



Ferron City Public Hearing and Planning Commission Meeting
Agenda 07-07-2021
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Notice is hereby given that the Planning Commission of Ferron City, Emery County, Utah, will hold a public hearing and the regular and electronic Commission Meeting on Wednesday July 7, 2021 commencing at 7:00 p.m. at the City Hall.

1. CALL TO ORDER
2. APPROVAL OF MINUTES DATED JUNE 1 & 9, 2021

PUBLIC HEARING

3. DISCUSSION OF AMENDING ANNEXATION EXPANSION AREA MAP BOUNDARIES

ZONING CLEARANCE

4. SHED – JACKIE TOOMER

DISCUSSION ITEMS/REVIEW

5. CAR WASH – BRUCE SMITH
6. COMMERCIAL WATER RATES
7. ADDING RV COURTS AS PERMITTED USE TO CC-1 ZONE – JULIE BENSON
8. ZONING – NEW COMMERCIAL ZONE
9. HOME OCCUPATIONS
10. SHORT TERM RENTALS ORDINANCE & BUSINESS LICENSES
11. CURB & GUTTER MASTER PLAN
12. DISCUSSION AND RECOMMENDATION TO ADOPT AMENDED ANNEXATION EXPANSION AREA MAP
13. ADJOURNMENT

The public is invited to attend all Planning Commission Meetings and Work Sessions. In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify City Recorder, Brittany Yeates, at (435)384-2350 at least 24 hours prior to the meeting.

I, the undersigned duly appointed Recorder of Ferron City, hereby certify that the foregoing notice of agenda was posted at the Ferron City Hall, Ferron Post Office, on the internet at www.ferroncity.org and the Public Notice Website, sent to the ETV News and provided to each member of the Planning Commission on this 28th day of June, 2021.

Brittany Yeates
Ferron City Recorder



Ferron City Public Hearing and Planning Commission Meeting
Minutes 06-01-2021
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Present:

Commission Chair Liz Nielson
Commissioner Stephanie Howes

Commissioner Byron Thompson

Also Present:

Brittany Yeates, Recorder
Shawnlee Allen

Mike Johns
Bruce Smith

Gil Bowden
Mrs. Smith

1. CALL TO ORDER

Commission Chair Nielson welcomed everyone and called the meeting to order at 7:03 PM. Roll Call showed that Commissioners Nielson and Thompson were present, and Commissioner Howes was participating by phone.

2. ADMINISTER OATH TO NEW COMMISSIONER

The Recorder administered the oath to the new commissioner Byron Thompson.

3. APPROVAL OF MINUTES DATED APRIL 6, 2021

Commissioner Howes made the motion to approve the minutes from April 6, 2021. Commissioner Thompson seconded the motion. Motion carried.

Commissioner Thompson moved to close the regular session and open the public hearing at 7:06 PM. The motion was seconded by Commissioner Howes. Motion carried.

PUBLIC HEARING

4. DISCUSSION OF AMENDING ANNEXATION EXPANSION AREA MAP

The Recorder informed everyone that for a property to be annexed, it needs to be included on the proposed annexation map. There is a property owner who would like to annex, and the city would benefit from it, but they are not currently included in the proposed annexation areas. The city needs to amend the map and should look at what growth may occur in the next 20 years.

Gil Bowden said that Ferron needs to plan for future growth because it is coming. He brought up sexually oriented and other businesses that could come in and the city needs to have it zoned ahead of time. He recommended adding the area going up Canyon Road and around the Mill Road loop to the annexation map. He also said to try to keep it squarer.

Commissioner Nielson said we need to be mindful of how much water we have and what it could support.

Motion to close the public hearing was made by Commissioner Thompson at 7:28 PM. The motion was seconded by Commissioner Howes. Motion carried.

BUSINESS LICENSE

5. M. J. FABRICATIONS – MICHAEL JOHNS

Mr. Johns said he will be fabricating things like barbecue pits and furniture to sell. He will be using one bay of the old car wash by Main Street Market. He has done some electrical work and will be putting up walls with doors.

Commissioner Thompson moved to approve the business license on the condition that he gets an inspection done by the fire chief and building inspector. Commissioner Howes seconded the motion. Motion carried.

6. SHAWNLEE ALLRED

Mr. Allred wanted to install only brand-new transmissions. He has a lift in his building. No one will be coming into the building.

The commissioners said they would approve the license on the condition that he get a fire inspection. Mr. Allred was very vocal about not allowing the fire chief on his property among other things. He stormed out of the meeting.

ZONING CLEARANCE

7. DECK COVER – RANDY FOX

Commission Chair Nielson said she went to the property and talked over the plans with Mr. Fox. She gave him an approval for doing the cover over his current deck and to do a carport. She told him he was not allowed to do an enclosed garage in the space he was planning. Mr. Fox later told the Recorder that he would not be doing the carport for a while.

Commissioner Thompson moved to ratify the zoning clearance application for the deck cover. Commissioner Howes seconded the motion. Motion carried.

8. SHED – GIL BOWDEN

Mr. Bowden would like to build an enclosed pole barn/shed. He is planning to work on his tools and trailers in it. There will be power and garage doors.

The Commissioners asked for clarification of where it would be located. He showed the building toward the front of his property near one of his carports. He then showed drawings of what the building would look like.

The motion to approve Gil Bowden's zoning clearance was made by Commissioner Thompson. Commissioner Howes seconded the motion. Motion carried.

9. CAR WASH – BRUCE SMITH

Mr. Smith plans to subdivide his front parcel into three separate pieces with another parcel for his drive lane to access to back property where he plans to build their house. The math didn't add up right because he needs at least 125' frontage for each property. He will revisit that.

The plan he showed for the parcel with the carwash looked good on its setbacks. He is looking at building it out of galvanized steel. Thinks that will hold up better than cinder block. He knows it will require a grease interceptor. It will have two bays and be a manual car wash. Gil Bowden told him about his experience of owning a car wash here in Ferron. He said it was profitable, but he had to deal with a lot of mud.

Commissioner Nielson told him he would need a water share for the hook up. He doesn't have one and was told to contact the Canal Company and see if there are any he could purchase. He was also told to talk to the CVSSD about what sewer and water hook ups were needed.

WORK/REVIEW

It was decided to move the following items to next week since Commissioner Howes was taking time out of being on vacation to be on the phone for this meeting.

10. ZONING – NEW COMMERCIAL ZONE
11. HOME OCCUPATIONS
12. CURB & GUTTER MASTER PLAN
13. ADJOURNMENT

Commissioner Thompsen moved to adjourn at 8:26 PM. Commissioner Howes seconded the motion. Motion carried.



Ferron City Planning Commission Meeting Minutes 06-09-2021
Commission Room – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Present:

Commission Chair Liz Nielson
Commissioner Brad Richman

Commissioner Byron Thompson

Also present:

Brittany Yeates, Recorder
Chris Winn, Council Member

Jacob Sharp, CVSSD
Adele Justice, Mayor

Gordon Bennett, Canal Company

1. WELCOME & CALL TO ORDER

Commission Chair Nielson welcomed everyone and called the meeting to order at 6:00 PM. Roll call showed Commissioners Richman, Thompson and Nielson were present.

2. DISCUSSION OF WATER AVAILABILITY & SERVICES NEEDED BEFORE AMENDING PROPOSED ANNEXATION BOUNDARIES

Commissioner Nielson said that we need to know how much growth and expansion the water and services could support. There is consideration to add area to the west and north of the current plan. The city is updating their annexation expansion map looking to what growth may happen in the next twenty years. The county has been pressuring the city to find places for new homes and even subdivisions.

The city currently offers the option to purchase an index fee instead of turning in a water share to have for a culinary hook up since shares are hard to come by. They need to know how many of those can they do. Gordon Bennett said the city leases 300 shares for culinary and it depends on how much they use currently. The Mayor and Jacob Sharp thought it was only a little over 100. Mr. Bennett then said that would mean the city could easily double and stay within that agreement. If the need ever exceeded 300 shares, then the city would need to go back to the Canal company and see if a different arrangement could be made. Theoretically, one share of water could sustain three houses.

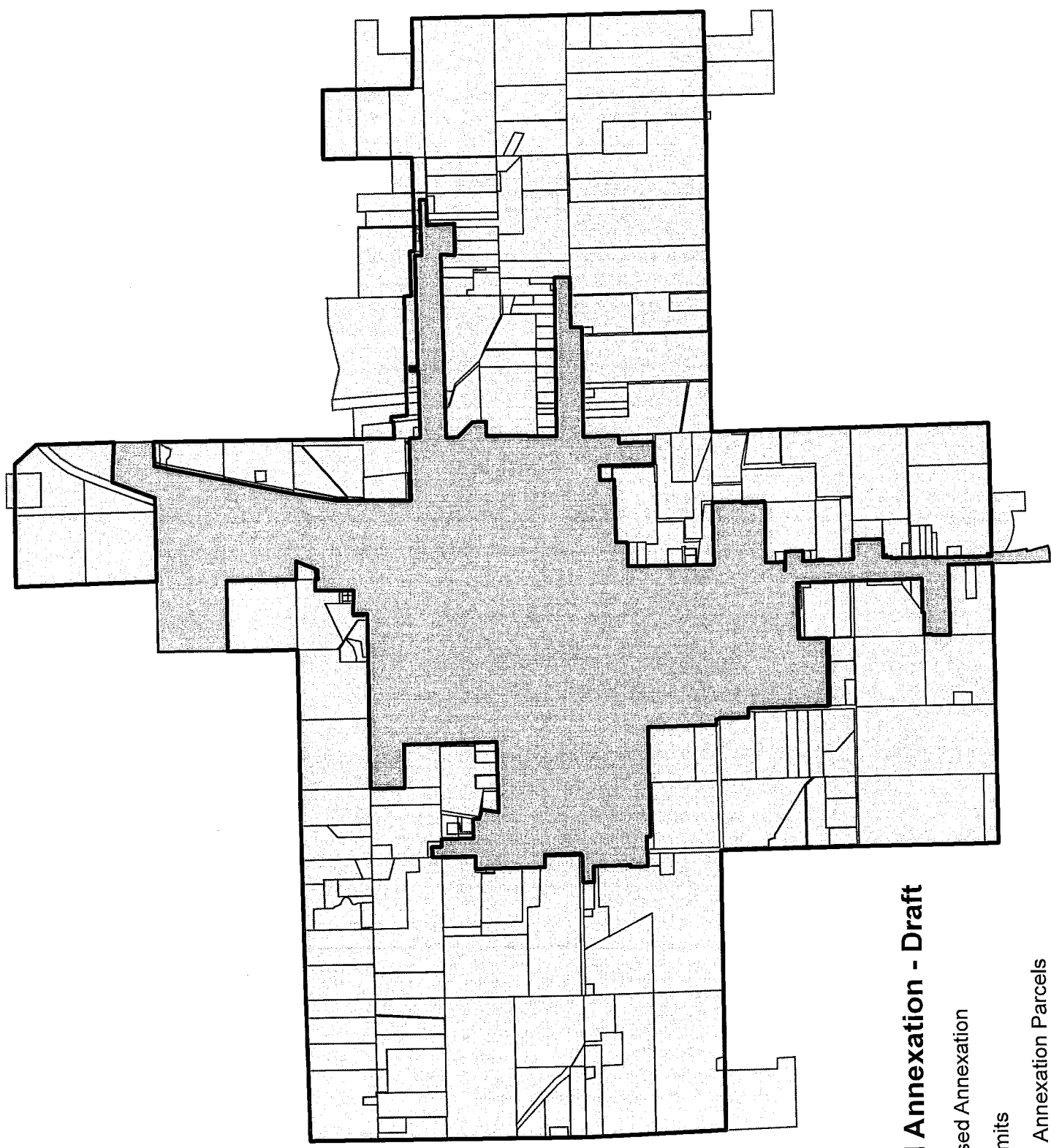
Jacob Sharp said what the Service District would worry about is the plant capacity. They just built a new one and it currently only runs at half the capacity on average. That would mean the city could nearly double before needing a bigger one. With a normal growth projection, the current one should be good for at least another 30 years.

Expanding the pressurized water systems for culinary and secondary would need some more main lines but there is room for expansion. The sewer expansion would depend on where in town the development is. If the gravity flow isn't sufficient, then a pump station would need to be built. All services would be doable, it would just need sound planning and design work.

Commissioner Richman asked who pays for the extension of the services. It was discussed that the developer would need to pay for it. Commissioner Thompson spoke about how Herriman had some big developers who paid for a lot of the growth up there. It was brought up that the city needs to keep taking in shares for secondary water even if they do the index fee for the culinary. The city may need to write an ordinance to make sure people do not water their lawns with culinary.

3. ADJOURNMENT

Commissioner Richman moved to adjourn 6:47 PM. The motion was seconded by Commissioner Thompson. Motion carried.



Proposed Annexation - Draft

Proposed Annexation

City Limits

Ferron Annexation Parcels

side 8ft

FERRON CITY ZONING CLEARANCE APPLICATION

Please read this form carefully to ensure all the information requested is properly submitted. Failure to do so will result in the application being rejected for review until all the information is clearly provided.

The Planning Commission (PC) meetings are held at 5:30 p.m. on the 2nd and 4th Thursday of each month unless posted otherwise. Please contact the PC Secretary to confirm the date your application will be approved. After approval is received from Ferron City, the applicant submits the Zoning Clearance Application documents and blue prints to the Emery County Building Inspector in the county building in Castle Dale to obtain the building permit and pay the appropriate fees.

Please Print:

Name of Property Owner Jackie Toomer Phone 435-749-1617

Mailing Address: P.O. Box 168 Building Site Address 535 North State
Ferron, Utah 84523

Contractor's Name _____ Phone _____

Complete and provide all of the following information:

Check the Property Zone:

☐	RA-1 Residential-Agricultural	☐	R-1-10,000 Residential
☐	R-1-7500 Residential	☐	R-2-7500 Residential
☐	R-3-7500 Residential	☐	CC-1 Central Commercial
☒	H-1 Highway Commercial	☐	

1. Provide a current copy of the legal description of the property along with proof of ownership. This can be obtained from the Emery County Recorder's Office.

2. Complete description and scope of the proposed project:

3. A Plot Plan is required for all new construction projects, additions, remodels, etc. to show the dimensions of the lot, label existing and proposed structures, front, back, and side setbacks for all the structures from property lines, utilities, etc. (Use graph paper and refer to the Plot Plan example drawing as a guide). Show north on the map.

Fill in the information below pertaining to the proposed project:

Lot Size _____ Square Feet

128' x 138' x 69' x

Setbacks:

*Front _____ Feet Rear _____ Feet *Side _____ Feet

*Front and Side setbacks abutting city rights-of-way are measured from the edge of the city's right-of-way closest to the property.

4. A Cross Section Drawing of the project is required to show what work is being done and the materials being used for compliance verification. Please prepare a drawing to provide a description of the materials to be used. (For example: What will be used on the exterior finish and the interior finish; what is being used to frame the structure; what type of roofing materials will be used, etc. An example of a Cross Section Drawing is included.)

5. Circle existing city utilities on the property: Culinary Water Secondary Water Sewer

If services do not exist, have you received approval from Ferron City and the Castle Valley Special Service

District to install the utilities? ☒ yes ☒ no *No Need*

Have you obtained the required number of water shares for your project and submitted the share holder certificates to the Ferron City Hall? ☐ yes ☐ no *No Need*

Have all the connection fees been paid to Ferron City? ☐ yes ☐ no

List the utilities and the size of connections that will be installed:

Size _____	Amount paid \$ _____
Size _____	Amount paid \$ _____
Size _____	Amount paid \$ _____

6. Attach a set of blue prints for the project for review by the Planning and Zoning Commission and for the Building Inspector to use to see if the construction is in compliance with all the codes. *On Back of App.*

Applicant's Signature certifies that all the above information is true and accurate to the best of their knowledge.

Property Owner's Signature *Jackie Fern* Date *6-14-21*

Contractor's Signature _____ Date _____

Approved by:

Planning Commission

Date

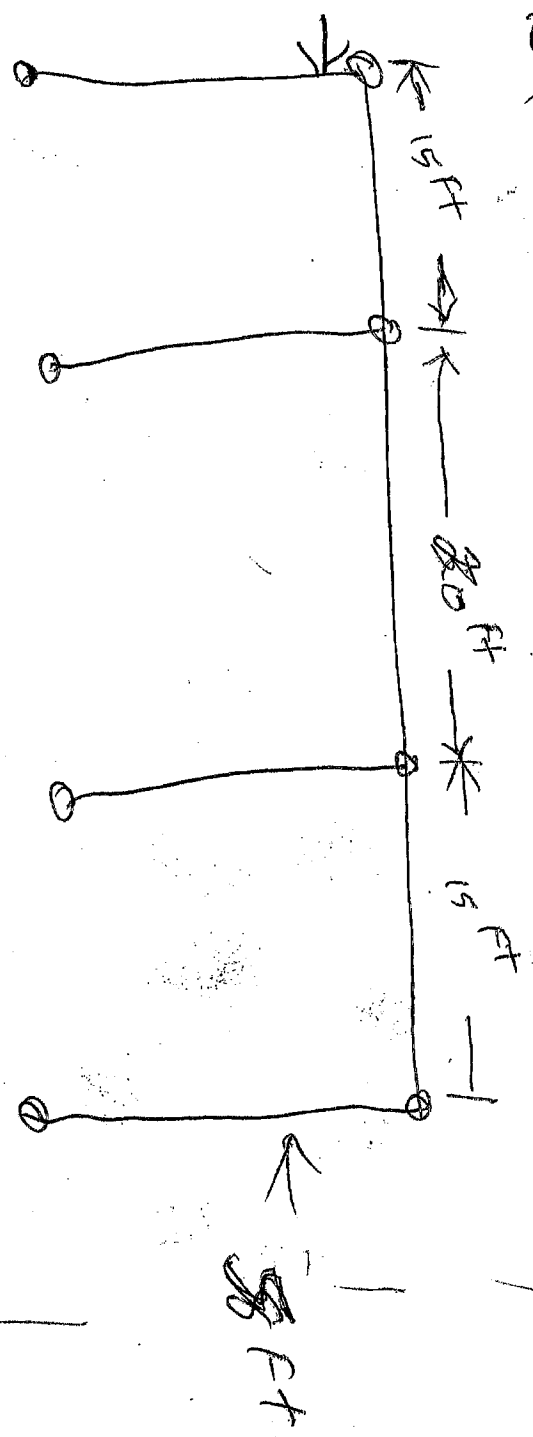
Ferron City Mayor

Date

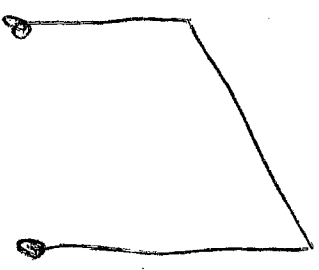
1308 Property line 50 FT

House
↓ State Street

100 FT



Front View



Open Lofting Building

Side View

1308

Property line

11/10/05

FERRON CITY ZONING CLEARANCE APPLICATION

Please read this form carefully to ensure all the information requested is properly submitted. Failure to do so will result in the application being rejected for review until all the information is clearly provided.

The Planning Commission (PC) meetings are held at 5:30 p.m. on the 2nd and 4th Thursday of each month unless posted otherwise. Please contact the PC Secretary to confirm the date your application will be approved. After approval is received from Ferron City, the applicant submits the Zoning Clearance Application documents and blue prints to the Emery County Building Inspector in the county building in Castle Dale to obtain the building permit and pay the appropriate fees.

Please Print:

Name of Property Owner Bruce M. Smith Phone 801-860-5657

Mailing Address: PO Box 66 Building Site Address 680 So. State

Contractor's Name _____ Phone _____

Complete and provide all of the following information:

Check the Property Zone:

☐ RA-1 Residential-Agricultural	☐ R-1-10,000 Residential
☐ R-1-7500 Residential	☐ R-2-7500 Residential
☐ R-3-7500 Residential	☐ CC-1 Central Commercial
☒ H-1 Highway Commercial	☐

1. Provide a current copy of the legal description of the property along with proof of ownership. This can be obtained from the Emery County Recorder's Office.

2. Complete description and scope of the proposed project:

2 bay car wash

3. A Plot Plan is required for all new construction projects, additions, remodels, etc. to show the dimensions of the lot, label existing and proposed structures, front, back, and side setbacks for all the structures from property lines, utilities, etc. (Use graph paper and refer to the Plot Plan example drawing as a guide). Show north on the map.

Fill in the information below pertaining to the proposed project:

Lot Size 25062.5 ^{sq} Square Feet

Setbacks:

*Front 40 Feet Rear 100⁺ Feet *Side 50[?] Feet

*Front and Side setbacks abutting city rights-of-way are measured from the edge of the city's right-of-way closest to the property.

4. A Cross Section Drawing of the project is required to show what work is being done and the materials being used for compliance verification. Please prepare a drawing to provide a description of the materials to be used. (For example: What will be used on the exterior finish and the interior finish; what is being used to frame the structure; what type of roofing materials will be used, etc. An example of a Cross Section Drawing is included.)

5. Circle existing city utilities on the property: Culinary Water Secondary Water Sewer

If services do not exist, have you received approval from Ferron City and the Castle Valley Special Service

District to install the utilities? ☐ yes ☐ no

Have you obtained the required number of water shares for your project and submitted the share holder certificates to the Ferron City Hall? ☐ yes ☐ no

Have all the connection fees been paid to Ferron City? ☐ yes ☐ no

List the utilities and the size of connections that will be installed:

Size	_____	Amount paid	\$	_____
Size	_____	Amount paid	\$	_____
Size	_____	Amount paid	\$	_____

6. Attach a set of blue prints for the project for review by the Planning and Zoning Commission and for the Building Inspector to use to see if the construction is in compliance with all the codes.

Applicant's Signature certifies that all the above information is true and accurate to the best of their knowledge.

Property Owner's Signature Dave M. AL Date 5-25-2021

Contractor's Signature _____ Date _____

Approved by:

Planning Commission Date

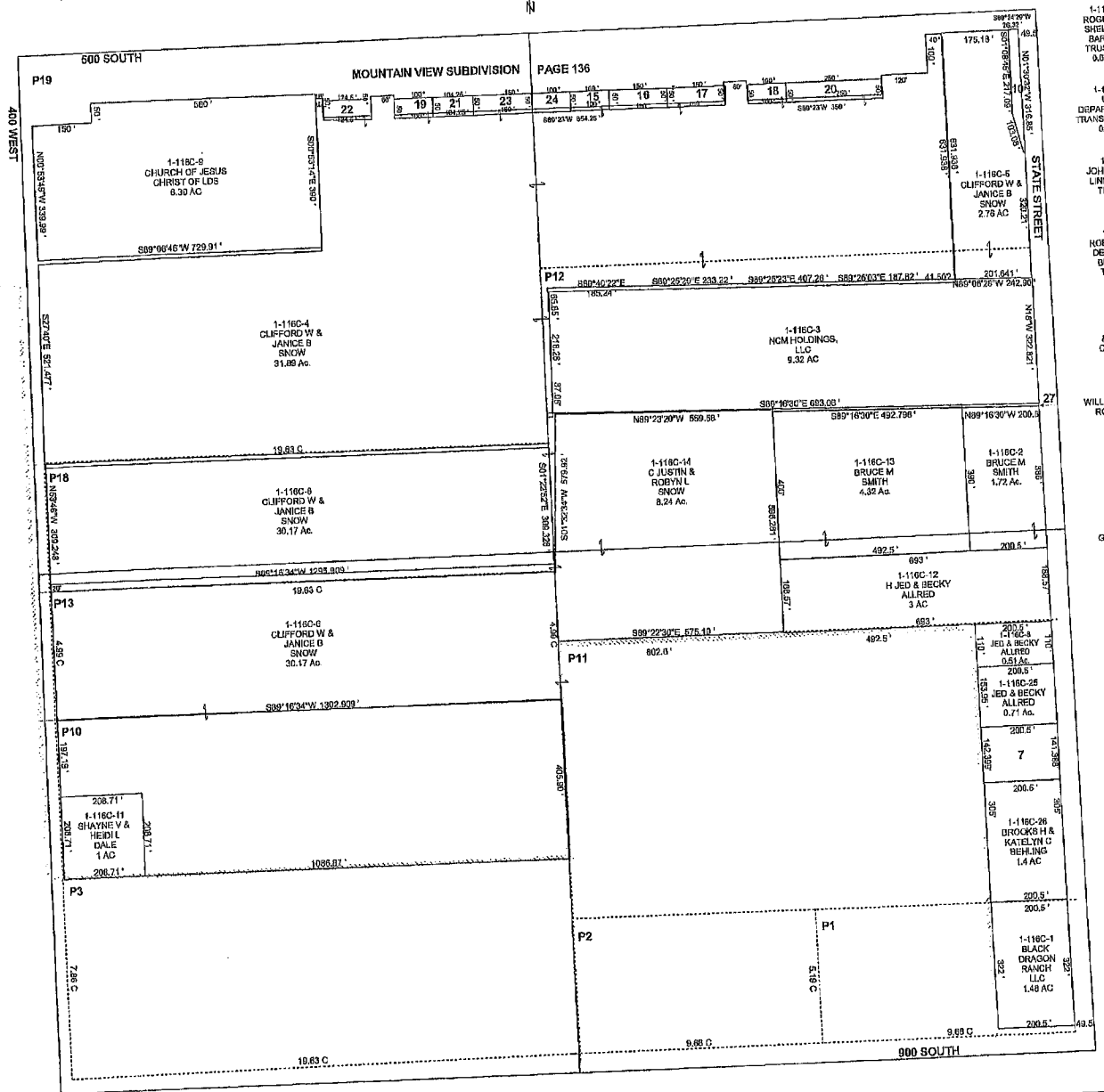
Ferron City Mayor Date

FERRON

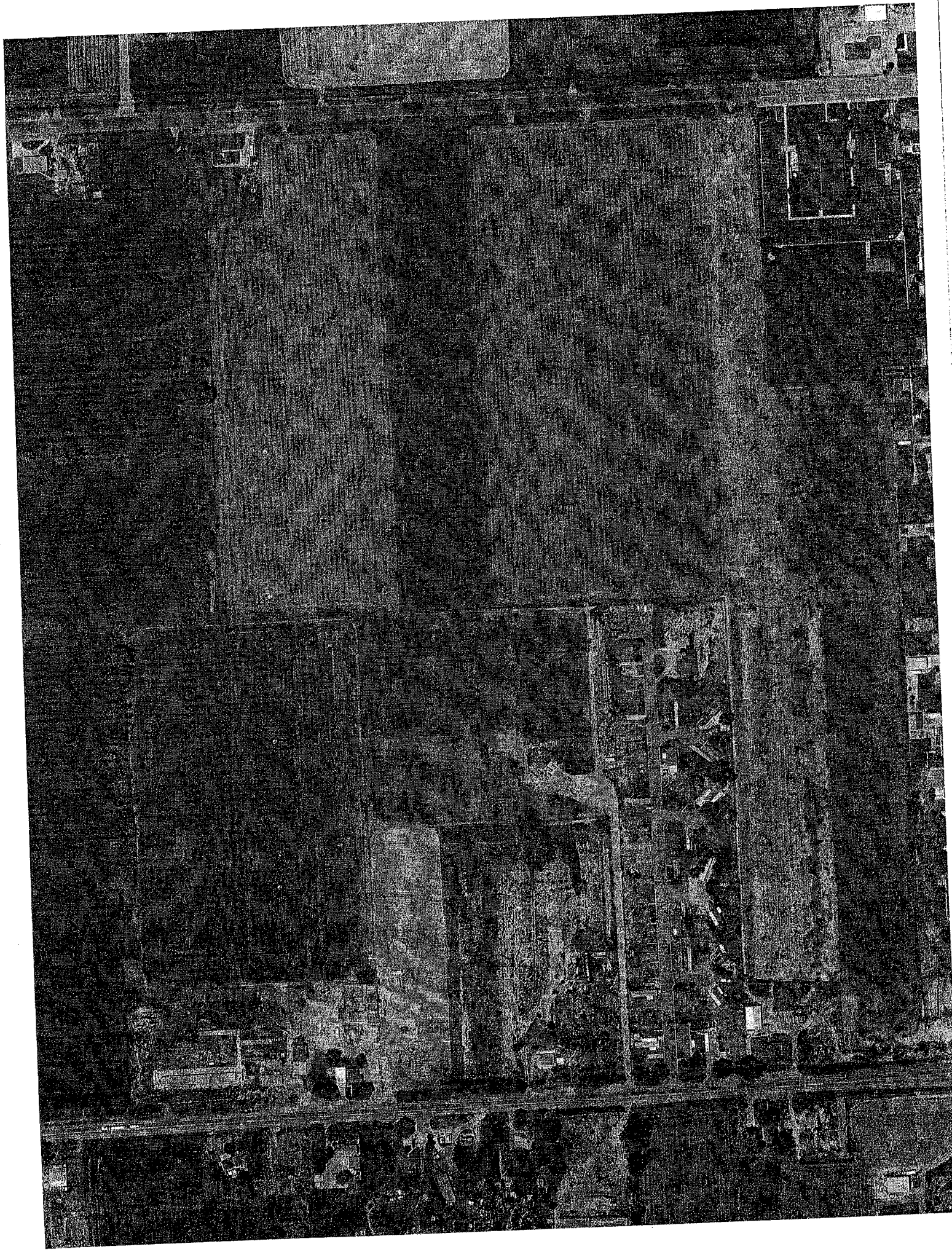
SE/4 SECTION 16, T 20 S, R 07 E S.L.B. & M.

BOOK 1 PAGE 118C
SCALE: 1" = 200'
MARCH 1, 2021

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



1-118C
16-20S-07E



**FERRON CITY COUNCIL
RESOLUTION 2021-11**

**A RESOLUTION TO ADDRESS OVERAGE
& COMMERCIAL WATER RATES**

WHEREAS, Ferron City does not currently have differing residential and commercial water rates; and

WHEREAS, Ferron City finds need to amend this with the expected economic growth.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Ferron City, Emery County, Utah, as follows:

Gallons	Residential Fees	Commercial Fees
Up to 10,000	\$17.25 per month*	\$20.25 per month*
10,001-15,000	1.50 / 1,000 gal used	2.50 / 1,000 gal used
15,001-20,000	2.00 / 1,000 gal used	3.00 / 1,000 gal used
20,001-25,000	2.50 / 1,000 gal used	3.50 / 1,000 gal used
25,001-30,000	3.00 / 1,000 gal used	4.00 / 1,000 gal used
30,001-35,000	3.50 / 1,000 gal used	4.50 / 1,000 gal used
35,001-40,000	4.00 / 1,000 gal used	5.00 / 1,000 gal used
40,001 and above	4.50 / 1,000 gal used	5.50 / 1,000 gal used

*This is the Base Water Rate for use under 10,000 gallons. Fees charged for use beyond 10,001 gallons are in addition to the Base Water Rate.

PASSED AND ADOPTED by a duly constituted quorum of the Ferron City Council this 14th day of July 2021.

IN WITNESS THEREOF:

Mayor Adele Justice

ATTEST:

City Recorder

ARTICLE F. CC-1 CENTRAL COMMERCIAL ZONE

SECTION:

10-6F-1: Intent

10-6F-2: Permitted Uses

10-6F-3: Area, Width And Location Requirements

10-6F-4: Special Provisions

10-6F-1: INTENT:

The intent in establishing the CC-1 Central Commercial Zone is to provide a place where retail and service uses can be constructed and maintained which will serve the needs of the citizens of the City and surrounding areas. It is the further intent in establishing this Zone to maintain the central business district as the "heart of the City" and to these ends, to promote its development in step with the increase in population within the trading area. The uses characteristic of this Zone are retail stores, banks, office buildings, theaters, motels and a wide variety of specialty shops. Conversely, uses which tend to create business dead spots, cause undue scattering of business and generally tend to thwart the use of the land for its primary purpose, have been excluded from the Zone. (Ord. 4-8-86, 4-8-1986)

10-6F-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Title:

- A. General retail stores and shops providing goods and services for sale at retail in the customary manner; provided, that all storage and sales activities shall be contained within a building. Also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
- B. Accessory signs.
- C. Hotels and motels.
- D. Office buildings, medical clinics, hospitals.
- E. Restaurants and food drive-ins.
- F. Personal service establishments, such as barber shops and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments.
- G. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, and minor automotive repair establishments.
- H. Public parks and buildings.
- I. Establishments for the sale of hardware, lumber, plumbing and heating equipment and similar building products. All storage activities shall be within a building or within an enclosure surrounded by a fence not less than six feet (6') in height.
- J. Automobile, motorcycle, snowmobile sales structures and lots (for both new and used units). Also the related repair facilities when such facilities are included as an integral part of the sales structure.
- K. Recreational enterprises, including bowling alleys, recreation centers, motion picture theaters (indoor only), athletic clubs, private clubs and fraternal lodges.
- L. Funeral homes.
- M. Other uses similar to the foregoing uses which are interpreted by the Planning Commission to be in harmony with the intent of the Zone.
- N. Permitted accessory uses. Accessory uses and structures shall be permitted in the CC-1 Zone, provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings, such as garages, carports and equipment storage buildings, which are customarily used in conjunction with and incidental to a principle use or structure permitted in the CC-1 Zone. (Ord. 4-8-86, 4-8-1986)
- O. Kennels. (Res. 2-25-97-2, 2-25-1997)

10-6F-3: AREA, WIDTH AND LOCATION REQUIREMENTS:

There shall be no area, width and location requirements for commercial buildings and structures constructed in accordance with the Building Code, except that an area sufficient to accommodate parking, unloading and access shall be provided and maintained. (Ord. 4-8-86, 4-8-1986)

10-6F-4: SPECIAL PROVISIONS:

- A. Storage Of Materials: All materials, merchandise and equipment (except vehicles in running order) shall be stored within an enclosed building or within an enclosure surrounded by a fence not less than six feet (6') in height.
- B. Activities Within Enclosed Building: All display, sales and repair activities shall be conducted within a fully enclosed building, except those activities that are customarily and appropriately conducted in the open, including, but not limited to, automobile service stations, temporary sales of Christmas trees and nursery stock shall be permitted outside a building unless otherwise prohibited under the terms of this Title.

- C. Odor, Dust, Noise: No dust, odor, smoke, vibration or intermittent light, glare or noise shall be emitted which is discernible beyond the premises except for normal traffic movements.
- D. Parking Surface: All off-street parking shall be hard surface.
- E. Entrances: All buildings located adjacent to a major street shall have at least one entrance way facing onto said street.
- F. Supplementary Development Standards: All buildings and uses within this Zone shall comply with all applicable supplementary development standards as set forth in this Title.
- G. Gasoline Pumps: All gasoline service station pumps shall be set back at least twenty feet (20') from all property lines. (Ord. 4-8-86, 4-8-1986)

ARTICLE D. RECREATIONAL VEHICLE COURT

SECTION:

10-7D-1: Intent

10-7D-2: Permitted Uses

10-7D-3: Area And Density

10-7D-4: Approval Procedure

10-7D-5: Required Improvements

10-7D-6: Special Provisions

10-7D-1: INTENT:

The intent of these regulations is to establish guidelines dealing specifically with design, construction and operation of a recreation vehicle court. These provisions shall be supplemental and in addition to the general requirements for large scale developments. (Ord. 4-8-86, 4-8-1986)

10-7D-2: PERMITTED USES:

Permitted uses within a recreation vehicle court shall be limited to the following:

- A. Recreational Vehicles: Recreation vehicles located on designated and developed parking sites.
- B. Accessory Structures: Accessory structures for the use and enjoyment of court occupants, including, but not limited to, swimming pools, showers, laundry and restroom facilities, recreation buildings and areas and structures used as an office or for the storage of maintenance equipment.
- C. Caretaker: A single-family dwelling as a court caretaker dwelling. (Ord. 4-8-86, 4-8-1986)

10-7D-3: AREA AND DENSITY:

Each recreation vehicle court shall have a land area of not less than one acre. The maximum number of vehicle sites shall be not greater than twenty (20) per acre. (Ord. 4-8-86, 4-8-1986)

10-7D-4: APPROVAL PROCEDURE:

The procedure leading to approval of a recreation vehicle court shall be the same as set forth in Section 10-7-4 of this Title, except that no final plat, documents or statements shall be required. (Ord. 4-8-86, 4-8-1986)

10-7D-5: REQUIRED IMPROVEMENTS:

The following improvements shall be constructed by the developer in each recreation vehicle court, in accordance with City standards as directed by the City Engineer:

- A. Streets, driveways and parking areas which shall be graded, graveled and hard surfaced.
- B. Curbs, gutters and walkways.
- C. Drainage and flood control structures and facilities.
- D. On-site water and sewer mains, in accordance with the City's extension policy.
- E. Off-site water and sewer mains, in accordance with the City's extension policy.
- F. Fire hydrants.
- G. Permanent survey monuments.
- H. Gas, electric and telephone lines (which shall be placed underground).
- I. Landscaping.
- J. Sprinkling or other suitable irrigation systems.
- K. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
- L. Street lighting.
- M. Shower and restroom facilities.
- N. All facilities required under the provisions of the code of camp, trailer court, hotel, motel and resort sanitation regulations as adopted by the Utah state board of health, which code is hereby adopted by reference and made part of this title if fully set forth herein. (Ord. 4-8-86, 4-8-1986)

10-7D-6: SPECIAL PROVISIONS:

- A. Front On Specific Road: Each recreation vehicle court shall front on and have direct access to a federal aid primary or secondary highway or upon a designated arterial or collector road as shown on the city's major street plan.
- B. Planning Commission Review: The planning commission shall review the plan to determine compliance with any portion of the

comprehensive plan that shall have been adopted by the planning commission. In considering approval of the development, the planning commission shall, among other things, make sure that such development will constitute a living environment of sustained desirability and stability and that all unoccupied as well as occupied lots will be landscaped and will be maintained in a condition which is commensurate with the condition of the landscaping in public parks.

C. Business License: Prerequisite to the operation of any recreation vehicle court shall be the obtaining of an annual license which shall be issued only after inspection by the health department. It shall be unlawful to operate a recreation vehicle court without first obtaining a license and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as herein set forth.

D. Water Rights: Water rights shall be conveyed to city as set forth in section 10-7-14 of this chapter.

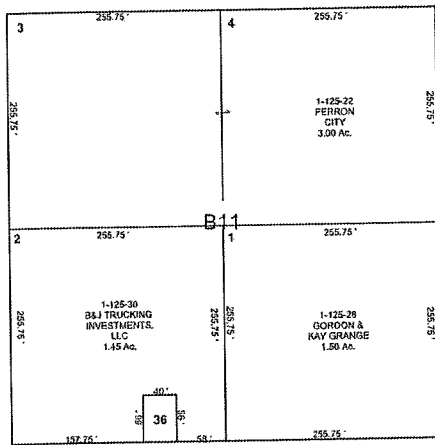
E. Parks, Playgrounds And Open Space: No less than ten percent (10%) of the gross area of the project shall be designated for parks and playgrounds for the use of occupants. The land covered by vehicular roads and off street parking and the yards surrounding recreation vehicle court which constitute open space pertinent to individual recreation vehicle courts and areas devoted to service buildings, shall not be included in computing the required area for parks and playgrounds. (Ord. 4-8-86, 4-8-1986)

FERRON

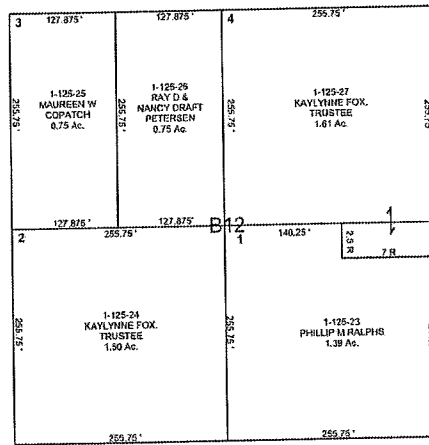
SW/4 SW/4 SECTION 10, T 20 S, R 07 E S.L.B. & M.

BOOK 1 PAGE 125
SCALE: 1" = 100'
MARCH 26, 2021

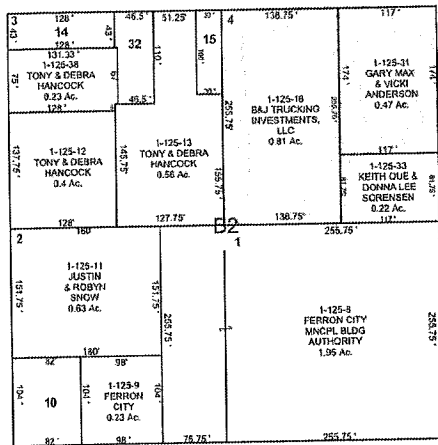
THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



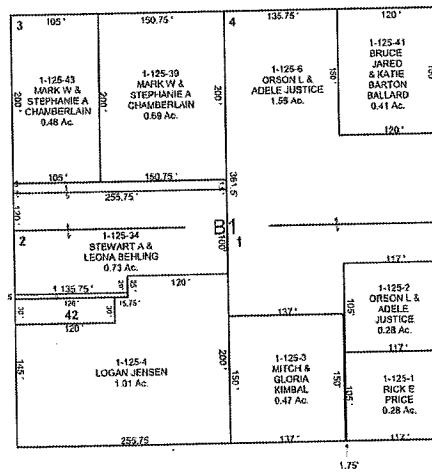
MAIN



STREET



100 EAST



- 1-125-10 JUSTIN & ROBYN SNOW 0.20 Ac.
- 1-125-14 FERRON CITY 0.13 Ac.
- 1-125-15 TONY & DEBRA HANCOCK 0.07 Ac.
- 1-125-32 GAYLAND A & JANEAL P DUGMORE 0.11 Ac.
- 1-125-38 B & J TRUCKING INVESTMENTS, LLC 0.65 Ac.
- 1-125-42 STEWART A BEHLING 0.69 Ac.

1-125
10-20S-07E

CHAPTER 9

HOME OCCUPATIONS

SECTION:

3-9-1: Definition

3-9-1: DEFINITION:

"Home occupation" is an occupation of a person or family where they reside and which occupation is clearly incidental and secondary to the use of the structure for dwelling and residential purposes, and does not change the residential character of the dwelling or neighborhood, and in connection with which there is no display and/or stock of merchandise. The home occupation shall not involve the use of any accessory building, either attached or detached, which substantially changes the character of the dwelling or of the neighborhood. The planning commission's review of an application in arriving at the affirmative findings to meet the above requirements shall also include the following standards:

- A. The home occupation shall not employ any person who is not a member of the immediate family residing in the home.
- B. No unusual traffic (delivery trucks, commercial vehicles, heavy equipment, etc.) shall be permitted either on or off site which are not customarily observed in residential use.
- C. No parking except for customary automobiles and other traditional residential vehicles including vans and pickups.
- D. Unusual waste, or amounts, residential or otherwise may not be generated.
- E. Nonresidential dust, odors, noise, and other contamination may not be generated.
- F. Home occupied businesses shall obtain all applicable local, state, and federal business/occupational licensing and permitting.
- G. Home occupations must follow all regulations as provided in section 10-8-2 of this code. (Ord. 2009-1, 6-25-2009)

10-8-2: HOME OCCUPATIONS:

The Board of Adjustment may grant a permit for home occupation, subject to the following conditions:

- A. Permitted In Zone: Home occupations are permitted in the zone.
- B. Within Dwelling: The home occupation is conducted entirely within a dwelling and is carried on in the dwelling only by members of the residing family.
- C. Accessory Buildings Not Used: The home occupation does not involve the use of any accessory buildings or yard space for storage or activities outside of the dwelling.
- D. Commercial Vehicles: No commercial vehicles are used, except one delivery truck which does not exceed three-fourths ($\frac{3}{4}$) ton rated capacity.
- E. Incidental Use: The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling.
- F. Signs: Signs are limited to one nonflashing sign not larger in area than two hundred twenty six (226) square inches. If lighted, the light shall be diffused or shielded.
- G. Devoted Floor Area: Not more than the equivalent of twenty five percent (25%) of the ground floor area of the dwelling is devoted to the home occupation.
- H. Business License: The home occupation shall be registered with the license division or department.
- I. Entrance: Entrance to the home occupation from outside shall be the same entrance normally used by the residing family, except when required otherwise by regulation of the State Health Department or other public agency.
- J. Physical Appearance: In the opinion of the Board of Adjustment, the physical appearance, traffic and other activities in connection with the home occupation is not contrary to the objectives and characteristics of the zone in which the home occupation is located and does not depreciate surrounding residential values. (Ord. 4-8-86, 4-8-1986)

**FERRON CITY
Ordinance 2021-2**

**AN ORDINANCE REGULATING THE LICENSING AND USE OF DWELLINGS
IN A RESIDENTIAL ZONE FOR SHORT TERM RENTALS**

WHEREAS, the Ferron City Council has not previously passed an ordinance regulating the licensing and use of dwellings in a residential zone as short-term rentals; and

WHEREAS, said City Council deems it necessary to develop an ordinance to balance the right of property owners to use their property in all lawful ways against the right of property owners to the quiet use and enjoyment of their property; and

WHEREAS Ferron City finds this ordinance necessary for the protection and preservation of the public health, safety, and welfare,

NOW, THEREFORE, BE IT ORDAINED that the Ferron City Municipal Code Title 3 Chapter 11 read as follows;

SHORT TERM VACATION RENTAL RULES AND REGULATIONS: (Short Term Rental Or Vacation Rental definition: To rent, lease, loan, let or otherwise hire out any dwelling unit for a period of twenty nine (29) days or less.) Regulations and strictions imposed by this section are in recognition of the premise that a vacation rental provides lodging for a transient population that may or may not honor neighborhood values or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements listed in B, below are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.

- A. **Business License Required:** No dwelling in a residential zone shall be occupied or used as a short-term vacation rental until such time that the owner has obtained a short-term vacation rental business license issued after meeting with and being approved by the Planning Commission.
- B. **Conditions for issuance of a Business License for a Short-Term Vacation Rental:** In addition to any other requirement of this section, a short-term vacation rental business license may be approved by the planning commission if:
 - 1. The dwelling unit is located in a single-family dwelling that has been issued a certificate of occupancy by the date of the adoption of this ordinance or has been in use as a residential dwelling for at least six (6) months from issuance of a certificate of occupancy before application is made for a short term vacation rental license.
 - 2. The property line of another dwelling licensed as a short-term vacation rental is not located within 300' (three hundred feet), as measured along the same street or around the corner, of the front property line corners of the property where the proposed short term vacation rental license is being sought.
 - 3. The application lists the name, address and phone number of the owner or other person designated by the owner as the property

manager as well as an emergency contact if that is not the same person who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and

4. The application includes a valid Utah State Tax number for remittance of transient lodging taxes.

C. **Parking Regulations:** The owner of any property licensed as a short-term vacation rental shall provide off street parking for guests in accordance with the following:

1. Off street parking shall be provided on the same lot as the dwelling which is licensed as a short-term vacation rental.
2. All guest parking should be contained on the site. Tandem spaces on a driveway may be used.
3. No off-street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.
4. The number of vehicles allowed by the occupants of a vacation rental home shall be restricted to the number of off-street parking spaces provided by the owner.

D. **Maintenance Standards:** Any property that contains a dwelling which is licensed as a short-term vacation rental shall conform to the following standards:

1. **Prevention of Noise, Nuisance or Trespass:** The owner of any dwelling licensed as a short-term vacation rental shall be responsible to ensure that guests or occupants of the short-term rental do not:
 - a. Create noises that by reason of time, nature, intensity, or duration are out of character with noises customarily heard in the surrounding residential neighborhood or disturb the peace of surrounding residential property.
 - b. Interfere with the privacy of surrounding residents or trespass onto surrounding residential properties.
 - c. Allow pets or animals to violate Ferron City animal control ordinance.
 - d. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.
2. Maximum occupancy in any dwelling licensed as a short-term vacation rental shall be ten (10) persons at any one time, as per Utah fire code.
3. An inspection of a vacation rental property for compliance with these regulations may be performed prior to receiving a business license. Additional inspections may be performed by the code enforcement officer with 24-hour notice if deemed necessary by the city.
4. The owner of any dwelling licensed as a short-term vacation rental shall be required to collect and remit on a timely basis transient lodging tax.

E. **Enforcement Provisions:**

1. Any owner of any dwelling in a residential zone within the City of Ferron who allows or permits occupation of said dwelling as a short-term vacation rental, as defined herein, shall have a business license, or shall be fined according to Ferron City code.

2. Any owner of any dwelling in a residential zone within the City of Ferron who fails to obtain a business license or having first obtained a business license for use or occupation of said dwelling as short-term vacation rental and thereafter operates or permits operation of said short-term vacation rental in violation of the terms and provisions of this section shall be guilty of an infraction and shall be punished according to the Ferron City Code.
3. Any person who occupies a short-term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules, or ordinances.
4. Violation of any provision of this section regulating short term vacation rentals shall constitute a separate offense for each day said violation occurs or continues.
5. In the event of three (3) or more violations of this section committed by an owner or guest or any combination of the two, within any 12-month period, the city council may, depending on the nature of or extent of the violations, proceed with revocation of the business license for any short-term vacation rental property.

PASSED AND ADOPTED by a duly constituted quorum of the Ferron City Council this 1st day of July 2021.

IN WITNESS THEREOF:

ATTEST:

Mayor Adele Justice

Brittany Yeates, Recorder

COUNCIL MEMBERS

Aye

Nay

CURB & GUTTER

State St

East side of road

400 N to northern city boundary

300 S to southern city boundary

West side of road

300 N to northern city boundary

500 S to southern city boundary

600 N

South side of road State St to 200 E

North side of road State St to 100 E

550 N both sides of road 100 E to 100 W

500 N both sides of road 100 E to 200 E

450 N both sides of road 100 W to 300 W

400 N

North side of road State St to 300 E

South side of road State St to 100 E

South side of road 200 E to 300 E

300 N/Bench Rd both sides of road 100 E to eastern city boundary

100 N/Mill Rd both sides of road 500 W to 800 W

30 S both sides of road 1/4 of block long

100 S/Molen Rd south side of road 630 E to eastern city boundary

100 S/Canyon Rd

North side of road 300 W to 500 W

South side of road 200 W to western city boundary
800 W everything in city boundary
400 W
 both sides of road 200 N to 300 N
 West side of road Main St to 100 S
 West side of road 400 S to 500 S
300 W both sides of road 200 N to 300 N
100 W both sides of road 300 N to 550 N
1100 S both sides of road State St to western city boundary
900 S both sides of road State St to western city boundary
200 E
 East side of road 200 N to northern city boundary
 West side of road 600 N to northern city boundary
100 E
 East side of road 200 N to northern city boundary
 West side of road 300 N to 600 N
Dutch Flat Rd both sides of road State St to eastern city boundary

Private lanes
Harvey Ln west side of road State St to eastern city boundary
Molen Ln both sides of road 100 S to 200 S
Honey Hill Ln both sides 200 E to 300 E
Cemetery Ln both sides 300 N to parking lot



Mayor Adele Justice
Council Members:
Troy Winter
Dell Mead
Wendy Price
Chris Winn
Shala Hunsaker

Ferron City

September 1, 2020

Castle Valley Special Service District
P.O. Box 877
Castle Dale, UT 84513

Re: Project Requests for 2020-21

Dear Mr. Sharp,

The following is our amended list of projects for Ferron City for the funding year 2021 in order of priority. We were informed by the engineer that doing curb & gutter on 100 E from 300 N to 400 N was not possible. We also wished to add moving the RV dump to the list. Please contact us if you have any questions.

1. Drainage on Main St from State to 100 E
2. Curb and Gutter with possible drainage on Canyon Rd from 300 W to 400 W (north side)
3. Curb and Gutter on 400 N from State to 200 E
4. Curb and Gutter on 200 E from 200 N to 300 N (east side)
5. Curb and Gutter with possible drainage needed on 400 N from 200 E to 225 E (north side)
6. Curb and Gutter on 400 W from Canyon Rd to Main St
7. Curb and Gutter on 200 E from 300 N to 600 N (east side)
8. Curb and Gutter on 500 N from 100 E to 200 E (both sides)
9. Curb and Gutter on 100 E from 400 N to 600 N (both sides)
10. Relocate RV dump

Respectfully,

Brittany Yeates
Ferron City Recorder