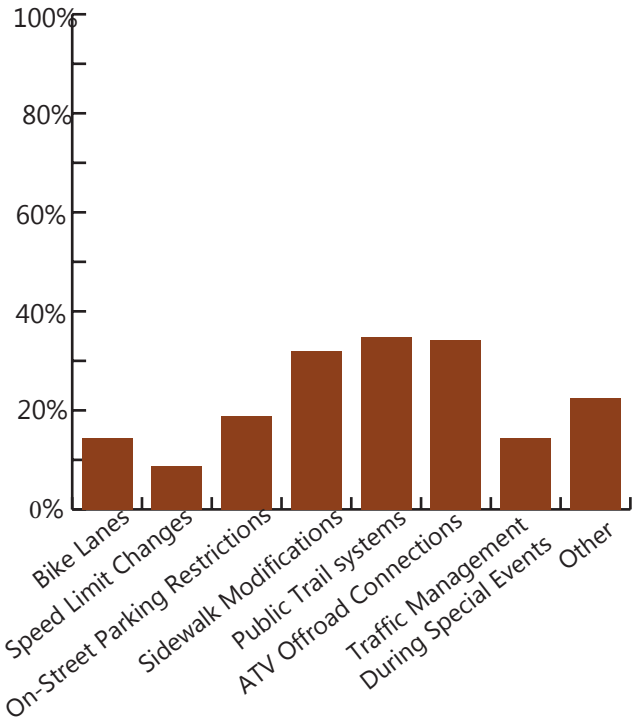
Table 7.2 Q16. Please rate how heavily the following public infrastructure and services will be impacted by future growth. 1 being minimally impacted, and 5 being significantly impacted.

Services	Average Impact
Water Distribution	3.8
Sewer Services	3.6
Wastewater Disposal	3.5
Electrical & Data Services	3.4
Garbage and Waste Removal	3
Streets, Sidewalks, Bridges & Public Ways	3.3
Parks & Public Trails	3.1
Police & Fire Services	3.5
Irrigation Ditches, Levees, & Reservoirs	3.3

7.3.3 Analysis of Feedback

The residents of Fillmore City have expressed interest in the construction of more sidewalks, the maintenance of the existing sidewalks, the construction of more curbs and gutters, and connecting some of the streets around the City. Residents are fairly happy with the overall quality of the transportation systems in Fillmore City. However, the comments above characterize the suggestions they do have to increase the quality of Fillmore City's transportation infrastructure. Residents would like to see the amenities that are available in the center of the City, curbs, gutters, and sidewalks, provided throughout the City.

Figure 7.1 Q18. What improvements would you like to see in the City's road way infrastructure? Choose all that apply.



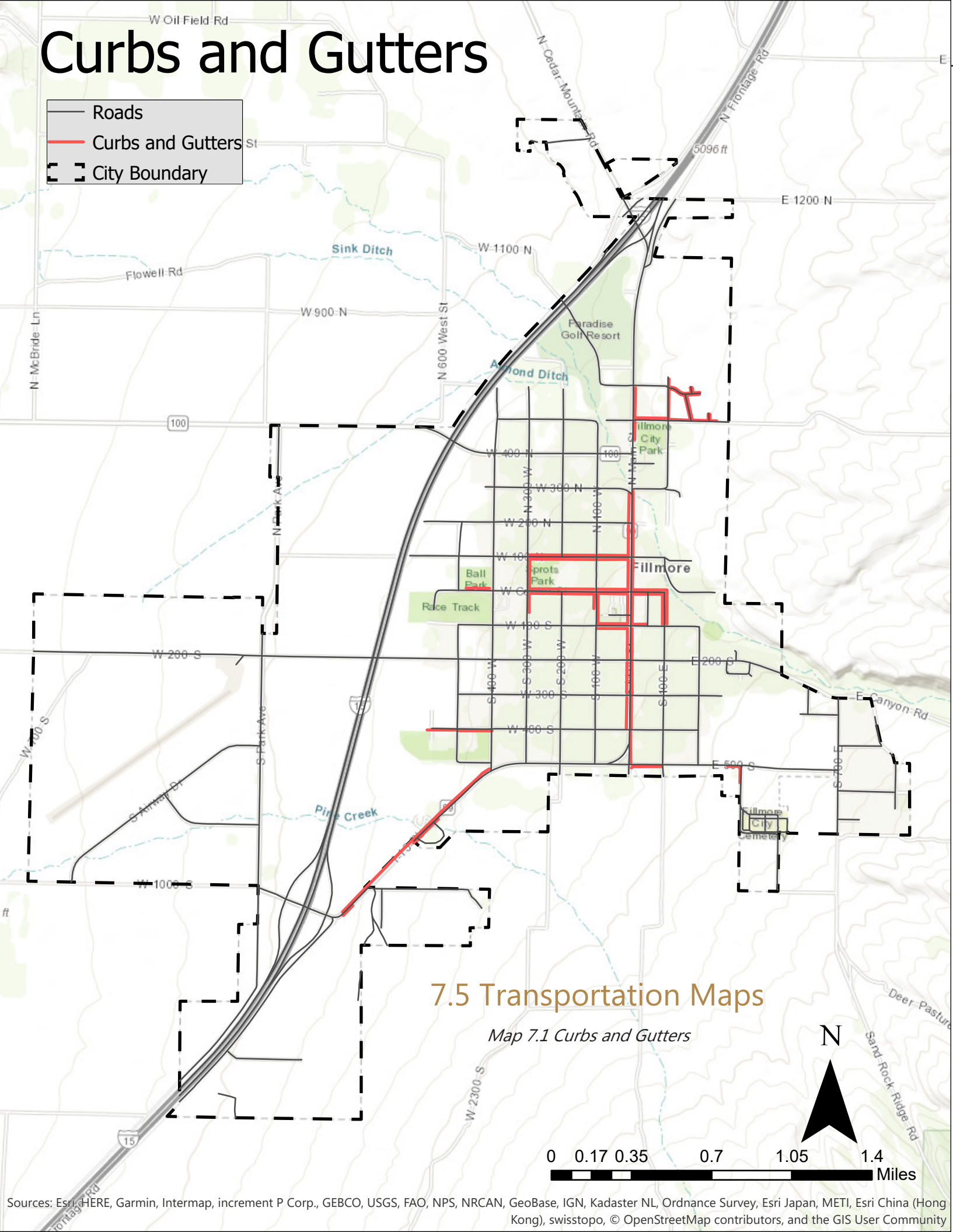
7.4 Goals and Strategies

Fillmore City’s Community Vision is to:

- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on two transportation goals. These goals will be used to guide future decisions regarding and use in Fillmore City. They also have each been assigned a strategy that will assist in bringing the goals to fruition.

Transportation	
Goal	Strategies
1. Provide safe and well-maintained streets.	1. Create a sidewalk and roadway improvement plan.
2. Preserve the original Plat of Zion grid where it exists while allowing for other road layouts in developing areas.	1. Restrict new developments to the original Plat of Zion but allow for other non-grid layouts were not feasible.

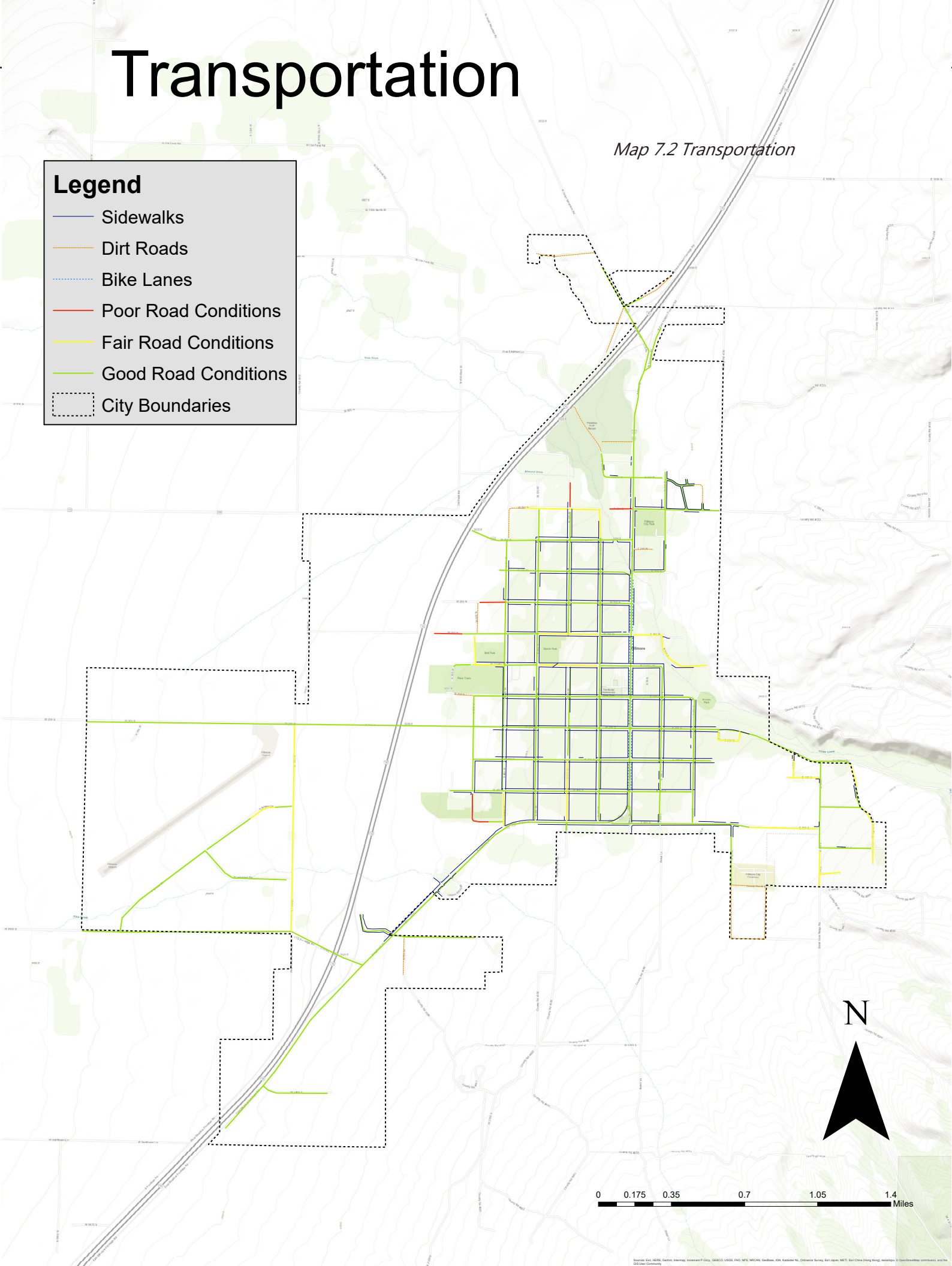


Transportation

Map 7.2 Transportation

Legend

- Sidewalks
- Dirt Roads
- Bike Lanes
- Poor Road Conditions
- Fair Road Conditions
- Good Road Conditions
- City Boundaries





Public Facilities

8.1 Overview

8.1.1 Introduction

Public facilities encompass the public’s investment in the development of infrastructure to support the physical operation of Fillmore City. The Public Facilities appendix outlines a plan for municipal utilities, public properties, and other systems required to meet the needs of the community. It should be reviewed periodically and updated within the context of all other General Plan appendices and against the broader context of changing economic and social standards of the City. Fillmore City’s public facilities are designed to respond to the identified needs of both the existing population and the forecasted population. Due to a projected population of 2,933 residents in Fillmore City in 2030, current facilities will need to be updated to accommodate rising demands.

The location, timing, and financing of public infrastructure such as streets, water, parks and much more, must be planned well in advance of their construction. Planning for these facilities will help minimize their cost, optimize their usefulness, and maximize their benefits. The features of the Public Facilities appendix provide a broad perspective of the existing and planned infrastructure of the City. This can be used by decision makers in both the public and private sectors to anticipate and prepare for future development.

8.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107.

Wastewater: water that has been used in the home, in a business, or as part of an industrial process.

Public: in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large.

8.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details existing public facilities for the City.

8.2.1 Electricity

Fillmore City established its own electric utility in 1918. The City owns a portion of the Hunter Power Plant in Emery County, San Juan Power Plant in Arizona and IPP in Delta. Additionally, a contract with CRSP provides the City with power from Glen Canyon Dam. The City’s electric system is maintained through a contract with Flowell Electric Association.

8.2.2 Water

Fillmore City has the right to all of the water from Water Cress Spring, located in the mountains east of the City. The City supplements this water during the months of April-October with underground water rights pumped from two wells. The City has purchased water rights in Flowell, Utah, that can be used for future growth. Fillmore City’s water system has five storage tanks with a combined storage capacity of 1,875,000 gallons. The system is maintained by the City.

8.2.3 Parks

The City has four beautiful, well-kept parks for its citizens enjoyment: Blue Star Park, Fillmore City Park, Wildlife Park and the Territorial State House. The City is also home to the Millard County Fairgrounds. These parks can be reserved at no charge to citizens for reunions and parties.



8.2.4 Schools

Fillmore City has 3 schools within its city limits: Fillmore Elementary School, Fillmore Middle School, and Millard High School. Fillmore Elementary School is located at 555 W 400 S and educates students from K-4th grade. Fillmore Middle School is located at 435 S 500 W and serves students from 5th-8th grades. Millard High School is located at 200 West Eagle Drive and educates students from 9th-12th grade.



8.2.5 Library

Fillmore City is home to the President Millard Fillmore Library located at 25 S 100 W. The mission of the President Millard Fillmore Library is to make a positive difference in the lives of the patrons by responsibly providing materials, information, and services at our library and/or via the Library’s World Wide Web site. Fillmore City appoints an advisory board that in conjunction with one member of City Council, assists in fulfilling the yearly needs of the library.

8.2.6 Sewage

Fillmore City has a wastewater sewer facility which meets regulations, is adequate to meet the City’s needs, and is maintained by the City. Fillmore City currently contracts with Millard County for use of the county landfill facilities.

8.2.7 Religious Buildings

Fillmore City is home to multiple religious groups. The Church of Jesus Christ of Latter-day Saints operates two meetinghouses as well as a seminary

building. The Fillmore Baptist Church, the Central Baptist Church, and the Catholic Church each operate one church building.

8.2.8 Public Safety Services

Fillmore City has both a fire department as well as a county sheriff’s office. The Fillmore Fire Department is located on 25 E 100 S and is a volunteer fire department. Fillmore City is served by the Millard County Sheriff’s Department as well as the Utah Highway Patrol. These organizations are located at 765 S Highway 99.

8.3 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents’ comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

8.3.1 Public Meeting Input

The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

Public Meeting Comments

- Expand on the ball parks, build bigger fields**
- expand on county fairgrounds**
- Expand on possible recycling to go with garbage disposal
- Indoor recreation center with amenities for dances and receptions**
- Dog park
- Trail and fish pond as well as a campground that is accessible for people with disabilities
- Campground with nice amenities

Reservoir for water area as well as places to do water activities such as kayaking
Expand upon existing park areas and improve them
Activities for youth in rec center/civic center
More recreational use of water not industrial use
More things to do in Fillmore City i.e. fishing
Lack of facilities and things to do
Civic center
Animal control shelter for cats
A civic center/ rec center (use the armory during the winter), besides jr jazz nothing for kids to do
More sewage and utility lines
Recycling system
Place to store water such as a reservoir
Update the grandstand at the county park as well as bringing back horse racing
Update Library Adult section to include more modern novels
Amphitheater at Fillmore City park
Use blue star park for a better use

8.3.2 Survey Data

A survey composed by the BYU team and the Executive Community was dispersed to Fillmore City residents. Of the estimated 2,435 living in Fillmore City, 138 residents, or 18%, participated in the survey. Consequently, it should be acknowledged that the data summarized in this subsection represents the insights of a small portion of Fillmore City’s population and may not be proportionally representative of the opinions of the community as a whole.

On the survey distributed to the public for further input, question 16 is relevant to the topics of this appendix. As shown in figure 8.1, the residents do have concerns for how future development will impact the current public facilities of Fillmore City. Residents felt that future growth will impact almost all public facilities fairly equally, however, the top three concerns are sewage services, wastewater disposal, and police & fire services.

8.3.3 Analysis of Feedback

The feedback of residents in regards to public facilities focused on the lack of proper recreational facilities within the City. Resident felt that an expansion of growth would increase the burden on the current infrastructure, but that if proper measures were taken, these new and upgraded facilities could enhance the growth of Fillmore City. There were concerns that nearby towns have more recreational areas and parks

and that the absence of such in Fillmore City could cause a slow decline in population. Fears were raised that without adequate facilities such as a recreation center or civic center, younger residents will not be able to develop in a safe, fun environment. Public comments revolved mainly around the upgrade of older facilities in order to allow for a more economical yet simultaneously historical recreation center.

Table 7.2 Q16. Please rate how heavily the following public infrastructure and services will be impacted by future growth. 1 being minimally impacted, and 5 being significantly impacted.

Services	Average Impact
Water Distribution	3.8
Sewer Services	3.6
Wastewater Disposal	3.5
Electrical & Data Services	3.4
Garbage and Waste Removal	3
Streets, Sidewalks, Bridges & Public Ways	3.3
Parks & Public Trails	3.1
Police & Fire Services	3.5
Irrigation Ditches, Levees, & Reservoirs	3.3

8.4 Goals and Strategies

- Fillmore City’s Community Vision is to:
1. be a friendly, inviting, and thriving city,
 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on three public facility goals. These goals will be used to guide future decisions regarding and use in Fillmore City. They also have been assigned strategies that will assist in bringing the goals to fruition.

Public Facilities	
Goal	Strategies
1. Provide facilities that increase the quality of life of Fillmore City residents such as parks and recreational facilities	<ol style="list-style-type: none">1. Explore adding a sports complex to allow youth to participate in sport events and come to Fillmore City.2. Explore the concept of a trail system that allows residents of Fillmore City to enjoy its beautiful landscape.3. Consider renovating old city facilities to be used as a recreation center for all citizens of Fillmore City.
2. Enhance and expand current utilities as needed to account for future population growth.	<ol style="list-style-type: none">1. Plan to expand infrastructure in a fair and fiscally responsible manner.
3. Encourage efficient residential, commercial, and industrial use of water.	<ol style="list-style-type: none">1. Promote awareness of effective water conservation.

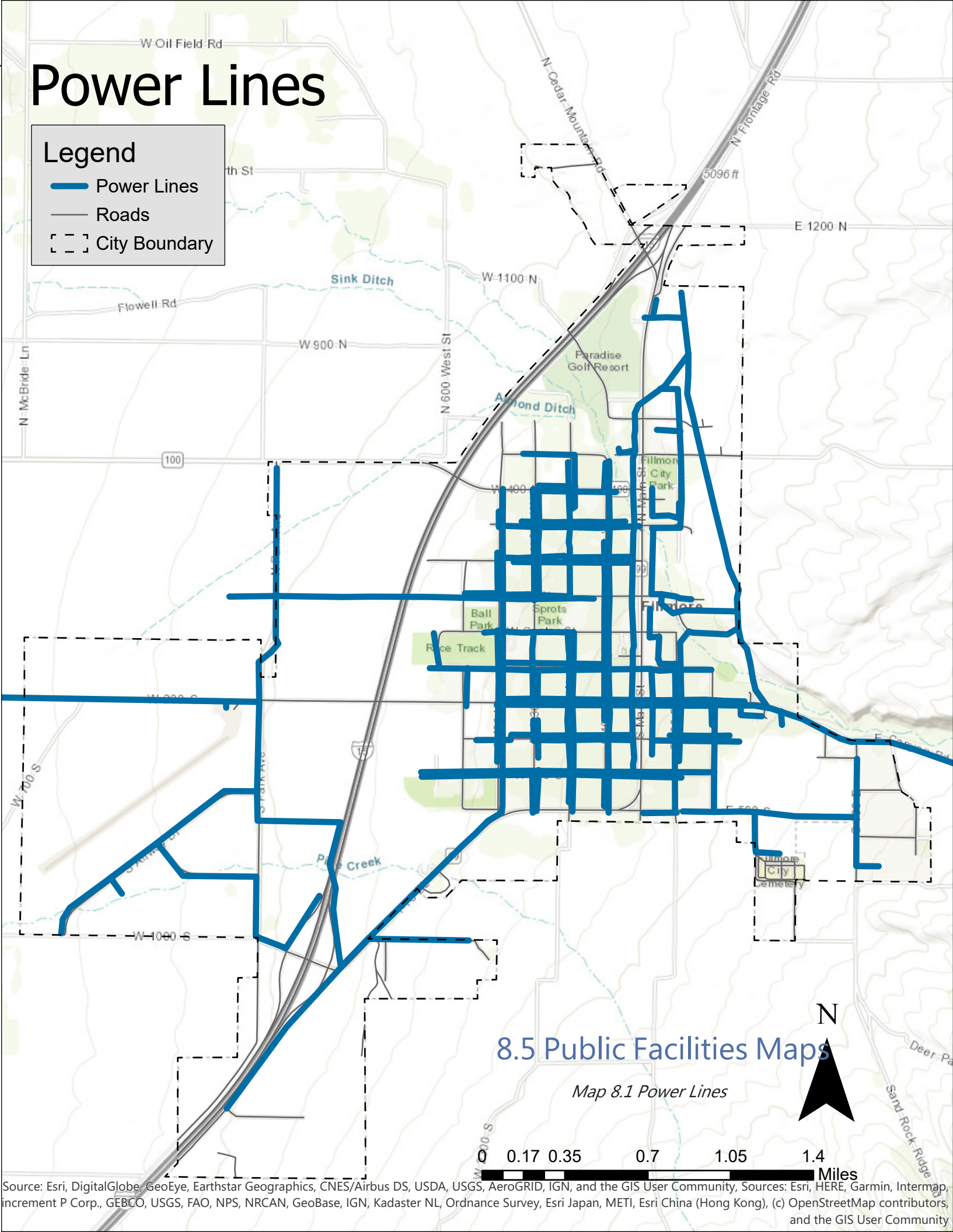
Power Lines

Legend

Power Lines

Roads

City Boundary



8.5 Public Facilities Maps

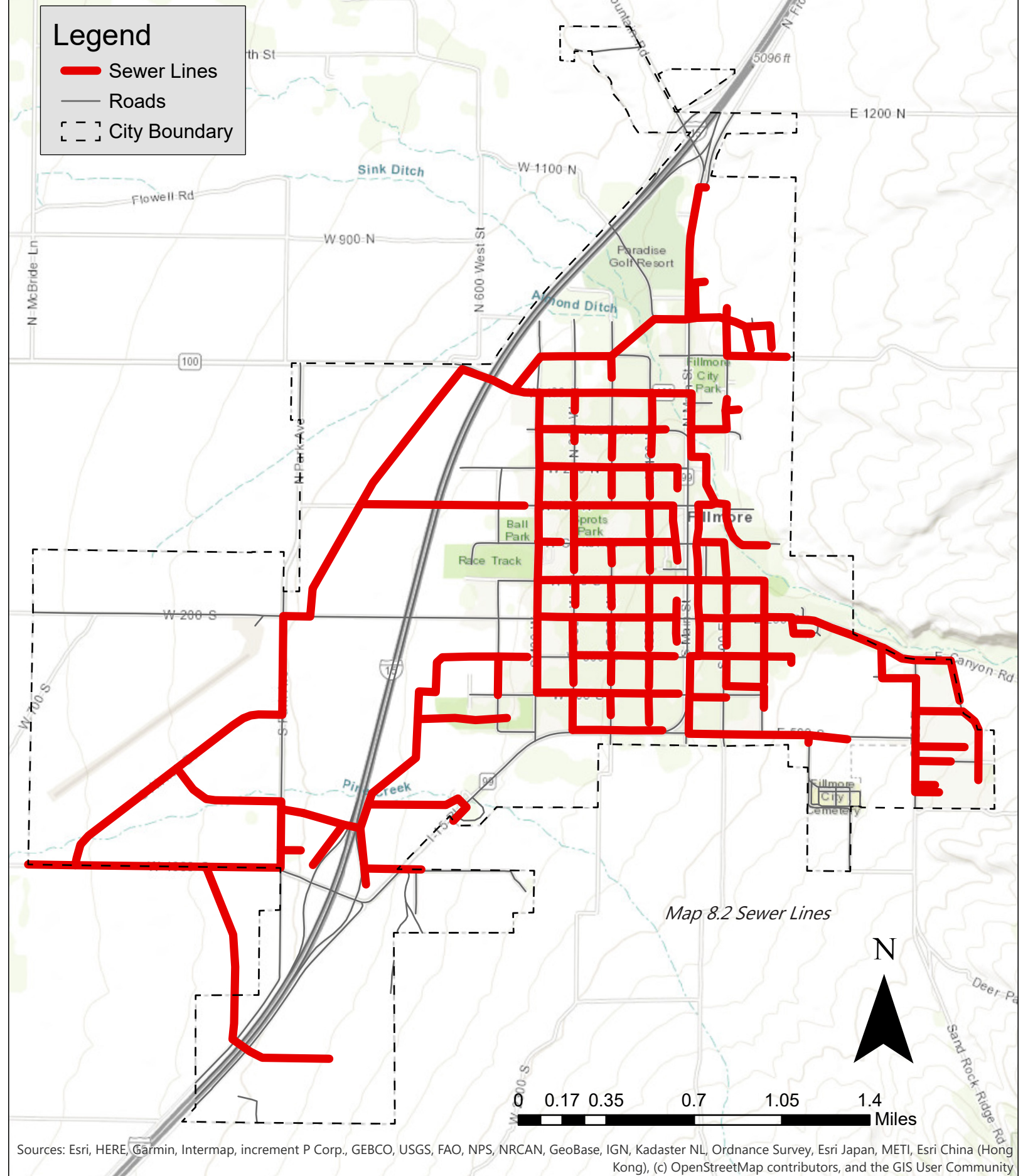
Map 8.1 Power Lines

0 0.17 0.35 0.7 1.05 1.4 Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





Sewer Lines





Public Facilities


Legend


 Schools

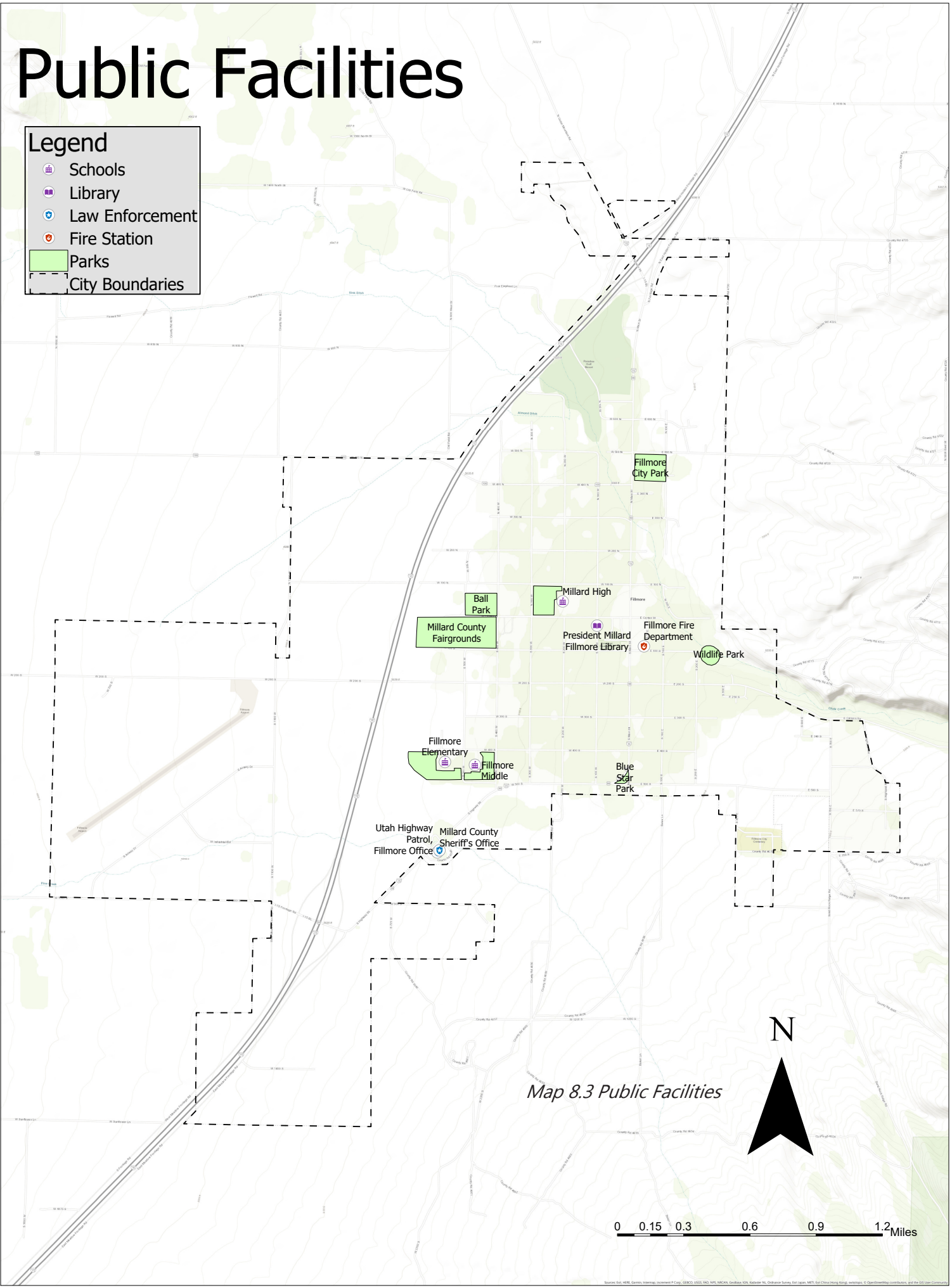
 Library

 Law Enforcement

 Fire Station

 Parks

 City Boundaries



Map 8.3 Public Facilities



Environment

9.1 Overview

9.1.1 Introduction

The Environment appendix addresses issues and concerns related to the natural environment of Fillmore City. It should be used as a tool to facilitate a better understanding of the geologic and geographic features and environmental concerns of the City. This appendix identifies concerns relating to potential floods and fires, as well as environmentally sensitive or hazardous areas. It also includes goals and strategies to guide Fillmore City’s future development regarding environmental factors.

9.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107.

- Semi-Arid Climate: a dry sub-climate region that receives less precipitation than could potentially evaporate. It can be located on the edges of deserts, and the vegetation includes steppes, prairies, and grasslands.
- Environment: the surrounding conditions in which the natural world and human activity are affected by each other, or the interaction of all living species, climate, weather and the natural resources that affect human activity.
- Intensity: the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not.
- Open/Green Space: space that is left free of development to allow for recreation or other uses by residents and visitors.
- Wildlife Corridor: areas that are left open to help facilitate wildlife migration and feeding.
- Zoning: laws that delineate allowed and prohibited uses in specific geographic locations.

9.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section details environmental conditions and hazards specific to Fillmore City.

9.2.1 Geography

Fillmore City is in Millard County, which is located at the base of the Pahvant Mountain Range. The City sits at an elevation of 5,135 feet above sea level and has a total area of 5.8 square miles.



9.2.2 Climate

Fillmore City is located in a semi-arid climate which is common of desert regions in low-latitudes. The climate is dry year-round with hot summers and cool winters. The average temperature in Fillmore City is 49.3 degrees Fahrenheit, the coldest month is January and the warmest month is July. High temperatures average around 92 degrees while low temperatures average around 17 degrees. Fillmore City receives an annual average of 16 inches of rain and 67 inches of snow. The City receives 254 sunny days per year.

9.2.3 Soil and Vegetation

Fillmore City’s lack of rain causes the soil to be alkaline. Vegetation is sparse with the exception of the land near the Sevier River, which flows east of Fillmore City. This land is used to grow alfalfa hay.

9.2.4 Flooding

In Fillmore City history, there have been three major floods. The first recorded flood occurred on July 31, 1961 when Chalk Creek flooded several homes. In May 1983 Chalk Creek, Oak Creek and the Sevier River caused flooding in Fillmore City, Scipio,

and surrounding areas. The damages from the flood included the loss of 140 homes, as well as a number of rail lines, sewer lines, and roads. The most recent flood was in August 2003, resulting in \$20,000 of property damage. Part of Fillmore City falls within the Chalk Creek 100-year floodplain. The floodplain follows Canyon Road, along the eastern residential edge of the City. The most vulnerable areas are primarily in the vicinity of where Chalk Creek crosses Highway 99 and downstream to I-15.

9.2.5 Fire

Millard county is ranked third in the state of Utah in terms of wildfire vulnerability. Though Fillmore City is part of Millard County, Fillmore City’s fire risk is relatively low. Areas of potential fire risk exist mainly south and south east of the City. The history of fires in the area includes the Milford Flat Fire in 2007, considered to be the largest wildfire in Utah’s history. Although the fire occurred near Fillmore City, it was not majorly impacted. The fire was concentrated on the edge of the City and only affected a few buildings and crops.

9.2.6 Landslides

There is no history of major landslides causing harm to life or property in Fillmore City. Millard County is ranked 25th out of 29th in terms of landslide vulnerability, which Fillmore City is part of. The closest areas that are prone to landslides are located many miles to the south and northeast, in steeply sloped areas.

9.2.7 Earthquakes

Fillmore City has a high earthquake risk, and has experienced 171 earthquakes since 1931. There are three nearby fault lines, all located west of the City: Tabernacle fault, Beaver Ridge fault, and Pahvant fault. The USGS database shows that there is a 59.48% chance of a major earthquake within 50 kilometers of Fillmore City, UT within the next 50 years. The largest recorded earthquake within 30 miles of Fillmore City measured 4.7 magnitude in 1982. The most recent sizeable earthquake happened on February 20, 2019, about 18 miles southwest of Fillmore City. It was categorized as a 4.0 magnitude, and caused no significant damage to property and no loss of life.

9.2.8 Air Quality

Fillmore City’s air quality is rated by the National Air Toxics Assessment at 95.8. The average in the US is 58, with 100 being the best. This assessment is based

on measures of hazardous air pollutants determined by the Environmental Protection Agency (EPA). Air quality with this ranking is considered satisfactory, and air pollution poses little or no risk to the residents of Fillmore City.

9.3 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents’ comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

9.3.1 Public Meeting Input

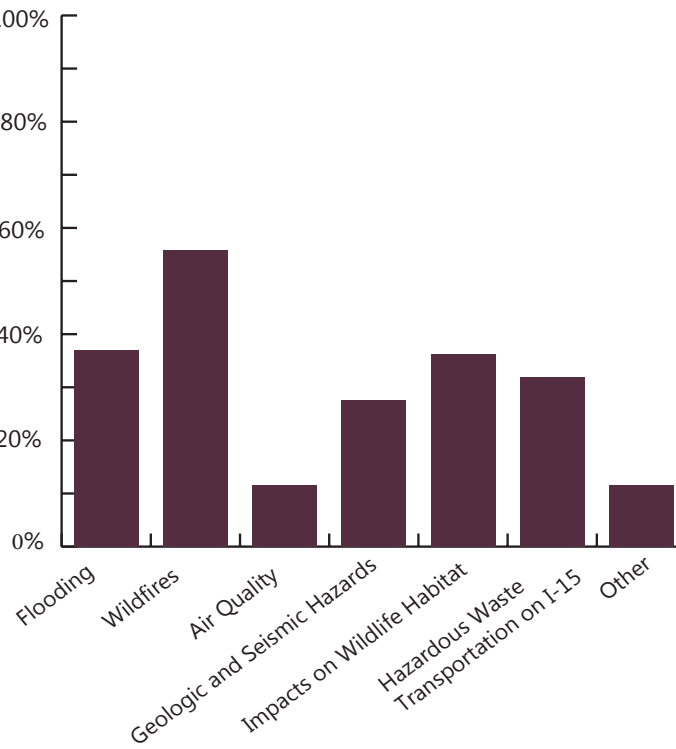
The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

Public Meeting Comments

- BLM trails for residents with disabilities
- Reservoir near Fillmore City or a community pond**
- Concerned with the mushroom compost and the impacts on air quality and health risks**
- Turkeys are an issue, there are too many of them**
- Concerned with ruining old deer trails
- Worried about seismic activities and impacts on housing
- Clear Lake is 10 miles away which causes concern for Fillmore City’s water sources
- Concerned with unmetered water source
- Having clean air in Fillmore City
- Want the junkyard gone, you can see it from I-15**
- Want wildlife protection in town but also deer and turkey control**

For new development make sure there is fire prevention in place
Keep the volcanoes for recreation
There are no recycling options -maybe have a facility drop off instead of a pick up
Junkyard is the first thing people see when they come into Fillmore City
Concerned with water storage and growth-you need water before the City can grow
No water storage, especially for irrigation
Bring in recycling
Concerned by fire risk-maybe have a fire road to protect private property
Issue with the industrial park and the toxic waste is created

Figure 9.1 Q22. Which of the following environmental concerns are problems for Fillmore City? Check all that apply.



9.3.2 Survey Data

A survey composed by the BYU team and the Executive Community was dispersed to Fillmore City residents. Of the estimated 2,435 living in Fillmore City, 138 residents, or 18%, participated in the survey. Consequently, it should be acknowledged that the data summarized in this subsection represents the insights of a small portion of Fillmore City's population and may not be proportionally representative of the opinions of the community as a whole.

On the survey distributed to the public for further input, question 22 is relevant to the topics of this appendix. The residents do have environmental concerns for Fillmore City. The top three concerns are wildfires, flooding, and the City's impact on wildlife habitat.

9.3.3 Analysis of Feedback

The feedback from residents concerning environmental concerns included the impacts of the mushroom factory, junk yard, and the industrial park on the air quality of Fillmore City. Most residents were in favor of Fillmore City implementing flooding and wildfire prevention measures. There were concerns that Fillmore City does not have a nearby reservoir, and implications for water storage as the City continues to grow. There was some interest in recycling, with the suggestion of a drop off facility rather than pickup. Wildlife concerns mainly focused on a desire to find a solution for the large number of turkeys within city limits.



9.4 Goals and Strategies

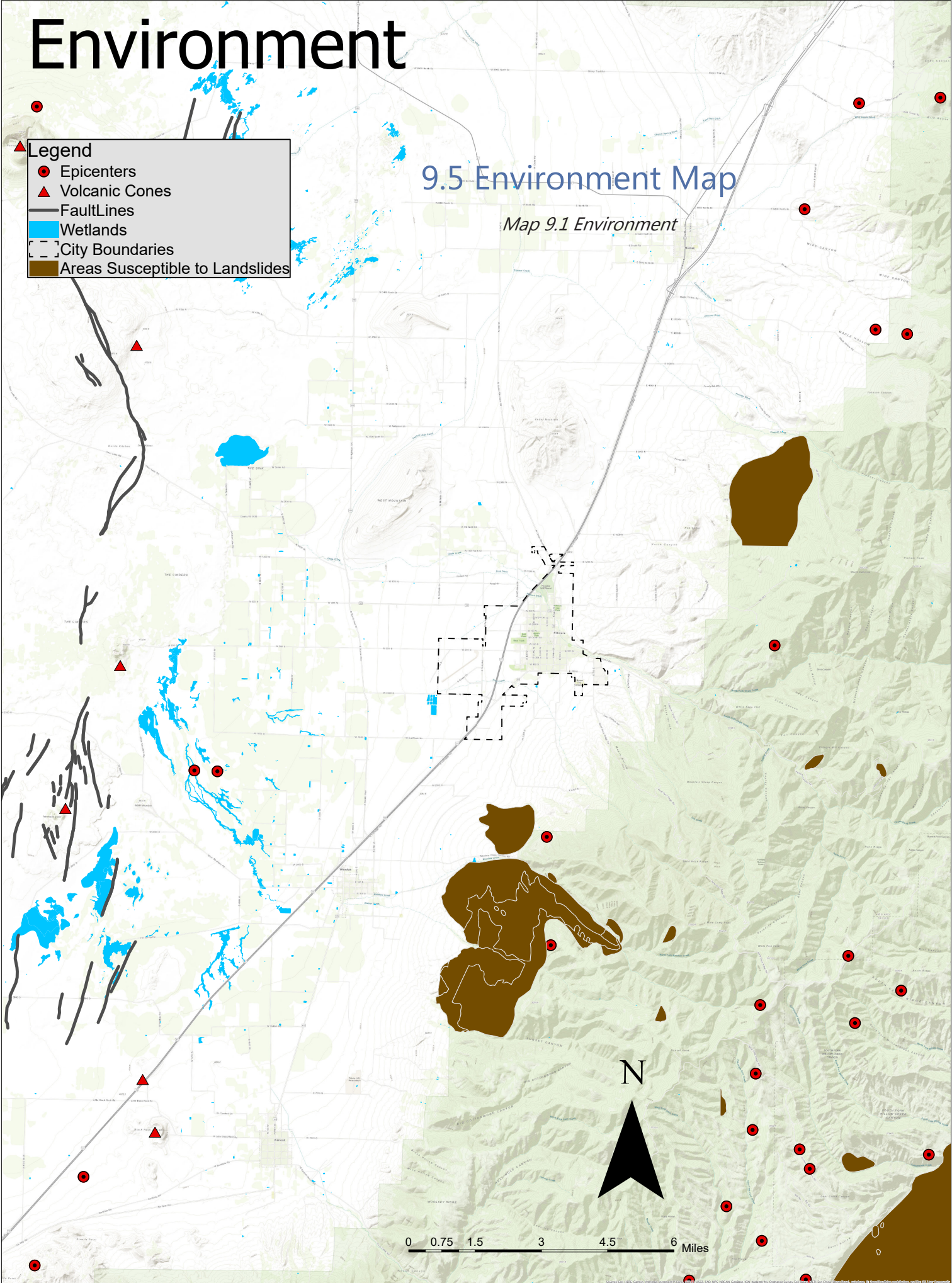
Fillmore City's Community Vision is to:

- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City's pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on two environment goals. These goals will be used to guide future decisions regarding and use in Fillmore City. They also have been assigned a strategy that will assist in bringing the goals to fruition.

Environment	
Goal	Strategies
1. Preserve and encourage open space, in future developments.	1. Encourage open space and incorporate green space in areas of new development.
2. Reduce impact from natural disasters and discourage development in areas prone to flooding and fire risks.	1. Create a natural hazard risk assessment to guide where future development will go in order to mitigate the risks of floods and fires.

Environment





Annexation

10.1 Overview

10.1.1 Introduction

Annexation plans prepare for growth by identifying suitable areas for growth to occur. The Plan outlines an ideal direction for future growth. Typically, specific annexations are proposed only when a landowner approaches the City desiring to have their property annexed by the City. Upon receiving an annexation request, the City then makes an annexation policy plan according to Utah State Code 10-2-401.5, whereby affected entities are notified and the property is evaluated for suitability.

According to the U.S. Census, Fillmore City had a population of 2,435 in 2010. Based on census growth rates, the estimated population in 2017 was 2,484. Population forecasts indicate that the number of people in Fillmore City will be approximately 2,933 by 2030 and will reach 3,173 by 2040. If the population continues to grow at its current rate, then there will be about 738 more people by 2040 than currently live in Fillmore City, growing at a rate of about 25 people per year. The 2010 US Census data reported that the average household size in Fillmore City is around 3 people. With this data, approximately 8 houses will need to be built each year to accommodate growth. To prepare for this growth, annexation policies and plans need to be in place.

10.1.2 Definitions

To ensure consistency and readability throughout this plan, the following is an excerpt from the glossary that clearly defines community planning terms used in this appendix. The full glossary can be found on page 107.

- Annexation: the addition of land by appropriation to an existing municipality
- Census: an official count or survey of a population
- Population: all the inhabitants of a particular town, area
- Adopted: choose to take up, follow, or use

10.2 Existing Conditions

In order to better understand community needs and future opportunities, an inventory was conducted establishing existing conditions and resources. This section contains the existing annexation plan for Fillmore City.

10.2.1 Annexation Plan

Existing annexation plan was adopted October 11th 2002 by Fillmore City council. See Supplement A for current Annexation Plan.

10.3 Public Input

Public input is critical to preparing the General Plan for Fillmore City in a way that reflects community needs and priorities. Following several initial executive committee meetings, the City hosted two public open houses on February 28th and March 7th of 2019. Local residents were invited to share their comments on each appendix of the General Plan. Each appendix had a table with a map showing the important facets of the appendix as well as a printout of the proposed goals for the appendix. The BYU team recorded residents' comments through post-it notes on the maps themselves as well as conversation and comment cards submitted by the public. A survey was also distributed to members of the community in order to gather public input. Additional public comments can be found in Supplement C. All survey questions and responses can be found in Supplement B.

10.3.1 Public Meeting Input

The following comments were made at the two public input meetings held on February 28th and March 7th of 2019. Comments that are in bold are comments that were echoed by several members of the community.

Public Meeting Comments

No need to annex anything more.

Annex land across the freeway for tiny homes.

Annex June Brush Hill

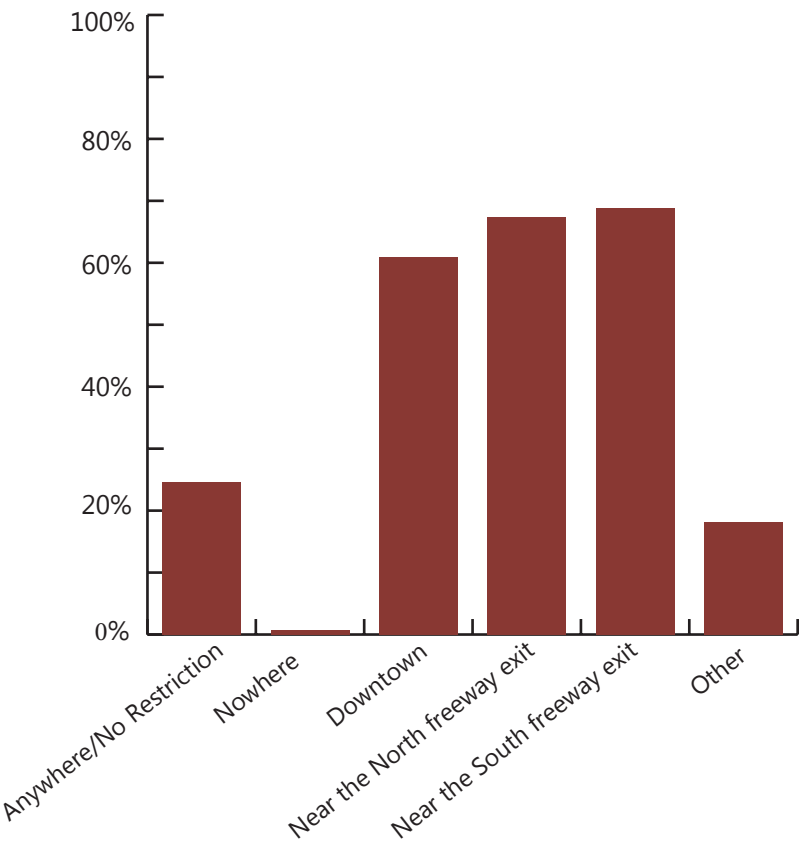
10.3.2 Survey Data

A survey composed by the BYU team and the Executive Community was dispersed to Fillmore City residents. Of the estimated 2,435 living in Fillmore City, 138 residents, or 18%, participated in the survey. Consequently, it should be acknowledged that the data summarized in this subsection represents the insights of a small portion of Fillmore City's population and may not be proportionally representative of the opinions of the community as a whole.

On the survey distributed to the public for further input, question 12 was pertinent to the topics covered in this appendix. Please note that this survey data

represents the opinions of survey respondents only, and not Fillmore City in its entirety.

Figure 10.1 Q12. Where in the City should commercial growth occur? Choose all that apply.



10.3.3 Analysis of Feedback

Intelligent and fiscally responsible annexation are themes reflected throughout the public input process. During public workshops, residents voiced their concerns about future development and the impact it could have on Fillmore City. To proceed in any annexation, the City Council should rely heavily on the existing annexation plan.



10.4 Goals and Strategies

Fillmore City’s Community Vision is to:

- 1. be a friendly, inviting, and thriving city,
- 2. preserve, restore, and honor the City’s pioneer and agricultural heritage, and
- 3. foster organized and fiscally responsible growth by attracting new businesses and supporting existing businesses.

With this vision and community input, Fillmore City decided on one annexation goal. This goal will be used to guide future decisions regarding and use in Fillmore City. It has also been assigned a strategy that will assist in bringing the goal to fruition.

Annexation	
Goal	Strategies
1. Allow fiscally responsible annexations based on services and needs of future development.	1. Ensure that future annexations make sense in order for the City to develop in a fiscally responsible manner.



Annexation

Legend
LandOwnership

Private

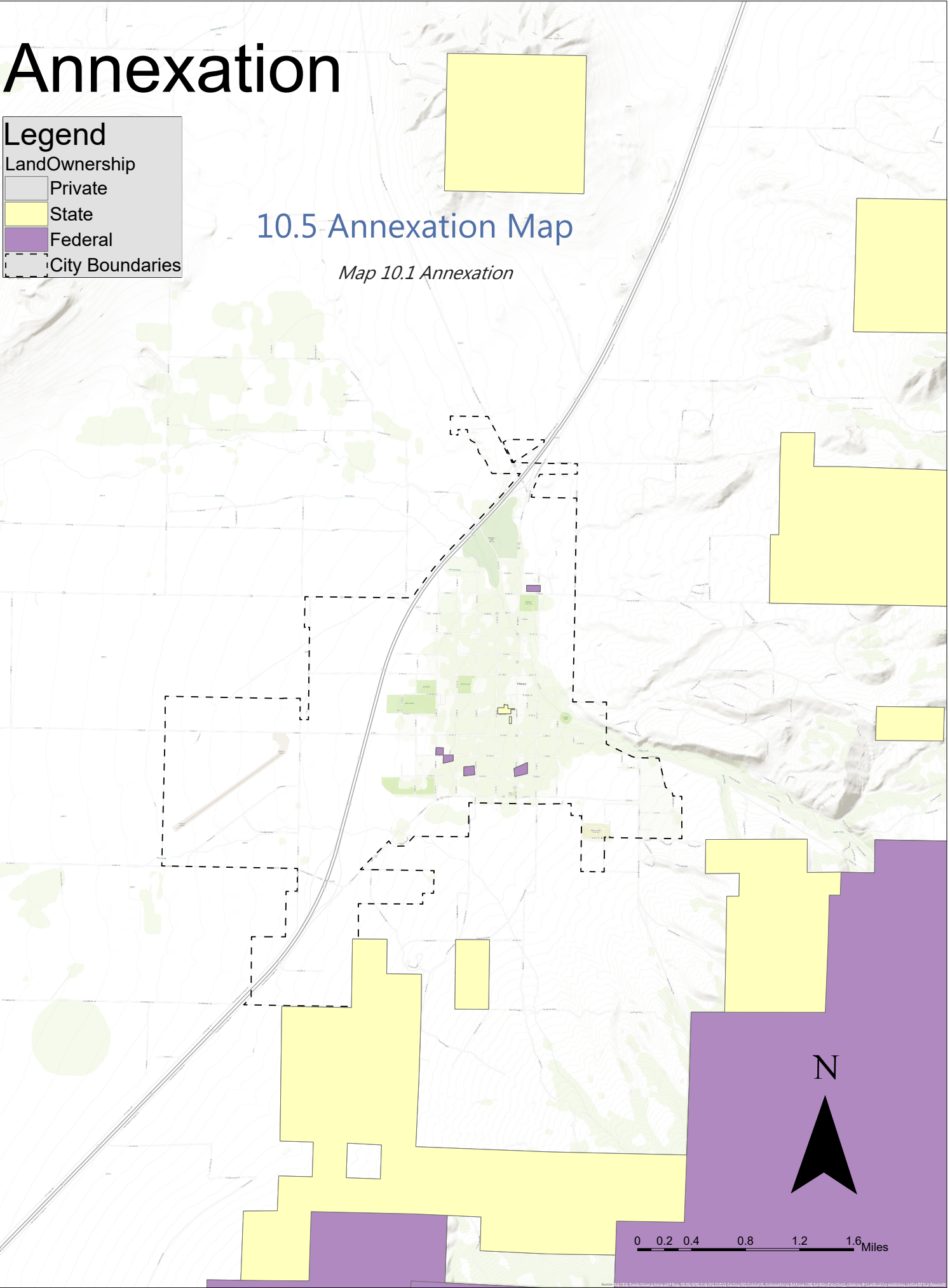
State

Federal

City Boundaries

10.5 Annexation Map

Map 10.1 Annexation



Glossary



Accessibility	
a measure of the opportunities available to an individual to utilize transportation facilities within a certain geographic area and the barriers to utilize these facilities.	
Adopted	
chosen to take up, follow, or use.	
Annexation	
the addition of land by appropriation to an existing municipality.	
Assisted Living	
a system of housing and limited care designed for senior citizens who need assistance with daily activities but do not require care in a nursing home.	
Census	
the official count or survey of the population conducted by the US Census Bureau.	
Compatible	
two things able to exist or occur together without conflict.	
Density	
the ratio between built structures’ floor area and the area of the parcel on which those structures stand.	
Environment	
the surrounding conditions in which the natural world and human activity are affected by each other, or the interaction of all living species, climate, weather and the natural resources that affect human activity.	
Group Home	
a home where a few unrelated people requiring care, support, or supervision can live together, including those who are elderly or mentally ill.	
Historic	
a term used to describe properties that are generally at least 50 years old and thus eligible for listing in the National Register. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing.	
Household	
a group of people living together with official or unofficial familial connection.	
Housing Stock	
the existing supply of residences available for use in a community.	
Housing Unit	
a separate and independent place of abode intended for habitation by a single household.	
Impact Fees	
fees charged to a developer by a municipality to offset the indirect costs of development including emergency services, utilities, or environmental management.	
Income Brackets	
categories of taxpayers based on the amount of their income.	

Infrastructure	
the physical structures and connections that create intra-community and inter-community links, i.e. roads, sidewalks, power lines, sewage pipes, etc.	
Intensity	
the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not.	
Light Industry	
business characterized by the manufacturing of small or light articles.	
Local Business	
a company that is based in a local area and provides goods and or services to a local population.	
Mobile Home	
a detached single-family dwelling unit of not less than thirty feet in length, designed for long-term occupancy and to be transported on its own wheels or on a flatbed or other trailers or detachable wheels; containing a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections provided for attachment to appropriate external systems, and ready for occupancy except for connections to utilities and other work.	
Mobility	
the ability and level of ease of moving goods and services.	
Moderate Income Housing	
housing occupied or reserved for occupancy by households with a gross household income equal to or less than the moderate income housing figure.	
Moderate Income Housing Figure	
The number that represents housing priced 80% of the median gross income of the metropolitan statistical area for households of the same size. For Fillmore City, it is approximately \$47,450.	
Motor Vehicle	
any man-made machine that is internally powered by a fuel source such as gasoline, diesel, or electricity.	
Multi-Family Housing	
multiple housing units for residential inhabitants contained within one building.	
National Historic Registry	
the official list of the Nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service’s National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources.	
Objectionable	
arousing distaste or opposition; unpleasant or offensive.	
Open/Green Space	
space that is left free of development to allow for recreation or other uses by residents and visitors.	
Population	
all the inhabitants of a particular town or area.	

Private
in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large.

Public
in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large.

Retirement Condos
multi family or semi-detached single family units that are reserved for those who have retired from their careers.

Semi-Arid Climate
a dry sub climate region that receives less precipitation than could potentially evaporate. It can be located on the edges of deserts, and the vegetation includes steppes, prairies, and grasslands.

Semi-Detached Housing
single family dwellings that share one common wall.

Single Room Occupancy (SRO)
a single room rented out to a permanent resident(s).

Single-Family Detached Housing (SFD)
free-standing residential buildings with one housing unit.

Tax Parcel
a division of land developed for the purpose of taxation.

Tiny Homes
a home with square footage between 100 and 400 square feet.

Tourism
the act and process of spending time away from home in pursuit of recreation, relaxation, and pleasure while making use of the commercial provision of services.

Tourism Industry
the business or industry of providing information, accommodations, transportation, and other services to tourists, including the promotion of tourist travel.

Transportation Facilities
paths built for use by certain modes of travel such as roads, sidewalks, and railroads.

Transportation Mode
a method used for travel such as personal motor vehicle, public transit, bicycling, or walking.

Wastewater
water that has been used in the home, in a business, or as part of an industrial process.

Wildlife Corridor
areas that are left open to help facilitate wildlife migration and feeding.

Zone
an area or stretch of land having a particular characteristic, purpose, or use, or subject to particular restrictions.

Zoning
laws that delineate allowed and prohibited uses in specific geographic locations.

Supplement A

A.1 Introduction

Supplement A is for extraneous information to the General Plan that may relevant for city officials as they carry out the General Plan.

A.2 Additional Housing Data

The following table compares the age of housing stock in Fillmore City to Millard County.

The following table describes how many persons are in each household in the City.

Age of Housing: Percent of Total Housing
US Census Estimate 2017

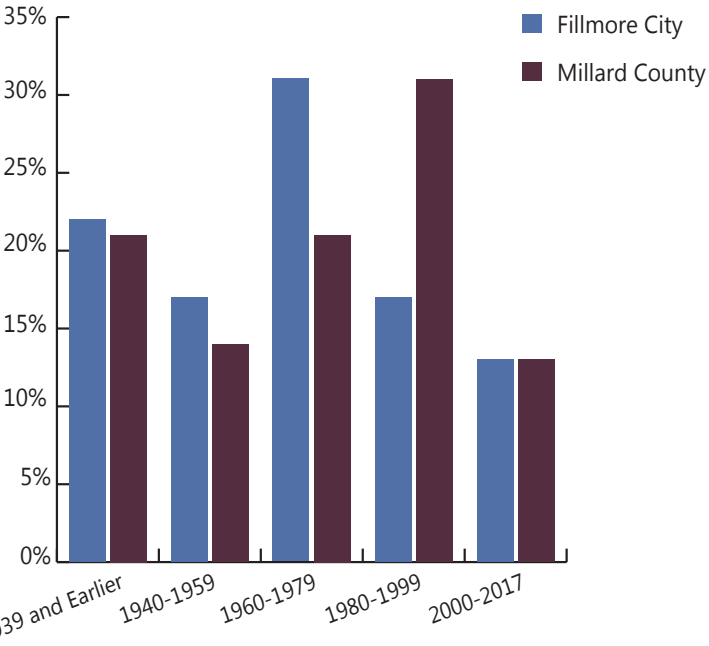
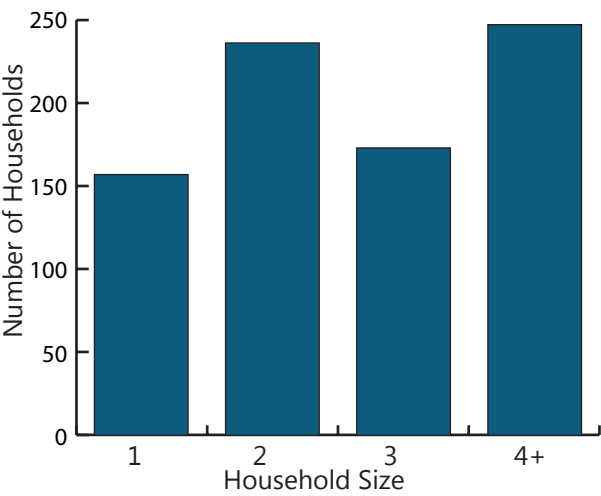


Figure A.1 Age of Housing in Fillmore City

The following table describes how many persons are in each household in the City.

Figure A.2 Number of Households by Size



A.3 List of Businesses

- 5 Buck Pizza
- A-1 Independant Towing & U-Haul
- A and A Cuisine
- Air Mechanical Heating and AC
- All Around Construction Inc.
- Aloette of Utah & Nevada
- An Apple A Day Dental Clinic
- Apple Creek Farms, LLC - RV Park
- Ashman's Pioneer Market
- ATV Dream Inc - KOA Campground
- Aubrey Nails
- AuralCare Hearing
- Center of America
- B & J Construction
- Bake It Up! Bake Shop
- Barbara Maxwell - Salon
- Beauty by Cec
- Best Western Paradise Inn & Resort
- Best Western Paradise Garden of Eat'n Restaurant
- Big Pop Kettle Concession
- Black Dirk Organics LLC
- Blue Feather Lapidary Creations
- Brow and Then
- Brunson & Sons Monument
- Bucky's Barber Shop
- C & M Storage
- Capital Motel
- Capital Motel Too
- Carl's Jr. - Restaurant
- Carling & Company

- Carpet Clean
- CarQuest Auto Parts
- Cassa's Claws - Nails
- CentraCom
- Central Utah Diesel
- Central Utah Storage
- Chalk Creek Construction
- Chalk Creek Village - Mobile Home Park
- Chameleon Printing & Design
- Christy's Beauty Shop
- Clear Choice Professional Services
- Club House Academy - Day Care Center
- Cluff's CarHop Cafe`
- Comfort Inn & Suites
- Cortney Lunt, Artist
- Costa Vida #79
- DABC State PA 102
- D&K Renovations and Remodeling
- Dallas Griffith - Handyman
- Dancerz Edge
- Davies & Company Realty
- Dawn's Beauty Shop
- Dean's Emporium
- Dearden Equipment
- Dearden Motor Company
- Dearden Properties, LLC
- Dirk's Sloppy Joe & Dogs
- Dixie Funk - Janitorial Services
- DMC Towing & Auto Repair
- DMC Towing & Diesel Repair
- Dominion Energy
- Domum Investments LLC - Rentals
- Duane's Foodtown
- Eagle Trophies
- Eagle View Village, LLC - Rentals
- Ed Cannon Tractor Service Inc
- El Amigo - Catering
- Emily Frisby - Salon
- Enterprise Electric Inc
- Esthetics by Shanee
- Eva Wright - Salon
- Everlasting Cosmetics
- Family Dollar Inc. #28044
- Fillmore Community Hospital
- Fillmore Counseling & Consulting
- Fillmore Country Floral
- Fillmore Family Dental
- Fillmore Family Medicine
- Fillmore Feed & Farm Supply
- Fillmore Fitness Center
- Fillmore Garage
- Fillmore Motel LLC

- Fillmore Physical Therapy
- Fillmore Super Wash
- Filly Boys
- Finlinson Apartments LLC
- First American Title
- Flower Mill and Me, The
- Flower Shoppe On Main
- Flynn's Sign & D-Sign
- Frontier A Citizens Communication Company
- G-Crete Rock Products, Inc
- GA Roper Investments
- Great Basin Native
- Great Lakes Cheese of Utah, Inc
- Gypsy Cargo
- Hair Loft, The
- Hairworx
- HB Boys LC- Burger King
- Head To Toe Hair & Nails Salon
- Health Shop 101 Inc
- Holt Waste - Waste Removal
- Hong Kong Restaurant Fillmore
- Iceberg Drive Inn
- Inflate-A-Fun
- Intermountain Home Care
- J & J Extinguisher Service LLC
- J & J Storage
- J And K 24 Hr Diesel Service, Inc
- Jamie Monroe - Salon
- Jen's Tax Service
- Jill Christiansen
- Jim's Home Repair
- JKC - Cut Right Lawn Care
- JM Welding
- JT Lawn Services
- Katy's Hair Design
- Keeneye Family Vision
- Kern River Gas Transmission Company
- Kort's Massage Therapy
- KWES TV - Public Access TV
- L & L Wing - Handyman
- L M Work Safe
- Larsen Auto Repair
- Lemon's Salon, The
- Lojiks Technology LLC
- Machine Age Lamps Aviation
- Maverik Inc #538
- Megan's Cuts & Colors
- Michelle Larsen - Karate Lessons
- Mick's Fix All
- Mike's Pro Shop
- Mike's Roofing
- Millard County Credit Union

Miss Christy’s Preschool LLC
Mitchell’s Custom Blacksmithing & Leather
Mountain View Mushrooms LLC
MV Holdings LLC
Myers Froyd Insurance Agency Inc
Nail Worx
Nails By Kimberly
Natural Impressions
New Horizon Crisis Center
Niccael’s Cuts & Colors
Noyes Ranch
Offroad Specialists
Oliver Apartments
Olpin Stevens Funeral Home LLC
On the Hook Fish and Chips
OPI Pet Grooming
Pahvant Valley Printing
Paradise Chevron
Paradise Golf Resort
Paul Maxwell - Barber
Paul Terry Trucking Company
Peak Performance Chiropractic
Penney’s Hazardous Tree Removal
Penney’s Outdoor Power LLC
Pet Partner Inc
PKJ & Associates - Landscaping Services
Poplar Village LLC - Mobile Home Park
Power Time Tumbling
Precision Auto Works
Rachel Shepherd - Salon
Rasmussen Mortuary
RCF Inc
Rebel Automation
Redbox Automated Retail, LLC
Reddoor Inc
Rhodes Pump II LLC
Robison Dry Cleaners & Laundry
Rock Canyon Bank
Roper Lumber Company
Rosa E. Moreno - Rentals
Rowley Village - Mobile Home Park
Samantha Pexton Real Estate Services
Sandra Beckstrand - Rentals
Schwan’s Home Services
Service Drug
Sevier Office Supply
Signature Real Estate Services PLLC
Smart Home Pros, Inc
Sorensen Garage Doors Inc
South Fillmore Conoco
Spinning Wheel Motel
Starley’s Machine Welding & Supply Inc

State Bank of Southern Utah
Stephanie Barton Health Coach
Stephenson Outdoors
Steve’s Tire & Oil Inc
Stevens Hotel & Furnishings
Stevens Truck Power LLC
Stuart Electric Supply
Sun Gro Horticulture Processing Inc
Sunmart #807
Sunrise Engineering Inc
Sweet Stop Hawaiian Shaved Ice
Tacos Alameda - catering
Tail Water Investors LLC
Tangles Hair & Nail Salon
Tavco Inc - Janitorial Services
TDFI, Inc
The LMC, LLC
The Red Brick Nest
Tiggers Cub Express Inc
Tink’s Superior Auto Parts
T SR Hair
Used Tire Pros, LLC
Utah ATV Trails LLC
Vittesh Inc - Craig’s
Vittesh Inc - Fill’s
Vittesh Inc - Subway
Vivint Inc - Installation of Alarm Systems
Vulture Rock Products
Wagon’s West RV Park LLC
Wall Engineering, Inc
What U Need - Handyman
Zions Bank

A.4 Flooding

The following information comes from the 2015 “Millard County Natural Hazard 5-year assessment for Pre-Disaster Mitigation.” Regarding the 100-year floodplain in Fillmore City, Millard County has said,

“The floodplain traveling through Fillmore follows Canyon Road, along the eastern residential edge of the city. It also cuts through close to where Main Street and 400 North intersect. I-15 through this part of Fillmore is within the 100-year floodplain Chalk Creek has a drainage area of about 67 square miles. The creek channel is highly incised through much of the community. Vulnerable structures are primarily located where Chalk Creek crosses Highway 9 and downstream to I-15.”

As of this writing, Fillmore City is not a participant in the National Flood Insurance Program (NFIP).

Recent History of Major Flood Events	
Date	Impact
May 1983	Loss of homes, critical public infrastructure, crops, and private property.
August 2013	Property Damage

A.5 Master Annexation Policy Plan

FILLMORE CITY
ANNEXATION POLICY PLAN
Revised October 11, 2002

A. GENERAL ANNEXATION CRITERIA

In accordance with the provision of 10-2-400, Utah Code Annotated, Fillmore City hereby adopts the following criteria for consideration of possible future annexations. This annexations policy declaration is intended to incorporate by reference; all of the criteria required and suggested by Sections 10-2-400 st seq., Utah Code Annotated.

1. As part of its ongoing effort to plan and prepare for responsible and feasible growth, Fillmore City has identified properties adjacent to its present city boundaries that may in some time in the future be included as part of Fillmore City. The areas indicated on the Growth Expansion Area Map and cited for future possible annexation are not bordered by any other municipality. All areas considered for future annexation must be shown on the attached Growth Expansion Area Map. *Even though a property may be located within the proposed annexation area, there is no guarantee that the annexation request will be approved by Fillmore City.*
2. The character of Fillmore City is mixed residential, commercial, agricultural and light industrial. Areas proposed for annex should be compatible in character.
3. Areas proposed for annexation must be contiguous to the existing areas of Fillmore City at the time of the request.
4. Areas proposed for annexation shall not be located within the corporate limits of another incorporated city and be part of a previously filed annexation petition that has not been either denied, accepted or approved.
5. When feasible, the City favors annexation along the boundaries of water, power, and sewer improvements. Fillmore City also favors:
 - i. eliminating and /or not causing to create islands and peninsulas of unincorporated territories;
 - ii. consolidating overlapping functions of governments;
 - iii. promoting efficient delivery of services;
 - iv. encouraging the equitable distribution of community resources and obligations; and
 - v. giving consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within the municipality in order to prevent double taxation and to

ascertain that the annexation will not be a tax liability to the taxpayers within the municipality.

6. The City does not favor the annexation of areas for which it does not have the capability to provide municipal services.
7. The City does not intend to annex territory for the sole purpose of acquiring revenue.
8. The annexation petition must comply with the requirements of Section 1-2-403, Utah Code Annotated as well as Fillmore City Municipal Code.

B. PROCEDURES FOR SUBMISSION OF AN ANNEXATION REQUEST

The following steps reflect a general summary of the requirements and procedures for processing an annexation request in Fillmore City.

1. An annexation petition accompanied by an annexation plat must be submitted to the Fillmore City Recorder. The petition must:
 - a) be signed by private property owners of record, which cover the majority of the area to be annexed. Said owners shall represent at least one-third (1/3) of the assessed valuation of the private aggregate properties to be annexed and outlined on the last assessment roles.
 - b) represent an area contiguous to the existing incorporated limits of Fillmore City and be shown to be within the areas designated for annexation on the Growth Expansion Map of Fillmore City.
 - c) include an annexation plat prepared by an engineer or surveyor licensed in the State of Utah.
 - d) designate up to 5 of the signers of the petition as sponsors, one of who shall be designated as the contact sponsor. Each sponsors mailing address and telephone number shall be indicated.
2. The City Recorder, upon receipt of a properly prepared annexation petition accompanied by the proper plat, shall impose such fees as authorized by the Fillmore City Council to *recover the costs of* processing said petition, and at that time shall place the petition on the agenda for consideration at a regular city council meeting within fourteen days of its receipt.
3. The Fillmore City Council shall review the annexation petition and accept or deny the petition.

- 4. If accepted, the city recorder shall certify that the petition meets the above requirements and shall send the required notices, including a written notice to the city council. If denied, the city recorder shall send the required notices.
- 5. The City Council, within 10 days after the receipt of the recorder’s notice of certification, shall publish a notice of the proposed annexation at least once a week for three consecutive weeks. Within 20 days after the receipt of the recorder’s notice of certification, the council must mail written notice of the proposed annexation to each affected entity as defined in the state law. The notice shall explain how a written protest is to be filed within 30 days after the date of the council’s receipt of the certification notice.
- 6. If no protest is filed during the designated protest period, the council may set a public hearing, after a minimum 7-day notice, and consider an ordinance to grant the proposed annexation. If a protest is filed, the boundary commission shall hold a hearing on the protest within 30 days. The council may deny the proposed annexation at it’s next regularly scheduled meeting. Required notices will be sent if the petition is denied.

C. **EXTENSION OF NEEDED MUNICIPAL SERVICES IN DEVELOPED AND DEVELOPING UNINCORPORATED AREAS AND PAYMENT OF THE SAME**

- 1. In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all ordinance and policy criteria and will be paid by the individual developer or property owner.
- 2. An annexation agreement will be prepared between the city and future developers outlining specific circumstances relating to water, sewer, power and streets and other specific improvements prior to annexation approval.

The annexation will allow developers of the annexed property access to culinary water, sewer where possible, and electric power services, provided all developments meet city specifications and comply with all applicable development ordinances and all improvements are installed pursuant to Fillmore City standards.

The manner in which these amenities are developed will have a bearing on how they will be financed. Property taxes with increased valuation of property and sales tax will contribute to the general fund to help defray the added expenses the city may incur by annexing these properties. The newly annexed developing areas shall finance the extension of needed municipal services, such as new utilities, streets, curb and gutters or sidewalks where required, and other capital improvements as development occurs.

Upon annexation, the newly annexed area shall receive the following services:

- a) fire protection
- b) police protection
- c) planning and zoning
- d) snow removal and street maintenance on dedicated streets
- e) curb side garbage collection
- f) other services generally provided to city residents

It is not anticipated that the annexation will cause adverse consequences to the residents in the city or in the area annexed, except there may be a slight reduction in the general services to the city residents in the present city limits as general services are expanded into the newly annexed territory.

It is anticipated that the residents in the new territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates in the county and Fillmore City. It is further anticipated that as the newly annexed territory property taxes are received by the city, the city will increase the total level of service within the total community. Additionally, persons in the newly annexed territory should experience reductions in their fire insurance rates and property insurance rates.

As areas become more densely populated, the demand for services increases. Once this policy plan is adopted and areas begin to develop, continual planning by Fillmore City will allow development to occur in an economical manner, since the homes, streets and other amenities will be developed in accordance with Fillmore City Code specifications. The plan and time for the extension of municipal services will be determined by the interest of the property owners to subdivide and develop their ground.

This Annexation Policy Plan will be on file in the office of the city recorder for public review for at least 14 days prior to the public hearing. The public hearing will provide residents of Fillmore City the opportunity to express their concerns regarding future annexation to Fillmore City.

Adopted this ____ day of _____, 2002.

Col. V.B. (Sam) Starley
Fillmore City Mayor

Attest: _____
Jacqueline Hart
Fillmore City Recorder

Supplement B

Fillmore City Survey
2019

The Fillmore City Council and Planning Commission are creating the Fillmore City General Plan. The General Plan will be used to guide the City for the next 20 years. A General Plan Creation Committee was created to guide the process of creating the Plan. It is composed of the Mayor, the City Council, the Planning Commission, and various Fillmore City officials. In addition to this anonymous survey, two public open houses will be held to gather needed citizen input. They will be held on Thursdays, February 28th and March 7th from 6:30pm-8:30pm in the Fillmore City Library Multi Purpose Room. The General Plan Creation Committee invites you to attend to give additional input.

Please take a moment to make your opinions known to the General Plan Committee by completing the following survey. When completed, please return this survey to the City Offices by March 7th. Your assistance is greatly appreciated.

1. How long have you lived in Fillmore City?

- ☐ Less than 1 year
- ☐ 1-5 years
- ☐ 6-10 years
- ☐ 11-20 years
- ☐ Over 20 years

2. Which category best describes your age?

- ☐ Under 20 years
- ☐ 20-34 years
- ☐ 35-49 years
- ☐ 50-64 years
- ☐ 65 years and over

3. What is your gender?

- ☐ Male
- ☐ Female
- ☐ Prefer not to answer

4. Which category best describes your ethnicity?

- ☐ White
- ☐ Hispanic or Latino
- ☐ Black or African American
- ☐ Native American
- ☐ Asian / Pacific Islander
- ☐ Other. Please explain:

The following questions are related to employment.

5. Are you self employed?

- ☐ Yes
- ☐ No

6. Please select the statement that best represents your employment situation. Please select the most correct statement.

- ☐ I am retired.
- ☐ I am unemployed.
- ☐ I work at my home in Fillmore City, over the internet.
- ☐ I work at my home in Fillmore City, but not over the internet.
- ☐ I work in Fillmore City, not at my home.
- ☐ I work outside of Fillmore City, less than 5 miles away.
- ☐ I work outside of Fillmore City, 5-20 miles away.
- ☐ I work outside of Fillmore City, 20-60 miles away.
- ☐ I work outside of Fillmore, more than 60 miles away.

7. If employed, select the option that best describes the industry in which you work.

- ☐ Agriculture, Hunting, Mining
- ☐ Construction
- ☐ Manufacturing
- ☐ Wholesale or Retail Trade
- ☐ Transportation, Warehousing, Utilities
- ☐ Information/Technology
- ☐ Finance, Insurance, Real Estate
- ☐ Professional, Scientific, and Administrative Services
- ☐ Education, Health Care, and Social Assistance
- ☐ Arts, Entertainment, Recreation, Food Services
- ☐ Public Administration/Government
- ☐ Other. Please explain:

The following questions are related to housing and future development.

8. Which types of new housing should be allowed in Fillmore? Choose all options that apply.

- ☐ Detached Single-Family Homes
- ☐ Semi-Detached Dwellings (duplexes)
- ☐ Multi-Family Dwellings (apartments & fourplexes)
- ☐ Retirement Condominiums
- ☐ Single Room Occupancy (SRO)
- ☐ Assisted Living Facilities
- ☐ Group Homes
- ☐ Mobile Homes
- ☐ Other. Please explain:

9. If the following housing choices were to be allowed in Fillmore City, which (if any) should be restricted to certain zones? Choose all options that apply.

- ☐ Multi-Family Dwellings (apartments & fourplexes)
- ☐ Retirement Condominiums
- ☐ Single Room Occupancy (SRO)
- ☐ Assisted Living Facilities
- ☐ Group Homes
- ☐ Mobile Homes
- ☐ Other. Please explain:

10. Current Fillmore City zoning code mandates that storage containers are only allowed in Light Industrial Zones. Do you favor legislation that allows them to be in Residential Zones?

- ☐ No. I do not favor this legislation.
- ☐ Yes, as long as there are limits such as the number allowed on the property, setback requirements, painting requirements, or other restrictions.
- ☐ Yes. Do not place any restrictions on them.

Residential growth does not necessarily entail commercial growth. Many communities favor commercial development because the attendant sales tax dollars help fund community improvements. Some communities discourage commercial growth, preferring instead to maintain status as a commuter town or bedroom community.

11. Do you favor or oppose encouraging commercial growth within the City?

- ☐ Favor
- ☐ Oppose

12. Where in the City should commercial growth occur? Choose all that apply.

- ☐ Anywhere / No Restriction
- ☐ Nowhere
- ☐ Downtown/Main Street
- ☐ Near the North freeway exit
- ☐ Near the South freeway exit
- ☐ Other. Please explain:

13. What types of commercial growth would you like to see in Fillmore City? ie. restaurants, grocery stores, services, industrial development, etc.

Questions 14 and 15 ask about the locations in which you purchase goods and services. State law allocates sales tax dollars based on point of sale and population, meaning more tax dollars stay in the communities where goods and services are purchased. Please refer to the list below to answer question 14.

- a. Fillmore City
- b. Richfield
- c. Delta
- d. Outside Millard County to the South (Cedar City or St. George)
- e. Outside Millard County to the North (Nephi or Wasatch Front)
- f. Online

14. In which locations do you purchase a majority of the following goods and services?

- _____ Gasoline
- _____ Groceries
- _____ Hardware
- _____ Dining Out
- _____ Prescriptions
- _____ Doctors
- _____ Hospital
- _____ Health Care
- _____ Dental
- _____ Banking
- _____ Auto Repair
- _____ Automobiles
- _____ Appliances
- _____ Clothing
- _____ Insurance
- _____ Furniture
- _____ Entertainment
- _____ Swimming Pool
- _____ Gifts
- _____ Lodging
- _____ Office Supplies
- _____ Photo Copies
- _____ Other. Please explain:

15. How often do you travel to purchase goods or services not available in Fillmore?

- ☐ Less than once a month
- ☐ Once a month
- ☐ 2-3 times a month
- ☐ 3-4 times a month
- ☐ More than four times a month

The following questions concern public services and infrastructure.

Fillmore City manages a variety of public services, facilities, and infrastructure that are vital to the health and success of the community.

16. Please rate how heavily the following public infrastructure and services will be impacted by future growth. 1 being minimally impacted, and 5 being significantly impacted.

Water Distribution	1	2	3	4	5
Sewer Services	1	2	3	4	5
Wastewater Disposal	1	2	3	4	5
Electrical and Data Services	1	2	3	4	5
Garbage and Waste Removal	1	2	3	4	5
Streets, Sidewalks, Bridges, and Public Ways	1	2	3	4	5
Parks and Public Trails	1	2	3	4	5
Police and Fire Services	1	2	3	4	5
Irrigation Ditches and Reservoirs	1	2	3	4	5

17. Please share any additional comments you have about public services, facilities and infrastructure.

Question 18 relates to transportation infrastructure throughout Fillmore City.

ransportation infrastructure ensures efficient movement of oods and people throughout the community. This infrastructure may include systems for motor vehicles, cyclists, and pedestrians.

8. What improvements would you like to see in the City’s roadway infrastructure? Choose all that apply.

- ☐ Bike Lanes
- ☐ Speed Limit Changes
- ☐ On-Street Parking Restrictions
- ☐ Sidewalk Modifications
- ☐ Public Trail Systems
- ☐ ATV/Offroad Connections
- ☐ Traffic Management during Special Events
- ☐ Other. Please explain:

Questions 19 and 20 concern City sponsored events including cultural and other types of celebrations.

ultural events provide a way for people to express their leas, traditions, and values. These events help to establish mmunity identity and can have an important economic inction.

9. How do you feel about the statement: “The ity should encourage or sponsor more community events”?

- ☐ Strongly agree
- ☐ Somewhat agree
- ☐ Neither agree nor disagree
- ☐ Somewhat disagree
- ☐ Strongly disagree

20. What types of events? Please list below.

Question 21 addresses the preservation of historical buildings and sites within Fillmore City.

Fillmore City has six buildings and sites on the national historic registry, including the Territorial State House. There are also more than 150 homes built prior to 1939.

21. How important is historic preservation in Fillmore City to you?

- ☐ Very Important
- ☐ Important
- ☐ Less Important
- ☐ Not Important

Question 22 concerns the natural environment.

Planning for the natural environment is not just wildlife species and air quality. It also considers developing safely in regards to potential natural or man-made disasters such as fires, floods, and geologic hazards.

22. Which of the following environmental concerns are problems for Fillmore City? Check all that apply.

- ☐ Flooding
- ☐ Wildfires
- ☐ Air Quality
- ☐ Geologic and Seismic Hazards
- ☐ Impacts on Wildlife Habitat
- ☐ Hazardous Waste Transportation on I-15
- ☐ Other. Please explain:

23. What is your preferred method of receiving communications from Fillmore City?

- ☐ Phone Call
- ☐ Text Message
- ☐ Email
- ☐ Fillmore City Website
- ☐ Bulletin Boards in local businesses
- ☐ Newspaper
- ☐ Note on Utility Bill
- ☐ Social Media
- ☐ Other. Please explain:

The following section contains miscellaneous questions including some which refer to Fillmore City generally. Please incorporate any thoughts and opinions you have in your responses to these questions.

24. What places in Fillmore City have historic or cultural significance to you personally?

25. What do you like about Fillmore City?

26. What would you like to see stay the same in Fillmore City?

27. What do you dislike about Fillmore City?

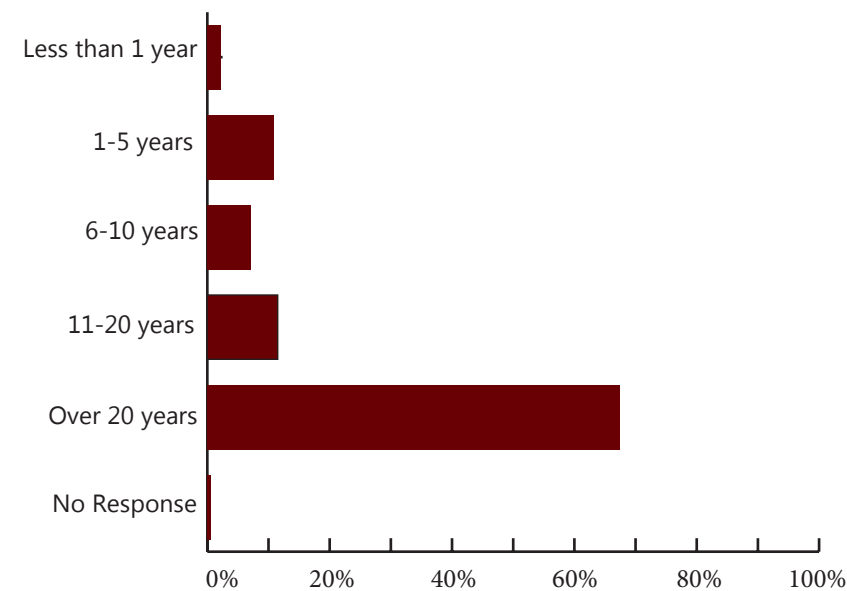
28. What would you change about Fillmore City?

29. If you could add one thing to the City, what would it be?

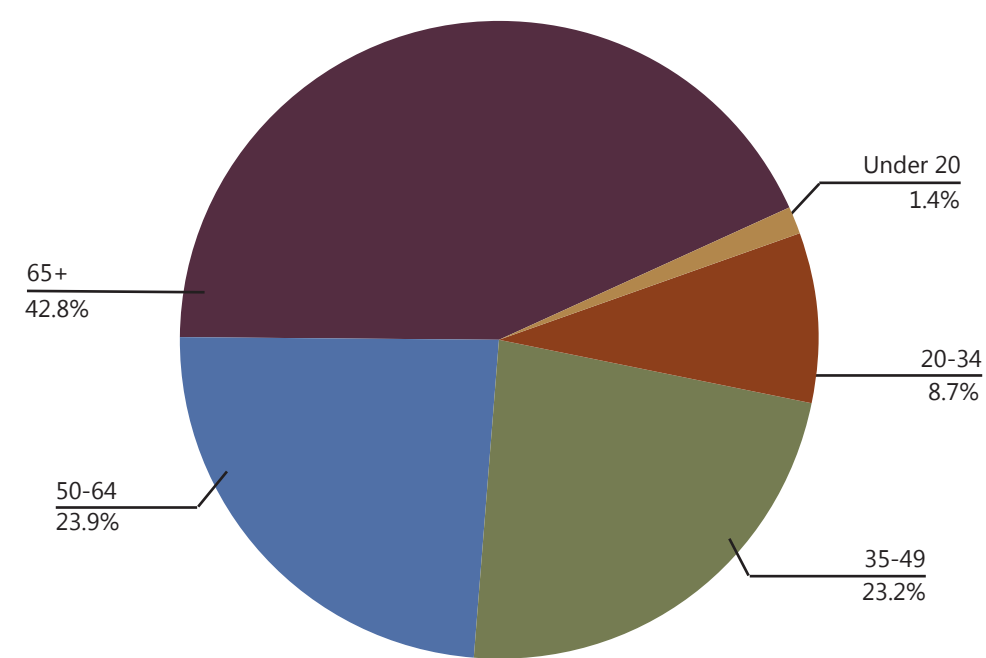
30. Any additional comments that you think would be helpful for the General Plan Committee?

Thank you for your participation!
Please return your survey to the City Offices by March 7th.

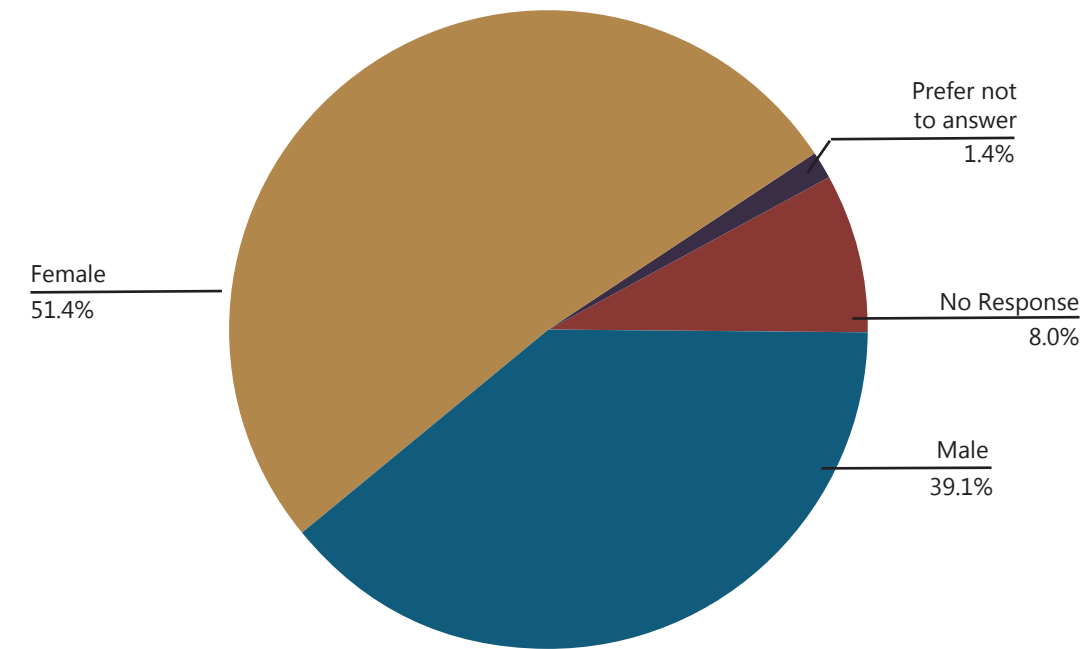
Q1. How long have you lived in Fillmore City?



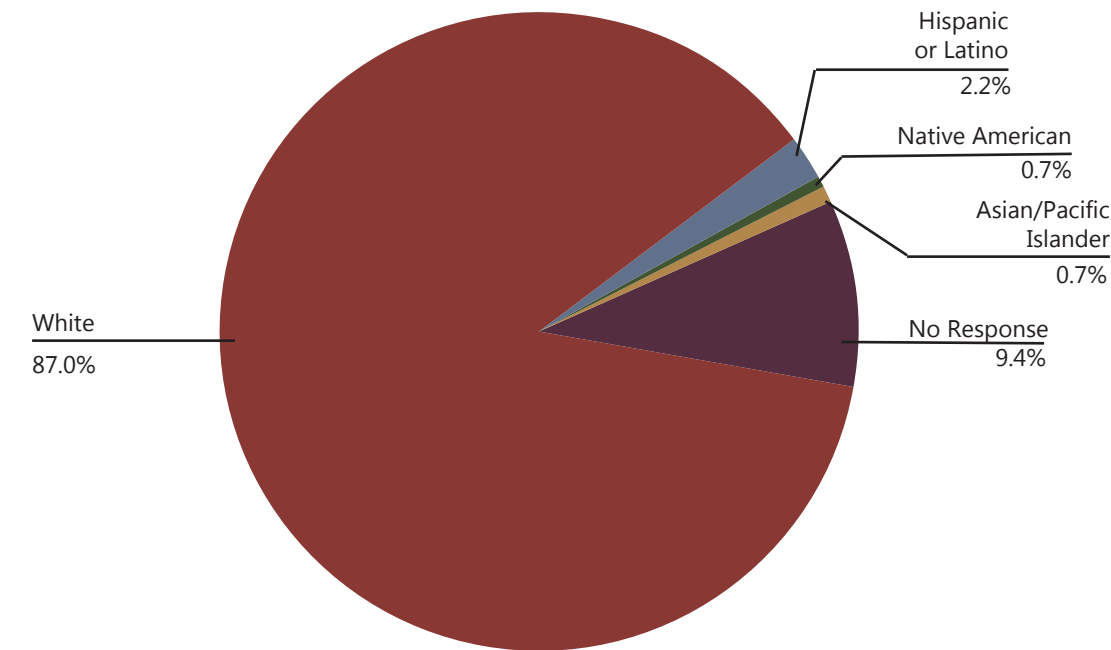
Q2. Which category best describes your age?



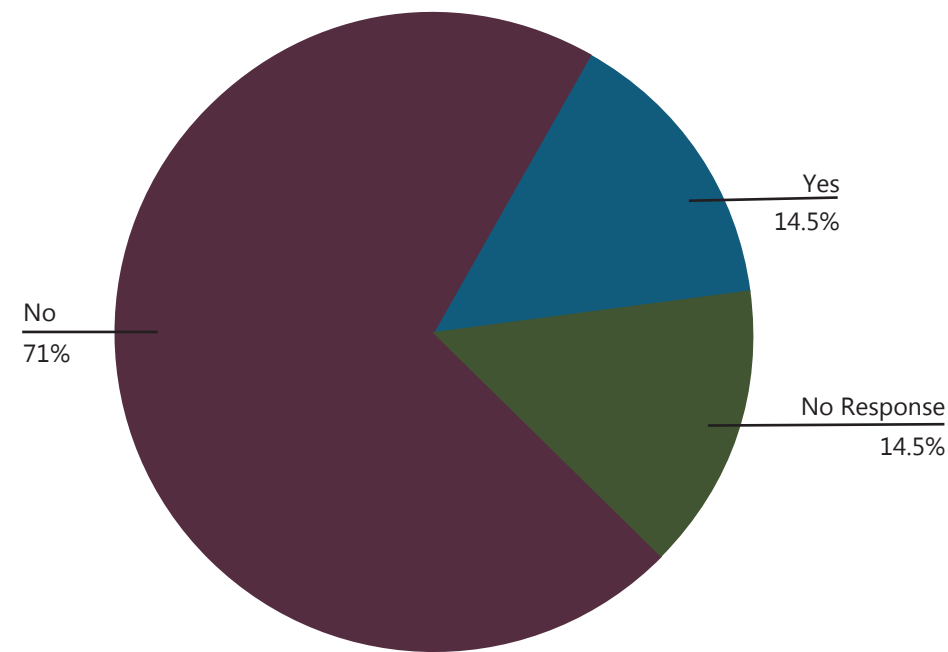
Q3. What is your gender?



Q4. Which category best describes your ethnicity?



Q5. Are you self employed?



Q6. Please select the statement that best represents your employment situation. Please select the most correct statement.

Employment Situation	% Of Respondents
I am retired	43.5%
I am unemployed	4.3%
I work at my home in Fillmore City, over the internet	3.6%
I work at my home in Fillmore City, but not over the internet	2.9%
I work in Fillmore City, not at my home	39.9%
I work outside of Fillmore City, less than 5 miles away	1.4%
I work outside of Fillmore City, 5-10 miles away	0%
I work outside of Fillmore City, 11-20 miles away	0%
I work outside of Fillmore City, 21-60 miles away	1.4%
I work outside of Fillmore, more than 60 miles away	2.2%
No Response	0.8%

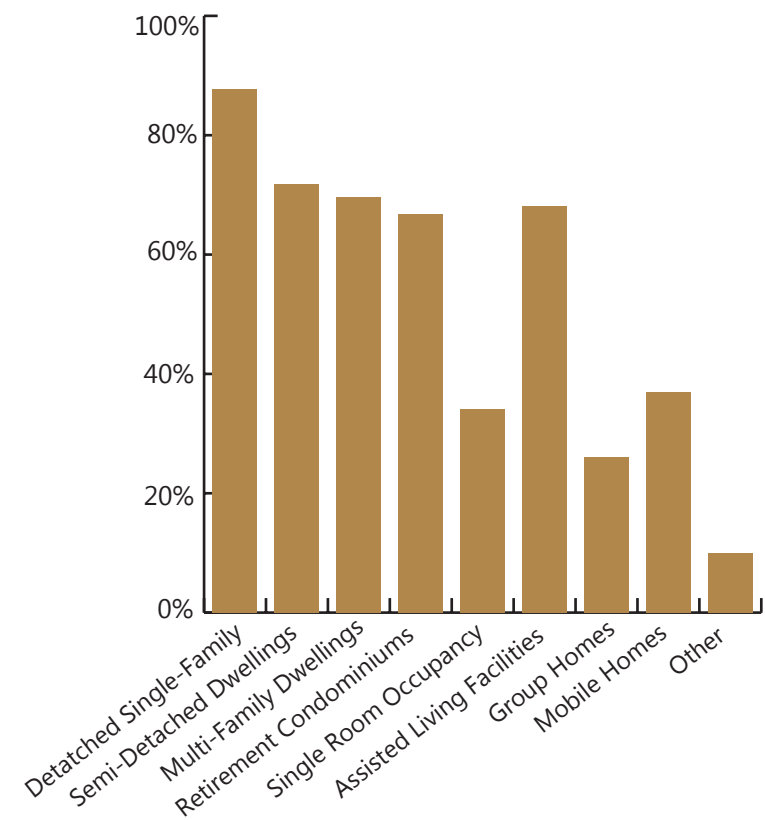
Q7. If employed, select the option that best describes the industry in which you work.

Industry	% of Respondents
Agriculture, Hunting, Mining	1.4%
Construction	4.2%
Manufacturing	2.2%
Wholesale or Retail Trade	6.5%
Transportation, Warehousing, Utilities	4.3%
Information	0.7%
Finance, Insurance, Real Estate	2.9%
Professional, Scientific, and Administrative Services	6.5%
Education, Health Care, and Social Assistance	11.6%
Arts, Entertainment, Recreation, Food Services	1.4%
Public Administration/Government	8.0%
Other. Please explain	16.7%

Q7: Explanation in the “other” category included

- Hospitality
- Real Estate
- IPSC
- Public safety- police officer
- Motel owner
- Mechanic
- Self-employed
- Part time transportation
- Automotive
- Diesel Tech
- Work from home- making cakes
- Towing
- Government
- Communications
- Mushroom farm
- Pastor
- Auto Repair
- Help pastor for the Fillmore Baptist Church
- Own a farm
- Retired
- Librarian
- Waste Disposal

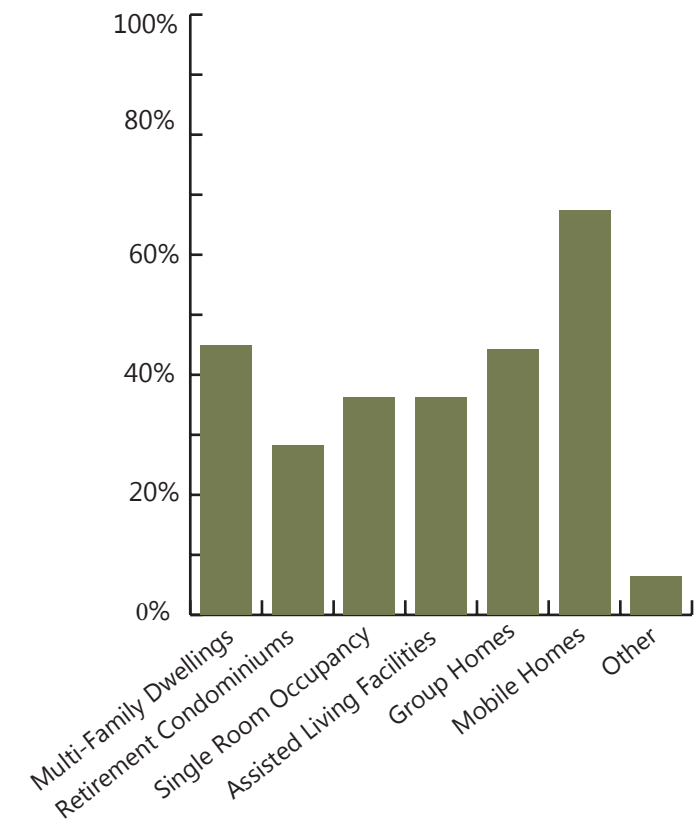
Q8. Which types of new housing should be allowed in Fillmore City? Choose all options that apply.



Q8: Addtional comments included

- Tiny homes, vacation homes/rental guest houses
- All of the above to meet all the narrow unique needs
- Shipping Container Homes
- Mixed use buildings, mixed use properties, allow apartments and industrial
- When the property is sold for apartments or duplexes, where will people for that want to build a home? City needs to compromise
- No juvenile delinquent group housing
- Halfway housing
- Halfway house for inmates deserving to become contributing citizens
- Zoning should determine where different housing types should be located

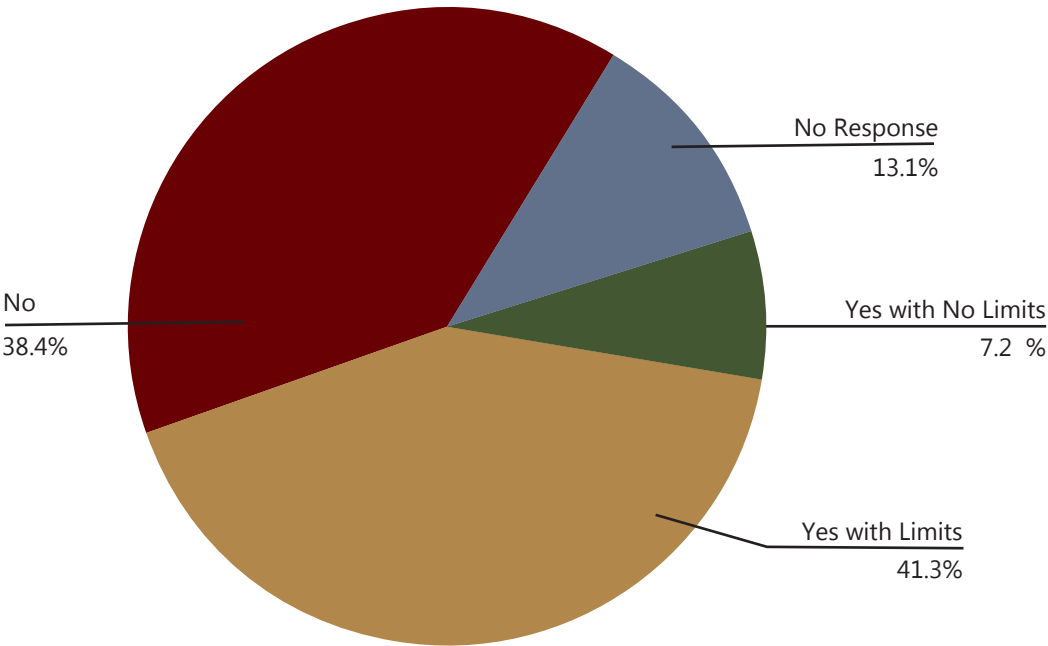
Q9. if the following housing choices were to be allowed in Fillmore City, which (if any) should be restricted to certain zones? Choose all options that apply.



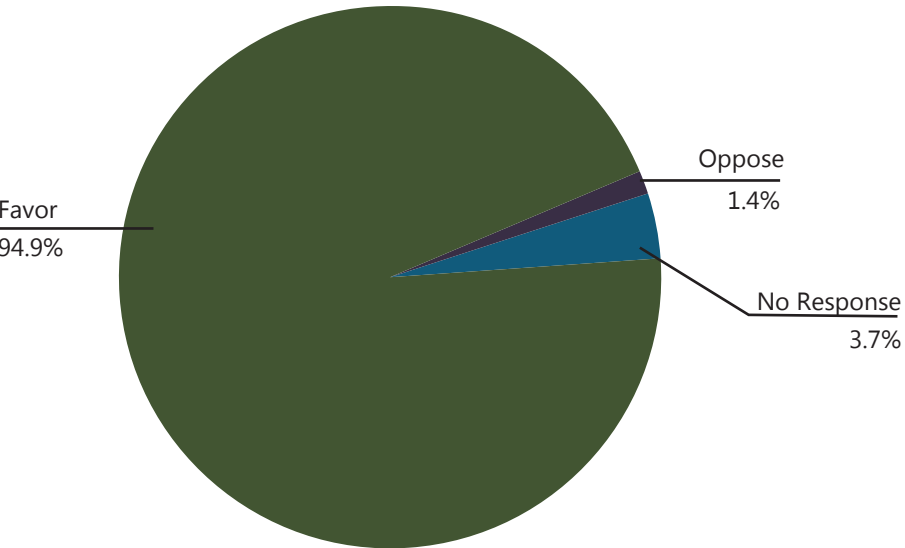
Q8: Additonal comments included

- Only in certain zones
- All should be together
- Limit new construction to city limits and existing subdivisions before new annexations It would be nice if the young families that want to live here could build a "home"
- The city needs to rezone and restrict R2 to certain are a
- Mobile home should be in proper areas with yards and be kept up, none of it should be zoned out it's all considered residential
- Wherever they have a lot
- In their own zones

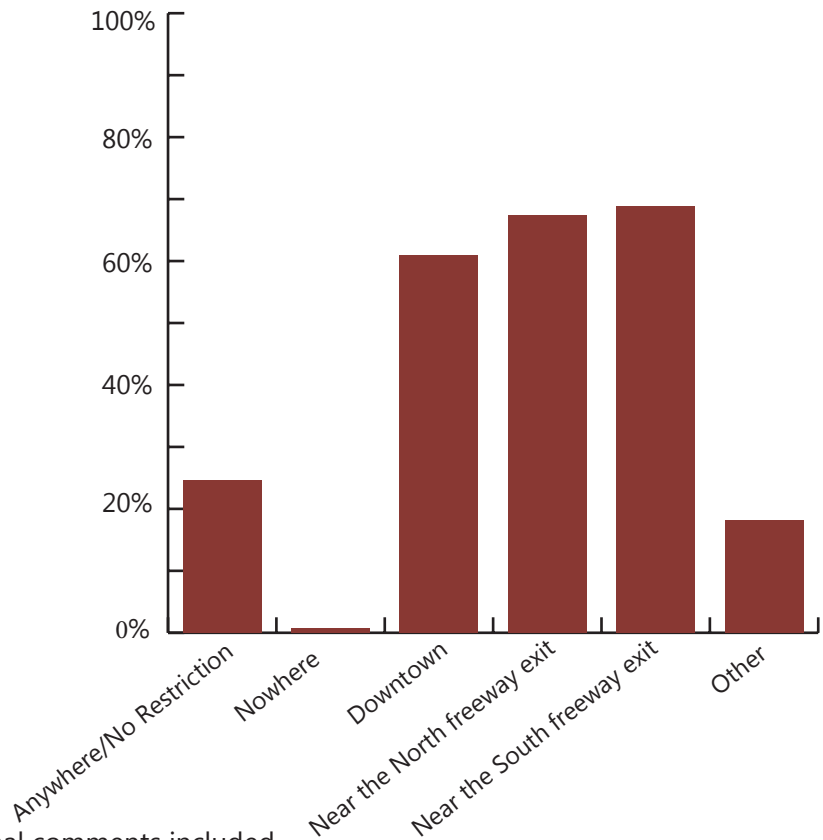
Q10. Current Fillmore City zoning code mandated that storage containers are only allowed in Light Industrial Zones. Do you favor legislation that allows then to be in Residential Zones?



Q11. Do you favor or oppose encouraging commercial growth within the City?



Q12. Where in the City should commercial growth occur? Choose all that apply.



Q12. Additional comments included

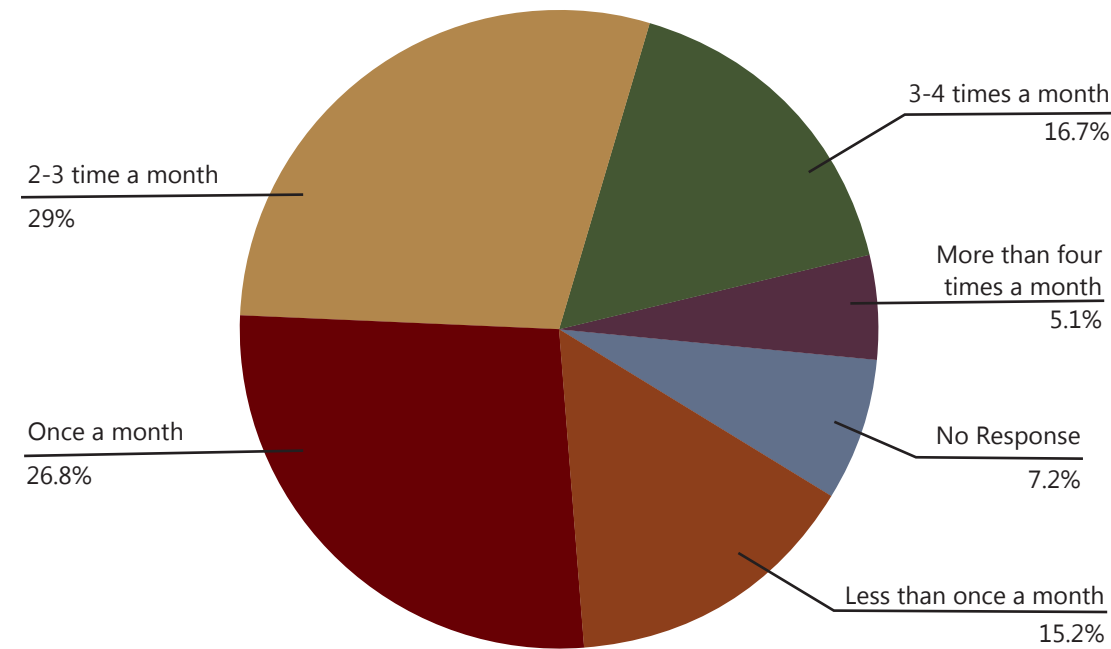
- Fillmore is dying, Fillmore City needs to support and help new businesses.
- Near the Airport and near the Cheese Plant
- We could use more dining options for downtown as well as touristy options, gift shops, art, etc. the city should be very selective about these choices. Lower income businesses should not be encouraged
- In ADA's Industrial Park, and a future planned location
- Industrial park
- The designated industrial park
- In commercial zone appropriate for noise, traffic, chemicals, and exhaust, least impact for residential
- Business should be separate but easily accessible
- The industrial park
- We have none in town just closed business and lots of fast food on the outskirts
- West of the freeway
- Industrial park
- Industrial park
- I wouldn't want a restaurant right next to my house, had this before and had problems with sewage
- Industrial parks

Q13. What types of commercial growth would you like to see in Fillmore City? ie. restaurants, grocery stores, services, industrial development, etc.



Service	Fillmore City	Richfield	Delta	Outside Millard County to the South	Outside Millard County to the North	Online	Fillmore City and Surrounding Cities	Surrounding Cities not Including Fillmore City	No Response
Gasoline	63%	1%	0%	0%	8%	1%	12%	0%	16%
Groceries	47%	1%	0%	0%	15%	1%	19%	2%	14%
Hardware	53%	0%	0%	0%	7%	1%	17%	2%	20%
Dining Out	20%	3%	1%	0%	30%	0%	17%	8%	21%
Prescriptions	65%	0%	0%	0%	4%	7%	6%	1%	18%
Doctors	53%	0%	0%	1%	9%	1%	16%	3%	18%
Hospital	55%	1%	0%	1%	1%	1%	10%	2%	21%
Health Care	53%	0%	1%	1%	10%	1%	11%	1%	22%
Dental	44%	4%	2%	4%	15%	1%	3%	4%	24%
Banking	61%	1%	0%	0%	9%	3%	8%	1%	17%
Auto Repair	69%	1%	0%	1%	10%	1%	3%	0%	16%
Automobiles	7%	4%	9%	1%	45%	1%	4%	4%	25%
Appliances	31%	4%	0%	0%	28%	4%	8%	3%	23%
Clothing	1%	1%	0%	3%	41%	8%	1%	27%	18%
Insurance	47%	4%	3%	4%	8%	9%	3%	1%	20%
Furniture	1%	1%	1%	4%	57%	4%	1%	8%	23%
Entertainment	9%	0%	2%	4%	33%	4%	7%	15%	27%
Swimming Pool	57%	0%	0%	0%	4%	1%	4%	0%	34%
Gifts	7%	1%	0%	1%	20%	22%	12%	13%	23%
Lodging	7%	1%	1%	9%	26%	3%	1%	16%	37%
Office Supplies	7%	3%	0%	0%	23%	23%	5%	8%	31%
Photo Copies	34%	2%	0%	0%	15%	4%	3%	2%	39%

Q15. How often do you travel to purchase goods or services not available in Fillmore City?



Q16. Please rate how heavily the following public infrastructure and services will be impacted by future growth. 1 being minimally impacted, and 5 being significantly impacted.

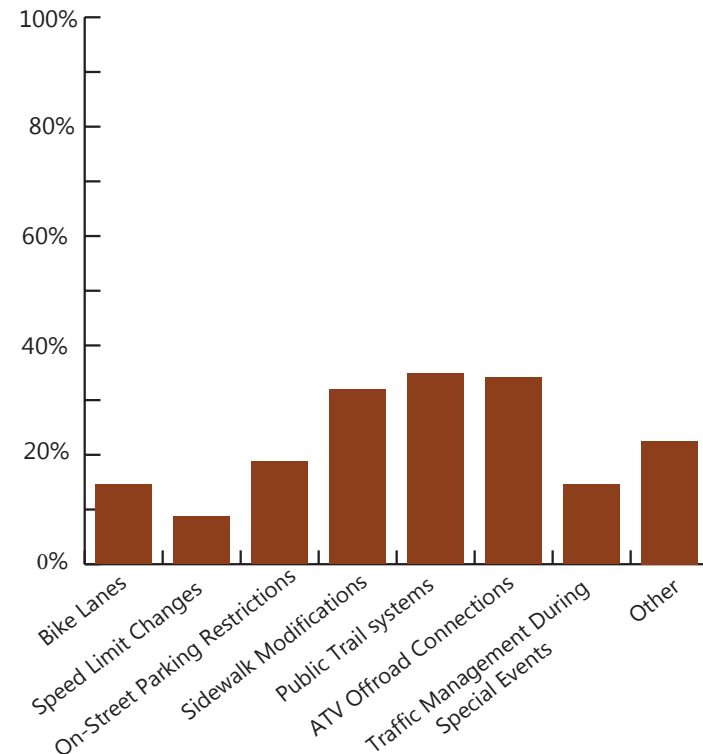
Services	Average Impact
Water Distribution	3.8
Sewer Services	3.6
Wastewater Disposal	3.5
Electrical & Data Services	3.4
Garbage and Waste Removal	3
Streets, Sidewalks, Bridges & Public Ways	3.3
Parks & Public Trails	3.1
Police & Fire Services	3.5
Irrigation Ditches, Levees, & Reservoirs	3.3

Q17. Please share any additional comments you have about public services, facilities and infrastructure.

Fillmore City needs to be more helpful with electric hook up for temp power
Fillmore City makes it too hard to get permits and businesses
Too hard to get building permits and to bring in business
Excellent postal services and garbage collection
Excellent snow removal
Love Main Street decorations and terrific events
There are many facilities needing improvement and utilization
Fillmore has a lot of potential that we seem to be looking over
Upgrade sewer system
I think we need more infrastructure and public service is a good thing
Fix the sidewalks
Some sidewalks in town are nothing but old broken rubble, the replacement or maintenance should be ongoing some places don't even have sidewalks and you have to walk on the road
I feel Fillmore needs more activities mostly for the youth to help with the heavy drug problem. Something really needs to happen, or it won't matter! Fillmore will be no more.
Need activities for youth like a community center
We should have bigger soccer/softball/basketball arenas
City seems to be ignoring infrastructure at the present in an attempt to develop
Businesses are not good in Fillmore, they all shut down
Is the city prepared for big growth
It seems to be that all infrastructure and services would be impacted directly proportional to growth
Water distribution would be my biggest concern with growth, we have no lakes, how else will we store water, will we have water for more growth
I think in every other area, Fillmore is ready to grow
Our pool and splash pad are not ideal for working families, very disappointed, the splash pad should be open all time and the pool closes way to early
Impact depends on planning and implementation of plans
Sidewalks need work, and the walkways that lead to school's library pool stores

Sidewalks already have issues, maybe with future growth we would have more money coming in to fix them
Water is one of most impacted services to suffer in a growing development, the lack of sufficient water source is what has limited Fillmore growth is past times
Work on sidewalks, more curbs and gutter
We need code enforcement officer
We must stay ahead of the demands on all of our infrastructure
It would be nice for everyone in Fillmore to have access to a secondary water source for outdoor needs, shared days and restrictions would be welcome and a better option than using good clean water to water the lawn.
I appreciate the good roads in Fillmore and the timely street-plowing in the winter
Needs improvement: water drainage between streets and sidewalks, weed control between streets and sidewalks
#16 really depends on what kinds of services will be coming in
We need recreational facilities for after school grade and middle school age, we have great summer facilities but no winter facilities
We need some sidewalk replacement and new projects
I'd like to see a recreation complex similar to Beaver
The City is currently far behind on the growth of the waste/sewer system, it is currently limiting anything related to a business coming to Fillmore
It's going to impact all depending on the growth, not a good question
We live on Mainstreet, so we don't have curb and gutters in front of our house, all the rain and snow we have becomes a river running down our sidewalk and creates a mud hole out past the sidewalk. So, curbs and gutters would be wonderful, there is a curb and gutter in front of North Park and there are only 6 houses with no curb and gutter
I would love to see a more up to date and adequate fire station
Please we need more stores
I'm worried about water and how growth will affect the future of our children on water sustainability

Q18. What improvements would you like to see in the City' s road way infrastructure? Choose all that apply.



The area between residential sidewalks and streets has a high and unattractive weed population, I recommend the city spray to kill the weeds

All of the existing sidewalks on Mainstreet that were in need of repair should have been fixed or repaired during the Mainstreet road repair 2017, that's the 1st place tourist see and walk

Maintaining what we already have

Water across I15

Black top all the way to the street from driveway

Main street is too wide, next time it is redone create parking in the middle or something else to make it more comfortable and inviting

Widen Canyon Road

None

Nice to have sidewalks on the side streets

I have to walk in the road, not very safe

Sidewalks should be installed, updated, REPAIRED, and maintained as needed

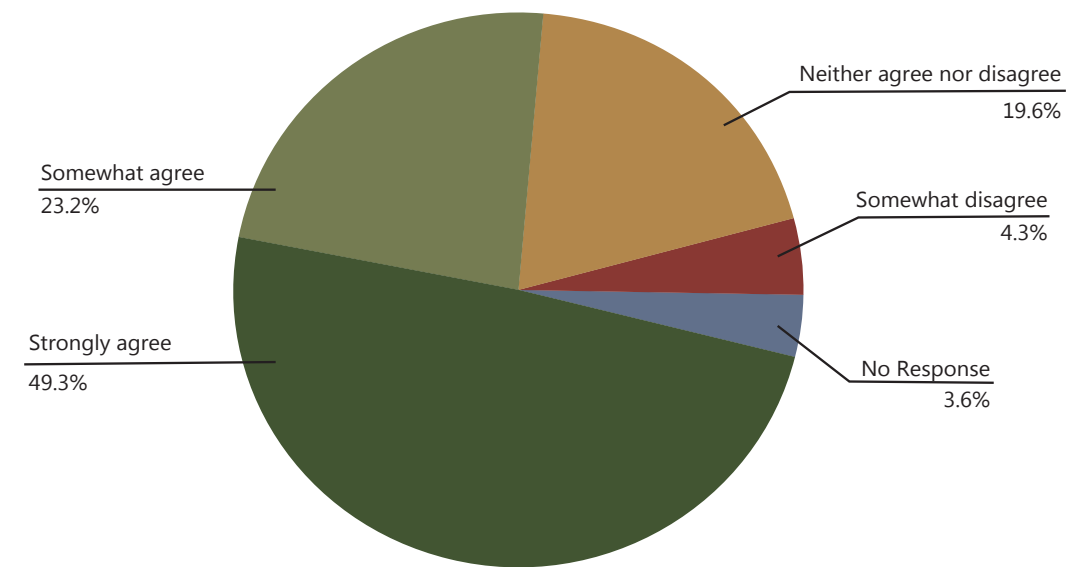
Street lighting and street sign so people can find addresses

Curb and gutter in city and sidewalks, street lights, street signs at intersections

Sidewalks should have curb and gutter; paved roads should cover full area from gutter on one side to gutter on the other side of street

Keep up and maintain all these things with growth
I think the road infrastructure is great
Winter parking on Main Street specifically
Raise speed limits to 30mph on side streets and 35
mph on 400 West and Main
As it is now is pretty good for the foreseeable future
Parking restrictions in front of homes and city streets
Garbage taken off city streets- old junk cars on yards looks
terrible
The road running south on main street where the road
makes a bend to the west, with more traffic this will see
more problems, also merging traffic is a hazard
Curbs and gutters, fill potholes, and deer in town are a
hazard
More sidewalks (both sides of streets)
Good sidewalks on all streets
Lanes painted on 4th west
I think a round a bout on main street on the south end where
it connects to 400 W would help traffic when kids get out
of school and have special events
Cross walks
We need maintained sidewalks and better street lighting
Can all of Mainstreet be changed to 35 mph, new Mainstreet
lights are very glaring, and they need to be overhead
Curb and gutter to prevent flooding of sidewalks

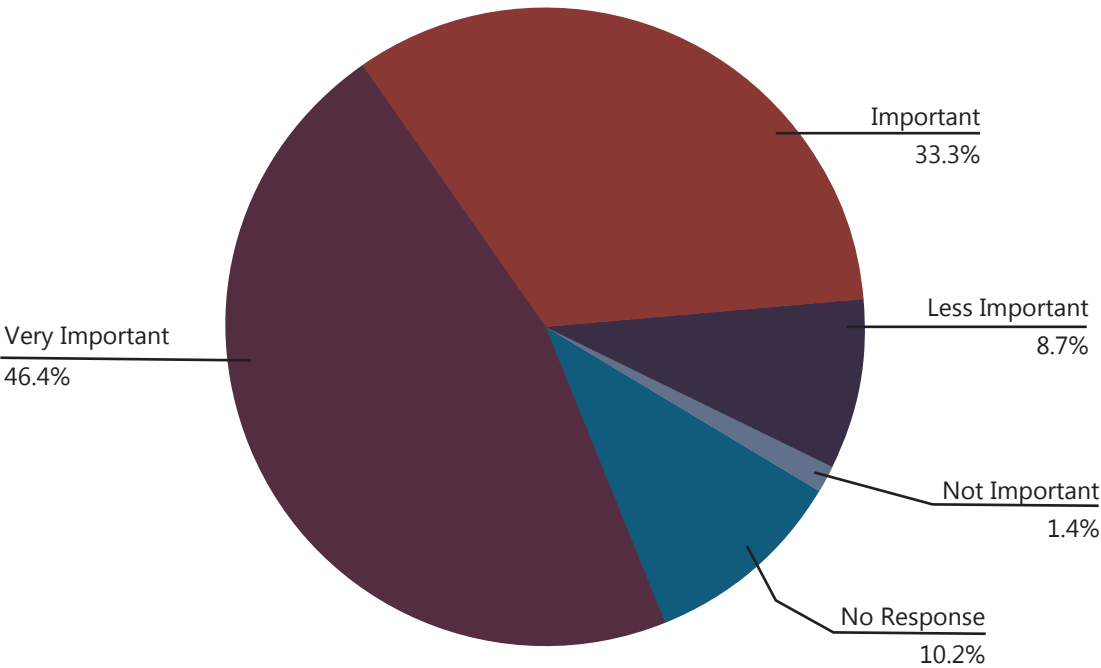
Q19. How do you feel about the statement: "the city should encourage or sponsor more community events" ?



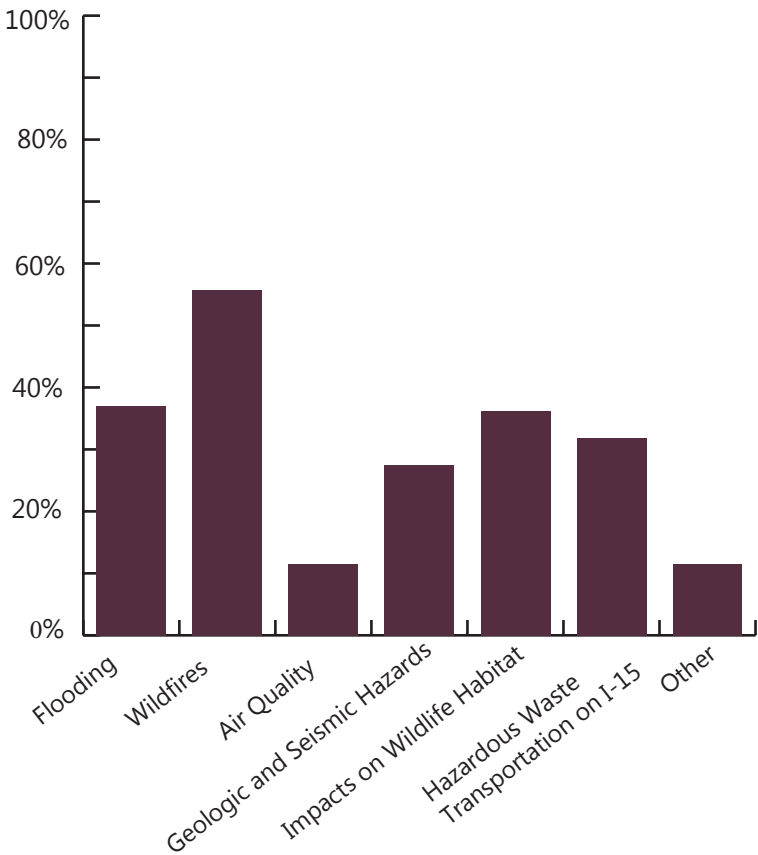
Q20. What types of events? Please list below.



Q21. How important is historic preservation in Fillmore City to you?



Q22. Which of the following environmental concerns are problems for Fillmore City? Check all that apply.

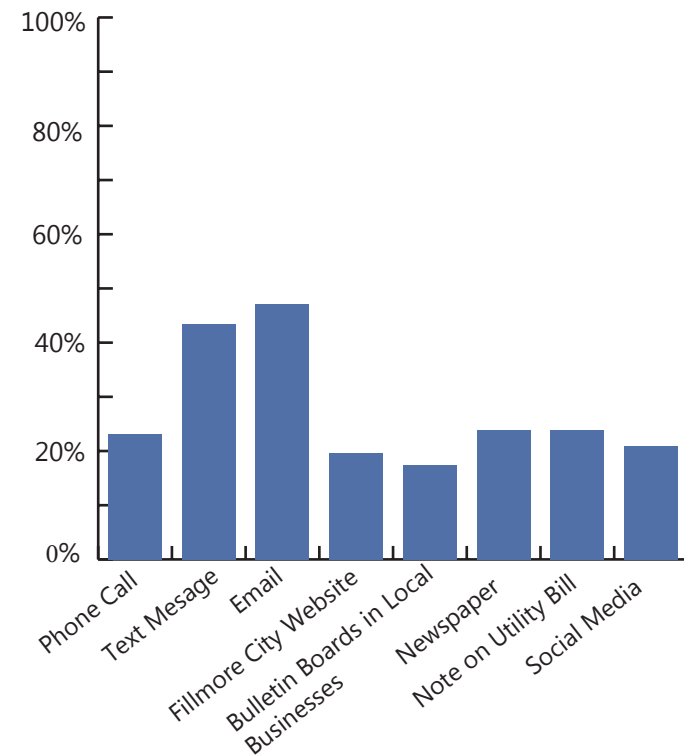


Lack of maintenance of Chalk Creek is a flooding hazard
Could do more to control the deer and turkey populations in town
Other deer and turkey population in city!
No more deer in town
We need more fruit trees in the parks
Possible fire at the tire shredding facility
It would be nice if animals weren't planted in our area, most of them are a lot of trouble and more deer need to be taken out of town or killed
Deer should not be shot because they come into town
Like to see some option for recycling

No recycling options available and the mushroom plant smells
(Wildlife) were here first
Mushroom plant!!! tire recycle is a mess, turkeys and deer are a pain
Clean up tire mess
Not having a CERT Commander and not practicing emergency situation with all emergency personnel (fire, ambulance, search and rescue, doc/hospitals)
Sewer ponds have order certain times of the year
Future air quality depending on how many new businesses and people move in



Q23. What is your preferred method of receiving communications from Fillmore City?



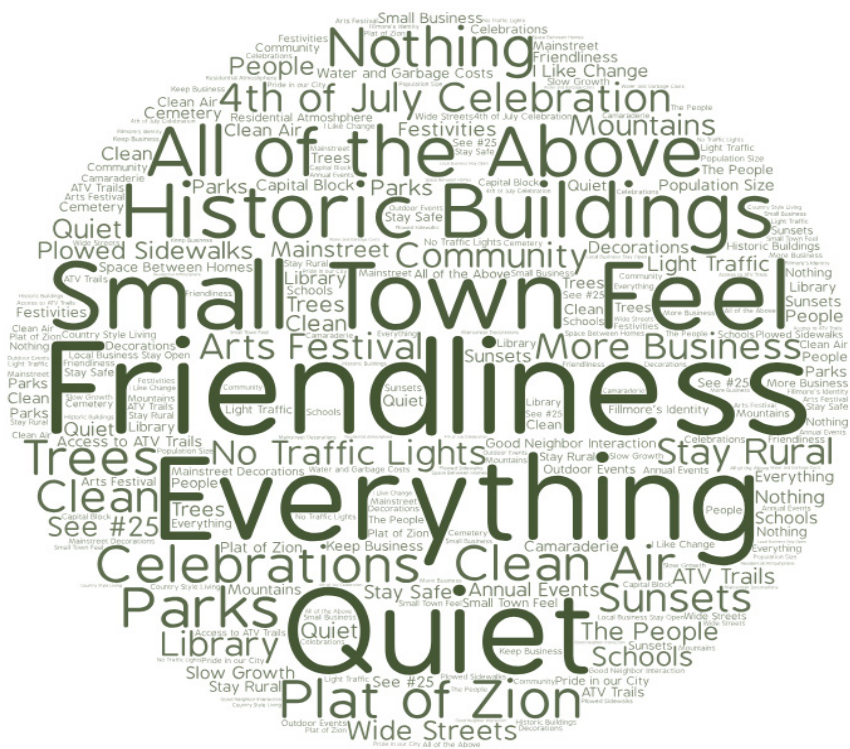
Q24. What places in Fillmore City have historic or cultural significance to you personally?



Q25. What do you like about Fillmore City?



Q26. What would you like to see stay in the same in Fillmore City?



Q27. What do you dislike about Fillmore City?

Cell towers allowed in center!! That the electric department is the only priority
Upgrade as needed, only in a long-term plan
No support from Fillmore City on new business
Elected officials not supporting new growth and putting too many restrictions making it hard for people to build here
No support from the city to new business
No support in businesses
That it is hard to find goods and services here
It's hard to have a fun date night, need more cafes and gathering places to socialize
I love Fillmore, would love to see more businesses on Main Street
Not enough enforcement of current regulations
There is a lack of planning in the city, people with money seem to be able to build anything anywhere they want and seem to get around zoning laws
Lack of food choices and lack of job variety for individuals. I have no dislikes.
Pay more for public safety
No change
Limited resources, groceries, supplies, clothing, entertainment, we are forced to go elsewhere to shop because there is nothing here
Having to go to other places for services
Flowers are not allowed at any time at cemeteries in Fillmore
Nothing
Cleanup projects that are promised but not followed through on
Lack of willingness to grow or take chances
Nothing
Limited sports facilities, parks need updating, limited activities for kids, citizens complain prices are too much at retailers but then run to the city at first chance, and then complain there is nowhere to eat or shop
Not enough industry
Too much regulation, no growth
No growth
Lack of options (restaurants, stores, theater, places to go for fun)
People think growth is bad. But if it doesn't grow, it's eventually going to die
Too many people who want to live here have to

leave to find work because there isn't enough industry here
Not enough sports, more growth will bring more teams so there would be more kids to pick from
The Fillmore motel, the capitol motel, and Roper's trailer park, these places are eye sores and house a lot of people with addictions
Lack of support of businesses, feels like Fillmore is slowly dying off
People worrying about everyone's business, no nice restaurants for dinner and occasions
Everything, I am not Mormon
Falling down sheds and buildings, "old" cars, trucks, RV's, junk that is "not running or licensed" in yards and city property. Encourage home, landscape, and business improvements, not hinder them
Drugs
The drug problem, the lack of higher paying jobs, drug problem, no community center, city animal control and the lack of
Feral cats are out of control
No breakfast place other than Paradise
Drug problems, lack of higher paying jobs, no community center, city animal control (lack of) no breakfast places, junk and cars in yards, smell of mushroom plant
Lack of job opportunities, lack of clothing stores, no movie theatre or bowling alley
Small
The idea it needs to change
There is no growth
Wildlife encroachment
How the city is wanting to build stuff and spend so much money
Gospel, no growth, businesses closing, no accountability, follow through on policy and ordinance
No-good sit-down eating places
Lack of services in eating establishments (besides fast food), lack of entertainment like movie theatre or cultural events
Fillmore's maintenance crew could do more to keep places trimmed and looking good, takes too long to get things done
Sidewalk improvements please
Fillmore slow to act and get things done
Opposition, moderate growth
Drug problem, wages, and job choices

Not enough restaurants
No good job opportunities
Nothing
No clothing store and no movie theater
We live in a beautiful place and I love it.
It just detracts as you go down main street and see the arrowhead and Dean's building on the corner, rundown and other places not being taken care of
I am old now but when kids were younger went to every dance, young people need a place to meet and actually talk
Dances so they know how to waltz, jitterbug, rumba
People of Fillmore are not good at supporting local businesses in town until they are going out of business
No clothing stores, no household goods, prices are higher than Utah County
We need more opportunities for kids, they get into trouble because there is nothing to do
No jobs that pay enough to raise a family
No growth, having to travel for recreation and items not in city, people don't support local business
Would like an inviting welcome to our city not a junkyard
Deer's
Modern store accessibility
Business closing down, young people leaving
Lack of zoning for multi-family dwellings, apartments and future development
Nowhere to purchase supplies or specialty items, no community support
Define an area for high density
Lack of zone/ordinance enforcement
Hotels need to be cleaned up, mushroom plant stinks, junk yard
Not enough services/stores, no longer have fabric stores or good general store
No shopping
Not enough places to shop
Not enough places to shop or dine out or place to see a movie or bowl
Empty building on Mainstreet not being kept up-looks trashy
lack of diversity, people keep secrets like sexual predators
Not many options for shopping
People do not get involved in government process
Those who dislike it and want to change it to be like the rest of the world or the place they like better
Not enough stop signs in the residential areas by the schools, not enough restaurants

Business closing, no one supporting community things, no activities for youth to hang out at
Community doesn't support local business
The sidewalks are horrible here, we love going on walks and every time we end up on the road because of broken up/no sidewalks
The pool does not have a lot of deck area for parents to observe their children for safety
Weeds, lack of good quality sit-down restaurants, garbage pickup and landfill fees are too high
Small curb and gutters
Deer in town, minimal shopping available
Lack of services
Modern store accessibility
Lack of restaurants, lack of shipping
Nothing
Lack of services and retail stores
We do not provide adequate recreation for young people, no place to play in winter we shut down skating and other facilities
We need to have a better rec programs for winter
Not enough restaurants, stores, etc., high utility cost, no opportunity for our kids to find permanent employment
The disappearance of Mainstreet businesses
How there are so many rules and restrictions on everything, there has been no growth and no sit-down, nice restaurants
The lack of support for local people give to new businesses
Nothing to do on a date for most ages, distance from shopping, trashy with lots of junk cars and overgrown weeds, rundown mobile home parks on the main highways
Not enough places to shop or eat, to be able to get what you need when you need it
Lack of curb and gutters, appearance of city right of ways in summer months (weeds and old vehicles)
No good paying jobs to bring our kids back, nowhere to buy hardly anything, minimal choices at Duane's
Abundance of non-migrating deer!!
Saying that's the way here and we don't like nothing to change
The citizens have a hard time supporting businesses, events, etc.



Q28. What would you change about Fillmore City?

Every flourishing city has an appealing Mainstreet, Fillmore is concrete. I think we SHOULD spend dollars to include trees, planters, and landscape, it does not look friendly

Economic development

Economic development

The growth of business

Let new businesses come in

I would get rid of the puncher weeds

I'd make Mainstreet 25 mph as a minimum speed and 400W 20 mph

More emphasis on removing old junk cars, cleaning up unsightly garbage and junk

Have a ordinance enforcement office

Curb and gutters

I'd like to see more individuals participate in the capacity of supporting the "celebrations committee" by putting light displays in the territorial State House Park, seems to be a lack of citizen participation

More business and growth

More vibrant Mainstreet

Mainstreet is ugly, bring in more business and job opportunities, more entertainment for families and youth, add more biking, hiking trails

The frontage property law, that food service employees know the area and where to find things instead of asking questions and giving instructions (like how far it is to the next town)

Future planning should not be urban sprawl, traffic should flow gently over multiple streets in a block system

More mixed-use planning

Get more professional businesses, not companies that pay low wages

Cleanup of unsightly lots

I'd love to see it become a more fun vibrant place of opportunities especially for the youth

I would like to see it grow

Update parks and playgrounds with shades, benches on public areas

Add more industry

See more things for the youth- turn the armory into a center for youth and family activities

Restroom at cemetery - new R. R. at wildlife park, more lights at wildlife park

Become a Richfield, job opportunity

Beautiful city, no junk yards

More growth

Add the above opportunities (restaurants, stores, places to go for fun), theater, bowling alley

I would accept more industry to open up job opportunities and bring more money to the community

Clean up Mainstreet, and more businesses on Mainstreet, and Close the motels.

That we could all support each other a little more better paying jobs with benefits

Some of the cities rules and regulations that are archaic and unreasonable for a small town, also Fillmore used to be the cleanest little city but "no more".

Drugs

The drug problem, need a county animal facility

Same as #27 and add animal county facility

Would like to see Fillmore grow and expand

Have rodeos

A few more businesses, continue with manageable growth

Having all the dogs wandering around loose

Business need to become more online sale and competitive, we are competing against the world now

Junk yard ordinance

I would like sustained growth by finding positive business to come here.

plant trees, maybe flowers on Main Street. Cedar City is a good example of a beautiful Main Street (and Gunnison).

Better "welcome to Fillmore signs" better zoning of buildings. not have fourplex apartments next to single family dwellings. better zoning and planning. improve look of Mainstreet

Facilitate growth

Shops and stores and business back on Mainstreet. industrial growth so my kids have a future choice of living here

More growth businesses

More commerce

Shopping

Enforce people with animals to keep them in their own yard

More aggressive in trying to bring in clean businesses with higher paying jobs

Put in Super Walmart

Go back to original Mainstreet beautification

Add something for kids

Bring business and make Mainstreet more attractive

Clean it up (yards)

Get rid of roper trailer mess, clean up yards, no junk on lawn or blocked up vehicles allowed

More industry, spruced up Mainstreet with new business

More green conscious

Future growth pays its way

Make it grow a little to provide places for our children to work

Hire code enforcement, clean up tires, clean up industrial park, clean up old cars and semis

Improve attitude

More shopping

More community activities, so everyone in town can feel like they belong

More small business more involvement with local activities

More small businesses

Make it more like it was when I was a kid

Add more stop signs at the school/residential areas

More shopping options and restaurants

I also wish there was open access to the splash pad, I hate having to take my kids through the pool because they only want to swim and not play in the splash pad. I want to be able to just go to the splash pad when we want and not have certain hours. We end up going to Delta because they have an open splash pad and park all in one

More sidewalks

Curb and gutters throughout Fillmore

See #27

See #27

Add a second grocery store or a Walmart

Be more accommodating

The smell of the mulch plant and add a theater

Curbs, gutters, better pick up of tree limbs and cuttings, create boys and girls clubs for winter months, build a disaster fund for the city which could not be used for any other purpose

Get more industrious by some incentives, get a better baseball field to attract school activities and generate more revenue

More community events, splash pad at north park with benches and trees, a fun and updated park with shade for kids, more growth

The unwillingness to see that growth will happen or the city will shrivel up and die

People want to build outside city limits; the annex process should be easier and less costly and be

helpful-not restrictive

The garbage, it would be nice if it went private and the city could collect the landfill free, but the garbage collection should be private, and you only pay when you request a pickup

More places to do things like a movie theater or bowling, have people clean up their businesses and yards/properties

Population and economic growth

The politics that promise to do all these things when they run for office and then don't follow through on any of it

Add flowers and trees to main street

Town deer to be eliminated

Have more businesses come in

Open the theatre

More business



Supplement C

C.1 Executive Committee Comments

Most people here that will be affected by IPP are either ready to retire or around our age. There are a couple people under 40 that work at IPP - a fairly small percentage
Maybe 10-15 households here in Fillmore work at IPP
Roughly 250 or 270 jobs are going to be lost in the county from IPP
We have a pretty heavy agricultural heritage
"You've got a friend in Fillmore!" is kind of a slogan for us
History is very important here because we have a lot of it
I like the idea of maintaining historical elements, but I don't want to lock us into not growing.
A lot of what exists now is not historic
We have a monument on the corner of center that needs to be preserved
We want to keep our small town feel
We want to see good controlled growth, but no stop lights up and down Main Street.
We want to address low income housing!
We've got a big group with lots of diversity. I don't know that we are attracting one more than the other, we just need to cover the whole spectrum.
We want to push for businesses on Main Street but we have a dying Main Street.
Tourism is a big thing! People come here to ride fourwheelers in the summer.
My understanding of water is that we own plenty of water. It's not a growth constraint here. We aren't in the position to pull it out of the ground, but we do have plenty of water rights here.
The industrial park is rundown and underutilized.
Revitalize the current industrial park.
We probably have to look for other areas in town for light industrial because of noxious uses.
Absoloutely attract light industrial to our community!
We don't put out any skilled labor here other than high school. That is a big deal to me. I want to have something to turn a few kids into something.
We also don't have an industrial arts program at our high school.
We have got some basic welding!
It would be awesome to have some continuing education for kids here in technical training.

We can't have skilled labor jobs in our light industrial park because none of the kids have the skills.
We have the ATV Jamboree!
Within certain historical blocks we want to keep the traditional street patterns.
For new growth I think we are going to want a change. All the Zion Plat streets are in the historical center.
We had a crash up derby, we had a horse race, they all fizzled out. Now we have the ATV Jamboree but we need the facilities to have these events.
You always want to encourage water conservancy... this is Utah. But we have the water rights if we can get it out.
We have to conserve water somehow without using nitpicky rules.
We all know the recycling is coming back, but we don't know when it will be implemented.
We want to leave the recycling to a private entity.
We are not in the business of trying to create renewable energy. We own our own power plant.
We are working on that flooding project and something in here could help us get federal funding.
We are Fillmore City, not a town.
We don't want to infringe on people's private property rights with historic preservation.
Maybe the Historic Preservation Commission can meet every quarter or so?
The last thing we want to do is try to govern what someone can do on their own property.
In Fillmore any housing can go anywhere, it might be time to create a new zone.
We need a good car care place in Fillmore!

C.2 Public Meeting Comments

Veterans monument ought to be on noteworthy things to be in Fillmore.
Besides the statehouse, if it is old and going be expensive to restore then go ahead and just tear it down.
I think historic preservation is important!
I think historic preservation is important too but haven't lived here long enough to know what needs to be preserved.
Even if it is questionable, keep it!
Old buildings should be allowed to have awnings

because they look great.
There should be no trailer park south of 500 S
Container zoning should be west of the freeway
R1 zoning should be considered and put only east of 1st east
R3 zoning should be considered
Agriculture zoning on the corner of 400 W and 400 N should be changed back to R2 zoning
R2 zoning north of north park seems out of character
High density zoning should be put by the freeway
Do not put high density inside the city, put it on the edges. The freeway interchanges are perfect for that.
We want people to feel good when they enter Fillmore, not bad. High Density should not be at the freeway entrances.
High Density neighborhoods might do well near the park.
Cedar City has their high density bordering the freeway. It's on the edge of the city. Why can't we do that here along our freeway? Of course, we'd need to build a sound wall.
North of the track would be a good location for high density.
The only problem they would be how noisy that might be, maybe a fence or sound wall?
The area south of the fairgrounds would be the best spot as long as some sort of solution for distance to the fairgrounds and the mushroom factory was made, perhaps a sound wall or fence?
Downtown is not favored for High Density.
North end of town is favored for single-family detached.
Downtown is favored for single-family detached.
South end of town is favored for single-family detached.
Mobile home zoning is suggested along the west end of 500 South
If the city expands eastward, make that part of town nature based with atv, bike, and pedestrian/hiking trails.
Consider zoning for tiny homes on the north end of town.
The west side of the freeway should be rezoned to anything but mobile homes.
Maintenance of the motor cross track
More restaurants
More financial incentives to improve Main Street
Revitalization of Main Street- new retail
Historic preservation on Main Street
Walmart on the west side of freeway

West side of freeway is developable
New event center in northwest end of the City
Wheelchair accessible nature parks
Tiny house community
Everyone walks and bikes around Denver, I want to see something like that
Maybe a loop or a trail behind the courthouse, it would need parking and a sign on the freeway
A nature trail
Put a trail for disabled people, campsites, restrooms, showers, through the woods over streams because this could generate income without having an influx of permanent people.
We need a walking path around town
path along the creek that is handicap accessible
At least a mile long trail with markers on it to know how long you've walked
If trails were ADA accessible so many people would come out of town with their loved ones to participate in it
We need fishing on the trail
In the north we could put the trail there
We want to grow some but not a crazy amount of growth
Extend 2nd North East
Fill in 1st East from 3rd North to 1st North
Residents believe that the parking strips in front of their homes belong to them
The transportation department does a good job of staying on top of maintenance
The south interchange by Maverick is confusing
Extend 4th South East, and possibly even 3rd South
Pave the roads up to the sidewalks because the unpaved portion grows 'goatheads' that are bad for bikes
Prefer the Plat of Zion everywhere
In the Plat of Zion the right of way is too wide and nobody takes care of it
Connect 5th South
Extend the curb and gutter on Main street by 380 North
Construct a curb and gutter on Canyon Road
Construct more curbs and gutters around the City
Construct more sidewalks in Fillmore City
The City needs to maintain the sidewalks yearly on some sort of schedule so that every sidewalk gets fixed up every decade or so
Enact a 4-year plan to construct sidewalks where there aren't any around the city
The sidewalks get fixed up enough
Bicyclists like the bike lane on the main street
The other roads around the City don't have bike

lanes but they are wide enough to accommodate bicyclists
The street signs are not big enough to read
If 5th South isn't built through over the river the City should put in infrastructure for 4 wheelers because people drive their 4 wheelers through the river and the sides of the river get ruined
Expand on the ball parks, build bigger fields expand on county fairgrounds
Expand on possible recycling to go with garbage disposal
Indoor recreation center with amenities for dances and receptions
Dog park
Trail and fish pond as well as a campground that is accessible for people with disabilities
Campground with nice amenities
Reservoir for water area as well as places to do water activities such as kayaking
Expand upon existing park areas and improve them
Activities for youth in rec center/civic center
More recreational use of water not industrial use
More things to do in Fillmore City i.e. fishing
Lack of facilities and things to do
Civic center
Animal control shelter for cats
A civic center/ rec center (use the armory during the winter), besides jr jazz nothing for kids to do
More sewage and utility lines
Recycling system
Place to store water such as a reservoir
Update the grandstand at the county park as well as bringing back horse racing
Update Library Adult section to include more modern novels
Amphitheater at Fillmore City park
Use blue star park for a better use
BLM trails for residents with disabilities
Reservoir near Fillmore City or a community pond
Concerned with the mushroom compost and the impacts on air quality and health risks
Turkeys are an issue, there are too many of them
Concerned with ruining old deer trails
Worried about seismic activities and impacts on housing
Clear Lake is 10 miles away which causes concern for Fillmore Cities water sources
Concerned with unmetered water source
Having cleaning air in Fillmore City
Want the junkyard gone, you can see it from I-15
Want wildlife protection in town but also deer and turkey control

For new development make sure there is fire prevention in place
Keep the volcanoes for recreation
There are no recycling options -maybe have a facility drop off instead of a pick up
Junkyard is the first thing people see when they come into Fillmore City
Concerned with water storage and growth-you need water before the City can grow
No water storage, especially for irrigation
Bring in recycling
Concerned by fire risk-maybe have a fire road to protect private property
Issue with the industrial park and the toxic waste is created
Do not put high density inside the city, put it on the edges. The freeway interchanges are perfect for that.
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C.3 Public Comment - Greatest Strengths

territorial Statehouse: unique, beautiful, historic
strong Sense of Community: safe, friendly, small town, inviting, pioneer history, historic
location: capitalize on activities & quality of life
utilities & water able to support growth
hard working, wonderful small business owners
rural, small town
access to mountains and desert
I-15 access
quality of life
forward thinking leaders
quick access to recreational areas
lack of congestion
clean environment
sense of community
low cost of living
sense of community- safe and peaceful place to live
I-15 access
agriculture- country living, slow placed community
love that the city is location in central Utah- half way between SLC/St. George with I-15
growth opportunity- there is available space for business
infastructure- we have power, water, land, sewer
community supports in a tragedy or bad experience
ability of small businesses to provide supports and

items
local law enforcement relationship
recreational programs for kids
businesses current support of community
support in the community
family friendly
caring for the public
honoring the past- those who gave all
history of the community
rural feel and atmoshpere
proximity to I-15
historic areas- older unique homes
several professional companies
positive outlook- growth potential not ready for explosive growth
the way people assist others in tragedy
our small businesses can provide many different products
sunsets are amazing
love our family and home and land in town
family history/heritage- one of original families in Fillmore
clean air
city activities and events are wonderful
love the decorations along Main Street and is well cared for
great job with snow removal, especially cleaning the sidewalks
city and county employees are friendly and helpful.
very welcoming, and excelant USPS
location
recreation
water
clean air

C.4 Public Comment - Pressing Issues

steady economic growth- jobs & opportunities
residents wanting business growth, but not sup-
porting what we already have
creating good paying jobs that our kids can fill
continuing education so our kids can fill good jobs
getting the citizens of Fillmore informed of what the council is doing
keeping our businesses alive
keeping up our infastrucutre
shortage of higher pay jobs
aging infastructure
sour attitude toward growth in town



unskilled work force
illegal drugs
lack of good jobs
disproportionate number of government jobs to private sector jobs
lack of desirable area for industry development
lack of exposure to trade based education
Huge problem with dogs- very little regard for dog ordinances, to many attacks, not safe
inexperienced in handling growth
business- opportunities for jobs out of high school, restaurants
lack of economic growth
deciding on how to entice new businesses
land use issues, storage containers, home based businesses, etc
residents wanting businesses and services without growth next door
lack of community involvement in city governmental process
economic growth
keep our most precious commodity here- our children
IT technical growth for younger generation
preserving our history
recreation
econ development
education- lack thereof
currently housing shortage
increasing visitation to downtown Fillmore
drugs and substance abuse
trashy trailer parks
we need growth, homes, business, etc
lack of community involvement
people want growth but don't want it next to them
we need a better understanding of housing needs
living in fillmore can be difficult. Must travel out of town.
has limited health and social services
limited medical care beyond basic care
must travel to delta, richfield, or Provo (100 miles) for tests, specialists, second opinions
limited mental health care, and drug and alcohol treatment
limited help for women in abusive situations/ domestic violence
no state of Utah offices for job/employment service or voc rehab in Fillmore
limited shopping
local hardware/department store closed a month ago
must travel to delta, richfield, or I-15 (30 to 75 miles)



for shopping
there are times that FoodTown is out of basic supplies (milk, produce)
none of the following stores are located in east millard: book store, clothing or shoe store, office supplies, school supplies, fabric store, craft supplies, copy/mailling center (kinkos), furniture store, phone/electronic store
limited activites
no movie theatre, no bowling, no "fine" dininng, no shoping, very small pool
limited to none- post high school training and/or education
no post high school education or training programs, young people must leave Fillmore for training programs or college education
no adult education with state colleges or universi- ties or vocational training programs
People in Fillmore may NOT be as nice and friendly as they think
limited to no low income housing
currently, motels in two block area (middle of downtown) allow individuals and/or families to live in remodeled hotel rooms on permament basis (these hotels are 70-150 years old)
extreme poverty. According to Millard School District, large number of students recieve "free" or "reduced lunch"
flouishing Main Street, attractive to people who want to move to the area
we need more places to socialize
it would be terrific if 200N couldl be extended East of Main Street. beautiful lots are available on the bluff but a road is needed to access them
goat-heat weed abatement plan please
small business owner benefits
services
The current city zoning, I don't think high density housing should be dotted all throughout the city and in teh middle of houses. Og den city let that happen and it has caused them many caused them many problems

