



Ferron City Planning Commission Meeting Minutes
May 7, 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.

Roll Call	Present	Absent
Commission Chair Liz Nielson	<u>X</u>	
Council Member Vance Brown	<u></u>	<u>X</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>X</u>	<u></u>
Commissioner Brad Clausen	<u>X</u>	<u></u> Arrived at 7:20
Commissioner Terrance Bell	<u>X</u>	<u></u>

2. APPROVAL OF MINUTES

a. Minutes April 9, 2024

Commissioner Ann Behling motioned to approve the minutes. Commissioner Keith Harvey seconded the minutes.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u></u>	<u></u>	<u>X</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>X</u>	<u></u>	<u></u>
Commissioner Brad Clausen	<u></u>	<u></u>	<u>X</u>
Commissioner Terrance Bell	<u>X</u>	<u></u>	<u></u>
Motion carried.			

3. BUSINESS LICENSE

a. Sammy Kinder

There will need to be a fire inspection done on the property as she will be having customers enter her home. Commissioner Behling inquired as to the nature of the business. Ms. Kinder will be giving IV injections. It is believed that the Health Department will need to also do an inspection of the home. Commissioner Nielson has contacted the Health Department to inquire about what types of businesses they are required to inspect, and which types they are not. She has left a detailed message and is hoping to hear back from them soon. There will only be one client at a time, so parking is not an issue.

Commissioner Bell made a motion to approve pending fire department and health department inspections. Commissioner Ann Behling seconded the motion.

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

Commissioner Ann Behling
 Commissioner Keith Harvey
 Commissioner Garrett Horton
 Commissioner Brad Clausen
 Commissioner Terrance Bell
 Motion carried.

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

4. FERRON CITY ZONING CLEARANCE

a. Tyrail Dye – Shop Clearance

Commissioner Nielson explained that the Dye's had been to Planning and Zoning earlier to discuss building homes on their property. Due to some unfortunate circumstances their plans had changed. Tyrail was now going to start with the shop. Once the shop is built, he will be coming back to obtain his business license. Setbacks were verified for the shop building. Mr. Dye will be working with the building inspectors for the used oil containment. There will not be pits at the shop, they will be using lifts.

Commissioner Horton made a motion to approve the Zoning Clearance for Tyrail Dye's Shop. Commissioner Keith Harvey seconded the motion.

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

Motion carried.

b. Mike Roper – Tuff Shed

The setbacks were verified and confirmed. The shed will be placed on gravel. Once again it is confirmed that it must be at least 5 feet away from the property lines.

Commissioner Behling motioned to approve the zoning clearance for Mike Roper. Commissioner Garrett Horton seconded the motion.

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

Motion carried.

c. Anthony Alves – Carport

The setbacks were verified and confirmed for the carport. It will be made with Cedar posts and Pine.

Commissioner Ann Behling motioned to approve the zoning clearance for Anthony Alves. Commissioner Keith Harvey seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u> </u>	<u> </u>	<u> X </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> X </u>	<u> </u>	<u> </u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u> X </u>
Commissioner Terrance Bell	<u> X </u>	<u> </u>	<u> </u>
Motion carried.			

d. Big Mountain – Brad Benson

Commissioner Nielson explained to the commission about the project that Mr. Benson was here to discuss and how it had started in 2019. When the Bensons had purchased the property where the pavilion and cabins are located, they had inquired about putting RV hook-ups there also. Our RV ordinance states that you must have at least an acre and at the time they did not. Since that time, they have acquired the property to the east with the yellow house on it. Combining those two pieces of property would give them the acre that they need. Mr. Benson is now petitioning to see if we would make a consideration to let him put a couple RV spots down there now.

The ordinance reads that you can have 15 trailer spots per acre. The property once combined will be 1.28 acres giving him room for 22 spots. There are currently 7 cabins there now. With the purchase of the land with the yellow house. The house would be included as one of the "spots" So then there would be 21 spots available for cabins and RV units. Each space would have power available so that there wouldn't be a need for generators. That had been a concern the last time it was presented also. With the combining of the properties, he would have enough room for 21 spaces. Either cabins or RV spaces.

Mr. Benson explained that one of the reasons he would like to see this approved is because when he has groups come down there is a need for the cabins but there is also a need for RV spaces. The group would like to stay together. Friends want to stay with their friends. Yes, they could go Boondock but why not have them stay at Big Mountain with their friends.

Another concern is the solar build. There is going to be a lot of people looking for places to stay. He doesn't want to give up all his cabins. He would rather send them to the other parks and just concentrate on the tourism side of it. The other parks can take the "long haulers", the over 30-day renters. Now, in the winter he might be able to help with that. However, he mainly wants to concentrate on the tourism. The rules of the park according to the ordinances is up to the owners.

Mr. Benson explained that he just wanted 4 RV spots and the rest would be cabins.

It was discussed that Mr. Benson would have room for 22 sites. He could have 10 RV sites and 10 Cabins that would be up to Mr. Benson. It was suggested that he have the parcels combined so that he had enough property, as that was a concern last time. Mr. Benson should also write the rules and regulations of his park so that could also be submitted to City Council. There should be plenty of water and sewer to handle that many units.

Commissioner Bell motioned to recommend to City Council to review and approve the modified cabin and RV plan presented by Brad Benson of Big Mountain Lodge. Council Member Horton seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u> </u>	<u> </u>	<u> X </u>
Commissioner Stephanie Howes	<u> </u>	<u> </u>	<u> X </u>
Commissioner Ann Behling	<u> X </u>	<u> </u>	<u> </u>

Commissioner Keith Harvey
Commissioner Garrett Horton
Commissioner Brad Clausen
Commissioner Terrance Bell
Motion carried.

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

5. GENERAL BUSINESS

a. Conex

Conex's would be treated like any other shed and would need a zoning clearance from the city to make sure that the set backs were met.

The fire department cannot use a Conex to burn fires in for training. The reason being is that they would have to burn inside the Conex, old couches, carpet etc. Garbage is not allowed to be burned in City Limits. Even the Fire Department.

b. Ordinance 4-6 Discussion

It was decided that there would need to be a work session. This is something that cannot be done is just a PZ meeting.

c. Zoning for Food Trucks

Big Mountain has theirs licensed through the state and has to be linked to a commissary. It does have to be inspected by the health department etc. If we were to do a food truck rally here in Ferron we could possibly just make sure the trucks themselves have their licenses and we give them a solicitation license.

6. Commissioners Comments

Commissioner Chair Liz Nielson
Commissioner Stephanie Howes
Commissioner Terrance Bell
Commissioner Ann Behling
Commissioner Keith Harvey
Commissioner Brad Clausen
Commissioner Garrett Horton

7. APPOINTMENT OF NEW PLANNING COMMISSION CHAIR

Commissioner Liz Nielsen explained that she was busy with work. She just did not have the time to devote to the position as Commission Chair like she used to. She is recommending Terrance Bell as the new chair and if the Planning and zoning Committee would agree she would stay on as a committee member.

Commissioner Horton motioned to appoint Commissioner Terrance Bell as Planning Commission Chair. Commissioner Keith Harvey seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u> </u>	<u> </u>	<u>X</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>X</u>	<u> </u>	<u> </u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Terrance Bell	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

8. ADJOURNMENT

Commissioner Bell motioned to adjourn the Planning and Zoning Meeting dated May 7, 2024, at 8:23 pm
Commissioner Keither Harvey 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			

ATTEST:


Barbara Bowles
Ferron City Recorder




Commission Chair Terrance Bell