



Ferron City Planning and Zoning Meeting
November 4, 2025
Planning and Zoning Room
PO Box 820/ 20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557
Web - ferroncityutah.gov

1. Call to Order/Roll Call

Commissioner Chair 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 Brad Clausen	<u>X</u>	<u> </u>
Commissioner Stephanie Howes	<u> </u>	<u>X</u>
Commissioner Megan Ervin	<u>X</u>	<u> </u>

2. Discuss/Approve/Deny Minutes dated October 7, 2025

Commissioner Brad Clausen motioned to approve the minutes dated October 7, 2025. Commissioner Keith Harvey seconded the motion.

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

Motion carried.

3. Zoning

a. Discuss/Approve/Deny recommending to City Council Ethan Hurdsmen – Mobile Home set up Space #6

Mr. Hurdsmen advised the commission that he would like to move a trailer into his trailer court. Mr. Hurdsmen was advised that currently he does not have an active business license with Ferron City. Mr. Hurdsmen disagreed. He advised that he bring in a current business license to City Hall the next day. Council Member Vance Brown advised Mr. Hurdsmen that the city wanted to work with him to have his business successful. He also advised Mr. Hurdsmen that he needed to follow the rules like everyone else and that once he showed that he did in fact have a current business license then it could be discussed to have his trailer moved into his park possibly. At this time no zoning clearance would be given.

Commissioner Brad Clausen motioned to table the zoning clearance for Mr. Hurdsmen Mobile Home set up Space #6. Commissioner Keith Harvey seconded the motion.

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

Motion carried.

b. Kendal Yost – Review & Permission (If required) to sub-divide property

Mr. Yost's application for subdividing his property was reviewed and everything was in order. Mr. Yost has completed the application process in full. The connections that are on site were verified.

Commissioner Brad Clausen motioned to recommend to City Council to approve the subdividing of Mr. Yost property. Commissioner Harvey seconded the motion.

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

Motion carried.

c. Discuss/Approve/Deny proceeding with Annexation of Camp Swell

Commissioner Bell still has questions concerning the water and annexation process. More information needs to be obtained.

4. Business Licenses

a. Discuss/Approve/Deny recommending to City Council Boss Lady Vibes for Business License

Reviewed Business License application and business plan. Nicole Giroux would like to expand in the future. She was advised that if she was to choose to move her business into a travel trailer, she would need to reapply due to the location of the business. Signage for the business was discussed and Commissioner Bell advised that if she would like that information, we could provide it for her.

Commissioner Brad Clausen motioned to recommend to City Council the approval of the business license for Ms. Giroux, Boss Lady Vibes. Commissioner Megan Ervin seconded the motion.

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

Motion carried.

5. Other Business

a. Discuss possible changes to Ordinances Title 6 Chapter 2 All-Terrain Vehicles

The commission was encouraged to read the information for next meeting. Possibly look at the State Code etc.

b. Changes to Business Licenses Fees and Business License Renewal for 2026

Discussed new business license fees. Simplifying the business license application. Perhaps a check off list. Renewal process. We will discuss it at the next meeting.

Commissioner Brad Clausen motioned to recommend to City Council an increase of business license fees to the City Council. Commissioner Keith Harvey seconded the motion.

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

Motion carried.

6. Commissioner Comments

Commissioner Chair Terrance Bell

Commissioner Stephanie Howes - Absent

Commissioner Keith Harvey - N/A

Commissioner Brad Clausen - Putting a Conex on a property. Is Zoning Clearance necessary? Yes, to ensure that zoning requirements are being met.

Commissioner Megan Ervin - N/A

Council Member Vance Brown - N/A

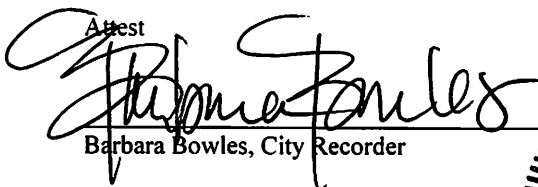
7. Adjournment

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

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

Motion carried.

Meeting adjourned at 8:52 p.m.

Attest

Barbara Bowles, City Recorder


Planning and Zoning Chair Terrance Bell

