



Ferron City Planning Commission Meeting Minutes 11-02-2021
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Present:

Commission Chair Liz Nielson
Commissioner Jackie Toomer
Commissioner Brad Richman

Commissioner Byron Thompson
Commissioner Russ Oakeson

Also Present:

Brittany Yeates, Recorder
Sharol Thompson
Michael Grange
Gil Bowden

Brad Clausen
Jolie Jacobsen
Brindy Grange
Michael Wayman (ZOOM)

1. CALL TO ORDER

Chair Nielson welcomed everyone and called the meeting to order at 7:00 p.m.
Roll Call showed Commissioners Nielson, Thompson, Toomer, Oakeson, and Richman were all present.

2. APPROVAL OF MINUTES DATED OCTOBER 5, 2021

Commissioner Richman was not here and needs to be removed from the minutes.

Commissioner Oakeson moved to accept the minutes with the changes being made. The motion was seconded by Commissioner Toomer. Motion carried.

BUSINESS LICENSE/ ZONING CLEARANCE

3. NEW DWELLING – MICHAEL GRANGE

A secondary connection is already on the property. Gil Bowden has paid for the culinary and sewer connections already.

Commissioner Thompson moved to approve the application for the Granges. Commissioner Oakeson seconded the motion. Motion carried.

4. CAR PORT – BYRON THOMPSEN

Sharol Thompson said she will be putting a metal carport in her old alpaca field. Commissioner Toomer asked if it would have to have engineering done first. He was informed the company they are purchasing it from does the engineering.

Commissioner Richman moved to accept the application. The motion was seconded by Commissioner Toomer. Motion carried.

5. AIRBNB IN GARAGE – JOLIE JACOBSEN

Ms. Jacobsen would like to run an AirBnB out of her shop. The shop is detached from the main dwelling. The current rule is there may only be one dwelling per property. She asked what changes she needed to make for it to be considered one dwelling. It was stated that it would need to have the same roof and the carport should be enclosed.

6. SHORT TERM RENTAL BUSINESS LICENSE – MICHAEL WAYMAN

He is the first application for a short-term rental property, so the commission didn't need to confirm it was 600 feet from other short-term rental properties. It may be short-term for now but may have longer rental agreements in the future. He will try to enforce the 10-person rule now that he knows of it.

Commissioner Oakeson moved to approve the business application pending a fire inspection. Commissioner Richman seconded the motion. Motion carried.

7. SMALL SUBDIVISION – MICHAEL WAYMAN

They are dividing their lot into two. They have a driveway easement to have access to the back lot. The lots are each large enough for the zone.

Commissioner Toomer moved to approve the subdivision application. The motion was seconded by Commissioner Thompson. Motion carried.

DISCUSSION ITEMS/REVIEW

8. FENCES

In previous meetings the commission stated they wanted to add a statement controlling fence height that would give them the authority to let residents have a six-foot fence in certain situations. The Recorder gave the commission multiple options on wording to choose from. The Commissioners liked the phrasing of "The Planning Commission may approve special considerations on written request, taking public safety into consideration."

9. REVIEW OF ANIMAL CONTROL ORDINANCE

The Recorder reported that she reached out to other town to see if they had an animal control officer that would be able to patrol Ferron once a month or once a week to pick up dogs at large. Orangeville doesn't have an animal control officer right now. The other towns just use their maintenance crew like Ferron does. Huntington does pay one of theirs \$50 a day to patrol for strays. He could help us out but that would have to be put into the budget. The commission agreed there needs to be better enforcement. The Sheriff's office is understaffed and are not able to help as often as needed.

It was agreed that fines are too low and there are holes in the code about enforcement.

After reviewing the code, the commission found a few things they wanted to change.

In the definition of At Large, they said to remove "within immediate call, or if it is within the immediate view and within distance of call," with "within 20 feet."

They recommended extending the licensing period through February. They would increase unaltered dog licensing fees to \$20.00. After February, the licensing fees would be an additional \$5.00 for a late fee. They would also like to add for temporary residents to have dogs registered with the city if here longer than six months.

Zone SC-1 needs to be struck from the kennel section since there is not such a zone within Ferron. They want to increase the cost of a hobby kennel from \$10.00 to \$50.00 and the fee for a commercial kennel license would be increased from \$60.00 to \$100.00. There was a lengthy discussion of how to handle impounded and unlicensed dogs.

Currently, one of the fees is \$100.00 that is refundable. Chair Nielson and the Recorder will communicate with the maintenance guys, Treasurer, council member over animal control, and the dog shelter to figure out a better system.

10. REVIEW/RECOMMENDATION OF HOME OCCUPATIONS ORDINANCE

Commissioner Richman moved to recommend the ordinance 2021-8 to the City

Council. Commissioner Thompson seconded the motion. Motion carried.

11. ADJOURNMENT

Commissioner Thompson moved to adjourn at 8:47 p.m. The motion was seconded by Commissioner Richman. Motion carried.

ATTEST:

Commission Chair Liz Nielson

Brittany Yeates
Ferron City Recorder