



Ferron City Planning Commission Meeting Minutes
June 4, 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 Terrance Bell called the meeting to order at 7 pm.

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

2. APPROVAL OF MINUTES

Commissioner Liz Nielson motioned to approve the minutes dated May 7, 2024. Commissioner Stephanie Howes seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

3. BUSINESS LICENSE

a. POPZ Repair Shop

Commissioner Vance Brown asked if the POPZ Repair Shop had been notified. It was advised that he had been sent a certified letter. Commissioner Vance suggested that this item be tabled to verify that Mr. Howes had received his letter concerning his business license.

Commissioner Liz Nielsen motioned to table the discussion concerning POPZ Repair Shop. 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>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

b. Austin Hermansen

Mr. Hermansen is asking for a Home occupation business license for carpet installation. He has no employees, and no customers will be coming to his home. All work will be done away from his home.

Commissioner Vance Brown motioned to approve the business license for Austion Hermansen. 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>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

c. Vallou, LLC.

Nikkole Weber is requesting a Air BNB license. She has obtained all the required licenses. The health department will be visiting the property tomorrow morning. She does have the POA for the property and it is on file at the City Hall. The commission asked that she make sure to write into her rules for the AIR BNB that there is on the street parking.

Commissioner Vance Brown motioned to approve the business license pending the Health Department inspection. Commissioner Liz Nielson seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

4. FERRON CITY ZONING CLEARANCE

a. Kirk Hennefer – Revised Plans

Mr. Hennefer presented revised plans for this property. Commission Chair Bell verified with Mr. Hennefer the length and width of his future home. Having propane on the property as a source of heat as discussed and what the stipulations was for that. Mr. Hennefer would need to discuss this with the propane company. It was verified that there would only be one dwelling on the property.

Commissioner Nielsen motioned to approve the revised plans for Mr. Kirk Hennefer. Commissioner Stephanie Howes seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

b. Gayland Dugmore – New Shop and Garage

Mr. Dugmore presented his plans to the Commission for approval.

Commissioner Nielson motioned to approve the plans for Mr. Dugmore's new shop and Garage. Commissioner Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

c. Valarie and Shane Stevens – Home

Commission Chair Bell inquired about the dimensions of the house on the property. The recorder would contact Ms. Stevens for this information. Pending this information would determine approval.

Commissioner Brown motioned to table pending additional information. Commissioner Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

5. GENERAL BUSINESS

a. Advisement of sending all business licenses to the Southeast Utah Health Department – email from Brandon Pierce, Southeast Utah Health Department, Price Office

Ferron City will send all business licenses to the Health Department. If it is something that the health department needs to be involved with then they will contact the business owner to set up an appointment to do the inspection. If it is not something, then they will sign off on the business application.

b. Thomson Inquiry on Zoning and Water Shares

Mikel Thomson and Eric Anderson attended the meeting to just ask questions concerning the property that they are interested in.

c. Discussion on proceeding with Ordinance 2024-5 An Ordinance Amending Ordinance 10-

7D-5

Commissioner Nielson motioned to table the discussion concerning Ordinance 2024-5 pending the upcoming work session. Commissioner Behling seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

6. Commissioners Comments

Commissioner Chair Terrance Bell – What would be discussed during the work sessions. Business license renewals. RV parks and what is expected from them.

Commissioner Stephanie Howes - Nothing

Commissioner Liz Nielson - Nothing

Commissioner Ann Behling - Nothing

Commissioner Keith Harvey - Absent

Commissioner Brad Clausen - Absent

Commissioner Garrett Horton - Absent

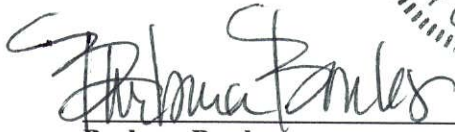
7. ADJOURNMENT

Commissioner Nielson motioned to the adjourn the Planning and Zoning meeting. Commissioner Brown seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u> </u>	<u> </u>	<u>X</u>
Commissioner Garrett Horton	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u> </u>	<u> </u>	<u>X</u>
Commissioner Liz Nielson	<u>X</u>	<u> </u>	<u> </u>
Motion carried.			

Meeting adjourned @ 8:00 pm

ATTEST:



Barbara Bowles
Ferron City Recorder





Commission Chair Terrance Bell