



Ferron City Planning and Zoning Meeting Minutes  
June 3, 2025  
Planning and Zoning Room  
PO Box 820/ 20 East Main Street, Ferron Utah  
Phone - (435) 384-2350 Fax - (435) 384-2557  
Web - ferroncity.org

1. Call to Order/Roll Call

Commissioner Chair Terrance Bell called the meeting to order @ 7 p.m.

| Roll Call                        | Present | Absent |
|----------------------------------|---------|--------|
| Council Member Vance Brown       |         | X      |
| Commissioner Chair Terrance Bell | X       |        |
| Commissioner Keith Harvey        | X       |        |
| Commissioner Ann Behling         | X       |        |
| Commissioner Brad Clausen        | X       |        |
| Commissioner Stephanie Howes     | X       |        |
| Commissioner Megan Ervin         | X       |        |

2. Approve/Deny Minutes dated 4.3.2025 and 5.13.2025

Commissioner Ann Behling made a motion to approve the minutes for April 3, 2025, and May 13, 2025.  
Commissioner Stephanie Howes seconded the motion.

| Roll Call                    | Present | Absent |
|------------------------------|---------|--------|
| Council Member Vance Brown   |         | X      |
| Commissioner Keith Harvey    | X       |        |
| Commissioner Ann Behling     | X       |        |
| Commissioner Brad Clausen    | X       |        |
| Commissioner Stephanie Howes | X       |        |
| Commissioner Megan Ervin     | X       |        |

Motion carries.

3. Discuss/Approve/Deny Planning and Zoning Clearances

a. Ferron City – Fairgrounds

Commissioner Stephanie Howes motioned to table the Zoning Clearance for Ferron City due to there is no plans at this time. Commissioner Keith Harvey seconded the motion.

| Roll Call                    | Present | Absent |
|------------------------------|---------|--------|
| Council Member Vance Brown   |         | X      |
| Commissioner Keith Harvey    | X       |        |
| Commissioner Ann Behling     | X       |        |
| Commissioner Brad Clausen    | X       |        |
| Commissioner Stephanie Howes | X       |        |
| Commissioner Megan Ervin     | X       |        |

Motion carries.

b. Ferron City – City Hall 2.0

Commissioner Ann Behling motioned to table the Zoning Clearance for Ferron City Hall 2.0 due to there are no plans at this time. Commissioner Stephanie Howes seconded the motion.

| Roll Call                    | Present | Absent |
|------------------------------|---------|--------|
| Council Member Vance Brown   |         | X      |
| Commissioner Keith Harvey    | X       |        |
| Commissioner Ann Behling     | X       |        |
| Commissioner Brad Clausen    | X       |        |
| Commissioner Stephanie Howes | X       |        |
| Commissioner Megan Ervin     | X       |        |

Motion carries.

**c. Martin Yablonovsky**

There was discussion between the two options that Mr. Yablonovsky had presented. There was discussion concerning the previous Zoning Clearance that Mr. Yablonovsky had presented in reference to this zoning clearance. When the first clearance was approved it was approved under the presumption that the current zoning clearance in front of the commission would be a single home not a (4) tiny homes. Therefore, the planning commission agreed that plan "B" of Mr. Yablonovsky plans would be best.

**Commissioner Brad Clausen motioned to approve the planning and zoning plan "B" present by Mr. Marin Yablonovsky. Commissioner Ann Behling seconded the motion.**

| Roll Call                    | Present | Absent |
|------------------------------|---------|--------|
| Council Member Vance Brown   |         | X      |
| Commissioner Keith Harvey    | X       |        |
| Commissioner Ann Behling     | X       |        |
| Commissioner Brad Clausen    | X       |        |
| Commissioner Stephanie Howes | X       |        |
| Commissioner Megan Ervin     | X       |        |

**Motion carries.**

**d. Steven and Mary Beagley**

They would like to build a 30 x 40 x 16 metal structure to cover hay. Planning Commission asked questions and verified all the clearances.

**Commissioner Brad Clausen motioned to approve the Zoning Clearance for the Beagley's to build the structure to protect their hay. Commissioner Keith Harvey seconded the motion.**

| Roll Call                    | Present | Absent |
|------------------------------|---------|--------|
| Council Member Vance Brown   |         | X      |
| Commissioner Keith Harvey    | X       |        |
| Commissioner Ann Behling     | X       |        |
| Commissioner Brad Clausen    | X       |        |
| Commissioner Stephanie Howes | X       |        |
| Commissioner Megan Ervin     | X       |        |

**Motion carries.**

**4. Discuss/Approve/Deny Business License**

- a. **Coal Country Co** – This will be an online order or local only. There will be no one coming to their place of business. **Commissioner Ann Behling motioned to approve the business license. Commissioner Megan Ervin seconded the motion.**

| Roll Call                    | Present | Absent |
|------------------------------|---------|--------|
| Council Member Vance Brown   |         | X      |
| Commissioner Keith Harvey    | X       |        |
| Commissioner Ann Behling     | X       |        |
| Commissioner Brad Clausen    | X       |        |
| Commissioner Stephanie Howes | X       |        |
| Commissioner Megan Ervin     | X       |        |

**Motion carries.**

**b. William Nelson**

**Commissioner Brad Clausen motioned to approve the business license for Mr. Nelson pending a fire inspection. Commissioner Keith Harvey seconded the motion.**

| Roll Call                    | Present | Absent |
|------------------------------|---------|--------|
| Council Member Vance Brown   |         | X      |
| Commissioner Keith Harvey    | X       |        |
| Commissioner Ann Behling     | X       |        |
| Commissioner Brad Clausen    | X       |        |
| Commissioner Stephanie Howes | X       |        |
| Commissioner Megan Ervin     | X       |        |

**Motion carries.**

5. **Discuss Business License renewal process – Fire Chief Randy Kenney**

Fire Chief Randy Kenney expressed his concerns about the Business License renewal process. He does not like the fire inspection waivers. He would like the City to require a copy of the fire inspection if done by a private agency to be on file with the fire department and the city. He would like a policy and procedures for the renewal of business licenses.

6. **Discuss Cottage Law and Homemade Goods Act - Commissioner Chair Terrance Bell**

Information was gathered concerning the difference between Cottage Law and Homemade Goods Act.

7. **Commissioner Comments**

**Commissioner Chair Terrance Bell** – Discussed Open Burns and the burn window with Fire Chief Randy Kenney. There are a lot of holes in the ordinances that will need to be addressed. Would like to meet again on June 26, 2025 at 6 pm with Mr. Todd Thorne concerning updating our General Plan.

**Commissioner Stephanie Howes - NA**

**Commissioner Ann Behling - NA**

**Commissioner Keith Harvey - NA**

**Commissioner Brad Clausen - NA**

**Commissioner Megan Ervin - NA**

**Council Member Vance Brown - Absent**

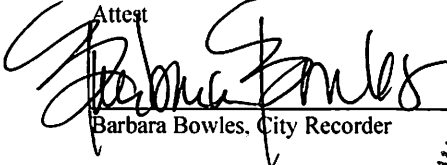
8. **Adjournment**

**Commissioner Brad Clausen** motioned to adjourn. **Commissioner Keith Harvey** seconded the motion.

| Roll Call                           | Present  | Absent   |
|-------------------------------------|----------|----------|
| <b>Council Member Vance Brown</b>   |          | <u>X</u> |
| <b>Commissioner Keith Harvey</b>    | <u>X</u> |          |
| <b>Commissioner Ann Behling</b>     | <u>X</u> |          |
| <b>Commissioner Brad Clausen</b>    | <u>X</u> |          |
| <b>Commissioner Stephanie Howes</b> | <u>X</u> |          |
| <b>Commissioner Megan Ervin</b>     | <u>X</u> |          |

**Motion carries.**

Meeting adjourned at 8:05 pm.

Attest  
  
Barbara Bowles, City Recorder

  
Planning and Zoning Chair Terrance Bell

