



Ferron City Planning Commission Meeting Meetings 10-2-2018
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

PRESENT: Commissioner Ronny Bloomer
Commissioner Brad Richman

Commissioner Lane Justice

Others Present:

Shala Hunsaker, Recorder
Terry Seely

Josie Childs
JD Seely

Amanda Bjarnson
Justin Snow

1. CALL TO ORDER
Commissioner Chair Bloomer welcomes everyone at 7:04
Roll Call notes that Commissioners Bloomer, Richman, and Justice are all present
2. APPROVAL OF MINUTES DATED AUGUST 7, 2018 AND MINUTES DATED SEPTEMBER 7, 2018

Richman motion, second justice- approve minutes

3. BUSINESS LICENSE

J.C.'S SALON- JOSIE CHILDS - 450 N 340 W

The location is in the Castle Valley Trailer Park. Quick Discussion about what type of services that will be provided. Josie states: Hair-cuts, color, wax, and eyelash extensions. Josie has provided proof of inspections as well as all necessary paperwork. Commissioner Chair Bloomer comments on how well-prepared Josie is and Thanks her for that.

**Commissioner Justice makes a motion to accept the business application.
Commissioner Richman seconds the motion. The Motion passes unanimously.**

HOME BASE BUSINEES – TERRY SEELY - 245 W 300 N

Terry Seely disuses briefly her possible business plans. She is thinking of doing a startup advertisement business from home. Terry plans on taking classes from Jordan Leonard. She wanted to attend planning and zoning to ask if this would be possible before she dives in and spends the money and time. She states that very few people would be visiting the home and would mostly be taken care of through the internet and over the phone.

Commissioner Chair Bloomer informs Terry that internet base businesses through the home can be approved without coming to planning and zoning. The commission tells her that when she has more information and is ready to come fill out a business license application and talk to Tami Bennett. He sees no problem with it being approved since it will be a home-based business.

JD Seely states that he would like to take this time and announce what he has been doing on the property on North State Street. His hope is to turn their property into a sanctuary for the blind and deaf. They would like to make this a non-profit sanctuary and a 501-c where blind and deaf school will hold summer camps. Trying to make this a destination. Previously their destination was Moab, but it has become very expensive for the schools. The Seely's hope that eventually the advertisement business will end up being a part of this.

4. BUILDING PERMIT

GAS STATION – JUSTIN SNOW – 65 S. STATE STREET

Everyone cheers! We have finally made it to this point.

Justin Snow first praises Stacey Conover; she is the new branch manager of Zions and has helped things get rolling.

Brief Discussion about the zoning clearance application.

Mr. Snow presents the building plans to the commission he states that the drive through will be facing state street and shows where cars will drive in. He explains that footage for car access and clearance to the drive through.

Discussion on the pumps and tanks. The tanks will be above ground and right behind the city shop. Tanks need to be 20 feet away from any building. Mr. Snow said he is trying to angle the pumps so that a big pick up can pull in. Mr. Snow briefly discusses his meeting with Rocky Mountain Power and the transformer that will be mounted on the pole. He talks about his plans for the sewer connection, but that he is still not 100% positive with what size he is going to go with. Brief discussion of the water connections on the property. Justin states that he believes there is one secondary and 2 culinary connections on the property. Commissioner Chari Bloomer asks he will up size his culinary and secondary connections. Mr. Snow states that he wants to avoid problems with the sewer. Bloomer directs Mr. Snow to talk to the Castle Valley Special Service District (CVSSD). Mr. Snow states that he has been in discussion with Garrett Hansen and that he said he will make it happen. Commissioner Bloomer states that where there are 2 connections, he doesn't believe there should be any problems with water. Bloomer says no carwash, just a sewer station, Mr. Snow responds for now.

Commissioner Chair Bloomer states that the zoning clearance application looks good, it is just missing the owner and contractor signatures. Mr. Snow states that Lou Stilson is going to be the contractor on the project and that he will obtain his signature. Mr. Snow signs the application

Terry Seely asks where the gas tanks and pumps will be located. Brief discussion about the location of the pumps and how you will be able to enter to access the pumps on either State street or Molen Road. Mr. Snow shows that the tanks will be located behind the City shop and will be above ground. The Tanks need to be 20 ft from the building. Mr. Snow states he believe he is almost 60 ft away from the City building.

Commissioners Bloomer and Justice comment that it looks like it will be a nice building. Mr. Snow states that the max load height is 13.8 so he made his Canopy 16 ft. to accommodate the big rigs.

Brief discussion about the zone being highway commercial and because of that, there is not the same 30 ft set back that is required for residential. You can build almost right to the sidewalk, save the utility easement. Commissioner chair Bloomer states that you can pave over the easement, but you can't build over it. Mr. Snow states that there is 20 ft to the drive through and 30 ft to the building.

Commission congratulate Justin Snow on his efforts, states that the building plans look good and says this will be a beautiful addition to the city.

Commissioner Justice makes a motion to approve the zoning clearance application for Justin Snow pending the contractor's signature. Commissioner Richman

seconds the motion. The motion passes unanimously.

Justin Snow hands Shala the blue prints and states that Sunrise engineering needs to be called and given the blueprints. He says that Sunrise told him that as soon as the zoning clearance was approved, they would stop and pick up the plans.

Justin expresses his passion, trials and excitement. He becomes emotional and thanks everyone for their support.

5. WORK SESSION

DISCUSSION ON ORDINANCE 2018-4 AN ORDINANCE TO AMEND FERRON CITY CODE TITLE 2 PLANNING COMMISSION

The Commissioners briefly looks over the drafted Ordinance. They say it looks good and to send it to the City Council for approval.

DISCUSSION OF 2018-5: A RESOLUTION ESTABLISHING FINES AND ADOPTING A FEE SCHEDULE FOR PARKING VIOLATIONS

Commissioner Chair Bloomer requests that we postpone this discussion until next Planning and Zoning Meeting.

6. ADJOURNMENT

Commissioner Richman makes a motion to adjourn. The motion is seconded by Commissioner Justice. The motion passes unanimously. The meeting adjourned at 7:37.

ATTEST:

Commission Chair Ronny Bloomer

Shala Hunsaker
Ferron City Recorder