



Ferron City Planning Commission Meeting Minutes
March 12, 2024 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**

Commission Chair Liz Nielson called the meeting to order at 7:00 p.m. in the Planning and Zoning Room.

Roll Call	Present	Absent
Commission Chair Liz Nielson	<u>X</u>	<u> </u>
Council Member Vance Brown	<u>X</u>	<u> </u>
Commissioner Stephanie Howes	<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> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>
Commissioner Terrance Bell	<u>X</u>	<u> </u>

Oath of Office was given to Terrance Bell.

Commissioner Stephanie Howes is currently EMT training for Ferron City, so she is excused.

2. **APPROVAL OF MINUTES**

Minutes dated February 6, 2024

Commissioner Keith Harvey motioned to approve the minutes dated February 6, 2024, as written. Commissioner Ann Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<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> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Terrance Bell	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

3. **FERRON CITY ZONING CLEARANCE**

Trenton Bennett Zoning Clearance

Commission Head Liz Nielson asked about the culinary water. Mr. Bennett explained that there is not a culinary water connection on the property. He will purchase a culinary connection for the property once a building permit and financing is obtained for the project. He had mistakenly marked the box on the zoning application. It will be corrected. Ms. Nielson did state that CVSSD had informed that there is no secondary or sewer available on the property. Mr. Trenton Bennett is aware. There will have to be a septic system installed.

Commissioner Ann Behling motioned to approve the Zoning Clearance for Trenton Bennett's new home with an attached garage. Commissioner Terrance Bell seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<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> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Terrance Bell	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

4. FERRON CITY BUSINESS LICENSES

Rural Investors

Commissioner Terrance Bell asked why there was so much missing information on the application. It was explained that this business had been given some misinformation. They had been advised that they didn't need a business license in Ferron because they had a license in Castle Dale. Ferron City has trained the associate that all businesses doing business in Ferron do need a business license. When Rural investors were notified of the situation, they felt that the business license form that we currently have didn't pertain to them. The type of business wasn't filled out and other information.

Commissioner Bell motioned to approve the business license for Rural Investors pending that the new business license application is filled out in full. Commissioner Ann Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	X		
Commissioner Stephanie Howes			X
Commissioner Ann Behling	X		
Commissioner Keith Harvey	X		
Commissioner Garrett Horton			X
Commissioner Brad Clausen	X		
Commissioner Terrance Bell	X		

Motion carried.

Dibbs Transportation LLC

The question was asked about where he was going to park his trucks. He did provide all his information.

Council Member Brown asked about the parking of trucks at the fairgrounds. It was explained that the trucks have been allowed to park at the fairgrounds to avoid being parked on the streets. Council Member Brown asked who is responsible for damage if something happens at the fairgrounds? Then the question is asked what if other residents want to park their equipment at the fairgrounds. What about the campers at the fairgrounds, do they want the trucks there? Right now, the truck drivers are parking their personal cars to the fairgrounds to get their coal trucks.

Commissioner Keith Harvey motioned to approve the business license for Dibbs Transportation, LLC. Commissioner Ann Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	X		
Commissioner Stephanie Howes			X
Commissioner Ann Behling	X		
Commissioner Keith Harvey	X		
Commissioner Garrett Horton			X
Commissioner Brad Clausen	X		
Commissioner Terrance Bell	X		

Motion carried.

5. General Business

Approval of New Business License Application

Approval of New Home Business Application

Commissioner Clausen asked if we want the applicant to fill out if the business is allowed in the zone or is that something we want to research at Planning and Zoning. As a planning commission we will need to look at the business license renewal plan. Commissioner Keith Harvey will help with the business renewal plan.

Commissioner Ann Behling motioned to approve the General Business. Commissioner Bell seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	X		
Commissioner Stephanie Howes			X
Commissioner Ann Behling	X		
Commissioner Keith Harvey	X		
Commissioner Garrett Horton			X
Commissioner Brad Clausen	X		
Commissioner Terrance Bell	X		

Motion carried.

6. Commissioners Comments

Commissioner Chair Liz Nielson

She went and drove by Millsite Trailer Park, Ethan Hurdsmen, on the 19th of February. She advised Mr. Hurdsmen that she did notice the effort. That he needed to keep it up and even keep moving forward. He could get his business license back. However, Barbara Bowles the City Recorder, explained that his license could not be reinstated because his Utah State Commerce registration had expired. Barbara did advise that she had received complaints from his tenants that he is bringing in gravel instead of grass. Council Member Brown stated that there is a state initiative to use gravel instead of grass. Ferron City will not get involved in that issue.

Commissioner Stephanie Howes - Excused

Commissioner Terrance Bell - Nothing

Commissioner Ann Behling – Ferron City has cleaned up the trees.

Commissioner Keith Harvey- Nothing

Commissioner Brad Clausen - Nothing

Commissioner Garrett Horton - Absent

Council Member Vance Brown – Thanked everyone for their attendance.

7. ADJOURNMENT

Commissioner Keith Harvey motioned to adjourn. Commissioner Terrance Bell seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	X		
Commissioner Stephanie Howes			X
Commissioner Ann Behling	X		
Commissioner Keith Harvey	X		
Commissioner Garrett Horton			X
Commissioner Brad Clausen	X		
Commissioner Terrance Bell	X		

Motion carried.

Meeting adjourned at 7:41 p.m.

ATTEST:


Barbara Bowles
Ferron City Recorder


Commission Chair Liz Nielson

