



Ferron City Planning and Zoning Meeting  
October 7, 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 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 Brad Clausen	X	
Commissioner Stephanie Howes		X
Commissioner Megan Ervin	X	

Mayor Trent Jackson was in attendance.

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

Tabled from September 9, 2025

Commissioner Brad Clausen motioned to approve the minutes as written dated August 5, 2025, Commissioner Keith Harvey seconded the motion.

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

Motion carried.

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

Tabled from September 9, 2025

Commissioner Brad Clausen motioned to approve the minutes as written dated August 19, 2025, Commissioner Megan Ervin seconded the motion.

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

Motion carried.

4. Discuss/Approve/Deny Minutes September 9, 2025

Commissioner Brad Clausen motioned to approve the minutes as written dated September 9, 2025, Commissioner Megan Ervin seconded the motion.

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

Motion carried.

**ZONING CLEARANCES TO BE FORWARDED TO CITY COUNCIL FOR FINAL APPROVAL**

5. Discuss/Approve/Deny Zoning Clearance Application – Trenton Bennett 40 N 800 W

Verified the Zone the property was in. R-1-7500. Verified that all documents needed were there.

Commissioner Brad Clausen motioned to approve the zoning clearance for Trenton Bennett. Commissioner Keith Harvey seconded the motion.

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

Motion carried.

Mr. Bennett asked that the Zoning Clearance be emailed once it is signed.

6. **Discuss/Approve/Deny Zoning Clearance - Lee Rasmussen Tabled from September 9, 2025**  
 Mr. Rasmussen had submitted plat maps showing the awning and the clearances.  
 Commissioner Brad Clausen motioned to approve the zoning clearance. Commissioner Megan Ervin seconded the motion.
- |                              |              |            |               |
|------------------------------|--------------|------------|---------------|
| <b>Roll Call</b>             | <b>Aye</b>   | <b>Nay</b> | <b>Absent</b> |
| Council Member Vance Brown   | _____        | _____      | <u>  X  </u>  |
| Commissioner Keith Harvey    | <u>  X  </u> | _____      | _____         |
| Commissioner Brad Clausen    | <u>  X  </u> | _____      | _____         |
| Commissioner Stephanie Howes | _____        | _____      | <u>  X  </u>  |
| Commissioner Megan Ervin     | <u>  X  </u> | _____      | _____         |
- Motion carried.
7. **Discuss/Approve/Deny Zoning Clearance Application – Bobbie Funk 435 N 200 E**  
 Commissioner Bell advised that he discussed with Mr. Funk the setbacks for the auxiliary shed and what the setbacks would need to be. The setbacks were noted on the plat map.  
 Commissioner Brad Clausen motioned to approve the zoning clearance with the noted setbacks. Commissioner Keith Harvey seconded the motion.
- |                              |              |            |               |
|------------------------------|--------------|------------|---------------|
| <b>Roll Call</b>             | <b>Aye</b>   | <b>Nay</b> | <b>Absent</b> |
| Council Member Vance Brown   | _____        | _____      | <u>  X  </u>  |
| Commissioner Keith Harvey    | <u>  X  </u> | _____      | _____         |
| Commissioner Brad Clausen    | <u>  X  </u> | _____      | _____         |
| Commissioner Stephanie Howes | _____        | _____      | <u>  X  </u>  |
| Commissioner Megan Ervin     | <u>  X  </u> | _____      | _____         |
- Motion carried.
8. **Discuss/Clarify Process Annexation – Camp Swell**  
 Ryan Shurtleff with the Camp Swell project discussed with the commission the progress that had been made with the property. There was a survey done. On the survey and the title there is no mention of a right way for the sewer lagoon. There was discussion concerning the water shares and what would need to be turned in for connections. Commissioner Bell suggested that when the time comes they speak to the Council concerning the shares.
9. **Discuss/Approve/Deny Zoning Clearance for Ferron Agricultural Center – Mayor Trent Jackson**  
 The zoning plans were presented to the commission.  
 Commissioner Brad Clausen motioned to approve the zoning clearance for the Ferron Agricultural Center. Commissioner Keith Harvey seconded the motion.
- |                              |              |            |               |
|------------------------------|--------------|------------|---------------|
| <b>Roll Call</b>             | <b>Aye</b>   | <b>Nay</b> | <b>Absent</b> |
| Council Member Vance Brown   | _____        | _____      | <u>  X  </u>  |
| Commissioner Keith Harvey    | <u>  X  </u> | _____      | _____         |
| Commissioner Brad Clausen    | <u>  X  </u> | _____      | _____         |
| Commissioner Stephanie Howes | _____        | _____      | <u>  X  </u>  |
| Commissioner Megan Ervin     | <u>  X  </u> | _____      | _____         |
- Motion carried.
- BUSINESS LICENSES TO BE FORWARDED TO CITY COUNCIL FOR FINAL APPROVAL**
10. **Discuss/Approve/Deny Business License for Stewarts Ferron DBA Main Street Market**  
 Tabled from September 9, 2025  
 The discussion was made that it was a grocery store. Always has been a grocery store. So, why are we debating about approving it to be a grocery store. We are just approving the business license.  
 Commissioner Clausen motioned to approve the license pending the health department inspection. Commissioner Megan Ervin seconded the motion.
- |                              |              |            |               |
|------------------------------|--------------|------------|---------------|
| <b>Roll Call</b>             | <b>Aye</b>   | <b>Nay</b> | <b>Absent</b> |
| Council Member Vance Brown   | _____        | _____      | <u>  X  </u>  |
| Commissioner Keith Harvey    | <u>  X  </u> | _____      | _____         |
| Commissioner Brad Clausen    | <u>  X  </u> | _____      | _____         |
| Commissioner Stephanie Howes | _____        | _____      | <u>  X  </u>  |
| Commissioner Megan Ervin     | <u>  X  </u> | _____      | _____         |
- Motion carried.
11. **Discuss/Approve/Deny Business License for Kritter Klips – Jackie Hannah**  
 Commissioner Brad Clausen motioned to table Business License Application pending more information. Commissioner Keith Harven seconded the motion.
- |                              |              |            |               |
|------------------------------|--------------|------------|---------------|
| <b>Roll Call</b>             | <b>Aye</b>   | <b>Nay</b> | <b>Absent</b> |
| Council Member Vance Brown   | _____        | _____      | <u>  X  </u>  |
| Commissioner Keith Harvey    | <u>  X  </u> | _____      | _____         |
| Commissioner Brad Clausen    | <u>  X  </u> | _____      | _____         |
| Commissioner Stephanie Howes | _____        | _____      | <u>  X  </u>  |
| Commissioner Megan Ervin     | <u>  X  </u> | _____      | _____         |
- Motion carried.

12. **Discuss/Approve/Deny Business License for Austin's Solar Suds LLC – Eric Austin**  
Eric Austin explained to the commission that he would not have any employees at this time. He would not have anyone coming to his home. He would be going off site to do his work. He would be cleaning solar panels. Commissioner Brad Clausen motioned to approve the business license for Austin's Solar Suds LLC. Commissioner Megan Ervin seconded the motion.

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

Motion carried.

#### OTHER BUSINESS

13. **Request to Address Planning and Zoning – Fire Chief Randy Kenney**  
Fire Chief Randy Kenney explained to the Planning Commission that he would be suggesting some new ordinances or possibly changing current ordinances to help with the ISO rating. Currently our ISO is a 5. There are some simple things we could do to help make our score better which would help with insurance rates. Firework ordinances and painting curbs red are just a few of the items that could be done.

14. **Commissioner Comments**

Mayor Jackson had a few comments. With the new State Law. We would need to look at our turnover time for zoning clearances/ plan review. Mayor would like to possibly look at having Terrance be the Zoning Administrator that could approve the plan reviews, or we could have more meetings.

Commissioner Chair Terrance Bell – Still looking for additional PZ members.

Commissioner Stephanie Howes – Absent

Commissioner Keith Harvey - Nothing

Commissioner Brad Clausen - Nothing

Commissioner Megan Ervin – May be interested in being an ordinance enforcer.

Council Member Vance Brown - Absent

15. **Adjournment**

Commissioner Keith Harvey motioned to adjourn. Commissioner Megan Ervin seconded the motion.

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

Motion carried.

Meeting adjourned at 8:15 p.m.

Attest

Barbara Bowles, City Recorder

Planning and Zoning Chair Terrance Bell

