



Ferron City Planning and Zoning Meeting  
April 3, 2025, 5:00 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**

Meeting called to order 5:00 pm.

**Roll Call**

**Council Member Vance Brown**  
**Commissioner Chair Terrance Bell**  
**Commissioner Keith Harvey**  
**Commissioner Ann Behling**  
**Commissioner Brad Clausen**  
**Commissioner Stephanie Howes**  
**Commissioner Megan Ervin**

**Present**

    X      
    X      
\_\_\_\_\_  
    X      
    X      
\_\_\_\_\_  
    X    

**Absent**

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    X      
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\_\_\_\_\_  
    X      
\_\_\_\_\_

2. **Discuss/Approve/Deny Planning and Zoning Clearances**

**a. Snow's Heating and Air – Justin and Robyn Snow**

-Commissioner Bell asked if everyone had a chance to look over the information on the drive. All stated that they had.

-Commissioner Bell stated that a culinary connection had been found associated with the property and Mr. Justin Snow had been given the paperwork to have the connection transferred to his name from his father's name.

-There is no sewer connection on the property. This will need to be paid for. There is the availability of sewer but no connection.

- Mr. Snow asked how much the sewer would be. Commissioner Bell stated that it would be a commercial connection. As far as size of connection the city refers to the plumbing code. It is determined by the number of plumbing fixtures.

-Mr. Snow advised that he had spoken to Garrett Hansen with CVSSD. CVSSD will be connecting the sewer from State Street. Commissioner Bell asked if there was a right of way or would permission need to be granted from U.D.O.T. CVSSD advised that the connection would be a straight to the restroom. Garrett did not state anything about permission from U.D.O.T.

-Commissioner Bell reviewed the plat map. There will be a fence around the garbage. There will be one dumpster, and one roll off.

-Commissioner Bell asked about the approach onto the property. Mr. Snow advised that the approach would be 50 ft. That would be long enough for both of his overhead doors. The storm drain on 500 South would be avoided with the approach.

-Commissioner Bell asked about utilities. Mr. Snow advised that he hadn't had any luck with Rocky Mountain Power. The gas company has been contacted.

-Commissioner Bell advised that the sewer connection fee would still need to be paid to the City. Mr. Snow advised that when meeting with CVSSD he and Mr. Hansen had talked about waiting until the building was erected due to currently the materials for the building on where the connection will be. CVSSD will be stubbed on the property. Mr. Snow's plumber will be connecting the actual building to the connection.

-Council Member Brown brought up the approach that was needed for the building. Who was going to be paying for that. It was advised that in the past the owner was responsible for that. Mr. Snow expressed concerns about the sidewalk and the condition that it was in. The sidewalk is separated from the asphalt. Commissioner Bell stated that it was between Mr. Snow and the City Council. Council Member Brown asked about the sidewalk on the south side of 500 S. There is sidewalk that continues around the corner for about 40 ft. per Mr. Snow. Council Member Brown referred to Council Member Petersen, that is his responsibility for the city. The approach was approved to be installed by the

Planning Commission. In reference to who will pay for the approach. Mr. Snow was advised that in the past the property owner was responsible for that cost. Mr. Snow stated that regardless of whether he must pay for it, it needs to be done. Mr. Snow was advised to contact Council Member Ray Petersen and see where the removal and replacement of that sidewalk was on the plan.

- Mr. Snow stated that he would be doing a 4" pad and not a 6". It will have the rebar. There is also a stem wall that will be 24" according to the plans. The commission was asked to refer to the plans that had been submitted. The stem wall will have to be below freezing. Mr. Snow stated that he thought the frost line was at 30", Commissioner Bell advised it matters on the area.

- Mr. Snow stated that he would contact Council Member Petersen and if he had to help with the cost, he would like the road also repaired at that time that the approach is installed. Council Member Brown again suggested that Mr. Snow speak to Council Member Ray Petersen. CM Brown stated that the asphalt is taken care of by CVSSD.

- Council Member Brown verified that Mr. Snow would be paying for the sewer connection within the next couple of days. Mr. Snow stated that he would. Mr. Snow also advised that he would be getting the building permit tomorrow, he thanked the commission for meeting today.

**Commissioner Brad Clausen motioned to approve the Zoning Clearance for Mr. Snow.**  
**Commissioner Ann Behling seconded the motion.**

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Keith Harvey	<u>          </u>	<u>          </u>	<u>X</u>
Commissioner Ann Behling	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Brad Clausen	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Stephanie Howes	<u>          </u>	<u>          </u>	<u>X</u>
Commissioner Megan Ervin	<u>X</u>	<u>          </u>	<u>          </u>

Motion carried.

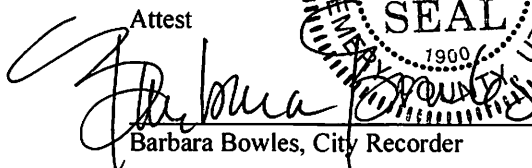
### 3. Adjournment

**Commissioner Brad Clausen motioned to adjourn the Planning and Zoning Meeting.**  
**Commissioner Ann Behling seconded the motion.**

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Keith Harvey	<u>          </u>	<u>          </u>	<u>X</u>
Commissioner Ann Behling	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Brad Clausen	<u>X</u>	<u>          </u>	<u>          </u>
Commissioner Stephanie Howes	<u>          </u>	<u>          </u>	<u>X</u>
Commissioner Megan Ervin	<u>X</u>	<u>          </u>	<u>          </u>

Motion carried.

Meeting adjourned at 8:15 pm.

Attest  
  
 Barbara Bowles, City Recorder



  
 Planning and Zoning Chair Terrance Bell