



Ferron City Public Hearing and Planning Commission Meeting  
Minutes 06-01-2021  
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 Stephanie Howes

Commissioner Byron Thompsen

**Also Present:**

Brittany Yeates, Recorder  
Shawnlee Allen

Mike Johns  
Bruce Smith

Gil Bowden  
Mrs. Smith

1. CALL TO ORDER

Commission Chair Nielson welcomed everyone and called the meeting to order at 7:03 PM. Roll Call showed that Commissioners Nielson and Thompsen were present, and Commissioner Howes was participating by phone.

2. ADMINISTER OATH TO NEW COMMISSIONER

The Recorder administered the oath to the new commissioner Byron Thompsen.

3. APPROVAL OF MINUTES DATED APRIL 6, 2021

**Commissioner Howes made the motion to approve the minutes from April 6, 2021. Commissioner Thompsen seconded the motion. Motion carried.**

**Commissioner Thompsen moved to close the regular session and open the public hearing at 7:06 PM. The motion was seconded by Commissioner Howes. Motion carried.**

**PUBLIC HEARING**

4. DISCUSSION OF AMENDING ANNEXATION EXPANSION AREA MAP

The Recorder informed everyone that for a property to be annexed, it needs to be included on the proposed annexation map. There is a property owner who would like to annex, and the city would benefit from it, but they are not currently included in the proposed annexation areas. The city needs to amend the map and should look at what growth may occur in the next 20 years.

Gil Bowden said that Ferron needs to plan for future growth because it is coming. He brought up sexually oriented and other businesses that could come in and the city needs to have it zoned ahead of time. He recommended adding the area going up Canyon Road and around the Mill Road loop to the annexation map. He also said to try to keep it squarer.

Commissioner Nielson said we need to be mindful of how much water we have and what it could support.

**Motion to close the public hearing was made by Commissioner Thompsen at 7:28 PM. The motion was seconded by Commissioner Howes. Motion carried.**

**BUSINESS LICENSE**

5. M. J. FABRICATIONS – MICHAEL JOHNS

Mr. Johns said he will be fabricating things like barbecue pits and furniture to sell. He will be using one bay of the old car wash by Main Street Market. He has done some electrical work and will be putting up walls with doors.

**Commissioner Thompsen moved to approve the business license on the condition that he gets an inspection done by the fire chief and building inspector. Commissioner Howes seconded the motion. Motion carried.**

6. SHAWNLEE ALLRED

Mr. Allred wanted to install only brand-new transmissions. He has a lift in his building. No one will be coming into the building.

The commissioners said they would approve the license on the condition that he get a fire inspection. Mr. Allred was very vocal about not allowing the fire chief on his property among other things. He stormed out of the meeting.

### ZONING CLEARANCE

7. DECK COVER – RANDY FOX

Commission Chair Nielson said she went to the property and talked over the plans with Mr. Fox. She gave him an approval for doing the cover over his current deck and to do a carport. She told him he was not allowed to do an enclosed garage in the space he was planning. Mr. Fox later told the Recorder that he would not be doing the carport for a while.

**Commissioner Thompsen moved to ratify the zoning clearance application for the deck cover. Commissioner Howes seconded the motion. Motion carried.**

8. SHED – GIL BOWDEN

Mr. Bowden would like to build an enclosed pole barn/shed. He is planning to work on his tools and trailers in it. There will be power and garage doors.

The Commissioners asked for clarification of where it would be located. He showed the building toward the front of his property near one of his carports. He then showed drawings of what the building would look like.

**The motion to approve Gil Bowden's zoning clearance was made by Commissioner Thompsen. Commissioner Howes seconded the motion. Motion carried.**

9. CAR WASH – BRUCE SMITH

Mr. Smith plans to subdivide his front parcel into three separate pieces with another parcel for his drive lane to access to back property where he plans to build their house. The math didn't add up right because he needs at least 125' frontage for each property. He will revisit that.

The plan he showed for the parcel with the carwash looked good on its setbacks. He is looking at building it out of galvanized steel. Thinks that will hold up better than cinder block. He knows it will require a grease interceptor. It will have two bays and be a manual car wash. Gil Bowden told him about his experience of owning a car wash here in Ferron. He said it was profitable, but he had to deal with a lot of mud.

Commissioner Nielson told him he would need a water share for the hook up. He doesn't have one and was told to contact the Canal Company and see if there are any he could purchase. He was also told to talk to the CVSSD about what sewer and water hook ups were needed.

### WORK/REVIEW

It was decided to move the following items to next week since Commissioner Howes was taking time out of being on vacation to be on the phone for this meeting.

10. ZONING – NEW COMMERCIAL ZONE
11. HOME OCCUPATIONS
12. CURB & GUTTER MASTER PLAN
13. ADJOURNMENT

**Commissioner Thompsen moved to adjourn at 8:26 PM. Commissioner Howes seconded the motion. Motion carried.**

ATTEST:

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Commission Chair Liz Nielson

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Brittany Yeates  
Ferron City Recorder