



Ferron City Planning Commission Meeting Minutes 7-10-2018
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/Council Member Brad Richman Commissioner Garrett Conover

OTHERS PRESENT:

Shala Hunsaker, Recorder; Citizen Justin Snow; Council Member Randy Fox; Heidi Bowden

1. CALL TO ORDER

Commission Chair Bloomer called the meeting to order at 7:06 pm and welcomed everyone. The roll call noted that Commissioners Justice, Conover, and council member Richman were present.

2. APPROVAL OF MINUTES DATED MAY 5, 2018

Commissioner Bloomer moved to approve the minutes as written. Commissioner Justice seconds the motion. The motion carried with commissioners voting aye.

3. DISCUSSION ON POSSIBLE GAS STATION – JUSTIN SNOW

Commissioner Bloomer welcomes Justin Snow and asks him to share his plans for a potential gas station and location. Justin talks about how he would like to dress up the city, not only have the gas station, but also a nice parking lot and convenient store. He is getting closer to being prepared and has spoken to commissioners and loan officers

Commissioner Bloomer discusses the location and development options in the “heart of the city” according to zoning laws. There is nothing that really stands out except in section G, all gasoline and service station pumps must be set back at least 20 feet from all property lines. Anyone wanting to develop retail area should have the best intent in mind to follow the codes, zoning laws and intent. As a place of business, any reflection of the business will directly affect the owner and city. I hope all right intentions would be made and have no doubt Justin will do so.

Discussion of the property: Council Member Fox shares that when the land in question was purchased it was with the intent of a future gas station. He expresses his questions on the legality of selling the property. An experience with the City of Emery and leasing some of their city property is discussed. Fox expresses that from hearing of that experience, he feels leasing the property would be unappealing.

Discussion of the legality of the situation: Commissioner Bloomer expresses moving forward would need to be in accordance with the law. He believes that the city is in a repression and that the city can write an ordinance on behalf of the citizens of the city. There is possibly a way to find a solution to the situation and look forward to a solution. The said property has been an eyesore for quite some time. The decision of what will be done with the property is up to the City council. More discussion is needed before proceeding. Justin states, we are not getting in any hot water, we are not going to cut any corners and want to make sure everything is followed to the letter of the law.

Discussion on other possible locations. Commissioner Bloomer asks if the property falls through if Justin would proceed at the different location. Justin states that is definitely a possibility, but not the ideal situation. The other location in consideration is on the main highway near Junior high road. That location is also zoned for commercial property.

Commissioner Bloomer talks how this is still very preliminary and recommends that the city council proceed in a fair manner. He hopes the city will not accrue any huge expenses to the city, but also be accommodating as they can to Justin. It's embarrassing, sickening almost that we have gone almost 2 years without gas and we praise Justin for moving forward.

Justin becomes emotional and talks how he is a part of this and we need something for the community

Brief discussion on Gilly's. Commissioner states how it is hard to speculate what will happen with Gilly's. Council Member Fox says that he believes if a new owner were to buy, there would be a lot of work that need to be done to clean up the gas station and contaminated soil.

Commissioner Bloomer welcomes Heidi Bowden to the meeting and informs her that this is an open discussion and welcomes any input that anyone may have about this situation of a possible gas station. Heidi states she thinks that would be wonderful. Commissioner Bloomer expresses that no decisions have been made, this is basically just a work session. Justin expresses that his intent is to provide a service to the community. Justice and Fox express that this service would be a great help to the community, and that at present time, you have to drive 20 miles for gas to even mow your lawn. Heidi asks if Justin has purchased the property, Justin responds that he hasn't yet, further discussion is needed.

Council Member Justice expresses his feelings to the situation. That corner location would be ideal for business. We need people to stay, but at present time everyone is driving straight through our town. It's sad that the stock show committee must let anyone planning to attend bring their own gas. Ferron is an amazing town, we live in the best community and I feel we have what it takes to move forward.

Commissioner Bloomer- expresses that free enterprise it great and we are here to support and do what we can

DISCUSSION OF BOWDEN PROPERTY

Heidi Bowden states how they were told they needed a Business License, so they grabbed an application, but it didn't apply to what they thought they needed one for.

Shala Hunsaker states that Gil Bowden called and asked to be removed from the agenda.

Discussion on House Bill 409: Heidi states that in accordance to the bill, an Air BnB & BRBO There is a bill that was passed May 25th saying that you don't need a license to have someone in your home. It is my home, so I have family, friends, guests stay, and if they want to give us money for accommodating them, that is fine. We don't need to have a license in order to have people stay in our home, so we do not need a business. I don't want a business in my home.

Justice- there

Bloomer- I'm not an expert, but that law was intended for businesses that didn't cause traffic, people coming back.

All we are going to do is have a family who wants to stay at our place and go to the pageant

Justice- there is no problem with people staying at someone's home for a few day, but there is a difference from having people staying during an entire project. Gil called and said that he wanted to be taken off the agenda and therefore, we cannot make a decision.

Back to gas pumps,

Justin- I have had discussion about blue prints, I just need the ok and money
I think we are excited for you to move forward and excited for Ferron City

Justin- you will need me back after I have blue prints in hand

Good luck from everyone

I have had great response from the community. I will be at city council meeting.

Intent going on and what we need, I feel the state will be supportive.

The state road guy said you feel that.

Justin said that's all I have from now. Said thank you

Bloomer-

Work Station- Send another letter to Morris about his Alpacas. Did we adopt what Castle Dale
Did we change the ordinance to make the definition to read more specific to vehicles.

Justice- In Castle Dale, if there was a trailer or boat there is a 24-48 time space to when
people could keep items on the street. If there are things plugging up the streets... if people
are preparing to park... what's parked on the streets... safety concern. At no time should a
sidewalk be blocked.

Clarks-

Bloomer- factual base- something the city refrain from. Resale houses- my opinion..
something that we should look at, but after thinking about it. Already made the mistake in the
subdivision. Subdivision have it's own set of rules- guy wanted to put a shop in with the intent
of building a house eventually, The goodnews is that it was in subdivisions. Maybe we should
look into allowing certain things to happen. That would also help with what we are looking
towards tourism. This might spark development. If we had more RV parks, maybe it would
help the county and city in tourism

Justice- stalls- 4 wheels in orangville looks terrible. Not knowing when they are going to be
here. No jurisdiction over the trailer park. Animal problems

Canyon road- people who stay in the summer, but still he's only here in the summer time.

Bloomer eventually you will see. I think we will start to see a trend with people coming and
wanting to stay. Residential stay residential. Keep my own selfish opinion out of it because
we shouldn't have the citizens forced to deal with that.

Brad- agree with Bloomer to keep it residential. I think that eventually we are going to see an
influx of tourism. A nice RV park. But allow them to but property wouldn't be great. I think we
should keep it to RV parks and certain subdivisions.

I'd like to see some places cleaned up. Kitty-corner from the school needs to be cleaned up

We could start the process. Find out who lives there and start some letters.

Discussion about

On going burden on canyon road

Cleanup on Shawns place- I think he is going to need some help. See that happen in the last
little pit.

Promote some pride. Manicured yard.

Back to clarks. They do have an arraignment

George Marshal- subdivision

3rd west. One block from the low-income housing, subdividing- has 4 different plans. He
meets zone on all his ideas. Need to meet subdivision rules which is all the amenity. Minimum

of 75 ft and come see us when he decides what to do

Parking Regulations were discussed what would need to be added to the ordinance so motor vehicles would also include trailers, boats, ATV's, farm equipment, flatbed trailers, and any other type of recreation vehicles.

Ethan Hurdsman's trailer park was discussed and it was reported that the trailer he is moving into the park and a porch will be red tagged because they don't meet building code.

4. WORK SESSION

The commission discussed that Shawn Allred will have to meet with the building inspector to see what would have to be done to get his building at 415 S Sate Street up to code before the power can be connected. It was suggested that the Fire Chief also inspect it to make sure it meets fire code. Commission Chair Bloomer noted that the building has been abandoned for several years and Shawn would need to meet with the planning commission to find out what he must do before he can continue any projects on the property. It was also discussed that he is already in violation of City Code by living on the property in a camp trailer.

Animal ordinance violations were discussed, and it was reported that the city has given a case over to the attorney for prosecution. Animal violations and the creation of a nuisance on the property were discussed and what violations the city can enforce. It was discussed if the city could take away animal right on a property because of the ongoing violations.

The commission discussed if the city should change the ordinance that does not allow people to live in tiny houses, motor homes, camp trailers, and recreational units to be allowed in city limits. The commission discussed what they could allow and what not to allow. People are wanting to buy property in Ferron and live in recreation type homes that they would be able to come and go as they please. It was suggested to find out what other cities and towns are allowing and how they are handling it. The water share requirement for new water connections was discussed and how it is making new growth difficult because you can't find any for sale.

5. ADJOURNMENT

Commissioner Justice 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 8:07 p.m.

ATTEST:

Commission Chair Ronny Bloomer

Jaime Anderson
Ferron City Recorder