



Ferron City Planning Commission Meeting Agenda 09-06-2022
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 the regular Meeting on Tuesday September 6, 2022 commencing at 7:00 p.m. at the City Hall.

1. CALL TO ORDER

2. APPROVAL OF MINUTES Minutes Dated August 2, 2022

REVIEW OF BUSINESS LICENSES

- | | |
|-------------------------------|-----------------------------------|
| 3. Trucks N Tunes | Randy Kenney and Daphne Kenney |
| 4. What's Poppin | Kimberly Howes or Stephanie Howes |
| 5. PIU' Bella Wellness | Antonella Townsend |
| 6. GreatLife Utah, LLC | Maegan Crosland |

FERRON CITY ZONING CLEARANCE APPLICATION

- 7. Carla Caldwell**

FERRON CITY REZONING PETITION

- 8. Ema L Aragon**

DISCUSSION ITEMS/REVIEW

- 9. Review of RV Statues update**

10. 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, Barbara Bowles, 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 September 2, 2022.

Barbara Bowles
Ferron City Recorder



Ferron City Planning Commission Meeting Minutes 08-02-2022
Council Chambers – Ferron City Hall
20 East Main Street, Ferron Utah
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

Present:

Commissioner Chair Liz Nielson
Commissioner Russ Oakeson

Commissioner Byron Thompson
Commissioner/ Council Member Brad Richman

Also Present:

Barbara Bowles, Recorder

1. CALL TO ORDER

Commissioner Chair Nielson called the meeting to order at 7:00 pm. Roll Call.

2. APPROVAL OF MINUTES Minutes dated July 5, 2022

COMMISSIONER RICHMAN MOTIONED TO APPROVE THE MINUTES AS WRITTEN. COMMISSIONER OAKESON SECONDED THE MOTION. ROLL CALL – THOMPSEN AYE, RICHMAN AYE, OAKESON AYE. NON OPPOSED, MOTION CARRIED.

REVIEW OF BUSINESS LICENSES

3. Smiling Sunbeams Childcare – Alyscia Burr

The Commission asked about the background check that she had marked that she had but hadn't supplied with her application. There has been a fire inspection and passed. Business is registered with the State of Utah.

COMMISSIONER RICHMAN MOTIONED TO APPROVE THE APPLICATION FOR BUSINESS PENDING THE OUTCOME OF THE BACKGROUND CHECK. COMMISSIONER THOMPSEN SECONDED THE MOTION. ROLL CALL – THOMPSEN AYE, RICHMAN AYE, OAKESON AYE. NON OPPOSED, MOTION CARRIED.

4. What's Poppin – Kimberly Howes or Stephanie Howes

- Barbara, Recorder, advised that she had spoken to Stephanie Howes prior to meeting via telephone. She had asked that we table this item until next month.

REVIEW OF ZONING CLEARANCE APPLICATIONS

4. Britton & Josie Childs

Plans were reviewed by the Commission. The set backs that are stated and listed are in order with the zone that home is being built.

COMMISSIONER OAKESON MOTIONED TO APPROVE THE ZONING CLEARANCE APPLICATION. COMMISSIONER RICHMAN SECONDED THE MOTION. ROLL CALL – THOMPSEN AYE, RICHMAN AYE, OAKESON AYE. NON OPPOSED, MOTION CARRIED.

DISCUSSION ITEMS/REVIEW

5. Update on checklists for New Construction

Working on updating the "Zoning Clearance Applications" Perhaps adding right on the application the set backs for each zone. Any items that the commission would like to add to the discussion would be appreciated.

Review of RV Statues update

The ordinance will be on the CCM agenda for the 17th.

Other Items as Needed

Commissioner Chair Nielson had been contacted by Mr. Killpack to move his double wide trailer to property where he is currently running his business. -Having what could be considered two primary residences on a plot was discussed. Not having running water to the house that is currently on the property was discussed. There basically isn't enough room.

Concern regarding Gary Reiger build. His application stated that his set back would be 60 feet. The ordinance states 30'. Whose responsibility is it to make sure that the setbacks that they put on their applications are being followed. The inspectors. What can be done moving forward?

Another situation brewing on Canyon road. Quit claim deeds. Set Backs on property with regards to sheds. Residents not being able to access their sprinkler valves. Fences going up.

Sheds need to come to Planning and Zoning to make sure that the set backs are being followed.

6. ADJOURNMENT

COMMISSIONER OAKESON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER RICHMAN SECONDED THE MOTION. ROLL CALL – THOMPSEN AYE, RICHMAN AYE, OAKESON AYE. NON OPPOSED, MOTION CARRIED.

AUDIO UPLOADED TO PUBLIC WEBSITE AT 7:51 PM

ATTEST:

Commission Chair Liz Nielson

Barbara Bowles
Ferron City Recorder



BUSINESS LICENSE APPLICATION

Please submit the completed form and all applicable attachments to the Ferron City Hall at PO Box 820, 20 East Main Street, Ferron, UT 84523.

PLEASE TYPE OR PRINT LEGIBLY

Business Information		
Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change ☐ Renewal		
Business Name: TRUCKS n Tunes		
Owner's Name: Randy Kenney & Daphne Kenney		
Manager's Name:		
Business Street Address and PO Box:		
City:		
Business Phone: Fax:		
Type of Organization: ☒ Sole Proprietorship ☐ Partnership ☐ Corporation ☐ LLC		
Type of Business: ☐ Commercial Wholesale ☐ Commercial Retail ☐ Construction / Contractor ☒ Services ☐ Home Occupation ☐ Restaurant/Fast Food Establishment ☐ Sexually Oriented		
Opening Date: 7-15-2022	Business Hours:	Days of Week: VARIES by APT.
Detailed Description of Business Activity: DJ music At Remote Locations and Provide Photographers with classic trucks for pictures.		
Office Use Only		
APPROVALS: (Please sign and date)		LICENSE #
License Administrator	Fire Chief	
Planning Commission	Health Dept.	
Building Inspector	Other	

Business Tax Information

State Sales Tax ID: ~~8801133~~ ~~5872123~~	Federal Tax ID:
State License Type: <u>DBA</u>	State License No. (Attach Copy if applicable) ~~157254033~~ ~~5872123~~
Beer License Needed ☒ No ☐ Yes If yes check the following: ☐ Class A ☐ Class B ☐ Class C	
Background Check ☒ No ☐ Yes (If yes, please sign consent or attach proof)	Bond ☒ No ☐ Yes (If yes, please attach proof)

Owner Information

Owner's Name: <u>Randy Kenney & Daphne Kenney</u>	
Owner's Street Address and PO Box: ~~CONFIDENTIAL~~	
City: ~~CONFIDENTIAL~~	State: ~~CONFIDENTIAL~~
Owner's Date of Birth: ~~CONFIDENTIAL~~	
Owner's Drivers License No.: ~~CONFIDENTIAL~~	

Manager Information

Manager's Name:			
Manager's Street Address and PO Box:			
City:	State:	Zip Code:	Phone:
Manager's Date of Birth:		Manager's Drivers License No.	

Corporations, Partnerships or LLC Please complete this section

List all Officers:	Home Address:	Home Phone:
Title:	Date Of Birth:(MM/DD/YYYY)	Drivers License No. (Please include a copy)

I understand that completion of this application does not constitute the approval to operate a business. I agree to conduct said business in accordance with all state and local laws and swear under penalty of law that the information contained in this application is true and correct.

Signature of Owner

Date

Please Print Name

Title

Please allow at least 10 business days to process the application



BUSINESS LICENSE APPLICATION

Please submit the completed form and all applicable attachments to the Ferron City Hall at PO Box 820, 20 East Main Street, Ferron, UT 84523.

PLEASE TYPE OR PRINT LEGIBLY

Business Information		
Status: ☒ New Business ☐ Location Change ☒ Name Change ☐ Ownership Change ☐ Renewal		formerly Drive 1-1
Business Name:		
What's Poppin'		
Owner's Name:		
Kimberley or Stephanie Howes		
Manager's Name:		
Kimberley Howes or Stephanie Howes		
Business Street Address and PO Box:		
City:		
Business Phone:		
E-mail:		
Type of Organization: ☐ Sole Proprietorship ☒ Partnership ☐ Corporation ☐ LLC		
Type of Business: ☐ Commercial Wholesale ☐ Commercial Retail ☐ Construction / Contractor ☐ Services ☐ Home Occupation ☐ Restaurant/Fast Food Establishment ☐ Sexually Oriented		
Opening Date:	Business Hours:	Days of Week:
7-1-2022	Random	Random
Detailed Description of Business Activity:		
mobile trailer providing "dirty" sodas, energy drinks, popcorn, baked goods (food at events only) (flavored sodas)		
APPROVALS: (Please sign and date)		Office Use Only
License Administrator _____		LICENSE # _____
Planning Commission _____		Fire Chief _____
Building Inspector _____		Health Dept. _____
		Other _____

Business Tax Information

State Sales Tax ID:	Federal Tax ID:
State License Type:	State License No. (Attach Copy if applicable)
Beer License Needed ☐ No ☐ Yes If yes check the following: ☐ Class A ☐ Class B ☐ Class C	
Background Check ☐ No ☐ Yes (If yes, please sign consent or attach proof)	Bond ☐ No ☐ Yes (If yes, please attach proof)

Owner Information

Owner's Name: <u>Kimberley Howes or Stephanie Howes</u>
Owner's Street Address and PO Box: <u>[REDACTED]</u>
Owner's Phone: <u>[REDACTED]</u>

Manager Information

Manager's Name: <u>Stephanie Howes or Kimberley Howes</u>
Manager's Street Address and PO Box: <u>[REDACTED]</u>
City: <u>[REDACTED]</u>
Manager's Phone: <u>[REDACTED]</u>

Corporations, Partnerships or LLC Please complete this section

List all Officers:	Home Address:	Home Phone:
Title:	Date Of Birth:(MM/DD/YYYY)	Drivers License No. (Please include a copy)

I understand that completion of this application does not constitute the approval to operate a business. I agree to conduct said business in accordance with all state and local laws and swear under penalty of law that the information contained in this application is true and correct.

Kimberley Howes 6-30-2022
 Signature of Owner Date

Kimberley Howes _____
 Please Print Name Title

Please allow at least 10 business days to process the application

We are asking for a business license for the city of Ferron to be able to do random "pop-ups" in the city ~~of~~ with permission from the mayor. We also own the building at 38 W Main and could park there.

Our trailer is mobile.

We will also attend random events throughout the county. We will be serving flavored ^{"Pop"}Soda, popcorn, baked goods.

There is not a set schedule, it will be random dates and times that we would "pop-up"

We are running under a DBA at this time. "What's Poppin'"

Stephanie Howes will be representing our business proposal as I, Kimberley Howes, will be at work but can call in if need be.

If this is not approved we will still attend canty events.

Thank you for your consideration

Kimberley & Stephanie

6.30.2022

-We will not have paid employees, it will be family ran



BUSINESS LICENSE APPLICATION

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PLEASE TYPE OR PRINT LEGIBLY

Business Information

Status: New Business Location Change Name Change
Ownership Change Renewal

Business Name:

Piu Bella Wellness

Owner's Name:

Antonella Townsend

Manager's Name:

Business Street Address and PO Box:

City:

Business:

Type of Organization: Sole Proprietorship Corporation LLC

Type of Business: Commercial Wholesale Commercial Retail Construction / Contractor
Services Short-Term Rental Restaurant/Fast Food Sexually Oriented

Opening Date:

Business Hours:

Days of Week:

3pm - 7pm

3-5 DAYS

Detailed Description of Business Activity:

Mani/Pedi Zoning of feet

APPROVALS: (Please sign and date)

Office Use Only

LICENSE #

License Administrator

Fire Chief

Planning Commission

Health Dept.

Building Inspector

Other

Continue to next page

Business Tax Information

State Sales Tax ID:	Federal Tax ID:
State License Type:	
Beer License Needed ☐ No ☒ Yes ☐ If yes check the following: C	
Background Check consent or attach proof: ☐ No ☒ Yes (If yes, please sign)	Bond ☐ No ☒ Yes (If yes, please attach proof)

Owner Information

Owner's Name: <u>Antonella Townsend</u>	
Owner's Street Address and PO Box:	
City:	
E-mail:	

Manager Information

Manager's Name:			
Manager's Street Address and PO Box:			
City:	State:	Zip Code:	Phone:
E-mail:		Other Contact info:	

Corporations, Partnerships or LLC Please complete this section

List all Officers & Titles:	Home Address:	Home Phone:

I understand that completion of this application does not constitute the approval to operate a business. I agree to conduct said business in accordance with all state and local laws and swear under penalty of law that the information contained in this application is true and correct.

Antonella Townsend 8/4/22
 Signature of Owner Date

Please Print Name Title

Please allow at least 10 business days to process the application



BUSINESS LICENSE APPLICATION

Please submit the completed form and all applicable attachments to the Ferron City Hall at PO Box 820, 20 East Main Street, Ferron, UT 84523.

PLEASE TYPE OR PRINT LEGIBLY

Business Information			
Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change ☐ Renewal		Fitness Center	
Business Name: GreatLife Utah, LLC			
Owner's Name: Jeff Harbertson			
Manager's Name: Maegan Crosland			
Business Street Address and PO Box:			
City: Ferron	State: UT	Zip: 84523	Zone:
Business Telephone:	E-mail:		
Type of Organization:			
Type of Business: ☐ Commercial Wholesale ☐ Commercial Retail ☐ Construction / Contractor ☐ Services ☐ Home Occupation ☐ Restaurant/Fast Food Establishment ☐ Sexually Oriented			
Opening Date: Aug 1, 2022	Business Hours: 24 hour	Days of Week: all	
Detailed Description of Business Activity: Fitness Center			
APPROVALS: (Please sign and date)		Office Use Only	
License Administrator _____		FIRE CHIEF _____	
Planning Commission _____		Health Dept. _____	
Building Inspector _____		Other _____	
		LICENSE # _____	

Business Tax Information

State Sales Tax ID:	Federal Tax ID: 28-1743722
State License Type: Limited Liability Company	State License No. (Attach Copy if applicable)
Beer License Needed ☒ No ☐ Yes If yes check the following: ☐ Class A ☐ Class B ☐ Class C	
Background Check ☒ No ☐ Yes (If yes, please sign consent or attach proof)	Bond ☒ No ☐ Yes (If yes, please attach proof)

Owner Information

Owner's Name: **Jeff Harbertson**

Owner's Street Address:

City:

Owner's Date:

Manager Information

Manager's Name: **Maeqan Crosland**

Manager's Street Address:

City:

Manager's Date:

Corporations, Partnerships or LLC Please complete this section

List all Officers:	Home Address:	Home Phone:
Title:	Date Of Birth:(MM/DD/YYYY)	Drivers License No. (Please include a copy)

I understand that completion of this application does not constitute the approval to operate a business. I agree to conduct said business in accordance with all state and local laws and swear under penalty of law that the information contained in this application is true and correct.

08/24/2022

	08/24/2022
Signature of Owner	Date
D. Jeffrey Harbertson	Owner/Managing Member

Please Print Name Title

Please allow at least 10 business days to process the application

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 7:00 P.M. on the 1st Tuesday of each month unless posted otherwise. Please contact the PC Secretary/City Recorder to confirm the date your application will be reviewed. The Planning Commission does request all applicants have a representative present to answer any questions. After approval is received from Ferron City, the applicant submits the Zoning Clearance Application documents and blueprints 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

Carla Caldwell

Phone

435-945-1000

Mailing Address:

207 N. 2nd St.
P.O. Box 122232
Salt Lake City, UT 84112

Building Site Address

207 N. 2nd St.
P.O. Box 122232
Salt Lake City, UT 84112

Contractor's Name

Phone

Complete and provide all the following information:

Check the Property Zone:

☐
☒
☐
☐

RA-1 Residential-Agricultural

R-1-7500 Residential

R-3-7500 Residential

H-1 Highway Commercial

☐
☐
☐
☐

R-1-10,000 Residential

R-2-7500 Residential

CC-1 Central 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

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. 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	\$	_____

5. 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 Carla Caldwell

Date 8.30.22

Contractor's Signature _____

Date _____

Approved by:

Planning Commission

Date

Ferron City Mayor

Date

2022
THIS IS NOT A BILL
DO NOT PAY

CURRENT AND PROPOSED PROPERTY TAXES						
Taxing Entities	Taxes Last Year	Tax if No Budget Change	Tax If Proposed Budget Approved	Budget Difference	Percent Difference	Public Meetings Will Be Held
CO GENERAL FUND	238.56	232.32	232.32	0.00	0.00%	
CO RECREATION-SWIMMING POOL	4.29	4.16	4.16	0.00	0.00%	
MULTI COUNTY ASSESSING & COLLECTION	0.78	0.65	0.97	0.32	49.23%	
JUDGMENT LEVY	3.44	0.00	0.00	0.00	0.00%	
ASSESSING & COLLECTING COUNTY	30.86	29.11	29.11	0.00	0.00%	
DEBT SERVICE-SWIMMING POOL	7.73	7.47	7.47	0.00	0.00%	
EMERY SCHOOL DISTRICT	420.92	410.85	452.43	41.58	10.12%	08/10/2022 7:00 PM 195 E 600 N, CASTLE DALE
STATE BASIC LEVY	107.91	91.02	107.33	16.31	17.92%	
EC SCHOOL JUDGMENT LEVY	4.55	0.00	4.16	4.16	100.00%	08/10/2022 7:00 PM 195 E 600 N CASTLE DALE
CHARTER SCHOOL LEVY	1.23	1.43	1.43	0.00	0.00%	
FERRON	97.52	95.24	95.24	0.00	0.00%	
EMERY COUNTY LIBRARY	27.35	26.64	26.64	0.00	0.00%	
EMERY WATER CONSERVANCY DIST	25.73	25.14	25.14	0.00	0.00%	
CASTLE VALLEY SPEC SERV DIST	120.58	119.28	119.28	0.00	0.00%	
TOTAL PROPERTY TAX	1,091.45	1,043.31	1,105.68	62.37		

PROPERTY LEGAL DESCRIPTION

COUNTY BOARD OF EQUALIZATION INFORMATION

Please review carefully the information shown on this notice. Appeals of value shown hereon must be filed with the County Board of Equalization within 45 days of mailing but not later than Sept. 15, 2022. Appeal forms are available in the County Clerk/Auditor's Office. Hearings will be held on the following dates:

Green River - Please call for an appointment.

Green River - Please call for an appointment.

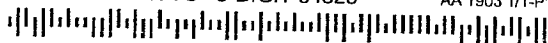
For centrally assessed property the deadline to apply to the State Tax Commission is August 1, 2022. You must appeal directly to the State Tax Commission.

You must appeal directly to the State Tax Commission. The link to the centrally assessed web page is: <https://tax.utch.gov/commission>

is: <https://tax.utah.gov/commission-office/appeals/centrally-assessed#appeals>

*****AUTO**5-DIGIT 84523

AA 1903 1/1-P10 T7



CARLA W TRUSTEE CALDWELL

CONFIDENTIAL

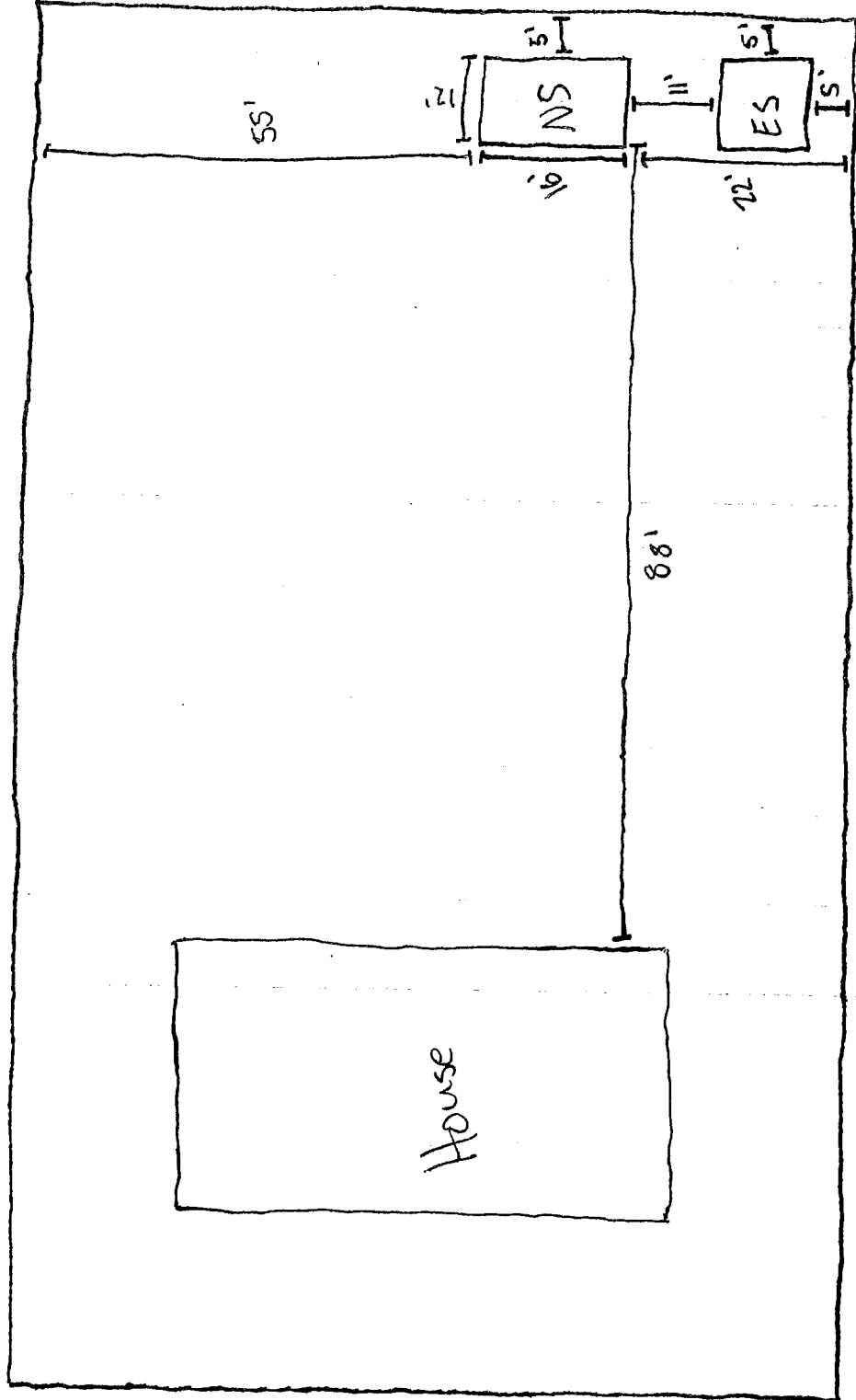
EMERY
COUNTY

Emery County
P.O. Box 907
Castle Dale, UT 84513

L=5' x 5'

E

155'



N 93'

S

93'

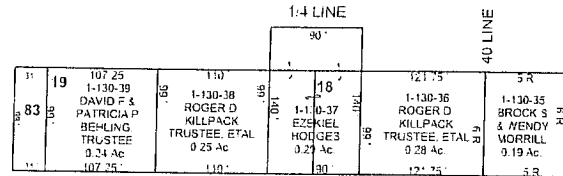
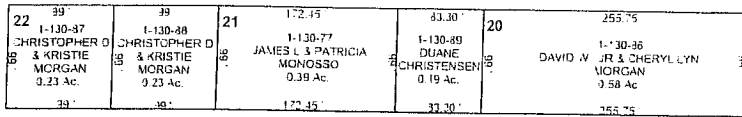
155'

N

ES = Existing Structure
NS = New Structure

NW/4 SE/4 SECTION 9, T 20 S, R 7 E S.L.B. & M.

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



1-130-
20 MILL RD LLC
0.19 Ac.

1-130-2
RICHARD
MERTES
0 12 Ac.

1-130-8
MAIL R JAKESON
TRUSTEE, ETAL
0.20 Ac.

1-130-15
ANCE EUGENE
& BOBBI LEE
BROWN
0.047 Ac.

1-130-25
ROLD BRUCE &
XIE GAE FISH
0.046 Ac.

1.130-61
KEITH Q &
DONNA L
SORENSEN
TRUSTEES

1-130-74
JAMES W &
KELLY SUE
DYDER

1-130-79
CALEB
TEERLINK

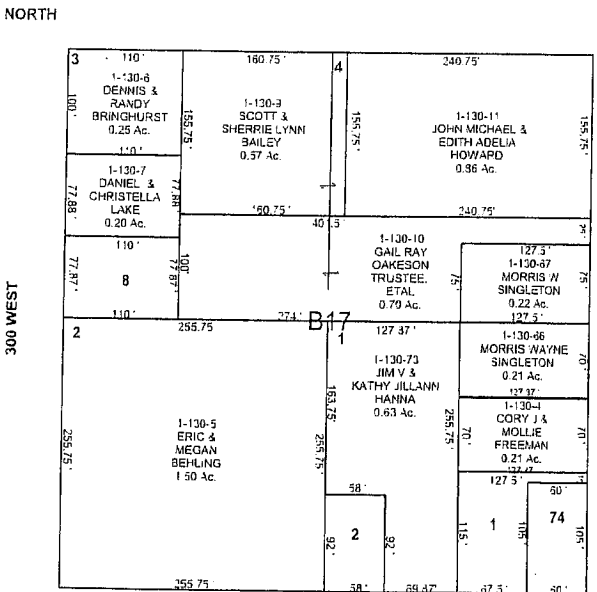
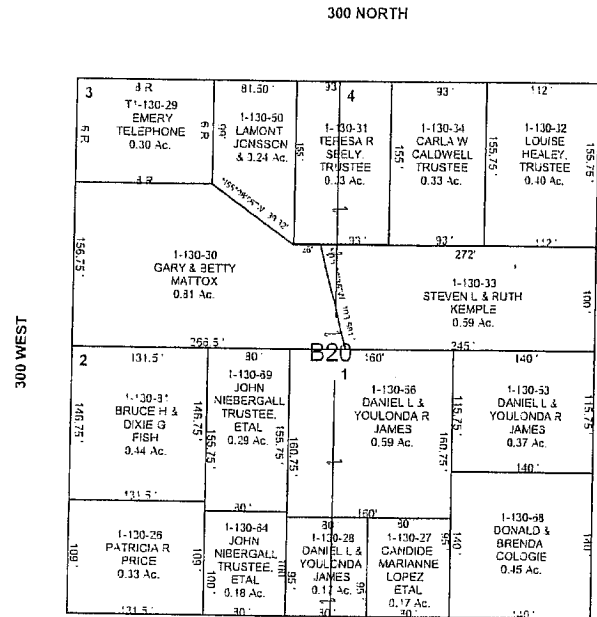
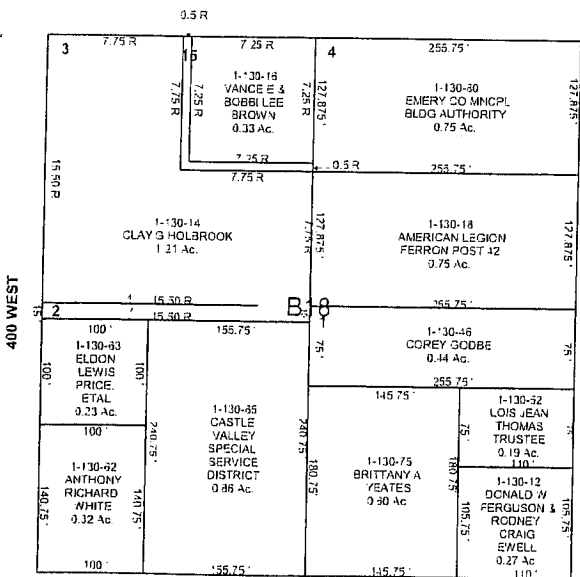
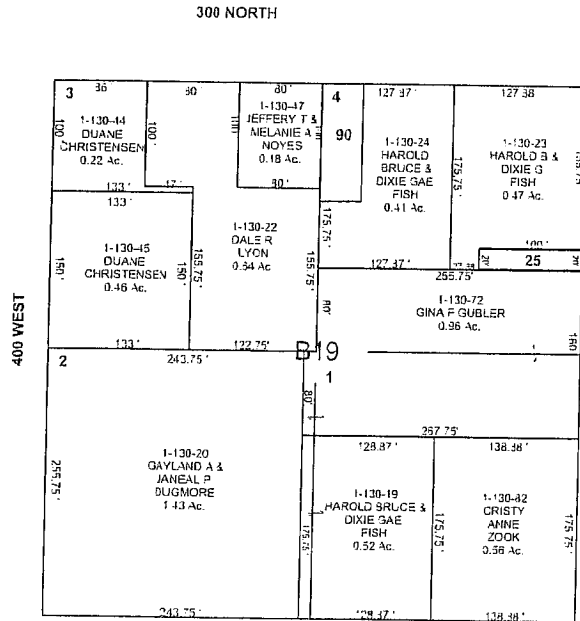
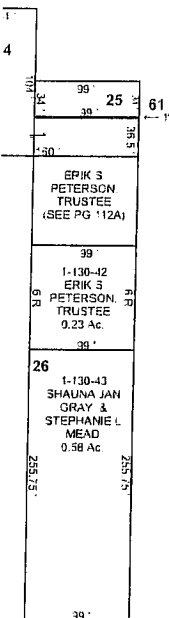
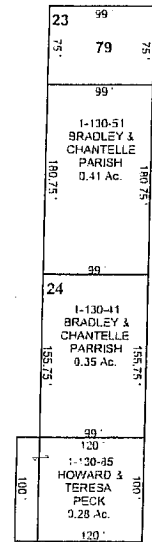
1-130-83
DAVID F 3
PATRICIA P
REMIANO

1-130-34
HOWARD &
TERESA

1-130-90
JEFF T &
MELANIE J

S. ITAG.

-20S-07E



200 NORTH

300 WEST

FERRON CITY REZONING PETITION

THIS APPLICATION MUST BE ACCOMPANIED BY:

1. An accurate Plat, drawn to scale, showing the subject property(s) and adjacent properties.
2. A complete and accurate legal description of the entire area to be rezoned.
3. A non-refundable fee of \$300

Office Use

Date Application received _____

Received by: _____

- ☐ Fee
☐ Plat
☐ Legal Description
☐ All Required Signatures

Please

Name of Property Owner(s)

Ema-Len C Aragon

Owner Address Plot to be rezoned

1- 113B-40

I (we) the above listed property owner(s) do hereby petition Ferron city for reclassification of the following described property from the existing H-1 Zoning District to a (an) R17500 Zoning District.

Please explain the reason for the requested rezoning

The property would be a conforming lot.

How will rezoning promote the zone objectives?

It won't be a vacant lot

Please attach a complete legal description of the property(s)

I (we) declare under penalty of perjury that I (we) am (are) the owner(s) of the property and that the foregoing statements and attachments are true and correct. (Attach an additional sheet if necessary)

Printed Name

Signature

Date

South Eastern Utah Title Company

SERVING CARBON, EMERY, GRAND & SAN JUAN COUNTIES

175 EAST 100 SOUTH, PRICE, UTAH 84501

435-637-4455 phone 435-637-4459 fax

EMAIL: heather@southeasttitle.com

August 22, 2022

Ferron City
Attn: Barbara

I have reviewed the documents in the chain of title for the property commonly known as Tax Parcel # 01-113B-0010, currently owned by John B. Aragon and Ema-Len C. Aragon, and described as follows:

Located in the County of Emery, described as follows:

Beginning at a point which is 363 feet South (South 0°39'04" West 423.47 feet by survey) and 456 feet East (North 88°51'03" East 465.20 feet by survey) from the Northwest corner of Section 10, Township 20 South, Range 7 East, SLM, thence South 231 feet (South 0°38'07" East 224.99 feet by survey); thence West 203.85 feet (South 89°24'05" West by survey) to the East right-of-way line of State Road 10; thence North 21°38'01" East 241.90 feet along said right-of-way; thence East 112.19 feet (North 88°51'03" East by survey) to the point of beginning.

Together with a Right of Way and Easement Estate only to be used for a road or drive way:
Beginning 44 rods North and 6.66 chains East from Southwest corner of Northwest corner of Northwest Quarter of said Section 10; thence East 1 rod; thence South 14 rods; thence East 1 rod; thence South 1 rod; thence West 2 rods; thence North 15 rods to beginning.

Tax Serial # 01-113B-0010

1. It is the opinion of the the Title Company that the Aragon's have legal access to their land, by reason of the conveyed right of way.
2. The last Deed of record to include the surface estate to the property used as the Easement Estate and access to the subject property is John L. Allred, as received in that certain Warranty Deed, recorded September 23, 1897, Book B2, at Page 142. The said John L. Allred began dividing the lands and only gave an interest in the Right of Way and Easement Estate to be used for a road and driveway, he did not at any time convey the surface estate to the said Easement.
3. When John L. Allred conveyed the lands to Calvin E. Jensen, in that certain Warranty Deed, recorded October 19, 1916, in Book B6, at Page 564, he did also convey a Right of Way and Easement Estate only to be used for a road or drive way. This carried through all the deeds in the chain of title except one.
4. It is my opinion that even though the right of way was left off of one deed in the chain of title, the right of way is appurtenant to the land, and silently conveyed the interest of the said right of way.

If you have any questions, please feel free to contact me.

Sincerely,



Heather Ann Burrows
Title Agent



Ferron City Recorder <recorder@ferroncity.org>

Rezoning Petition

3 messages

Ferron City Recorder <recorder@ferroncity.org>

To: [REDACTED]

Thu, Jun 30, 2022 at 1:17 PM

Ms. Aragon,

Just informing you that we will be putting your rezoning petition on the next Planning and Zoning meeting July 5, 2022.

It is a pleasure to work with you.

-

Barbara Bowles

Ferron City Recorder

(435)384-2350



Ema Len Aragon <[REDACTED]>
To: Ferron City Recorder <recorder@ferroncity.org>

Fri, Jul 1, 2022 at 2:17 PM

Barb and Liz please put me on the agenda for July 5, 2022. I give you permission to fill out the paper work for me. The check is in the mail. Thank you for all the work you have done in my behalf. Em Aragon

Sent from Mail for Windows

[Quoted text hidden]

Ferron City Recorder <recorder@ferroncity.org>

To: Ema Len Aragon <[REDACTED]>

Fri, Jul 1, 2022 at 2:37 PM

Will do, thank you.

Em we are happy to help you in any way we can.

[Quoted text hidden]

PROPERTY ADDRESS/LEGAL DESCRIPTION

PARCEL NO: 01-113B-0040

BEG 363 FT S (S 0°39'04"W 423.47 FT BY SURVEY) & 456 FT E (N 88°51'03"E 465.20 FT BY SURVEY) FR OM NW

The above property description may be abbreviated. Do not use for official documents. Contact Recorder's office for complete legal description.

DELINQUENCIES

If the statement "Outstanding Back Taxes Due" is printed near the top right of the Real Property Tax Notice (see reverse side of this form), there are delinquent taxes pending on the property. Please contact the Treasurer's office for the amount of the unpaid taxes, penalties and/or interest.

If this property was recently subdivided or combined, other delinquencies may apply which do not appear on this Notice.

By state statute, 2021 property taxes are due on or before November 30, 2021. If payment is postmarked or paid in person after the due date, the greater of a 2.5% or \$10.00 penalty per property parcel will be added to the tax amount. That penalty can be reduced to the greater of 1% or \$10 if all delinquent taxes and the 1% penalty are paid on or before January 31, 2022. A delinquent tax listing will be published on our website and/or in a local newspaper, specifying properties with unpaid current year tax assessments. There is a four-year redemption period to pay the taxes, penalties and interest owed. If payment is not made in full during that period, the property is offered to the public at a Tax Sale. The property is then deeded to the successful bidder after that sale.

RETURNED CHECKS

All checks returned by a financial institution will result in cancellation of payment, taxes will be considered delinquent and a returned check fee may apply. Returned checks will not be re-deposited.

THE COUNTY TREASURER ONLY COLLECTS TAXES, DOES NOT ASSESS PROPERTY, FIX VALUATIONS, SET RATES OR GRANT EXEMPTION AND HAS NO AUTHORITY TO MAKE CHANGES ON THE TAX ROLL.

THIS PROPERTY MAY BE SUBJECT TO A DETAIL REVIEW UNDER UTAH CODE SECTION 59-2-303.1

Pursuant to Utah Code § 59-2-1317, you have the right to direct allocation of a partial payment between amounts due for total property tax, assessments, delinquent local district fees, and any other amounts due on this notice.

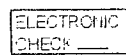
Please forward this notice to new owner if property has been sold.

TAX PAYMENT PROCEDURES

If paying taxes in person, bring this complete notice to Treasurer's office between the hours of 8:30 a.m. and 5:00 p.m. weekdays, except holidays.

Payments made by mail must be postmarked by November 30, 2021. Please include the Property Parcel Number printed on the top left side of your Real Property Tax Notice (see reverse side of this form) on your check (do not send cash). Also include the payment stub located at the bottom of the Tax Notice. A return envelope is included herewith for your convenience in mailing your payment. No receipt or Tax Notice will be returned. Your canceled check will be your receipt. Make check payable to Emery County Treasurer. You may pay multiple properties with a single check.

To pay by Credit Card, Debit Card, or Electronic Check, visit our website www.emerycounty.com/treasurer. Select "Online Tax Payment" from the left-hand menu. You may also call 1-800-764-0844 for assistance.



NOTE: Instant Payments, the service provider, charges a fee for this service. No portion of that fee is paid to Emery County.

Utah Law allows Utah residents five types of property tax relief. To learn more, visit <http://tax.utah.gov/forms/pubs/pub-36.pdf>, call the Emery

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

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.

The map is a detailed plat of the Bennett Minor Subdivision. It features several key elements:

- Subdivisions and Sections:**
 - Subdivision B1:** Located in the upper right, containing sections 1, 2, 3, and 4. It is referenced to Page 135.
 - Subdivision B2:** Located in the upper left, containing sections 1 and 2. It is referenced to Page 135.
 - Subdivision B3:** Located in the middle left, containing sections 1, 2, 3, and 4. It is referenced to Page 135.
 - Subdivision B4:** Located in the middle right, containing sections 1, 2, 3, and 4. It is referenced to Page 135.
 - Subdivision B5:** Located in the lower right, containing sections 1, 2, 3, and 4. It is referenced to Page 135.
 - Subdivision B6:** Located in the lower left, containing sections 1, 2, 3, and 4. It is referenced to Page 135.
- Individual Parcels and Owners:**
 - 1-113B-1:** Robert Quinn & Dallas Lunceford, 6.69 Ac.
 - 1-113B-2:** Kent Armstrong & C. Lee Kosdeck, 6.60 Ac.
 - 1-113B-3:** Black Dragon Ranch, LLC, 3.75 Ac.
 - 1-113B-4:** Brett D & Andrea B West, 1.87 Ac.
 - 1-113B-5:** Louis & Val Jo Sansevero, Trustees, 2.23 Ac.
 - 1-113B-6:** Blake W & Miriam A Sorenson, 2.23 Ac.
 - 1-113B-7:** Kevin V Smith & Lynne Mahaffey-Smith, 3.65 Ac.
 - 1-113B-8:** Larene Jensen Etal, 6.95 Ac.
 - 1-113B-9:** John B & Emma-Len O'Aradon, 0.77 Ac.
 - 1-113B-10:** Darren G & Linn D Olsen, 1.72 Ac.
 - 1-113B-11:** Russell C & Dixie Swasey, 1.34 Ac.
 - 1-113B-12:** Jesse K & Holly Jevkies, 0.71 Ac.
 - 1-113B-13:** Jason R Maxfield, 2.27 Ac.
 - 1-113B-14:** Black Dragon Ranch, LLC, 9.95 Ac.
- Other Features:**
 - State Road 447:** Runs diagonally across the upper portion of the map.
 - 200 East:** A horizontal road running through the middle of the map.
 - Survey Data:** Numerous bearings and distances are provided for all boundaries, such as "S 89° 00' 00\"

1-113B
10-20S-07E

FERRON CITY ORDINANCE 2022-1

AN ORDINANCE TO AMEND THE ARTICLE D. RECREATIONAL VEHICLE COURT

WHEREAS the governing body has reviewed city ordinance ARTICLE D. RECREATIONAL VEHICLE COURT ;
and

WHEREAS there is a need to amend the city ordinance to establish guidelines in dealing specifically
with the design, construction, and operation of a recreation vehicle court.

THEREFORE, BE IT ORDAINED that Ferron City Code Administration and Enforcement of
ARTICLE D. RECREATIONAL VEHICLE COURT SECTION 10-7D be hereby deleted and replaced with the
following:

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 great than fifteen (15) 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 or hard surfaced.
- B. Walkways will be maintained.
- 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 parking must be on R.V. court site. This will include any vehicles that may be brought with patrons of the R.V. park. No on street parking.
- O. All facilities required under the provisions of the code of camp, trailer court, hotel, motel, and resort sanitations 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 a 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 the 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)

PASSED AND ADOPTED by a duly constituted quorum of the Ferron City Council this 17th day of August 2022.

IN WITNESS THEREOF:

ATTEST:

Mayor Adele Justice

Barbara Bowles, Recorder

COUNCIL MEMBERS

Aye

Nay

