



Ferron City Planning Commission Meeting and Public Hearing
Agenda 10-01-2019
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Notice is hereby given that the Planning Commission of Ferron City, Emery County, Utah, will hold the regular and electronic Commission Meeting on Tuesday October 1, 2019 commencing at 7:00 p.m. at the City Hall.

1. CALL TO ORDER
2. ADMINISTERING OF OATH TO NEW PLANNING COMMISSIONERS
3. APPROVAL OF MINUTES DATED SEPTEMBER 3, 2019
4. DISCUSSION AND RECOMMENDATION OF ORDINANCE 2019-2: AN ORDINANCE
DEFINING LOW IMPACT BUSINESSES AND AMENDING PERMITTED USES IN
ZONES RA-1 AND R1-10,000
5. REVIEW OF THE GENERAL PLAN FOR FERRON CITY

CHAPTER FIVE – TRANSPORTATION
6. WORK SESSION
7. ADJOURNMENT

The public is invited to attend all Planning Commission Meetings and Work Sessions. In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify City Recorder, Brittany Yeates, at (435)384-2350 at least 24 hours prior to the meeting.

I, the undersigned duly appointed Recorder of Ferron City, hereby certify that the foregoing notice of agenda was posted at the Ferron City Hall, Ferron Post Office, on the internet at www.ferroncity.org and the Public Notice Website, sent to the ETV News and provided to each member of the Planning Commission on this 30th day of October.

Brittany Yeates
Ferron City Recorder





Present:

Commissioner Liz Nielson Commissioner Brad Richman Commissioner Kelly Howes

Also Present:

Brittany Yeates, Recorder Rayola Pfnister Julie Johanson

1. CALL TO ORDER

Commissioner Nielson welcomed everyone and called the meeting to order at 7:04 p.m. Roll call showed that Commissioners Nielson, Richman, and K. Howes were all present.

2. ADMINISTERING OF OATH TO NEW PLANNING COMMISSIONERS

The new commissioners were not present. They will be administered the oath at a later meeting.

3. APPROVAL OF MINUTES DATED JULY 2, 2019

The motion to accept the minutes as written was made by Commissioner Richman. Commissioner K. Howes seconded the motion. The motion carried.

4. DISCUSSION OF PROPOSED PROJECTS LIST

The Recorder supplied the sidewalk master plan and the curb and gutter master plan. She did not know what had been completed yet. The Mayor had recommended having the drainage next to Big Mountain Lodge and Guardrails/widening of road near Langston's property added to the list. The list needs to be approved at the next Council Meeting.

Commissioner Nielson recommended that the commissioners drive around and make the list and supply it to the Recorder by the next day. The others agreed with this idea.

5. REVIEW OF THE GENERAL PLAN FOR FERRON CITY

CHAPTER FOUR – ECONOMIC DEVELOPMENT

There were no changes needed.

The motion to proceed with Chapter 4 of the City General Plan as it is now written was made by Commissioner Richman. The motion was seconded by Commissioner K. Howes. The motion carried.

6. WORK SESSION

Rayola Pfnister had previously come to the Planning Commission in May and talked about putting up a fence for her yard. She wants it across 30 South 150 West, which is the top of her driveway. The Commissioners requested she submit drawings of her plan. Last Friday, her cat was killed by the neighbor's dog. She now has the drawings because she needs to keep dogs and people from coming into her yard. She will put in fencing on both sides of a nine-foot wide gate. She will be doing a nine-foot gate so that emergency vehicles can still access that area if needed. It will be a wood

fence. She is also recommending that the Dead-End sign be moved back to the top of the street.

The motion to accept Ms. Pfnister's proposal for a gate on her property was made by Commissioner Richman. The motion was seconded by Commissioner K. Howes. The motion carried.

7. ADJOURNMENT

Commissioner Richman made the motion to adjourn at 7:32 p.m. The motion was seconded by Commissioner K. Howes.

ATTEST:

Commission Chair Ronny Bloomer

Brittany Yeates
Ferron City Recorder

ORDINANCE 2019-2

AN ORDINANCE DEFINING LOW IMPACT BUSINESSES AND AMENDING PERMITTED USES IN ZONES RA-1 AND R1-10,000.

WHEREAS, Ferron City needs to define what a low impact business is; and

WHEREAS, Ferron City has reviewed the current ordinances and concluded that there is a need to amend zones RA-1 and R1-10,000 to add low impact businesses as a permitted use; and

WHEREAS the council finds it is in the best interest of the municipality and its economic health that this ordinance should be passed;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF FERRON CITY AS FOLLOWS:

10-2-2 **DEFINITIONS:**

Low Impact Business: A business that does not have an external impact greater than the impact of normal residential use. There shall not be more than five (5) employees at the physical location. There will be no unusual traffic (delivery trucks, commercial vehicles, heavy equipment, client vehicles, etc.) permitted either on or off site which are not customarily observed in residential use. There will be no unusual amounts of waste, dust, odors, noise and other contamination generated at the location.

10-6A-2 and 10-6B-2 are amended by adding low impact business as a permitted use.

5. Effective Date. This ordinance shall take effect immediately upon passing.

PASSED AND DATED this 10th day of October 2019.

Mayor Adele Justice

Attest:

Brittany Yeates
Ferron City Recorder