



Ferron City Planning and Zoning Meeting Minutes
July 1, 2025, 7:00 pm
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

Planning and Zoning Chair Terrance Bell called the meeting to order at 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. Discuss/Approve Deny Minutes Dated June 6, 2025

Not Available – Minutes June 3, 2025 – Not June 6, 2025

3. Discuss/Approve Deny Minutes Dated June 26, 2025

Motion made by Commissioner Ann Behling to approve the minutes dated June 26, 2025. Commissioner Keith Harvey seconded the motion.

Roll Call	Aye	Nay	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		

Motion carried.

4. Discuss/Approve/ Deny Business License for Waldon Marketing, LLC

Item tabled May 13, 2025

Letter was received from the owners of Big Mountain Lodge that they were aware of Mr. Waldon running a business out of his place of employment, their business, and his residence.

Commissioner Ann Behling motioned to approve the business license for Waldon Marketing, LLC.

Commissioner Brad Clausen seconded the motion.

Roll Call	Aye	Nay	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		

Motion carried.

5. Discussion Ordinance Updates

a. Accessory Dwelling Units (ADUs) Granny Flats

ADU would need to have its own separate address

ADU shall meet the setback requirements for accessory structures related to the underlying zoning district

This was discussed in great length. Would you want a ADU 5 feet away from the property line. It was discussed that perhaps the ADU would need to have the same set backs of the main building.

b. Airbnb – (Short Term Rentals) - Tabled

c. CC-1 Standards – Tabled

- d. **Fence In**
Herd routes were discussed at great lengths. Historically herded cattle through an area would be granted an easement.
Animal at Large.
Licenses for CATS
- e. **Small Unit Development Infill Lots - Tabled**
- f. **Tiny Home Ordinances - Tabled**
- g. **Annexation Policy Plan – Tabled**

The Commissioners were encouraged to review the information sent over from Mr. Thorne and to please review prior to next meeting.

6. Commissioner Comments

Commissioner Chair Terrance Bell – Discussed parking on streets and what our current code is. The problem we currently have is enforcement.

Commissioner Stephanie Howes - Absent

Commissioner Ann Behling – N/A

Commissioner Keith Harvey – N/A

Commissioner Brad Clausen – N/A

Commissioner Megan Ervin – N/A

Council Member Vance Brown - Absent

7. Adjournment

Commissioner Ann Behling motioned to adjourn the Planning and Zoning Meeting. **Commissioner Keith Harvey** seconded the motion.

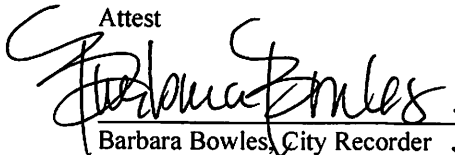
Roll Call

Council Member Vance Brown
Commissioner Chair Terrance Bell
Commissioner Keith Harvey
Commissioner Ann Behling
Commissioner Brad Clausen
Commissioner Stephanie Howes
Commissioner Megan Ervin
Motion carried.

Aye	Nay	Absent
_____	_____	<u> X </u>
<u> X </u>	_____	_____
<u> X </u>	_____	_____
<u> X </u>	_____	_____
<u> X </u>	_____	<u> X </u>
<u> X </u>	_____	_____

Meeting adjourned at 8:13 p.m.

Attest


Barbara Bowles, City Recorder


Planning and Zoning Chair Terrance Bell

