



Ferron City Public Hearing and Planning Commission Meeting  
Minutes 07-07-2020  
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 Brad Richman  
Commissioner Kelly Howes      Commissioner Russell Oakeson

**Also Present:**

Brittany Yeates, Recorder      Chris Winn      Jeff & Jaqueline Blackham

1. CALL TO ORDER

Commission Chair Nielson welcomed everyone and called the meeting to order at 7:00 pm. Roll Call showed that Commissioners Nielson, S. Howes, K. Howes, Richman, and Oakeson were all present.

2. APPROVAL OF MINUTES DATED JUNE 2, 2020

**Commissioner Oakeson made the motion to approve the minutes. Motion seconded by Commissioner Richman. Motion carried.**

**Commissioner Oakeson motioned to close the regular meeting and to open the Public Hearing. Commissioner K. Howes seconded the motion. Motion carried.**

**PUBLIC HEARING**

3. TO CONSIDER INPUT ON ADDING RECREATION VEHICLE COURTS AS A PERMITTED USE TO ZONE R-2-7500

The Commissioners discussed how this will allow the mobile home parks to have RVs. There were no comments from the public.

**Motion to close the Public Hearing and to reopen the regular meeting was made by Commissioner Richman. Commissioner Oakeson seconded the motion. Motion carried.**

**GENERAL BUSINESS/DISCUSSION ITEMS**

4. ZONING CLEARANCE/BUSINESS LICENSE

Jeff Blackham – 80 N 200 E – R-1-7500

**Motion to accept the zoning clearance application of Jeff and Jacqueline Blackham was made by Commissioner Richman. The motion was seconded by Commissioner Oakeson. Motion carried.**

Devan Bjarnson – 110 W 200 N – R-1-7500

The house on the property was built by previous owners with incorrect setbacks. Had originally wanted to put in a 30' wide garage but will downsize to 28'. The setback will be the same as the house.

**Motion to ratify the Bjarnson zoning application was made by Commissioner S. Howes. Commissioner Oakeson seconded the motion. Motion carried.**

5. DISCUSSION OF CURB, GUTTER, AND SIDEWALK MASTER PLAN – CHRIS WINN

Council Member Chris Winn is over Streets and is on the board for the Castle Valley Special Service District. He just did the sidewalk on 400 W between Canyon Rd and the Middle School. He needs to know what the Planning Commission would think is a priority. The Planning Commission thought that repairing sidewalks should be taken care of before putting in new ones.

The Commissioners will look around town to see what work needs to be done and the Recorder will pass that information on to Mr. Winn.

6. DISCUSSION OF PROCESS NEEDED TO HAVE STORAGE UNITS – MAURICE ANDERSON

Mr. Anderson did not appear, so this item was not discussed.

7. WORK SESSION

Discussion on subdivision process.

Currently the City has a code that requires if anyone divides up their property, they have it approved through the Planning Commission to assure that all pieces of property will conform with zoning. People do not do this. They just file with the County and the City does not know anything about it. This is bad because if someone buys that property and wishes to build, they sometimes cannot because the property is not large enough for the zoning clearance.

Commissioners K. Howes and Oakeson volunteered to speak with the County.

Discussion on rewriting fence code

There are many fences within Ferron that do not follow the code of needing to be 30' back from the road to be 6' tall. This is particularly a problem with corner lots. There was discussion of changing the code to 30' from any street corner and 10' or 15' from drive-way approaches. The Commissioners will think about this more.

8. ADJOURNMENT

**Commissioner Richman made the motion to adjourn the meeting at 7:58 pm. Commissioner S. Howes seconded the motion. Motion carried.**

ATTEST:

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Commission Chair Liz Nielson

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Brittany Yeates  
Ferron City Recorder