



Ferron City Planning and Zoning Meeting
Sept 9, 2025, 7:00 pm
City Council Room
PO Box 820/ 20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557
Web – FerronCity@FerronCityUtah.gov

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	<u>X</u>	<u> </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u> </u>
Commissioner Keith Harvey	<u>X</u>	<u> </u>
Commissioner Ann Behling	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>

2. **Discuss/Approve/Deny Minutes Dated August 5, 2025**

3. **Discuss/Approve/Deny Minutes Dated August 19, 2025**

Commissioner Brad Clausen motioned to table to minutes dated August 5, 2025, and August 19, 2025.

Commissioner Stephanie Howes seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

4. **Discuss/Approve/Deny Zoning Clearance for Trenton Bennet to be forwarded to City Council for Final Approval**

Commissioner Chair Terrance Bell advised that he like to see a site plan with the future house before approving the zoning clearance.

Commissioner Stephanie Howes motioned to table approving the zoning clearance for Trenton Bennett pending a site plan with the future house on the plan. Commissioner Keith Harvey seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

5. **Discuss/Approve/Deny Zoning Clearance for JD Seely to be forwarded to City Council for Final Approval**

Mr. Seely was just looking for clarification on what he could build on the property and how much he would need to build a home. He would need an acre, and the home would need to be at least 840 square feet.

Nothing to Approve or Deny.

6. **Discuss/Approve/Deny Zoning Clearance for Lee Rasmussen to be forwarded to City Council for Final Approval**

Mr. Rasmussen would like to build a Roof and Carport over an existing home. Commissioner Chair would like to see a drawing of the proposed roof and carport with zoning clearances.

Commissioner Stephanie Howes motioned to table the zoning clearance pending more information. Commissioner Harvey seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

7. **Discuss/Approve/Deny Zoning Clearance for Mike Roper to be forwarded to City Council for Final Approval**

Mr. Roper presented to the Commission his plans to build a loafing shed. The property lines were discussed. Commissioner Stephanie Howes motioned to approve the Zoning Clearance for Mike Roper Loafing Shed. Commissioner Megan Ervin seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

8. **Discuss/Approve/Deny Business License for Stewarts Ferron DBA Main Street Market to be forwarded to City Council for approval**

Commissioner Chair Terrance Bell would like to see all the signatures necessary on a building license prior to the license being presented to the Commission for approval.

Commissioner Stephanie Howes motioned to table the business license for Stewarts Ferron DBA Main Street Market. Commissioner Megan Ervin seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

9. **Update Commission on "Camp Swell"**

The commission was advised that the owners of Camp Swell were in the process of getting an official survey of the property. Once they have received the survey they will need to submit to the County for recording.

Commissioner Comments

Commissioner Chair Terrance Bell – Ann Behling has resigned from the Planning Commission. We would like to thank Mrs. Behling for all her hard work and dedication. We will need to post for 2 Planning Commissioners.

Commissioner Stephanie Howes
Commissioner Ann Behling
Commissioner Keith Harvey
Commissioner Brad Clausen
Commissioner Megan Ervin
Council Member Vance Brown

10. **Adjournment**

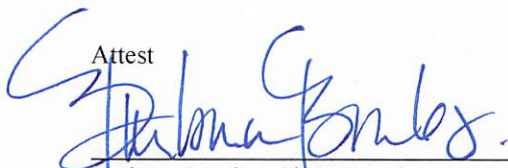
Commissioner Stephanie Howes motioned to adjourn. Commissioner Brad Clausen seconded the motion.

Roll Call	Aye	Nay	Absent
Council Member Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Commissioner Chair Terrance Bell	<u>X</u>	<u> </u>	<u> </u>
Commissioner Keith Harvey	<u>X</u>	<u> </u>	<u> </u>
Commissioner Ann Behling	<u> </u>	<u> </u>	<u>X</u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>	<u> </u>

Motion carried.

Meeting adjourned at 8:08 p.m.

Attest


Barbara Bowles, City Recorder


Planning and Zoning Chair Terrance Bell

