



Ferron City Planning Commission Meeting Minutes 2-6-2018  
Commission Room – Ferron City Hall  
20 East Main Street, Ferron Utah  
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

**PRESENT:** Commissioner Chair Ronny Bloomer  
Commissioner Lane Justice  
Commissioner Liz Nielson  
Commissioner Brad Richman

**OTHERS PRESENT:**

Jaime Anderson, Recorder  
Tami Bennett, BL Administrator  
Ima Jean Tomsick \*electronic  
Joan Smith  
Sharol Thompsen  
Shawn Tomsick \*electronic  
Kern Behling  
Daphne Kenny

1. CALL TO ORDER

Commission Chair Bloomer called the meeting to order at 7:00 pm and welcomed everyone. The roll call noted that Commissioners Justice, Nielson, and Richman were present.

2. REAPPOINTMENT OF PLANNING AND ZONING BOARD MEMBERS AND OATH OF OFFICE

The Recorder administered the Oath of Office to Ronny Bloomer, Liz Nielson, Lane Justice, and Brad Richman for a two-year term.

3. APPROVAL OF MINUTES DATED NOVEMBER 7, 2017

**Commissioner Richman moved to approve the minutes as written. Commissioner Nielson seconded the motion. The motion carried with commissioners Richman, Nielson, and Justice voting aye.**

4. DISCUSSION AND CONSIDERATION FOR SIDEWALK CONSTRUCTION SCHEDULE  
KERN BEHLING

Kern Behling addressed the commission to discuss curbs, gutters, and sidewalk projects. He asked the commission board if there had been any previous plans they have been working on or if any of them knew if there had been anything promised during other meeting. Kern had a meeting with Jacop Sharp from Castle Valley Special Service District about what projects they have planned for Ferron. Kern asked the Planning Commission what projects they would like to see first. It was discussed that CVSSD usually will plan curb and gutter projects around drainage projects. It was noted that the CVSSD do not do any sidewalks. They only do the curb, gutter, and drainage projects. Kern reported they plan on having another meeting in March or April. Commission Chair Bloomer noted that there are existing sidewalks that need repairs also. It was discussed that UDOT has a meeting in May that Kern Behling plans on attending. The Commission thanked Kern for coming to the meeting and asking them for their recommendations.

5. BUSINESS LICENSE

GRANDMAS B&B – NEW BUSINESS – 300 NORTH 380 WEST  
IMA JEAN TOMSICK

Ima Jean and Shawn Tomsick was called and put on a speaker phone. Commission Chair Bloomer welcomed them to the meeting. Ima Jean gave a description of the rental property she would like to start running at the property she owns. The rental unit will be advertised on

the Air bnb website and would be for the entire home. She explained that she has been renting it out prior to the approval of the business license and wasn't aware she needed one until she was sent a letter notifying her that she needed a license to run this type of rental. Shawn reported that they have received the state tax id number and tried to email it to city hall but will send it in the mail with the payment for the license fee. The Commission reviewed the application and noted it had all the proper paperwork for approval except the state tax ID number for verification.

**Commissioner Nielson moved to approve the home business license, pending the state tax ID verification, for Grandma's B&B. Commissioner Justice seconded the motion. The motion carried with commissioners Justice, Richman, and Nielson voting aye.**

THE CRE8IVE SHACK – NEW BUSINESS – 260 NORTH 100 EAST  
SHAROL THOMPSEN

Sharol Thompsen gave a brief description of what she is planning for The Cre8tive Shack business. She would like to sell craft kits, supplies, have craft classes, and host birthday parties. The commission noted that this property has had the inspections done and signed off. They also discussed there is no running water or sewer in this building and asked Sharol what her plans were for providing a bathroom and a sink if she had customers there that need to use them. She explained that her house is next door and she would put in a pathway to her house for them to use her home bathroom. The commission expressed their concern that while hosting parties or classes there wouldn't be anything available for the customers to clean up with or to wash hands with. It was discussed if she must provide a bathroom at a home business. The commission discussed that having people run back and forth between the two different properties wasn't a good idea and asked that if they start hosting events, they would have to install a sink, and have it connected to a sewer system. The sink would have to be done to code and be inspected. The commission discussed that they could open the business for sales only for now until they provide a bathroom and a sink with warm water before they host any activities.

**Commissioner Nielson moved to approve the business license for The Cre8ive Shack for sales only. Commissioner Justice seconded the motion. The motion carried with commissioners Justice, Richman, and Nielson voting aye.**

6. ZONING CLEARANCE

JOAN SMITH – GARAGE – 310 E 100 S MOLEN RD

Joan Smith addresses the commission with her zoning application for a garage. The setbacks and the placement on the property was discussed. She explained that her plans are to buy a kit and either build it themselves or hire someone to do it for them. The Commission reviewed the application and noted it had all the proper setbacks for approval.

**Commissioner Justice moved to approve the zoning clearance for Joan Smith. Commissioner Nielson seconded the motion. The motion carried with commissioners Justice, Richman, and Nielson voting aye.**

7. BUSINESS LICENSE ADMINISTRATOR REPORTS

Tami Bennett has been appointed as the Business License Administrator to help streamline some business license applications. The commission discussed that the no-impact home business license applications could be approved by her unless she feels that the commission needs to discuss or review it. They also discussed that if anyone had to have the inspections done would they have to attend a meeting before it was approved or if Tami could just

approve it. It was suggested that if Tami had any questions she could send it to the Commission to look at it before she approved them. Tami explained the new application format and noted what has been changed. She also noted the no-impact exempt portion that was added and the ten-dollar fee to print a license out if it was requested. The Commission discussed that they would be willing to help if she had any questions.

8. ADJOURNMENT

**Commissioner Nielson moved to adjourn the meeting. Commissioner Richman seconded the motion. The motion carried with commissioners Justice, Nielson, and Richman voting aye. The meeting adjourned at 8:00 p.m.**

ATTEST:

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Commission Chair Ronny Bloomer

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Jaime Anderson  
Ferron City Recorder