



Ferron City Planning and Zoning Meeting Minutes  
April 1, 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  
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	

Commissioner Approve/Deny Minutes dated 3.4.2025

Commissioner Ann Behling motioned to approve the minutes for Planning Zoning dated March 4, 2025. 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.

2. Discuss concerns HB48 – Randy Kenney

The Fire Chief addressed the concerns he had with HB 48 and how it could affect the City of Ferron. Fire Chief feels that the more mitigation that we do proactively will help how this affects Ferron City residents, lower the risk assessment for our area. The chief isn't asking for another ordinance just if there is a way to enforce the ordinances already in place.

3. Discuss/Approve/Deny Planning and Zoning Clearances

a. Snow's Heating and Air – Justin and Robyn Snow

Mr. Snow would like to build a new shop on the corner of State Street and 500 South. Items discussed where the parking for employees and customers. Location of the building's dumpsters both trash and metal. The parking lot will be road base and then gravel. The plan is to eventually cover the parking lot with asphalt. There are storm drains on the corner. The closest fire hydrant. The building will be charged for commercial sewer and water. There will be one bathroom in the building. There will also be a mop sink.

Mr. Snow had stated that he would like to get his building permit tomorrow. However, no planning and zoning clearance form had been filled out. Commissioner Bell stated that there would need to be a planning and zoning clearance form, a site plan.

Additional concerns are the fencing around a commercial building and lot. Lighting and will this affect the traffic on 500 S. Mr. Snow stated that there would not be any additional traffic except for his staff to come in the morning and then leave in their trucks. Mr. Snow also stated that they begin work at 7 am. Commissioner Bell stated that he wanted to see an updated site plan and zoning clearance.

Mr. Bell counseled Mr. Snow to make sure that the setbacks were on the site plan. Mr. Snow also stated that he wanted to put a fence around the dumpsters. Again Mr. Snow advised that he wanted to get started and Council Member Brown stated that perhaps we could do a special meeting once all the paperwork is turned in.

Item tabled.

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

**a. William Nielsen**

Mr. Nielsen would like to open a shop where people could come to his property and get their oil changed. The city code needs some clarification. Where the home is located there is not commercial business allowed. However, there is the Home occupancy business that is allowed, and reference another code. If you are not going to have any employees, then it is possible. Council Member Brown counseled Mr. Nielsen that he should perhaps come up with a business plan.

Having a tow truck on the property could not be allowed due to noise and bothering the neighbors. Perhaps it could be parked off site. It was discussed about discarding the used oil. The property currently has many tires on it that they are currently trying to get removed. It was clarified that for a home base business only family members that are living at the location can work for the business.

This was informational only. When he is ready, he will fill out a business application and submit it with a business plan.

**5. Commissioner Comments**

**Commissioner Chair Terrance Bell**

Commissioner Bell introduced Josephine Bauer. Josephine would like to split her property and put another home on the lot. She discussed the problems that there had been with sewer and water and where that would have to be run to the new modular home.

Her property is large enough to do it. Ms. Bauer would need to have the property subdivided by the County. She was counseled to bring the site plan, planning and zoning clearance form once she is ready to do the additional dwelling.

This was informational only.

The general plan was discussed and how it can be renewed.

Concerns about our current code.

**Commissioner Stephanie Howes - Absent**

**Commissioner Ann Behling**

Concerns about weeds and tires and cleaning things up. The concern is that what some my classify and weeds, others may classify as rural landscape. The Commission was advised that the County is currently looking at how to classify "lots with weeds" and the best to handle it. We can send out nuisance letters but how do we enforce those letters.

Perhaps something could be put in the newsletter.

**Commissioner Keith Harvey - Absent**

**Commissioner Brad Clausen**

Expressed concerns about how the town looks. Water shares and how hard they are to get for secondary. Culinary water is being wasted to water.

**Commissioner Megan Ervin**

Discussed her concerns about all the feral cats in the city. She is excited to learn more about what planning and zoning is all about.

**Council Member Vance Brown**

Concerned that the Drink Rink is parked on the road. Commissioner Megan Ervin stated that she would handle the situation and speak to them about moving the trailer.

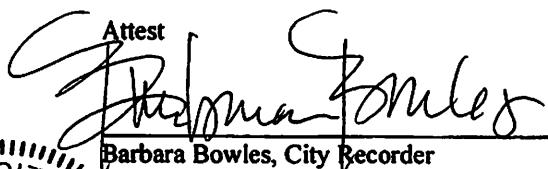
6. **Adjournment**

Commissioner Behling motioned to adjourn the meeting. Commissioner Clausen seconded.

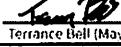
Roll Call	Aye	Nay	Absent
Council Member Vance Brown	X	_____	_____
Commissioner Chair Terrance Bell	X	_____	_____
Commissioner Keith Harvey	_____	_____	X
Commissioner Ann Behling	X	_____	_____
Commissioner Brad Clausen	X	_____	_____
Commissioner Stephanie Howes	_____	_____	X
Commissioner Megan Ervin	X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

**Meeting adjourned at 8 p.m.**

Attest



Barbara Bowles, City Recorder

  
Terrance Bell (May 14, 2025 08:20 MDT)

Planning and Zoning Chair Terrance Bell

