



Ferron City Planning Commission Meeting Minutes
August 29, 2023 7:00 p.m.
City Chambers Room
PO Box 820/ 20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

1. CALL TO ORDER/ROLL CALL

Planning Commission Chair Liz Nielsen called the meeting to order @ 7:00 p.m.

Roll Call:

Roll Call	Present	Absent
Commission Chair Liz Nielson	<u>X</u>	
Commissioner Brad Richman		<u>X</u>
Commissioner Stephanie Howes	<u>X</u>	
Commissioner Russ Oakeson		<u>X</u>
Commissioner Ann Behling	<u>X</u>	
Commissioner Keith Harvey	<u>X</u>	
Commissioner Garrett Horton		<u>X</u>
Commissioner Brad Clausen	<u>X</u>	

Also in attendance: Barbara Bowles, Robert and Tyrell Dye, William Wilson,

2. APPROVAL OF MINUTES

Minutes dated August 1, 2023

Commissioner Stephanie Howes motioned to approve the minutes dated August 29, 2023 as written. Commissioner Ann Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Commissioner Brad Richman			<u>X</u>
Commissioner Stephanie Howes	<u>X</u>		
Commissioner Russ Oakeson			<u>X</u>
Commissioner Ann Behling	<u>X</u>		
Commissioner Keith Harvey	<u>X</u>		
Commissioner Garrett Horton			<u>X</u>
Commissioner Brad Clausen	<u>X</u>		

Motion carried.

3. FERRON CITY ZONING CLEARANCE

(A) William D. Wilson – 675 North 200 East

Retaining wall on the East Side of the property. It will run East – West. Commissioner Nielson asked that they make sure that they are back far enough for curb, gutter, and sidewalk. Mr. Wilson asked for that measurement. Commissioner Nielsen asked them to please verify with Johansen and Tuttle. Another concern would be to make sure that there is visible clearance when backing out of their driveway. Mr. Wilson stated that he would make sure that the contractor complies.

Commissioner Ann Behling motioned to approve zoning clearance. Commissioner Stephanie Howes seconded the motion.

Roll Call	Aye	Nay	Absent
Commissioner Brad Richman			<u>X</u>
Commissioner Stephanie Howes	<u>X</u>		
Commissioner Russ Oakeson			<u>X</u>
Commissioner Ann Behling	<u>X</u>		
Commissioner Keith Harvey	<u>X</u>		
Commissioner Garrett Horton			<u>X</u>
Commissioner Brad Clausen	<u>X</u>		

Motion carried.

(B) Robert Dye – Informational Only – No Clearance will be granted.

Commissioner Nielson advised that since they had not purchased the property yet that the commission could not approve anything, but they could ask questions. Tyrell Dye advised that he should be closing on the property this Tuesday. Regardless, Commissioner Nielsen again advised that nothing could be approved but questions could just be asked. Mr. Dye advised that they wanted to divide the property into 3 pieces. Commissioner Nielsen advised that Ferron City did have a subdivision ordinance that would need to be followed. The Dyes wanted to divide the property into 2 residences and one shop. The property is 3.64 acres. They planned to divide the property into 1.82 acres and then on the north piece they would take half an acre off and put a shop. They are in H1. H1 requires One (1) acre for residential and then the commercial they would need to bring in a plan to have it approved. The commercial part of H1 requires setbacks of 50 ft off your property line. Since that would be on the corner you would need 50 feet in from the highway and 50 feet in from the other side also. Commissioner Nielsen stated that she didn't want them set on a ½ acre and then it not working with the building they were planning on building. Tyrell Dye understands that they may need to adjust the size of the commercial lot. Commissioner Nielsen went over the measurements that the Dye's had sketched out. The frontage looks like it should be alright. However, until the property is officially divided nothing could be decided on. The access to the business would be 600 North. Until the property is purchased nothing can be official.

Barbara asked that Commissioner Nielsen explain the rules for living on your property while building. Commissioner Nielsen You can live in your trailer for one year. Mr. Dye said that his wife gave him 4 months. Mr. Dye stated that his wife would be staying with her parents. That he would be staying in the trailer with his son while they built the house and the business. Commissioner Nielsen again stated that they could stay one year in the trailer.

There is a list of things that they will need to have recorded. Commissioner Nielsen will need to email them the list for the subdivision. Mr. Dye stated that they will be doing a septic tank. He stated that he had already talked to Garrett with CVSSD. Commissioner Nielsen is willing to work with them once the property is in their name.

(C) Kern Behling – 325 West Mill Road

Commissioner Nielson explained that he is looking to put a covering over the patio right off his house. Mr. Behling just wanted to make sure that he was meeting setbacks. Commissioner Nielsen did go and look at the project and it does meet setbacks.

Commissioner Stephanie Howes motioned to approve zoning clearance. Commissioner Ann Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Commissioner Brad Richman			X
Commissioner Stephanie Howes	X		
Commissioner Russ Oakeson			X
Commissioner Ann Behling	X		
Commissioner Keith Harvey	X		
Commissioner Garrett Horton			X
Commissioner Brad Clausen	X		

Motion carried.

4. FERRON CITY BUSINESS LICENSES

(A) Deb's Heart To Heart Creations

It will be a home business. The business will be based off FB. She has sold her business and will just be doing it out of her home. There will not be business hours. It will be over the internet. Home occupation business. The question was about the sign. She just wanted to do a small sign so that it could be seen on Hwy 10. 660 sq inches is the biggest the sign could be. 2' x 2 ½' is roughly how big the sign could be. The sign would need to be set back and not block the view of traffic.

Commissioner Stephanie Howes motioned to approve business license. Commissioner Ann Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Commissioner Brad Richman			X
Commissioner Stephanie Howes	X		
Commissioner Russ Oakeson			X
Commissioner Ann Behling	X		
Commissioner Keith Harvey	X		
Commissioner Garrett Horton			X
Commissioner Brad Clausen	X		

Motion carried.

5. Commissioners Comments

Commissioner Chair Liz Nielson- N/A
Commissioner Stephanie Howes – N/A
Commissioner Russ Oakeson – N/A
Commissioner Brad Richman – N/A
Commissioner Ann Behling – N/A
Commissioner Keith Harvey – N/A
Commissioner Brad Clausen – N/A
Commissioner Garrett Horton – N/A

6. ADJOURNMENT

Commissioner Stephanie Howes motioned to adjourn. Commissioner Ann Behling seconded the motion.

Roll Call

Commissioner Brad Richman
Commissioner Stephanie Howes
Commissioner Russ Oakeson
Commissioner Ann Behling
Commissioner Keith Harvey
Commissioner Garrett Horton
Commissioner Brad Clausen

Aye

Nay

Absent

<u> </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> X </u>
<u> </u>	<u> </u>	<u> X </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> X </u>
<u> X </u>	<u> </u>	<u> </u>

Motion carried.

Meeting adjourned @ 8:35 p.m.

ATTEST:

Commission Chair Liz Nielson

Barbara Bowles
Ferron City Recorder