



Ferron City Planning Commission Meeting Minutes
December 7, 2023, 7:00 p.m.
Planning and Zoning 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 Head Liz Nielson called the Planning Commission Meeting to order at 7:00 pm.

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

7:05 p.m.

2. **APPROVAL OF MINUTES**

Minutes dated November 7, 2023

Commissioner Keith Harvey motioned to table the approval of minutes dated November 7, 2023. Commissioner Ann Behling seconded the motion.

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

Motion carried.

3. **FERRON CITY ZONING CLEARANCE**

Robert (Todd) Dye

Mr. Dye advised that he had met with CVSSD and the Power Company. CVSSD had him pay for 2 sewer connections and an additional \$1000. Garrett with CVSSD stated that he will run the sewer line from 600 North and 100 West and run a lateral to the second property, Tyrel's. The water has not been paid for yet until the homes are closer than they will dig up the roads. The power company is going to come off the power pole on 550 North and 100 East and put a transformer between the two properties. He will be responsible for digging the trenches. Right now, they will be splitting the property in two. He will be putting the fence on his property to avoid any future problems. Mr. Dye would like his zoning clearance. He would like to build a breezeway from the carport to the house. There were some changes made to his plans. He is hoping to build everything during the building process. Commission Chair Nielson stated that everything looked good if they stayed with the setbacks that were on the plans that were submitted. If there were any changes they would need to come back. Commissioner Clausen wanted to clarify that if they changed the size of any of the buildings they would need to come back because that would change the setbacks. Explained that if approved the way it is that will be the way the County will issue the building permit. He is right now deciding where he wants to put the electrical meter.

Commissioner Ann Behling motioned to approve the zoning clearance as written with the changes noted for his buildings. Commissioner Keith Harvey seconded the motion.

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

Motion carried.

4. **FERRON CITY BUSINESS LICENSES**

Beau Killpack

Chair Nielson asked Beau to explain what it was he needed. He basically wants to change his license. He currently has the BK Gardens and Killer Wood. He wants to start doing handyman work/ cabinets. He stated he can do anything. He eventually wants to get this contractor license. He has great goals. However, what does he want the commission to do. Currently he is making some furniture. He would like to get licensed to make furniture. He would need to fill out a Home Occupation license. Recorder stated that she would be willing to work with Beau to get him registered with the Commerce Department. The Commission Chair asked about signs. Beau stated that he only wanted signs on his truck. Commissioner Behling asked Mr. Killpack to explain more about the furniture. Mr. Killpack will investigate having a sole proprietorship/ Home Occupation license.

Commissioner Ann Behling motioned to approve Beau Killpack application pending getting it all filled out and emailed to Commission Chair Nielson for approval. Commissioner Keith Harvey 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**

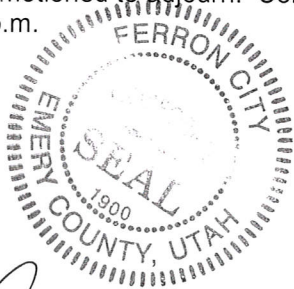
Commissioner Chair Liz Nielson	Currently working on updating all code books.
Commissioner Stephanie Howes	Absent
Commissioner Russ Oakeson	Absent
Commissioner Brad Richman	Absent
Commissioner Ann Behling	Nothing
Commissioner Keith Harvey	Nothing
Commissioner Brad Clausen	Nothing
Commissioner Garrett Horton	Nothing

6. **ADJOURNMENT**

Commissioner Ann Behling motioned to adjourn. Commissioner Keith Havey seconded the motion. Meeting adjourned at 7:31 p.m.

ATTEST:


Barbara Bowles
Ferron City Recorder




Commission Chair Liz Nielson