



Ferron City Planning and Zoning Meeting
July 7, 2026, 7 p.m.
City Council 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

Meeting called to order @ 7 pm.

Roll Call

Council Member Vance Brown
Commissioner Chair Terrance Bell
Commissioner Keith Harvey
Commissioner Brad Clausen
Commissioner Stephanie Howes

Present	Absent
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>

2. Discuss/Approve/Deny Minutes dated June 2, 2026

Commissioner Brad Clausen motioned to approve the minutes dated June 2, 2026. Commissioner Stephanie Howes seconded the motion.

Roll Call

Commissioner Keith Harvey
Commissioner Brad Clausen
Commissioner Stephanie Howes
Motion Carries

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

3. Discuss/Approve/Deny Zoning Clearance –TGAP

Commissioner Chair Terrance Bell went over the zoning clearance with the Commission. The County has received the information and just has not changed to ownership at the County Level. TGAP requests that the City review the information and once the County has recorded the property they may move forward. City Recorder advised that she had been in contact with the County and that the County does have the information. However, it would be approximately another 2 weeks before it is recorded.

Commissioner Brad Clausen motioned to approve the zoning clearance application pending the recording of property by the County. Commissioner Keith Harvey seconded the motion.

Roll Call

Commissioner Keith Harvey
Commissioner Brad Clausen
Commissioner Stephanie Howes
Motion Carries.

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

4. Discuss/Approve/Deny Zoning Clearance – Chris and Samantha Morrill

Commissioner Chair Terrance Bell expressed his concerns about access to the property. Morrill's advised that they were working with Chris Winn to obtain a right of way access to the property. The decision had been made that the setback for the sides of the property would now be 20 ft and 34 ft. There still would be 118' of frontage.

Commissioner Howes motioned to approve the Zoning Clearance for Chris and Samantha Morrill pending the right way being recorded. Commissioner Harvey seconded the motion.

Roll Call

Commissioner Keith Harvey
Commissioner Brad Clausen
Commissioner Stephanie Howes
Motion Carries.

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

5. Commissioner Comments

Commissioner Chair Terrance Bell – Discussed items to be on agenda for Work Session.

Commissioner Stephanie Howes – ATV and UTV ordinances.

Commissioner Keith Harvey – ATV and UTV ordinances.

Commissioner Brad Clausen – ~~Stated that he didn't~~ TB

Council Member Vance Brown – Signs for home-based businesses to be on Work Session Agenda. Also set up on both the Planning and Zoning Drive and Council Drive the Planning and Zoning that has been approved.

6. Adjournment

Commissioner Howes motioned to adjourn. Commissioner Harvey seconded.

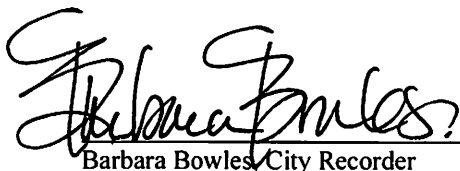
Roll Call

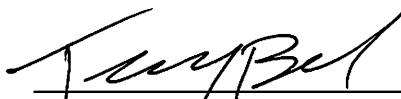
	Aye	Nay	Absent
Commissioner Keith Harvey	<u>X</u>	<u> </u>	<u> </u>
Commissioner Brad Clausen	<u>X</u>	<u> </u>	<u> </u>
Commissioner Stephanie Howes	<u>X</u>	<u> </u>	<u> </u>

Motion Carries.

Meeting adjourned at 7:50 pm

Attest


Barbara Bowles, City Recorder


Planning and Zoning Chair Terrance Bell

