



Ferron City Public Hearing and Planning Commission Meeting  
Minutes 07-07-2021  
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 Russ Oakeson

Commissioner Byron Thompsen

**Also present:**

|                           |  |                   |
|---------------------------|--|-------------------|
| Brittany Yeates, Recorder | Jackie Toomer                            | Catherine Schmitt |
| Grant Nelson              | Brenda Lemon                             | Herbert Flower    |
| James F Nelson            | Clive Gordon                             | Cynthia Nielson   |
| Craig Nielson             | Katie Behling                            | Brooks Behling    |
| Bruce Smith               | Kendal Yost                              | J.R. Nelson       |
| Brook Smith               | Shelley Smith                            | Sharman Seamons   |
| Ted Swasey                | Jessica Teerlink                         | Chase Behling     |
| Kash Winn                 | About 10 more people who did not sign-in |                   |

1. CALL TO ORDER

Commission Chair Nielson welcomed everyone and called the meeting to order at 7:00 PM. Roll Call showed Commissioners Oakeson, Thompsen and Nielson were present.

2. APPROVAL OF MINUTES DATED JUNE 1 & 9, 2021

**Commissioner Oakeson moved to approve the minutes. The motion was seconded by Commissioner Thompsen. Motion carried.**

**Commissioner Oakeson made the motion to enter the public hearing at 7:04 PM. Commissioner Thompsen seconded the motion. Motion carried with Commissioners Oakeson, Thompsen and Nielson all voting aye in a roll call vote.**

**PUBLIC HEARING**

3. DISCUSSION OF AMENDING ANNEXATION EXPANSION AREA MAP BOUNDARIES

Commission Chair Nielson explained that it was decided to already make changes to the map that was sent out. It is planned to include the full parcels instead of just partial like was done in the past.

The Recorder clarified that this was not a proposal to annex all these properties but updating the map to allow more properties to annex. If a property is not part of this map, they are not allowed to annex.

Cynthia Nielson asked how this affects the farming properties.

JR Nelson answered her by saying you can have green belt properties within the city.

Kendal Yost asked why there are strips of property on the map that are not already included. It was explained that in the past they would only include so much frontage of a property. There are also gaps in surveying that are “no man’s land” and are not recorded. Dwight Gordon asked about the white strips on the map within his property and he was advised to consult with the county.

Craig Nielson asked if you have to annex the full parcel or if just a partial can be. It was believed that partials can be annexed.

Jim Nielson asked what the rule was on annexing a full block. The Recorder said that the annexing property needs to be contiguous so if there is property between a parcel wanting to be annexed then all the land between it and the current city boundary needs to be annexed.

Catherine Schmidt asked if they annex, will they get connected to the water and sewer. All properties on the map can be connected but it will be at the expense of the property owner.

It was questioned why the city is doing this. It is recommended to keep these maps and plans current, and it has been around seventeen years since it has last been addressed. This also gives the city more say in what happens in those boundaries even with it being in the county.

Kendal Yost requested there be a map with the streets to easier orient where the properties are. The Recorder said she'll request one from the county and have it displayed at City Hall.

Jim Nielson said it would be a good idea to put in the utilities while there is a tax base. He doesn't think there will be a tax base down the road.

Brooks Behling asked at what point in the annexing process do the utilities get put in. It would be whenever the property owner wanted to pay to have it done. The expense is put on the annexing property owner, not the city.

**Commissioner Oakeson motioned to close the public hearing and open the regular meeting at 7:39 PM. Commissioner Thompsen seconded the motion. Motion carried with Commissioners Oakeson, Thompsen and Nielson all voting aye in a roll call vote.**

#### **ZONING CLEARANCE**

4. SHED – JACKIE TOOMER

Mr. Toomer would like to build a three-sided pole barn.

**Commissioner Oakeson made the motion to approve the zoning clearance. Commissioner Thompsen seconded the motion. Motion carried.**

#### **DISCUSSION ITEMS/REVIEW**

5. CAR WASH – BRUCE SMITH

Commissioner Nielson informed Mr. Smith that he would be able to purchase an index fee from the city in place of turning in water shares for culinary water.

She then asked if he wanted to go off his previous drawings where he would have unconforming lots. He said he was debating on making the lot the carwash would be on larger to accommodate a laundromat.

6. COMMERCIAL WATER RATES

The Mayor and Commissioner Nielson check with other cities and noted that everyone was charging a different rate for commercial. They are suggesting charging the commercial properties \$3 more than residential and doing a sliding scale.

**Commissioner Thompsen made the motion to recommend this to the Council. Motion was seconded by Commissioner Oakeson. Motion carried.**

7. ADDING RV COURTS AS PERMITTED USE TO CC-1 ZONE – JULIE BENSON

Ms. Benson said they would like to do RV spots instead of cabins on the new property, but it is not a permitted use in that zone. There was a short discussion about how there was already RV courts in the zone and this would help bring them into compliance.

**Commissioner Thompsen made the motion for the recommendation to the Council. The motion was seconded by Commissioner Oakeson. Motion carried.**

8. ZONING – NEW COMMERCIAL ZONE

The Recorder brought up a previous conversation with the mayor and some of the commissioners about finding more commercial opportunities within Ferron. One idea was to expand the H-1 zone out one block west and one block east. Another idea was creating a new commercial zone that allowed a little more flexibility than home occupations but was not as commercialized as the other two commercial zones. There was some discussion of what would be best. The Central Commercial zone could not be expanded since it does not allow for residential. Highway Commercial is mixed commercial and residential.

**Commissioner Oakeson moved to recommend expanding the Highway Commercial zone to the Council. Commissioner Thompsen seconded the motion. Motion carried.**

9. HOME OCCUPATIONS

The Recorder mentioned how home occupations are listed twice within the code book and she is suggesting that it only be listed in business licenses. It could be removed as a conditional use since home occupations are allowed everywhere. She also asked the commissioners to look at the current home occupations code and see what may need to be updated. Currently, one of the stipulations states that only those residing on the property can be involved in the business. The commissioners will look into what changes may need to be made.

10. SHORT TERM RENTALS ORDINANCE & BUSINESS LICENSES

The Recorder presented a document to regulate short term rental businesses in residential zones. She asked if there were any changes they recommended be made before it was presented to the Council. There weren't any changes recommended.

**Commissioner Oakeson made the motion to present the Ferron City ordinance for licensing and use of dwellings for short term rentals to the city council. Commissioner Thompsen seconded the motion. Motion carried.**

11. CURB & GUTTER MASTER PLAN

Commissioner Nielson had previously gone through the town to see what still needed curb and gutter. The Recorder asked the commissioners to review the list and put them in order of priority. This way it'll be simple when submitting the project list to the service district every year.

12. DISCUSSION AND RECOMMENDATION TO ADOPT AMENDED ANNEXATION EXPANSION AREA MAP

Commissioner Nielson did recommend including full parcels. Also, adding in two more parcels on the northwest that was mistakenly left off.

**Commissioner Oakeson proposed a motion to present the city council with the expansion for the annexations and to add the mentioned changes. The motion was seconded by Commissioner Thompsen. Motion carried.**

13. ADJOURNMENT

**Commissioner Oakeson motioned to adjourn at 8:23 PM. Commissioner Thompsen seconded the motion. Motion carried.**

ATTEST:

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Commission Chair Liz Nielson

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Brittany Yeates  
Ferron City Recorder